

YOUR EL PASO

MASTER PLAN

El Paso County Planning Commission
May 5, 2021

Presentation Order

1. Staff introductions and hearing explanations (Staff and Advisory Committee)
2. Legal background and authority
3. Houseal-Lavigne Associates presentation and questions
4. Break
5. Planning and Community Development staff presentation
6. Lunch Break
7. Public testimony and comments (no action taken)

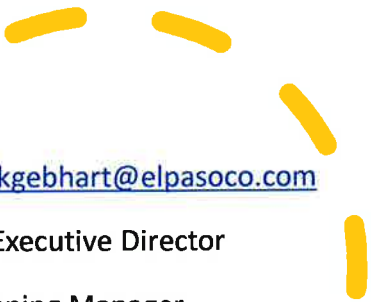
If you would like to provide testimony to the Planning Commission, please email Tracey Garcia at TraceyGarcia@elpasoco.com with your name and phone number.



YOUR EL PASO

MASTER PLAN

El Paso County Project Manager
County Staff



Mark Gebhart markgebhart@elpasoco.com
Craig Dossey, PCD Executive Director
Nina Ruiz, PCD Planning Manager
Tracey Garcia, Executive Assistant
Lauren Tostenson, Public Information Office

Houseal Lavigne consultant

John Houseal
Trisha Parks

Master Plan Advisory Commission

Andrea Barlow, Chairman

Planning Commission Representative

Tom Bailey/Tim Trowbridge

The County Master Plan informational website is located at: <https://elpaso-hlplanning.hub.arcgis.com/>



YOUR EL PASO
MASTER PLAN

Staff Introduction

- What created the need for a new Master Plan?
 - Land Use applications
 - Increasing growth pressures
 - Outdated and disconnected existing plans
 - Comprehensive integration of other recent planning efforts (MTCP, Water MP, Parks MP, etc.) into land use planning
- Timeline, effort, and challenges
- Significance of this Plan
- Acknowledgements
 - Board of County Commissioners
 - Planning Commission
 - Master Plan Advisory Committee
 - Liaison Member
 - Partner Agency Stakeholders
 - Interested members of the public
 - County Staff

Master Plan Advisory Committee

Comments from Andrea Barlow, Chair

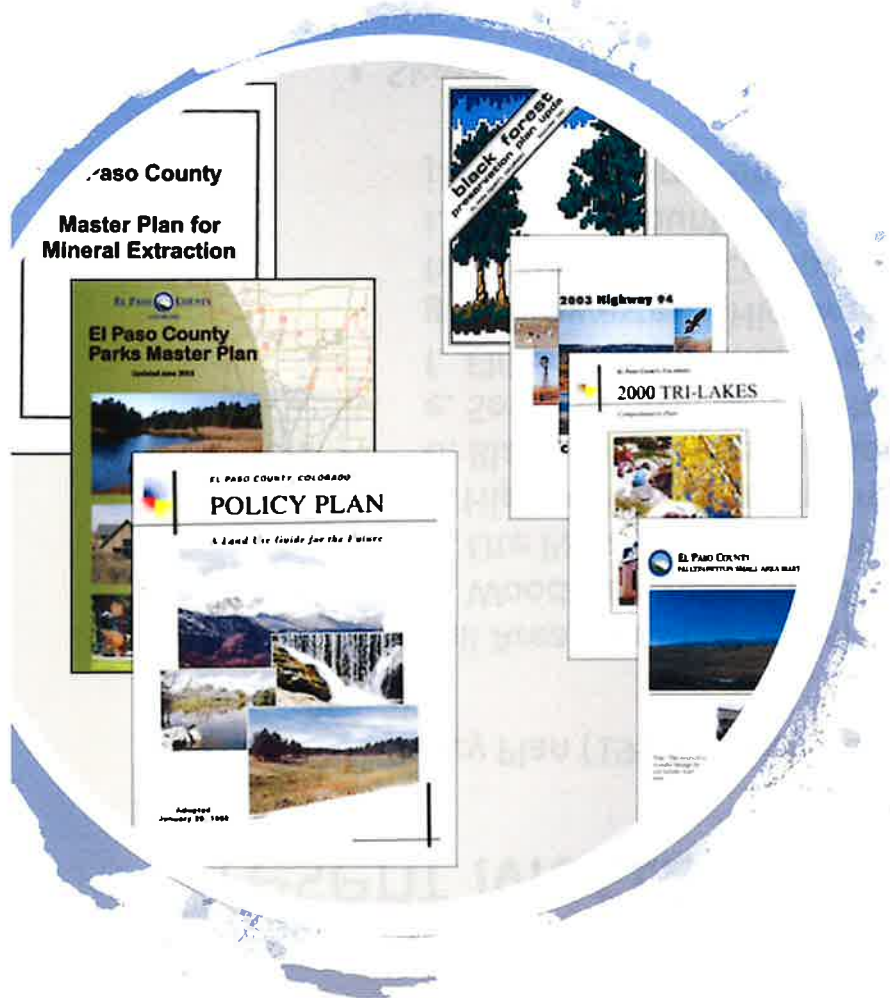
- Role of the Committee
- Process
- Recommendation

Legal Background

Colorado Revised Statutes Title 30. Government County § 30-28-106. Adoption of master plan—contents

(1) It is the duty of a county planning commission to make and adopt a master plan for the physical development of the unincorporated territory of the county. When a county planning commission decides to adopt a master plan, the commission shall conduct public hearings, after notice of such public hearings has been published in a newspaper of general circulation in the county in a manner sufficient to notify the public of the time, place, and nature of the public hearing, prior to final adoption of a master plan in order to encourage public participation in and awareness of the development of such plan and shall accept and consider oral and written public comments throughout the process of developing the plan.

(See staff report attachments for additional detail)



Your El Paso Master Plan

Background

The current El Paso County Master Plan includes:

- Policy Plan (1998) (growth assumptions through 2020)
- Small Area Plans (10 areas) from 1977 to 2008
- Topical Elements (7 topics)
- Drainage Basin Plans (20)
- Older sketch plans 1982-1986 (21)

Moving Forward

Your El Paso Master Plan would replace the Policy Plan, small area plans, and sketch plans while retaining the topical elements and the drainage basin plans.

Your El Paso Master Plan will be used for:

Sharing and implementing the Vision of the County, evaluating development proposals, establishing a regulatory framework, coordinating regional and local initiatives, etc.

Present Master Plan Contents (to be superseded)

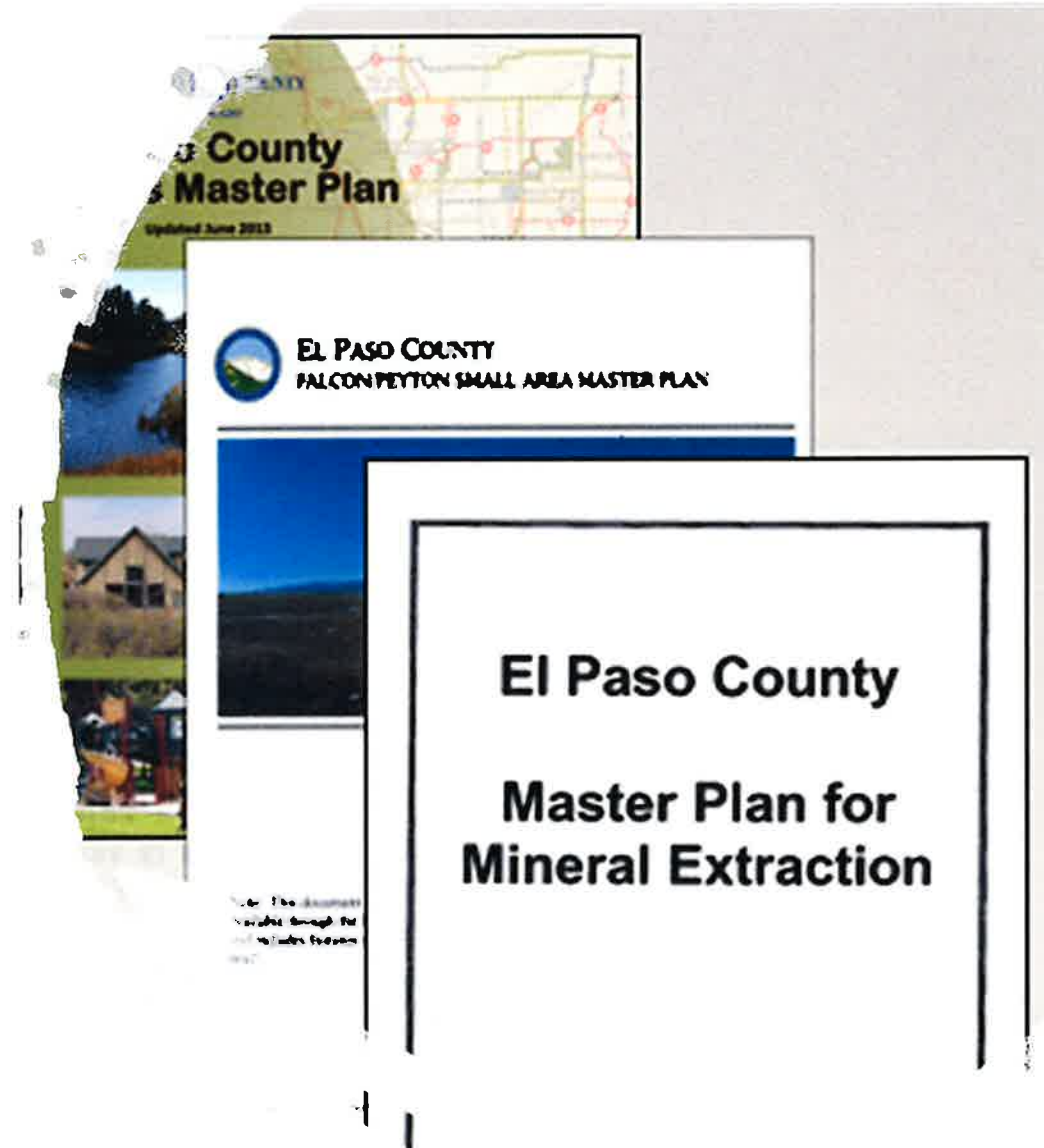
- Policy Plan (1998) (growth assumptions through 2020)
- Small Area Plans (10 areas) from 1977 to 2008
 - a. Woodmen Valley Land Use Plan (1977)
 - b. Ute Pass Comprehensive Plan (1982)
 - c. Highway 94 Comprehensive Plan (2003)
 - d. Black Forest Preservation Plan Update (1987)
 - e. South Central Comprehensive Plan (1988)
 - f. Ellicott Comprehensive Plan (1989)
 - g. Southwestern (Highway 115) Comprehensive Plan (1990)
 - h. Falcon Peyton Comprehensive Plan (2008)
 - i. Midland-Fountain Creek Parkway Corridor Plan (1989)
 - j. Tri Lakes Comprehensive Plan (1999)
- Sketch Plans, which amended the Master Plan (1982-1986)

Current Master Plan Contents (to be retained)

Your El Paso Master Plan (as adopted herein)

- TOPICAL ELEMENTS
 - Extraction of Commercial Mineral Deposits (1996)
 - Major Transportation Corridors Plan (2016)
 - Wildlife Habitat Maps and Descriptors (1996)
 - Municipal Airport Plan Part 150 Study (2006)
 - Meadow Lake Airport Study (1982/1990)
 - Parks Master Plan (2013)
 - Water Master Plan (2018)

- DRAINAGE BASIN PLANS



El Paso County Master Plan

- A two year effort to update our Master Plan, completed by the end of 2020.
- Authority to adopt a Master Plan rests with the El Paso County Planning Commission
- Utilizing a Board appointed Advisory Committee
- Web site: <https://elpaso-hlplanning.hub.arcgis.com/>
 - <https://planningdevelopment.elpasoco.com/>

- **Our Planning Process**
 - Where are we now?
 - Where are we going?
 - Where do we want to go?
 - How do we get there?

- **An Opportune Time-recent actions**
 - Plan COS (2018)
 - Monument Comprehensive Plan
 - Fountain Comprehensive Plan
 - Manitou Comprehensive Plan
 - Green Mountain Falls Comprehensive Plan
 - Major Transportation Corridors Plan
 - Transportation Plans
 - El Paso County Water Master Plan (2018)
 - JLUS Plans
 - 208 Plans
 - Broadband Master Plan
 - Colorado Springs and Pikes Peak Destination Master Plan

The Planning Approach

PLANNING PROCESS

1. Project Initiation & Outreach
2. Community Outreach & Engagement
3. Market & Demographic Analysis
4. Existing Conditions Analysis
5. Vision, Goals & Objectives
6. Place Types & Key Plan Components
7. County-Wide Plans & Policies
8. Implementation Strategies
9. Plan Document & Adoption



Master Plan Advisory Committee (MPAC)

MASTER PLAN ADVISORY COMMITTEE

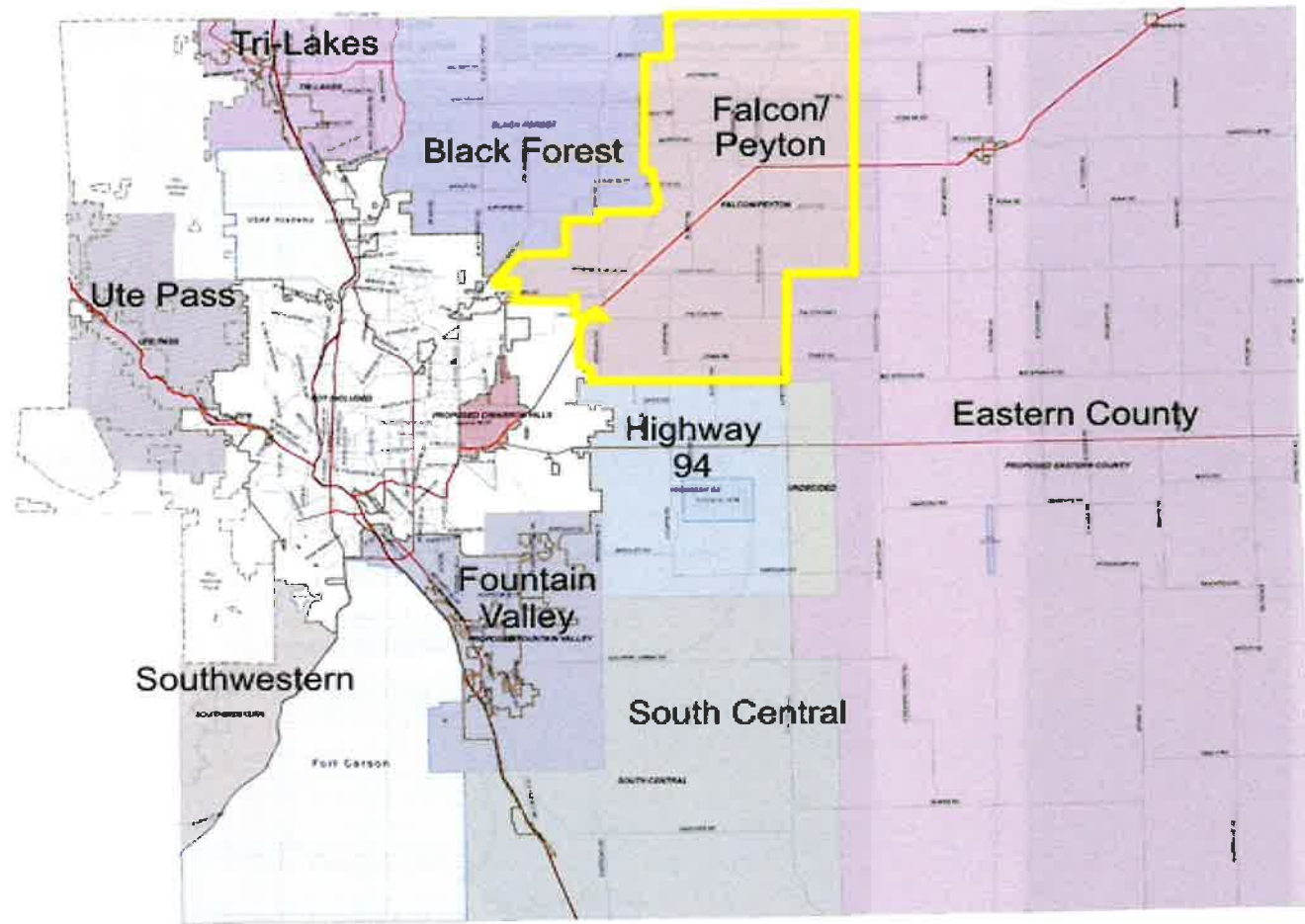
- Andrea Barlow
- Tom Bailey, Planning Commission representative
- Becky Fuller
- Doug Stimple
- Phil Thomas
- Mark Volcheff
- Ryan Wanner
- Sarah Brittain Jack
- Matt Carroll
- Tim Trowbridge (alternate PC Rep)

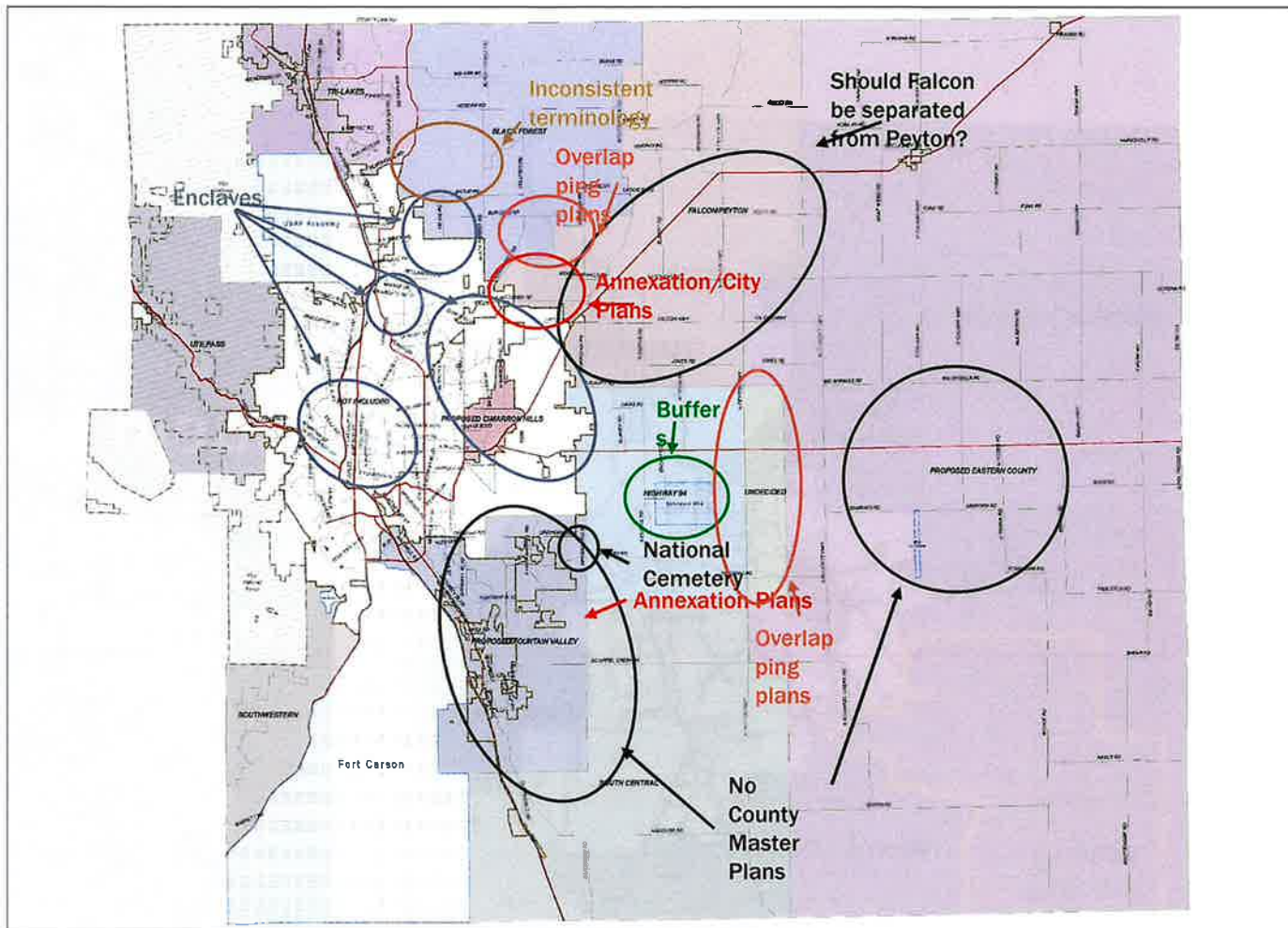
LIASION MEMBERS

- Randy Case, Water Master Plan/Groundwater Study
- Victoria Chavez, Major Transportation Corridors Plan
- Lonnie Inzer, Office of Emergency Management/Hazard Mitigation Plan
- Crystal LaTier, El Paso County Economic Development Office
- Brian Potts/Ann Werner, PPACG Joint Land Use Committee
- Julia Sands de Melendez, Parks Advisory Board
- Ross Williams, Community Services Department, Parks

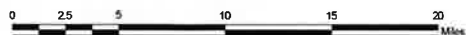
Functioned pursuant to BOCC adopted Bylaws

**Comprehensive
Plan Areas
(small area plans)**





El Paso County Master Plan - Small Area Planning Boundaries



Small Area Plans

- Southwestern
- Ute Pass
- Tri-Lakes
- Black Forest
- Cimarron Hills
- Falcon/Peyton
- Highway 94
- Not Included
- Proposed Eastern County
- Proposed Fountain Valley
- Undecided Area
- Incorporated Cities
- Military

- US Forest
- Interstate 25
- US Highways
- Colorado State Highways
- Other Major Roadways

Community Outreach and Surveys

YOUR EL PASO
MASTER PLAN
planningdevelopment.elpasoco.com

TAKE THE SURVEY
MAP YOUR AREA

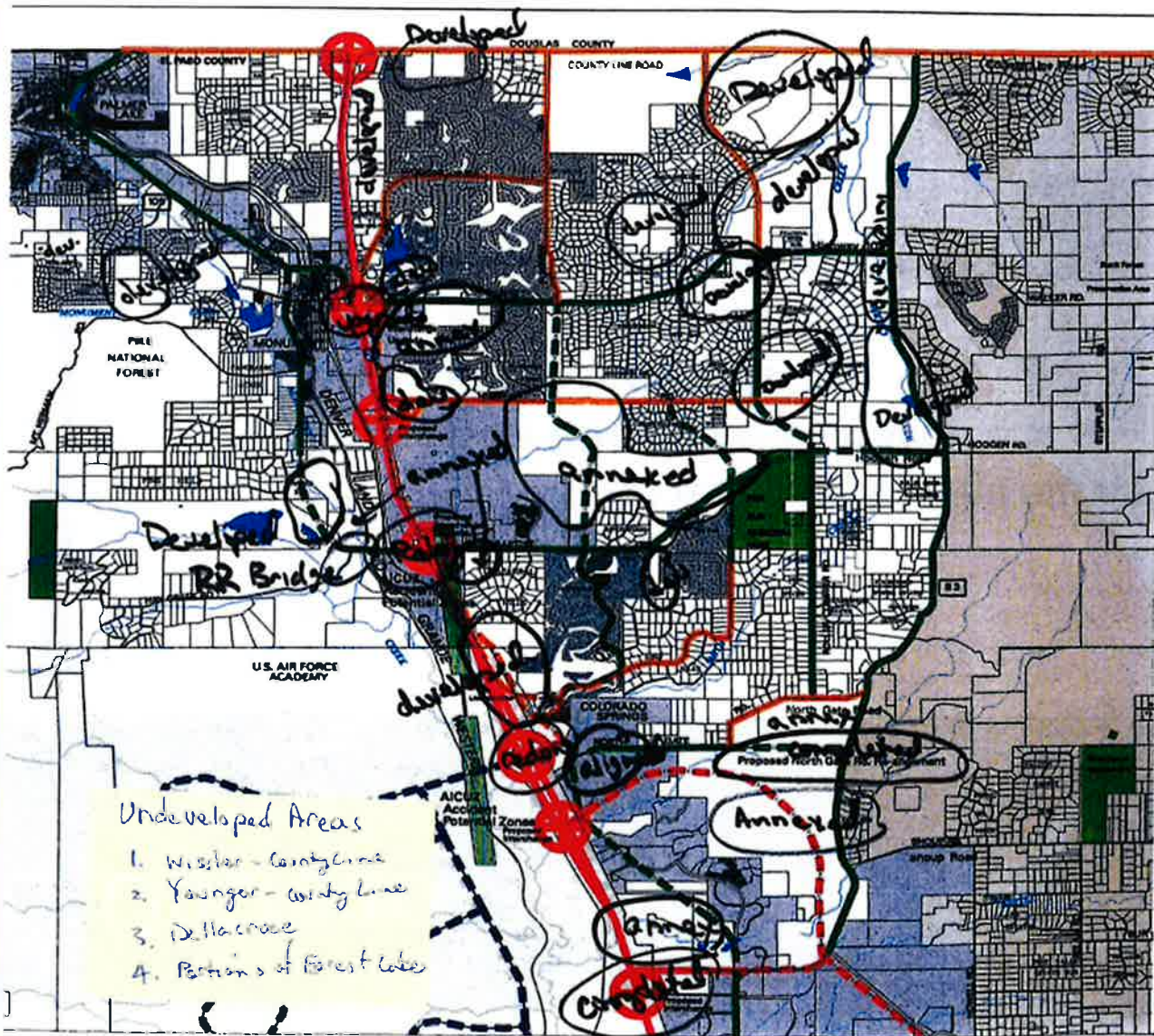
EL PASO COUNTY NEEDS YOUR HELP DEVELOPING
THE NEW COUNTY **MASTER PLAN.**

COMMUNITY MEETINGS ~ ONLINE SURVEYS
PROJECT WEBSITE ~ MAPPING TOOLS

For more information please call the
El Paso County Planning & Community Development Department
(719) 520-6300

- Over 3000 responses to the survey
- Over 800 public contacts
- Public meetings
- Business meetings
- Newspaper advertisements

Remaining Land in Tri-Lakes Area



Land Development Code Definitions

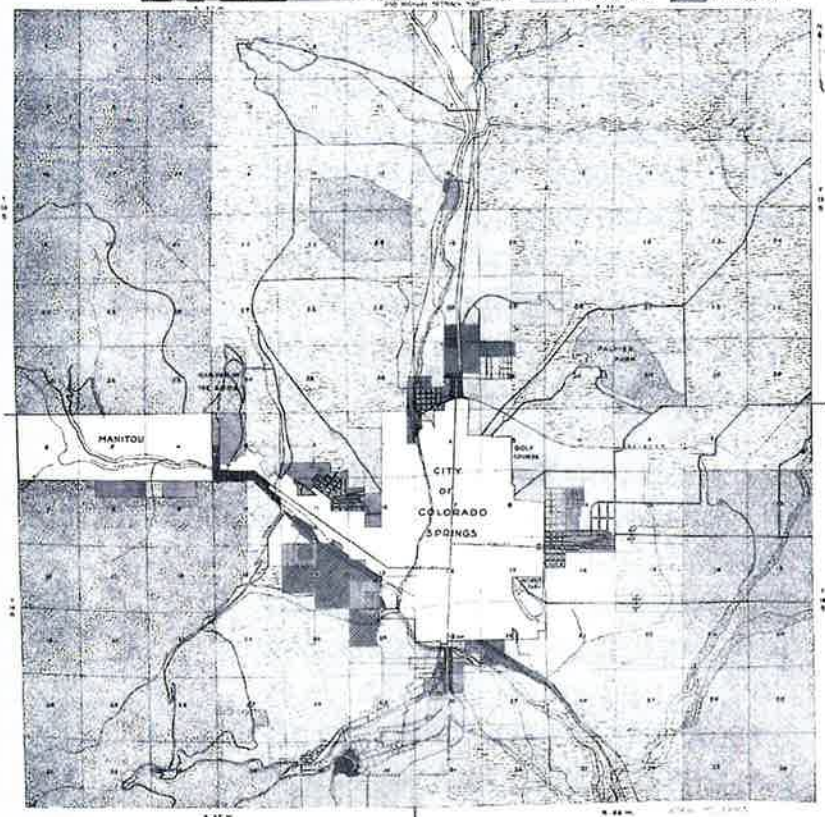
- Urban Density Development — Land development of higher density and intensity which is characteristically provided with services of an urban nature (i.e. central water and sewer, fire hydrants, paved roads often with curb and gutter, and shorter emergency service response times). This category of development ordinarily includes most commercial, office and industrial uses and residential uses with densities of more than one dwelling unit per 2.5 acres.
- Rural Residential Development — Land development and uses which are characterized by predominantly residential lots or parcels ranging from 2.5 to 10.0 acres in area. The areas are typically provided with a less-than-urban level of services (i.e. individual wells and septic systems, some unpaved roads) and allowing for only a limited amount of supporting commercial, office or industrial development. Designation in the rural residential category does not automatically imply the acceptability of lots as small as 2.5 acres.

EL PASO COUNTY COLORADO ZONING DISTRICT MAP

SECTION ONE
DESIGNATED AS TOWNSHIPS 13 AND 14 SOUTH, RANGES 66 AND 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

LEGEND:

	F FOREST AND RECREATION		R ₁ RESIDENCE
	A GARDEN HOME		R ₂ RESIDENCE
	A ₁ FARMING		C ₁ ROADSIDE SERVICE
	A ₂ AIRPORT FARM		C ₂ SUBURBAN BUSINESS
	R RESIDENCE		C ₃ BUSINESS
			M INDUSTRIAL



EL PASO COUNTY PLANNING COMMISSION

M. WALTER FESMAN - PLANNING CONSULTANT

County Zoning Map

- Zoning Map Book -
El Paso County, Colorado
Development Services
Department

County Initiated Zoning
(Initial Zones Only)

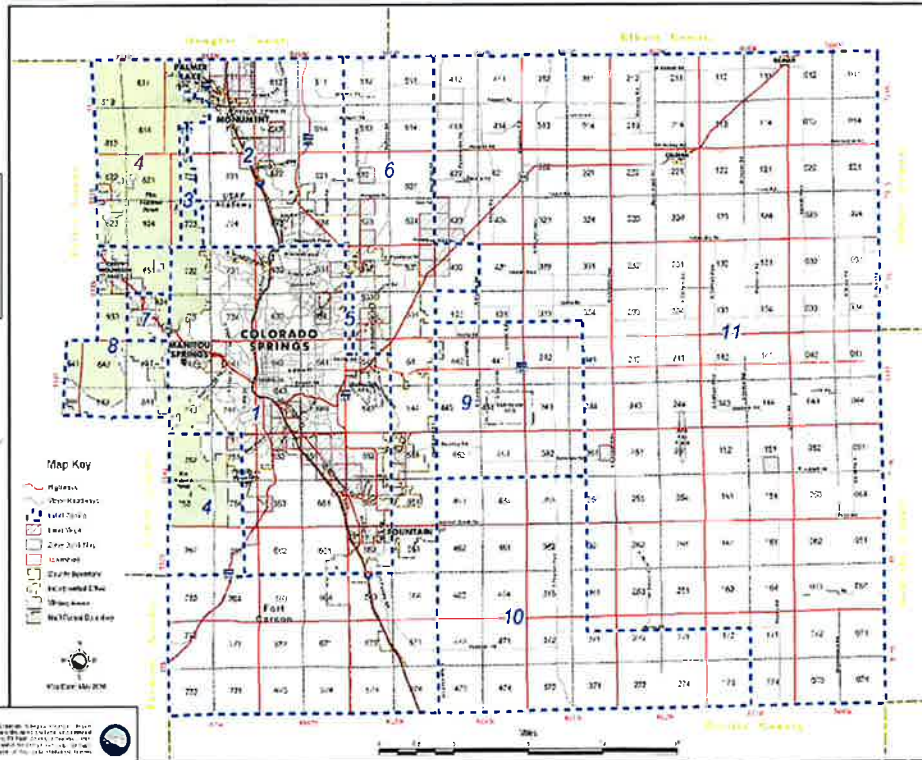
Location Map - El Paso County,
State of Colorado



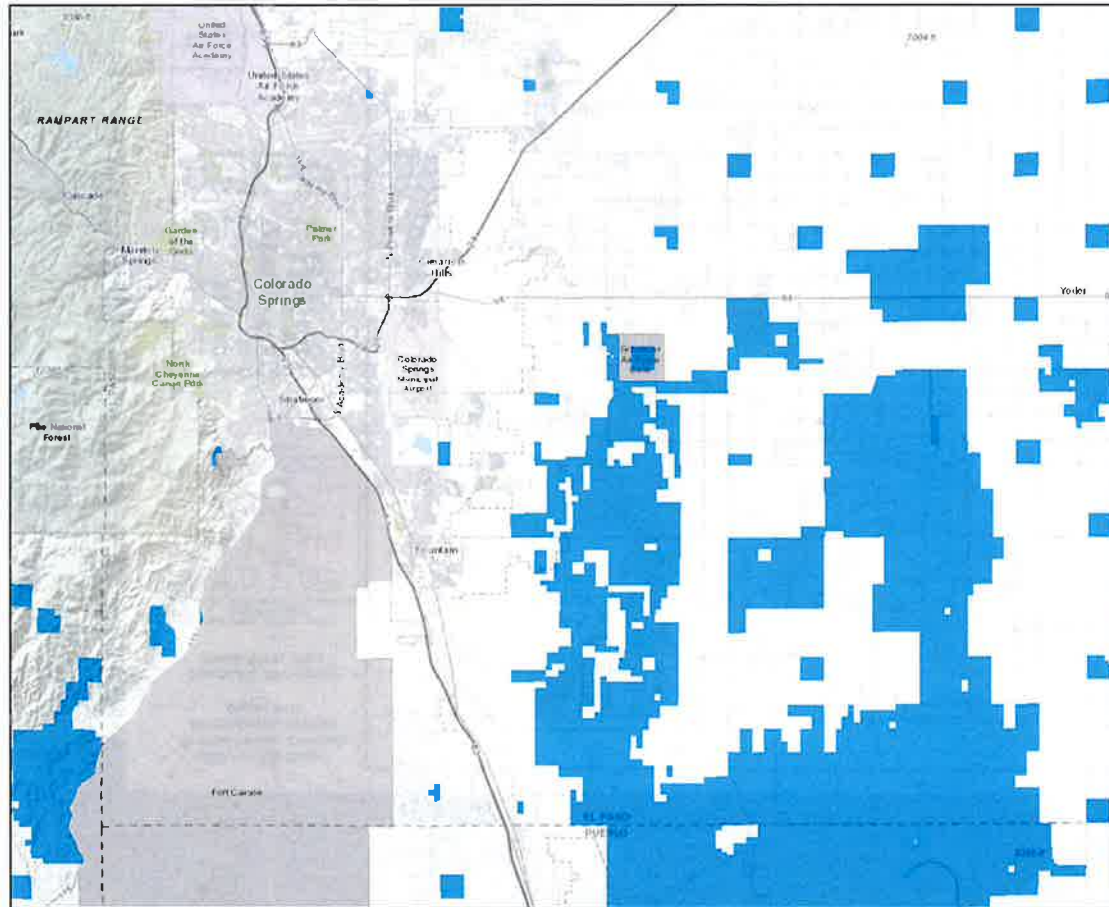
Zoning Dates & Resolutions

- 1 May 11, 1942 - 699212
- 2 Jan 4, 1955 - 94999
- 3 May 5, 1958 - 70122
- 4 Dec 2, 1952 - 263751
- 5 Mar 11, 1964 - 336908
- 6 Sept 21, 1965 - 434870
- 7 Apr 29, 1966 - 477044
- 8 July 28, 1967 - 561965
- 9 Apr 14, 1965
- 10 Dec 22, 1983 - 10734-75
- 11 Mar 25, 1969 - 69-101

* Some areas within this zone map were zoned prior to the County Initiative. Please refer to corresponding map.



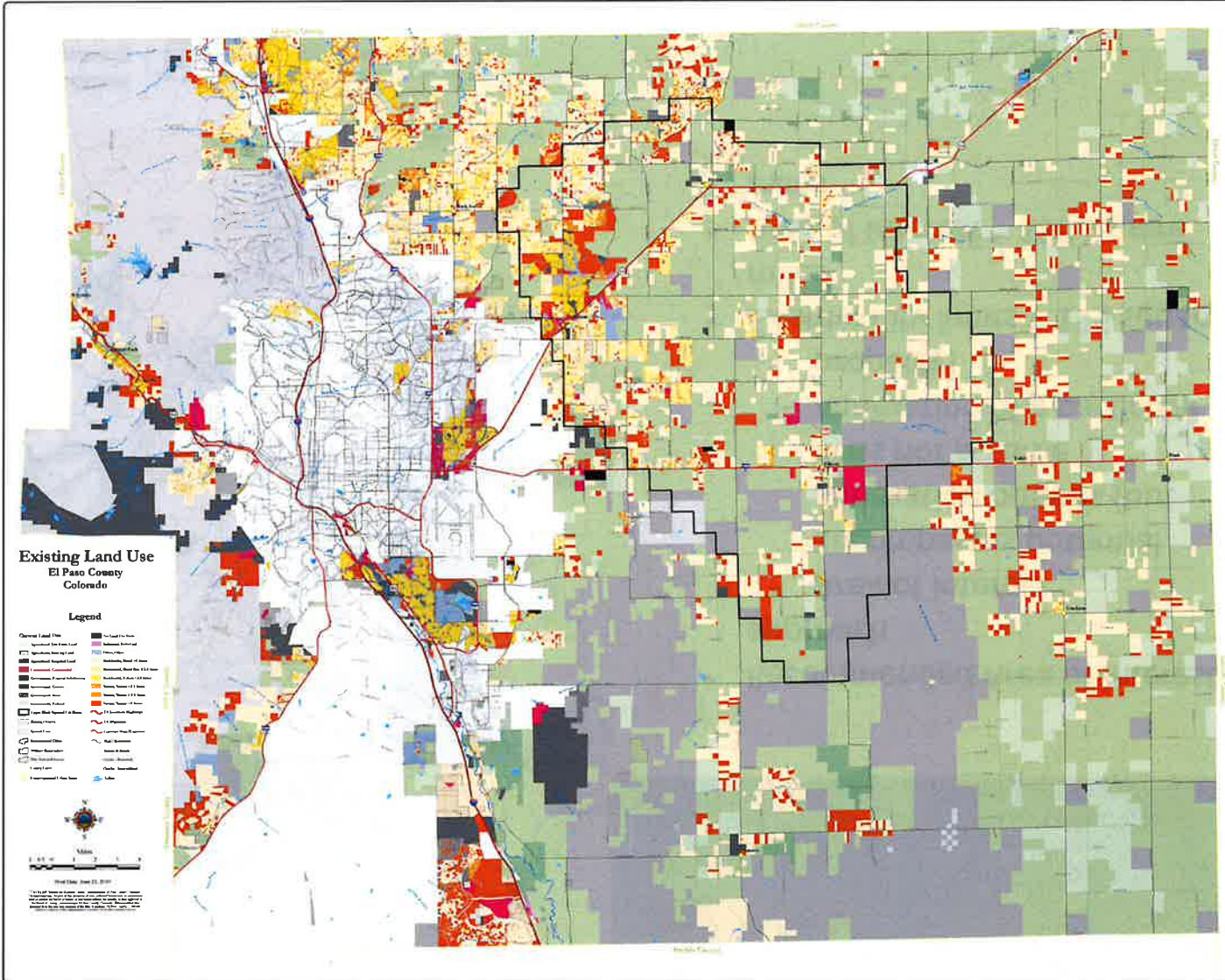
© 2008 El Paso County, Colorado. All rights reserved. This map is a public record and is provided for informational purposes only. It is not intended to be used as a legal document. For more information, please contact the Development Services Department at 703-543-3000.



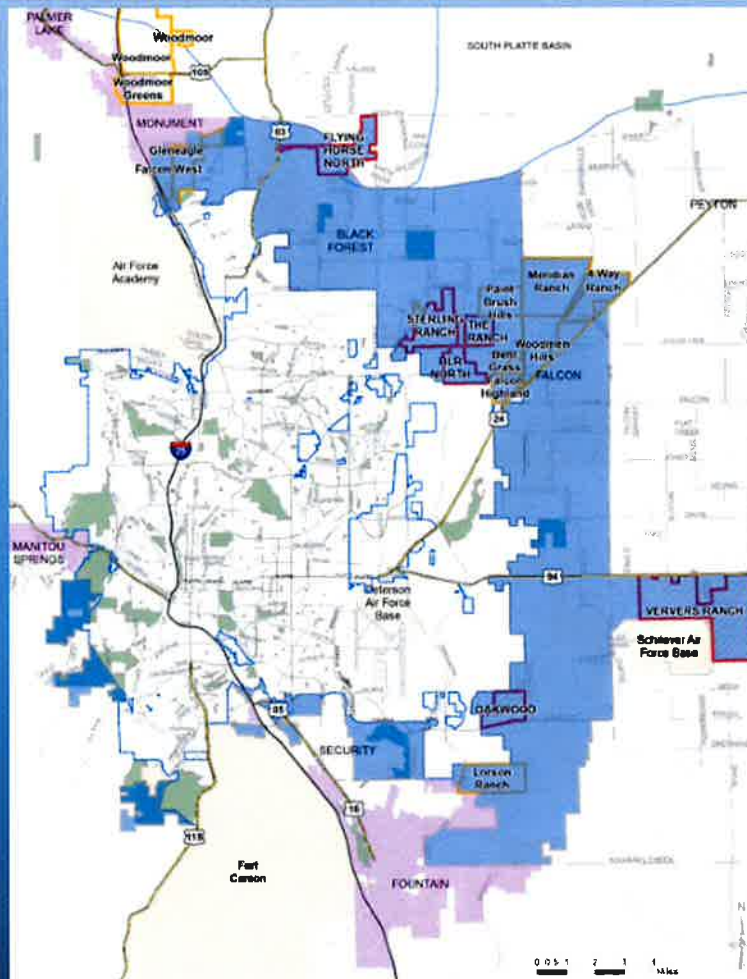
Colorado State Land Board
 state land board
 Colorado State Land Board

Surface Ownership





AREAS OF INTEREST

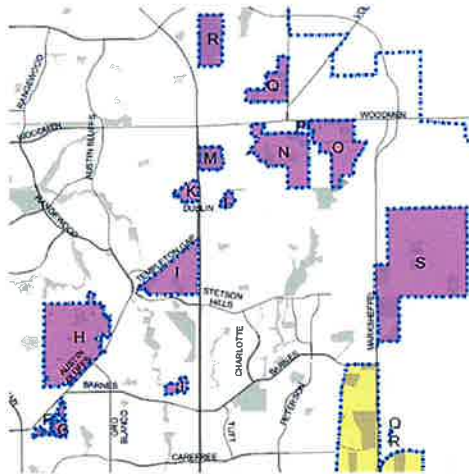


Annexation Planning Areas

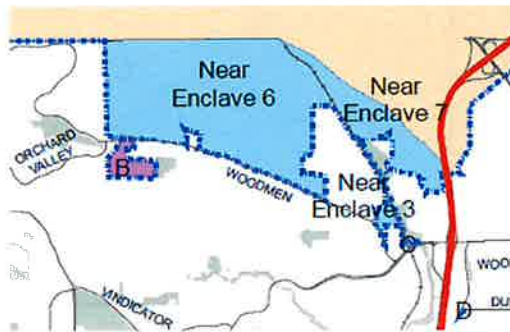


- Recommended Area of Interest approach
 - Area of interest encompasses potential annexation options (but does not assume annexation of a particular property)
- Existing City limits ~ 196 square miles
- Area of Interest ~ 158 square miles

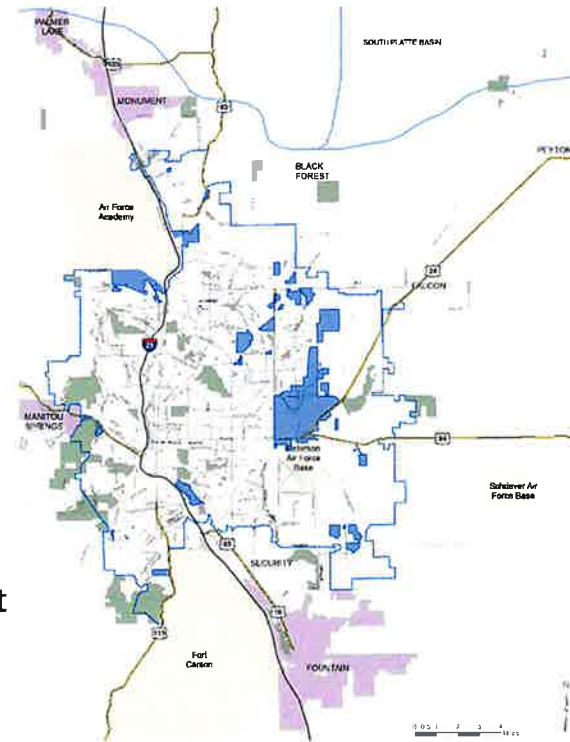
ENCLAVES AND NEAR ENCLAVES



Recommend a more pro-active, but property-specific approach



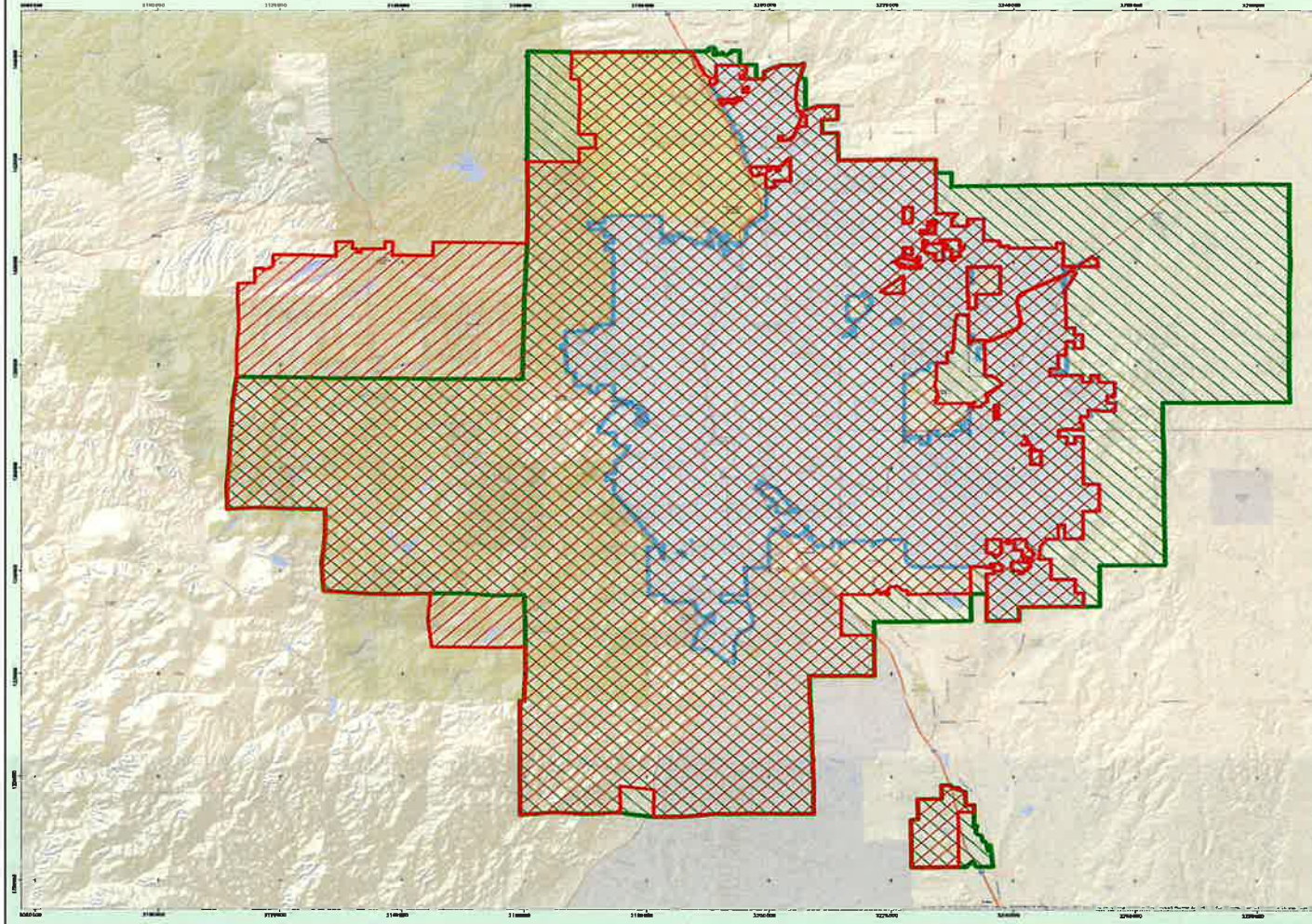
A “near enclave” is a property that is not legally an enclave, but behaves like one



Annexation Planning Areas

- City Boundary
- South Platte Basin
- City Council Order
- City
- County Incorporated City
- City/County Park Land
- County Vacant Land
- County Development
- County Future Development
- Potential Areas for Annexation
- Rural Residential (RR)
- Future Development (FD)
- City Urban (CU)
- Developed Urban (DU)

Colorado Springs Utilities - Utility Service Boundaries - Oct 2017



Colorado Springs Utilities
A Division of City of Colorado Springs

Colorado Springs Utilities is a public utility providing electric, gas, and water/wastewater services to the City of Colorado Springs. The utility is a public utility and is subject to the jurisdiction of the Colorado Public Utilities Commission. The utility is a public utility and is subject to the jurisdiction of the Colorado Public Utilities Commission. The utility is a public utility and is subject to the jurisdiction of the Colorado Public Utilities Commission.

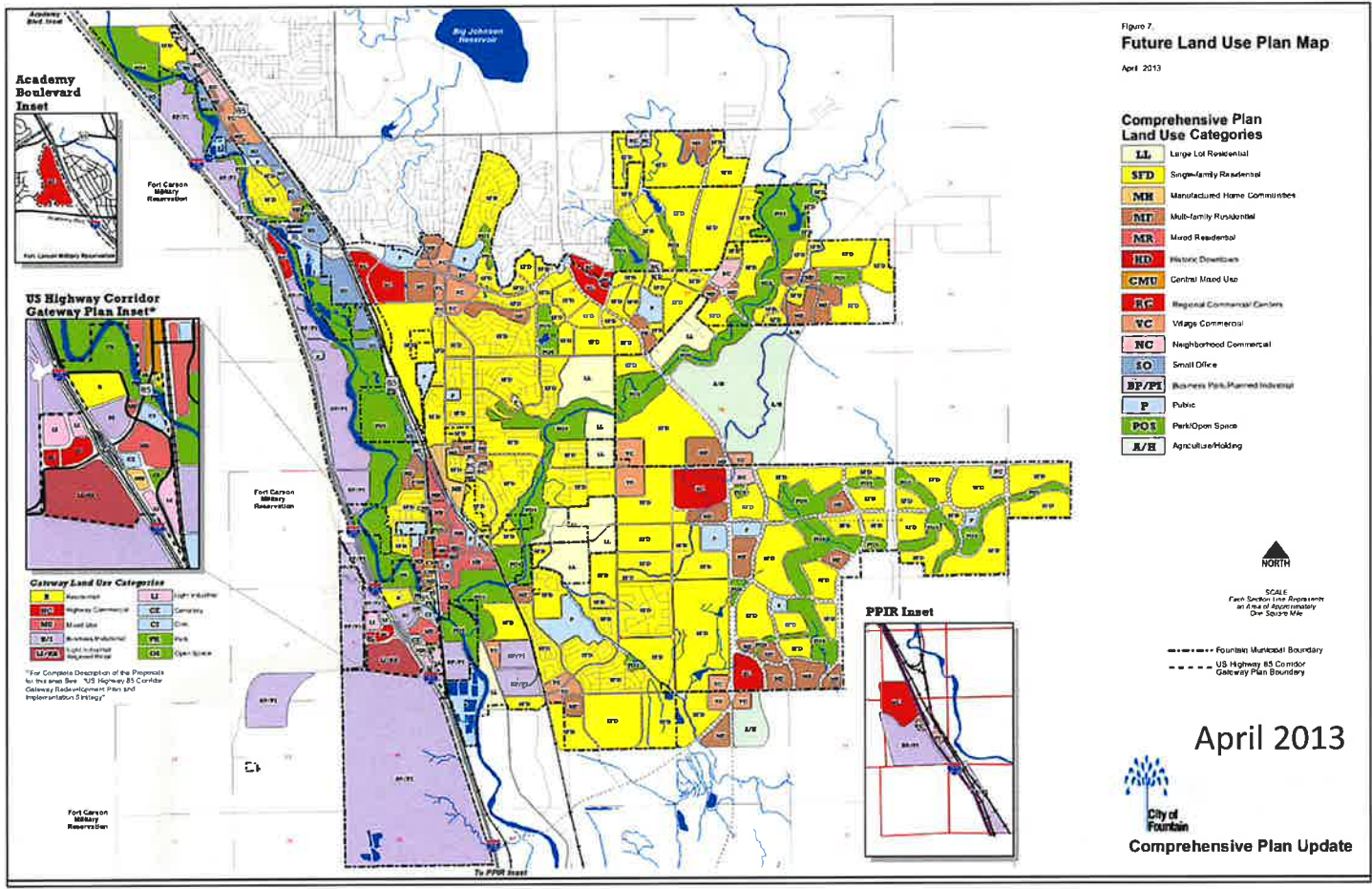
Scale: 1 inch = 1 mile

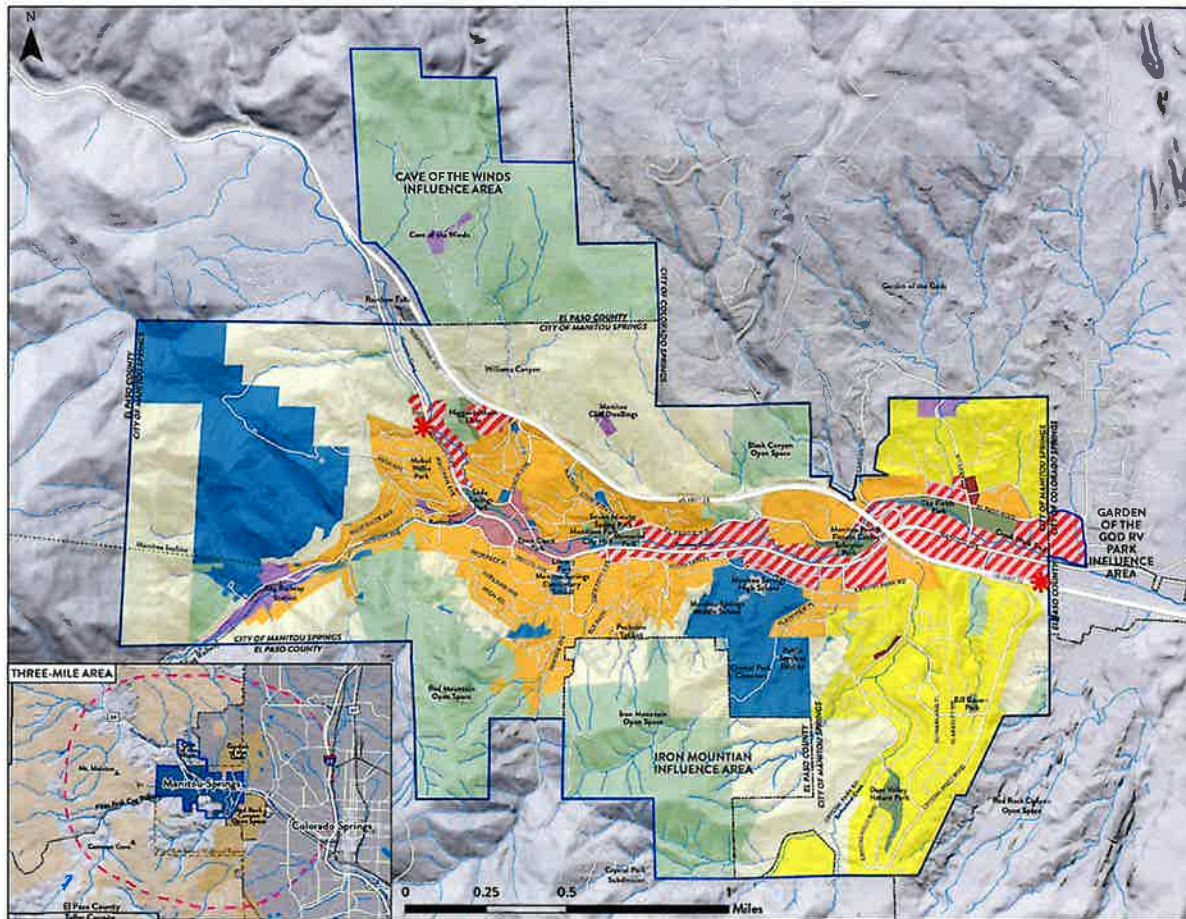
Legend:

- Electric Service
- Gas Service
- Water/Wastewater Service

This map is copyright © 2017 by Colorado Springs Utilities. All rights reserved. No part of this map may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Colorado Springs Utilities. The utility is a public utility and is subject to the jurisdiction of the Colorado Public Utilities Commission.

Map Date: 10/17/2017





Plan Manitou

Creating our Future

ANNEXATION PLAN MAP

- Municipal Boundaries
- Influence Area
- Conservation/Recreation**
 - Open Space (OS)
 - Park (PRK)
 - Hillside Conservation (HC)
- Neighborhoods**
 - Central Neighborhood (CN)
 - Single-Family Neighborhood (SFN)
- Mixed-Use/Commercial**
 - Downtown Mixed-Use (DT-MU)
 - Gateway Mixed-Use (G-MU)
 - Neighborhood/Community Commercial (NC)
 - Destination Tourism (DTR)
- Other**
 - Public/Quasi-Public (PQP)
 - Community Gateways (2)
- Three-Mile Area Inset**
 - Influence Area
 - Areas of potential annexation by Colorado Springs (as identified within the Colorado Springs Annexation Plan, May 9, 2006)
 - 3-Mile Area Boundary

February 2017

City of Manitou Springs
1859

Existing Conditions Report



EXISTING CONDITIONS REPORT

YOUR EL PASO
MASTER PLAN



El Paso County
COLORADO

KEY PLAN COMPONENTS

PLAN CHAPTERS

1. Introduction
2. Community Vision
3. Land Use
4. Housing & Communities
5. Economic Development
6. Transportation & Mobility
7. Community Facilities
8. Infrastructure
9. Military
10. Recreation & Tourism
11. Community Health
12. Environment
13. Resiliency & Hazard Mitigation
14. Implementation

CHAPTER 1: INTRODUCTION

- What is a Master Plan?
- A More Comprehensive and Coordinated Approach to Planning
- Key Planning Considerations

KEY PLANNING CONSIDERATIONS

Throughout the planning process, several key considerations, factors, and influences were identified that significantly informed the development and content of Your El Paso Master Plan. These components reflect the feedback received from thousands of residents and stakeholders, are influences identified through market research and analysis, and are grounded in the existing conditions which provide the context in which the County must plan. Collectively, these considerations informed and influenced the development of the Master Plan. The key planning considerations that provided the context for development of the Master Plan are identified below and presented in greater detail on the following pages:



Community Engagement and Feedback (page 5)

Understanding the concerns and aspirations of County residents and stakeholders is an essential first step and key planning consideration, as is obtaining public feedback when planning concepts and recommendations are being developed.



Existing Land Use (page 8)

Existing land use and development is the primary key planning consideration when undertaking development of a master plan. The existing pattern of development serves as the starting point for the development of future long-range planning recommendations.



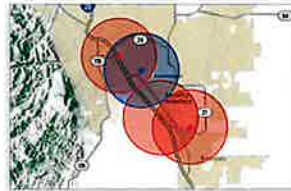
Regional Context (page 6)

The County's overall location and context is a key planning consideration as it plays an essential role in market and trade areas, natural resources and environmental conditions, transportation facilities and regional network access, jurisdiction and regional partners, and more.



Environmental Conservation (page 9)

Reinforced at every step throughout the process was the notion that the natural environment was the most important consideration when planning for the future of the County. Environmental conservation is a value that is carried throughout the Master Plan.



Multijurisdictional Context (page 7)

County planning must incorporate as a key consideration the multiple jurisdictions that exist within El Paso County, including municipalities and military installations whose land use, development, and activities have the potential to significantly influence surrounding and nearby areas.



Demographic and Market Snapshot (page 10)

A firm and accurate understanding of demographic and market conditions is a key planning consideration and is essential to forming a sound foundation upon which to plan, helping to ensure planning recommendations are grounded in market realities.

Planning Process

Your El Paso Master Plan was created by the following multi-step planning process to both fulfill the Colorado statutory requirements and meet El Paso County's community objectives. The process resulted in the creation of a modern, cohesive, and community-driven plan which will serve as an advisory document for decision making for years to come. The planning process included the following steps:

Step 1: Project Initiation

Initiation meetings were held with County Planning and Community Development Department staff and other County department heads, Board of County Commissioners, Planning Commission, and the specially appointed Master Plan Advisory Committee.

Step 2: Community Outreach and Engagement

Citizen participation included diverse public engagement opportunities, with events held at various locations around the County, and included in-person and web-based engagement.

Step 3: Market & Demographic Analysis

A market, demographic, and housing analysis was undertaken, assessing information related to population, housing, and a broad assessment of retail, office, and industrial market conditions.

Step 4: Existing Conditions Analysis

An analysis was undertaken of the County's past studies, plans, and reports; current zoning and development controls; existing land use and development; public facilities; infrastructure; transportation; recreation options; and other considerations.

Step 5: Vision & Goals

The vision and goals were created during this step with input and guidance from the Advisory Committee and comments from the public.

Step 6: Placetypes & Key Plan Components

"Placetypes" identified for specific areas provide the foundation for land use and development character. Key elements of the plan were also initially identified at this step to provide structure for upcoming draft plan chapters.

Step 7: County-Wide Plans & Policies

The preliminary draft plans were developed for each key plan component that reflected community input and all previous steps and activities in the planning process.

Step 8: Implementation

Implementation actions required to carry out the new Master Plan were identified, including an action agenda which identified the key projects and actions to be undertaken, roles and responsibilities, strategic partnerships, funding, timing, and more.

Step 9: Plan Document & Adoption

Based on the previous steps, the draft and final versions of the Master Plan were prepared for local review, consultation, Board of County Commissioners certification, and Planning Commission adoption.

KEY PLANNING CONSIDERATION COMMUNITY ENGAGEMENT & FEEDBACK



Overview

An extensive community outreach process was conducted for Your El Paso Master Plan beginning in March 2019 and continuing throughout the plan making process. Engagement was divided into three phases: 1) issues and opportunities identification, 2) visioning, and 3) placetypes. Initial outreach generated input about existing issues and opportunities within the County; the visioning process identified direction for the County's future; and the placetypes engagement allowed community members to provide feedback regarding the location and character of the future placetypes. Additionally, community feedback was obtained as the draft plan was developed and considered. Over 3,800 residents and stakeholders were engaged in the project through a combination of in-person events and online/web-based formats. This outreach generated a wealth of comments and public feedback from residents and stakeholders across the County and identified important issues, concerns, opportunities and actions to be addressed in the Master Plan.

In-Person Outreach

In-person outreach included three community workshops, three business workshops, nine local area workshops, and a series of visioning workshops held at multiple venues across the County. The County's planning staff also manned a booth at the 2019 El Paso County Fair from July 13th through the 20th to collect youth and adult questionnaires and introduce fair attendees to the Master Plan project. Key person interviews and focus group discussions produced conversations on a variety of topics such as economic development, regional transportation, residential development, military compatibility, utilities, land conservation, natural resources, and emergency services. Additionally, the Existing Conditions Report and Master Plan were presented in various stages to a variety of stakeholder organizations including the Board of County Commissioners, Planning Commission, Pikes Peak Area Council of Governments, University of Colorado at Colorado Springs, Northern El Paso County Coalition of Community Associations, Housing and Building Association, and more.

Online Outreach

Online engagement included an interactive project website, online questionnaires for residents and business owners, and map.social—an online community issues mapping tool. El Paso County staff also promoted specific engagement events and online materials to the community through social media, advertisements in digital and hard copy formats, and press releases.

Key Outreach Themes

Key themes from in-person and online outreach revolved around the following issues, concerns, and projects:

- Transportation, congestion, and traffic safety, especially around schools and key intersections
- Preserving open space, parks, trails, recreation and natural feature assets
- Maintaining the established character of unique areas throughout the County while effectively accommodating and managing growth;
- Increasing workforce development and employment opportunities, training the next generation of workforce
- Need to expand and diversify the employment base
- Enhancing the natural beauty and rural character of the region by protecting clean area and native wildlife habitats.
- Connecting and expanding the County's trail system
- Increasing availability of commercial spaces
- Lacking of affordable housing and a diverse housing stock
- Balancing development with utilities and services, especially water access
- Maintaining the existing infrastructure
- Sustainable management of natural resources

Engaging the Community

+3,800

residents and stakeholders were engaged in the project through both in-person and online formats



50

Focus Group
Participants

100

Placetype
Engagement
Participants

25

Business
Workshop
Participants

103

Business
Questionnaires
Completed

49

County Fair
Participants

59

Community
Workshop
Participants

100

Visioning
Workshop
Participants

176

Local Area
Workshop
Participants

3,134

Resident
Questionnaires
Completed

WORKING DRAFT
FOR DISCUSSION PURPOSES ONLY

YOUR EL PASO
MASTER PLAN

KEY PLANNING CONSIDERATION REGIONAL CONTEXT

El Paso County is 2,130 square miles in area and is located in central Colorado approximately 50 miles south of Denver. El Paso County is bordered by Douglas County and Elbert County to the north, Lincoln County to the east, Pueblo County to the south, and Teller and Fremont Counties to the west. The Front Range of the Southern Rocky Mountains runs along the western edge of the County and features Pikes Peak, the highest summit of the southern Front Range at 14,115 feet in elevation.

The County is served by the regional transportation network, with Interstate 25 running north and south through the western portion of the County, near the eastern edge of the Front Range. The County is further connected to the region and state via US 24 and State Highways 83, 94, and 115. The Colorado Springs Municipal Airport (COS) is conveniently located in the southeastern part of the City of Colorado Springs and provides daily flights to and from destinations across the country.

Military installations in El Paso County include Fort Carson Army Post, the US Air Force Academy, Peterson and Schriever Air Force Bases, and Cheyenne Mountain Air Force Station.

El Paso County has the second highest County population in Colorado, second only to Denver County which has approximately 3,500 more residents (per U.S. Census 2018 population estimates). El Paso County contains eight incorporated communities, which account for approximately 73 percent (\$24,980 residents) of the County's total population. Unincorporated areas in El Paso County have an estimated population of approximately 195,423 residents.

- Colorado Springs – 478,215
- Fountain – 29,784
- Monument – 7,398
- Manitou Springs – 5,283
- Palmer Lake – 2,887
- Calhan – 704
- Green Mountain Falls – 563
- Ramah – 146



CHAPTER 2: COMMUNITY VISION

- Vision
- Core Principles & Goals

Vision

Projected to grow to nearly one million people by 2050, an increase of nearly 250,000, El Paso County will need to accommodate growth in specific areas of the County while maintaining the special character, unique places, and environmental and natural amenities that have helped define the region. Responsible development is essential and will ensure that key areas grow appropriately and have adequate access to broadband and other services without the unnecessary extension of infrastructure into valued natural areas and parts of the County that cannot support development. This will establish strategic areas of the County as complete communities with the necessary housing, commercial opportunities, and public services to allow current and future residents to experience a high quality of life.

To build off recent regional economic and employment successes, the County will utilize its existing assets to attract new businesses and employees. The continued advancement of established industries like healthcare and the availability of developable land in principal locations will help engage new businesses and capitalize on emerging markets. Regional and national access through the interstate highway system and the Colorado Springs Airport will play a role in anchoring new business development and expansion while El Paso County's regional attractiveness and national prominence as a hub for outdoor recreation will continue to bolster employee recruitment. In addition, coordination with military installations will also be imperative to the County's growth and success as military installations are both major landowners and employers in the community.

Connectivity will be critical to future prosperity in El Paso County. Strengthening east-west connections and creating alternative north-south routes will improve travel within the County. While cars will continue to be the primary mode of transportation throughout El Paso County, greater emphasis should be placed on developing a complete transportation network with well-maintained infrastructure that supports cars as well as transit, bicyclists, and pedestrians. Expanding additional opportunities for employment, shopping, and procuring services into all communities will also reduce the need to drive across the County.

The County's natural beauty is one of its key assets that will continue to attract new residents and visitors to experience life in El Paso County. It is one of the few places in the country where a person can experience so many different natural environments and biological diversity – from forests and prairie land, to deserts and mountains – in such close proximity. These natural areas need to be protected and preserved for future generations. Each of these environments provides its own unique opportunities for both passive and active outdoor recreation. The County's diverse environs also provide the backdrop for an excellent network of well-maintained parks, multiuse trails, and open spaces that can be enjoyed by residents and visitors alike.

Intergovernmental collaboration coupled with partnerships with external agencies will help maintain first-rate community facilities and provide high-quality services to all parts of the County. Coordination and collaboration will be critical to the management of the County's precious natural resources and ensuring their longevity for future populations. A focus for utility services will be on establishing growth areas to prioritize future development to equitably manage water availability.

Through the development and implementation of the Master Plan, El Paso County will continue to grow as one of the most desirable places on the Front Range and in the State. It will be a place where any resident has the opportunity to enjoy the lifestyle they choose, from urban to suburban to rural and everything in between. It will be a healthy and sustainable community whose natural features, recreational amenities, strong employment opportunities, and diverse housing options provide all residents with a high quality of life.

Working Draft
for Discussion
Purposes Only

YOUR EL PASO
MASTER PLAN



Core Principles & Goals

1. Land Use & Development

Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

- Goal 1.1** - Ensure compatibility with established character and infrastructure capacity.
- Goal 1.2** - Coordinate context-sensitive annexation and growth strategies with municipalities.
- Goal 1.3** - Encourage a range of development types to support a variety of land uses.
- Goal 1.4** - Continue to encourage policies that ensure "development pays for itself"

2. Housing & Communities

Core Principle: Preserve and develop neighborhoods with a mix of housing types.

- Goal 2.1** - Promote development of a mix of housing types in identified areas
- Goal 2.2** - Preserve the character of rural and environmentally sensitive areas
- Goal 2.3** - Locate attainable housing that provides convenient access to goods, services, and employment
- Goal 2.4** - Support aging in place housing options to meet residents' needs through all stages of life

3. Economic Development

Core Principle: Strengthen the economy with a skilled workforce and targeted investment

- Goal 3.1** - Recruit new businesses and spur the development of growing sectors.
- Goal 3.2** - Support efforts to recruit, train, and retain a skilled workforce.
- Goal 3.3** - Encourage the development of commercial districts in underserved areas.
- Goal 3.4** - Utilize economic opportunity zones to support new business development
- Goal 3.5** - Coordinate with military installations to foster new development and create new jobs

4. Transportation & Mobility

Core Principle: Connect all areas of the County with a safe and efficient multimodal transportation system.

- Goal 4.1** - Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.
- Goal 4.2** - Promote walkability and bicyclability where multimodal transportation systems are feasible
- Goal 4.3** - Foster transit-supportive development and coordinate to expand public transportation options
- Goal 4.4** - Develop a sustainable funding mechanism for transportation infrastructure and maintenance.

5. Community Facilities & Infrastructure

Core Principle: Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services

- Goal 5.1** - Coordinate with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of life.
- Goal 5.2** - Improve the effectiveness of public safety through coordination, funding, and planning
- Goal 5.3** - Ensure adequate provision of utilities to manage growth and development
- Goal 5.4** - Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.

CHAPTER 3: LAND USE

- Key Areas
- Areas of Change
- Placetypes

Key Areas

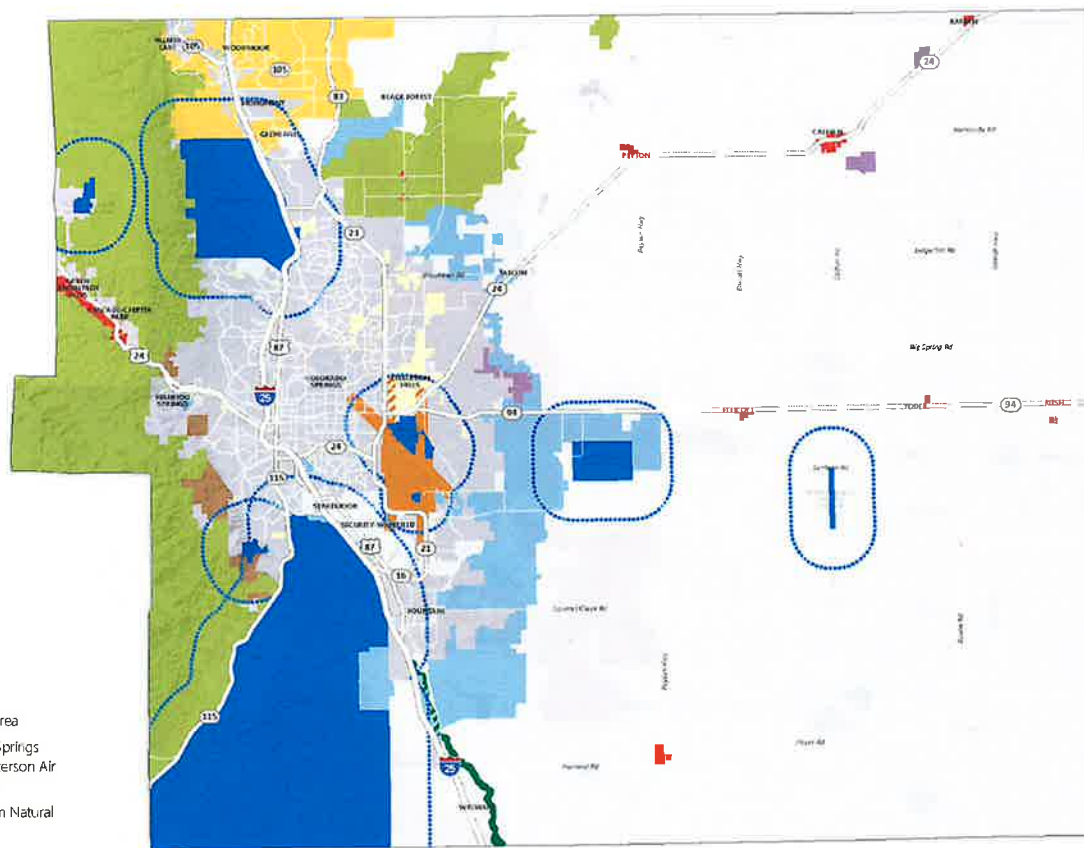
El Paso County represents a vast area composed of many distinct areas. These "Key Areas" have their own unique identity and are generally localized into smaller geographic areas with distinct characteristics that distinguish them from other areas of the County. It is important to note that these Key Areas are not defined by past planning boundaries or arbitrary jurisdictions, but instead are defined geographically by area-specific characteristics.

These Key Areas have influence on planning in the County and in the use and development of adjacent and nearby areas. Key Areas inform land use and development decision-making and are considerations that must be taken into account when planning for the future, regardless of the type of land use or development being considered.

The Your El Paso Master Plan highlights these Key Areas and prioritizes them for more detailed planning in recognition of their unique and collective contributions to the overall character of El Paso County. Maintaining the unique character of some of these areas is a priority, while for other areas, it means appropriately planning to accommodate location-specific conditions that exist nowhere else in the County. The 10 Key Areas identified in the adjacent map are described on the following pages. Note, the two-mile notification zone is part of the Military Installation Key Area.

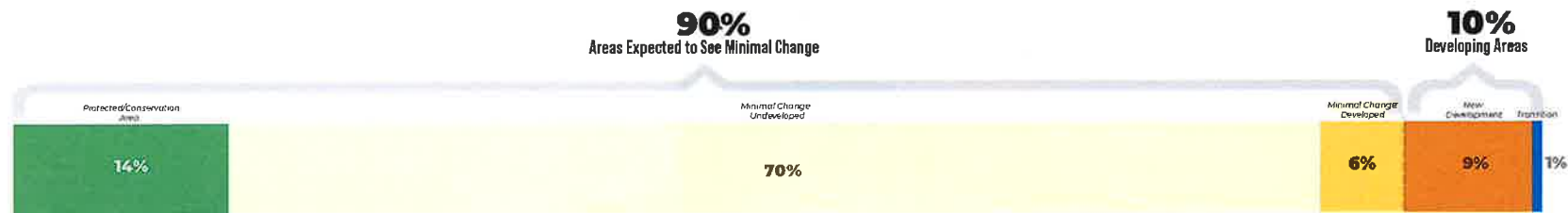
Key Areas

- Military Installations and 2-Mile Notification Zone
- Potential Areas for Annexation
- Enclaves or Near Enclaves
- Small Towns & Rural Communities
- Fountain Creek Watershed Flood Control & Greenway District
- Forested Area
- Pikes Peak Influence Area
- Tri-Lakes Area
- Colorado Springs Airport/Peterson Air Force Base
- Uncommon Natural Resources



WHAT WILL CHANGE? WHAT WILL STAY THE SAME?

El Paso County's population is expected to grow by 256,000 people, or 35 percent, through 2050. To accommodate this growth, significant amounts of new development will need to be considered and approved, although a majority of that is expected to occur in municipalities. However, it is very clear that while some areas of the County should be planned for this new development, other areas should be preserved or protected or see little new development. In fact, just over 90 percent of unincorporated El Paso County is anticipated to remain largely unchanged. This section of the Master Plan, the Areas of Change, strategically identifies specific areas to support new development and overall growth in the County.



Protected/Conservation Area

These areas of the County are not likely to change. Due to their local, ecological, or historical influence they should be preserved as they are throughout the life of this Master Plan and beyond. The existing development setting of these places will remain the same in the place-types, outlined in the next section.

Minimal Change: Undeveloped

The character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall there will be no change to the prioritized rural and natural environments.

Minimal Change: Developed

These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.

New Development

These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

Transition

Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. For example, a failing strip of commercial development could be redeveloped with light industrial or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with a commercial center.

A PLACE-BASED APPROACH

What are Placetypes?

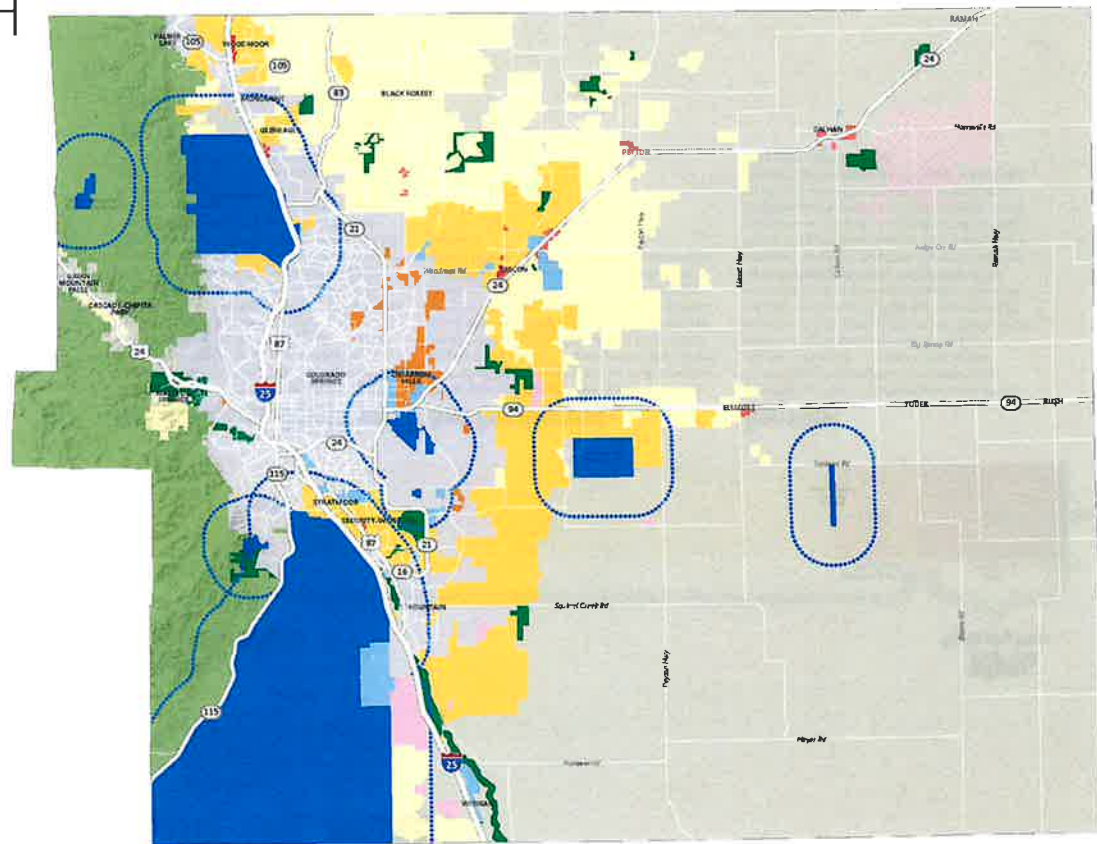
The *Your El Paso Master Plan* defines future land use and development using a place-based approach that defines 11 distinct "placetypes." The placetypes classify specific areas based on defining character, scale, form and function. The place-based approach is not focused on the use of a specific parcel, but rather is concerned with the collective mix of uses that establish a place within the El Paso County community. Together, the placetypes provide a land use and development palette that sorts places by their unique identity and character.

By thinking of El Paso County as a collection of unique places, the Master Plan promotes development of places at a neighborhood scale, creating context-appropriate flexibility and an opportunity for compatible change. The place-based approach promotes the full potential of vacant and undeveloped properties by allowing them to draw on different types of land uses. The creation of places not only depends on the land uses, but also on their specific design, functionality, access to infrastructure and services, and overall character.

Over time, the County will focus on improving and enhancing existing placetypes and creating new placetypes consistent with Master Plan. Building on the vision and goals of Your El Paso Master Plan, the different placetypes will take shape through community involvement, neighborhood planning, land use regulation, public investment, private investment, and public-private partnerships.

Placetypes

- Rural
- Large-Lot Residential
- Suburban Residential
- Urban Residential
- Rural Center
- Regional Center
- Employment Center
- Regional Open Space
- Mountain Interface
- Military
- Utility
- Incorporated Area



PLACETYPE: SUBURBAN RESIDENTIAL

The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections.

Character

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multi-family housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Wildfield, Woodmen Hills, and similar areas in Falcon.

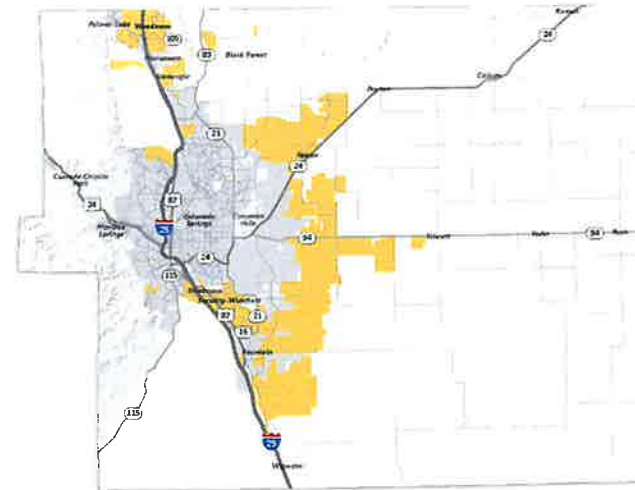
Land Uses

Primary

- Single-Family Detached Residential (less than 1 unit/2.5 acres to 5 units/acre)

Supporting

- Single-Family Attached
- Multi-Family Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional





SUBURBAN RESIDENTIAL

Placetype Characteristics

- 1 Properties are generally connected through a network of sidewalks often on both sides of the street.
- 2 Most roadways support all modes of transportation with sidewalks on both sides of the street. Major highways and County roads may provide multimodal facilities on frontage roads, adjacent trails or sidewalks. Existing gravel roads may need to be paved. County roads will be improved as new development occurs to meet current standards.
- 3 Street design standards encourage compatible best management practices adjacent to the street from private development.
- 4 Major Roads are paved in a grid-like fashion, and local roads may be curvilinear if maintenance, snow plowing, and emergency access can be efficiently and effectively provided while maintaining compact block structure.
- 5 Connectivity to trails, hiking paths, and bike lanes provide access to parks, open space, different neighborhoods, jobs, services, and transit if available.
- 6 Primarily consists of single-family detached homes, that follow a uniform setback from street. Homes may reflect a variety of architectural design but maintain a similar scale and character to the surrounding homes.

Additional Design Considerations

- 1 Neighborhood scale parks and open space are distributed throughout the residential development and support community gathering and recreation.
- 2 All right of way is preserved in association with new development. Major roads support longer trips to help connect higher-density and commercial areas, accommodate truck travel, and prioritize access control.
- 3 Residential blocks are fully developed and well-maintained with higher-density uses adjacent to urban residential placetypes.
- 4 Sidewalks or other multimodal facilities on both sides of the street connect to sidewalks of adjacent placetypes.
- 5 Stormwater infrastructure adheres to best management practices and is strategically integrated into the design of each neighborhood. Curb and gutter are required.
- 6 ADA accessibility is required and may be provided as depicted within the typical design cross sections for the function of the road.
- 7 Incompatible land uses such as some nonresidential and/or regional commercial are hidden from public view with setbacks, screening, and landscaping buffers from all pedestrian paths and adjacent residences.

Function of Supporting Uses

Few commercial uses may be appropriate in Suburban Residential. Those allowed must be small-scale standalone businesses that serve a neighborhood population. Additionally, certain unique businesses that mirror the development style of residential development are also allowed. Accessory Dwelling Units (ADUs) are compatible in this placetype and should function in the context of the existing neighborhood.

CHAPTER 4: HOUSING

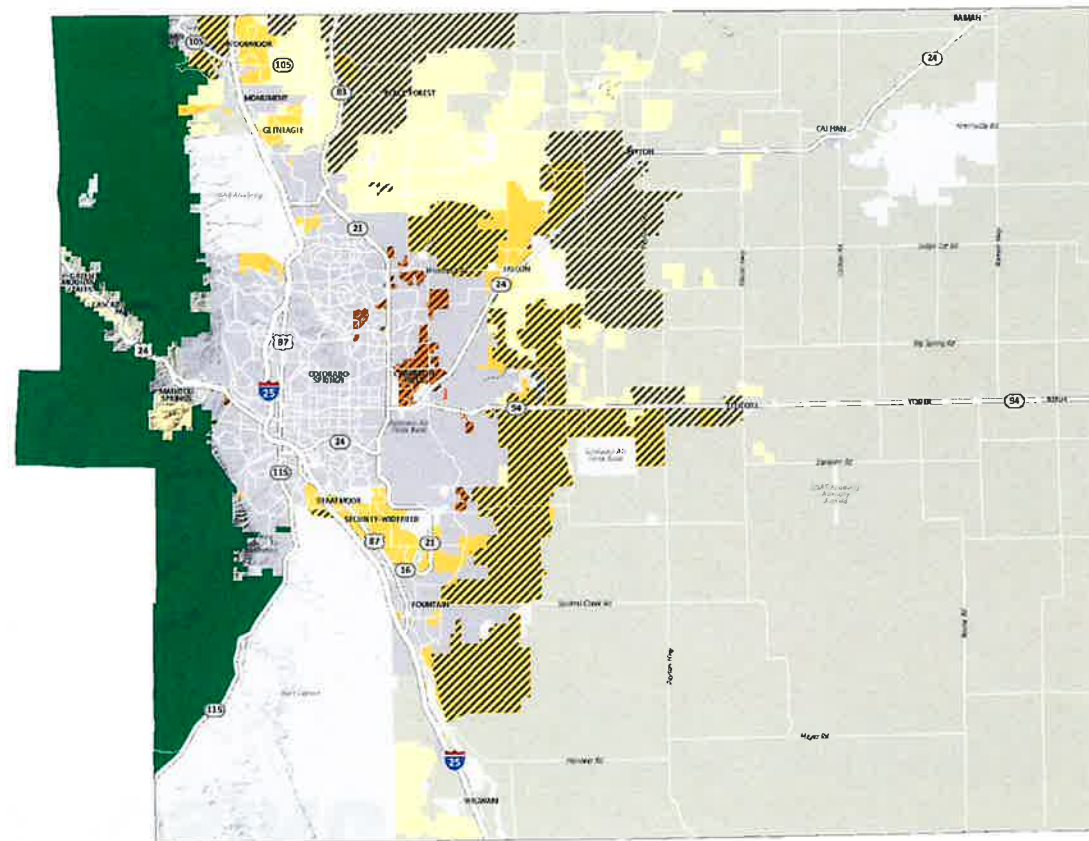
- Priority Redevelopment Areas
- Housing Mix
- Affordability
- Environmental Compatibility

Priority Development Areas

El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Placetype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. While some priority development areas may be made up of a mix of placetypes, each area is driven by a predominant placetype that defines most of the area. The map shows some gaps between priority development areas and municipal boundaries. These areas are largely developed already and will continue to develop as necessary. In the following section, numbers are only intended to connect recommendations to the corresponding locations in the County. They are not a hierarchy of priority.

Housing and Communities Framework

- Mountain Interface
- Rural
- Large-Lot Residential
- Suburban Residential
- Urban Residential
- Priority Development Areas



Potential Annexation Areas

As established in the Key Areas section of this Plan, it is anticipated that several unincorporated parts of El Paso County will be annexed into adjacent municipalities, particularly the City of Colorado Springs. All of the identified areas are located just outside municipal limits, which would make annexation easier for both the County and the associated municipality. This proximity simplifies the ability to extend municipal services into these regions. Access to services, namely water and wastewater, is the most important factor in the County for determining appropriate areas for annexation. The County coordinated with the larger municipalities help identify these areas.

Costs

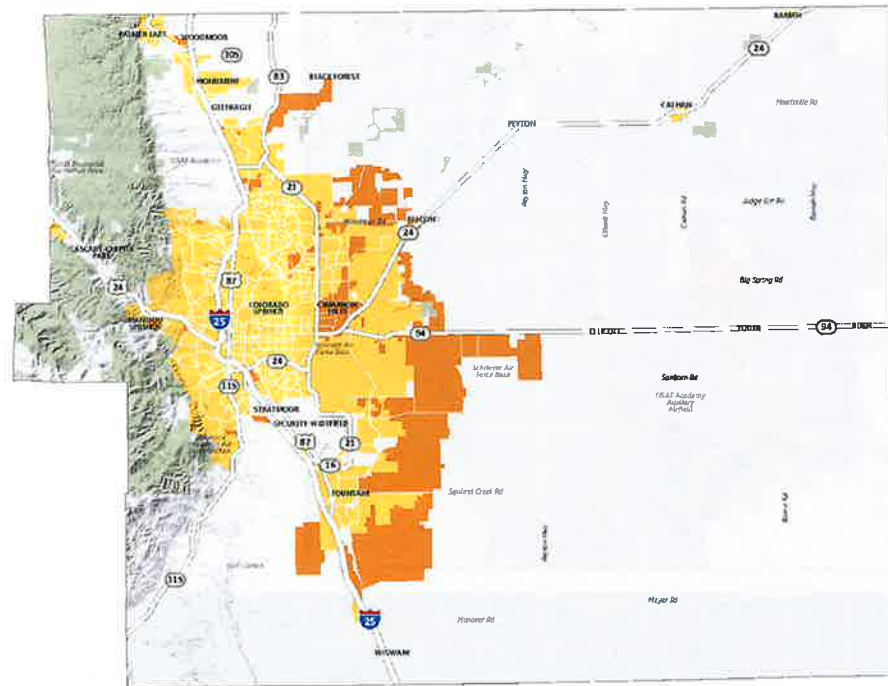
For the County, as a government entity, the cost of maintaining infrastructure and services is an important factor when evaluating locations for future potential annexation. New development will increase the strain on the County's existing infrastructure and will eventually necessitate the construction of new facilities to ensure all parts of the County are appropriately served. For example, El Paso County struggles to adequately maintain its existing roadway network. The development of more neighborhoods in outlying areas will increase use of roadways and related maintenance costs, and further exacerbate gaps in roadway funding.

Sustainable Growth

The County must determine how and when areas under its jurisdiction should and can be annexed by a municipality in order to establish a growth pattern for the future. A formalized growth pattern will help the County better plan for financial impacts associated with infrastructure management.

The following recommendations are intended to facilitate sustainable growth across El Paso County.

- The County should **provide input and support to municipalities when updating their annexation plans** to help identify areas for incorporation into municipalities based on infrastructure needs, maintenance costs and available funding, municipal interest and capacity, and other factors.
- **Coordinate regularly with municipalities** to maintain knowledge of plans for annexation.
- **Continue to evaluate development impact fees**, requiring adequate private investment to ensure any long-term maintenance of new development will not overburden County resources, and will be served by adequate infrastructure until they can be incorporated if necessary or desired.
- **Ensure all future municipal annexations are contiguous to municipal limits** to prevent the formation of enclaves of unincorporated areas.
- **Prioritize the annexation of existing unincorporated County enclaves** as opportunities arise.
- **Actively participate in the development of any new or updated comprehensive annexation plans** being prepared by the incorporated municipalities, as appropriate.
- **Coordinate with each of the municipalities experiencing substantial growth** to develop an intergovernmental agreement aimed at:
 - Improving the process of transferring publicly owned infrastructure through the annexation process
 - Furthering shared goals and expectations of growth management
 - Establishing reasonable expectations for cross-jurisdictional collaboration and effective channels of communication at all levels of government
 - Developing cooperative planning areas, as appropriate.



Potential Annexation Areas

- Priority Annexation Areas
- Incorporated Municipalities



Urban Residential Priority Development Areas

1 Colorado Centre

Colorado Springs is already growing in the direction of this enclave. Employment-focused development around the airport is pushing residential development in the surrounding areas. It is partially developed, predominantly with suburban style detached units.

- **Infill development should further support single-family detached units** with some single-family attached, possibly along Horizon View Drive.
- **Multifamily apartments should also be considered on the west side of Horizon View Drive** to help provide affordable options for future residents, many of which could be working at existing or new businesses around Colorado Springs Airport.

2 Larger Enclaves

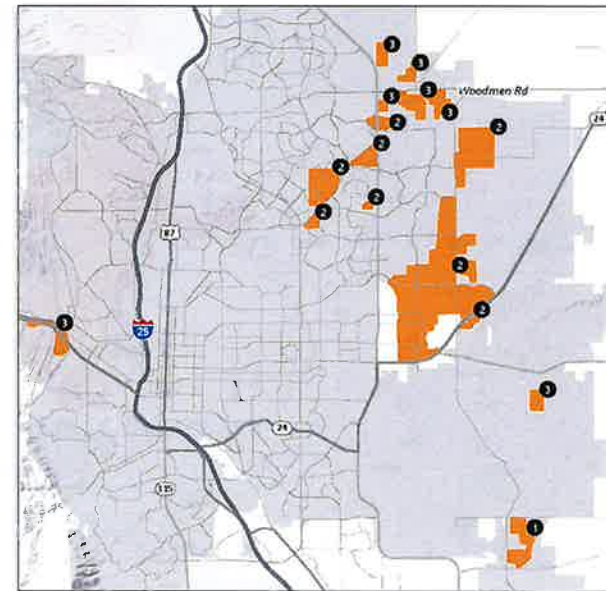
Larger enclaves, including Cimarron Hills, currently exhibit the Urban Residential placetypes characteristics. They have denser housing clustered together with a wide variety of commercial and employment businesses to create a complete community. However, some have only one or two uses due to their size. All of them have been designated as transition areas within the Areas of Change because all or part of them could be redeveloped to better support the establishment of complete communities.

- **Redevelop deteriorating single-family homes and sporadic commercial businesses to single-family attached or multifamily units** to increase density where appropriate in the context of the existing neighborhood.
- **Vacant industrial should be redeveloped to an entertainment use or small commercial retail center** to better support residents.
- Overall, the County should **prioritize higher-quality redevelopment of any primary or supporting land use for the Urban Residential placetype** as opportunities arise.

3 Smaller Enclaves

These enclaves are set apart from the larger enclaves because they are identified for new development within the Areas of Change instead of transition. They are comprised of a significant amount of undeveloped land and/or large-lot single-family homes that do not fit the character of the surrounding urban neighborhoods. Some also have the potential to transition to denser development should the opportunity arise.

- The County should **emphasize redevelopment of these enclaves, where compatible, to denser urban residential uses** such as multifamily and single-family attached dwelling units where appropriate in the context of the existing neighborhood. Some may require parcel consolidation if existing businesses leave.
- **Mixed-use development is also feasible in some of these areas** with appropriate parcel consolidation, roadway configuration, and design.
- **Any redevelopment should emphasize residential development first** and then accommodate supporting uses.



Urban Residential Priority Development Areas

CHAPTER 4: HOUSING

Housing Mix

- Tenure
- Type
- Need for Variety



Group Quarters

With its strong military presence (five installations) as well as several higher-education institutions, a significant number of El Paso County's population is living in group quarters. Group quarters are nontraditional residences where a group of people reside (permanently or temporarily), and the owner of the property provides housing and/or services for the residents. Group quarters residents are most commonly unrelated and do not require a traditional housing type. They often include college/university residence halls, military barracks, nursing homes, and correctional facilities.

Housing Impact

In 2000, three percent of El Paso County's population lived in group quarters, but that number has slightly decreased to about 2.5 percent for 2017. This is likely due to the exponential population growth in the County over the same time period. While the percentage of the population living in group quarters is declining, the military will remain a strong physical and employment presence. This will necessitate continued coordination with these institutions to ensure they have appropriate space for any growth or changes to their installations that their current available land cannot accommodate.



Need for Housing Variety

The County's housing stock is largely made up of single-family homes and the majority of planned residential development in unincorporated County is still focused on single-family housing. Existing multifamily units provide rental housing options, but the County will need significantly more throughout the life of this Plan to capture projected growth within the region. While it can be expected that a majority of El Paso County's future households will desire single-family homes, it is important that a mix of housing types be developed to provide options that support market demand and ensure affordability.

Supporting Seniors & Young Professionals

Changing demographic trends have been and will continue to affect housing demand in El Paso County. Young professionals and seniors (people ages 20-34 and 65 and older) are the fastest growing age groups in the County. As such, they will drive housing need in a more varied way than in years past.

Despite being a generation apart, both groups desire similar types of housing to meet their needs, which is predominantly multifamily apartments. For young professionals this is to provide comfortable, high-quality housing that they can afford and avoid a mortgage. For seniors, apartments help them downsize and reduce or eliminate home maintenance.

More dense housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes. This will serve to offset higher land costs in these placetypes while also improving access to goods and services and increasing support for transit. Duplexes, townhomes, multifamily apartments, condominiums, and senior housing should be considered in each of these residential placetypes on a case-by-case basis, assuming they can be integrated into the character of a given neighborhood. The County should also support the development of these types of housing to further support aging in place in El Paso County.



Maintaining County Character

Single-family detached homes are the predominant housing type in El Paso County. This type also defines the character of the majority of its neighborhoods, regardless of development intensity. In rural areas, single-family homes are the only dwellings as they still largely exist to support the primary agricultural uses. They also define development patterns in suburban areas, ensuring any attached or multifamily dwellings match their design and character. Even in urban areas of the County, detached units are the predominant housing type, further solidifying its importance in the region.

Strategic Approach

Single-family detached housing will continue to support the lifestyle that the majority of County residents, existing and future, desire. However, continuing to allow detached housing development in all areas of the County will increase the burden on the County's underfunded infrastructure network. Given increasing infrastructure and environmental constraints, the County should focus detached housing development in Large-Lot Residential and Suburban Residential areas.

Transitioning with Attached Housing

There are two types of housing with increasing demand in the County right now: low-density single-family detached and higher-density multifamily. Both are appropriate and necessary in the right placetypes and locations in the County as defined in the Land Use Plan, but these two uses should not be located directly adjacent one another in most contexts. Single-family attached housing such as townhomes, rowhomes, and multi-unit apartment homes should be used to create seamless transitions between low-intensity and high-intensity neighborhoods.

Design Flexibility, Reduced Costs

The variety of single-family attached dwelling styles allows for context-sensitive density that matches the scale and intensity of single-family detached neighborhoods. Attached housing can be molded to fit the desired character of adjacent existing neighborhoods while also providing flexibility needed to reduce development costs and related housing costs for buyers and renters compared to traditional single-family development. When a residential developer or property owner begins the application process the County should encourage the inclusion of single-family attached housing. This should occur within the appropriate placetypes: Suburban Residential, Urban Residential, Rural Center, and Regional Center.

CHAPTER 4: HOUSING

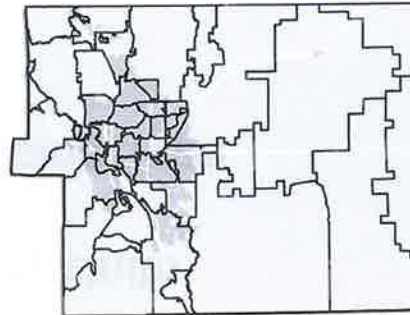
Affordability

- Income Comparison – Attainable Housing
- Increase Density in Target Areas
- Accessory Dwelling Units
- Permit Mixed Housing Type Development
- Employ Financial Incentives
- Homelessness
- Affordability Disparity
- Community Land Trust
- Housing Coops

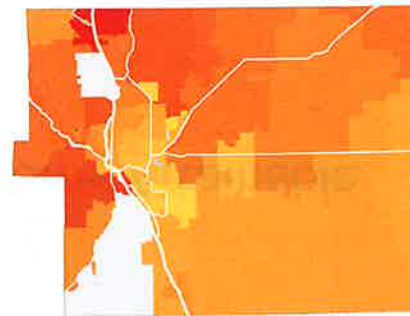
Owner Disparity

Accounting for the 300 affordable (with some form of subsidy) planned and under-construction units, El Paso will have a potential demand for 20,799 attainable units. Attainability for owner-occupied homes in El Paso County is complex due to the variety of housing types for sale in the market. Design, scale, size, and amenities all vary depending on the specific community within the County and location within individual communities. For example, a two-bedroom home in the Woodmoor area could be attainable to the majority of households that live there but the exact same home would be unattainable to someone living near Ellicott.

The attainability analysis shows that most ZIP codes in unincorporated El Paso County are unattainable to some degree for owner-occupied housing, indicating the difficulty of buying a high-quality home at a manageable price for existing and future households. Currently, El Paso County has about 53 properties totaling just over 3,800 affordable housing units (those that utilize some form of subsidy), 97 percent of which are in the City of Colorado Springs. All of these are rental units.

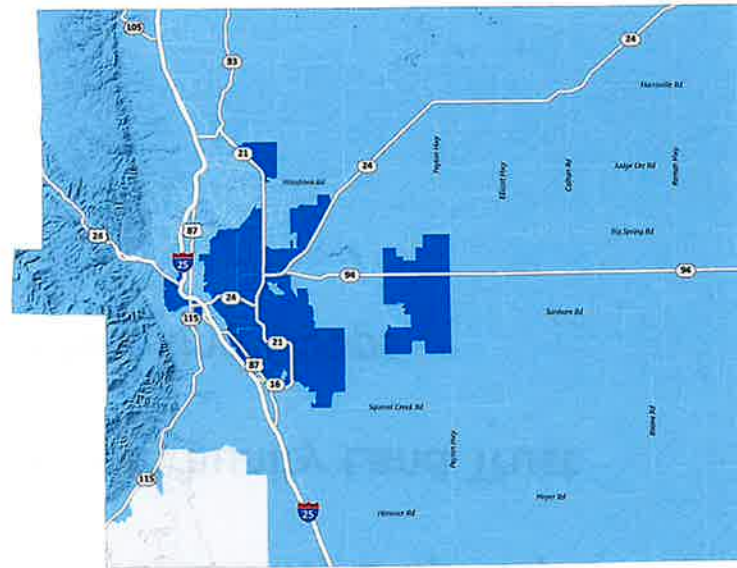


Zip Codes



Disparity by Zip Code

Less Attainable
More Attainable



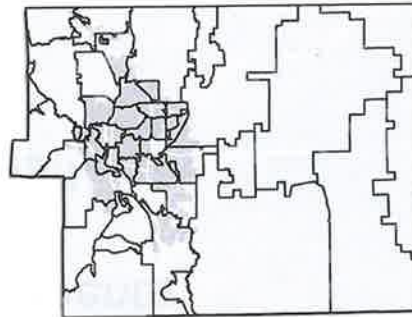
Owner Attainability

Zip codes considered attainable
Zip codes not considered attainable

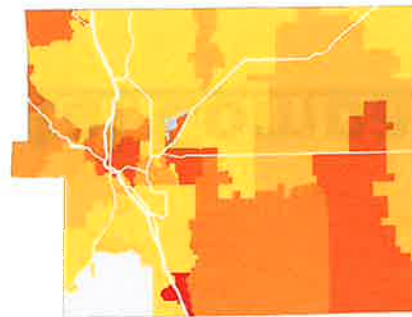
Renter Disparity

For purposes of the Master Plan, attainable housing for renters is defined as units costing no more than 30 percent of an annual income of approximately \$47,000 per year. This is the annual income needed to afford the average effective monthly rent for a multifamily unit in El Paso County. Attainable housing units are now commonly being referred to as naturally occurring affordable housing (NOAH). NOAH is comprised of market-rate housing and operates without subsidy. NOAH properties provide housing at rates attainable to low- and moderate-income households, based on the average household income.

Currently, El Paso County's housing stock favors middle-income households in terms of price point and availability. Likewise, a majority of new units being built are catering to this demographic, which create units at significantly higher rents and values than some residents can attain. In 2018, there was a need for 16,360 renter-occupied homes for households earning less than \$25,000 per year (approximately 30% Area Median Income). Unlike for owner-occupied housing, many of the zip codes in the County that do not have attainable rental housing are located within municipalities.

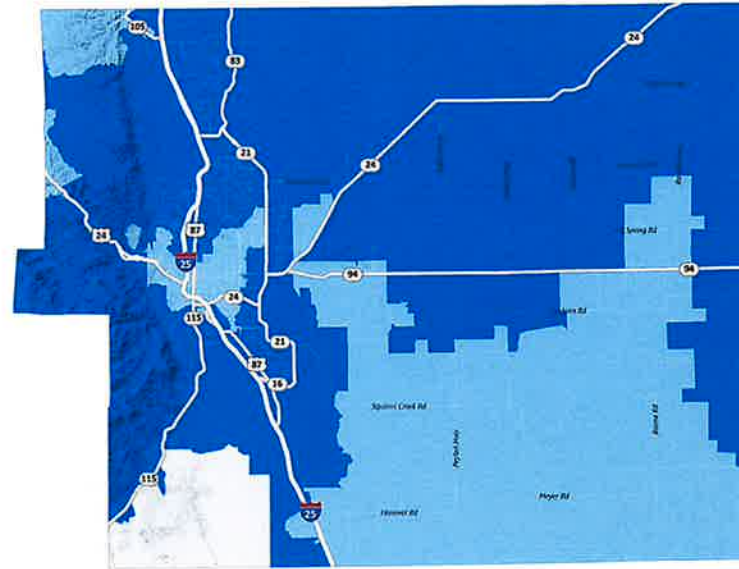


Zip Codes



Disparity by Zip Code

Less Attainable
More Attainable



Renter Attainability

Zip codes considered attainable
Zip codes not considered attainable

CHAPTER 4: HOUSING

Environmental Compatibility

- Rural Character
- Conservation Easements
- Conservation Design
- By Placetype

Environmental Compatibility

El Paso County's greatest asset is its abundance of natural resources. While new residential development is necessary to accommodate the County's expected population growth, it must not negatively impact the natural environment. Ensuring compatibility between the built and natural environment is a key component of the Your El Paso Master Plan.

Rural Character

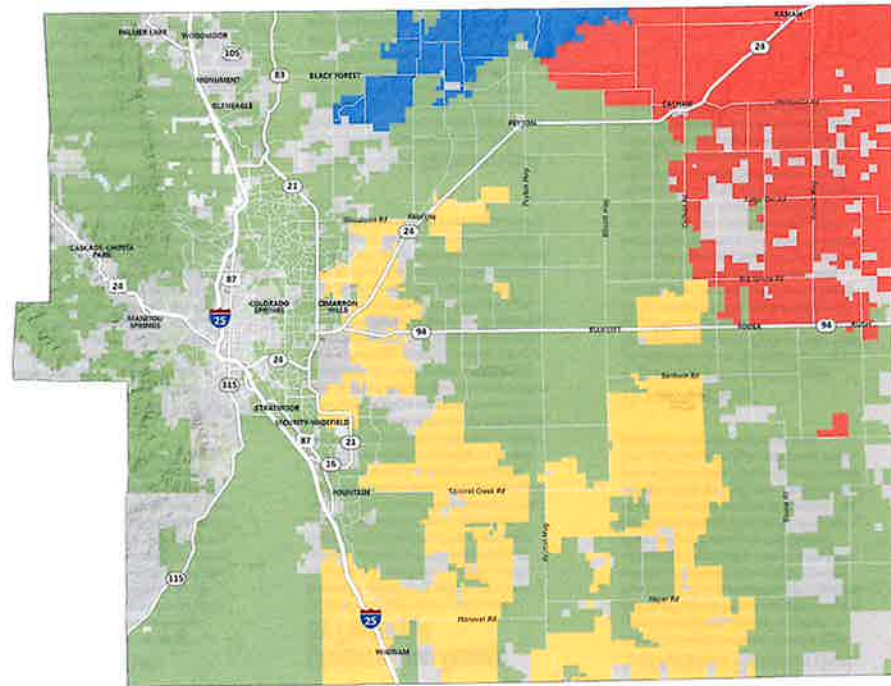
Natural areas are an important part of the County's rural character, a character that defines El Paso County for residents and visitors alike. It is a critical County asset that residents, particularly in unincorporated areas, wish to see maintained. Preserving this character requires a targeted approach to planning for housing including a diligent review of all future development requests. When a developer begins the planning process, the County must continue to carefully analyze each for their location, compatibility with the natural environment, and cohesion with the existing character.

Conservation Easements

A conservation easement is a voluntary legal agreement that limits certain types of uses or prevents development from taking place on a piece of property in perpetuity. For example, a rural residential property owner or a farmer could transfer the development rights of their property to a nonprofit organization while still maintaining ownership. This ensures long-term preservation of the property's open space.

Conservation easements protect farmland and sensitive environmental features and reduce sprawl. Some conservation easement properties can also be suitable candidates for regional trails, parks, and open spaces. While easements are most useful in rural areas, select locations within urban and suburban areas could also be appropriate, particularly forested and environmentally sensitive land. Several land trusts or land conservancy organizations operate within El Paso County, including Mountain Area Land Trust, Palmer Land Conservancy, El Paso County Conservation District, and Central Colorado Conservation District.

During appropriate discussion with residents and property owners, the County should emphasize the use of conservation easements to protect open space and farmland. When development is proposed within a suburban area or in large lot residential areas adjacent to growth areas, density bonuses should also be considered in exchange for allocating areas for conservation. Additionally, a developer or property owner can achieve conservation through PUD zoning with the County. The County should act as a coordinating body between the multiple conservation entities active within the region to streamline policies. Identify recreation opportunities, identify land for purchase/transfer, and centralize properties into a singular GIS database.



Conservation Districts

- Central Colorado Conservation District
- El Paso County Conservation District
- Double El Conservation District
- Kiowa Conservation District

Conservation Design

A key tenant of the Your El Paso Master Plan is protecting the natural environment as one of the County's biggest assets. Accommodating the County's significant anticipated growth will not be an easy feat, particularly when paired with the need and desire to protect an abundance of undeveloped land. New construction on untouched land is typically less costly than redevelopment of a vacant site or rehabbing an existing building. This can degrade or altogether remove the County's natural amenities that provide such a high quality of life for its residents. However, there are opportunities for supporting development while protecting environmental areas.



Conventional Subdivision

- 18 Lots
- Minimum Lot Size: 5 to 35 acres
- No Undivided Open Space

Environmentally Sensitive Development

Regardless of the placetype within which future development is proposed, new development and redevelopment within El Paso County should be designed to incorporate a conservation design approach where appropriate. Conservation design, also referred to as clustered development, promotes the use of an environmentally sensitive development pattern that aims to preserve contiguous areas of open space and protect environmental features and areas by grouping development together. This approach to development creates the potential for the use of naturalized stormwater management techniques to minimize or eliminate stormwater runoff. It also maintains areas of shared open space that can be preserved as natural areas or used as neighborhood or community parkland. The conservation design approach also minimizes the amount of roadway and utility infrastructure needed to serve a given development.



Conservation Design

- 18 Lots
- Lot Size Range: less than one acre
- 50% Undivided Open Space

Desired Density

Conservation design is a density neutral approach wherein a clustered subdivision achieves the same number of homes per acre as a conventional subdivision. It can even be utilized to increase density as well. As such, the County can encourage open space preservation, while facilitating development that approaches the overall density desired. Conservation development techniques will allow new development to minimize the impact on quality natural areas, preserving them for public enjoyment while maintaining the rural character of the County.

Stormwater Management

Impervious surfaces, including homes, apartment buildings, driveways, sidewalks, and parking lots, are hard surfaces that cannot absorb rainwater and instead disperse it elsewhere. This can lead to flooding, lower water quality, streamflow disruption, and pollutant runoff. For example, surface water runoff from roofs, pavement, and lawns contains oils, grease, sediment, lawn chemicals, salt, and other pollutants that have a negative impact on water quality. Impervious surfaces can create stormwater management challenges not only at the site level, but for public infrastructure in general, especially during major weather events.

The County should work with property owners (for both existing and future developments) to identify strategies to address stormwater runoff, leveraging stormwater best management practices (BMPs) and low-impact development (LID) techniques whenever possible. BMPs and LIDs can be applied to new and existing development in urban, suburban, and rural situations. An extensive discussion of stormwater management and best practices is included in detail in Chapter 8 Infrastructure.

Conservation Design by Placetype

Conservation design can be used to carry forward the quality of life that has come to be expected by El Paso County residents. Active outdoor recreation and trails, preservation of the natural environment and open space, and access to dependable services and infrastructure must be safeguarded and extended to new areas in the County. Saving room for open space areas, parks, and trails can help minimize the potentially negative impacts of future growth. The following section emphasizes the variety of applicability of conservation design within each of the appropriate placetypes. One important strategy across all placetypes is the incorporation of parkland and trails to connect new development to the larger, regional recreation system. It is important to note that conservation design is inherently included in the design and development of the Rural and Urban Residential placetypes. Rural placetypes prioritize protecting undeveloped land and significantly limit the ability for development. Urban Residential is about vertical construction to increase density which natural reduces the amount of land required for development.

Large-Lot Residential

Within the Large-Lot Residential placetype, conservation design should be primarily utilized for preserving El Paso County's rural character, defined by large swaths of open space with minimal development. Additionally, some Large-Lot Residential parts of the County include environmentally sensitive areas that need to be protected. Development should not be allowed within a certain distance of the critical natural assets to ensure they are not negatively impacted by future development. Protecting farmland and scenic views is also an important component of conservation design within Large-Lot Residential areas. The County should evaluate new developments on a case-by-case basis to determine their impact on these natural assets.

Suburban Residential

In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space. In El Paso County, the Suburban Residential placetype provides a transition between urban and rural areas, while also providing a functional connection between urban areas and the County's natural environment. To accomplish these two objectives, development should consist of a mix of single-family detached, single-family attached, and multifamily units. Using conservation design techniques will ensure that a rural character can be maintained in more-populated areas.

Rural Center

One of the central roles of the Rural Center placetype is to maintain the natural environment while supporting rural families with better access to necessary goods and services. Conservation design can help establish a central commercial area in a rural community without encouraging sprawling land-consumption. The approach focuses on applying techniques to commercial development to create a downtown-like district within an otherwise rural community. Concentrating new uses in one location reduces the impact on the surrounding open space and agricultural land and helps create a more defined sense of place. Residential development within a Rural Center is appropriate to help provide a more direct customer base for the commercial uses to ensure their longevity and viability.

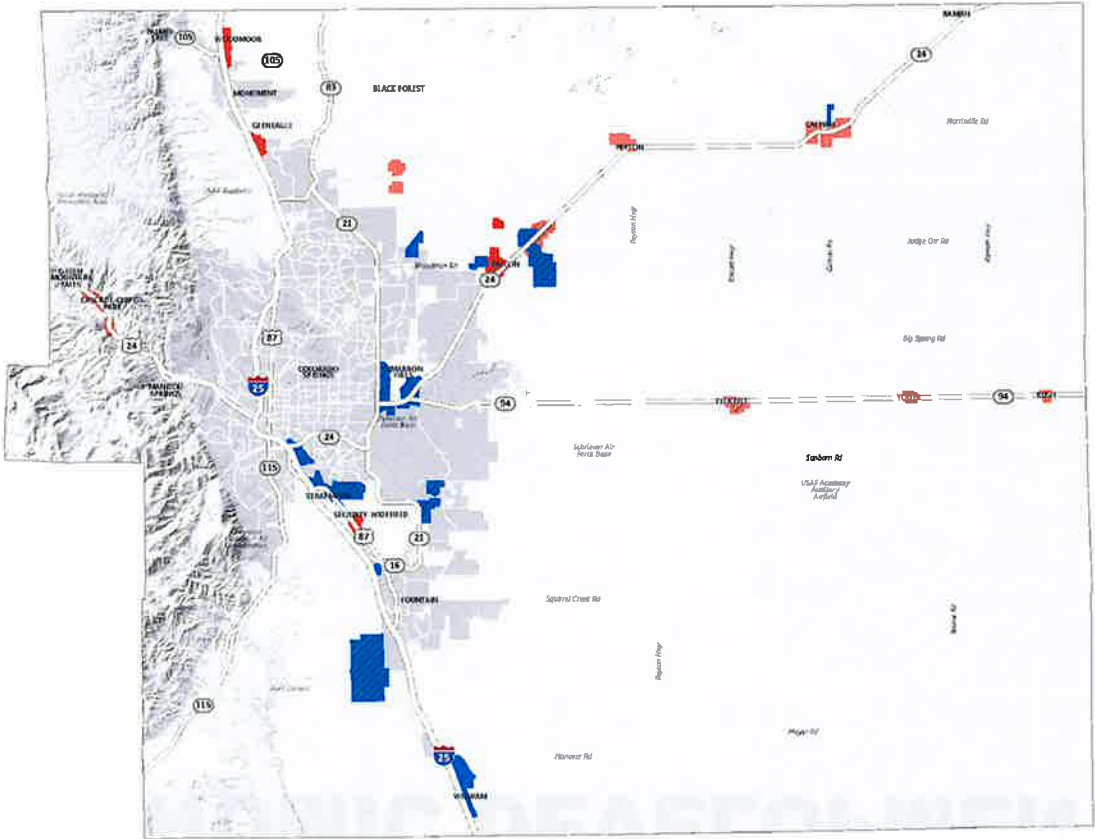
CHAPTER 5: ECONOMIC DEVELOPMENT

- Priority Redevelopment Areas
- Business Development
- Commercial Development
- Workforce Development

Priority Development Areas

Similar to housing and neighborhoods, strategic planning is needed for commercial and employment uses to effectively accommodate growth. This framework identifies specific locations throughout the County that should be prioritized first for new commercial and employment development.

- Economic Development Framework**
- Rural Center
 - Employment Center
 - Regional Center
 - Priority Development Areas



CHAPTER 5: ECONOMIC DEVELOPMENT

Commercial Development

- Priority Areas
- Mixed-Use Centers
- Serving Rural Communities
- Regional Centers



Commercial Priority Development Areas

Most County residents travel to municipalities to purchase goods and services. The Economic Development Framework identifies areas to expand commercial uses in unincorporated communities. This section includes policies and recommendations for increasing commercial development and improving customer access. In the following section, numbers are only intended to connect recommendations to the corresponding locations in the County. They are not a hierarchy of priority.

1 Gleneagle

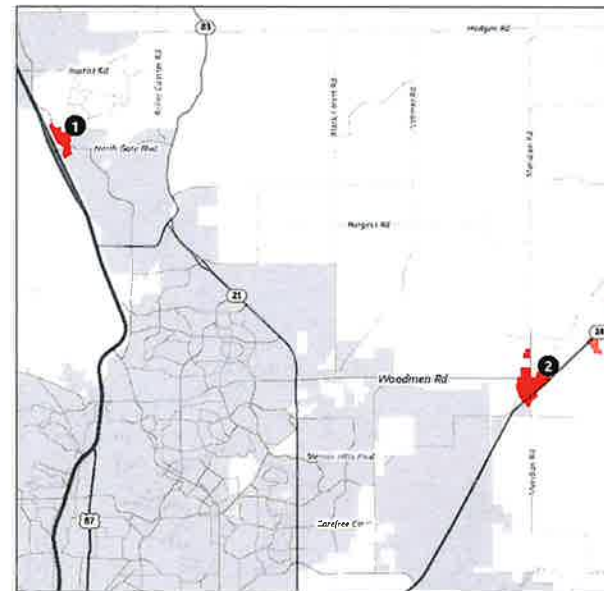
The Regional Center in Gleneagle is an extension of the regional commercial development at the northern edge of Colorado Springs. Some commercial uses already exist in this regional center such as a hotel and coffee shop along Struthers Road. However, there is still a large amount of land available to develop larger commercial uses to support the unincorporated communities of northwest El Paso County, not just Gleneagle.

- Overall, the County should expand this Regional Center to include larger commercial development, including large retail centers to support more residents and travelers along Interstate 25.
- The County should also consider smaller office uses to provide professional services in this community.

2 Falcon

Falcon has the most-established Regional Center in unincorporated El Paso County and largely serves all communities in the northeastern part of the region. It includes several substantial commercial retailers including Walmart and Safeway. Additionally, there are a number of strip centers that provide space for smaller commercial businesses include restaurants and professional services. Available land provides the opportunity for existing businesses to grow or new businesses to develop.

- The County should continue to promote commercial development to serve increasing residential neighborhoods.
- Entertainment businesses should be highly considered to foster more-engaging activity in this area as well. Potential businesses could include but are not limited to movie theaters, concert/theater venues, or sports recreation.
- The Regional Center in Falcon and Rural Center in Peyton should be expanded to meet the growing commercial needs of the expanding residential development in this area.



Regional Center and Rural Center Priority Development Areas

CHAPTER 5: ECONOMIC DEVELOPMENT

Business Development

- Priority Areas
- Small Business
- Large Industries
- Guiding Quality Development
- County Resources



Employment Priority Development Areas

El Paso County maintains a diverse economy with significant employers in a wide range of sectors and no single industry accounting for a majority of its employment base. Total employment in the County has steadily increased since 2010 and now significantly exceeds prerecession levels. Between 2008 and 2010, El Paso County lost a total of 3,636 jobs representing a decrease of about one percent. El Paso County is expected to add nearly 175,000 new jobs by 2050, which will require strategic planning and economic development to sustain and support. In the following section, numbers are only intended to connect recommendations to the corresponding locations in the County. They are not a hierarchy of priority.

1 Meadow Lake Airport

Meadow Lake Airport is the largest airport in unincorporated El Paso County and serves as a reliever to Colorado Springs Airport. Although privately owned, public use allows for commercial flights in and out of the airfield regularly. The facility has expanded significantly since its establishment in 1966 with more than a dozen industrial and manufacturing businesses on the property. As an airport, Meadow Lake has excellent distribution opportunity for its companies but its location on Highway 24 further strengthens access to the rest of the region, state, and country.

The Airport is seeking to further increase the number of businesses on its property and is even implementing a Disadvantaged Business Enterprise (DBE) Program to help disadvantaged businesses establish themselves at Meadow Lake.

- The County should **consider prioritizing the Airport for new employment uses** to capitalize on the existing distribution network.
- **Light and heavy industrial should be the primary businesses** in this area.

2 Colorado Springs Airport

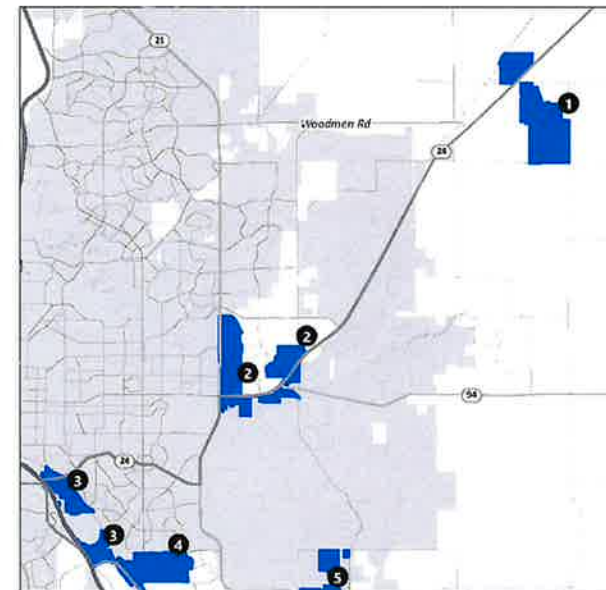
Some parts of Cimarron Hills are located in Accident Potential Zones (APZ) for the Colorado Springs Airport. APZs are areas where an aircraft accident is most likely to occur if it were to occur. As such, residential development is discouraged and in some cases prohibited. Cimarron Hills is an Urban Residential placetype, which includes commercial and employment uses.

- **Limit future development in this area** to align with existing APZs.
- **New or redevelopment should be light or heavy industrial businesses** such as warehousing or distribution.
- Future development should consider potential impacts on the Peterson Air Force Base.

3 Security-Widefield Along I-25

Some of the County's larger-scale employment uses are located in enclaves along Interstate 25, south of Colorado Springs. Existing businesses are largely industrial with significant outdoor storage including landscaping supply, automotive mechanic and junkyard, construction, and infrastructure services. A large mobile home park is also located along S Circle Drive. The existing uses require a significant land area for operation and equipment storage. These existing uses are unsightly but serve important service and employment functions for County residents.

- The County should **continue to support the existing businesses** but also help this Employment Center transition to more formal industrial uses as redevelopment allows.
- **Office uses should also be allowed along the edge** to help buffer adjacent residential.
- While internal placement does keep them well-separated from adjacent residential **the County should require improved screening as redevelopment occurs**.



Employment Center Priority Development Areas

CHAPTER 5: ECONOMIC DEVELOPMENT

Workforce Development

- Priority Areas
- Small Business
- Large Industries
- Guiding Quality Development
- County Resources

Guiding Quality Development

El Paso County has several existing and planned employment centers scattered across the community. Some areas are well-designed and established such as the industrial enclave along Interstate 25. Other employment centers are disconnected or infringe on adjacent residential neighborhoods. In either case, all of these businesses provide important employment opportunities to County residents. To foster business growth and create quality employment areas the County should:

- Ensure that employment centers are appropriately screened and buffered from residential areas and environmental features
- Enforce regulations that minimize the impacts of business operations, including noise, light pollution, harmful emissions, etc.
- Align future infrastructure investment with the needs of existing and planned employment centers to ensure there is adequate utility services and access for emergency responders.
- Develop design standards to ensure employment centers include well-designed streets, on-site landscaping, cyclist and pedestrian access, wayfinding, and preferred architectural elements
- Encourage child care services to locate in commercial areas and employment hubs to serve the growing work force and reduce unnecessary transportation burdens to users.

County Resources

The Economic Development Department currently maintains several resources and programs to spur business development and grow the economy. In addition to those outlined in this section, the Economic Development department currently working on redesigning a business loan fund and a new business incentive policy to help the small business community to access additional capital. The County should continue to navigate our dynamic economic landscape and develop further business incentive policies to assist in creating a robust, diversified, and equitable economic ecosystem.

Pikes Peak Enterprise Zone Program

The Pikes Peak Enterprise Zone Program (EZ) was established to improve the local business climate and facilitate economic growth in targeted areas of El Paso County. The EZ is a state income tax credit incentive which encourages new and established businesses to locate and expand in economically distressed areas.

Commercial Aeronautical Zone (CAZ)

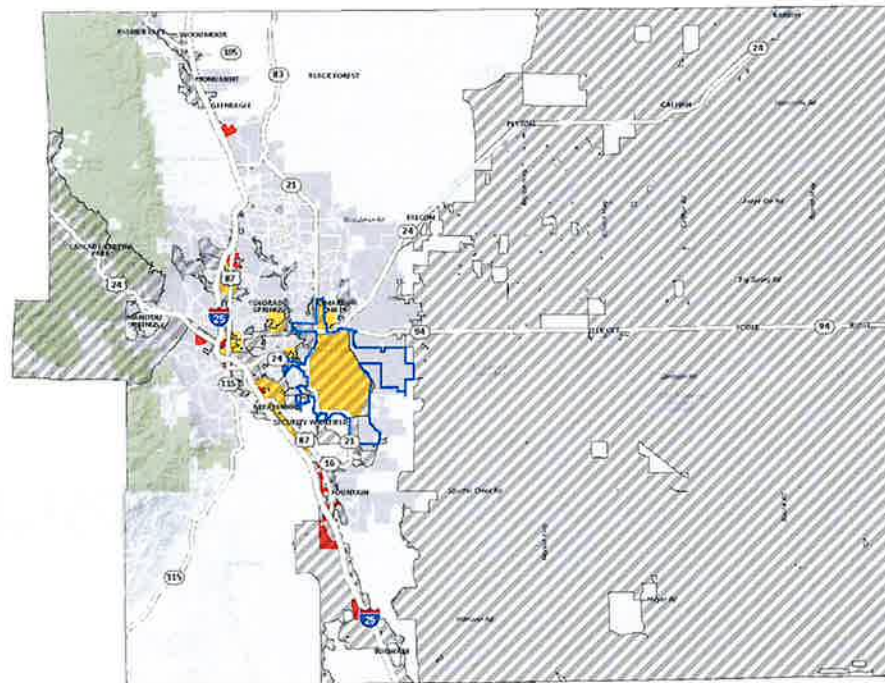
The Commercial Aeronautical Zone (CAZ) was established to attract local businesses and allow them to succeed at the Colorado Springs Airport. Aeronautical businesses can benefit from numerous tax rebates within the CAZ by resolution adopted by the Board of County Commissioners.

Opportunity Zones

Opportunity Zones were enacted as part of the 2017 federal tax reform package and provide a tax incentive for individuals who invest in low-income urban and rural communities through favorable treatment of reinvested capital gains and forgiveness of tax on new capital gains.

Cimarron Hills Opportunity Zone

Cimarron Hills is an Opportunity Zone located in unincorporated El Paso County with access to major retail, entertainment and hospitality, and industrial development. Retail expansion along the Powers Corridor and rapid residential growth have created significant opportunities for additional commercial development.



County Resources

- Urban Renewal Areas
- Opportunity Zones
- ▨ Enterprise Zones
- CAZ Zone (2015)

CHAPTER 6: TRANSPORTATION & MOBILITY

- Major Transportation Corridors Plan
- Roadways
- Public Transportation
- Multimodal Transportation
- Airports
- Railroads

CHAPTER 6: TRANSPORTATION & MOBILITY

Major Transportation Corridors Plan

- Road Impact Fee
- Related Plans & Studies

CHAPTER 6: TRANSPORTATION & MOBILITY

Roadways

- Functional Classification
- Road System Performance
- Jurisdiction
- Pikes Peak Rural Transportation Authority
- Access Management
- Multimodal Access
- Roadway Improvements
- Responsibilities & Maintaining Roads

CHAPTER 6: TRANSPORTATION & MOBILITY

Public Transportation

- Existing Infrastructure
- Park-N-Rides
- Colorado Statewide Plan

Park-N-Rides

Park-N-Rides provide residents and visitors to the County free parking in lots designed to provide individuals with a convenient place to leave their vehicles before using local or regional bus systems or joining their carpool. Currently there are six "Park-N-Ride" facilities in the County primarily operated by the Colorado Department of Transportation that are integrated into local and regional bus routes, however, there are a select few Park-N-Ride facilities such as the one in Black Forest that caters to carpooling services such as Mountain Metro Rides. Park-N-Ride services have been shown to reduce vehicle trips and overall carbon monoxide emissions.

As more residents move into emerging communities, such as Banning Lewis Ranch, the pool of potential users for these types of facilities will grow. It is fundamental that any new Park-N-Ride facilities developed in the County be integrated into the public transit network whether they be bus or commuter rail. Balancing this type of infrastructure with growth should be a priority of the County to ensure access throughout the region.

Colorado Statewide Transit Plan

Presently, there is little public transportation available in unincorporated areas of El Paso County, despite having high travel volumes in and out of the incorporated areas. The County's population growth is expected to continue over at least the next 30 years. This will add further stress to existing roadways, negatively impacting levels of service, increasing travel times, and degrading infrastructure. In anticipation of this growth, the State of Colorado completed the *Colorado Statewide Transit Plan* to guide future transportation planning efforts.

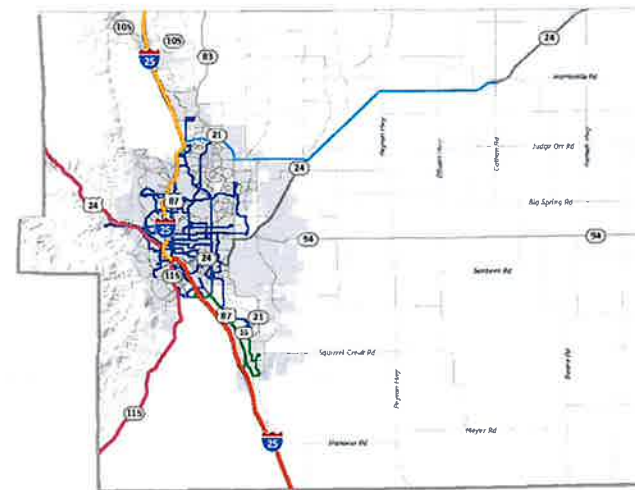
Key recommendations related to the El Paso County region in this Plan include:

- Increase Bustang service frequency on I-25
- Track outcomes of the Front Range Passenger Rail study, and as funding is available complete additional planning and design and implement service from Pueblo to Fort Collins
- Define a policy approach to support the appropriate allocation of capital and operating funds to best meet the needs of existing rural transit services and to support service expansion.
- Support transit and human services agencies in rural areas to expand local and regional coordination council activity.
- Work with transit providers to assess opportunities for new park-n-ride locations, particularly to improve connections to rural areas.
- Expand efforts to inform the public about transit opportunities locally, regionally, and statewide.
- Secure and leverage private sector investments.
- Encourage planning coordination with CDOT's High Performance Transportation Enterprise program to incorporate transit use in managed lanes.
- Implement universal ticketing across multiple public and private providers.
- Partner with local and regional agencies to improve existing and/or build new bus storage and maintenance facilities.
- Support the maintenance of the Bustang and Outrider fleet in a state of good repair.
- Provide support to local and regional agencies in the development/update of their Transit Asset Management Plans.
- Allocate resources toward both maintaining and preserving existing facilities.
- Preserve existing infrastructure and protect future infrastructure and rights-of-way to support future bus and rail transit service.

Multijurisdictional Coordination

The public transportation network connects key destinations in the County and is a lifeline for many residents getting them to essential services and retail for groceries and healthcare. Improving or adding public transportation in El Paso County is a multijurisdictional issue that requires a coordinated approach. This approach must be inclusive of existing plans and future needs of the region. Close coordination is key to providing the appropriate type and level of service communities need. Establishing partnerships with MMT and Calhan Connection can help ensure that the service routes they provide are in line with the needs of the communities they serve.

The County should support conducting an assessment of the current service provided against future needs across the County. This assessment would provide a foundation for the County to determine how best to support the two public transportation service providers and minimize redundancy in service routes. It would also identify underserved and unserved areas that could lead to expanded service or the need for additional providers. Keeping an open line of communication between providers and County staff will be key to providing appropriate support. In addition, the County should assist these providers in finding a way to utilize a "universal" fare card system that would allow users to transfer between services without having to pay double fares to complete their journey. Financial/revenue modeling and assistance may be necessary to complete this task.



Public Transportation

- State Bustang Transit Route
- State Bustang Outrider Transit Route
- Proposed State Regional Transit Route
- Calhan Collection Transit Route
- Fountain Transit Route
- Mountain Metro Transit Route

CHAPTER 6: TRANSPORTATION & MOBILITY

Multimodal Transportation

- Walking
- Biking



Biking

On- & Off-Street Opportunities

There are existing on- and off-street bicycle facilities throughout the County, a majority of which exist within Colorado Springs. Whether located on- and off-street, trails accommodate cyclists and pedestrians in their own delineated space as they navigate roadways. However, on major roads with high traffic volumes and higher vehicular speeds, only confident cyclists will regularly use unprotected on-street options.

The *El Paso County 2016 Major Transportation Corridors Plan Update* classifies off-street routes for bicycle, pedestrian, equestrian, and other multimodal uses into three categories of existing and proposed multiuse trails as follows:

- **Primary Regional Trails** – trails intended to link and provide access to recreation areas of regional significance, local communities, and commuting opportunities
- **Secondary Regional Trails** – trails intended to link and provide access to Primary Regional Trails, recreation areas of local significance, local communities, and commuting opportunities
- **Urban Bike Network** – existing or proposed trails located in the incorporated areas of El Paso County

The *Plan* also identifies on-street routes as “priority multimodal projects” and includes bicycle and other multimodal modes that can be accommodated with two general types of upgrades: widening shoulders and multiuse sidewalks on one or both sides of a road

Key Connections

Key projects from the Major Transportation Corridors Plan include:

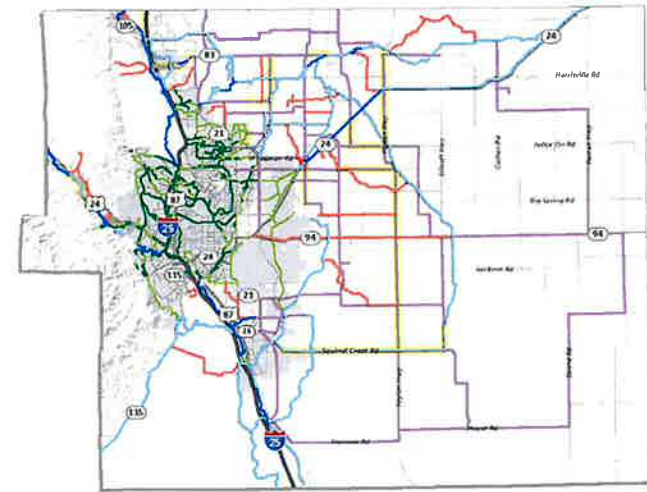
- Proposed **connections to existing Primary Regional Trails** in the east between Ramah, Calhan, and Peyton;
- **A primary regional trail on US 24 between Manitou and Cascade**, connecting where people live with destinations and amenities, broader east-west trail proposed connectivity in central, east, and south east of the County, and
- **Expansive road widening upgrades** outside of Colorado Springs.

The County should continue to prioritize projects as recommended by this Plan as they expand multimodal transportation infrastructure in the County.

Safety

Safety is a top concern for many bicyclists especially when cars and bikes are forced to share space. Therefore, an important factor in creating safe routes for bikes is establishing physical separation between drivers and cyclists. Both bicyclists and pedestrians prefer to travel along paths separated from vehicular traffic that offer a buffer between themselves and motor vehicles. This type of infrastructure encourages a broader bike culture, which is also a key quality-of-life indicator for places. These buffered paths create lower stress environments which result in increased numbers of people biking and walking. The design of this infrastructure can accommodate everyone with a strategic combination of sidewalks, separated bike lanes, and shared use paths.

Several local and regional plans include proposed projects to improve pedestrian and bicycle infrastructure in El Paso County, including the *COS Bikes! Colorado Springs Bike Master Plan* in 2018 to strategically plan for the future bike network in the City. This project along with the *El Paso County Major Transportation Corridors Plan Update* (MTCP) from 2016 lay the groundwork for planned expansions to the bike, trail, and pedestrian network in the future. Some routes highlighted as “priority multimodal projects” identify general types of upgrades such as widening shoulders to accommodate multiple modes on many rural County roads or the addition of a multiuse path on one or both sides of high traffic rural corridors.



Multimodal Transportation Improvements

- Existing Urban Trail (Green dashed line)
- Proposed Urban Trail (Yellow dashed line)
- Proposed Proposed Bicycle Routes (Purple dashed line)
- Existing Primary Regional Trail (Blue solid line)
- Proposed Primary Regional Trail (Light blue solid line)
- Existing Secondary Regional Trail (Red solid line)
- Proposed Secondary Regional Trail (Red dashed line)
- Multimodal Roadway Upgrades (Yellow starburst)

CHAPTER 6: TRANSPORTATION & MOBILITY

Airports

- Meadow Lake
- Colorado Springs
- Other



Airports

There are two main airports in El Paso County: Colorado Springs Airport and Meadow Lake Airport. The former is the largest, most active, and within the City's jurisdiction. However, Meadow Lake Airport is in an unincorporated area near Falcon. Both of these airports, along with several private airstrips, effect air travel to and from El Paso County.

Meadow Lake Airport

The Meadow Lake Airport Association is a nonprofit corporation that owns and operates the Meadow Lake Airport. Located just to the east of Falcon, off of Highway 24, Meadow Lake is a public use airport and a general aviation reliever airport for COS. It is the largest privately owned airport in Colorado. There are several aviation-related businesses on the airfield including flying schools and aircraft maintenance facilities.

Meadow Lake Airport Master Plan

The 2015 Meadow Lake Airport Master Plan, adopted by the Meadow Lake Airport Association, provides a comprehensive list of future development projects that include airside development such as reconstruction of existing runways and landside development such as the replacement of the existing terminal building/SRE storage garage. Proposed projects bring the Airport facilities in compliance with ADA requirements and facility modernization to maintain FAA certification. Meadow Lake Airport is an important economic driver for unincorporated El Paso County. A reassessment of facility needs and compliance should be undertaken as projects in the current Meadow Lake Airport Master Plan near completion.

Colorado Springs Airport

Colorado Springs Airport (COS) is primarily a commercial service airport with a functioning airfield since 1925. The airport currently operates two parallel runways, one crosswind runway, and an extensive taxiway system. COS is also a joint use civilian and military airport, with Peterson Air Force Base located just north of the airport. The airport is the second busiest commercial service airport in Colorado. Airlines currently operating out of COS include American Airlines, Delta, Frontier, Southwest, United, and FedEx Express, with year-round direct passenger service to Dallas/Fort Worth, Chicago-O'Hare, Atlanta, Salt Lake City, Las Vegas, Orlando, Phoenix, Houston, Los Angeles, and Denver. The Denver Regional Council of Governments produced an Airport Compatible Land Use Design Handbook, which identified major planning considerations for communities near airports. Many ideas from this Handbook are applicable to COS and key ones to consider include maintaining safe airspace around airports; planning for noise compatibility around airports; safety areas near airports; and planning compatible uses in areas of frequent aircraft overflight.

Colorado Springs Airport Master Plan

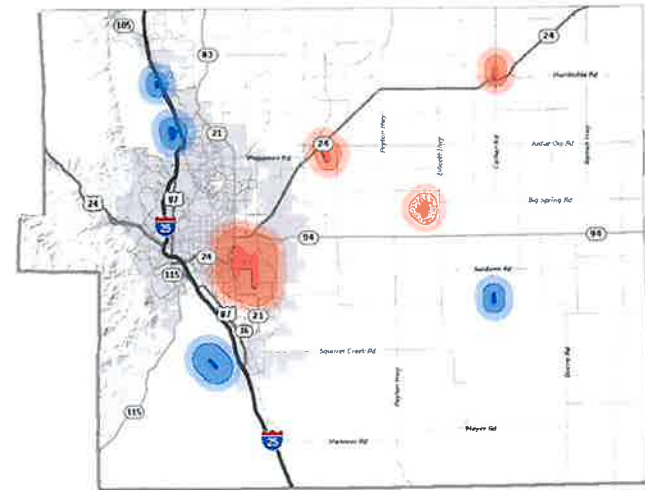
In 2013, the City of Colorado Springs completed the Colorado Springs Airport Master Plan providing cost estimates for individual projects associated with the airport's Recommended Development Plan (RDP). Components of the Plan include shifting and reducing the length of multiple runways, removing existing high-speed exit Taxiway C1, C3, and the construction of Taxiway C4 to reduce the risk of wrong runway departures and improve capacity.

Many of these projects are nearing completion as the final phase projects are going through construction planning. COS is currently in the process of updating the Airport master plan to recalibrate maintenance, facility needs, and FAA compliance into the future.

While Colorado Springs Airport is not located within unincorporated El Paso County, there is unincorporated land directly adjacent to the facilities. The County should utilize the most current master plan or compatibility study completed by the Airport (As approved and adopted by the PC/BoCC).

Other Airports

The only other public airport in the County, in addition to Colorado Springs and Meadow Lake Airports, is Calhan Airport, in the northeast part of the County. A number of small airports presently exist in El Paso County, most of which are privately owned and operated. In addition, military installations such as Fort Carson and the Air Force Academy also operate in the County and share airspace. With the volume of public and private airfields in El Paso County, coordination among all the airports is extremely important. Without coordination, small private airfields can affect air traffic operations for COS, Meadow Lake, and the military installations. The County should help facilitate communication between the airports to prevent conflicts between their operations and those of COS, Meadow Lake, and all military installations.



Airports

- Military Airport
- Public and Private Airports

CHAPTER 6: TRANSPORTATION & MOBILITY

Rail

- Passenger
- Freight

CHAPTER 7: COMMUNITY FACILITIES

- County Government
- Public Safety
- Education

CHAPTER 7: COMMUNITY FACILITIES

County Government

- Multijurisdictional Coordination
- Taxes
- Public Participation

CHAPTER 7: COMMUNITY FACILITIES

Public Safety

- Fire & Emergency Services
- Sheriff's Office



Public Safety

Public safety is an important variable and contributor to a community's overall quality of life. Public safety is also facing increasing challenges as populations rise, development increases, and service area expands. Public safety services in El Paso County include fire, law enforcement, and emergency medical services. Each service is an independent entity but operates in coordination with the other two when necessary. As the County's population grows and new development occurs the public safety system needs to be flexible. Continued coordination and a strategic network of nodes between service providers will become even more crucial to maintain adequate levels of service and response times for residents of the County.

Fire & Emergency Services

There are 68 fire and emergency services facilities, in 21 Fire Districts, across El Paso County, including those affiliated with municipalities. The Fire District count does not include the City of Colorado Springs, which is protected by its own fire department. Each district has a fire chief who is supported by firefighter staff, or volunteer firefighters who are more frequently relied on in the southeastern districts. More densely populated districts have more staff than other more rural districts in the County. In addition, portions of El Paso County rely exclusively on fire-based medical response, such as Tri Lakes/Donument, Elliott, and Calhan.

As the County continues to see an increase in population and development, the layout of the fire and emergency medical service (EMS) facilities have become an increasingly important factor in service capacity and response time. New development in previously undeveloped areas means redrawing existing fire and EMS contractual response areas. For some new developments, fire districts have noted the overall challenges for fire services and fire infrastructure requirements. This lack of fire and EMS access is a key concern for the County and those tasked with providing these lifesaving services. The El Paso County Emergency Services Authority (ESA) assesses response time data in contractual response areas in the County. The ESA is an important partner for a County-wide approach to coordinating E/I/S and fire services with existing and future development in El Paso County.

The County, in collaboration with the ESA, should conduct a County-wide assessment of contractual response areas based on current and projected population/development growth in the County. This assessment should consider planned infrastructure projects and work closely with developers during the planning process to design appropriate access roadways suitable to support emergency response times.

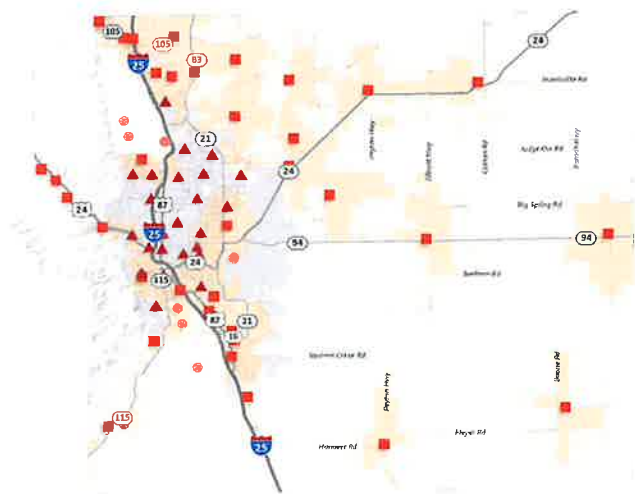
Disaster Response

The Pikes Peak Regional Office of Emergency Management (OEM) is responsible for providing mitigation, preparedness, response, recovery, and coordination for large-scale emergencies such as wildfires. For more information on the OEM and disaster response, see **Chapter 13 Resiliency & Hazard Mitigation**.

Response Times

Fire Districts are concerned about increasing response times due to continued development in far lying regions of the County. New development presents new challenges to existing fire and emergency service capacity. If development continues to occur in far lying areas, new fire and emergency facilities may need to be constructed to provide appropriate levels of service.

Roadway condition, particularly in the rural areas of the County, is another issue affecting access to these outlying development areas. Dealing with response times needs to be a holistic system approach that analyzes the current and projected service areas for the County and the facilities needed to maintain and improve the response time to all areas. An assessment of the existing road network and service nodes was completed in the 2016 Master Transportation Corridors Plan and should be reassessed periodically. This would provide information needed to determine where and how the fire and EMS service nodes and network should shift to meet the anticipated needs of the County in the future. Further, the County should require new developments to participate in and join the closest fire district provide on-site fire/ems service facilities in subdivisions.



Fire and Emergency Service Facilities

- County Fire Facility
- ▲ Municipal Fire Facility
- State/Federal Fire Facility
- County Fire and Emergency Service Facility 8 Minute Travel Time (Based on NFPA Standard 1710 for fire response)

CHAPTER 7: COMMUNITY FACILITIES

Education

- School Facilities
- Growth Accommodation
- Safety



Education

There are 17 public school districts that provide primary education to students in both incorporated and unincorporated El Paso County. Within this system there are 219 schools for all grade levels, including some for adult education. These are supported by 69 private educational institutions, the majority of which are geared toward early learning and childhood development. Of the 288 total education facilities in the County, 222 are located in incorporated areas. The remaining 66 education facilities are located in unincorporated areas. Most education facilities in the County (outside of Colorado Springs) are located in unincorporated areas adjacent or near to a municipality.

School Facilities



17

School Districts

288

Education Facilities



219

Public Schools

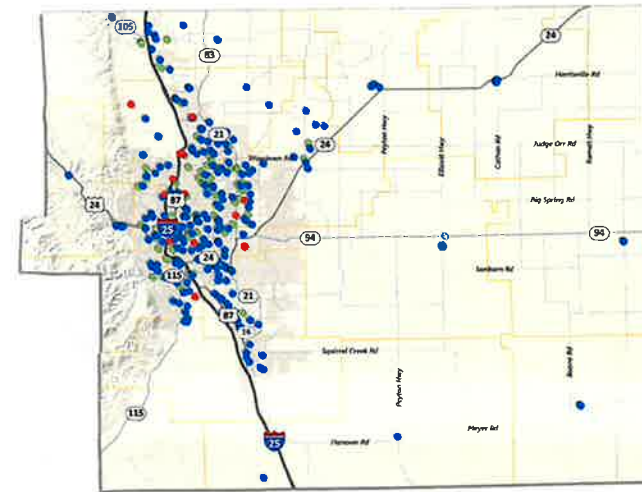
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Private Schools



El Paso County is also home to a number of higher education institutions including University of Colorado-Colorado Springs, Colorado College, United States Air Force Academy, and Pikes Peak Community College. These institutions, and others, draw students and researchers from around the world to study and work. They support the County's economy by developing the workforce, providing space for research, and attracting people to visit, shop, dine, lodge, and recreate in the County.

Some school districts are currently at or near capacity for both staff and facilities. This capacity issue lies directly into a general lack of funding across all 17 Districts. Similar to tax funding for infrastructure as addressed in the earlier Local Government section, funding for education is also affected by the TABOR amendment. Before TABOR, local property taxes were the primary source of school funding. However, with this amendment, the state contributes roughly 63 percent of education funding to municipalities. Through the subdivision regulations, the County accepts and holds lands for school sites where the school district may subsequently request transfer of the land upon demonstration of a need to develop a school. In the alternative, a school fee could be collected for each residential lot platted, which can be requested by the school district annually.



Education Facilities

- Public Schools
- Private Schools
- College/University
- School Districts



Charter Schools

The number of charter schools in the state of Colorado continues to grow, with just over 260 schools serving students in the 2019-2020 school year with over 30 located in El Paso County.

A charter school in Colorado is a public school that is tuition free and open to all students, operated by a group of parents, teachers and/or community members as a semi-autonomous school of choice, operating under a contract or "charter" contract between the members of the charter school community and either the local board of education or the state Charter School Institute (CSI), depending on which entity oversees the charter school. Charter schools receive state funding based on Per Pupil Operating Revenue (PPP), which is a formula for each student enrolled, just like traditional public schools.

Parents must apply to charter schools if they choose to enroll their child(ren) in a charter school. A charter school generally has more flexibility than traditional public schools as regards curriculum, fiscal management, and overall school operations, and may offer an education program that is more innovative than traditional public schools.

Growth Accommodation

The County population has grown quickly and has caused a significant need for additional schools for all grade levels, particularly in the northern areas of the County. Further, the population is projected to grow in the future, which will continue to put pressure on education facility providers. Coordination is needed to support the educational system as it absorbs this growth today and in the future.

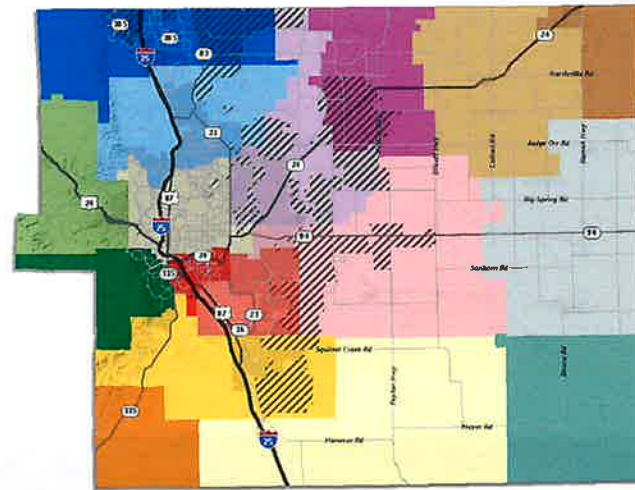
To accommodate this growth the County should support efforts by the school districts to develop individual long-range capacity and facilities plans based on planned growth in El Paso County. These plans should inventory current educational facilities and capacity as well as anticipated needs over the next 10 to 20 years and may include transfer of dedicated school land until a time when it is needed for development.

In addition, they should be considered living documents that needs to be updated at least every few years to measure whether the school districts are on track with meeting the needs of the educational community. These capacity plans should explore the feasibility of new construction and the utilization of joint facilities that can be shared by elementary, middle, and high schools in the same district such as athletic fields or pod/mobile classrooms as supplements to permanent space. In addition, new construction of any educational facility should be strategic and planned out to meet the continued needs of the community, this means utilizing designs that have support structures that allow for expansion out or up in the way of additional stories in the future.

Safety

Many of the schools in the County are located along major thoroughfares and while these roads are great for access to schools for cars, automobile speeds at major intersections near schools can be a safety concern for students. Many roadways lack adequate bike and pedestrian infrastructure especially in unincorporated areas of the County where typically there are lower volumes of bicycle and pedestrian traffic. To make routes to school safer for students the County should partner with schools to design projects that make crossing these major intersections and navigating to school safer. The County encourage school districts to secure federal funding sources for safe routes to school and related projects around pedestrian and bicycle safety and support schools through the planning and implementation processes.

Due to growing security concerns at schools, school spending on security has increased, however, funding has not increased to cover these additional security costs. If schools do not have the funds there is little they can do to provide building materials, resource officers, social workers, or mental health programming. The County should encourage school districts to conduct a study to assess the current and anticipated needs for security funding for all schools in the County and publish findings with school districts and circulate educational media to residents.



School Districts

- Lewis Palmer School District 38
- Fountain/Ft. Carson School District 8
- Ellicott School District 22
- Academy School District 20
- RE-2 Fremont/Florence School District 39
- Falcon School District 49
- Manitou Springs School District 14
- Hanover School District 28
- Miami-Yester School District 60
- Colorado Springs School District 11
- Big Sandy School District 100
- Peyton School District 23
- Harrison School District 2
- Callhan School District RJ1
- Widefield School District 3
- Cheyenne Mountain School District 12
- Edison School District 54
- Priority Development Areas

CHAPTER 8: INFRASTRUCTURE

- Water
- Gas
- Electric
- Alternative Energy
- Telecommunications

CHAPTER 8: INFRASTRUCTURE

Water

- 2018 County Water Master Plan
- Quality
- PPACG Water Quality Management Plan
- Management

Water

Located in a semi-arid part of the State, El Paso County requires planning for and protecting water supplies. The State of Colorado has been proactive in drought and water supply planning since 1937, with the creation of the Colorado Water Conservation Board (CWCB). The most populous cities located along Colorado's Front Range are often most affected by periods of drought. A major drought in the State from 2002 to 2003 revitalized interest in water conservation and Colorado's water future. The statewide movement for water conservation and efficiency led to a 2004 update of the Water Conservation Act of 1991, requiring all sizeable water providers to have a State-approved water efficiency plan before they could be eligible to obtain State grants and financing. El Paso County regulations are more conservative than other counties in Colorado and requires a 300-year water supply for non-renewable groundwater, instead of the Statewide standard of 100 years. In effect, this stretches the water supply for future residents.

2018 County Water Master Plan

El Paso County is in a part of Colorado with relatively high elevations and low to moderate rainfall (15 to 22 inches per year). Residents of the County understand the important role water plays in their daily lives and want to be better stewards of the available supply. Preventing wasteful use of water should be the goal of all residents of El Paso County. Water providers in El Paso County will need to acquire and/or connect additional water supplies of over \$5,000 acre-feet per year (AFY) by the year 2060. El Paso County's water goals and objectives align with the 2016 Colorado Water Plan. The Colorado Water Plan and the El Paso County Water Master Plan (WMP) have measurable objectives that are achieved.

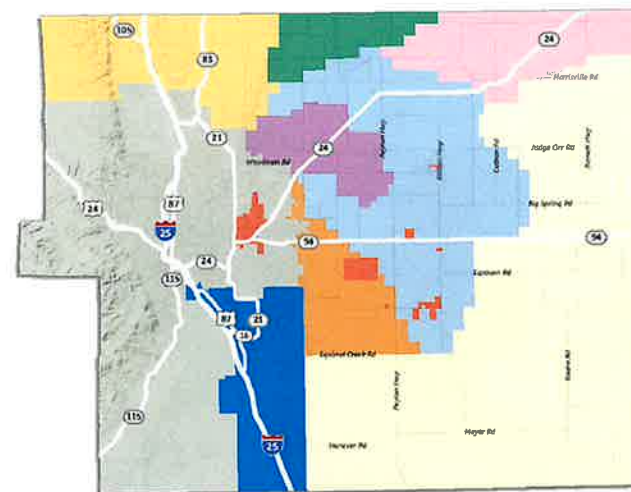
Supply-Demand Gap

Thoughtful water supply planning is critical to ensuring a secure future for El Paso County. Meeting future water needs must be done in a manner that considers all solutions and addresses the varied water needs of the County and its residents. Gaps reflect the amount by which agricultural or municipal demands could be shorted because of inadequate supplies, largely due to the growing population in Colorado and El Paso County. A goal of the CWCB is to reduce the projected 2050 municipal and industrial gap in Colorado from as much as 560,000 acre-feet down to zero acre-feet by 2030.

Closing the Gap in El Paso County

- Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development
- Encourage water infrastructure projects to be sited and designed in a manner that promotes compatibility with adjoining uses and provides reasonable mitigation of any adverse visibility and other environmental impacts
- Encourage development that incentivizes and incorporates water-efficient landscaping principles
- Support the implementation of conservation projects by water providers

- Support appropriate efforts by water providers to incorporate drought conditions in their supply and demand forecasts in providing future and existing water supplies
- Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process, as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider
- Incorporate meaningful water conservation measures in those areas with higher-density, mixed-use developments
- Consider amendments to the Land Development Code to incorporate water efficiency standards, such as:
 - Allowing xeriscaping or native and drought-tolerant landscaping
 - Allowing water efficient irrigation techniques
- Minimizing the percentage of landscaped area covered with non-native turf and increasing the percentage of landscape areas that can be covered with non-living landscape material
- Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents
- Promote urban level development in areas served by centralized utilities



2018 Water Study Planning Regions

- | | |
|-----------|-----------|
| Region 1 | Region 4c |
| Region 2 | Region 5 |
| Region 3 | Region 6 |
| Region 4a | Region 7 |
| Region 4b | Region 8 |



Storage

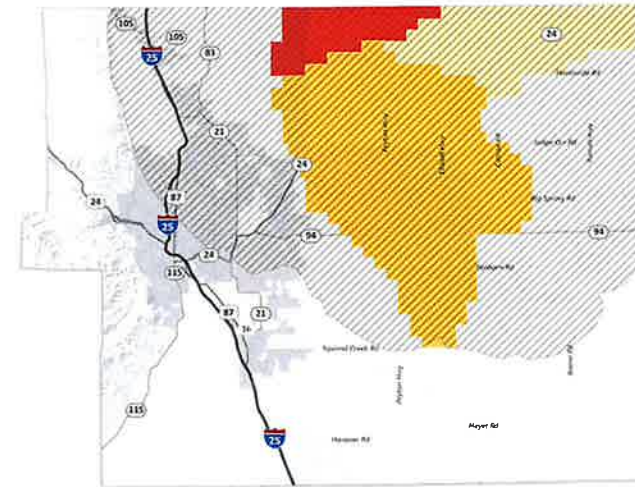
Due to the limited local surface water supply in El Paso County and heavy use of nonrenewable groundwater, the entire region is forced to focus on securing additional supplies, and increasing water storage, reuse, and efficiency. Adding reservoir storage and aquifer storage areas would allow better management of renewable water supplies. A storage goal of the CWCB is to attain 400,000 acre-feet of water storage in order to manage and share conserved water and the yield of Identified Projects and Processes (IPPs) by 2050. This objective equates to an 80 percent success rate for these planned projects.

Storage & Conservation of Water in El Paso County

- Encourage water providers to pursue additional water storage opportunities, including surface storage as well as storage in both bedrock and alluvial aquifers.
 - Collaborate with the State and other stakeholders to extend the economic life of the Denver Basin aquifers.
 - Denver Basin groundwater should be preserved as much as practical through water conservation and efficiency, extending the economic useful life.
 - Incentivize the use of deeper Arapahoe and Laramie-Fox Hills aquifers by central water providers, leaving or deferring the use of the shallower aquifers for the more dispersed domestic well users.
- Encourage plans to recharge the UBSC Aquifer if such plans are based on sound science and can be demonstrated to not adversely impact water quality or water rights, with a preference for those plans which will maintain or enhance the available water supply at a regional scale.
 - Encourage the development of water resources surveys through:
 - Well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.
 - Monitoring programs and studies that could result in an increased understanding of the quality, quantity, and rate of depletion of available water supplies in the area, including but not limited to private wells.
 - The systematic monitoring and careful administration of the bedrock aquifers to avoid over-allocation of groundwater.

What is an acre-foot?

The acre-foot is a unit of volume commonly used in the United States in reference to large-scale water resources, such as reservoirs, aqueducts, canals, sewer flow capacity, irrigation water, and river flows.



Designated Water Basins

- Denver Basin
- Kicwa Bjoju
- Upper Big Sandy
- Upper Black Squirrel Creek

Projected Growth Areas

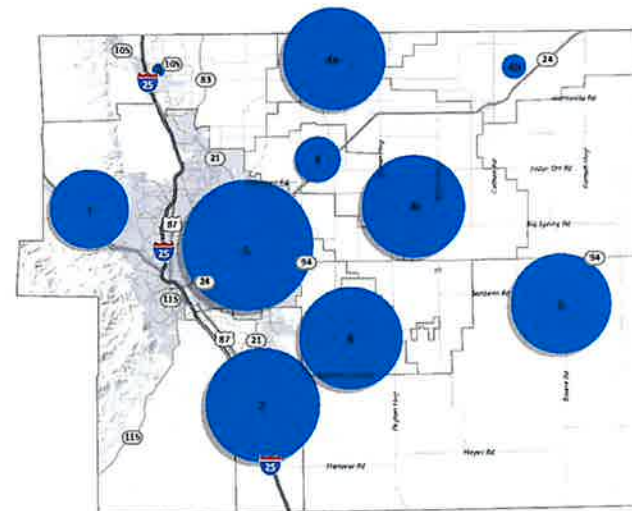
Land development in El Paso County is following several trends. Higher-density residential development is occurring where water is available from a central provider. Where centralized water service is not provided by a municipality, special district, or other entity, the trend is to develop 2.5- to 5-acre lots with individual onsite wells and septic systems. In some cases, developers are creating their own water systems for the purpose of supplying water to higher density developments. It is anticipated that growth in the County will continue to follow historic patterns, with larger-lot subdivisions in the northern and eastern part of the County, and higher-density suburban development occurring in and around Falcon and Fountain.

Cherokee Metropolitan District (CMD) lies adjacent to large areas that could potentially develop with higher-density residential along the State Highway 94 corridor. It is anticipated that Schriever Air Force Base (AFB) will continue to grow in the future, which may require increased service. The Banning Lewis Ranch (BLR) area, covering over 24,000 acres from Woodmen Road south, past Highway 94 and constituting the majority of the City of Colorado Springs' eastern boundary, will continue to match the City's suburban development pattern. Future County development could continue to leapfrog BLR, resulting in significant development in and around Falcon and Fountain, along the Highway 94 corridor, and out to Ellicott. The WMP is not intended to address growth within the City of Colorado Springs. The following list outlines where and how growth is expected to occur within the County as it relates to water consumption.

Region	2060 Demand (AF)	Current Supplies (AF)	Average Year Surplus** (AF)	Need (AF)	Need (%)
Region 1	138,453	99,001	0	39,452	28%
Region 2*	13,254	13,697	353	0	0%
Region 3*	8,307	7,164	0	1,143	14%
Region 4a*	1,170	725	0	445	38%
Region 4b*	764	722	0	42	5%
Region 4c*	4,826	2,970	0	1,856	38%
Region 5*	9,608	4,849	0	4,759	50%
Region 6*	2,167	1,360	0	807	37%
Region 7	26,969	15,376	0	11,593	43%
Region 8*	184	299	0	185	36%
Total	206,000	146,070	0	59,930	29%

Projected Water Demand in El Paso County

The water demand in El Paso County is projected to grow to 206,000 AF per year at build-out (2060). At the current level of water supply (146,070 AF per year), there is a projected need of 59,930 AF per year by 2060. Based on the reported and estimated future supply of water, there is projected to be enough water supply to reliably serve at least 56% of the projected water demand in 2060. However, the supplies for Regions 2, 3, 4a, 4b, 4c, 5, 6, and 8 make up another 15% of the projected 2060 demand and include a significant share of Denver Basin groundwater. Pumping Denver Basin groundwater may not be economically sustainable over time and by 2060, it would likely be less economical than for 2040 demands, depending on local aquifer conditions. That would serve to increase the water supply needs beyond the 29% that is shown.



An acre-foot (AF) of water is about 326,000 gallons

Source: El Paso County Water Master Plan

*Water production from Denver Basin wells in this region may not be economically sustainable in the long term, depending on local aquifer conditions.

**This analysis uses water rights and hydrology may indicate some water supply surpluses in other years, however, water surpluses may need to be conserved and not used to meet demands and may show up as surpluses. Note: The Tool of Law represents the total for the County as a whole, and not the sum of individual regions. When looking at the County as a whole, in 2060 the demand is 206,000, but the total supplies are only 146,070. So, while some regions show a surplus, that surplus is more than the total need for the County, so there is no surplus for the County as a whole.

Projected Water Demand

- Circle size is relative to the gap in current demand and projected 2060 demand per 2018 Water Master Plan planning region

Source: 2018 County Water Master Plan



Gas

El Paso County's natural gas utilities are primarily served by Colorado Springs Utilities (CSU) and Black Hills Energy. Oil and gas development are regulated on the state level by the Colorado Oil and Gas Conservation Commission and the Colorado Department of Public Health and Environment. El Paso County also has regulations specific to oil and gas development within the Land Development Code.

Black Hills Energy

Black Hills Energy is a company providing natural gas and electric utilities, which serves a small portion of El Paso County. Black Hills Energy is required in Colorado to generate 30 percent of its energy by 2020 from designated renewable energy sources. This requirement is known as the Renewable Energy Standard or RES. The steps Black Hills Energy is taking to comply with these standards are detailed in reports Black Hills Energy file with the Colorado Public Utilities Commission.

Colorado Springs Utilities

Colorado Springs Utilities' (CSU) 2015 Gas Integrated Resource Plan (GIRP) process developed three primary types of demand forecasts: annual, peak-day, and peak-hour. Annual demand forecasts are used for preparing resource budgets and developing long-term natural gas procurement plans. Peak-day and peak-hour demand forecasts are critical for determining the adequacy of existing gas supply resources or the timing for new resource acquisitions and capital investments required to meet customers' needs during a peak demand.

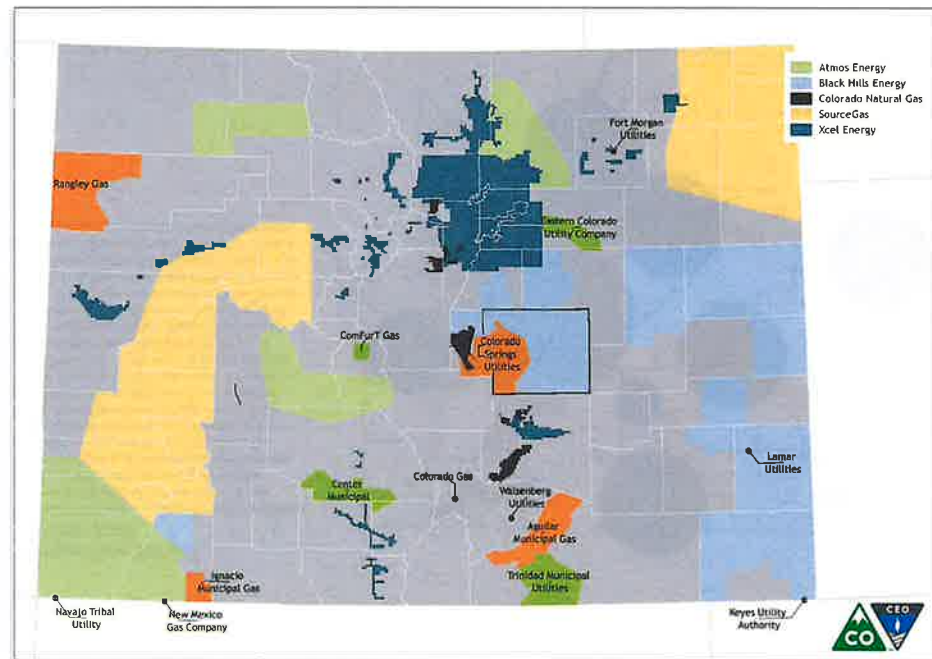
Statistically, these conditions will occur once every 30 to 33 years and typically last no more than 7 consecutive days.

Demand forecasts focus on two primary drivers: residential natural gas usage and nonresidential usage. The nonresidential base in Colorado Springs is relatively small compared to other cities of similar size, therefore CSU's natural gas usage is predominantly driven by weather sensitive heating loads. Since there is substantial weather volatility in the CSU service area, forecasting daily and hourly demands is a challenging process. Demand forecasts include wind speed in addition to average temperature as fundamental demand-influencing factors. GIRP analyzed weather data dating back to 1946 and determined a one-in-25-year occurrence to be a 13.4° average daily temperature. In order to meet customer load demands, contracted quantities need to be equal or greater than the forecasted firm peak demand volumes.

The recommended GIRP action plan outlines activities for development and inclusion prior to the next regularly scheduled GIRP review process cycle. The purpose of these actionable items is to position CSU to provide the best cost-risk resource portfolio and to support any improve GIRP planning.

Colorado Interstate Gas Company

Colorado Interstate Gas Company (AKA Kinder Morgan) owns and operates multiple high-pressure gas pipelines and meter stations throughout El Paso County. It is a major producer of natural gas, connected to major supply basins in the Rocky Mountains. CIG has worked with Colorado Springs Utilities for over 30 years to provide reliable and affordable natural gas to communities and businesses in Colorado.



Colorado Natural Gas Utilities (linked image)



Electric

The unincorporated population and a number of smaller communities in El Paso County are powered by five independent power providers

- Mountain View Electric Association (MVEA) – most of the rural eastern part of the County
- Intermountain Rural Electric Association (IREA) – northeast area of the County
- Southeast Colorado Power Association (SECPA) – southeast corner of the County
- Fountain Electric – City of Fountain
- Colorado Springs Utilities (CSU) – City of Colorado Springs and southwest area of the County

Mountain View Electric Association (MVEA)

MVEA serves over 49,000 customers in its 5,000-square-mile territory. This territory expands eight counties Arapahos, Crowley, Douglas, Elbert, El Paso, Lincoln, Pueblo, and Washington. Schriever Air Force Base is also served by MVEA.

Intermountain Rural Electric Association (IREA)

IREA serves more than 160,000 customers in its 5,000-square-mile service area. IREA covers communities in 11 counties separated into seven districts. IREA serves a portion of Palmer Lake in the northwest corner of El Paso County. IREA has begun a project in Palmer Lake to upgrade single- and three-phase distribution lines.

Southeast Colorado Power Association (SECPA)

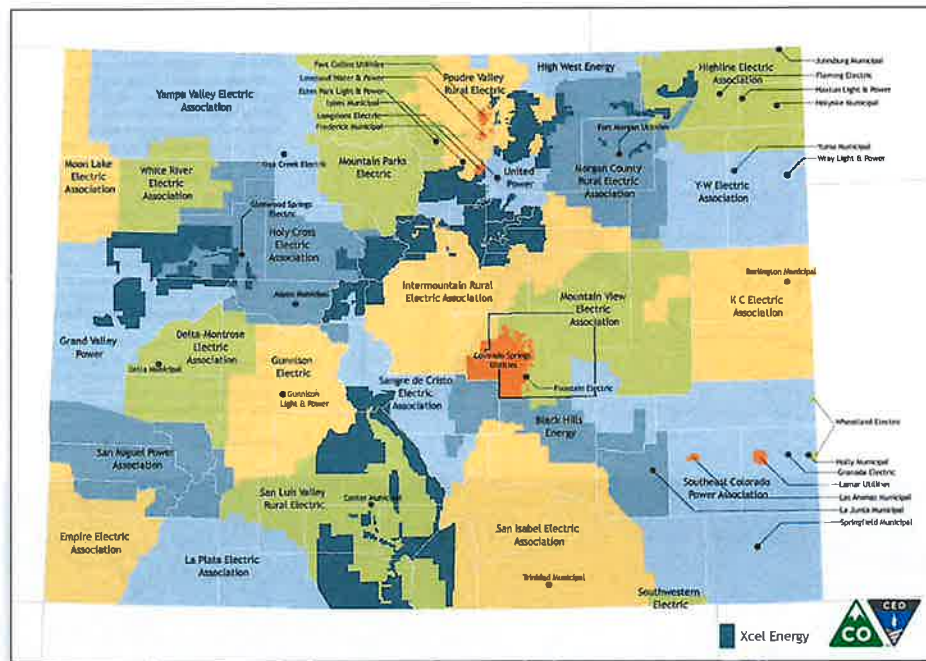
SECPA serves more than 11,000 customers in its 13,000-square-mile service area. Its territory encompasses all or portions of 11 counties in Colorado. A significant portion of southeast El Paso County.

Fountain Electric

The City of Fountain's Electric Department serves nearly 18,000 customers in a 66-square-mile territory. This includes City residents and some residents of unincorporated areas adjacent to the municipality. The Department currently has two ongoing projects to upgrade its system: the 115 KV Transmission Line and the Jiminy Camp Creek Substation.

Colorado Springs Utilities (CSU)

Areas within the City of Colorado Springs are powered by Colorado Springs Utilities (CSU). The military installations of Fort Carson, Peterson AFB, and the United States Air Force Academy (USAF) receive electric service from CSU as well. CSU also provides power to the cities of Manitou Springs, Green Mountain Falls, and Chipeta Park. CSU coordinates its transmission planning with other transmission providers and stakeholders in the CCRG subregion and in the Western Interconnection as a whole. The CSU Board has approved a plan for a new energy future that is cost-effective, resilient and environmentally sustainable. Aligned with their energy vision, the approved portfolio 17 option achieves 80 percent carbon reduction and decommissions all coal generation by 2030.



Colorado Electric Utilities Service Territories (linked image)



Alternative Energy

Due to its location in the United States and climate, El Paso County has a variety of opportunities for alternative energy production and use. In general, all forms of energy generation should be considered and appropriately sited in the County as opportunities arise.

Wind

NextEra Energy brought a 145-turbine wind farm near Calhan in eastern El Paso County online in 2017. Since then, some health concerns related to the sound and solar flicker produced by the blades have been raised. New technology to reduce noise and flicker may need to be developed in the future to mitigate these impacts and help support wind farm installations as a more acceptable form of sustainable power generation in the County. Area of land with sufficient wind resource capacity is somewhat limited within El Paso County. The County should monitor the development of new technologies as it continues to consider new opportunities for wind energy. The USAFA and its flight training areas should be considered in the development of new wind energy sites to avoid impacts to military missions.

Solar

Since Colorado receives about 300 days of sun per year, it provides an excellent platform for solar power and the focus for future alternative energy sources. Continued support for resources and technology is necessary to ensure clean energy is both reliable and sustainable. To better serve its customers in the future, CSU is becoming more creative and embracing new technologies. By 2024:

- Renewable energy mix will be more than 20 percent;
- More than 100,000 homes annually will be powered by solar energy; and
- CSU will have more than 264 megawatts (MW) of solar power in its generation portfolio

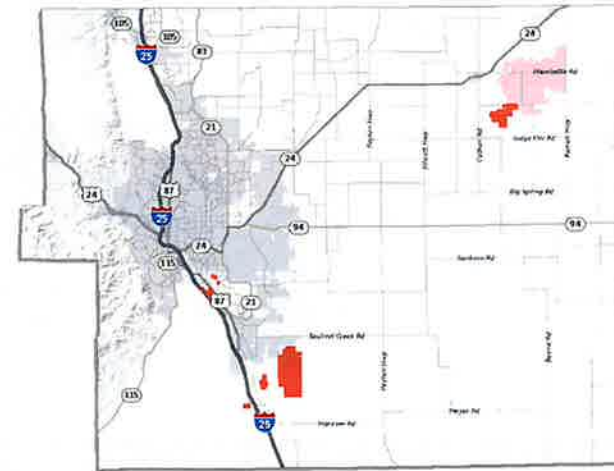
Ongoing Projects

Pike Solar + Battery Project: A project is currently underway for 150 MW of new energy generation facility and a 25-MW battery storage system. This project is expected to come online in 2023. At this time, it is the largest energy storage facility announced in Colorado. The battery associated with this project will be used to store cost-efficient solar energy during the day so that it can be used during expensive peak demand periods and at night. It will also provide CSU with valuable information about improving solar power integration into the system.

Grazing Yak Solar Project: In November 2019, the Grazing Yak Solar Project was brought online. Consisting of more than 119,000 panels across 278 acres near Calhan, CO, this project provides 35 MW of electricity to customers. This is enough power for approximately 13,000 homes per year.

Palmer Solar Project: In April 2020, the Palmer Solar Project, CSU's largest solar project to date, was brought online. Containing more than 220,000 panels on about 700 acres southeast of Colorado Springs, Palmer Solar provides 60 MW of electricity to customers, enough to power about 22,000 homes annually.

Clear Spring Ranch Solar Array: Commissioned in 2016, this array was the first utility-scale solar project that benefits all CSU customers. This 10-MW solar array consists of 42,000 panels and produces enough electricity to power approximately 3,000 homes annually. Solar energy is sustainable, renewable, and plentiful (especially in El Paso County). As the cost of using solar to produce electricity goes down each year, many Americans are increasingly switching to solar. As of November 2020, the average solar panel cost in El Paso County is \$3.17/W. Given a solar panel system size of 5 kilowatts (kW), an average solar residential installation in the County ranges in cost from \$13,472 to \$18,228, with the average gross price for solar in El Paso County coming in at \$15,950. After accounting for the 26% Federal Investment Tax Credit (ITC) and other state and local solar incentives, the net price a residential customer would pay for solar can fall by thousands of dollars. Solar panels can increase the value of a home and reduce greenhouse gas emissions.



Alternative Energy

- Solar Projects
- Wind Farm

CHAPTER 8: INFRASTRUCTURE

Telecommunications

- Public-Private Partnerships
- Be Proactive in Working with Public and Private Sectors
- Align Projects Mutual Needs
- Identify, Champion & Provide Resources to Implement
- Develop & Formalize Supportive Public Policy
- Identify Targeted Improvement Zones & Develop Project Strategies

CHAPTER 9: MILITARY

- Regional Coordination
- Cheyenne Mountain Air Force
- Fort Carson
- Peterson Air Force Base
- Schriever Air Force Base
- U.S. Air Force Academy



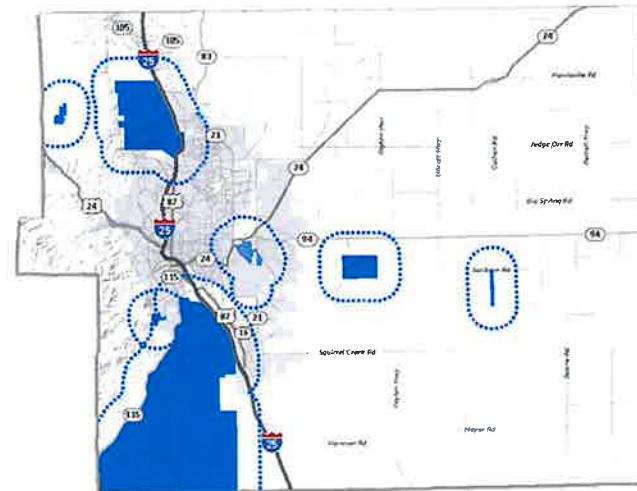
Regional Coordination & State Law

The State of Colorado has established several key laws that require coordination as it relates to compatible land use development, transportation, and intergovernmental support pertaining to military installations. Along these lines, El Paso County should continue to proactively engage local military installations formally and informally through its land use planning processes, including at the pre-application stage of development when possible. The County has also established mutual aid agreements with local military installations in a variety of areas, including emergency response and transportation.

The County also recently participated in the Pikes Peak Area Council of Governments (PPACG) 2018 Colorado Springs Regional Joint Land Use Study (JLUS), a community-driven, cooperative, strategic plan for its five military installations. The comprehensiveness and relative of the JLUS establish it as a key component of this Master Plan, however the JLUS is a separate PPACG document that is not being formally adopted as a part of this Master Plan. As such, key recommendations have been included in this chapter, where appropriate. In some cases, these items may be pursued by the County independently, while state and local government, the installations, or other stakeholders may be needed for successful implementation on other items.

The JLUS provides four recommendations relevant to regional coordination efforts that are applicable to El Paso County:

- Manage future transportation projects that could affect gate traffic and associated stormwater impacts
- Ensure transportation projects leave at least one access route unaffected by interference from road construction at any given time.
- Continue to include military installation representatives in regional planning efforts such as transportation plans, master plans, and facilities planning to ensure compatibility among future desired development and military operations.
- Educate local planning staff and elected officials on the effects of incompatible development on military operations.



Military Installations

- 2-Mile Notification Zone
- Installation

CHAPTER 9: MILITARY

Installation Recommendations

- Transportation & Access
- Compatible Land Use
- Utility Development
- Stormwater Management
- Air & Ground Operations
- JLUS

CHAPTER 10: RECREATION & TOURISM

- Parks & Recreation
- Tourism

CHAPTER 10: RECREATION & TOURISM

Parks & Recreation

- Service Area Analysis
- Additional Land
- Regional Trails
- State & Federal Land

Parks & Recreation

El Paso County offers parks, open space, and recreation amenities which include both passive and active recreational spaces, as well as environmental features. These environmental features showcase a diverse and varied landscape across the County which are the cornerstone of the region's natural beauty and sense of place. The County's parks system, open spaces, and recreational opportunities were inventoried and reviewed to identify key issues and opportunities. The following section outlines these and provides targeted recommendations and strategies to address, enhance, and develop these natural assets.

El Paso County System

The El Paso County parks system offers a range of natural features covering over 8,000 acres of parkland. The Parks Division of the County's Community Services Department manages 19 parks facilities including County parks, nature centers, and open space, and an additional 130+ miles of regional trails, all of which is managed and operated by the Parks Division of the County's Community Services Department. Two nature centers and a number of open spaces are also included in the County's recreation system. The County is currently finalizing a master plan to determine the location of a third nature center in the northern part of the County.

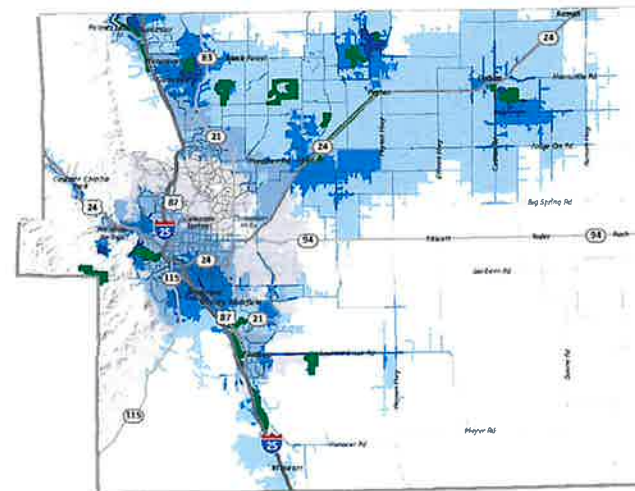
Service Area Analysis

Utilizing the National Recreation and Parks Association (NRPA) classification and standards system, a 10- and 15-minute drive time is a standard used to define the service area for parks facilities. The same standard has been applied even though some parks are significantly smaller in size than others and travelers within El Paso County may be more willing to go longer distances to get to recreational opportunities than in other parts of the nation. The service area boundaries are analyzed in comparison to the census tract populations for the 129 tracts within El Paso County.

Service Area Analysis Findings

The service area analysis concludes that 61 percent of the County's population is within a 15-minute drive of a County parks facility. A majority of the remaining 39 percent of the County population is within municipal boundaries, mostly in Colorado Springs, which are served by their own municipal parks systems. When these municipal parks are included in the analysis, 93 percent of the total County population is served by a park facility, natural area, or open space.

A key issue highlighted by this analysis is the lack of facilities in the southeast sides of El Paso County, and along the western edges. However, those on the western edge of the County are served by Pike National Forest, which can be publicly accessible. Similarly, the southeastern portion of the County is rural and has far fewer residents.



County Park Service Area Analysis

- County Parks
- 0-5 Minute Drive to County Park
- 5-10 Minute Drive to County Park
- 10-15 Minute Drive to County Park

CHAPTER 10: RECREATION & TOURISM

Tourism

- Regional Tourism Act
- Colorado Springs & Pikes Peak Region Destination Master Plan
- Environmental Tourism
- Economic Impact



Environmental Tourism

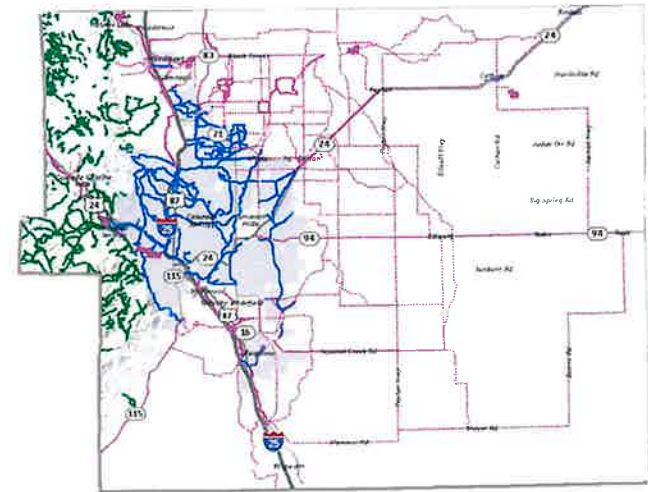
Horne to Pikes Peak, Cheyenne Mountain State Park, thousands of miles of trails, and much more, El Paso County is a national destination for outdoor recreation. Each year, hundreds of thousands of people visit the County from all around the world to spend time in its state and regional parks, hike its mountains, and simply enjoy the beauty of its natural, well-protected landscape. These visitors not only pay to utilize some of these amenities but also any other services they use while in the County including food, lodging, transportation, and entertainment. As a catalyst for visiting El Paso County, the natural resources and environmental assets are directly responsible for the additional dollars people spend on many of these items and amenities.

Relocation

The natural environment is not only a reason people visit El Paso County, it is a reason they move into the community. The abundance of open space, lush forests, and mountainous topography is interwoven seamlessly with residential development in many areas of the County. This direct connection to the natural environment is one of the greatest attractions for future residents and businesses and the availability of land allows nearly anyone who wants to build a home or business to take advantage of the opportunity. However, the prevalence of natural amenities throughout El Paso County does not negate the need to preserve and protect them. With this, targeted conservation efforts by public agencies, nonprofits, and private citizens to protect these highly valued natural amenities are ongoing.

Recreation

El Paso County's natural environment creates opportunities for year-round active and passive recreation. These amenities provide options for exercise such as hiking the mountains, biking on the trails or even playing a pickup game of any number of sports in the vast amount of open space. Over decades of planning and hard work, the community has established its natural landscape as a place for all levels of recreation and outdoor activity. However, the opposite is also true. The environment is also well-utilized for passive activity and general connection to nature. Residents and visitors alike take advantage of these resources simply by spending time with them, watching animals in their natural habitat, studying and identifying plants, or just taking a rest. No matter how someone chooses to recreate, in El Paso County the parks, trails, and open spaces are the best places to do so.



Recreation

- ↘ Colorado Springs Trails
- ↘ Pikes Peak Area Trails
- ↘ Completed County Trails
- ↘ Proposed County Trails

CHAPTER 11: COMMUNITY HEALTH

- Community Health
- Built Environment

2018 Community Health Improvement Plan

The Colorado Public Health Reauthorization Act requires identified boards, agencies, and public officials to collaboratively develop state and local public health plans that set priorities for the public health system in Colorado. The Act was signed on June 4, 2008, and its primary purpose is to assure that core public health services are available to every person in Colorado with a consistent standard of quality. An effective public health system reduces healthcare costs by preventing disease and injury, promoting healthy behaviors, and reducing the incidence of chronic diseases and conditions. Each community in Colorado should provide high-quality public health services regardless of its location. Under this law, each County must establish, or be part of, a local public health agency organized under a local board of health with a public health director and other staff necessary to provide public health services with a comprehensive public health plan, outlining how quality public health services will be provided.

In addition to assuring core public health services, local public health agencies are required by the Public Health Reauthorization Act to complete a CHA and a community health improvement plan (CHIP). The CHA and CHIP must be conducted and completed every five years with a multi-agency community group, use current local health indicator data, and align with the statewide public health improvement plan. El Paso County Public Health (EPCPH) is also required to complete a local improvement plan to assist in setting public health priorities and increasing the efficiency and effectiveness of the public health system. As the role of the public health system evolves, innovation in partnership with local communities is vital to addressing numerous challenges outside of traditional healthcare. Communities are collaborating intentionally across sectors and with nontraditional partners to tackle the social and environmental determinants of health to achieve health equity.

The Public Health Reauthorization Act includes several key principles of implementation:

- Assuring the provision of basic services
- State and local collaboration
- Financial feasibility
- Functional regionalization

Developing policies focused on incorporating health concepts into decision-making are essential to addressing health outcomes and health inequities. Collaboration across sectors and engagement of key stakeholders is necessary to achieve common health goals and improve the health of all people, while concurrently advancing aligned factors, including economic growth and job development, access to transportation, affordable housing, and higher educational achievement. Influencing policy to address health inequities is critical to decreasing the gap in life expectancy, income, and education among those impacted by inequities. The divide created by structural racism and discriminatory practices for ethnic minority populations can no longer be ignored and must be considered when determining solutions to health inequities. The Community Health Improvement Plan should be updated regularly to ensure the County's key health concerns are continuing to be identified and addressed.

Built Environment

The built environment refers to all the physical aspects of where we live and work such as housing, office buildings, streets, open spaces, and infrastructure. The built environment can impact a person's health regarding their level of activity and access to food, work, and healthcare.

Walking & Biking

Certain land use and transportation patterns can be maximized for overall better health. There are feasible measures a community can take to ensure that green space is abundant. Compact, dense communities with a mix of uses also decrease the reliance on automobiles, which increases time spent walking or biking from place to place and decreases pollution and the opportunity for motor-vehicle related injury and death. In El Paso County, where the average commute time to work is 22 minutes and more than three-quarters of the population travels to work via automobile, these implications merit consideration.

Communities everywhere, including those in El Paso County, are successfully demonstrating a better quality of life for their residents by fostering environments that increase safe access to things like play and active recreation, green and natural environments, social support and interaction, and safe routes to walk and bike. Improvements to the built environment offer a promising approach to impacting health on a broad scale by changing the context to make the healthy choice the easy choice.

El Paso County's trail system is widely known as an asset throughout the region. The County currently provides and maintains about 130 miles of trails, most of which are six-to-eight-foot-wide gravel-surfaced regional trails that accommodate multiple uses. The El Paso County Parks Master Plan envisions over 700 miles of trails and bike routes in the long term, including off-street regional trails and proposed bike routes. Connectivity with other regional trails is a high priority. Regional trails provide recreational enjoyment, links, and access to recreation areas of regional significance, local communities and commercial areas, and commuting opportunities. Some goals of the Parks Master Plan with specific impacts on public health include:

- Work collaboratively with various transportation organizations to create a continuous, connected system of regional trails. Provide an overall vision for a system of regional trails within the County and connected to adjacent counties and participate in the Regional Nonmotorized Trails and Bike Plan Update to identify standards and address needs as part of a multi-modal transportation network. Ensure that regional trail corridors are secured.
- Prioritize and local trail connections using criteria and proposed action items identified in the Parks Master Plan. Identify potential high priority connections based on identified connection criteria and considering a variety of acquisition strategies and tools including funding and partnership opportunities. Locate trails minimizing conflicts between trail development and wildlife habitat and other sensitive natural and cultural resources.

Equality vs. Equity

Equality is typically defined as treating everyone the same and giving everyone access to the same opportunities. Equity refers to offering varying levels of support depending upon need.

Equality



Equity



Food Access

There is a need to understand where a person could access food if they are limited by budget constraints or food insecurity. Nearly 15 percent of all El Paso County residents are food insecure. The U.S. Department of Agriculture (USDA) defines food insecurity as a household-level economic and social condition of limited or uncertain access to adequate food. Proximity plays an important role in circumstances of food insecurity where budget limitations often also impact access to reliable transportation. For many, food pantries, Colorado Springs Food Rescue, and retail sites that accept SNAP and Women, Infants and Children (WIC) benefits are the main sources of food.

Potential interventions at the neighborhood level include small retail markets, farmers' markets, community gardens, community kitchens, backyard farms, farm stands, Community Supported Agriculture (CSA) pick-ups at schools, mobile pantries and markets, partnerships between small-scale food producers and corner/convenience stores, expansion of Double Up Food Bucks, and Produce Rx. These hyper-localized practices are sustainable, smaller-scale ways to improve the food system when there may be challenges at the municipal level, especially in those neighborhoods that have more barriers to healthy food access and vacant spaces available for those potential interventions. These practices not only serve to address food access issues but also help foster and strengthen a sense of community in the County.

Several geographic areas of opportunity have emerged that prompt a deeper dive to better understand their specific assets and challenges regarding food access. Characteristics of areas of opportunity include a higher ratio of less healthy to healthy food retail, transit access, and high poverty combined with the potential for neighborhood-based interventions and readiness.

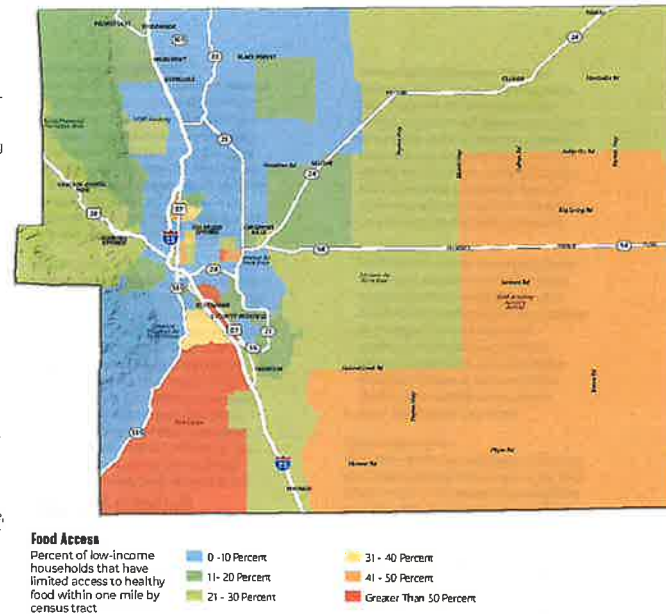
El Paso County Application

Focusing on these neighborhoods/municipalities and combining all the data sets will tell a more complete story in each. A detailed analysis of this data would show availability of food retail sites by distance, vacant parcels for potential food production, and food pantries and other resources for those experiencing food insecurity. Surveying residents and key informants about their greatest perceived barriers and their behaviors and attitudes related to the food system is critical. Zoning land use and transportation patterns can help improve health. For example, zoning procedures can encourage the development of grocery stores and other retail outlets that sell nutritious food in locations throughout the County. Zoning policies can help improve the food environment through regulating land use of a community by:

- Allowing designation of community food production and farmers' markets
- Limiting commercial food retail, such as fast food businesses, or allowing by-right or incentives to those businesses that increase access to healthy food.

Considering the number of vacant parcels, parks, and open space in El Paso County, there is potential to allocate or incentivize these lands for more local food production. Understanding the County's regional limitations on agriculture—including regulations, a lack of skilled farmers, water, financing, profit potential, or demand—is the first step in addressing them and capitalizing on the economic and productivity potential of the land. Further study into regional agriculture is recommended on both large and small scales and on public and private land. The County should also develop a matrix for identification and prioritization of land with high agricultural potential. These preliminary recommendations are in alignment with the potential policy approaches identified by Colorado Springs City Council and El Paso County Board of Commissioners during the establishment of the Food Policy Advisory Board:

- Strengthen private property rights to encourage urban agricultural activities.
- Work toward reducing barriers for local food producers who wish to sell local food products.
- Build awareness among residents regarding nutrition, food skills, and the sources of their food.
- Seek ways to improve access to safe, affordable, nutritious food for residents, regardless of their income level or geographic location.
- Assess the effects of urban land use policies and regulations on the viability of food production, processing, distribution, and access.



CHAPTER 12: ENVIRONMENT

- Water Features & Water Quality
- Natural Resources & Land Conservation
- Wildlife Protection
- Wastewater management

Water Features & Water Quality

El Paso County completed a Water Master Plan in 2018 in order to become a statewide leader in the integration of land use and water planning and address the demands and issues about its water supply. Colorado as a whole is facing a substantial water supply gap based on demands projected through 2050 and beyond. As stated in the Water Master Plan, El Paso County is the “epicenter” of the water supply gap in the Arkansas River Basin. County officials understand the need to approach water supply in a thoughtful manner to ensure land use and water are appropriately matched.

Surface Water

Surface waters are most abundant in the mountainous, western part of El Paso County. The County's primary watersheds are Fountain Creek, Black Squirrel Creek, Cherry Creek, Monument Creek, Sand Creek, and Kiowa Creek. Most streams in the County eventually empty into the South Platte River, Arkansas River, Horse Creek, and Rush Creek. Standing waterbodies, including Palmer Lake, Monument Lake, and Lake Woodmoor, are human-made and used to retain surface water supplies. Uncertain weather trends, as discussed in more detail in Chapter 12. Resiliency and Hazard Mitigation, will continue to be a critical factor in water management. Increases in average temperatures may affect the availability and timing of snowmelt. Overall changes in precipitation and stream flow are difficult to predict, however, and continue to add a layer of uncertainty in projections of water supply.

Riparian Areas

Riparian areas and open space along the County's creeks, ponds, and lakes provide flood buffer areas, valuable wildlife habitat, and parks and recreational areas that draw residents and tourists. Portions of Fountain Creek flow through the Fountain Creek Park and Nature Center and Rainbow Falls Recreation Area. The Fountain Creek Regional Trail also follows the riparian corridor for approximately 10 miles, providing access to other County parks and trails. Another string of parks follows the Bear Creek riparian corridor. The Palmer Lake Regional Recreation Area, Ben Lomond Mountain, and New Santa Fe Trail are situated along the shore of Palmer Lake in the northwestern part of the County. High water and increased flow in streams following heavy rains may cause flooding, erode stream banks, damage nearby infrastructure, and increase sedimentation in areas downstream. Alternatively, the County can promote conservation design techniques for any future development near riparian areas to protect them through incorporation into the development.

Groundwater

Groundwater resources include the four primary aquifers of the Denver Basin (Dawson, Denver, Arapahoe, and Fox Hills), which lie beneath the northeastern and north-central parts of the County. Water contained in the upper and outer layers of these aquifers is considered tributary to the County's surface water resources and is generally not available for consumptive use without augmentation. Groundwater is sporadic in western El Paso County, in areas where bedrock is granite or exposed at ground surface. In the eastern and southern parts of the County, groundwater resources are generally available along stream channels and in shallow or surficial alluvial deposits, as well as in the Pierre Shale formation.

Water Master Plan Alignment

The 2018 El Paso County Water Master Plan includes specific goals for ensuring the preservation and improvement of its water features and resources. This includes addressing the water features identified above, including surface water, ground water, and riparian areas. All future water planning efforts should reference the Water Master Plan to ensure alignment with its key policies and recommendations.

- Goal 4.1 – Develop an understanding of the differences in water supply sources, and any water quality issues within the County.
- Goal 4.2 – Support the efficient use of water supplies.
- Goal 4.3 – Collaborate with the State and other stakeholders to extend the economic life of the Denver Basin aquifers.
- Goal 4.4 – Protect and enhance the quality, quantity, and dependability of water supplies.
- Goal 4.5 – Plan for water resources in a thoughtful way that recognizes the nonrenewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.
- Goal 4.6 – Promote collaboration among the County, municipalities, water and wastewater service providers and regional and State agencies through the use of Memoranda of Understanding or similar arrangements.

Natural Resources & Land Conservation

Between forests and land, energy resources, minerals, and fish and wildlife, there is no shortage of natural resources in El Paso County. These resources play a large role in the County's economy as well as for the quality of life of its residents. Through strategic management, these resources need to be conserved and protected. In 1997, El Paso County initiated a Conservation Easement Program to enhance the County's ability to protect its abundant natural and scenic features. Currently, the County holds 32 conservation easements, totaling 2,497 acres of land. The mission of the program draws from the goals of the El Paso County Parks Master Plan adopted in 1997 and most recently updated in 2013. It prioritizes preserving scenic viewsheds, wildlife habitat, agricultural lands, and historic and cultural sites, and providing recreational opportunities for the public benefit. This is accomplished through the protection of prairies, forests, existing ranching operations, and undeveloped natural lands, as well as working cooperatively to develop trail connections and view corridors throughout the County.

The policies and procedures utilized in the program ensure that the legal requirements of federal and state law are met, that the program results are real and genuine, and that the responsibilities of the County can be carried out in perpetuity. To fully ensure that all scientific, public, and legal aspects of the conservation easement process are sufficiently addressed for each property, County staff work cohesively on all aspects of the process, including property evaluation, acquisition, stewardship, monitoring, and recordkeeping.

Federal & State Land

El Paso County also partners with federal and state agencies for the preservation of land in and around federally and state-owned areas. The majority of federally owned land in El Paso County is predominantly administered by the U.S. Department of Agriculture and is located in the mountainous western portion of the County. The County and other stakeholder groups have worked together to support the Friends of the Peak initiative in Pike National Forest.

Land owned by the State of Colorado is mostly in the southcentral portion of El Paso County and is primarily leased for agriculture. The County has worked with the State of Colorado on the following projects:

- The Statewide Comprehensive Outdoor Recreation Plan (a key resource for the newly developed Colorado Springs Park Master Plan that details some of the interconnections between city, county, state and federal parklands).
- The Cheyenne Mountain State Park is an excellent example of parkland operated by the State of Colorado within El Paso County and benefitting the entire County.



Hidden Weasle Jumping Mouse



Greenback Cutthroat Trout



Great Horned Owl



Black Bear



Rocky Mountain Elk

Wildlife Protection

El Paso County's significant elevational variation supports a wide array of biological diversity. Habitat within the County ranges from the grassy plains in the east to the alpine tundra found on Pikes Peak. Within these habitats, species range from pronghorn and rattlesnakes, to black bears and mountain lions, to marmots and trout. El Paso County's biodiversity provides its citizens unending opportunities to observe and partake in the natural wonders present at every turn. The health of plants and animals provide indicators of the health of the world in which we, too, live. If species are extinguished, no matter how insignificant they may seem, we will never know what opportunities may have been lost. Many goals and objectives have been established by State and regional organizations to protect the natural habitats and species across Colorado, including within El Paso County.

The following strategies are separated into seven key topics, many of which the County will have to partner with other organizations and entities to actualize.

Protection & Management

- Establish or expand public or private neighborhood parks, reserves, and other protected (e.g., wildlife sanctuaries and private reserves).
- Manage protected areas and other resource lands for conservation (e.g., site design, demarcating borders, putting up fences, and training park staff).
- Control and/or prevent invasive and other problematic plants, animals, and pathogens from establishing and growing in El Paso County.
- Enhance degraded or restore missing habitats and ecosystem functions (e.g., creating forest corridors, riparian tree plantings, breaching levees, and creating/enhancing wetlands).

Education & Awareness

- Enhance knowledge and skills of students with formal education program about wildlife and habitat protection (e.g., public schools, colleges and universities, and continuing education).
- Expand the opportunity for the exchange of knowledge, skills, and information among practitioners, stakeholders, and other relevant individuals in structured settings outside of degree programs (e.g., monitoring workshops or training courses, learning networks or how-to manuals, and stakeholder education on specific issues).

Species Management

- Manage specific plant and animal populations of concern.
- Manipulate, enhance, and restore specific plant and animal populations (e.g., artificial nesting boxes, clutch manipulation, supplementary feeding, disease/parasite management, and vaccination programs).

Research & Monitoring

- Improve understanding of species/habitat distribution through field inventory, modeling, and ground-truthing.

External Capacity Building

- Create or provide nonfinancial support & capacity building for nonprofits, government agencies, communities, and businesses (e.g., creating new local land trusts).
- Form and facilitate partnerships, alliances, and networks of organizations (e.g., Conservation Measures Partnership).

Law & Policy

- Create, implement, change, influence, or provide input on formal government sector legislation or policies (e.g., state ballot initiatives, providing data to policy makers, zoning regulations, and species protection laws).
- Create, implement, change, influence, or provide input on policies and regulations affecting the implementation of laws at all levels: international, national, state/provincial, local/community, tribal (e.g., input into agency plans regulating certain species or resources, working with local governments or communities to implement zoning regulations, and promoting sustainable harvest on state lands).
- Establish, revise, and implement voluntary standards and professional codes that govern private sector practice (e.g., Conservation Measures Partnership Open Standards, corporate adoption of forestry best management practices, and sustainable grazing by a rancher).
- Monitor and enforce compliance with laws, policies and regulations, and standards and codes (e.g., water quality standard monitoring, and initiating criminal and civil litigation).

Livelihood, Economic & Other Incentives

- Develop enterprises that directly depend on the maintenance of natural resources or provide substitute livelihoods as a means of changing behaviors and attitudes (e.g., ecotourism).
- Promote alternative products and services that substitute for environmentally damaging ones.
- Utilize market mechanisms to change behaviors and attitudes (e.g., certification, financial incentives, grass and forest banking, and valuation of ecosystem services such as flood control).

CHAPTER 13: RESILIENCY

- Resiliency Planning
- Hazards
- Disaster Response & Recovery
- Resiliency



CHAPTER 13: RESILIENCY

Hazards

- Blizzards & Winter Storms
- Wildfires
- Drought
- Flash Floods



Wildfires

Wildfires are of significant concern throughout Colorado. According to the Colorado State Forest Service, vegetation fires occur on an annual basis, but most are controlled and contained early with limited damage. For those ignitions that are not readily contained and become wildfires, damage can be extensive. According to the State of Colorado Natural Hazards Mitigation Plan, a century of aggressive fire suppression combined with cycles of drought and changing land management practices has left many of Colorado's forests, including those in El Paso County, unnaturally dense and ready to burn. Further, the threat of wildfire and potential losses are constantly increasing as human development and population increases and the wildland-urban interface expands. Standing trees killed by pine bark beetles is another contributor to fuel load which has been an increasing concern since 2002.

Wildfire losses are typically not covered by basic homeowner's insurance. Additional coverage must be purchased in order to insure against such damages. The Insurance Services Office (ISO) and the National Fire Protection Association have developed a methodology for insurance companies to identify wildfire exposure. Property ratings are developed based on the following:

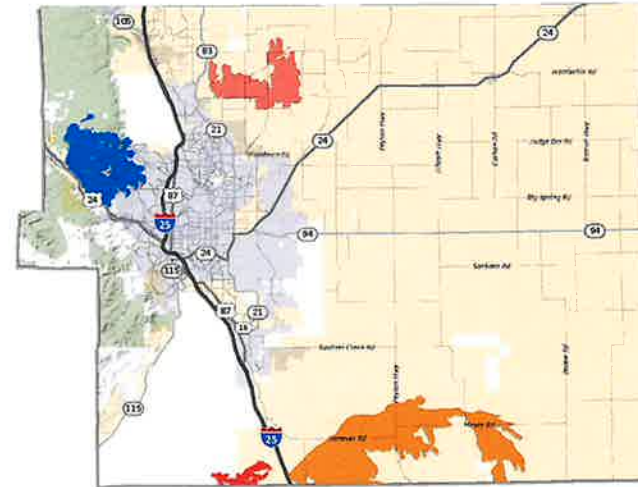
- **Fuel** – Grass, trees or dense brush can feed a wildfire.
- **Slope** – Steeper slopes can increase the speed and intensity of wildfire and affect reconstruction costs.
- **Access** – Dead-end roads can impede fire-fighting equipment.

Prescribed burns are fires that are set intentionally to clear fuels from an area, so that the area is less likely to burn in the event of a wildfire. These burns are used in forests to prepare sites for forest regeneration, improve wildlife habitat, control insects and disease, and perpetuate fire-dependent ecosystems (Colorado Legislative Council, 2012). In general, prescribed burns are not equated with wildfire hazards as they are intentional and controlled; however, it is possible for a prescribed burn to become uncontrolled and result in a wildfire.

Community Wildfire Protection Plans

Community Wildfire Protection Plans (CWPPs) are authorized and defined in Title I of the 2003 Healthy Forests Restoration Act (HFRA). The HFRA places renewed emphasis on community planning by extending a variety of benefits to communities with a wildfire protection plan in place. Critical among these benefits are:

- The option of establishing a localized definition and boundary for the wildland-urban interface (WUI).
- The opportunity to help shape fuels treatment priorities for surrounding federal and non-federal land.
- A description of the community's WUI problem areas, preferably with a map and narrative.
- Information on the community's preparedness to respond to a wildland fire.
- A community risk analysis that considers, at a minimum, fuel hazards, risk of wildfire occurrence and community values, to be protected both in the immediate vicinity and the surrounding zone where potential fire spread poses a realistic threat.
- Identification of fuels treatment priorities on the ground and methods of treatment.
- Ways to reduce structural ignitability.
- Having an implementation plan.



Burn Perimeter

- Black Forest Burn Perimeter
- Waldo Canyon Burn Perimeter
- Carson Midway Burn Perimeter
- 117 Burn Perimeter
- County Fire Districts



Community Rating System

The Community Rating System (CRS) is a voluntary program within the NFIP that encourages floodplain management activities that exceed the minimum NFIP requirements. Flood insurance premiums are discounted to reflect the reduced flood risk resulting from community actions meeting the following three goals of the CRS:

- Reduce flood losses
- Facilitate accurate insurance rating
- Promote awareness of flood insurance

The County and its planning partners are equipped to handle future growth within flood hazard areas. With communities in the County participating in the CRS program, there is incentive to adopt consistent, appropriate, higher regulatory standards in communities with the highest degree of flood risk. Municipal planning partners have committed to maintaining their good standing under the NFIP through initiatives identified in this plan. Communities currently participating in the CRS in the County include Colorado Springs, El Paso County, and Manitou Springs. Those participating in the CRS program will be able to refine this commitment using CRS programs and templates as a guide.

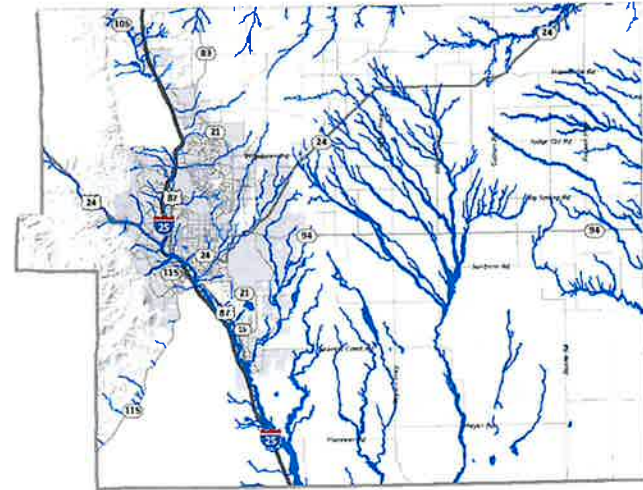
Flooding Impacts

An intense, short-duration storm could move slowly across the planning area, creating significant flash floods with little or no warning. If intense rain fell on one or more of the recent burn scars in the area, there could be significant mud or debris flows, higher rates of flow, and significant sedimentation. Injuries or fatalities may result if residents are caught off guard by the flood event. Stormwater systems could be overwhelmed, and significant flooding could impact a substantial portion of structures within the planning area. Transportation routes could be cut off due to floodwaters, isolating portions of the planning area. These impacts may last after the floodwater recedes as flash floods in the area have been known to cause extensive damage to roadways and other infrastructure in the County. The major issues for the flood hazard in El Paso County are:

- Flash flooding that occurs with little or no warning will continue to impact the planning area
- The duration and intensity of storms contributing to flooding issues may increase because of climate change.
- Flooding may be exacerbated by other hazards, such as wildfires, and may cause damages in areas not typically considered special flood hazard areas.
- Damages resulting from floods may impact tourism, which would have significant impacts on the local economy.
- The promotion of flood insurance as a means of protecting private property owners from the economic impacts of frequent flood events should continue.

Dams

El Paso County and its planning partners have established protocols for flood warning and response to imminent dam failure in the flood warning portion of its adopted emergency operations plan. These protocols are tied to the emergency action plans created by the dam owners. However, there are an uncounted number of non-jurisdictional dams on public and private lands in the County. These are small dams that normally do not store water but may impound water during heavy precipitation events. Because they are not monitored or maintained, there is potential for them to reach capacity or fail and cause flooding and property damage during a significant rainfall event. The extent and risk associated with these dams is not known.



Flood Zones

- A/AE Flood Zones - Areas subject to inundation by the 1-percent-annual-chance flood event

Disaster Response & Recovery

El Paso County must also plan to meet the needs of its communities when impacts from resiliency issues and hazards have occurred. While the County is not new to disaster response and recovery, its efforts must be adapted as problems evolve with a changing environment and changing community. While the Pikes Peak Regional Office of Emergency Management plays a central role for disaster response and recovery in El Paso County, other agencies and County residents play important roles as well.

Pikes Peak Regional Office of Emergency Management

The Pikes Peak Regional Office of Emergency Management (OEM) is responsible for providing mitigation, preparedness, response, recovery, and coordination for large-scale emergencies and disasters, both natural and human caused, to all residents of El Paso County for the purpose of saving lives and preventing property damage. This regional entity is separate from the County and is funded by the participating jurisdictions. The organization manages a variety of services in the region including:

- Mitigating and planning for large-scale all-hazards emergencies and disasters
- Developing and maintaining regional emergency operations plans
- Serving as liaison to local, county, state, military and federal agencies and departments
- Providing preparedness education to citizens and government employees

- Coordinating multi-jurisdictional exercises
- Responding to multi-family structure emergencies
- Managing resources needed to assist responders and the affected population
- Assisting partner response agencies and the affected population
- Providing assistance and preparedness through the administration of federal and state grant funding

Mitigation

OEM oversees writing and updating the Hazard Mitigation Plan for the Pikes Peak Region, as well as outlining the functions and responsibilities of all City departments and agencies during emergencies or disasters. OEM maintains close working relationships with all levels of government.

Preparedness

Because it is impossible to predict when a specific disaster will occur, OEM participates in and helps plan numerous preparedness exercises throughout the year. The exercises are disaster simulations that may involve all levels of government and can range from an organized discussion about a potential threat, to full-scale training that involves actual response units, real-time events and actors who play the role of victims. This training gives management and responders a chance to address and resolve challenges before a real disaster occurs.

Response

During a large disaster, the OEM provides overall coordination for regional response efforts. This can involve the activation of the Emergency Operations Center, which becomes a single-gathering point for representatives from the region's departments and partner agencies. These representatives facilitate resource coordination, mutual aid, and policy decisions.

Recovery

The OEM assists in the coordination of both short-term and long-term recovery functions. Short-term recovery efforts begin immediately following an emergency or disaster, as the region works to restore basic services and functions to the affected community. Long-term recovery involves restoring economic activity, and rebuilding communities and citizens' quality of life.

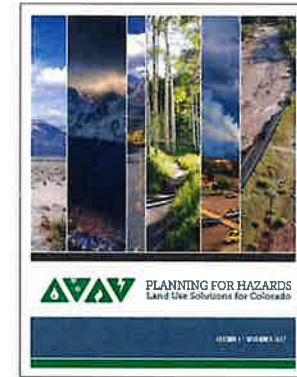
Make a Plan

Creating plans for family communications, loved ones with special needs, household matters, financial documents, and evacuation are all part of being well prepared. During an emergency, family members may not be together, and a Family Communications Plan will assist people in contacting each other. Household Plans will assist your family in knowing how to prepare ahead of time and what to do during and immediately after an event. Many businesses, schools, and neighborhoods have taken steps to develop plans as well. Neighbors and coworkers often support each other during times of disaster, especially if first responders are unable to get to the area.

Resiliency

Resiliency is often incorrectly thought of as being synonymous with hazard mitigation and emergency preparedness. Resiliency is different in that it addresses the underlying causes and vulnerabilities for hazards, emergencies, and other changes in the community that impact its resources, economy, and residents. Resiliency planning looks at the long-term fundamental factors of a hazard that may have put the community at risk, such as deferred maintenance of infrastructure, lack of redundancy in energy and water resources, and high rates of unemployment. The basic framework of resiliency is akin to sustainable development, another holistic approach to development and other human activities that has been in practice for decades. As stated by the Colorado Resiliency Office, resiliency planning "links together the environment, social, and economic sectors to holistically improve communities by being adaptable to changing conditions," including the impacts from hazards and other emergencies, as well as other shocks and stresses, and potentially compounding effects of their interrelationships.

Key existing plans and resources are summarized in this section to provide specific recommendations for resiliency in the *Your El Paso Master Plan*.



Planning for Hazards: Land Use Solutions for Colorado (2017)



El Paso County Multi-Jurisdictional Hazard Mitigation Plan (2020)

CHAPTER 14: IMPLEMENTATION

- Introduction
- Land Development Regulations
- Administration
- Funding Sources
- Action Matrix

CHAPTER 14: IMPLEMENTATION

Introduction

- Importance of the Implementation Chapter

CHAPTER 14: IMPLEMENTATION

Administration

- Regularly Use the Plan
- Develop & Maintain Partnerships
- Maintain Public Communication
- Update Regularly

CHAPTER 14: IMPLEMENTATION

Land Development Regulations

- Code Amendments & Updates
- Land Use Applications and Master Plan Consistency
- Guidance for Evaluating Land Use Applications

CHAPTER 14: IMPLEMENTATION

Funding

- Housing
- Economic Development
- Transportation
- Parks, Open Space & Trails
- Environment & Sustainability

CHAPTER 14: IMPLEMENTATION

Action Matrix

- Organized by:
 - Chapter
 - Core Principle
 - Goals
- Components:
 - Objectives
 - Strategies
 - Priorities
 - Time Frame
 - Page Number

Land Use
Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

Goal L.U.1.
Ensure compatibility with established character and infrastructure capacity.

Goal L.U.2.
Coordinate central service area and growth strategies with municipalities.

Objective	Specific Strategies	Date	Page	Objective	Specific Strategies	Date	Page
Objective L.U.1.A	1. Review...	2015	10	Objective L.U.1.A	1. Review...	2015	10
Objective L.U.1.B	2. Review...	2015	11	Objective L.U.1.B	2. Review...	2015	11
Objective L.U.1.C	3. Review...	2015	12	Objective L.U.1.C	3. Review...	2015	12
Objective L.U.1.D	4. Review...	2015	13	Objective L.U.1.D	4. Review...	2015	13
Objective L.U.1.E	5. Review...	2015	14	Objective L.U.1.E	5. Review...	2015	14
Objective L.U.1.F	6. Review...	2015	15	Objective L.U.1.F	6. Review...	2015	15
Objective L.U.1.G	7. Review...	2015	16	Objective L.U.1.G	7. Review...	2015	16
Objective L.U.1.H	8. Review...	2015	17	Objective L.U.1.H	8. Review...	2015	17
Objective L.U.1.I	9. Review...	2015	18	Objective L.U.1.I	9. Review...	2015	18
Objective L.U.1.J	10. Review...	2015	19	Objective L.U.1.J	10. Review...	2015	19
Objective L.U.1.K	11. Review...	2015	20	Objective L.U.1.K	11. Review...	2015	20
Objective L.U.1.L	12. Review...	2015	21	Objective L.U.1.L	12. Review...	2015	21
Objective L.U.1.M	13. Review...	2015	22	Objective L.U.1.M	13. Review...	2015	22
Objective L.U.1.N	14. Review...	2015	23	Objective L.U.1.N	14. Review...	2015	23
Objective L.U.1.O	15. Review...	2015	24	Objective L.U.1.O	15. Review...	2015	24
Objective L.U.1.P	16. Review...	2015	25	Objective L.U.1.P	16. Review...	2015	25
Objective L.U.1.Q	17. Review...	2015	26	Objective L.U.1.Q	17. Review...	2015	26
Objective L.U.1.R	18. Review...	2015	27	Objective L.U.1.R	18. Review...	2015	27
Objective L.U.1.S	19. Review...	2015	28	Objective L.U.1.S	19. Review...	2015	28
Objective L.U.1.T	20. Review...	2015	29	Objective L.U.1.T	20. Review...	2015	29
Objective L.U.1.U	21. Review...	2015	30	Objective L.U.1.U	21. Review...	2015	30
Objective L.U.1.V	22. Review...	2015	31	Objective L.U.1.V	22. Review...	2015	31
Objective L.U.1.W	23. Review...	2015	32	Objective L.U.1.W	23. Review...	2015	32
Objective L.U.1.X	24. Review...	2015	33	Objective L.U.1.X	24. Review...	2015	33
Objective L.U.1.Y	25. Review...	2015	34	Objective L.U.1.Y	25. Review...	2015	34
Objective L.U.1.Z	26. Review...	2015	35	Objective L.U.1.Z	26. Review...	2015	35

Land Use

Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

Goal LU1.

Ensure compatibility with established character and infrastructure capacity.

Objectives

Objective LU1-1: Some areas of the County should be planned for new development, while other areas should be preserved, protected, or see little new development.

Objective LU1-2: Continue to partner with all of the military installations to maintain compatible use transitions and buffers adjacent to each installation through open space protection and site-specific development restrictions.

Objective LU1-3: Protected/Conservation Areas should be preserved due to their local ecological or historical influence.

Specific Strategies:

- Priority:** Due to its unique nature and overall importance, the Moran area military placetype must be appropriately preserved to help maintain the natural beauty of the County and protect the habitats of its abundant and diverse wildlife. New development within the Moran area placetype should be well managed against the necessity of preservation and protection of the ecologically sensitive areas of the County.
- Priority:** Fountain Creek should continue to be protected by limiting development in and near the Fountain Creek Watershed, Flood Control, and Greenway District boundaries. Any proposed development within the District will need to adhere to the District's land use standards to prevent or otherwise mitigate any negative impacts.
- Priority:** All new development and redevelopment in the Fountain Area should fully adhere to the transportation and infrastructure structure requirements, DIME form, and transportation guidelines outlined in their appropriate placetypes. Each development proposal should also include a site-specific transportation infrastructure plan that impacts the Fountain Area and the established character of the individual community.
- Priority:** Corral Bluffs should be considered as an open space buffer to preserve the character of the adjacent rural areas to the east.
- Priority:** Extending the boundaries of Point Mines Community should be considered to help preserve the distinct County amenity and provide more public open space in the future.
- Priority:** New development and any redevelopment in the developed area will utilize a new identity that integrates the use of the local priority energy and stormwater provisions, access to major roads and state highways for the traveling public, and enhanced electric vehicle and alternative transit building codes to encourage high quality infrastructure and transportation planning, design, and construction.
- Priority:** The Minimal Change Undeveloped area should continue to see redevelopment of select undeveloped or vacant sites to allow other built up areas to take their redevelopment will be limited in scale to maintain the essential character.
- Priority:** Conservation design and planned development should regularly be considered for new development within the Large Lot Residential placetype to provide for a higher level of development density in existing large lot areas while maintaining the preservation of contiguous areas of open space and the production of enhanced residential forms.

Time Page

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Goal LU2.

Coordinate context-sensitive annexation and growth strategies with municipalities.

Objectives

Objective LU2-1: Continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds.

Objective LU2-2: The character and intensity of new development or redevelopment in County enclaves should match that of the development in the municipality surrounding it.

Objective LU2-3: Prioritize the annexation of existing unincorporated County enclaves as opportunities arise.

Specific Strategies:

- Priority:** Continue to prioritize new residential growth in the Colorado Springs Airport area to help expand the employment center in unincorporated El Paso County.
- Priority:** Coordinate with the U.S. Forest Service and the City of Colorado Springs to identify opportunities for the County to help ensure Silver Peak is preserved and maintained as both a natural amenity and an economic asset.
- Priority:** Regularly rein in discussions with the City of Colorado Springs and other municipalities regarding possible annexation of enclaves to explore means to finance improvements and service debt to make annexation a viable consideration.
- Priority:** Coordinate future development adjacent and within the Peterson Air Force Base flight area buffer with the military installation to ensure growth doesn't negatively impact the primary functions of Peterson Air Force Base.

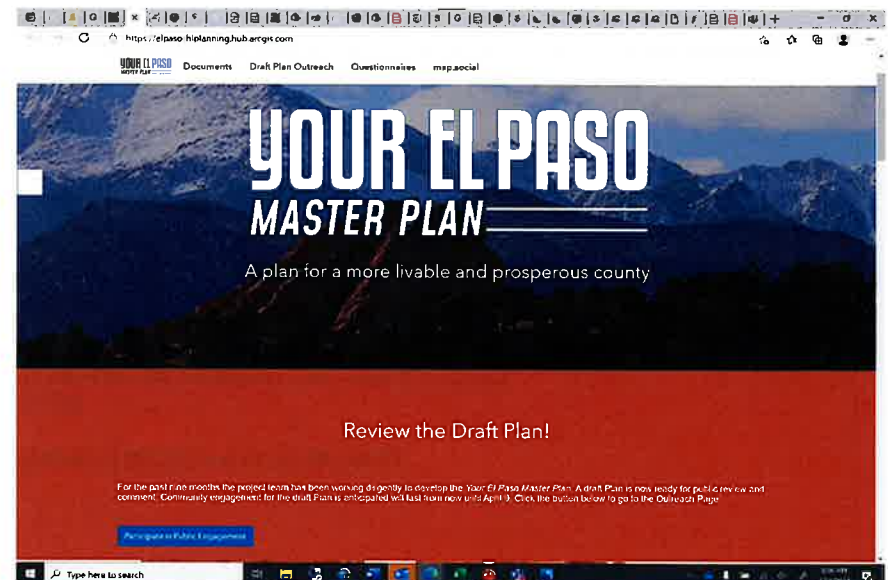
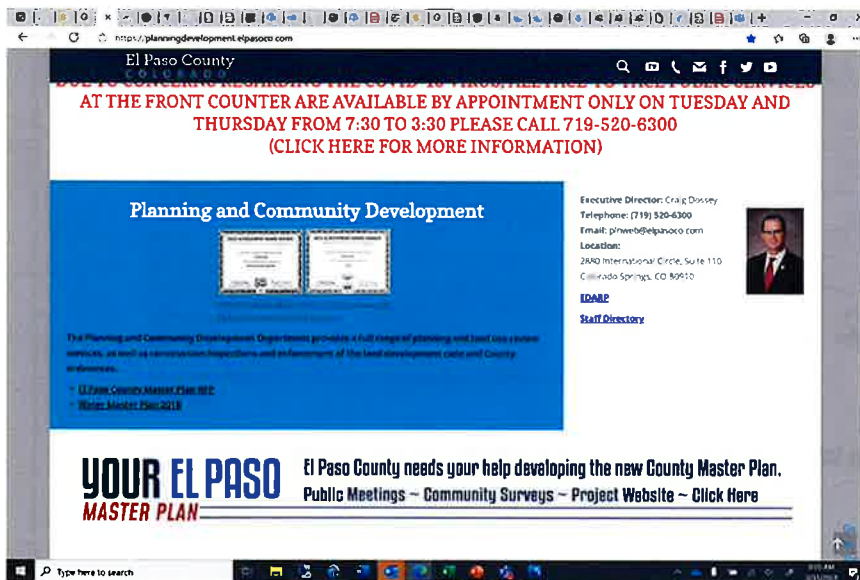
Time Page

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Public Engagement: Planning and Community Development Website

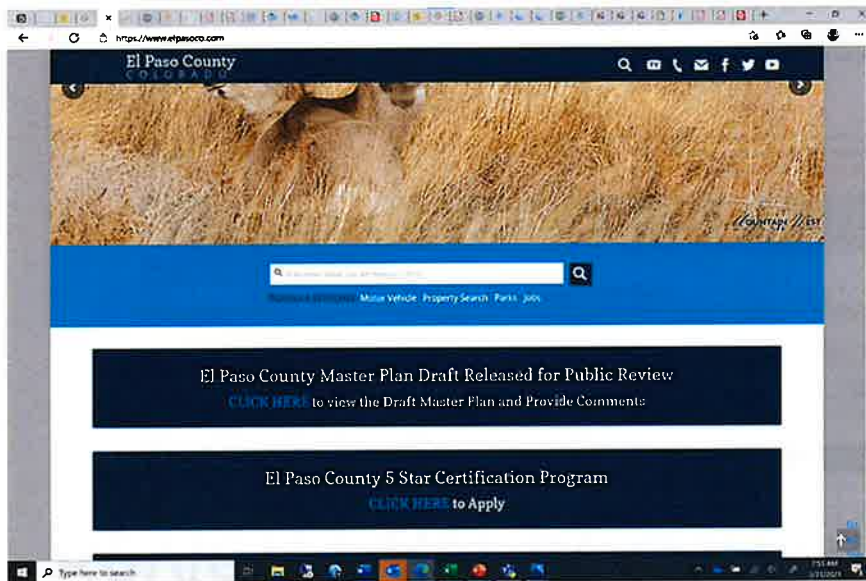
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<https://elpaso-hlplanning.hub.arcgis.com/>

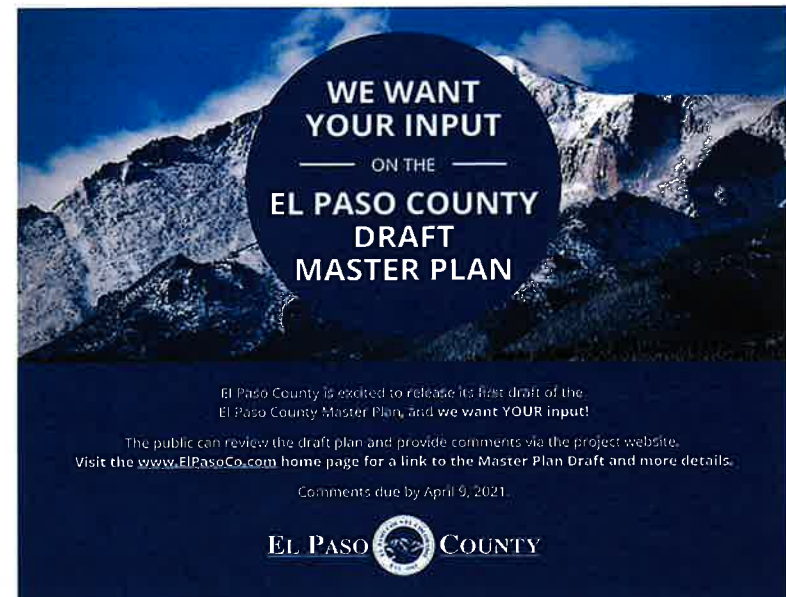


Public Notice: County Website and Advertisements

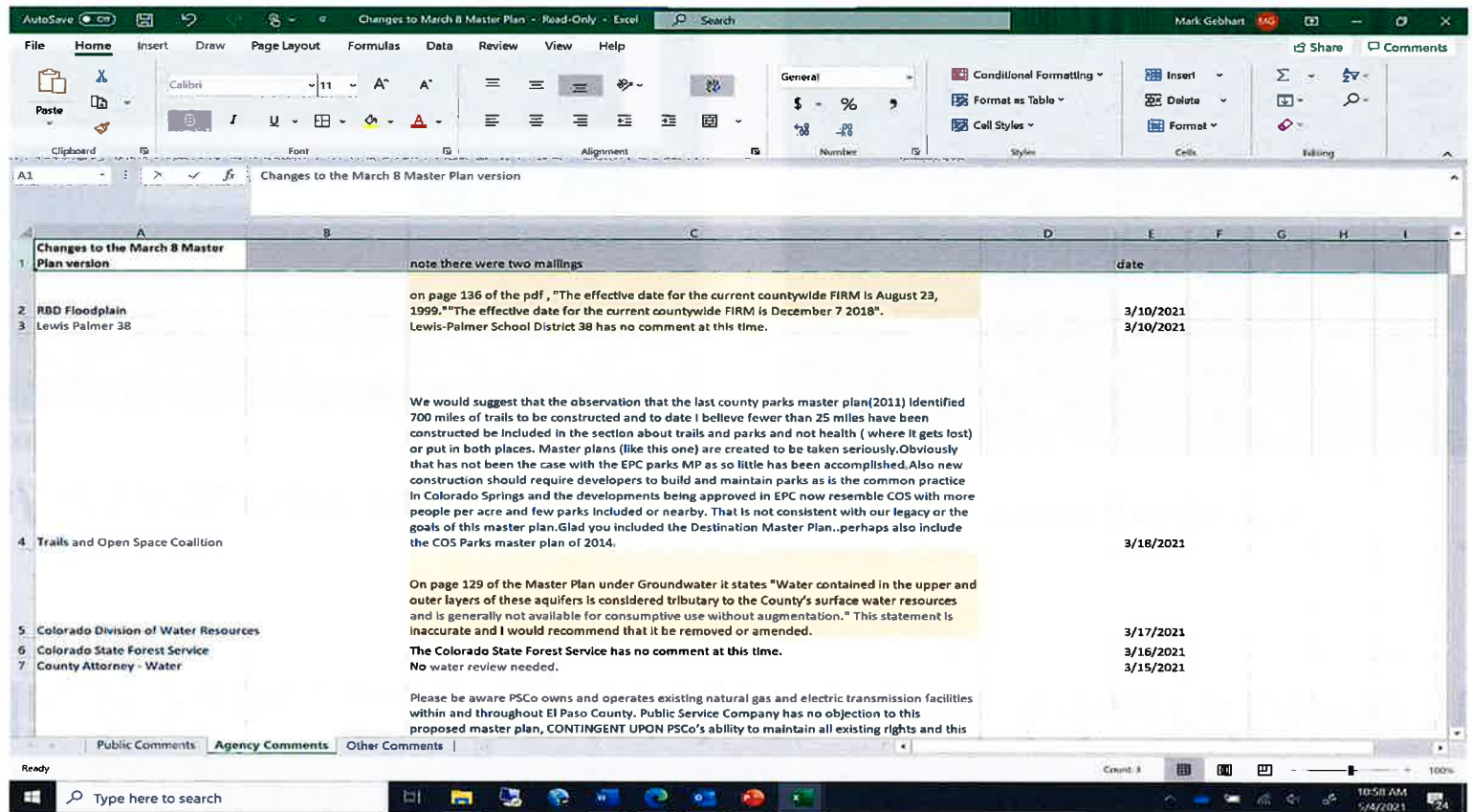
<https://www.elpasoco.com/>



Newspaper advertisements



Review Agency Comments (notice to over 200 agencies)



Public Comments

The screenshot shows an Excel spreadsheet titled "Changes to the March B and March 26 Master Plan - Read-Only - Excel". The spreadsheet is organized into a table with the following columns: version, page, date, and action. The data is as follows:

version	page	date	action
2	Ross Williams	on page 11B in the Additional Land Access section, the authors need to change "Ring the Peak" to "Ring the Peak Trail"	
3	mg	Ferguson property north of meadowlake spelling of Matt Caroll and Mark Volcheff using parcel numbers couldn't only include the industrial, and utilized whole parcels	
4	mg		corrected
5	david feasel, woodmen Hills?	My name is David Feasel and I live in El Paso County, I am unable to access the proposed Master Plan as in order to do so I have to BUY a subscription to Microsoft 360. I, like some of my neighbors do not have the need for 360 or are on a fixed income and cannot afford the extra cost to access this info. Is this the County's plan to limit input to only those who can afford 360 and leave the rest of us undesirables out of the loop? David Feasel, email-convaired2@gmail.com, phone-719-494-1456.	
6	beth lonquist	I have some questions about the proposed Master Plan with regards to the area by HWY105 and Red Rock Ranch Drive. It appears the designation is being changed to Suburban Residential from the current Rural Residential designation. Most lots in this area are 2 1/2 acres or larger. The RRRHOA does have smaller 1 acre lots, but not the majority of lots. It also appears to stop and convert to Large Lot residential at Red Rock Ranch Dr. Am I correct? Can you tell me what the original designation of RR1 stood for and when did the designation change from RR.5? (that is on my original purchase papers in 2006.)	
7	Kevin Curry	Thanks! I briefly reviewed the StoryMap after receiving the announcement e-mail. It did load a little slowly but not unacceptably so, and I found it useful but I wish it had more granularity. For example, when I zoomed into the Falcon area on the Potential Annexation Areas map, I found it lacked enough detail to really tell what areas were included and which were excluded. I think that adding one or two more levels of zoom detail and/or the addition of boundary roads would be useful.	
8	Chapter 7. Tabor	Folks, I am sorry. We thought the Tabor discussion paragraph was to be deleted in this public review draft. The County Administrator and the County Attorney had concerns with this paragraph.	
9	Jimenez, Nicolas <Nicolas_Jimenez@Comcast.com>	Excellent work on this, Mark. I submitted a comment through the website, but wanted to also briefly share a note via email. As I mentioned to Commissioner Williams on a recent call, Comcast remains a very willing partner in any projects aimed at expanding broadband reach and adoption, I look forward to being a part of those conversations.	

The spreadsheet also includes a "Public Comments" tab at the bottom, and the status bar shows "Count: 2" and "11:04 AM 5/4/2021".

Final Revision Table (can be a condition of approval)

The screenshot shows an Excel spreadsheet titled "MP revisions after April 23 version - Saved". The spreadsheet is organized into columns: A (Changes to the April 23 Master Plan version), B (request), C (modification), D (Mark's comments), and E (date). The rows list various revisions and the actions taken to address them.

Changes to the April 23 Master Plan version	request	modification	Mark's comments	date
Victoria Chavez PDF page 82: Multimodal Access	While all placetypes would benefit from a safe, walkable, and connected street network, multimodal access is a defining and critical feature in Urban Residential, Rural Center, and Regional Center placetypes and other areas that promote a mix of uses and mobility options. The County should encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.	Delete "maintenance is". We can't require new development to address maintenance needs.	agree	29 Apr
Victoria Chavez PDF page 149:	Priority: Continue to evaluate development impact fees, requiring adequate private investment to ensure any long-term maintenance of new development will not overburden County resources, and will be served by adequate infrastructure until they can be incorporated if necessary or desired.	With impact fees, we cannot address maintenance needs, only capital improvements per state law. Change to: Continue to evaluate development impact fees, requiring adequate private investment to defray the cost of capital improvements needed due to new development so that new development will not overburden County resources, and will be served by adequate infrastructure until they can be incorporated if necessary or desired. Must say "upgrades are". With impact fees, we cannot address maintenance needs, only capital improvements per state law.	agree	29 Apr
Victoria Chavez TM1-4:	PDF page 156: Objective TM1-4: Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.		agree	29-Apr
Becky Fuller	Correct Sarah's name			
Mark	include a more direct reference in the Resolution regarding retaining the Drainage Basin Plans			
Eric Morales Page 3 -	Page 3 - Where is the Appendix mentioned in the far right column, 11th line down? Not completed yet		Not completed yet	
Page 8 -	In the graphic's key, delete "<all other values>" unless it really means something Delete. This only showed up on this version.		Delete. This only showed up on this version.	
Page 16 - 47 -	Change Chapter titles next to page numbers for Chapter 3 to "Land Use" Rationale: They do not match.		agree, Change header to Land Use	
	Change the density next to Estate Residential to "(Minimum 5 acres / 1			

**NEXT
STEPS**

NEXT STEPS

- Planning Commission Public Hearing Adoption (May 26th)
- Certification

Final Actions Certifications

- By the Planning Commission
- To the Board of County Commissioners
- To the Municipal Planning Commissions
- To the Military Commanders
- To the Colorado Department of Local Affairs, Office of Smart Growth

ADOPTION OF YOUR EL PASO MASTER PLAN AS THE MASTER PLAN FOR EL PASO COUNTY, COLORADO

Commissioner ??? moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. MP-21-001

WHEREAS, the El Paso County Planning and Community Development Department ("PCD") requests approval of Your El Paso Master Plan by adoption as the Master Plan for El Paso County within the unincorporated area of El Paso County, Colorado; and

WHEREAS, § 30-28-108, C.R.S., provides that a county planning commission may adopt, amend, extend, or add to the County Master Plan; and

WHEREAS, pursuant to § 30-28-106(3)(a), C.R.S., Your El Paso Master Plan includes accompanying maps, plats, charts, and descriptive and explanatory matter, to show the county recommendations for the development of the territory covered by the plan, and includes the necessary elements; and

WHEREAS, PCD engaged in a lengthy and extensive process to develop this Master Plan for El Paso County in conjunction with its consultant, Houseal-Lavigne, with input from the Board of County Commissioners (BoCC), appointed Master Plan Advisory Committee (MPAC), and the public via surveys, comments, announcements, advertisements, public meetings, public comments, work sessions, agency reviews, and report items to the Planning Commission (PC) and BoCC; and

WHEREAS, this Master Plan would supersede, replace, and delete the outdated El Paso County Policy Plan (1998), the small areas plans (1977-2008), and the sketch plans which amended the master plan (1982-86); and

WHEREAS, pursuant to § 30-28-106 IV(C), C.R.S., this plan and the Water Master Plan as a Topical Element include goals and policies related to the Colorado Water Plan, specifically those related to water conservation; and

WHEREAS, pursuant to § 29-20-105.6, C.R.S., notification to and review of comments from those military installations identified by statute occurred in compliance with the law; and

WHEREAS, pursuant to § 30-28-106(3)(b), C.R.S., the opportunity to review the Master Plan was provided to assure that the master plan of a county or region which includes mass transportation shall be coordinated with that of any adjacent county, region, or other political subdivision, as the case may be, to eliminate conflicts or inconsistencies and to assure the compatibility of such plans and their implementation pursuant to this section and sections §30-11-101, §30-25-202, and §30-26-301 C.R.S.; and

Implementation

- Internal use of recommendations for other County Departments
- Coordinating with other jurisdictions, including the Military Installations
- Updating the Land Development Code and Regulations
- Development of IGA's
- Guidance for review of new development actions, including 1041 Permit reviews and zoning actions



Questions?
