

Parks, Recreation & Cultural Services



Agenda

PR&CS Administration
1401 Recreation Way
Colorado Springs, CO 80905

Parks and Recreation Advisory Board

Please silence your phone during the meeting.

Thursday, August 13, 2015

7:30am

Palmer Room

Call to Order

Citizen Discussion

Time for any individual to bring before the Parks and Recreation Advisory Board any matter of interest they wish to discuss that is not elsewhere on the agenda. Comments are restricted to three (3) minutes; you will hear an alarm when your time is up. Please contact PR&CS staff no later than the last Wednesday of the month prior if you wish to place a longer presentation on the agenda.

Approval of Minutes-July 9, 2015

Minutes are posted no later than 5:00pm on the Tuesday before the meeting at:

<http://parks.coloradosprings.gov/explore-play/get-involved/boards-committees/parks-and-recreation-advisory-board>

Ceremonial Items

None

Action Items

1. Bankers Loop at Goose Gossage Park/Pikes Peak Greenway David Deitemeyer
2. Flying Horse Master Plan Chris Lieber

Presentations

3. War Dog Memorial (10:00am – Time Certain) Chris Lieber
4. Pikes Peak Summit Complex Update Jack Glavan

Staff Reports

5. Ballot Measures Karen Palus
6. Budget Update Karen Palus
7. City Code Update Chris Lieber
8. Project Updates: Creekside, FEMA Repairs, Incline, Venezia, Popcycle Bridge Chris Lieber
9. Update on Locomotive 168 Matt Mayberry

Board Business

10. Appointment of a Board Representative for the Pikes Peak Summit Complex Project

Adjournment

Luncheon for outgoing Parks Advisory Board and TOPS Working Committee members to follow at Red Rock Canyon Open Space.



COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT
PARKS AND RECREATION ADVISORY BOARD

Date: August 13, 2015
Item Number: Action - Item #1
Item Name: Bankers Mountain Bike Loop at Goose Gossage Park (“Bankers Loop North”)

BACKGROUND:

The Parks Department has received a request from individuals in the community, known as the Urban Single Track Project, to expand upon the existing Bankers Loop Project to provide additional urban mountain bike experiences. The group has identified property adjacent to Goose Gossage Park, along the Pikes Peak Greenway Trail and the Dirt Jump Park as a potential location.

In 2013, the Parks Department began partnering with the community to create a network of mountain bike trail loops along the Pikes Peak Greenway in and around the downtown area. The result of these efforts was the development of a pilot project, located along the Pikes Peak Greenway, near the Tejon Wetlands. The Bankers Loop Pilot Project has proven successful based upon the amount of use, the diligence of the adopters in keeping the area clean and pruned, and a general decrease in the number of transient camps and other illegal activities in the area.

The larger vision for the Bankers Loop is to provide multiple opportunities along the Pikes Peak Greenway for a cyclist (or a runner) to deviate from the pavement and travel on many miles of natural surface trails. A trail loop network is envisioned to use existing underutilized public property to achieve recreational infill. The recreational infill establishes the goal of further developing the multi-use aspects of our parks without the need to purchase and acquire new properties.

In order to limit the amount of disturbance to the area, these projects seek to utilize the plethora of existing social trails that are braided throughout the Greenway. Initial project goals identified establishing the trail network through a concept called “Rake and Ride.” Existing key social trails would be identified as the preferred route then the trail is raked clear and ready to ride. Non-preferred social trails would then be closed. The project continues to spark enthusiasm and build support of several community members, groups and businesses.

CURRENT STATUS:

The proposed location of the Bankers Loop “North” is along the Pikes Peak Greenway Trail, adjacent to the Goose Gossage Sports Complex. Urban Single Track Project is requesting approval to move forward with this second phase of the project. The group has committed to the development and maintenance of the trails and to continue to promote the larger vision. There are no associated costs to the Parks Department. The trails will be developed, constructed and maintained by volunteers. In the event the project is not successful, the work to officially close the trails would be minimal.

STAFF RECOMMENDATION:

Staff is seeking approval from the Board to initiate the Bankers Loop at Gossage Park

ACTION NEEDED BY THE BOARD:

Approval of the Bankers Loop at Gossage Park

PARTIES NOTIFIED OF THIS MEETING:

Trails and Open Space Coalition
Jon Severson, Urban Single Track Project



Bankers Loop at Goose Gossage

60 30 0 60 Feet



State Plan Coordinates
Colorado Central Zone
NAD83-US Survey Feet
Vertical Datum-NGVD29

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COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

PARKS AND RECREATION ADVISORY BOARD

Date: August 5, 2015

Item Number: Action - Item #2

Item Name: Request on Behalf of Pulpit Rock Investments, LLC to Approve the Proposed Flying Horse Master Plan Amendment

BACKGROUND:

The City has received a request by NES, Inc. on behalf of Pulpit Rock Investments, LLC (Developer) for approval of a major amendment to the Flying Horse Master Plan. The amendment will eliminate a 25 acre Community Park and replace the land use with 23 acres of residential development at 2 – 3.5 dwelling units per acre, a new pocket park and a number of new trail connections. The property is 25 acres zoned A (Agricultural) and is located north of New Life Drive and west of the future Powers Boulevard.

The Flying Horse Master Plan was originally approved in 2004 and has been amended twelve times, including minor adjustments to park, open space, and trail corridors. The area identified as a “future community park” on the current Flying Horse Master Plan is privately owned by the Developer. The future community park site has not been dedicated to the City; therefore, the City does not have an ownership interest in the existing park site. The Flying Horse Annexation Agreement and District Service Plan require dedication of parkland. The Service plan stipulates that neighborhood parks within the District will be designed, constructed and maintained by the District. The Service Plan stipulates that the future community park will be designed, constructed and maintained by the City.

The Flying Horse Master Plan Amendment is being administered through the City's Land Use Review Department. A public meeting was held at the Flying Horse Club House on June 9, 2015. The Parks and Recreation Advisory Board will consider the proposed Master Plan Amendment on August 13, 2015. This item is expected to be considered by Planning Commission on September 17, 2015. City Council will consider the proposed Master Plan Amendment at a date to be determined.

In accordance with Colorado Springs City Code, 4.1.105, the Parks and Recreation Advisory Board “shall coordinate its work with that of the Colorado Springs Planning Commission so that both shall be working for the accomplishment of the same general purposes with reference to park, trail, open space and recreation development...” (Ord. 1757; 1968 Code §1-159; Ord. 88-265; Ord. 97-99; Ord. 01-42)”

CURRENT STATUS:

Pulpit Rock Investments has submitted to the Planning and Community Development Department a Major Master Plan Amendment for Flying Horse. The current Flying Horse Master Plan identifies a 25-acre community park site located at the southern end of the development, along Black Squirrel Creek. The Master Plan Amendment proposes the following

changes to park, open space and trail related facilities: eliminate the community park, provide a pocket park, provide additional trail connections and provide a funding mechanism for a pedestrian bridge.

Cumulative amendments to the Flying Horse Master Plan have resulted in a significant overall decrease in density and number of residential units. The original Flying Horse Master Plan included 3,975 residential units. The proposed Master Plan Amendment is based upon 2,304 units, a 42% reduction. To date, 1,364 residential units have been platted/constructed and 928 future units are projected. Three neighborhood parks (Barefoot Park, Frog's Leap Park, and Angel Mist Park) have been built and are maintained by the District. A fourth neighborhood park, Lizard Leap Park, will be constructed and maintained by the District in the near future.

In accordance with the Parkland Dedication Ordinance, the amount of parkland required within a development is determined by the number of residential units. Based upon the number of existing and proposed residential units proposed for Flying Horse, the developer is required to provide 50.02 acres of parkland. The Master Plan amendment identifies 107 acres of land dedication, consisting of 27 acres of developed parkland and trails (active recreation), and 80 acres of open space (passive recreation). **The proposed Master Plan Amendment is based upon active areas receiving full credit (27 acres) and the passive recreation areas receiving 30% credit (equates to 24 acres), for a total land dedication of 51 acres – fulfilling the parkland dedication requirement.**

To provide some recreational opportunities in the absence of the community park site, the plan includes additional development of the Black Squirrel Creek Trail (in accordance with the Park System Master Plan), the additional development of interior trails to link the Black Squirrel Creek Open Space with Lizard Leap Neighborhood Park and the La Foret Trail, the additional development of a pocket park, and a mechanism to generate funding to construct a pedestrian bridge over Black Squirrel Creek (each residential unit proposed within the former community park site will contribute \$200 per unit at time of platting).

The 2014 Park System Master Plan identifies the need for a community park site in the northern reaches of Colorado Springs as determined by projected population growth and service radius standards. The Parks System Master Plan provides a framework for decision making for planning community parks throughout the City. In accordance with the current Parks System Master Plan:

“Colorado Springs’ community parks are generally 25 to 100 acres in size and are intended to serve several neighborhoods as well as community-wide needs. Community parks provide active recreational facilities such as athletic fields, community recreation buildings and/or other special features that cannot be easily accommodated in neighborhood parks. In addition to highly developed sports facilities, community parks typically provide large areas for open play, walking, and other non-programmed uses.

The Park System Master Plan identified the following standards for community park sites:
Community Park Purpose/Function: *Community parks should serve as a focal point for community wide activities and provide facilities that are less appropriate for neighborhood parks due to noise, lights, traffic, etc... Often opportunities exist to reserve large group picnic areas. Should maintain a balance between programmed sports facilities and other community activities such as gardens, plazas, etc...*

Community Park Site Characteristics: *Sports and facilities and other athletically programmed areas should be limited to a maximum of 50% of the total park area,*

including parking. Portions of the site should have gentle sloping topography to accommodate active sports fields and open turf areas for passive recreation

Community Park Service Area/Access: Community parks should have a 2.0 mile service radius; parkland standard of 3 acres/1000 people, good access from an arterial street and direct access to regional trail system.

Status of current community park ownership throughout the City: The City currently owns and maintains seven developed community parks: America the Beautiful Park, Cottonwood Creek Park, Memorial Park, Monument Valley Park, Quail Lake Park, and Rampart Park. In addition, City owns and maintains two partially developed community parks: Coleman Park and Wilson Ranch Park. The City currently owns one community park site that is under construction (Venezia) and two undeveloped community park (Indigo Ranch and Skyview) One additional undeveloped community park site is to be owned, constructed and maintained by a special district (Banning Lewis Ranch Community Park). Three future community park sites are identified within existing development master plans including: Wolf Ranch Master Plan, Flying Horse Master Plan and Indigo Ranch. These three community park sites are not owned by the City but are planned to be dedicated to the City in the future. (See attached chart for additional information).

<u>COMMUNITY PARKS:</u>	<u>Status</u>	<u>Date Acquired</u>	<u>Acreage</u>
America the Beautiful Park	Developed	2003	16.90
Coleman, Norman Park	Par.developed	1995	54.01
Cottonwood Creek Park	Developed	1985	77.13
<i>Flying Horse Park</i>	<i>Proposed</i>	*	20.94
<i>Indigo Ranch Park</i>	<i>Proposed</i>	2013	15.26
Memorial Park	Developed	1912	196.07
Monument Valley Park	Developed	1907	153.33
Quail Lake Park	Developed	1974	113.02
Rampart Park	Developed	1984	78.44
Sky View Park	Undeveloped	2005	20.36
Venezia, John Park	Under Const.	2006	29.51
Wilson Ranch Park	Developed	1997	11.44
<i>Wolf Ranch Park</i>	<i>Proposed</i>	*	26.31

*Indicates Master Planned Community parks not owned by the City

Status of City park development: The City has a backlog of park development needs. Development costs for community parks typically range from \$200,000-\$300,000 per acre, suggesting a total estimated cost of \$27-\$41 million to complete the current list of community parks. Development of these community park sites is subject to the availability of capital funding for park construction and availability of ongoing maintenance funding. Venezia Community Park is currently under construction.

In addition, the City owns two sports complex sites that are not yet developed (Ochs Sports Complex and Tutt Sports Complex) with a combined estimated construction cost in excess of \$20 million.

<u>SPORTS COMPLEXES:</u>	<u>Status</u>	<u>Date Acquired</u>	<u>Acreage</u>
El Pomar Youth Sports Complex	Developed	1999	57.40
Gossage Youth Sports Complex	Developed	1992	36.85

Ochs, Lawrence Sports Complex	Undeveloped	2003	60.32
Sky View Adult Softball Complex	Developed	1990	40.95
Tutt Sports Complex	Undeveloped	2000	22.20
Young, Leon Youth Complex	Developed	1986	24.89

Public Process:

The public input process for this proposed Master Plan Amendment is being administered through the City’s Land Use Review Department. A public meeting was held within Flying Horse at the Flying Horse Club House on June 9, 2015. Post cards were sent to addresses within 1,000 ft. of the community park site. The site was posted with signs identifying the proposed Master Plan Amendment with meeting dates and locations. The Land Use Review Department has been receiving comments from the neighborhood and surrounding community. (See attached.)

The Parks and Recreation Advisory Board will consider the proposed Master Plan Amendment on August 13, 2015. The Parks and Recreation Advisory Board meeting provides an opportunity for public comment. Post cards have been sent to addresses within 1,000 ft. of this community park site inviting participation at the Parks Board meeting. The existing community park site has been posted in advance of the Board meeting.

This item is expected to be considered by Planning Commission on September 17, 2015. It is anticipated that City Council will consider the proposed Master Plan Amendment after the Planning Commission meeting at a date to be determined. The Planning Commission Meeting and City Council Meeting provide additional opportunities for public comment.

Staff has received numerous comments regarding the proposed Master Plan Amendment. All comments received to date are attached for the Board’s review.

The current Flying Horse Community Park site offers a number of unique attributes, including but not limited to, superlative views of the Front Range, proximity to open space and trails, and good pedestrian/bike access to surrounding neighborhoods. The site also poses challenges for future community park development including steep topography, proximity to residences, and vehicular access. If the proposed Flying Horse Master Plan Amendment is approved and the current community park site eliminated, staff recommends that opportunities be pursued in the future to secure a suitable community park site to serve residents in the far northern reaches of Colorado Springs in accordance with the Park System Master Plan.

STAFF RECOMMENDATION:

Staff has reviewed the proposed Flying Horse Master Plan Amendment and recommends approval.

ACTION NEEDED BY THE BOARD:

A motion to approve the Flying Horse Master Plan Amendment as presented.

PARTIES NOTIFIED OF THIS MEETING:

Meggan Herrington, City Development Review
Drew, Balsick, Pulpit Rock Investments, LLC
Tim Seibert, NES, Inc.
Public Notification – Post Card Mailing and Sign Posting

Project Statement

Flying Horse Master Plan Amendment

May 2015

Revised July 30, 2015

This Amendment to the Flying Horse Master Plan addresses the Park component of the Plan. The proposed change to the Master Plan will remove the 25 acre Community Park located adjacent to Black Squirrel Creek in the southwest portion of the Master Plan. This site is constrained by topography, which could have been overcome if access to the site had been provided by the adjacent subdivision to the west. The site is bisected by a significant grade change which combined with restricted access available only from the south, yields an inferior site for a community park.

The Flying Horse Master Plan was originally planned for 3975 residential units. Current plans reduce this number to approximately 2304 units for a reduction of 42%. For those neighborhoods that have final subdivision plats, the actual units platted is illustrated in a box on the plan. The southern portion of the master plan has undergone the most modifications. The 10 acre neighborhood park site is oriented and sized to match the recently approved park site master plan. Road connections and land use areas have also been updated for Parcels 3 and 4 to reflect the current intent for the area. Clearly defined trail connections are illustrated for the La Foret and Black Squirrel Creek Trails. The density for Parcel 10, immediately south of the Deer Creek neighborhood, has been reduced from 115 planned units to 45 units. The multi-family parcel 13 has increased slightly in acreage but the planned 250 units remain the same. CDOT purchased parcel 14 and it will remain open space.

The 25 acres previously planned for a community park (parcel 28) will be changed to residential use on the Master Plan. This land is separated from a neighborhood park by the Black Squirrel Creek open space and drainage. A trail from the Black Squirrel open space to Lizard Leap Park has been shown in a conceptual location (pending subdivision design) on the Master Plan. To access this park from the former community park site, a bridge over Black Squirrel Creek will be required. Flying Horse proposes to pay park fees for each unit platted on the former community park site. The fee will be augmented by an additional \$200/unit. The park fees and the additional fee are to be used by the City to build a bridge over Black Squirrel Creek.

Neighborhood Parks and trails will continue to be provided within the Flying Horse Master Plan by the Flying Horse Metropolitan District. Three Neighborhood parks have been constructed (Barefoot Park, Angels Mist Park and Frogs Leap Park), and the fourth (Lizard Leap Park) is in the planning/design stage with the park master plan approved by the Parks Advisory Board in

March 2015. Neighborhood parks are designed, constructed, and maintained by a Metropolitan District. With this proposed amendment, the Black Squirrel Creek drainage continues to include open space and trail corridor for a branch of the La Foret Trail and Black Squirrel Creek Trail. Along this trail the developer will place recreational amenities which may include benches, pocket parks, picnic tables and similar amenities. These amenities will be maintained by adjacent HOA's. The northern branch of the La Foret Trail is also being implemented as an urban trail.

Flying Horse is unique in that membership to the Fitness Center is included with all lot sales. The Fitness Center has tennis, swimming, spa, indoor gym, and fitness rooms among its facilities. The Fitness Center provides many Community Park functions including classes. The Golf Club, while private, provides open space to offset the density of adjacent properties.



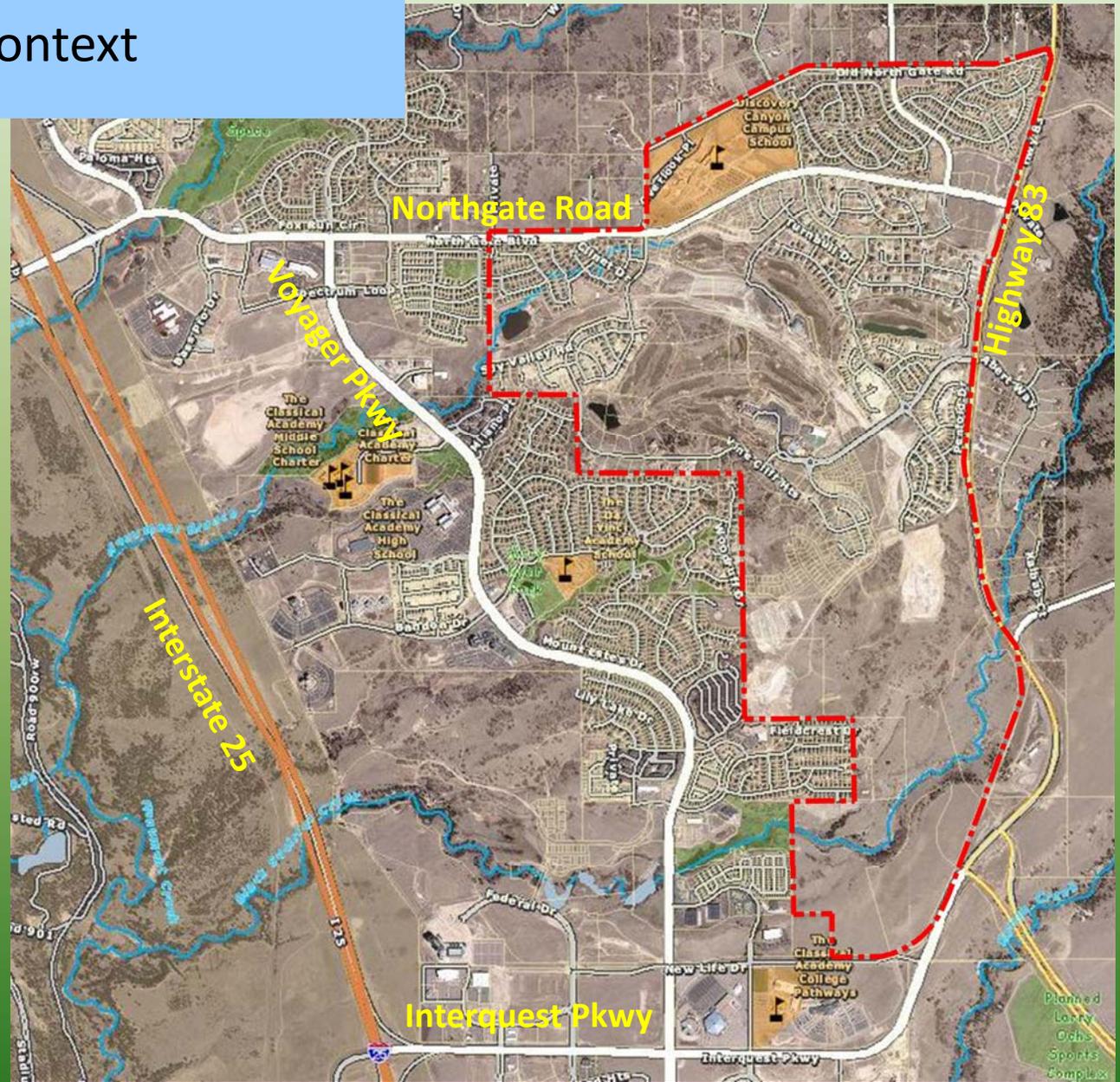
Flying Horse Master Plan

Proposed Amendment #13

Parks and Recreation Advisory Board
August 13, 2015



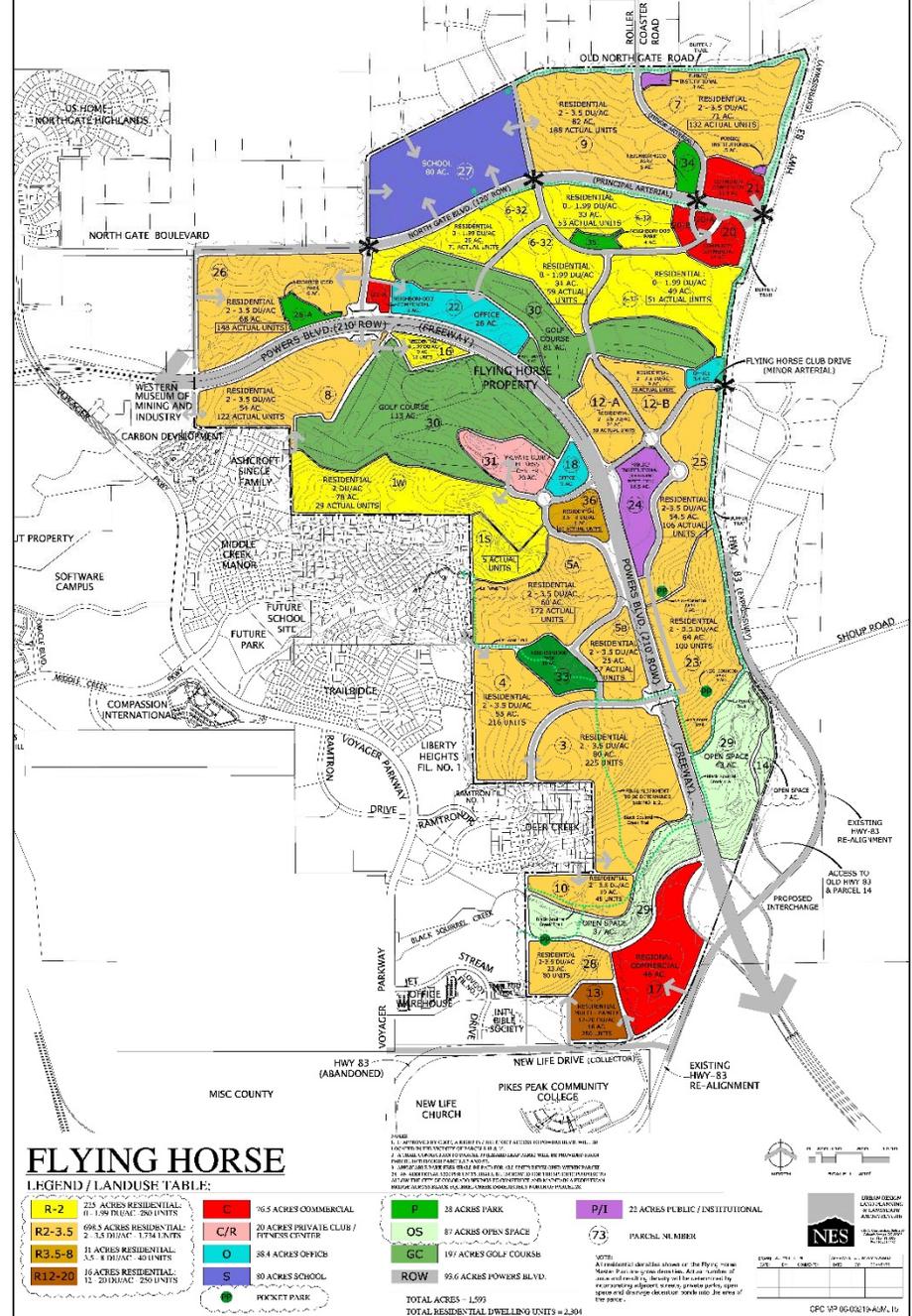
Regional Context



Master Plan Amendment #13

Proposed Master Plan

AMENDMENT #13 (Park Dedication/ Open Space)



Master Plan Amendment #13



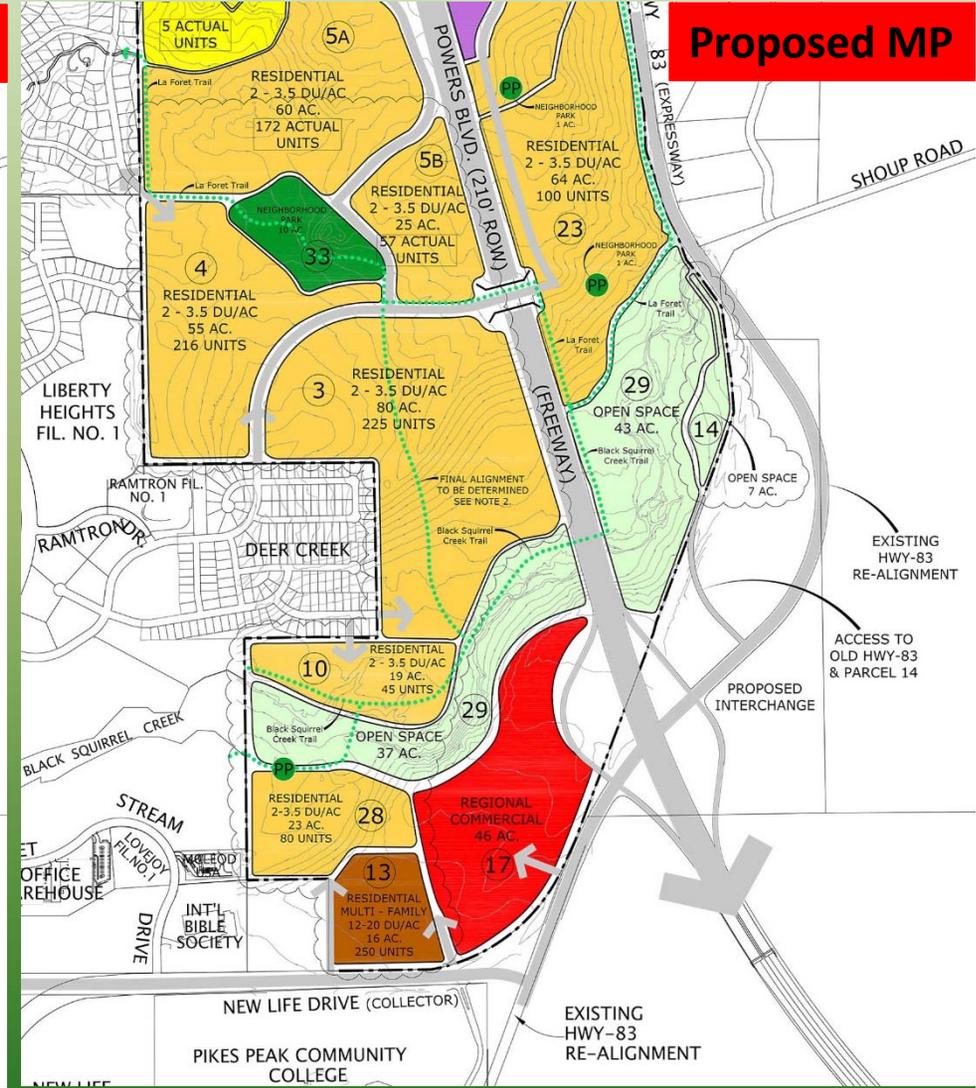
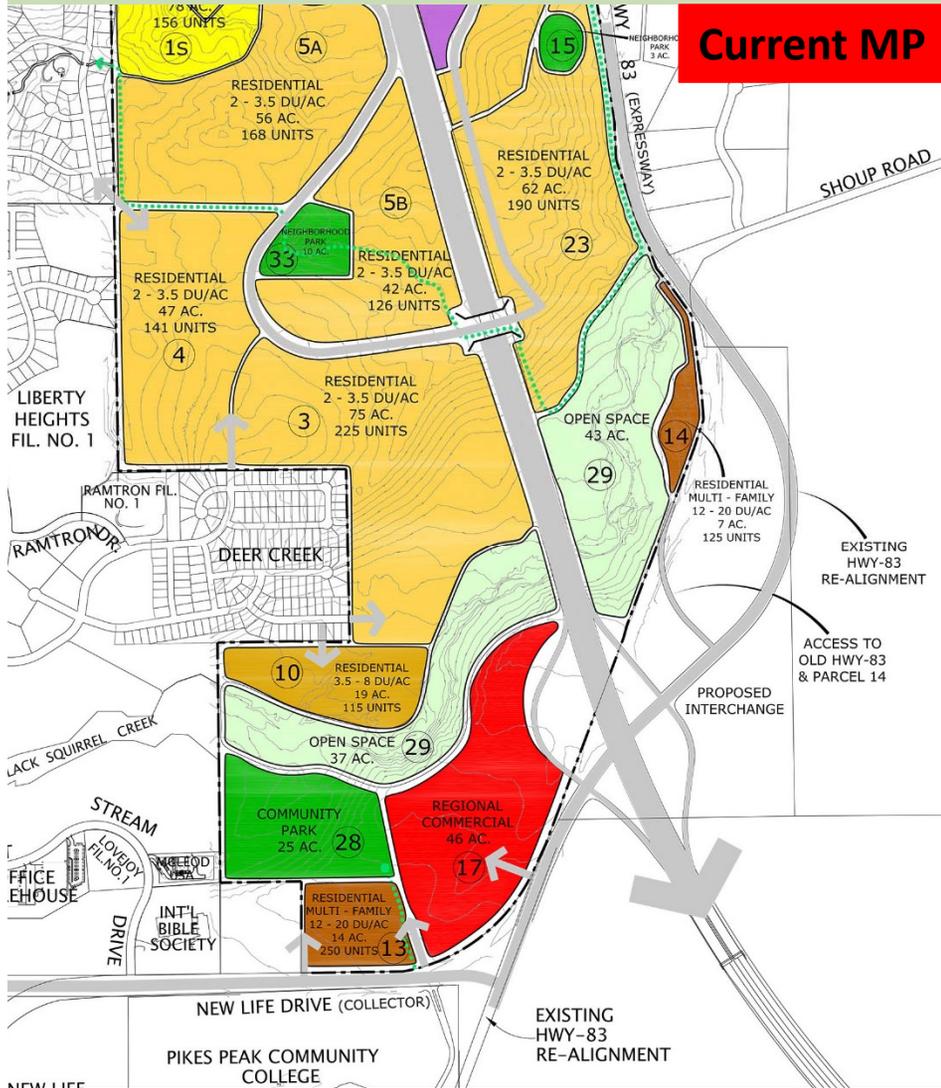
CPC VP 06/02/18-AM, 10

Flying Horse - Southern Portion

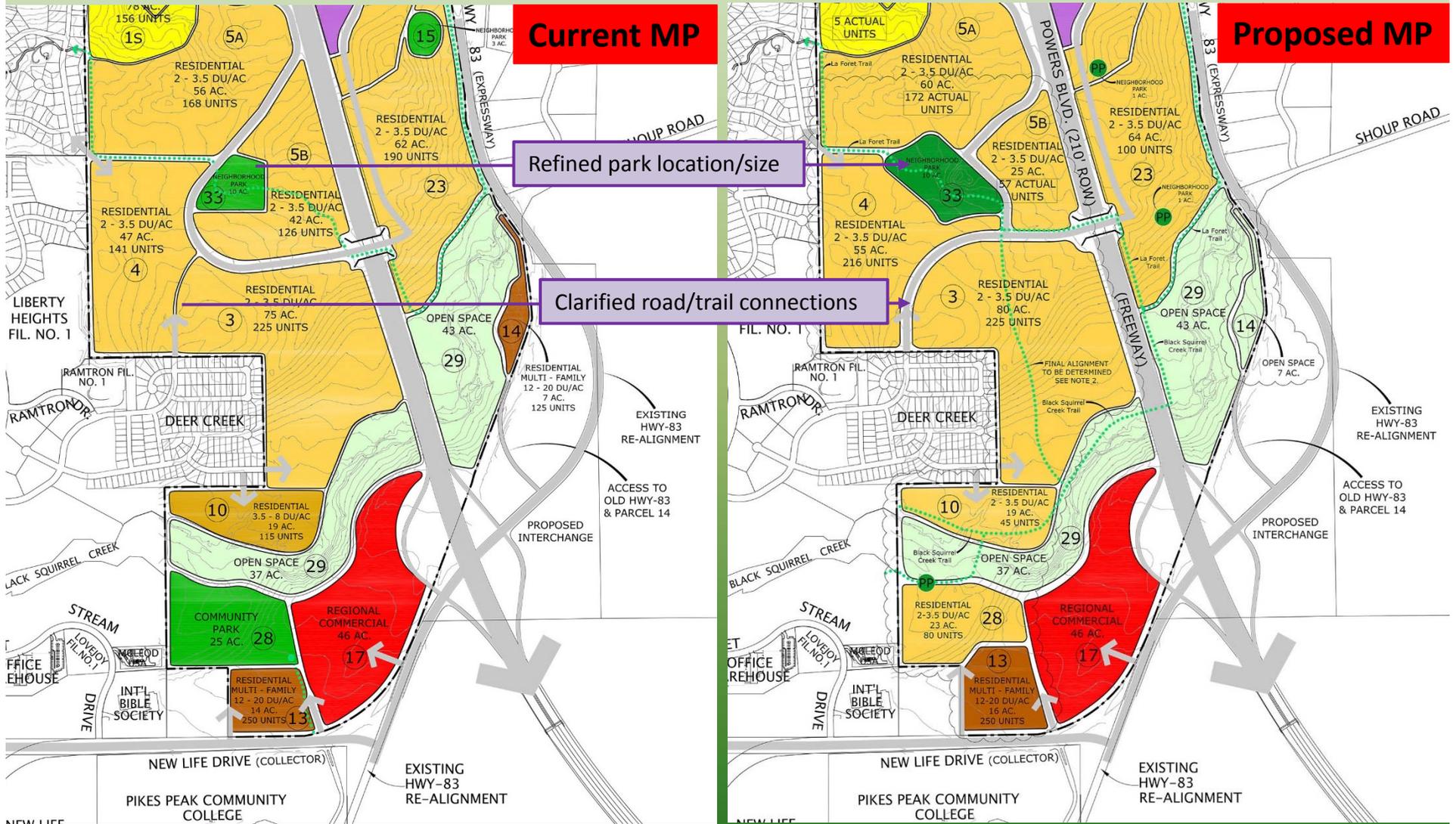


Master Plan Amendment #13

Areas of Change

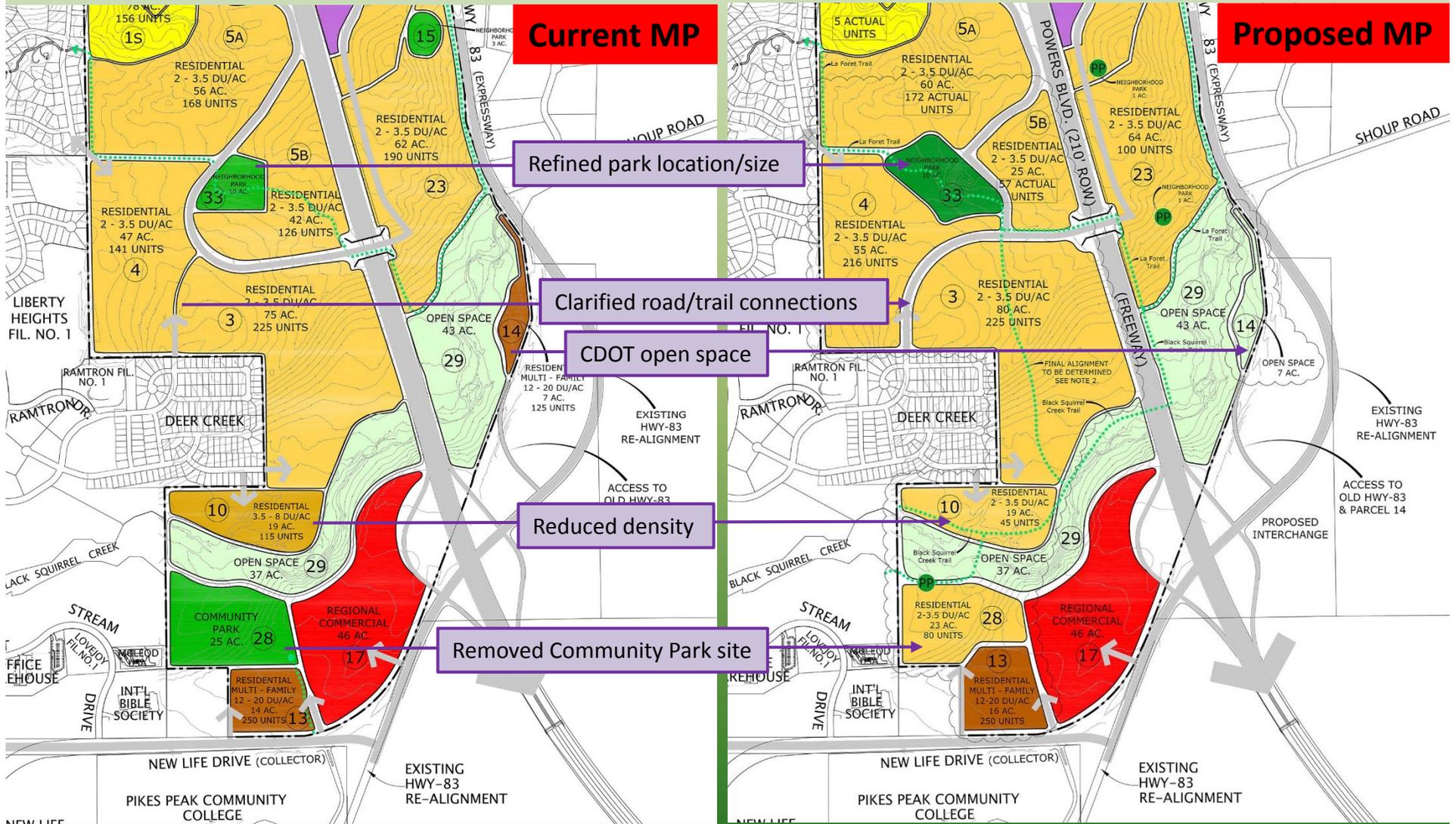


Areas of Change

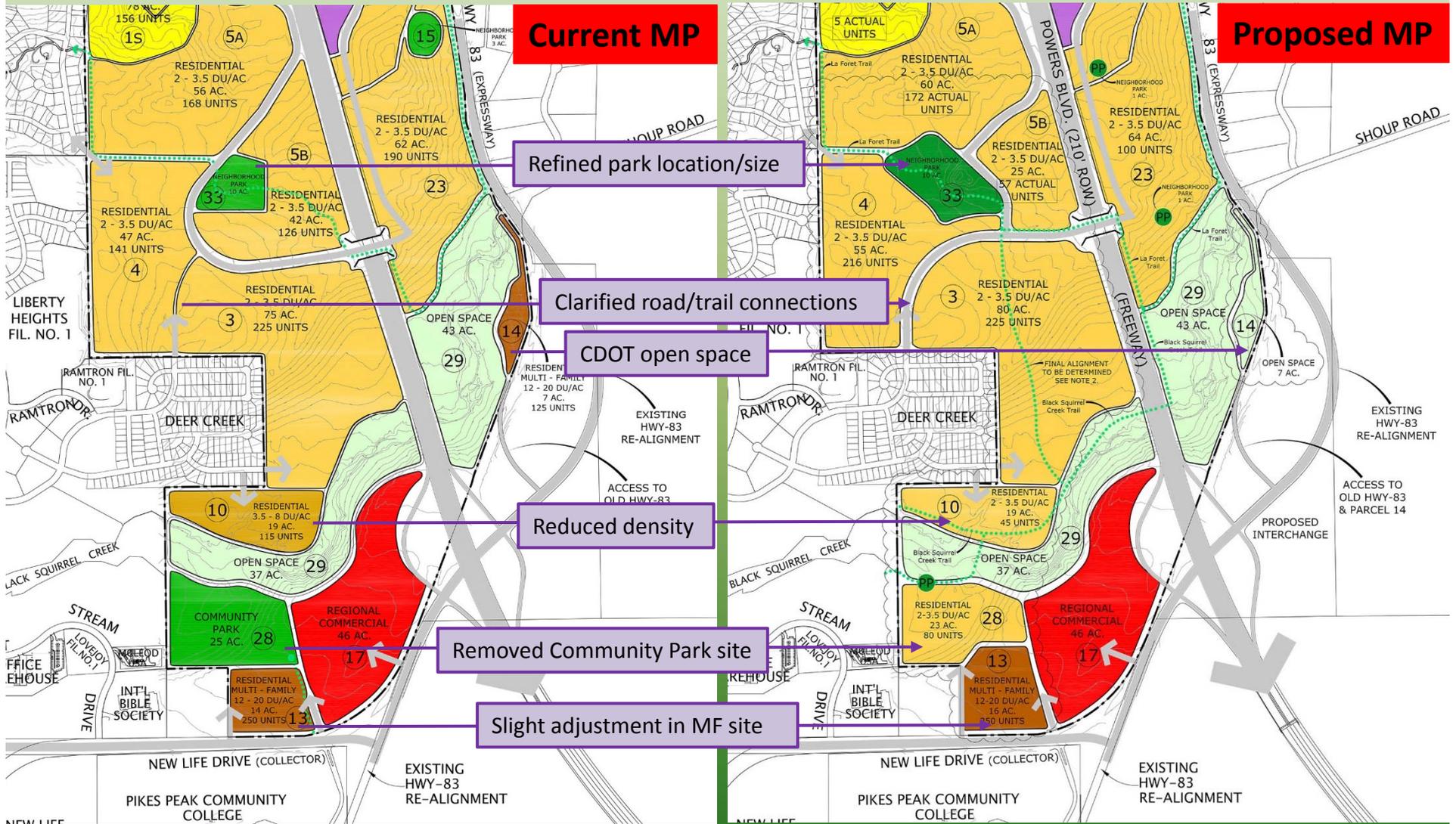


Master Plan Amendment #13

Areas of Change



Areas of Change



Parks, Trails and Open Space

Original Master Plan: 3975 du

Proposed Amendment #13 2304 du*

- 1,376 lots platted
- 928 du yet to be constructed

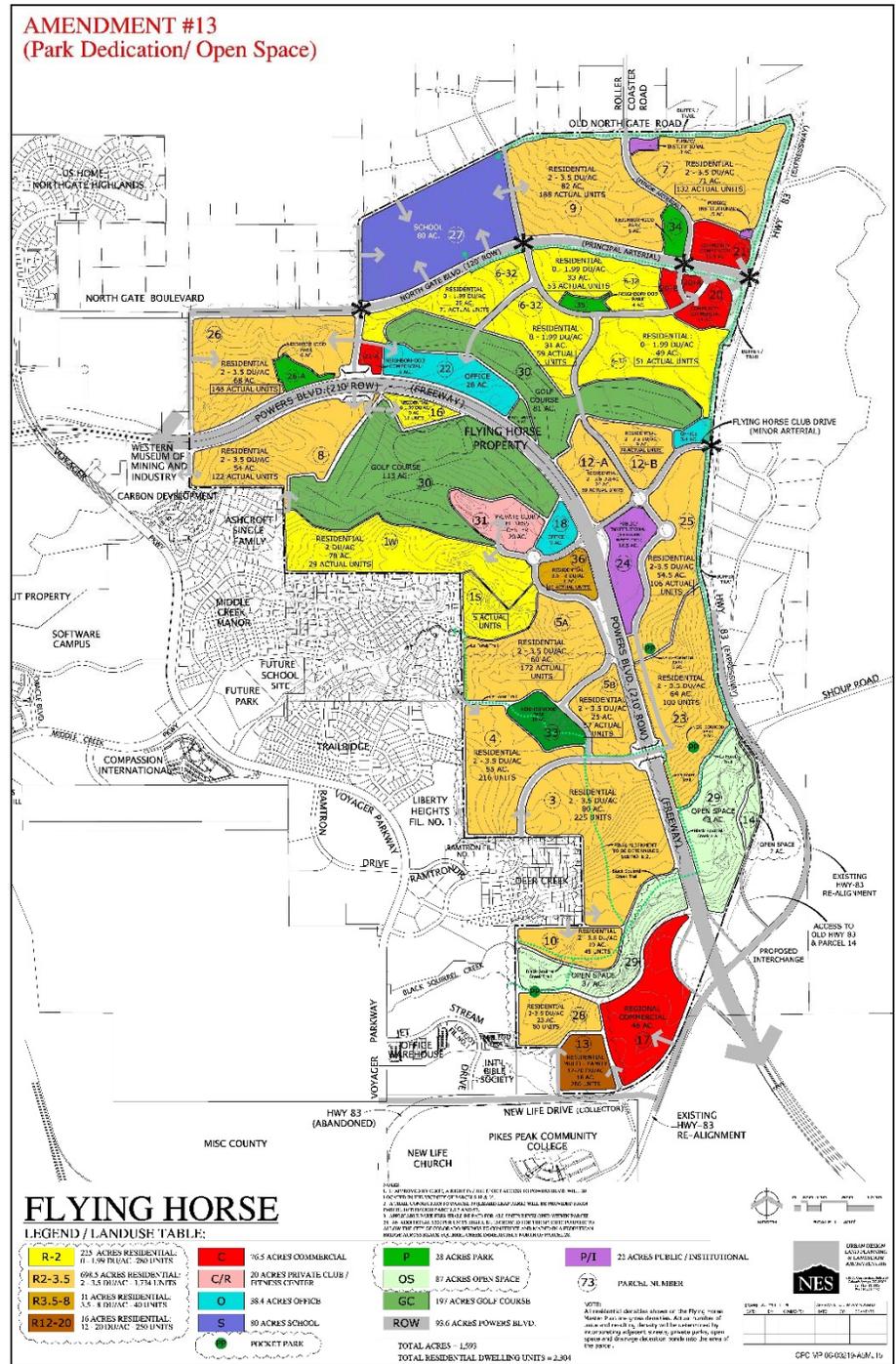
*Reduction of 42% from initial MP

Parkland constructed:

- Barefoot Park 5 acres
- Frog's Leap Park 5.6 acres
- Angel Mist Park 3.75 acres
- Lizard Leap Park 10 acres
(Park MP approved 3/15)

Trails/Open Space:

- La Foret Trail
- Black Squirrel Creek Trail
- Black Squirrel OS 80 acres



Master Plan Amendment #13



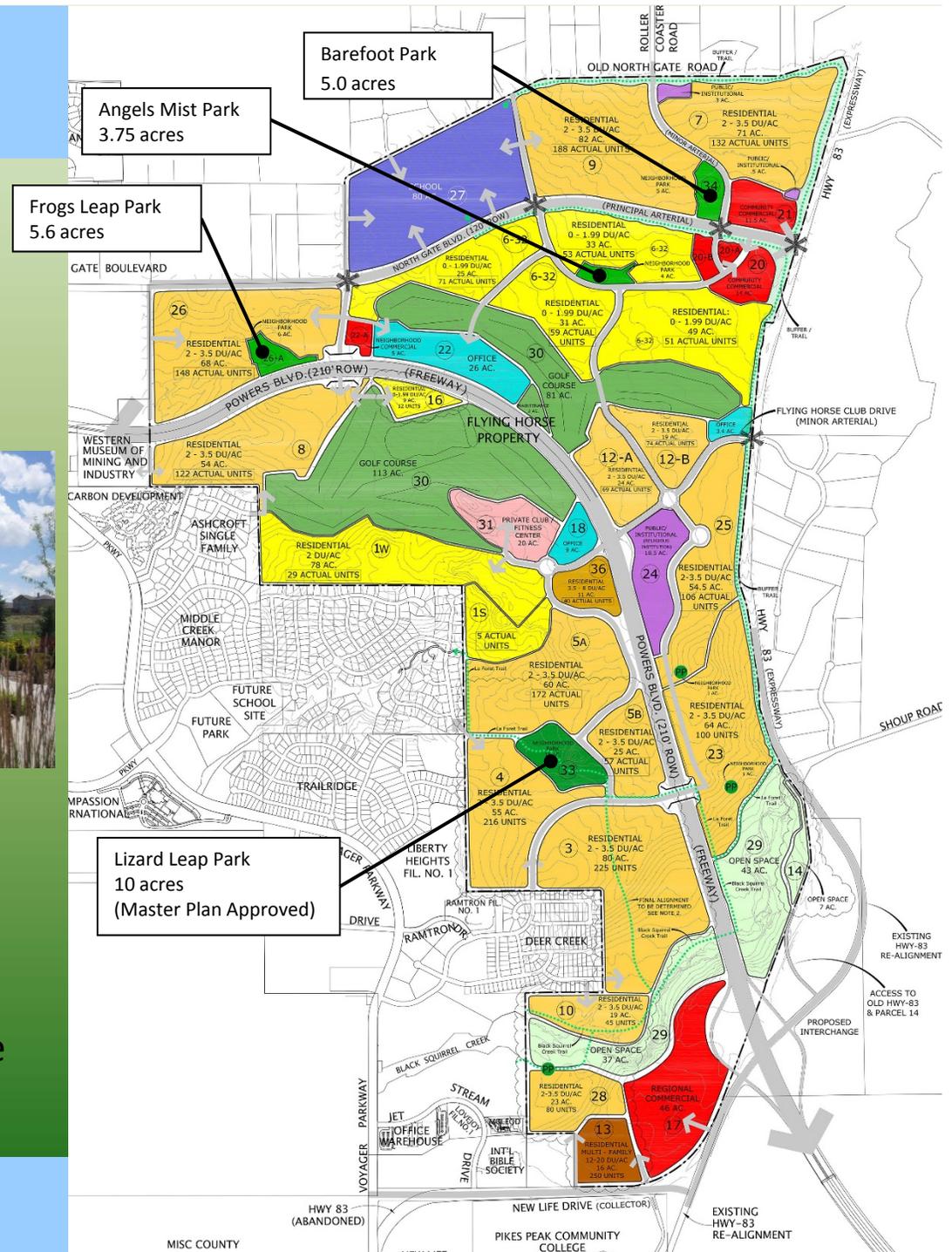
Existing and Proposed Parks for Public Use



All parks are built and maintained by the Flying Horse Metropolitan District



Lizard Leap Park



Barefoot Park



Angel Mist Park



Frog's Leap Park



Lizard Leap Park



Master Plan Amendment #13

Trails and Open Space

La Foret Trail in Stone Crossing



La Foret Trail connection made into Flying Horse



Trails and Open Space

La Foret Trail looking into Black Squirrel Creek open space



La Foret Trail under Hwy 83

Parkland Requirements

Proposed Amendment #13 2304 du

Park Land Dedication required: 50.02 acres

Active Parks and Trails Provided/Planned: 27 acres

Open Space: 80 acres (30% credit given) 24 acres

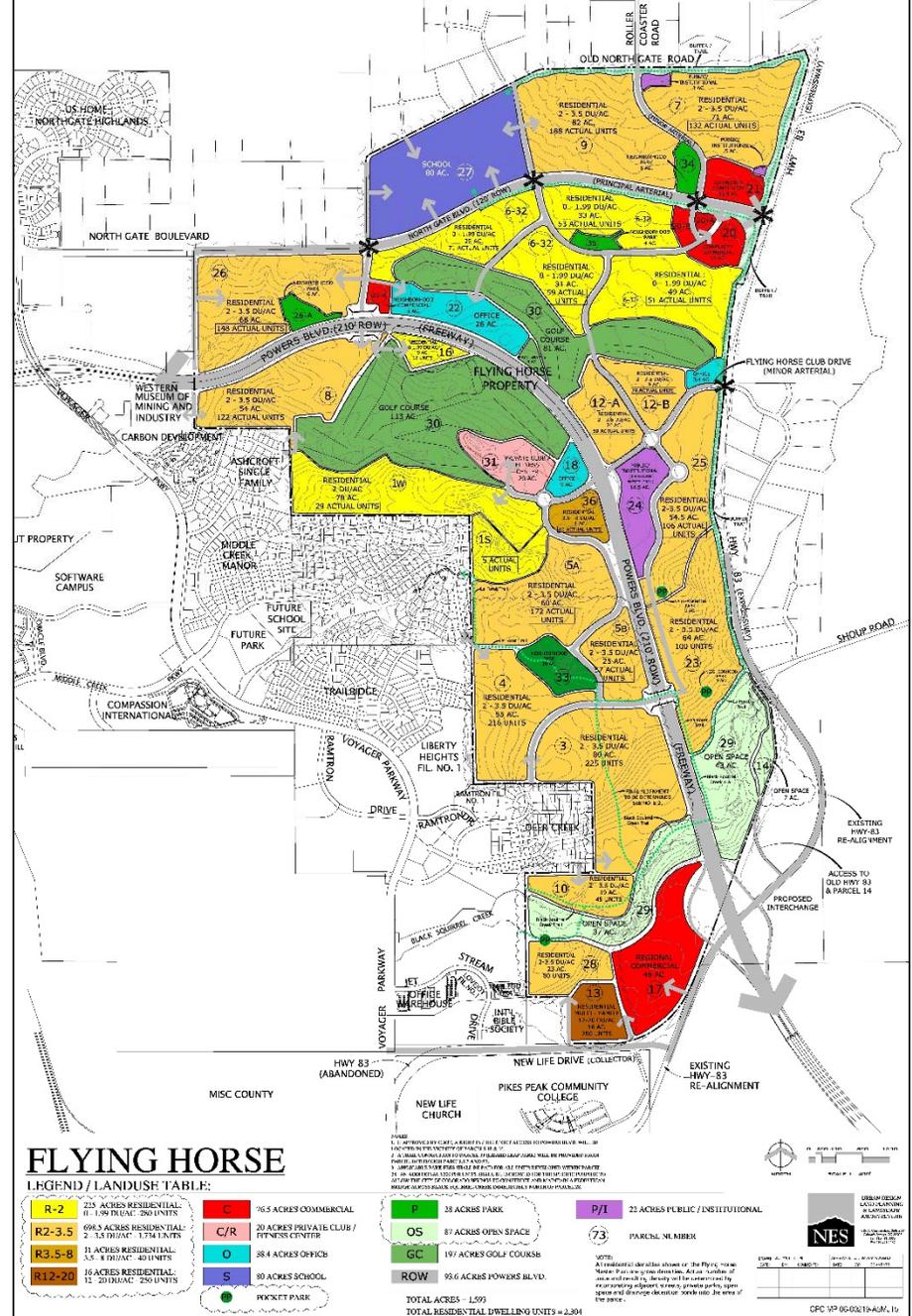
TOTAL PARKLAND PROVIDED with Amendment #13: 51 acres

All units constructed in Parcel 28 (former Community Park site) will pay applicable park fees and an additional \$200 per unit to assist in the completion of the pedestrian bridge across Black Squirrel Creek.



Master Plan Amendment #13

AMENDMENT #13 (Park Dedication/ Open Space)



Flying Horse
Land Dedication Obligation
Land Use Master Plan Amendment #13
4/23/2015 Revised 7/27/15

MASTER PLAN														PROPOSED & BUILT PARKLAND	PROPOSED OPEN SPACE	Change Notes
Parcel #	MP ACRE	USE (Residential, Park, Commercial, Institutional)	Density	AVERAGE DENSITY	UNITS PER AVERAGE DENSITY	LAND DEDICATION REQUIREMENT (Per Average Density)	PROPOSED UNITS FROM THE MP #13	ACTUAL UNITS FROM THE MP	Actual Density	RATE: Below 8 DU/Acre Multiplier (.02325)	RATE: Above 8 DU/Acre Multiplier (.01650)	Land Dedication (Per MP UNITS)				
1S/W	78	Residential	2	2	156.00	3.63		34	-	0.02325		0.79			* MP vs. NES Figures	
3	75	Residential	2-3.5	2.75	206.25	4.80	225	-	-	0.02325		5.23				
4	47	Residential	2-3.5	2.75	129.25	3.01	216	-	-	0.02325		5.02				
5A	56	Residential	2-3.5	2.75	154.00	3.58		172	-	0.02325		4.00				
5B	42	Residential	2-3.5	2.75	115.50	2.69		57	-	0.02325		1.33				
6-32	25	Residential	0-1.99	0.99	24.75	0.58	-	71	2.84	0.02325		1.65				
6-32	33	Residential	0-1.99	0.99	32.67	0.76	-	53	1.61	0.02325		1.23				
6-32	31	Residential	0-1.99	0.99	30.69	0.71	-	59	1.90	0.02325		1.37				
6-32	49	Residential	0-1.99	0.99	48.51	1.13	-	51	1.04	0.02325		1.19				
7	71	Residential	2-3.5	2.75	195.25	4.54	-	132	-	0.02325		3.07				
8	54	Residential	2-3.5	2.75	148.50	3.45		122	-	0.02325		2.84				
9	82	Residential	2-3.5	2.75	225.50	5.24	-	188	2.29	0.02325		4.37				
10	19	Residential	3.5-8	7.5	142.50	3.31	45	-		0.02325		1.05				
12A	24	Residential	2-3.5	2.75	66.00	1.53	-	69	2.88	0.02325		1.60				
12B	19	Residential	2-3.5	2.75	52.25	1.21	-	74	3.89	0.02325		1.72				
13	14	Multi Family Residential	12-20.0	16	224.00	3.70	250	-	-		0.0165	4.13				
14	7	Multi Family Residential SOLD TO CDOT	12-20.0	16	112.00	SOLD		-	-		0.0165	0.00			-7 acres - SOLD	
16	9	Residential	3.5-8.0	5.75	51.75	1.20	12			0.02325		0.28				
17	46	Commercial										0.00				
18	9	Office										0.00				
20 (A/B/C)	14?	Commercial										0.00				
21	14.5?	Commercial										0.00				
22	26	Office										0.00				
22A	5	Commercial										0.00				
23	62	Residential	2-3.5	2.75	170.50	3.96	100			0.02325		2.33				
23A	3	Neighborhood Park										0.00	2.00		- 3 Acre Park /+(2) 1 ac	
24	18.5	Public Institutional										0.00				
25	55.5	Residential	2-3.5	2.75	152.63	3.55		106		0.02325		2.46				
26	68	Residential	2-3.5	2.75	187.00	4.35		148	2.18	0.02325		3.44				
26A	6	Neighborhood Park										0.00	6.00			
27	80	School Site										0.00				
28	25	Community Park/Residential	2-3.5	2.75	68.75	1.60	80		0.00	0.02325		0.00			-25 Acre park/Add Res	
29	37	OPEN SPACE										0.00		37.00		
29	43	OPEN SPACE										0.00		43.00		
30	194	Golf Course (includes a maint yard)										0.00				
31	20	Private Club & Fitness Center										0.00				
33	10	Neighborhood (10 Acre Site)										0.00	10.00			
34	5	Neighborhood Park (in Parcel 9 - BUILT)										0.00	5.00			
35	4	Neighborhood Park (in 6/32 - Not sure if built)										0.00	4.00			
36	11	Residential	3.5-8.0	5.75	63.25	1.47		40		0.02325		0.93				
	0.3	Public Institutional										0.00				
	3.0	Public Institutional										0.00				
					2757.50	60.00	928	1376				50.02	27.00	80.00	30% of 80 is 24 Acre	
							2304									
													+ 24 acre OS			
													51.00			



Reviewing Planner:

Meggan Herington
(719) 385-5083
mherington@springsgov.com

Plans can be reviewed at:

30 S. Nevada, Suite 105
Colorado Springs, CO
719-385-5905

Hours of Operation:

Monday – Friday
8am-5pm

July 28, 2015

PUBLIC NOTICE

The City of Colorado Springs Parks Advisory Board will hear the request by Pulpit Rock Investments, LLC to eliminate the Community Park site as designated by the Flying Horse Master Plan as follows:

FILE NO.: CPC MP 06-00219-A5MJ15 – A request by NES, Inc. on behalf of Pulpit Rock Investments, LLC for approval of a major amendment to the Flying Horse Master Plan. The amendment will eliminate a 25 acres Community Park and replace the land use with 23 acres of residential development at 2 – 3.5 dwelling units per acre, a new pocket park and a number of new trail connections. The property is 25 acres zoned A (Agricultural) and is located North of New Life Drive and west of Future Powers Boulevard.

The Parks and Recreation Advisory Board will hold a Public Hearing on August 13, 2015, at the Parks and Recreation Headquarters Building, 1401 Recreation Way, Colorado Springs, CO 80905. The meeting begins at 7:30 a.m., and continues until all items on the agenda have been heard.

To view this application and related documents, please visit www.springsgov.com, please select "Land Use Review" from the Departments drop down list, and click on "LDRS-Plan Search." Type the entire file number (i.e.), CPC MP 06-00219-A5MJ15 within the "Enter the File Number" field and click on the "Run Query" button. You can view PDF documents by clicking on the links that appear on the left-hand side of the resulting page. Please contact Cindy Hurst at 719-385-5351 for assistance viewing this application.

Herington, Meggan

From: Jim Tiedemann <jteeds@comcast.net>
Sent: Saturday, June 13, 2015 7:57 PM
To: Herington, Meggan
Subject: Future 25-acre development south of Deer Creek

Megan,

This is a follow-up to our meeting and discussion last Tuesday night in which the residents of Deer Creek expressed concern. We would like you to be aware of the following:

Deer Creek is a self-contained development within Northgate; so is Flying Horse. In order to develop the 25 acres adjacent south of Deer Creek for Flying Horse (if that becomes a reality), Flying Horse needs its own access road in and out, just as it has for the remaining portions of Flying Horse. Flying Horse should NOT be allowed to use Snowflake Drive and Silver Creek Drive for construction or future access of the development of this portion of Flying Horse since these streets are part of the Deer Creek development.

No other developments which are presently adjacent to Flying Horse (Stone Crossing, Middle Creek Manor, Trail Ridge) are or have been encumbered by using the streets within their developments to access Flying Horse, not while the other portions of Flying Horse were under construction and not now after they are built up. Why should we? As part of the Flying Horse development plan, the access to this portion of the development should be from either Voyager Parkway, New Life Drive/Jet Stream Drive or Highway 83.

Snowflake and Silver Creek Drives have posted residential speed limits. This is a quiet residential area and we have children playing near the streets. We should not have to be encumbered by heavy construction trucks or future residents who use our streets as a stepping stone to get to their development.

Let me make it clear that the residents of Deer Creek would prefer the park to the future development of another portion of Flying Horse.

Thank you for your consideration.

Jim Tiedemann, SRA
Residential Appraiser and Deer Creek Homeowner (first to build in Deer Creek)

Herington, Meggan

From: Jennifer Dastrup <jdastrup@hotmail.com>
Sent: Friday, June 12, 2015 1:33 PM
To: Herington, Meggan
Subject: Re: CPC MP 06-00219-A5MJ15

Ms. Herington,

I would like to register my opposition to the change to the plan CPC MP 06-00219-A5MJ15 to build 80 residential homes.

Thank you,

Jennifer Dastrup
Resident of Deer Creek Neighborhood
1911 Fieldcrest Dr
Colorado Springs CO 80921
719-351-6840

Herington, Meggan

From: Vince Greco <vince.greco@aogusafa.org>
Sent: Friday, June 12, 2015 9:16 AM
To: Herington, Meggan
Cc: grecoiii@msn.com
Subject: Flying Horse Master Plan Keep the 25-acre park!

Good morning Ms. Herington,

Thank you for taking a moment to read this email and consider my request. I would have preferred to attend the city hearing earlier this week to discuss the proposed changes developers at Flying Horse want to make to the Master Plan. They want to replace a 25-acre park with 80 residential homes (plan #CPC MP 06-00219-A5MJ15). Unfortunately I just learned of this via a postcard in the mail.

We have lived in the Deer Creek Development for eight years, it is a vibrant neighborhood, that for years has been waiting for the development of the park immediately south of Deer Creek, now we all of a sudden learn the developer wants to change the infrastructure?

I don't have to tell you Colorado Springs has one of the best parks and trail systems in America. I think it has been proven over time that creating parks and recreation facilities are vital to establishing and maintaining the quality of life in Colorado Springs not to mention ensuring the health and well-being of our residents. Our parks and trail system are the primary reason Colorado Springs consistently ranks in the top ten for fittest city in America!

While the benefits are clear, many don't realize the impact that our parks and trails have on the economic and environmental growth of our great city. Let's not get caught up in choosing between economic growth and open space. There really shouldn't be a choice, in most cases a city's parks and trail system not only provide health and environmental benefits, a sense of community and a higher quality of life, it is also good for the city's bottom line. Parks can significantly increase property values, attract and retain businesses, we know this part of town is booming with new business. More importantly parks can increase tax revenues. For example, a greenbelt in Boulder, Colorado helped increase the value of surrounding homes by approximately \$5.4 million and was shown to potentially generate \$500,000 annually in property tax revenue for the neighborhood.

Travel around to some of the bigger cities in Colorado, Denver, Castle Rock, Westminster, Boulder the list goes on and on. These cities all have "**Curb Appeal**", you drive through them and ask yourself why can't Colorado Springs do this? The answer is simple we can! Developers will build their 80 houses make their money and walk away. A beautiful park along Black Squirrel Creek will be there long after we leave this earth. The curb appeal will last a lifetime!

Thank you for listening and I sincerely hope you make the right decision.

V/r

Vince

Vince Greco | Director of Business Programs
Association of Graduates | U.S. Air Force Academy
Office: 719.472.0300, ext.150 | Cell: 719.433.0230
<http://www.usafa.org> | [Follow us on Twitter](#) | [Like us on Facebook](#)

Herington, Meggan

From: Monroe, Karen <KMonroe@Houseloan.com>
Sent: Friday, June 12, 2015 7:51 AM
To: Herington, Meggan
Cc: Monroe, Tom
Subject: Plan #CPC MP 06-00219-A5MJ15

Ms. Meggan, in regards to the proposed replacement of a 25 acre park with 80 residential homes immediately south of Deer Creek. the Monroe household would really love to see the park come in.

There are plenty of houses being built all around and we would really like a nice park that we could walk to.

Thank you for your time, Thomas and Karen Monroe

Karen Monroe, Cornerstone Home Lending! Please excuse spelling errors, sent from cell phone!



Confidential & Proprietary to Cornerstone Home Lending, Inc. This email and any files attached with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error delete this message and notify the sender. If you are not the named recipient you should not disseminate, distribute or copy this email or any attachment. For further assistance contact the Cornerstone Information Technology Department at it@houseloan.com

Herington, Meggan

From: MICHAEL J ESTES <mestes3@msn.com>
Sent: Thursday, June 11, 2015 9:17 PM
To: Herington, Meggan
Subject: Flying horse master plan change #CPC MP 06-00219-A5MJ15

Dear Ms. Herington,

This note is to voice our opposition to the change in master plan at Flying Horse. The 80 homesites that would replace the park in the previous plan would add more traffic to our Deer Creek neighborhood and would leave us with one less green space in our area. It seems that the change is driven by the number of dollars that come with 80 more sites rather than the overall good of the neighbors.

Sincerely,
Mike & Gail Estes
2005 Coldstone Way
Colorado Springs, CO 80921

Herrington, Meggan

From: Wade and Denise Bowe <wdbowe@msn.com>
Sent: Thursday, June 11, 2015 8:29 AM
To: Herrington, Meggan
Subject: Flying Horse Plan

Hello Ms. Meggan Herrington,

I live in the Deer Creek subdivision here by Flying Horse, and since we bought new here 12+ years ago, looked forward to the proposed park that was to go in to the south of our development. We understood that it wouldn't happen overnight, as there weren't enough homes to support it, but knew that Flying Horse would eventually help in that regard, merging the 2 neighborhoods and allowing to enjoy some of their open spaces. I was dismayed to see that Flying Horse is wanting to change that plan and instead put homes on that site. I think that is a mistake for them and for our city, and that a park there would serve numerous communities as a place people could walk to and enjoy the awesome scenery in our area.

We would love to have a destination to walk or run to like a park instead of jogging up Voyager and would appreciate you considering this when you decide whether they can change their plan.

Respectfully,
Denise Bowe
11871 Cloudy Creek Ct
Colorado Springs, CO 80921

Herington, Meggan

From: Kelly Jones <kbjones@q.com>
Sent: Wednesday, June 10, 2015 4:59 PM
To: Herington, Meggan
Cc: Rick & Nancy White; Neil Arnold; Mike & Robin Thorne; Ralph McLain
Subject: Flying Horse Neighborhood Meeting

Dear Meggan,

Thank you for letting the residents of Deer Creek attend this informational meeting last evening with regard to a potential amendment to the Flying Horse Master Plan, **Re: File No. CPC MP 06-00219-A5MJ15**. This will be Amendment 14 which will eliminate a 25 acre Community Park (Parcel 28) and replace the land use with 23 acres of residential development at 2-3.5 dwelling units per acre (80+ units), a new pocket park, and a number of new trail connections. Parcel 10 which is directly south and adjoining Snowflake Drive and Silver Creek in Deer Creek will be slightly less dense in residence housing with 19 aces and 45 units.

My major concerns are the vehicular speeds and increased traffic on Snowflake and Silver Creek as well as the safety of all residents in Deer Creek. These 2 streets will be the only access to the residences in Parcel 10.

I'm in favor of eliminating the Community Park since another park will be constructed on Powers Blvd. near the Old Ranch intersection. The Community Park in Plot 28 would no nothing but increase additional traffic, noise, lighting, and other things that usually accompany Community Park activities. I certainly would be in favor of more land left for open space adjoining the southern boundary of Deer Creek. The neighborhood park, Lizard's Leap, should serve Deer Creek and the surrounding communities well without the need for the Community Park as originally designated in Plot 28.

As I understand the all development agencies are leaning toward this new Amendment 14.

Kelly and Nancy Jones
1863 Snowflake Drive
Colorado Springs, CO 80921
719-487-9951
kbjones@q.com

Herington, Meggan

From: Joshua Carter <dentistman@gmail.com>
Sent: Wednesday, June 10, 2015 2:02 PM
To: Herington, Meggan
Cc: Kathleen Carter
Subject: Flying Horse Meeting

Hy Meggan,

Thank you again for helping facilitate the meeting last evening!

I wanted to again share my concern regarding the amendment File No. CPC MP 06-00219-A5MJ15.

From the information I gathered last night, it would seem that Flying Horse is eliminating the planned community park based purely on motive to make more money with their land. The fact that they are willing to pay \$150,000+ in penalties to the city instead of building a community park clearly exhibits their goal of making money instead of providing a "Colorado" like atmosphere in the form of park land the community as a whole can benefit from. If this choice was given to the future home owners in the Southern portion of flying horse, I'm confident that they would also choose to have a community park as well. Unfortunately, that choice is impossible to gauge.

I was also concerned regarding the fact that there are specific signs at all current parks in Flying Horse that prohibit non-Flying Horse residents from accessing the parks. Flying Horse clearly used the parks to get the approval they needed from the City and then have forbidden any non-residents from using them with Security Guard enforcement. Providing a "community" park in the area would allow all citizens access to this beautiful area.

It is my hope that the City of Colorado Springs will allow the community of Flying Horse as well as the surrounding communities a park they can enjoy for years to come in this awesome city.

I look forward offering additional assistance and attending the meetings as they come.

Thanks!!

Joshua Carter, DDS, PLLC
Northgate Dental
12225 Voyager Parkway Suite 6
Colorado Springs, CO 80921
719-488-2292 office
719-306-3212 cell
719-488-9116 fax
www.northgatedentalcare.com
Like US on Facebook: www.facebook.com/NorthGateDental

Herrington, Meggan

From: Ramon Reyes <blast4mitch@gmail.com>
Sent: Wednesday, June 10, 2015 11:41 AM
To: Herrington, Meggan
Subject: Opposition - Flying Horse Master Plan Change

Ms. Herrington,

As part of our support for our homeowner's association, please note that we are politely opposing the proposed plan to replace the 25 acre park into 80 residential homes.

Thanks for your attention,

Ramon

Herington, Meggan

From: robert.sanders@comcast.net
Sent: Wednesday, June 10, 2015 9:10 AM
To: Herington, Meggan
Subject: Flying Horse Master Plan Change

Ms. Herington,

Would like to politely register my opposition to the changing of the Flying Horse master Plan.

Current residents living in that area currently don't have enough parks and recreation areas in the community, in order to sustain a quality of life outdoor areas must be sufficient for families to live and enjoy the great outdoors. I understand that the Flying Horse community owners want to earn more money by selling more houses and condensing out beautiful scenic area. Once they are complete in building they will move on to another area to build and earn more money.

They submitted an original plan that was approved that balanced living and outdoors for all families living in the area, and now they want to back track on the plan. We need the 25-acre park to enhance the quality of living and maintain our investments, in our, house, children, and living conditions.

Sincerely hope the city does not allow this and continuance of over populating an area at the cost of families and the greed of builders. Someone must start to stand with families and their considerations on quality of life. Parks are desperately needed in the area where families can get outside and enjoy our beautiful area.

Sincerely,

Robert Sanders

Herington, Meggan

From: Anne De Laurell <adelaurell@me.com>
Sent: Tuesday, June 09, 2015 8:35 PM
To: Herington, Meggan
Subject: Purposed change from 25 acre park to 80 residential homes

Ms. Megan Herington,

I am concerned with the purposed change to the Master Plan of Flying Horse to change a 25 acre park into 80 residential homes. We live in the Deer Creek community and feel this would greatly affect the value of our home as well as change what would be a great use of the land as a park. Why should we increase the number of homes with out providing places for family to gather. This park would provide value to our Northgate community and we should reject this plan.

Best Regards,

Anne De Laurell
adelaurell@mac.com
719-393-5960

Herington, Meggan

From: Hugh Jones <hjones@capincrouse.com>
Sent: Tuesday, June 09, 2015 7:20 PM
To: Herington, Meggan
Subject: Flying Horse Master Plan

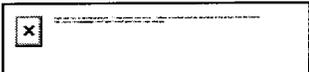
Hi Meggan,

I am writing to register our family's opposition to the change to the Flying Horse master plan. We purchased a home in Deer Creek at Northgate in 2008 based in part on the park that was part of the Flying Horse master plan. We obtained this master plan from the Flying Horse website. Since that time, our three daughters have been eagerly awaiting the park. Furthermore, I do not think we would have purchased our home if we knew all the adjacent land would become rooftops. I hope the city holds Flying Horse to the promises upon which so many homeowners relied.

Thank you for all your hard work on this matter ☺.

Hugh Jones

Tax Counsel



o 719.291.6242
o 719.528.6225 x1507



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Herington, Meggan

From: Jim Coffey <coffeyjc3@yahoo.com>
Sent: Tuesday, June 09, 2015 6:02 PM
To: Herington, Meggan
Subject: Flying Horse Residential Homes, Plan #CPC MP 06-00219-A5MJ15

Ms. Herington

Ma'am,

We are writing to advise you we oppose the change in the Flying Horse's proposed plan to change the designated 25-acre park with 80 residential homes.

Sincerely,

Jim & Jennifer Coffey
1911 Snowflake Dr
C/S CO, 80921

Herington, Meggan

From: Thomas Hornstrom <thornstrom@comcast.net>
Sent: Tuesday, June 09, 2015 1:18 PM
To: Herington, Meggan
Subject: CPC MP 06-00219-A5MJ15

Ms Herington,

I cannot attend the public meeting in regards to this request.

I am completely opposed to this change to the Flying Horse Master Plan. It will eliminate too much open area and replace it with hard cover. In addition, it will drastically increase traffic in the surrounding areas (beyond what is already anticipated).

This additional burden on existing communities should not be approved.

Thank you

Thomas Hornstrom
11777 Laurelcreek Dr
COS 80921

Sent from my smarter than me phone

Herington, Meggan

From: Karen Clemmensen <kcl Emmensen@mac.com>
Sent: Tuesday, June 09, 2015 9:53 AM
To: Herington, Meggan
Subject: Proposed changes to Flying Horse Master Plan

Dear Ms. Herington,

As a resident of Deer Creek neighborhood, I have long looked forward to the 25-acre park that was one of the proposed attractions that influenced my decision to purchase a home in Deer Creek. There is a need for such a park in this area as there are none located within a reasonable distance of my neighborhood. Colorado residents cherish our state's reputation as a healthy area in part because we embrace outdoor activities. The promised 25-acre community park enhances our state's healthy reputation; 80 new homes do not.

It is difficult to understand why Flying Horse needs to eliminate a community park in favor of more houses when they own hundreds of acres of open space where homes can be built.

I urge you, Ms. Herington to reject plan #CPC MP 06-00219-A5MJ15.

I am grateful to the Deer Creek HOA's representation at the hearing on June 9th as health precludes my ability to attend.

Thank you for your consideration of my and my neighbor's concerns about Flying Horse's proposed change to a long-established plan for northern Colorado Springs.

Sincerely,
Karen Clemmensen
2029 Silver Creek Drive
Colorado Springs, CO 80921
719-488-0550

Herington, Meggan

From: Tom Hahn <hahns@outlook.com>
Sent: Tuesday, June 09, 2015 7:55 AM
To: Herington, Meggan
Subject: Flying Horse Master Plan Changes

Ms. Harrington,

For the record, we oppose the change to the Flying Horse Master Plan #CPC MP 06-00219-A5MJ15. We live in the Deer Creek neighborhood. It would be our preference that Flying Horse would remain with the original plan of a 25 acre park vs. the 80 residential homes that they would like to build just south of our neighborhood. Thank you for your consideration.

Tom and Jolene Hahn
2102 Fieldcrest Drive
Colorado Springs, CO 80921
(719) 380-9632
hahns@outlook.com

Herington, Meggan

From: Sonja Daum <sonjadaum@oci.org>
Sent: Monday, June 08, 2015 8:17 PM
To: Herington, Meggan
Subject: opposed to Flying Horse changes to master plan...

Dear Ms. Meggan Herington,

We would like to express our opposition to the changes Flying Horse is planning to make to their master plan south of Deer Creek (CPC MP 06-00219-A5MJ15). Many people made their decisions to buy based on the original plan. We hope your planning committee takes those that live in the community into consideration.

Sincerely,
David and Sonja Daum
2112 Fieldcrest Dr.
Colorado Springs 80921

Herington, Meggan

From: William.Hennessy <William.Hennessy@comcast.net>
Sent: Monday, June 08, 2015 6:24 PM
To: Herington, Meggan
Subject: Flying Horse master plan changes

Ms. Herington,

Hello, I am a neighbor of Flying Horse. Please provide links or files related to the Flying Horse proposed master plan and changes, especially those pertaining to the public meeting on 6 p.m. on June 9th at the Flying Horse Club.

Thank You,

William Hennessy
2125 Coldstone Way
80921

Herington, Meggan

From: Dale Giebink <djgiebink@outlook.com>
Sent: Thursday, June 04, 2015 10:33 AM
To: Herington, Meggan
Cc: rkmclain@rmi.net
Subject: Flying House Amendment

Dear Ms Herington,

I am a home owner in the Deer Creek Community adjacent to the Flying Horse development. Yesterday I received the public notice in the mail concerning the amendment to the Flying Horse Master Plan to eliminate a 25 acre Community Park and replace it with more residential development.

I would imagine that the initial plan included a 25 acre community park along the Black Squirrel Creek to promote and sell the overall Flying Horse development plan to the community and to the City of Colorado Springs. Now they desire to eliminate the park and replace it with more homes. The motive for this requested change in the plan seems to be quite clear, but unfortunately it would come at the expense of nearby residents. The residents are left with increased noise, traffic, congestion, and possible property devaluation, as well as the elimination of a nearby highly desirable natural open space and park. More homes in this location (parcel #28) would also impinge on the Black Squirrel Creek and undoubtedly adversely affect the plant and wildlife of this drainage basin. Parcel #10 on the plan, which is on the opposite side of the creek from the parcel #28, is also situated extremely close to the creek. This creek basin is home to beaver, fox, geese, ducks, hawks, Preble mice, and occasional deer and coyotes. How close are the developers allowed to build to the creek and the beaver ponds? Are environmental studies required first to determine the impact on this important watershed creek basin?

It appears that if the Flying Horse developers are allowed to proceed, that they will have deceptively misled the surrounding residents and the City of Colorado Springs to their original intentions, all in pursuit of their own financial gain. I will not be able to attend the meeting on Tuesday, June 9th, but it would be helpful if you would address these questions and concerns of the nearby homeowners at the meeting.

Respectfully

Dale Giebink
2017 Silver Creek Dr
ph: 388-0113

Herington, Meggan

From: Sara Foxley Smith <ssfoxley@gmail.com>
Sent: Wednesday, June 03, 2015 10:55 AM
To: Herington, Meggan
Subject: Re:

Dear Meggan,

Yes, you are correct....June 9th. I miss read the card. However, I am going to be out of town the 9th. I would love to come to the meeting, but cannot.

My concern is that those who don't belong to Flying Horse do not have the privilege of the open space, or lovely golf course. The public already pays taxes etc...it would be wonderful for this community to have a park nearby.

Lastly, I noticed in the revision that the persons who submitted it said the housing development for Flying House went down by about 1000 homes. However, that does not necessarily translate into open space, community or parks; does it? I don't see that indicated on the map. I am wondering what the purpose is for noting the difference.

The document notes a reduction in housing by 37%; what replaces the 37%? commercial buildings...I am not sure. Will there be an increase of 37% in open space, parks and trails? Just trying to get a clearer picture.

Thank you so much for your help,

Respectfully, Sara Smith

On Wed, Jun 3, 2015 at 7:05 AM, Herington, Meggan <mherington@springsgov.com> wrote:

Sara, I'm working closely with the City Parks Department and will provide Chris Lieber, Parks Manager, with all of the comments I receive. We have the meeting set for June 9th. You say the 12th in your email? Did you receive a postcard that stated the 12th? At that meeting on the 9th Chris with Parks and possibly a few members of the Parks Board will attend the meeting with residents to hear the concerns. You can email me any of your concerns in writing and I will share those with Parks. Thanks, Meggan

From: Sara Foxley Smith [<mailto:ssfoxley@gmail.com>]
Sent: Tuesday, June 02, 2015 5:27 PM
To: Herington, Meggan
Subject:

Dear Mrs. Herington,

COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT
PARKS AND RECREATION ADVISORY BOARD

Date: August 13, 2015
Item Number: Presentation - Item #3
Item Name: War Dog Memorial Concept

BACKGROUND:

The Memorial Park Master Plan identifies specific areas for the development of future memorials within Memorial Park. The City of Colorado Springs Parks, Recreation & Cultural Services Department has received a request from the War Dog Memorial Project to erect a memorial in Memorial Park in honor of the service and dedication of war dogs, past, present and future who have served our troops at home and abroad. The War Dog memorial is intended to be a place to honor war dogs and a place for reflection, celebration and thanks for the many people whose lives have been touched by the commitment of these service dogs.

CURRENT STATUS:

The War Dog Memorial Project team is currently refining the design of their memorial and embarking on a fundraising campaign for the proposed memorial in Memorial Park. At this time, the War Dog Memorial Team is seeking the Board's consent to erect a memorial in Memorial Park within the War Memorial Ring of Honor. With the Board's consent, the team will present their proposed design to the Public Arts Commission for preliminary approval and input on final design of the monument. Once the design is finalized and fundraising is nearing completion, the War Dog Memorial Project team will return to the Parks and Recreation Advisory Board for final approval of the project.

Parks Department staff has worked with the War Dog Memorial team to identify a suitable location within the Circle of Honor at Memorial Park for their proposal. The monument proposal has been designed with this location in mind. The plan of the proposed memorial is attached to this packet and will be located at plot 27. The memorial will include a statue, low walls adjacent to the statue with inlaid plaques that will show war dogs in action and provide education as to their role, as well as a walkway to access the memorial.

The War Dog Memorial team will be responsible for all costs associated with creating and erecting the memorial. Maintenance of the memorial including and repairs stemming from vandalism, theft, weather or other acts or events shall be covered by a stewardship endowment provided by the War Dog Memorial team.

Establishing a location for the memorial is important as War Dog Memorial team engages in a fundraising campaign and finalizes the design. The success of this fundraising along with the time required to obtain final approval from the Public Arts Commission and the Parks and Recreation Advisory Board once that fundraising has been successfully completed will dictate the timeline for this project.

STAFF RECOMMENDATION:

N/A Presentation Item Only

ACTION NEEDED BY THE BOARD:

N/A Presentation Item Only

PARTIES NOTIFIED OF THIS MEETING:

Wade and Ruby Ridpath, War Dog Memorial Project



www.wardogmemorialcolorado.com

ABOUT US

Wade Ridpath: Vietnam Veteran - Served for 12 years in the United States Navy
Associates Degree in Science from National College, Rapid City, SD
Past Instructor for the Dale Carnegie Course
Self Employed as a Hair Designer for 39 years

Ruby Ridpath: 31 years in Banking, Mortgage Lending & Real Estate
Currently Office Manager/Administrator and Bookkeeper with a nationally
franchised Real Estate company for 20 years.

Member of the United States War Dogs Association
Volunteer with Mission K9 Rescue – 2013 to Present
Board Member with the Colorado Wolf & Wildlife Center - June 2002 to Present

In November, 2011, we adopted CWD Carlos, a retired Explosive Detection Dog that had served for 5 continuous years in Iraq and Afghanistan. His adoption changed our lives. Educating the public about War Dogs, as both MWDs and CWDs are collectively called, became a passion and has brought us to where we are today. We have given presentations about War Dogs at numerous venues including Expos, Civic Organizations and Elementary Schools along the front range of Colorado since 2012.

In August 2013, we were honored to adopt Military Working Dog Alik H218, a retired Patrol/Explosive Detector Dog that served for 8 years with the USAF Security Forces. Recently, on April 22, 2015, we adopted CWD Boss, a retired Mine Detection Dog that served his entire life in Kuwait.

In 2013, through an extensive social media campaign, CWD Carlos was voted the Military Hero Dog of 2013 which has allowed us to reach more of the public about the selfless sacrifice and service of war dogs both past and present.

Ruby has traveled coast to coast (Los Angeles, Dallas, Washington DC & New York City) with CWD Carlos and MWD Alik educating people about our nation's working dog heroes.

- In 2013, Ruby had the privilege to travel to Washington DC with CWD Carlos and speak at a Congressional Briefing on Capitol Hill on behalf of our nation's working dog heroes.
- In 2014, Ruby traveled to New York City with MWD Alik where they represented and honored War Dogs in the Veterans Day Parade.

We believe the over 4,000 dogs that were either euthanized or left behind in Vietnam deserve to be honored and remembered. We believe that the dogs that have given their lives willingly and selflessly deserve to be honored. We believe the dogs that have sustained injury and suffer from Canine PTSD deserve to be honored. **We believe all War Dogs have earned and deserve to be revered forever.**

We are dedicated to building the War Dog Memorial that will honor the dogs that have served and continue to serve protecting our troops, country and freedoms both domestically and overseas.

Wade & Ruby Ridpath

War Dog Memorial
PO Box 25822, Colo Springs, CO 80936

Ph. 719-470-0936
Email: wardogmemorialco@gmail.com

Find Us On Facebook
[FB.com/wardogmemorialco](https://www.facebook.com/wardogmemorialco)

The War Dog Memorial Project is a component fund of the Pikes Peak Community Foundation, a 501(c)3 organization.
Contributions are tax deductible to the extent allowed by law.

WAR DOG MEMORIAL COLORADO

www.wardogmemorialcolorado.com

Why a War Dog Memorial?

In November of 2011, we adopted a retired Explosive Detection Dog named CWD Carlos that changed our lives and inspired us to be a voice for our nation's working dog heroes. In August of 2013, we were honored to adopt MWD Alik that was retired after serving for almost 8 years as a Patrol/Explosive Detector Dog with Security Forces.

Military Working Dogs (MWDs) and Contract Working Dogs (CWDs), while their ownership is different, work in the same areas of operation performing the same jobs. They are "War Dogs" that give the best years of their lives valiantly protecting our troops, civilians and freedoms both domestically and overseas.

These noble warriors work tirelessly in scorching heat, freezing cold, blinding sand and torrential rain without complaint. They risk their own lives protecting the lives of our troops yet ask for nothing in return except some food, water and love. Their loyalty and commitment is unsurpassed. They sustain injury, use their own bodies to shield their handler and, some have lost their life.

Because of their selfless devotion many fathers, mothers, husbands, wives, sons and daughters have returned home to their families.

We have chosen to build this War Dog Memorial to give these "heroes with fur" the honor and respect they have earned and deserve. For generations to come, this Memorial will stand to honor the War Dogs that are truly, our "Forgotten Heroes".

Our sincere desire is for this War Dog Memorial to be a place where Military Working Dogs and Contract Working Dogs will be revered forever and be a place of reflection for those who served with and whose lives were saved by these amazing hero dogs.

How You Can Help

Monetary Donations  Fundraising Events  Sponsorships  Spreading the word

Your support and donations are paramount to building the War Dog Memorial honoring our "Forgotten Heroes".

Thank You,

Ruby & Wade Ridpath



The War Dog Memorial Project is a component fund of the **Pikes Peak Community Foundation**, a 501(c)3 organization. Contributions are tax deductible to the extent of the law.

War Dog Memorial
P.O. Box 25822 Colorado Springs, CO 80936



Ph. 719-470-0936
email: wardogmemorialco@gmail.com



Find Us On Facebook
FB.com/wardogmemorialco



Memorial Details

The War Dogs (German Shepherd & Labrador Retriever) on top of the pedestal will be 1 ½ time life size Bronze Sculptures.

The Center Pedestal will be 9 feet in diameter.

The walkway around the center pedestal will be approximately 6 feet wide.

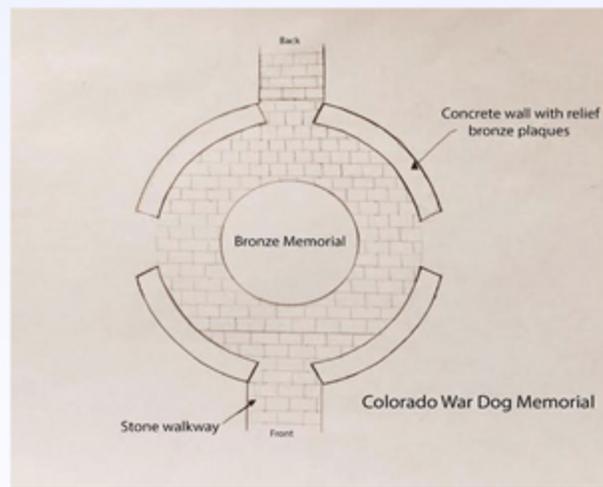
The walkway will be paved with gray laser engraved "Honor" Bricks.

8 Bronze reliefs depicting the history of War Dogs and 4 Bronze educational plaques will be permanently set into the inside face of the walls.

The diameter of the Memorial will be 24 feet including the wall.

The walls of the Memorial walls will be 3 feet high.

The entrance and exit to the Memorial will be approximately 6 feet wide .



Artist's sketch - Overview of the planned War Dog Memorial

The plans for the War Dog Memorial are subject to change.

The War Dog Memorial Project is a component fund of the Pikes Peak Community Foundation, a 501(c)3 organization. Contributions are tax deductible to the extent of the law.



Colorado Springs
Parks and Recreational Department

To Whom it may concern:

I am writing this letter in support of the "War Dog Memorial". My husband John J. Howe, M.D., served in Viet Nam from 1966-1967. As his widow, I am speaking for John and myself. I feel this memorial is a wonderful tribute to these noble warriors who have risked their lives and by doing so, have saved the lives of thousands of our men and women.

Sincerely,



Gayle Getts-Howe

27 April 2015

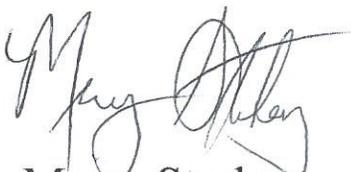
April 14, 2015

To Whom It May Concern:

I understand there is some concern about the appropriateness of a War Dog Memorial in the same park as a Veteran's Memorial. I believe it is fitting to include the War Dog Memorial there. From as far back as the Civil War dogs have been instrumental in aiding and assisting our troops. There have been countless instances where the War Dog has saved lives by his action. The dog's dedication and unswerving faithfulness to his troops is remarkable. Dogs such as CWD Carlos, MWD Gabe (both American Humane Association Hero Dogs) and MWD Cairo (who was part of the SEAL team that captured Osama Bin Laden) are all heroes who demonstrated their courage every day of their service.

As veterans, my family believes these heroes deserve no less a place than the Veteran's Memorial Park. I was in the National Guard, my husband Rick was a Marine, and our Daughter Johna was also a Marine. We appreciate the service and sacrifice these noble animals gave and continue to give to us.

Sincerely,



Merry Starkey

April 14 2015

To Whom it may concern

I understand that there is some conflict over the War Dog Memorial. Being A Marine Veteran of the Viet Nam War plus an American Citizen, Here is my TWO cents.

These Fine Brave animals served with Courage and Dedication questioned by no one. These Animals did what was asked of them and many gave there lives or were badly injured and Never questioned their job.

These fine animals saved God only knows how many lives while serving along side of our TROOPS.

So my TWO CENTS is this Please Allow this Memorial to be Placed beside the Brave Men and Women that they Served with.Allow them the Same Honor they Deserve.

Thank You,

A handwritten signature in black ink, appearing to read "Cpl. R. D. Starkey". The signature is written in a cursive style with a long, sweeping flourish extending to the right.

Cpl. R. D. Starkey
U.S.M.C.



PIKES PEAK DETACHMENT

MARINE CORPS LEAGUE

INCORPORATED BY ACT OF CONGRESS

PO BOX 10536
COLORADO SPRINGS, CO 80932-1536

From the Office of
Russell Miller

Commandant / Chaplain

Sir,

On behalf of the Marine Corps League, Pikes Peak Detachment. I would like to take this opportunity to say that we support your effort to install a War-Dog Memorial alongside the other memorials that are currently displayed at Memorial Park here in Colorado Springs.

Military working dogs have played an integral part in all the branch's mission goals for generations.

We salute you and wish you great success in your undertaking.

Semper Fi

Russ Miller

Commandant

Toys for Tots Coordinator

Marine Corps League, Pikes Peak Detachment 29

719.235.1058

rcmlr@msn.com

cstoys4tots@live.com

www.mclpikespeak.org

"ONCE A MARINE, ALWAYS A MARINE"



United States War Dogs Association, Inc.

"Canines with: Honor - Courage - Loyalty"



14 May 2015

To Whom it may concern;

My name is Ronald L. Aiello, and I am president of The United States War Dog Association (USWDA). I have known Ruby Ridpath since 2012 when her adopted retired war dog CWD Carlos won USWDA's Working Dog Service Award, and Ms. Ridpath became a member of our organization. Since that time, she has generously volunteered her time to promote and help war dogs and their causes. In 2013, CWD Carlos won the Hero Dog of the Year in the military division, and Ms. Ridpath has used Carlos' achievements to fight for the betterment of retired CWDs. She has worked closely with Mission K9 Rescue who is chapter six of USWDA. Last summer when Mission K9 Rescue needed to raise funds to bring back 20 CWDs from overseas, Ms. Ridpath worked tirelessly to help raise the funds. She created an auction and online store in which all proceeds went to the campaign.

I am thrilled that Ms. Ridpath has decided to take on the challenge of creating a war dog memorial in Colorado Springs. As a Vietnam veteran and former canine handler, I know first hand what these dogs mean to our servicemen and women. It is important that they are recognized and honored along with the rest of their comrades.

Yours Truly,

Ronald L. Aiello

1313 Mt. Holly Road, Burlington, New Jersey 08016

City of Colorado Springs
Parks and Recreation Department

27 APRIL 2015

To Whom It May Concern:

I am writing this in support of the "War Dog Memorial". I am a Navy Veteran , having served in World War II in the Pacific from 1944-1946. Because of these devoted and selfless warriors , the lives of thousands of our men and women have been saved. I feel this memorial is a wonderful way to say "Thank-you for your service".

Sincerely,

A handwritten signature in cursive script that reads "William M. Getts". The signature is written in dark ink and is positioned above the printed name.

William M. Getts

COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT
PARKS AND RECREATION ADVISORY BOARD

Date: August 13, 2015
Item Number: Presentation - Item #4
Item Name: Pikes Peak Summit Complex Update

BACKGROUND:

Pikes Peak is one of the principal landmarks in the western United States. The mountain is contained within the Pike National Forest and was first mapped by Zebulon Montgomery Pike in 1806. By 1859, Pikes Peak was the symbol for western expansion brought about by the gold rush. Ambitious prospectors crying “Pikes Peak or Bust” fueled a regional population boom into the late 1800s.

In 1889, a toll road was built to accommodate the horse drawn carriages which traveled the mountain on a regular basis. The winding road to the 14,110 summit quickly became well-known across the country for its incredible views of the eastern plains of Colorado and the surrounding peaks of the Rocky Mountains. Not surprisingly, Katherine Lee Bates penned “America the Beautiful” after a trip to the summit of Pikes Peak.

Visitors have ascended the road via automobile for nearly 100 years, and maintenance of the road has been problematic for almost as long. The first auto road was constructed in 1915 and was operated as a private enterprise until 1935 when it was relinquished back to the U.S. government. Because the United States Forest Service (USFS) could not afford to maintain the road, it was added to the State’s highway system and maintenance was funded by a gas tax. In 1947, an amendment to the state gas tax statute cut the availability of funds for the Pikes Peak Highway and in 1948, maintenance of the road ceased. Both the City and the USFS recognized the importance of the Pikes Peak Highway as a tourist attraction and an economic driver, but neither the City nor the USFS had sufficient funding to operate and maintain the road. At that time federal regulations prohibited toll roads on USFS lands; however, in 1948, the City was granted a special use permit by the USFS which allowed the road to reopen as a toll road.

Each year approximately 120,000 vehicles carrying over 300,000 visitors travel the Pikes Peak Highway which is paved to the summit and extends through Pike National Forest from Cascade, Colorado to the summit. The highway is open year round, weather-permitting.

Highlights of the Term Special Use Permit include:

- Issued by the United States Forest Service (USFS)
- Term refers to the fact the Permit is time-limited. In this case, the permit is good for thirty years, from 1990 through 2020
- First issued by USFS in 1948
- The USFS has final approval authority for all construction projects
- Highway and all structures are owned by the United States under the administration of the USFS (except for the Maintenance Garage and the Crystal Reservoir Visitors Center)
- Permit is not transferable; holder may sublease use of land, concessions, etc.
- All income derived from permitted activities must be used for funding the Operating Plan and budget of Pikes Peak-America’s Mountain.

Pikes Peak-America's Mountain is an enterprise of the City of Colorado Springs. The enterprise operates the Pikes Peak Highway and the associated visitor's facilities (Summit House, Glen Cove Inn and Crystal Reservoir Gift Shop) as well as the recreational corridor (hiking, picnic grounds, and interpretive trail) according to the Term Special Use Permit issued by the U.S. Forest Service. Revenue is generated from Gateway revenue and concessionaire fees. This revenue is used to provide visitor and Ranger services, highway and facility maintenance, construction, interpretive and educational services and special project funding such as the Pikes Peak Summit Project.

CURRENT STATUS:

The new Summit Visitor Center should provide a quality visitor experience that demonstrates the significance of and a sensitivity of Pikes Peak – America's Mountain. The design should be mindful of the attraction that it serves, social need and reflective of the setting. The completion of this project should restore the summit to its natural settings and preserve the visitor experience.

The current summit house was built in the 1960's and there are three additional support facilities on the summit of Pikes Peak including a utility building (Plant) to support the summit house, a communications building operated by the Colorado Springs Utilities (CSU) and a building operated by the United States Army Research Institute of Environmental Medicine (USARIEM). All buildings have exceeded their useful life and need to be replaced.

The USFS approved the project in 2014 and the stakeholders have worked together to begin the Environmental Assessment process and the Design process. In 2015, the City of Colorado Springs solicited and awarded a contract to EDM International to facilitate the environmental process and awarded a contract to RTA Architects for the design of the new Pikes Peak Summit Complex facilities.

The preliminary estimated cost for this project is \$20-\$25 million which includes design of the entire complex, environmental studies needed to comply with the NEPA requirements, and the construction of the complex. USARIEM will contribute \$3.5 M for their portion of the project, including the HARL and a share of the Plant building. CSU will provide in-kind environmental services in lieu of design and environmental funding, but will contribute their share for the construction costs associated with the communications necessary for their operation. PPAM will be responsible for the project costs associated with the Visitor Center and the share of the Plant building.

Funding for PPAM costs will come from various sources including PPAM Enterprise Funds, donations/contributions from private sources and LART funding. (Note: In 2015, PPAM received \$250,000 for design of the Summit Complex as part of a \$1M request.)

STAFF RECOMMENDATION:

N/A

ACTION NEEDED BY THE BOARD:

None. Presentation only.