

Location and Extent Staff Report

DATE: SEPTEMBER 23, 2024
TO: DOUGLAS COUNTY PLANNING COMMISSION
FROM: HEATHER SCOTT, AICP, PRINCIPAL PLANNER *HS*
JEANETTE BARE, AICP, CURRENT PLANNING MANAGER *JB*
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES *SK*
SUBJECT: MACANTA REGIONAL PARK – LOCATION AND EXTENT

PROJECT FILE: LE2024-023

OWNER:
DOUGLAS COUNTY
100 THIRD STREET
CASTLE ROCK, COLORADO 80104

PLANNING COMMISSION HEARING:

OCTOBER 7, 2024 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

Douglas County Parks, Trails and Building Grounds (PT&BG) is requesting approval of a Location and Extent (L & E) to construct a regional park with a trailhead; 6 miles of multi-use, soft surface trails; 6 miles of singletrack trails; and scenic overlooks. The trailhead will provide 202 parking spaces and 6 equestrian trailer parking spaces. The 463.5-acre property is located within the Canyons South Planned Development (Canyons South PD).

II. REQUEST

A. Request

PT&BG requests approval of an L & E application for the Macanta Regional Park on approximately 463.5 acres within the Canyons South PD. The proposed use is allowed within Planning Area A of the Canyons South PD.

B. Location

The Canyons South PD is located northeast of the Town of Castle Rock, along the southeast side of Crowfoot Valley Road, southwest of Pradera Parkway, and northeast of Founders Parkway. The property contains two parcels, both of which are not platted. The Vicinity Map, Zoning Map, and Aerial Map, highlighting site location and existing conditions, are in the attachment.

C. Project Description

PT&BG is proposing to construct a regional park with a trailhead; 6 miles of multi-use, soft surface trails; 6 miles of singletrack trails; and scenic overlooks on 463.5 acres within the Canyons South PD. The trailhead will have 202 parking spaces, 6 equestrian trailer parking spaces, shade structures, vault toilets, and a natural play area. The variety of trails may be used by cyclists, equestrians, and pedestrians. There are several fitness courses provided, numerous water crossings, directional and interpretive signage, and shelters proposed. Park hours will be one hour before sunrise to one hour after sunset. PT&BG anticipates approximately 146,000 annual users or 434 people to visit the park per day.

PT&BG is working with the Town of Castle Rock to complete a master plan for the adjacent Cobblestone Open Space, tying both sites together. In addition, several pedestrian paths and trail connections are proposed to link to the Canyons South neighborhood as well. These trails will ultimately link to the Cherry Creek Trail to the east and a future trail that will connect into the town of Castle Rock to the southwest. Further community benefits include scenic overlooks with views from Pike's Peak to Long's Peak, continuous wildlife corridors, and additional recreational opportunities.

The proposed project schedule is to complete the L&E application and necessary Public Works Engineering reviews and permits in 2024. PT&BG will send this project to bid in the first quarter of 2025, with the intent to start construction in May 2025. The projected opening of the Macanta Regional Park is set for April 2026.

III. CONTEXT

A. Background

The site was rezoned from Agricultural One (A-1) to Planned Development (PD) with the Board of County Commissioners (Board) approval of the Canyons Planned Development (the Canyons PD) on May 31, 2000. A major amendment to the Canyons PD was approved by the Board in December 2004, resulting in a division of the Canyons PD into two separate Planned Developments, which created the Canyons South PD. At that time, the developer committed to dedicating a minimum of 450 acres to Douglas County for a regional park.

Sketch and preliminary plans were approved by the Board in 2006. Several plats have been approved for a total of 786 lots to date. The County is currently processing a request to plat the final 182 lots within the Canyons South PD.

B. Adjacent Land Uses and Zoning

The following table reflects those zone districts and land uses surrounding the proposal.

	Zoning	Land Use
North	Pinery West PD Agricultural One	Residential lots and non-residential tracts
South	Canyons South PD	Residential lots and non-residential tracts
East	Pinery West PD	Residential lots and non-residential tracts
West	Agricultural One Rural Residential	Agricultural and Residential lots

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is bounded on the northwest by Crowfoot Valley Road, and by residential development around the remainder of the site. The site consists of widely varied topography and vegetation, ranging from steep slopes heavily vegetated with Gambel Oak, Ponderosa Pine, Sumac, and Mountain Mahogany to flat upland shortgrass prairie areas.

B. Access

Access to the park will be from Crowfoot Valley Road. The trailhead parking lot is proposed in the northwestern portion of the site. A second parking lot will be located in the Town of Castle Rock’s Cobblestone Open Space, off of Castle Oaks Drive. In addition to the street network, residents may access the park via proposed trail connections. A Traffic Conformance Letter was submitted with this request and is being reviewed by Public Works Engineering. There are no PD commitments for improvements to Crowfoot Valley Road related to the regional park. Improvements are accounted for with the residential development phases of the PD.

C. Drainage and Erosion

The applicant is responsible for preparation of any further site-specific engineering plans, which will include a Grading Erosion and Sediment Control (GESC) plan and report, and construction plans specific to the proposed regional park. The parking lot will require a detention and water quality pond. Engineering plans must be accepted by Public Works Engineering prior to permits being issued for the proposed improvements.

D. Floodplain

There is no mapped 100-year floodplain associated with the site.

V. PROVISION OF SERVICES

A. Fire Protection

Castle Rock Fire Protection District (Castle Rock Fire) provides firefighting and emergency medical services to the site. At the writing of this staff report, no response had been received from Castle Rock Fire.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. The Office of Emergency Management had no concerns with this project.

C. Water and Sanitation

This site will have vault toilets and will not be served by public water and sanitation services.

D. Utilities

Utility service providers include Xcel Energy for natural gas, CORE for electrical service, and CenturyLink and Comcast for phone and data services. At the writing of the staff report, no response had been received from CenturyLink, Comcast, CORE, nor Xcel Energy.

E. Other Required Processes and Permits

In addition to the L & E approval, the applicant is responsible for preparation of any further site-specific engineering plans, which will include a GESC plan and report, Phase III drainage report and plans, and other construction plans specific to the proposed facility. Engineering plans must be accepted by Public Works Engineering prior to permits being issued for the proposed improvements. In addition, permits will be required from Building Services for any structures.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners on September 16, 2024. At the preparation of the staff report, no one from the public had responded to the courtesy notice. Homeowner Association's (HOA's) within a 1-mile radius were notified about the request. At the preparation of the staff report, no HOA or other members of the public commented on the proposal.

The referral response requests were sent to required referral agencies on September 16, 2024. Referral responses are due at the conclusion of the referral period on September 30, 2024, or prior to the Planning Commission hearing. Agency responses that have been received to date are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added to the project record.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the *Douglas County Zoning Resolution*. The applicant has stated that the proposed Macanta Regional Park will enhance the quality of life for residents northeast of the Town of Castle Rock. Should the Planning Commission approve the L & E request, the applicant must obtain all required engineering and building permit approvals through Douglas County prior to construction.

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Initial Referral Agency Response Report	15
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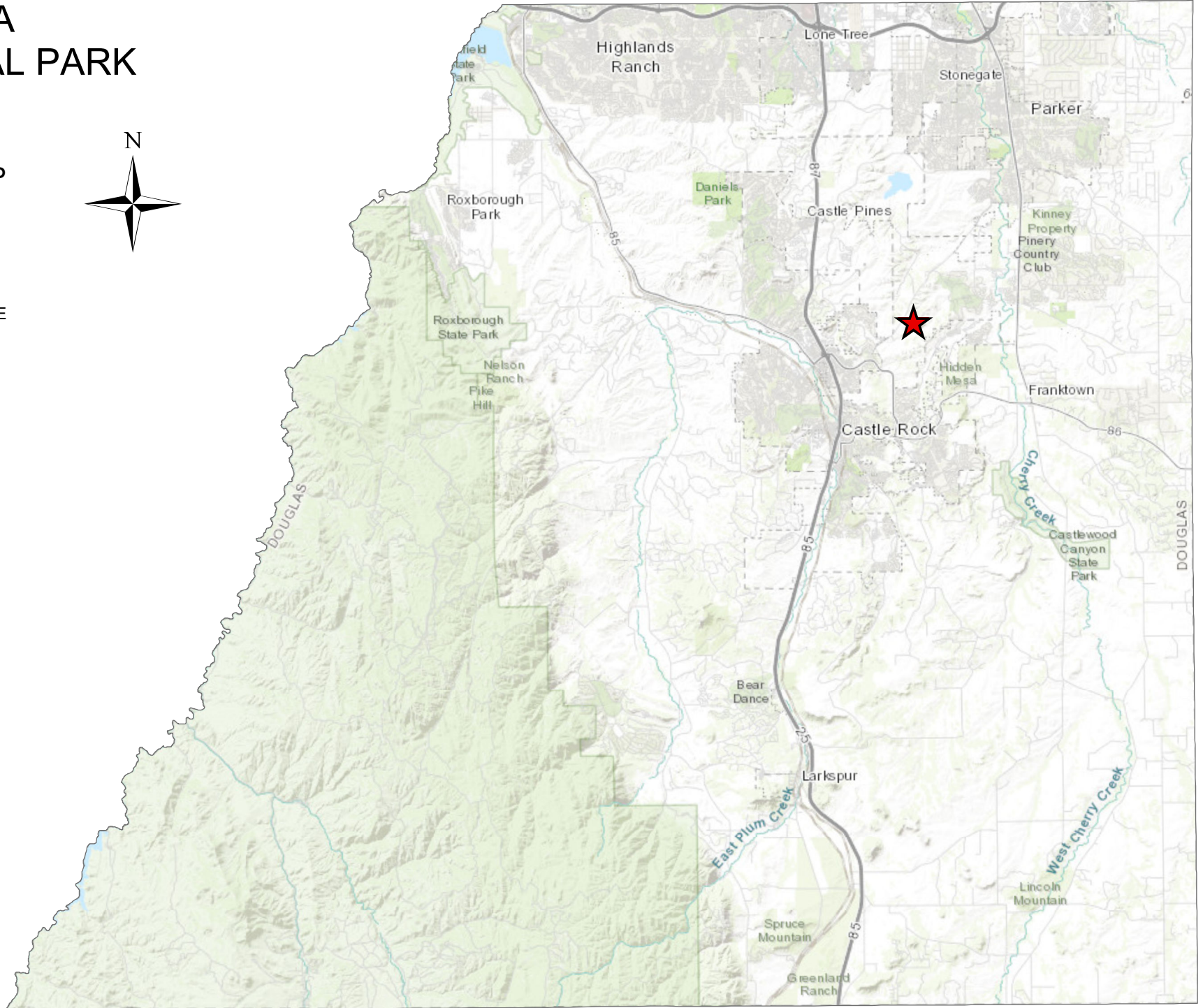
MACANTA REGIONAL PARK

LE2024-023
VICINITY MAP



LEGEND

 PROJECT SITE
























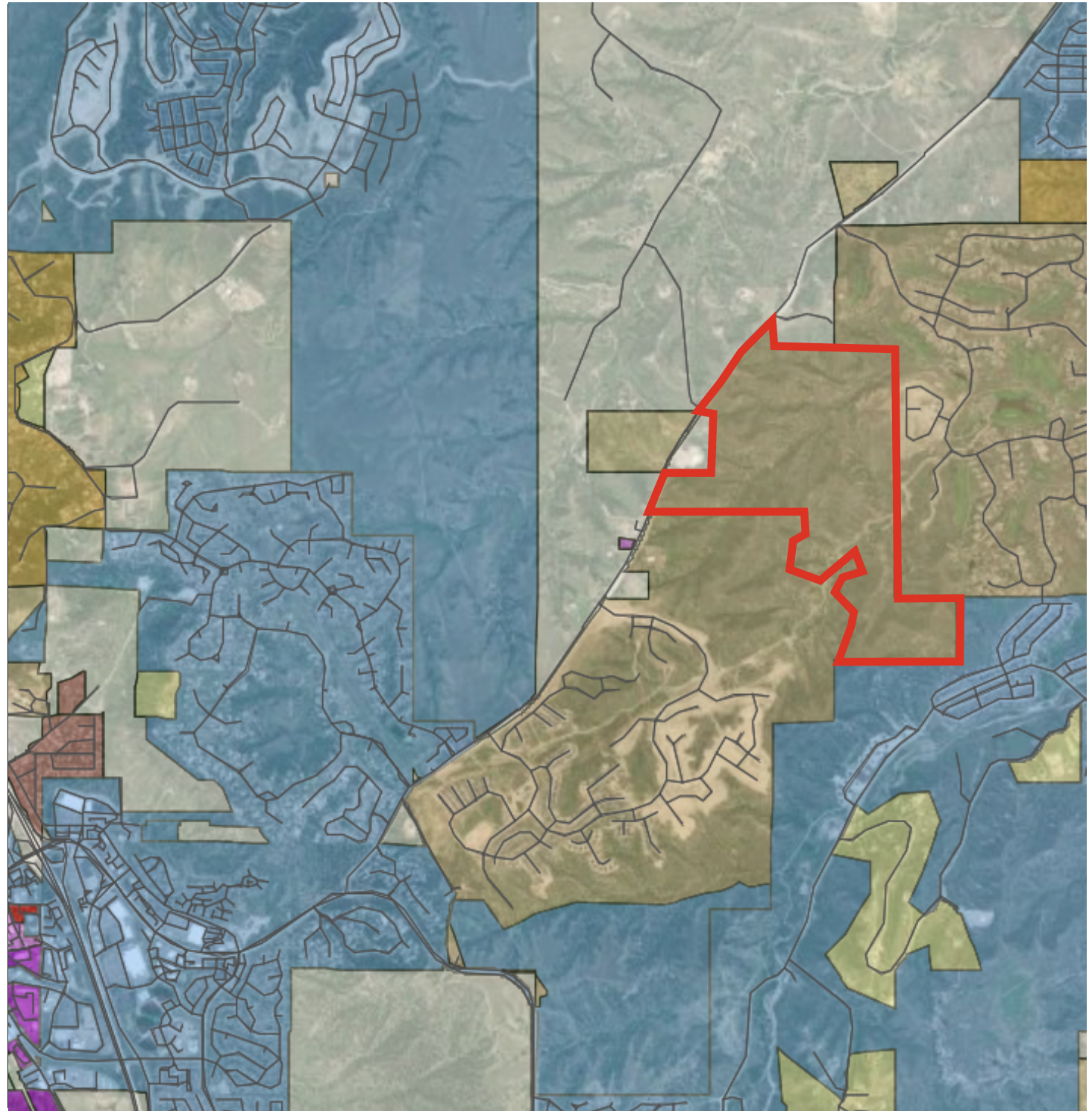
MACANTA REGIONAL PARK

LE2024-023 ZONING MAP



LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS
- ZONE DISTRICT**
-  A1 - AGRICULTURAL ONE
-  LRR - LARGE RURAL RESIDENTIAL
-  RR - RURAL RESIDENTIAL
-  ER - ESTATE RESIDENTIAL
-  SR - SUBURBAN RESIDENTIAL
-  MF - MULTIFAMILY
-  LSB - LIMITED SERVICE BUSINESS
-  B - BUSINESS
-  C - COMMERCIAL
-  LI - LIGHT INDUSTRIAL
-  GI - GENERAL INDUSTRIAL
-  CMTY - SEDALIA COMMUNITY
-  D - SEDALIA DOWNTOWN
-  HC - SEDALIA HIGHWAY COMMERCIAL
-  MI - SEDALIA MIXED INDUSTRIAL
-  PD - PLANNED DEVELOPMENT
-  OS - OPEN SPACE CONSERVATION
-  NF - NATIONAL FOREST






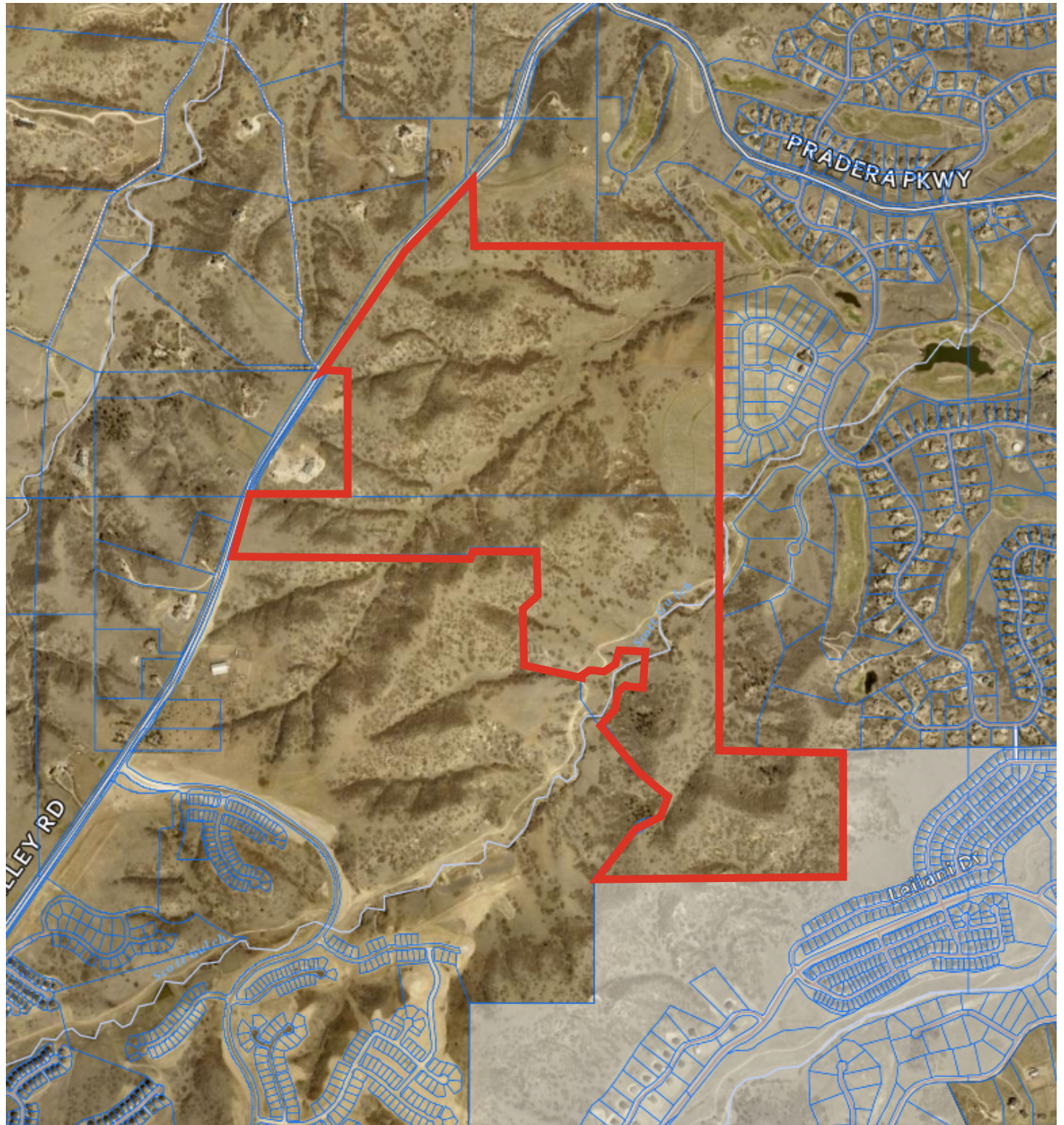
MACANTA REGIONAL PARK

LE2024-023
AERIAL MAP



LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS



LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY	
PROJECT NAME: <u>Macanta Regional Park, TR IN N1/2NE1/4 19-7-66 AND IN NW1/4 & NE1/4SW1/4 & NW1/4SE1/4</u>	PROJECT FILE #: <u>LE2024-023</u>
PROJECT TYPE: <u>Park Construction</u>	PLANNING FEES: _____
MARKETING NAME: <u>Macanta Regional Park</u>	ENGINEERING FEES: _____
SITE ADDRESS: <u>Parcel just south of 5054 Crowfoot Valley RD.</u>	TOTAL FEES: _____
OWNER(S): Name(s): <u>Douglas County</u>	RELATED PROJECTS: <u>ZR2023-021</u>
Address: <u>100 3rd Street</u>	_____
Phone: <u>720 733-6990</u>	_____
Email: <u>ngiauque@douglas.co.us</u>	_____
AUTHORIZED REPRESENTATIVE (<i>requires notarized letter of authorization if other than owner</i>) Name: <u>Nick Giaque</u>	_____
Address: <u>9651 S. Quebec Street</u>	_____
Phone: <u>7320 733-6983</u>	_____
Email: <u>ngiauque@douglas.co.us</u>	_____

LEGAL DESCRIPTION:

Subdivision Name: Canyons South

Filing #: _____ Lot #: _____ Block #: _____ Section #: _____ Township: _____ Range: _____

STATE PARCEL NUMBER(S): 234917000016,

ZONING:

Present Zoning: PD Proposed Zoning: _____ Gross Acreage: _____

Gross Site Density (DU per AC): _____ # of Lots or Units Proposed: _____

SERVICE PROVIDERS:

Fire District: Castle Rock Metro District: Crowfoot Valley Ranch Gas: Xcel

Water: Castle Rock Sewer: Castle Rock Electric: CORE

Roads: Public Private (please explain): _____

To the best of my knowledge, the information contained on this application is true and correct. ***I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.***

Applicant Signature

Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Location and Extent

Project Narrative and Community Impact Report

Applicant: Douglas County Parks, Trails and Building Grounds

Nick Giauque, Parks Program Manager

Project: Macanta Regional Park

Purpose: Increase recreational trail opportunities in the High Plateau Nonurban Subarea

Background and Description:

Douglas County Parks, Trails and Building Grounds (PT&BG) is submitting the Location and Extent application to proceed with the planned design and construction of a trailhead with two hundred two (202) parking spaces, six (6) equestrian trailer parking spaces, shade structures, vault toilet, nature play area, six (6) miles of multi-use, soft surface trails, six (6) miles of singletrack trails, scenic overlooks, a low water trail crossing of an unnamed tributary to Scott Gulch and a pedestrian bridge crossing of Scott Gulch.

The land (463.5 acres) for Macanta Regional Park was conveyed to the County in 2007.

The purpose of this project is to create additional unique recreational opportunities for the residents of southern Douglas County.

Community Impacts:

Temporary construction impact: there will be temporary construction impacts (approx. 9 months) for residents that live near the site. There will be construction equipment and trucks delivering construction materials (asphalt, concrete, roadbase, etc.) accessing the site from Crowfoot Valley Road. Hours of operation will be 7:00 a.m. to 6:00 p.m., Monday through Friday.

Traffic impact: there will be additional traffic impacts on Crowfoot Valley Road as this is the only site access point. The road has been widened to the south and will likely be widened at the project site in the future. We will work closely with Public Works Engineering (PWE) to coordinate this future widening.

History of the Park Planning Effort:

The master plan process began in late 2018 and included topographic survey, natural resource assessment report, geotechnical report, initial site visits and preliminary planning drawings showing the proposed improvements. We worked with the Town of Castle Rock to complete a master plan for the adjacent Cobblestone Open Space, tying both sites together. A public meeting was held on Sept. 1, 2021, to show the community the proposed regional park and open space on a single unified plan.

Benefits to the Community:

The park improvements will provide the following benefits to the community:

- A variety of trails for increased community recreational use by cyclists, equestrians and pedestrians
- Increased fitness by use of the challenge course
- Scenic overlooks with views from Pike's Peak to Long's Peak
- Opportunities for wildlife viewing throughout the site
- Improved access from the project site to the McMurdo Gulch regional trail

Type of Construction:

The majority of the park improvements will be constructed by a pre-qualified general contractor. After initial grading, erosion and sediment control is installed, typical earth moving equipment will be utilized to construct the improvements while minimizing disturbance to existing vegetation. The single-track trails will be designed and constructed utilizing specialty equipment by a pre-qualified design/build trail contractor. All disturbed areas will be revegetated with native seed.

Preliminary Project Schedule:

- July - Aug. 2024 - Complete Location and Extent process
- July - Dec. 2024 – Construction documents, reports, Public Works Engineering review/permitting process
- Jan. - March. 2025 – Bidding
- May 2025 – March 2026 – Construction
- April 2026 – Construction completion/opening

Park Hours:

One hour before sunrise until one hour after sunset.

Anticipated Park Use:

Bluffs Regional Park had 145,917 annual users so we anticipate similar numbers once these park facilities are completed. That would equal approximately 12,159 users per month, 3,040 users per week or 434 users per day.

Compliance with Comprehensive Master Plan/Parks, Trails, and Open Space Master Plan:

This project complies with the objectives of the 2040 Douglas County Comprehensive Master Plan (CMP) and the 2030 Parks, Trails, and Open Space Master Plan (PTOSMP) in several sections as follows:

CMP Policy 3-2D.2 *Develop park facilities in the nonurban area for active and passive uses, where appropriate.*

The proposed park facilities meet the above criteria by providing different recreational opportunities for the community. The soft surface multi-use trail will be eight (8) feet wide, allowing recreational use

by cyclists, equestrians, and pedestrians. The natural earth single track trail will be three (3) feet wide and suitable for multiple uses. The fitness course steps provide sixty (60), one hundred twenty (120) and one hundred eighty (180) step options for different challenge levels.

CMP Policy 3-2D.3 *Develop local trail systems and a regional, interconnected system of multi-use trails that link communities, recreation areas, open space, neighborhood trails, and trail systems, including those outside of Douglas County.*

The proposed twelve (12) mile local trail system will connect to adjacent neighborhoods and through the Cobblestone Open Space in Castle Rock to the regional McMurdo Gulch Trail in Castle Rock.

PTOSMP Goal PT 1 *Provide a system of regional parks and trails that are interconnected and integrated within the community.*

Objective PT 1B *Support and establish designs that provide convenient access between parks and trail facilities and to the surrounding community.*

The trail system will provide trail connections to the Pradera/Pinery West neighborhood to the east and the Canyons South neighborhood to the south.

Objective PT 1C *Design and improve parks and trails facilities to strengthen their role as centers for community.*

The trailhead amenities area will act as a gathering place for community members. The six (6) mile multi-use trail can be used for community 10k running events.

Objective PT 1D *Provide trails that meet the needs of non-motorized trail users except as required by the Americans with Disabilities Act.*

The trail is designed to meet national trail standards for a variety of non-motorized trail users.

PTOSMP Goal PT 2 *Design and provide parks and trails facilities and programs to meet the recreational needs of a wide variety of users.*

Objective PT 2G *Support development of parks and trails that function as part of and augment the regional parks and trails systems within the County.*

The trail will complete the regional trail from Castlewood Canyon State Park north to the County line.

Objective PT 2H *Complete trail links that support trail connectivity.*

This trail link to the McMurdo Gulch Trail will support connectivity to destinations in the Town

of Castle Rock.

PTOSMP Goal PT 3 *Ensure that parks and trails are compatible with the natural and built environment and adjacent uses.*

Objective PT 3A *Establish parks and trails in locations suitable for proposed uses and community needs.*

The terrain of the proposed park facilities is suitable for multi-use trails and a fitness challenge course due to the steep terrain. The trails can be cut into the site with minimal earthwork impacts versus overlot grading.

Objective PT 3C *Design park and trails facilities to minimize and mitigate the impacts of the proposed facilities to adjacent communities, as feasible.*

The trail is designed to minimize impacts to adjacent communities and properties by minimizing the disturbance area for the facilities and directing construction access to a single point of access from Crowfoot Valley Road.

Objective PT 3D *Manage parks and trails facilities to minimize impacts to adjacent communities, as feasible.*

The management and maintenance of the facilities should have minimal impacts to adjacent communities and properties.

PTOSMP Goal PT 4 *Practice stewardship of the natural environment in the design, development, and management of parks and trails.*

Objective PT 4A *Work with appropriate entities and stakeholders to evaluate impacts to natural resources and systems during project design.*

ERO Resources conducted a Natural Resource Assessment prior to the start of the trail design. They evaluated the site for wetlands, waters of the U.S., threatened and endangered species, migratory birds and other wildlife. The trail alignment was designed to minimize impacts to wildlife. There are no jurisdictional wetlands on the site of the low water crossing. The pedestrian bridge will span Scott Gulch so there will be no impacts to potential wetlands or waters of the U.S.

Objective PT 4B *Protect and enhance natural resources and systems as part of project development, where appropriate.*

The trail design protects natural resources through careful alignment to minimize grading disturbance area. Instead of going parallel, the trail crosses the two drainage corridors to

minimize potential impacts to wildlife corridors.

Objective PT 4C *Design projects to protect and enhance riparian environments while providing access to improve recreational opportunities.*

The project will protect the riparian corridor of Scott Gulch by spanning the natural resources while providing recreational trail opportunities.

Referral Agency Response Report

Project Name: Macanta Regional Park

Project File #: LE2024-023

Date Sent: 09/16/2024

Date Due: 09/30/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	Awaiting response		
Arapahoe County Public Airport Authority-Centennial	09/19/2024	<p>Summary of comments received (see attached letter for full comments): The Arapahoe County Public Airport Authority has no objection to the Macanta Regional Park as a whole but has the following comments to make on the project: The park will be subject to numerous aircraft overflights and their associated effects. These effects include, but are not limited to noise, smoke, dust, fumes, and vibrations. Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surface, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. Please note that this is a State and Federal regulatory requirement. Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise the airport prior to erecting any cranes.</p>	
Assessor	Awaiting response		
AT&T Long Distance - ROW	09/19/2024	No Comment	No response necessary
Black Hills Energy	Awaiting response		
Building Services	09/19/2024	<p>Received: Permit is required for structure(s), please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.</p>	No response necessary
Castle Park Ranch Property Owners Association	Awaiting response		
CenturyLink	Awaiting response		

Referral Agency Response Report**Project Name:** Macanta Regional Park**Project File #:** LE2024-023**Date Sent:** 09/16/2024**Date Due:** 09/30/2024

Agency	Date Received	Agency Response	Response Resolution
City of Castle Pines	Awaiting response		
Colorado Geological Survey	Awaiting response		
Comcast	Awaiting response		
CORE Electric	09/20/2024	No Comment	No response necessary
Crowfoot Valley Ranch Metro #1 & 2	Awaiting response		
Douglas County Health Department	Awaiting response		
Engineering Services	Awaiting response		
Office of Emergency Management	09/21/2024	Received: OEM has no concerns with this project	No response necessary
Pradera Homeowners Association	Awaiting response		
Sheriff's Office	Awaiting response		
Sheriff's Office E911	Awaiting response		
Town of Castle Rock Development Review	Awaiting response		
Town of Castle Rock Fire and Rescue Department	Awaiting response		
Town of Parker Development Review	Awaiting response		
Town of Parker Public Works	09/16/2024	No Comment	No response necessary
Xcel Energy-Right of Way & Permits	Awaiting response		

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: September 16, 2024

Comments due by: **September 30, 2024**

Project Name: Macanta Regional Park – Location and Extent

Project File #: LE2024-023

Project Summary: The applicant, Douglas County Parks, Trails, and Building Grounds (PT&BG) requests approval of a Location and Extent to construct trails, parking, and amenities on the 463.5-acre regional park within the Canyons South Planned Development.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Arapahoe County Public Airport Authority	Phone #: 303-218-2919
Your Name: Zachary Gabehart <i>(please print)</i>	Your Signature: <i>Zachary Gabehart</i>
	Date: 09/17/24

A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, October 7, 2024, at 6:00 pm.** **This public hearing will be held on-line and in person. See the County website or contact the Planning Department for more information.**

Sincerely,

Heather Scott, AICP, Principal Planner



CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

September 17, 2024

Ms. Heather Scott
Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Re: LE2024-023 - Macanta Regional Park

Thank you for the opportunity to review the preliminary plan revision. The Arapahoe County Public Airport Authority has no objection to the Macanta Regional Park as a whole but has the following comments to make on the project:

- The proposed development lies outside Airport Influence Area (AIA), however because the park is in alignment with the approach to the main runway and in the vicinity of the outer marker for said approach in which aircraft establish on, the park will be subject to numerous aircraft overflights and their associated effects. These effects include, but are not limited to noise, smoke, dust, fumes, and vibrations.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surface, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit <https://oeaaa.faa.gov> to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. **Please note that this is a State and Federal regulatory requirement.** Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise the airport prior to erecting any cranes.

Please feel free to call me if you have any questions.

Sincerely,

Zachary Gabehart
Noise & Environmental Specialist

Connecting people, places, and product

From: annb.cwc64.com
To: [Heather Scott](mailto:Heather.Scott@colorado.gov)
Cc: [Pam Choy \(pc2914@att.com\)](mailto:Pam.Choy@colorado.gov); duanew.cwc64.com; jt.cwc64.com
Subject: Macanta Regional Park Parker, Colorado Douglas County eReferral #LE2024-023
Date: Thursday, September 19, 2024 10:18:58 AM

Hi Heather,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Macanta Regional Park Parker, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.



From: [Chris Martin](#)
To: [Al Peterson](#)
Cc: [Nick Giaugue](#); [Zeke Lynch](#)
Subject: Macanta Regional Park
Date: Wednesday, June 26, 2024 2:27:50 PM
Attachments: [image001.wmz](#)

Al,

Based on your request, I have prepared the following traffic analysis for the proposed Macanta Regional Park access to Crowfoot Valley Rd.

Project: Douglas County Parks and Trails, proposes to develop Trailhead, shade structure, parking and other public amenities for this regional park. The subject property totals approximately 463 acres in size and is located within the Canyons South Planned Development (PD), Planning Area (PA) A zone district.

Per Nick Giaugue, Parks Programs Manager, this park is modeled after the Bluffs Regional Park and would be expected to have similar usage numbers. Nick has provided visitor counts for the Bluffs. (Note that Bluffs Regional Park is 240 acres. About half the size of Macanta Regional Park). Last year, per Nick's data, the total visitors to the Bluffs was 145,917 which breaks down to an average of 12,159 per month, 3,040 per week and 434 per day.

A comparison of the available parking at the two parks is as follows:

	<u>Bluffs</u>	
<u>Macanta</u>		
	56	Standard Parking Spaces
203		
	3	Equestrian Trailer Spaces
6		

Access: The property will have a single point of access to Crowfoot Valley Rd. Crowfoot Valley Rd is a 2-Lane arterial roadway. It is assumed to be a four-lane arterial roadway by 2040. The posted speed limit in the vicinity of the site is 50 mph.

Trip Gen: Per the Trip Generation Manual, Institute of Transportation Engineers, 11th Edition, 2021 and using Land Use code 411 – Public Park, this park at 463 acres would be expected to generate about 361 one-way vehicle-trips on a weekday with about half entering and half exiting. During the AM Peak hour of the park, there would be approximately 32 trips with 20 entering and 12 exiting. For the PM Peak hour of the park, there would be approximately 51 trips with 20 entering and 31 exiting.

For a Saturday, the park is projected to generate about 907 trips during the day. The Saturday peak hour would generate 130 trips with 71 entering and 59 leaving.

For a Sunday, the park would generate about 1,014 trips during the day. The

Sunday peak hour would generate 144 trips with 56 entering and 88 leaving.

- Trip Dist Based on the location and available roadway network, a 50/50 distribution southwest/northeast on Crowfoot Valley Rd is assumed.
- Aux Lanes For the purpose of analyzing the need for auxiliary lanes on Crowfoot Valley Rd, the classification of the road will be the CDOT equivalent of a non-rural arterial (NR-A). The need for auxiliary lanes at the site access, is examined using the highest inbound trip generating peak hour of the park (Saturday) to be conservative. The auxiliary lane “triggers” per the State Highway Access Code for this classification are:
1. A left turn deceleration lane is required for any access with a projected peak hour ingress turning volume greater than 10 vph
 2. A right turn deceleration lane is required for any access with a projected peak hour ingress turning volume greater than 25 vph.
 3. Right turn acceleration lane is required for any access with a projected peak hour right turning volume greater than 50 vph when the posted speed on the highway is greater than 40 mph.
 4. A left turn acceleration lane may be required if it would be a benefit to the safety and operation of the roadway. Engineering has determined that this requirement is met due to the higher speeds on Crowfoot Valley Rd.

Conclusions and Recommendations

Based on the trip generation and distribution assumptions and engineering judgement, triggers 1, 2, & 4 are met. With the construction of the trail head, parking and amenities for the Macanta Regional Park, roadway improvements will be required on Crowfoot Valley Rd in order to provide left and right turn deceleration lanes and a left turn acceleration lane for the left turns exiting the park. The approach to Crowfoot Valley from the site will need to include both a left and right turn lane. A single inbound lane into the site is adequate.

While not triggered by traffic volume projections, a right turn acceleration lane should be considered as it would benefit operations by allowing right turners exiting the park to accelerate to a merging speed prior to entering the through lane instead of turning into the through lane from a stopped condition.

Let me know if you have any question about the information provided above or if additional information is needed in this analysis.

Thank you.

Chris Martin

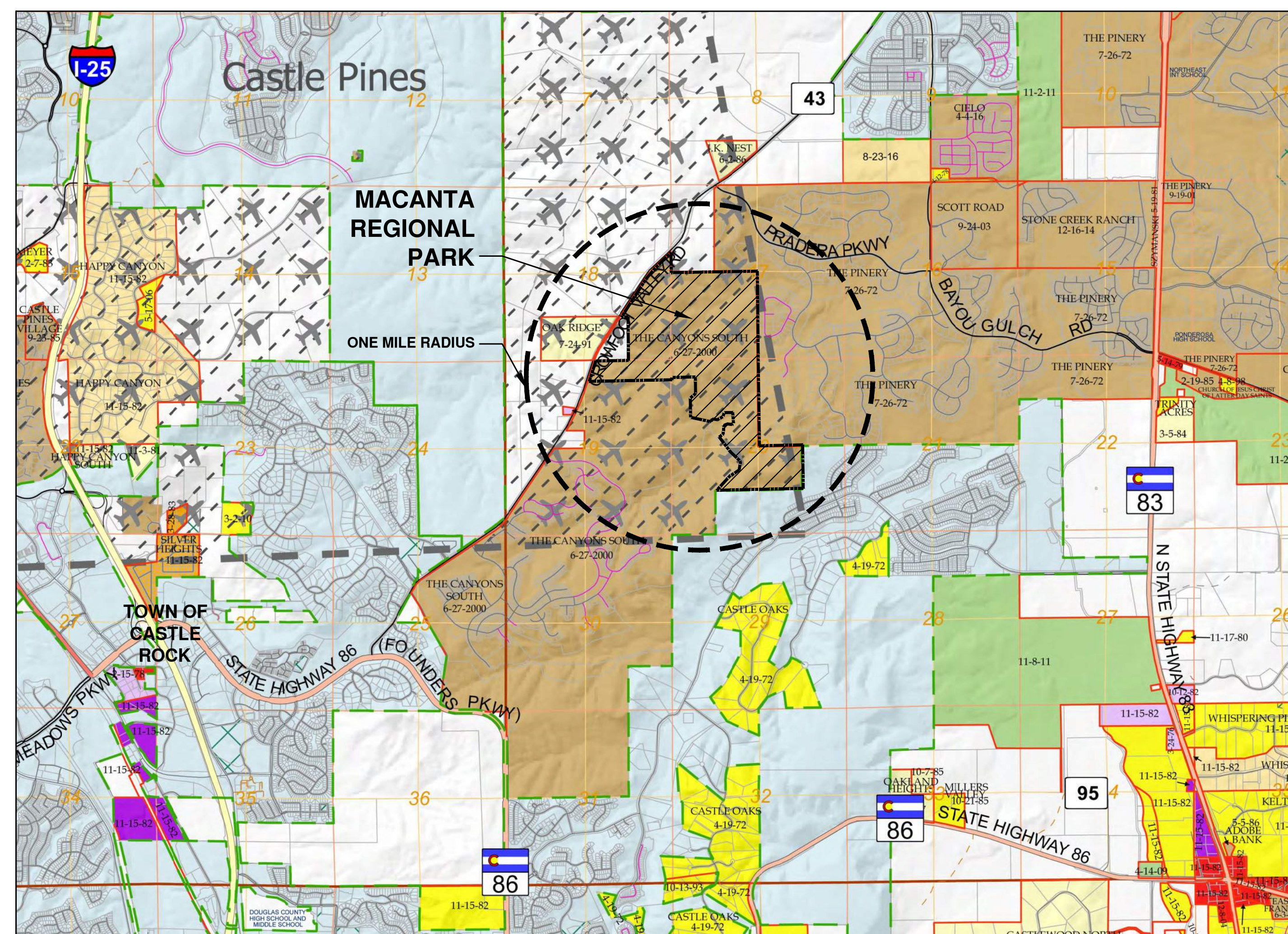
Senior Traffic Engineer

Douglas County

Department of Public Works Engineering

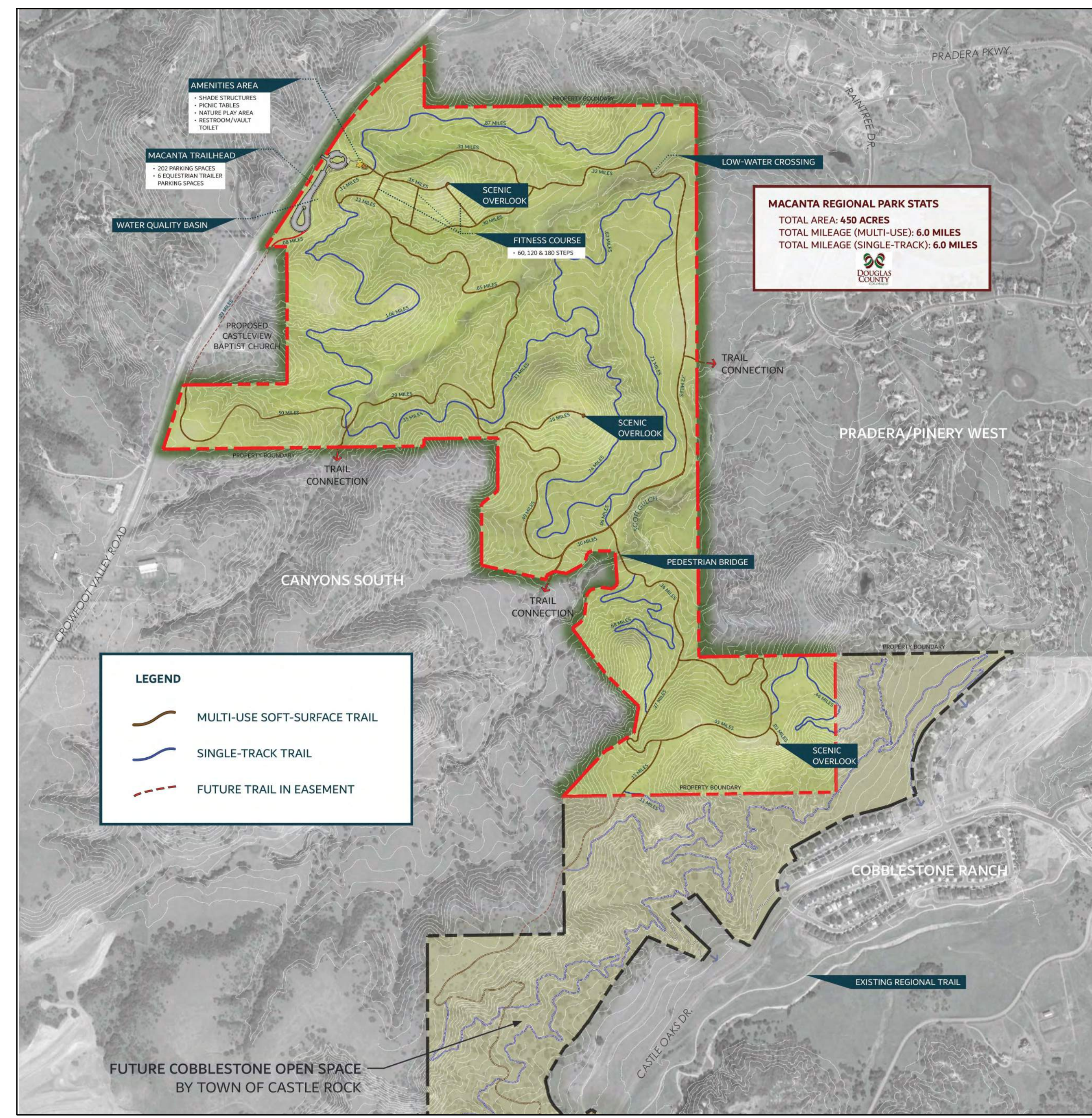
MACANTA REGIONAL PARK

ONE TRACT BEING THE SW ¼ OF SECTION 17 & PART OF THE E ½ OF SECTION 18, TOWNSHIP 7 SOUTH AND ONE TRACT BEING PART OF N ½ NE ¼ OF SECTION 19 & PART OF THE NW ¼ SW ¼ SE ¼ OF SECTION 20, TOWNSHIP 7 SOUTH, IN RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
LOCATION AND EXTENT XXXXXX - XXX



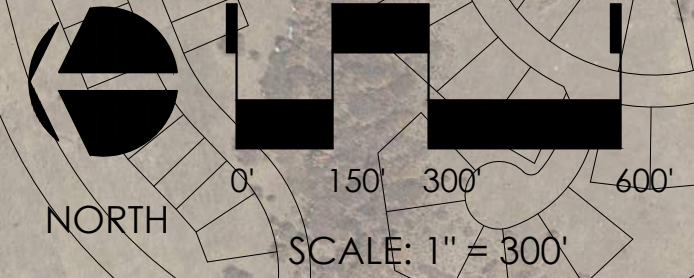
ZONE DISTRICT MAP / VICINITY MAP

N
NTS



SITE MASTER PLAN

N
NTS



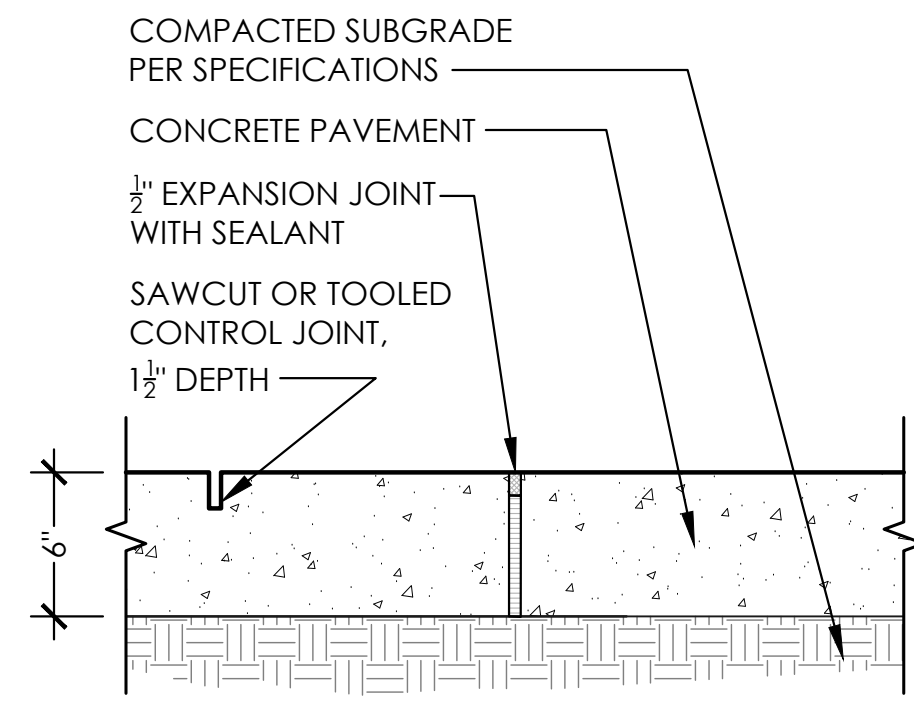
SUBMITTALS:
LE SUBMITTAL 06-17-24

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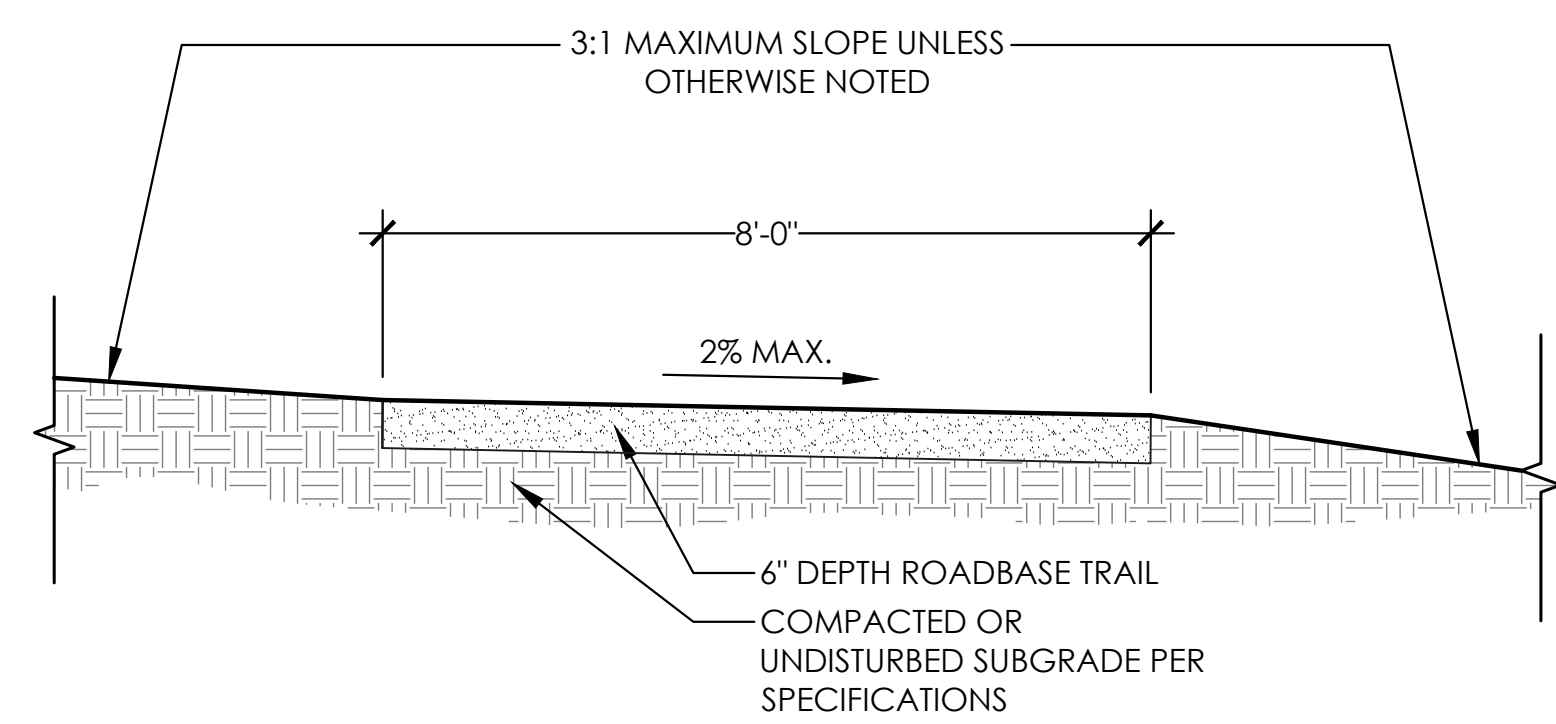
OVERALL SITE PLAN
MACANTA REGIONAL PARK
DOUGLAS COUNTY

SHEET:
L-2

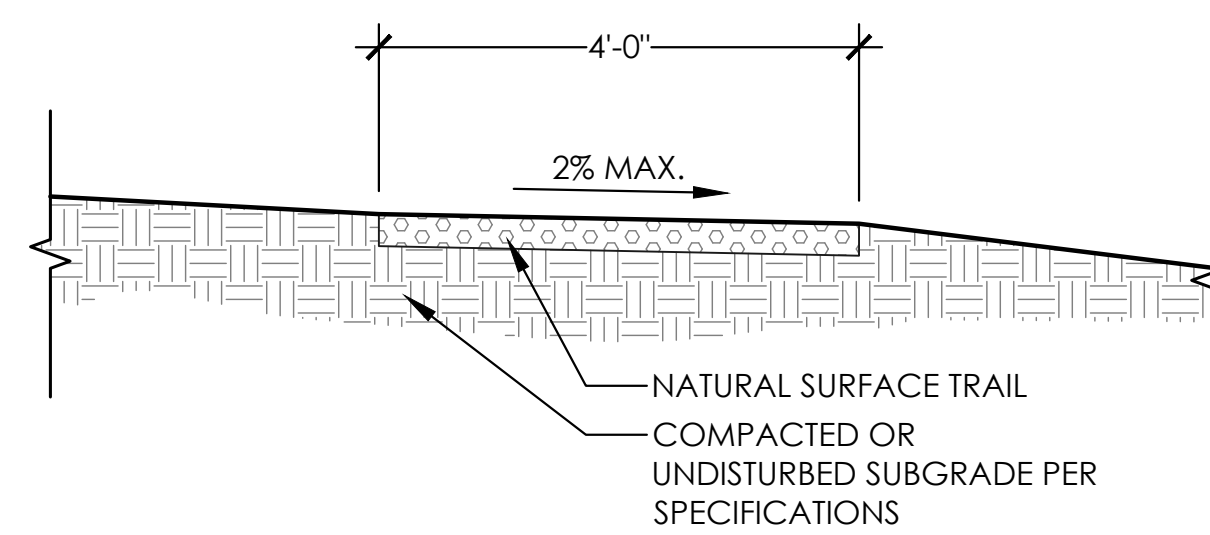


- NOTES:
1. CONCRETE SHALL HAVE MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL.
 2. CONCRETE SHALL BE COLORED SAN DIEGO BUFF, PINECONE OR STAINED DARK WALNUT.

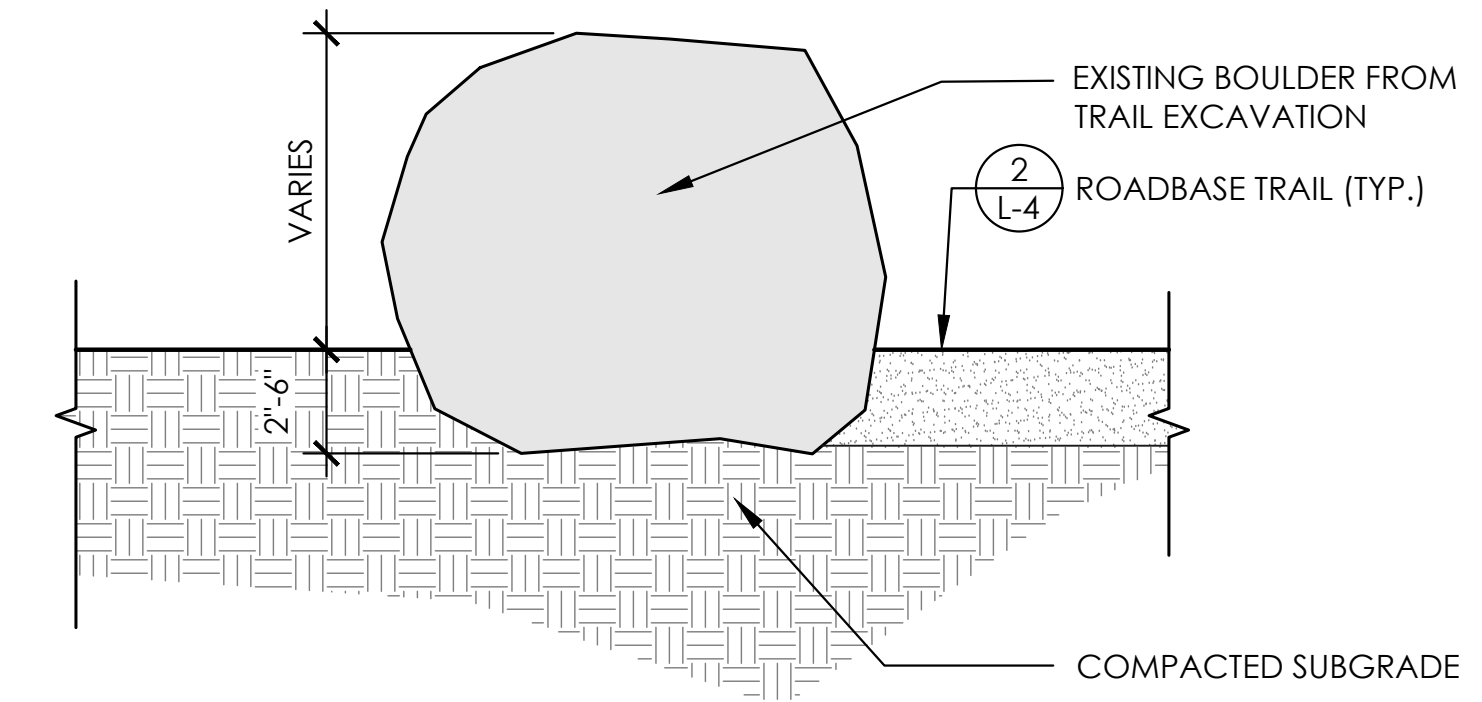
1 CONCRETE PAVEMENT SECTION NTS



2 ROADBASE TRAIL SECTION NTS

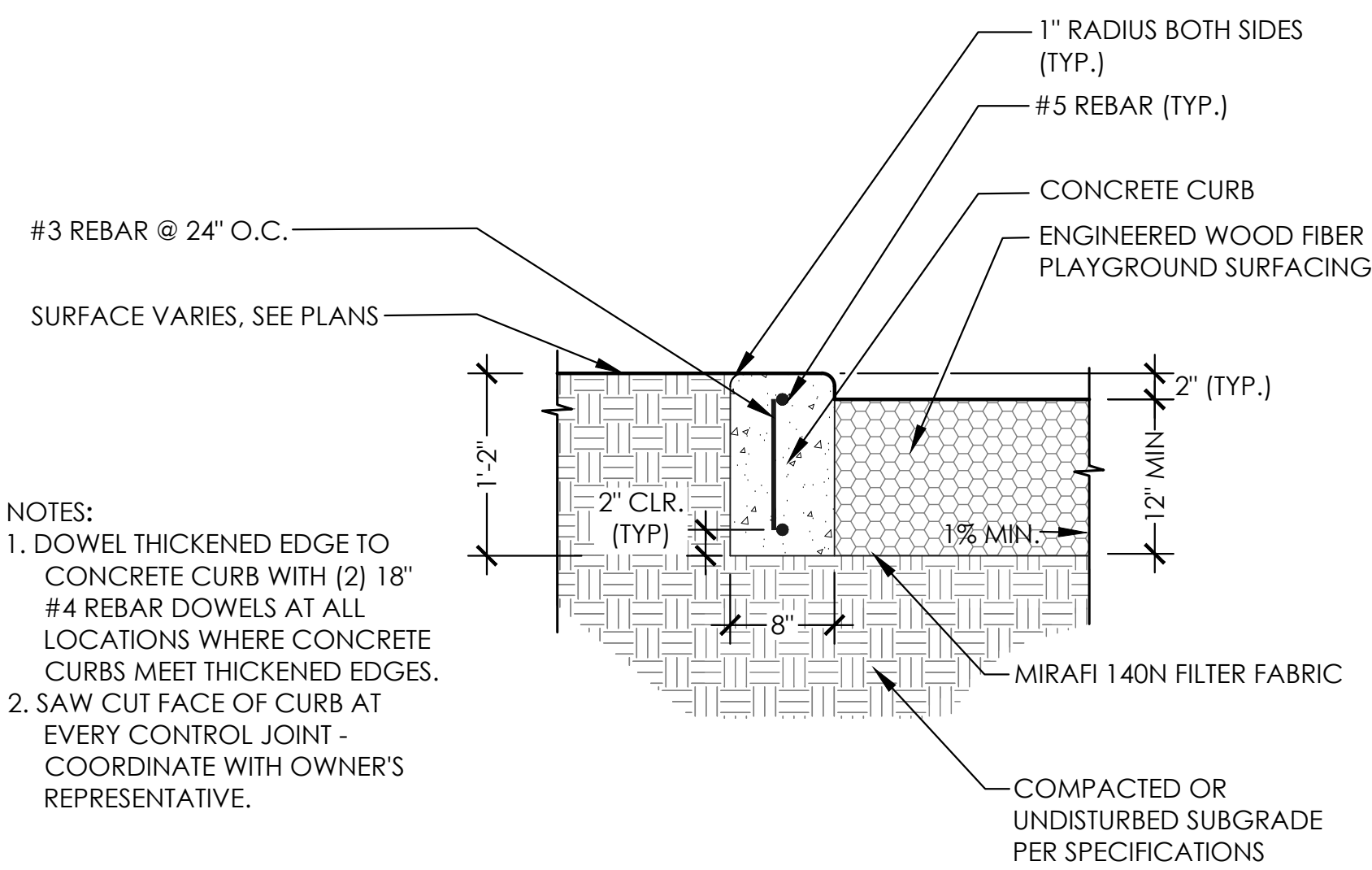


3 NATURAL SURFACE TRAIL SECTION NTS



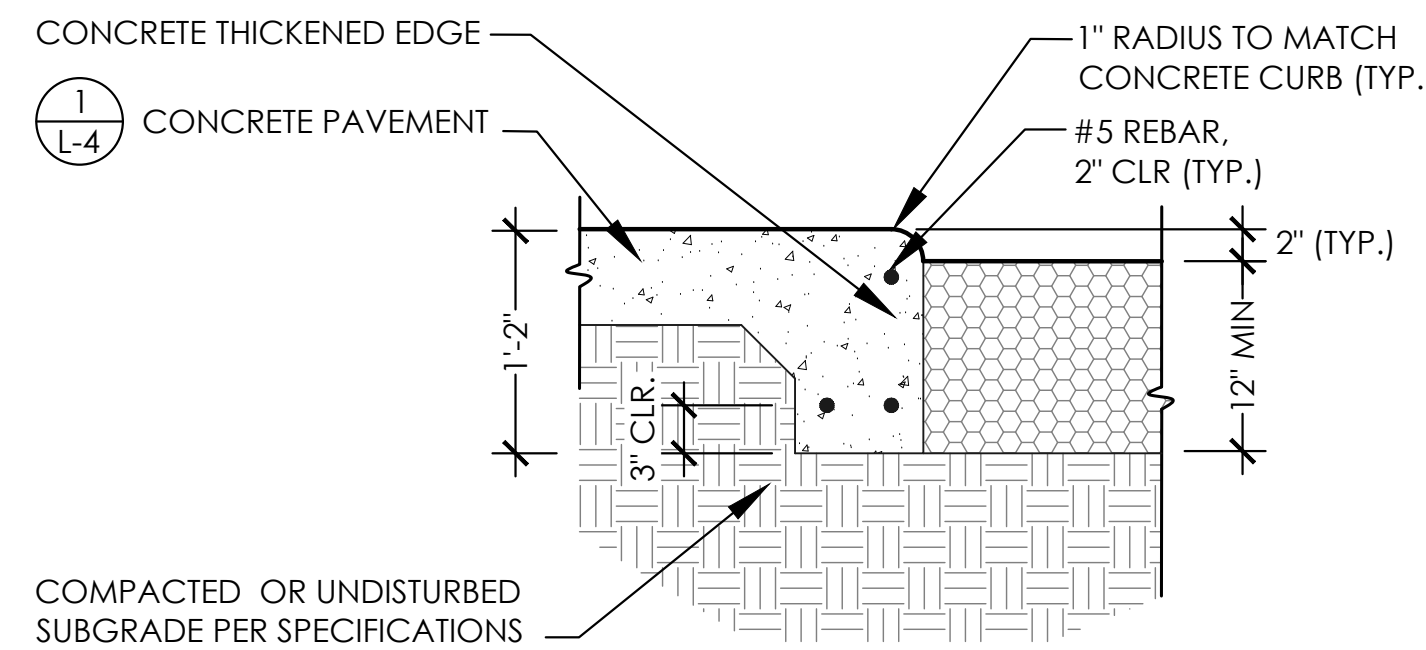
- NOTES:
1. COORDINATE WITH OWNER'S REPRESENTATIVE FOR LAYOUT AND PLACEMENT OF BOULDERS.
 2. BOULDERS SHALL BE PLACED SO THEY ARE STABLE AND WILL NOT MOVE.
 3. INDIVIDUAL BOULDERS MAY BE INSTALLED AS A STAND-ALONE, OR BOULDERS MAY BE INSTALLED ADJACENT TO OTHER BOULDERS.

4 LANDSCAPE BOULDERS SECTION NTS



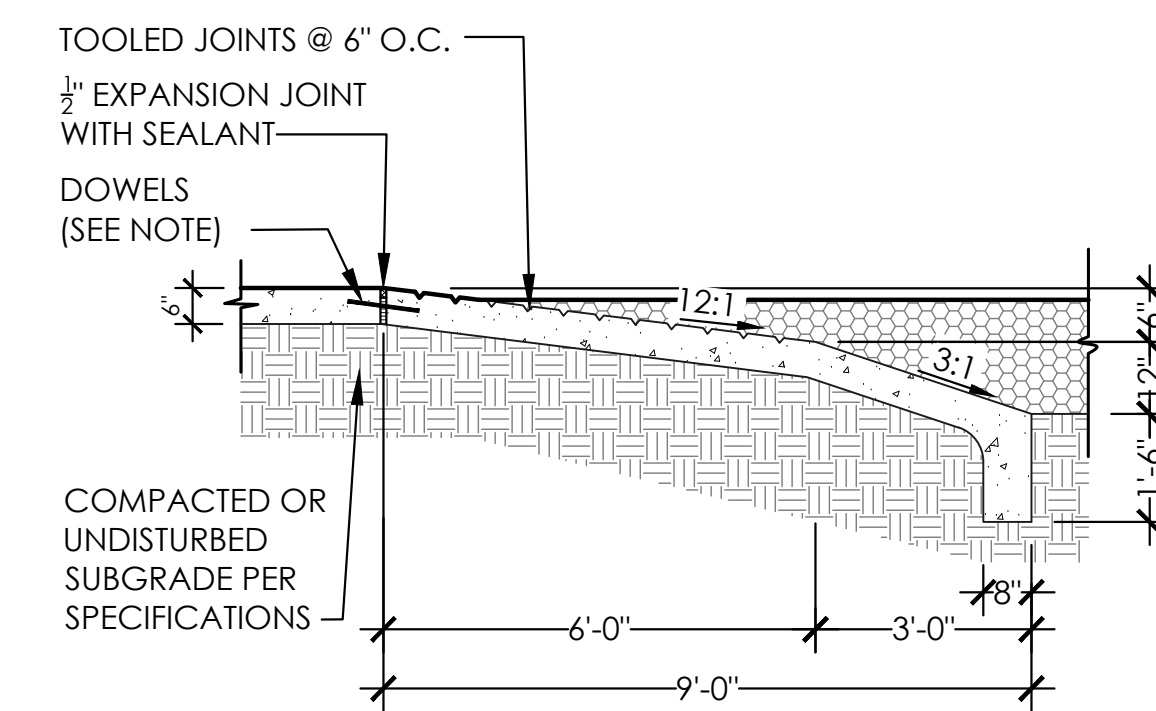
- NOTES:
1. DOWEL THICKENED EDGE TO CONCRETE CURB WITH (2) 18" #4 REBAR DOWELS AT ALL LOCATIONS WHERE CONCRETE CURBS MEET THICKENED EDGES.
 2. SAW CUT FACE OF CURB AT EVERY CONTROL JOINT - COORDINATE WITH OWNER'S REPRESENTATIVE.

5 CONCRETE PLAYGROUND CURB SECTION NTS



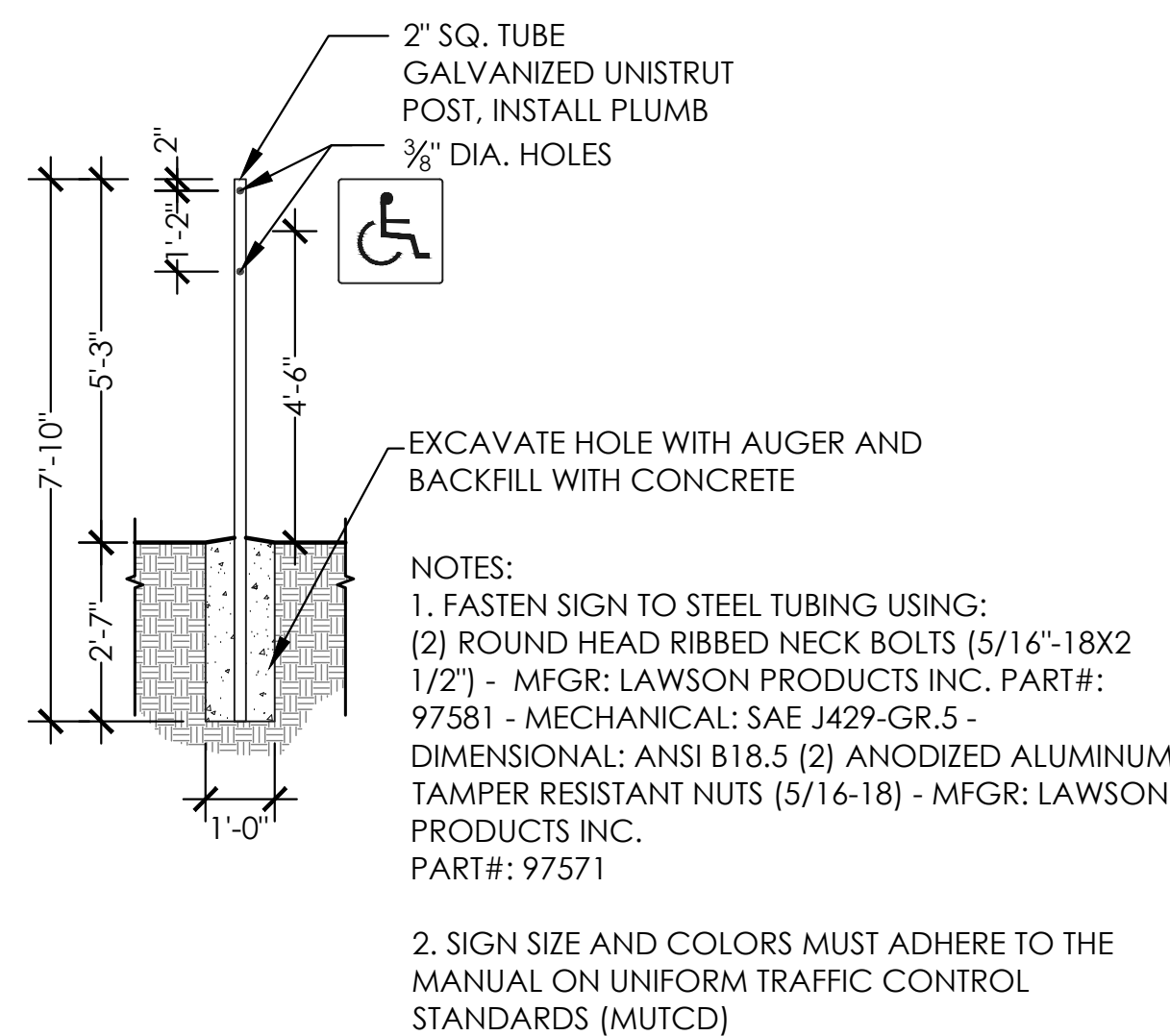
- NOTES:
1. DOWEL THICKENED EDGE TO CURB WITH (2) 18" #4 REBAR DOWELS AT ALL LOCATIONS WHERE CURBS MEET THICKENED EDGES.
 2. SAWCUT FACE OF THICKENED EDGE AT EVERY CONTROL JOINT - COORDINATE WITH OWNER'S REPRESENTATIVE.
 3. CONCRETE SHALL BE COLORED SAN DIEGO BUFF OR PINECONE.
 4. SEE DETAIL 5/L-4 FOR PLAYGROUND SURFACING NOTES.

6 CONCRETE THICKENED EDGE SECTION NTS



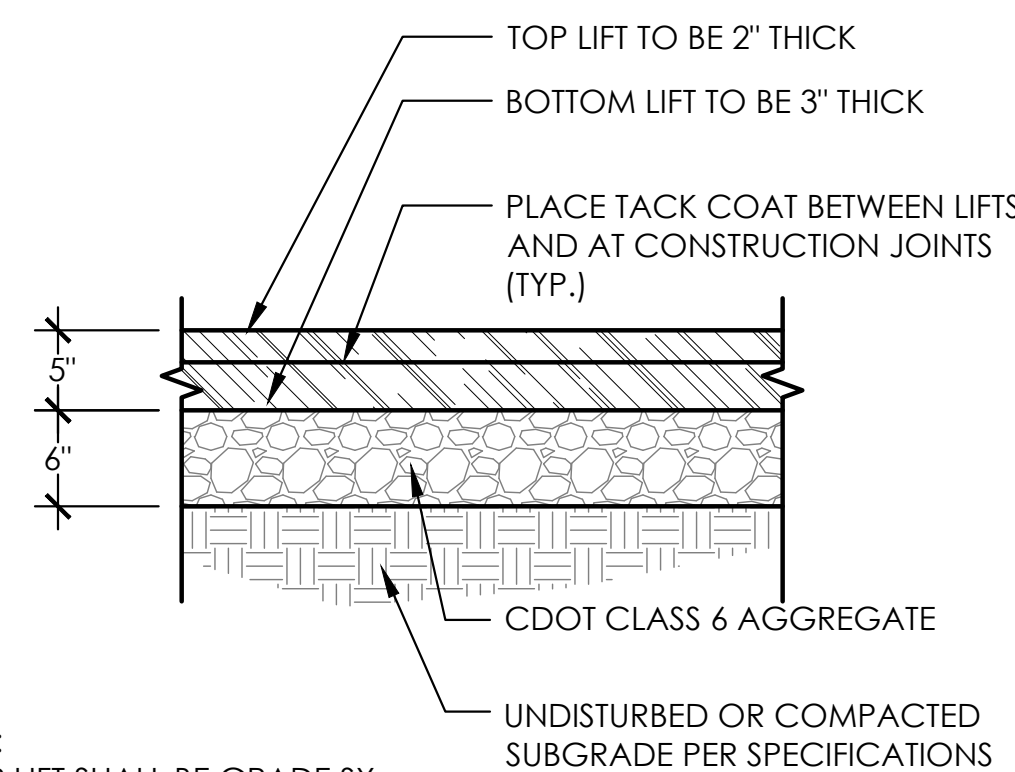
- NOTE:
1. DOWEL RAMP TO PAVEMENT OR CURB WITH 12" #4 REBAR DOWELS SPACED 18" O.C. WHERE RAMP ABUTS PAVEMENT OR CURB

7 CONCRETE PLAYGROUND RAMP SECTION NTS



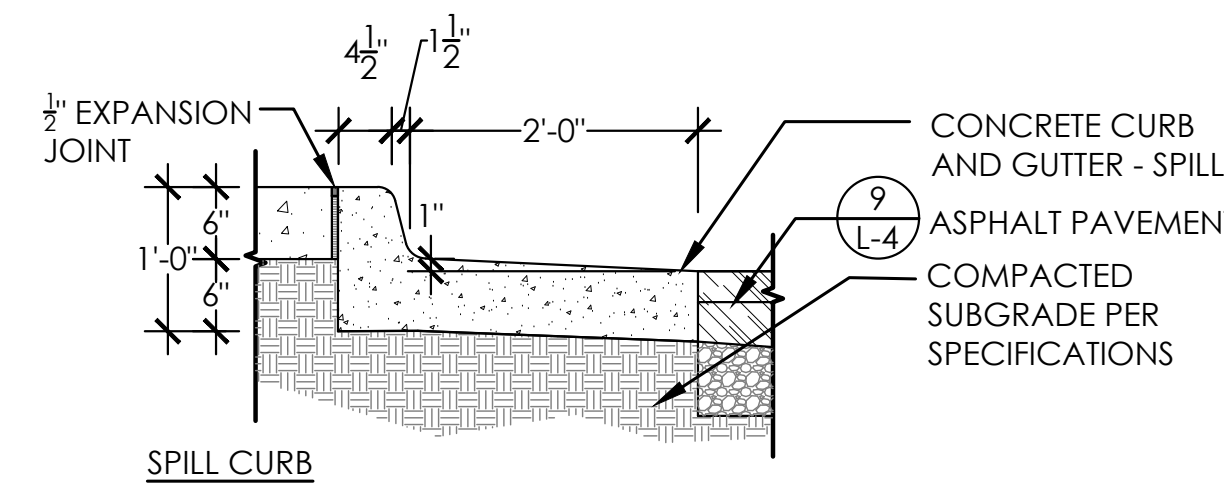
- NOTES:
1. FASTEN SIGN TO STEEL TUBING USING: (2) ROUND HEAD RIBBED NECK BOLTS (5/16"-18X2 1/2") - MFGR: LAWSON PRODUCTS INC. PART#: 97581 - MECHANICAL: SAE J429-GR.5 - DIMENSIONAL: ANSI B18.5 (2) ANODIZED ALUMINUM TAMPER RESISTANT NUTS (5/16-18) - MFGR: LAWSON PRODUCTS INC. PART#: 97571
 2. SIGN SIZE AND COLORS MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL STANDARDS (MUTCD)

8 ACCESSIBLE PARKING SIGN SECTION NTS

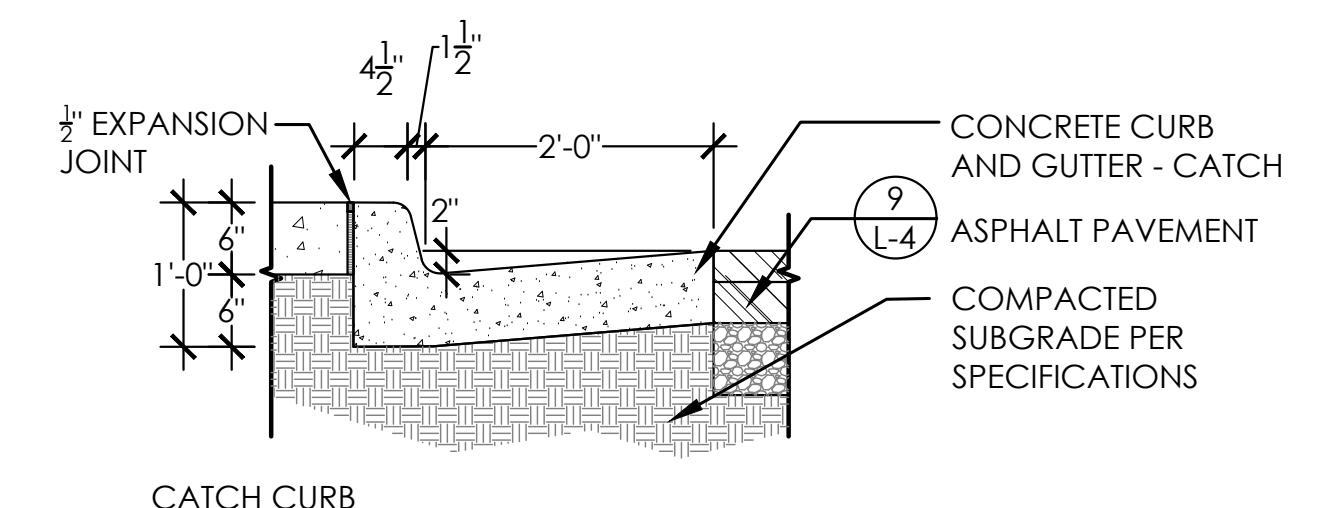


- NOTES:
1. TOP LIFT SHALL BE GRADE SX. BOTTOM LIFT SHALL BE GRADE S.

9 ASPHALT PAVEMENT SECTION NTS

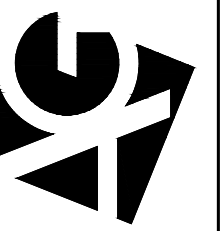


10 CONCRETE CURB & GUTTER SECTION NTS



SUBMITTALS:
SEE SUBMITTAL 06-17-24

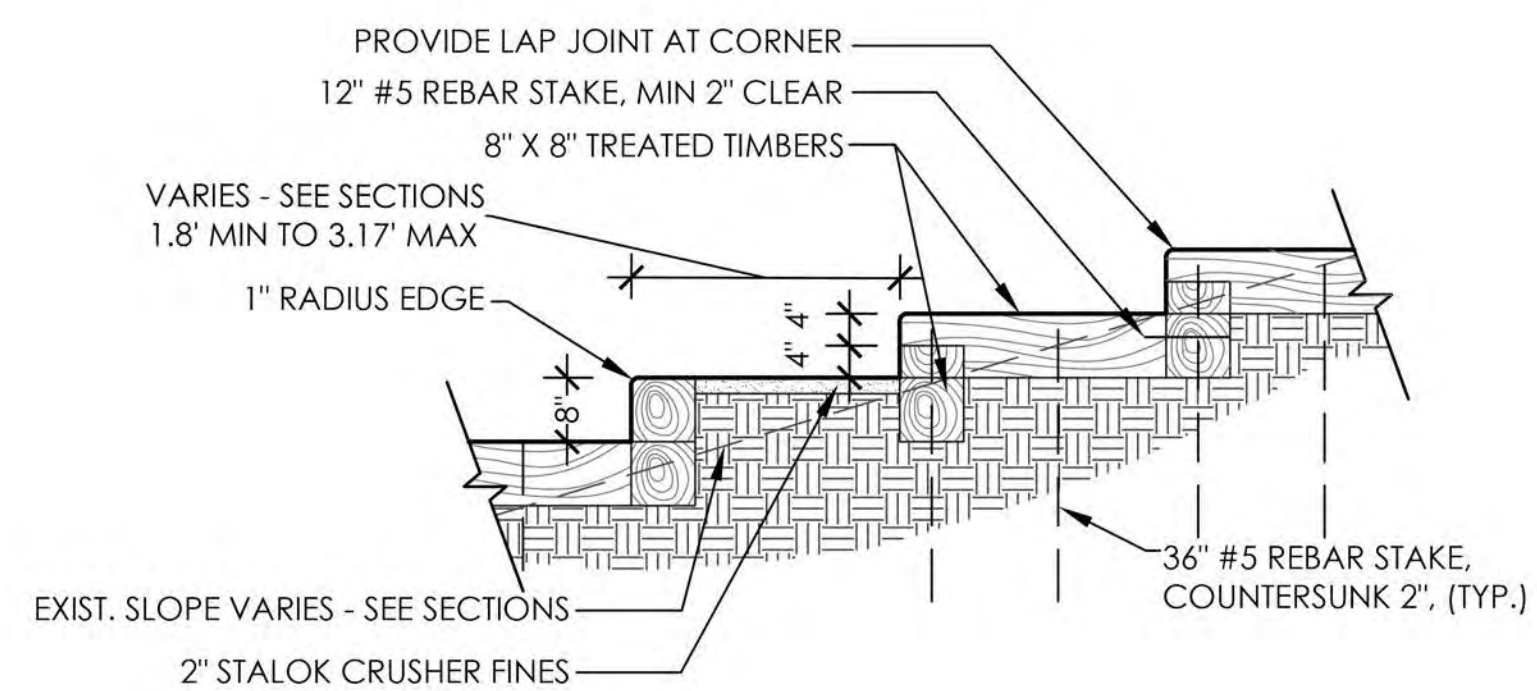
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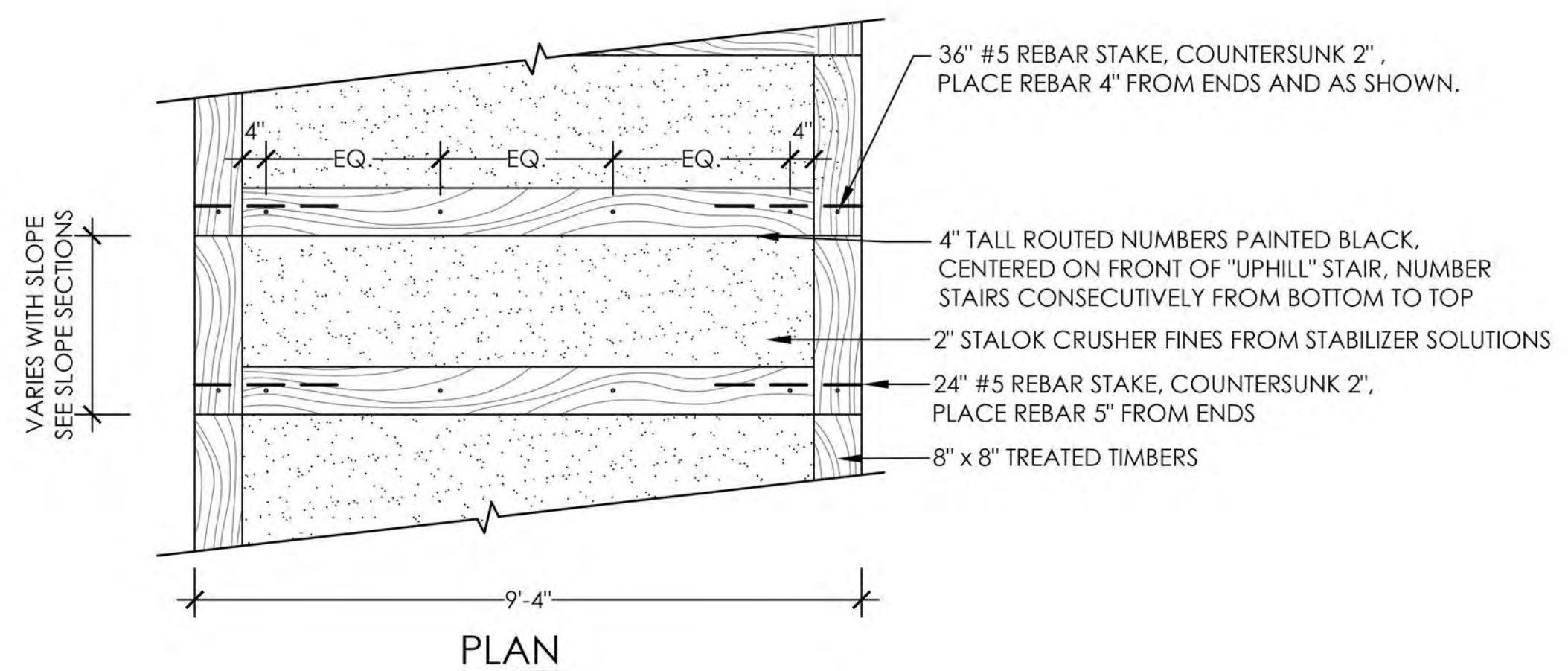
PROJECT #: 02123 DRAWN BY: LEW DATE: 11-15-22 CHD BY: DJP

DETAILS
MACANTA REGIONAL PARK
DOUGLAS COUNTY

SHEET:
L-4



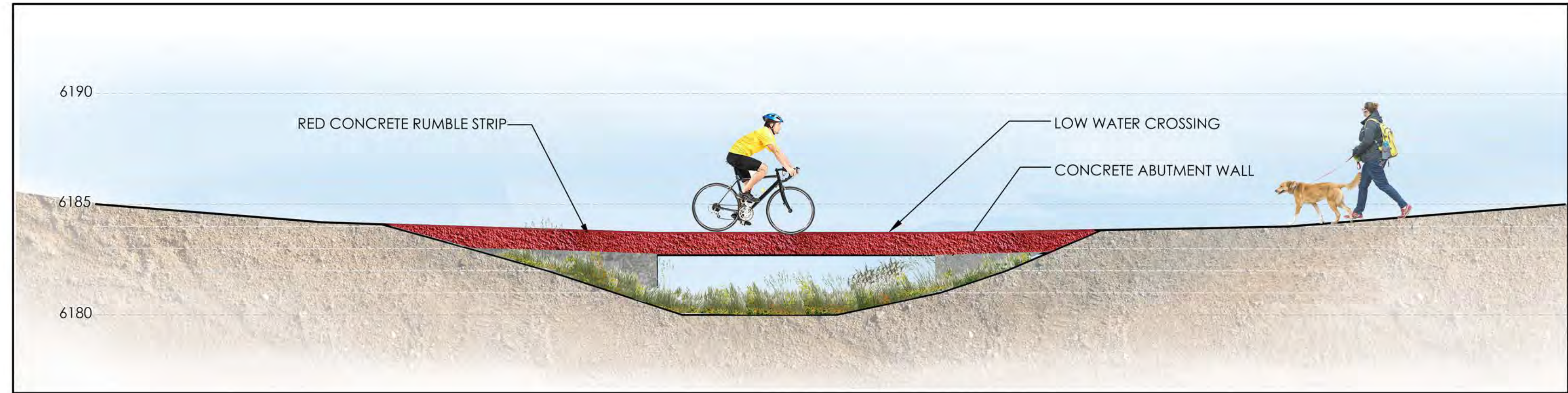
SECTION



PLAN

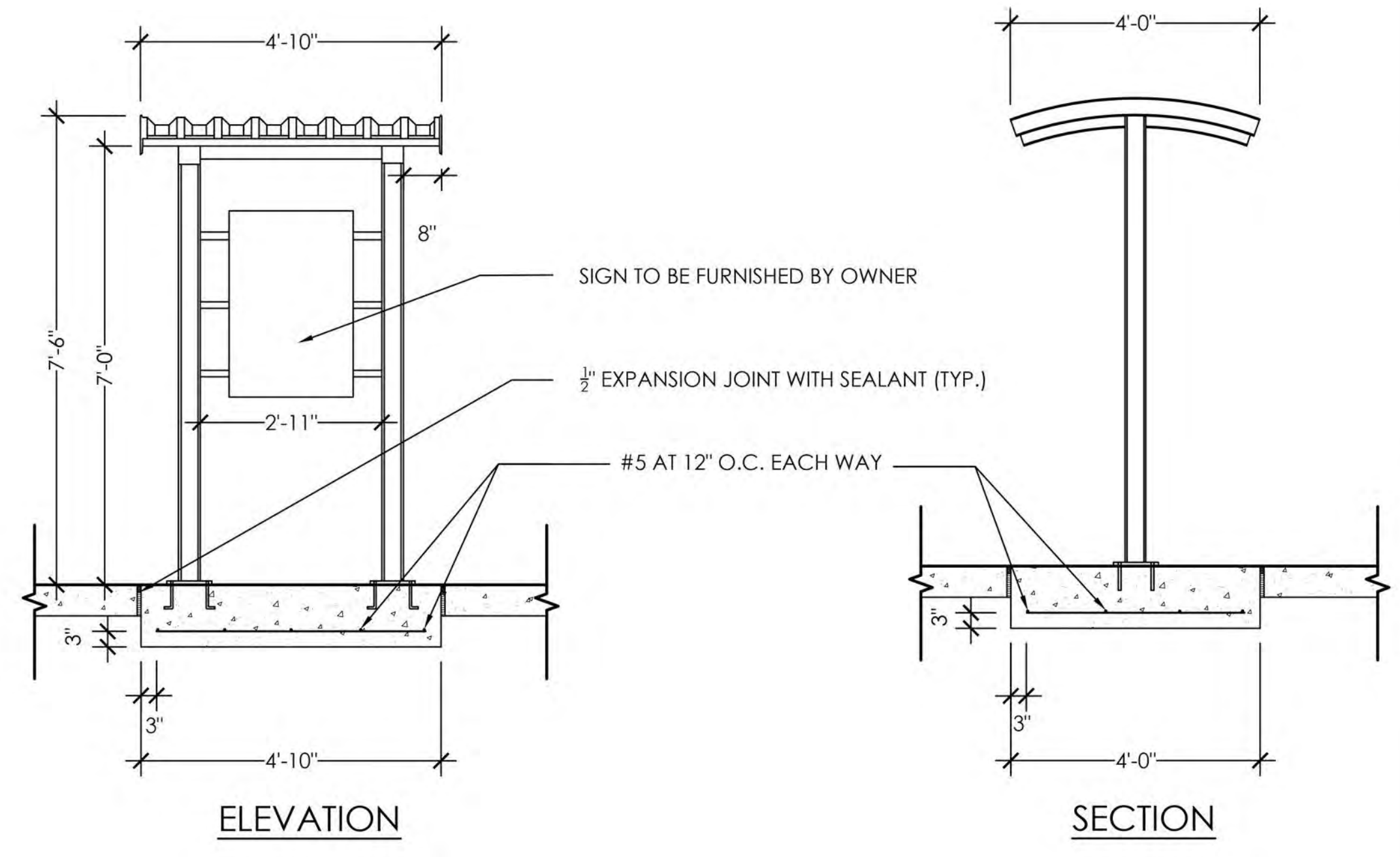
1 FITNESS COURSE STEPS
L-5 SECTION AND PLAN

NTS



2 LOW WATER CROSSING
L-5 SECTION / ELEVATION

SCALE: 1/4" = 1'-0"



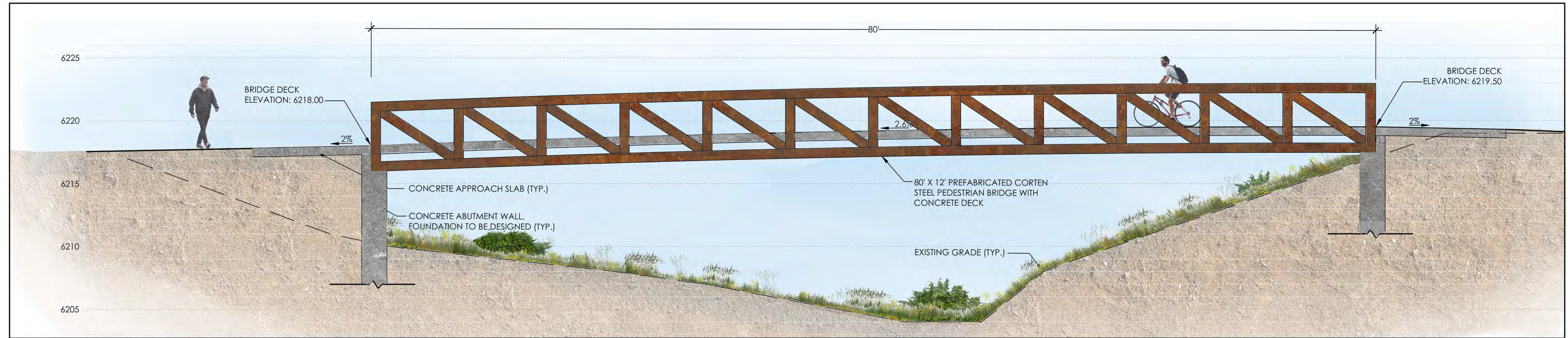
ELEVATION

SECTION

- NOTES:
1. SIGN KIOSK TO BE ARC 4X4 KIOSK WITH MEGA-RIB ROOFING BY POLIGON, AVAILABLE FROM CHURCHICH RECREATION, (303) 530-4414
2. ROOF, COLUMN, AND SUPPORT COLOR TO BE POWDERCOATED RUST COLOR

3 SIGN KIOSK
L-5 ELEVATION AND SECTION

NTS



4 PEDESTRIAN BRIDGE
L-5 SECTION / ELEVATION

SCALE: 1/4" = 1'-0"

SUBMITTALS:
L&E SUBMITTAL 06-17-24

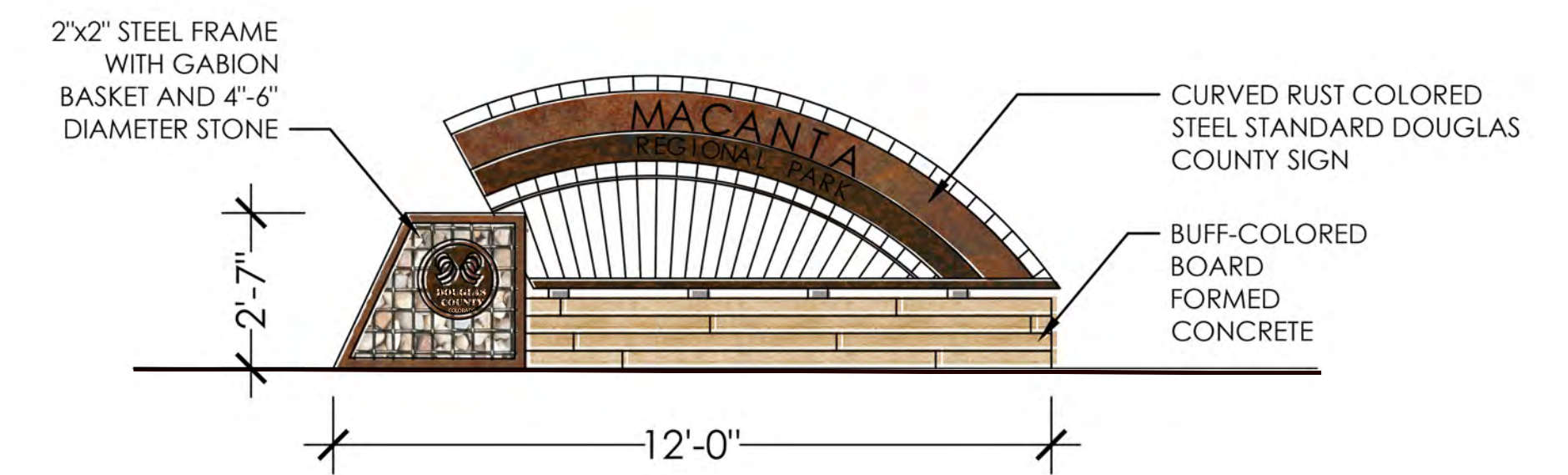
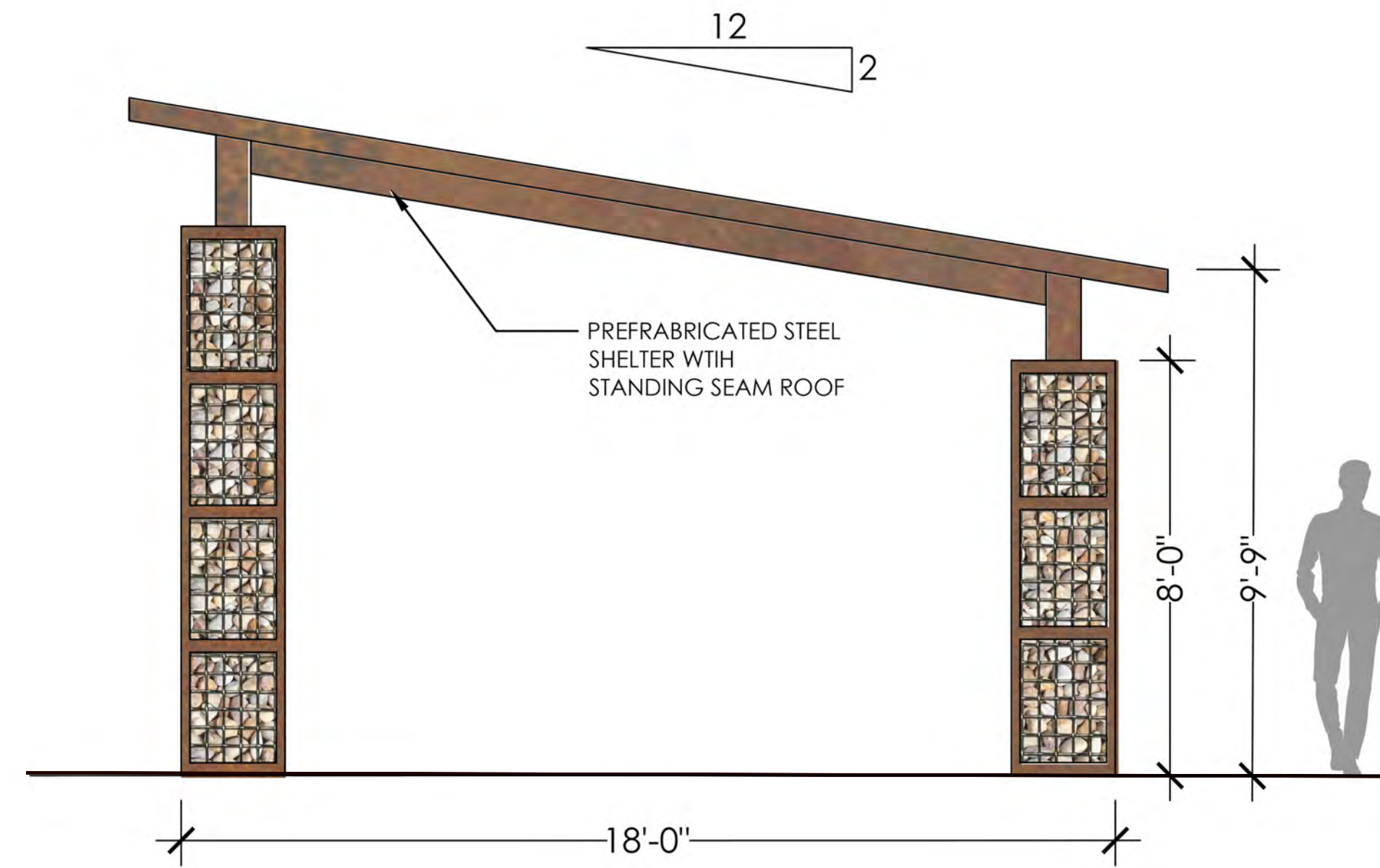
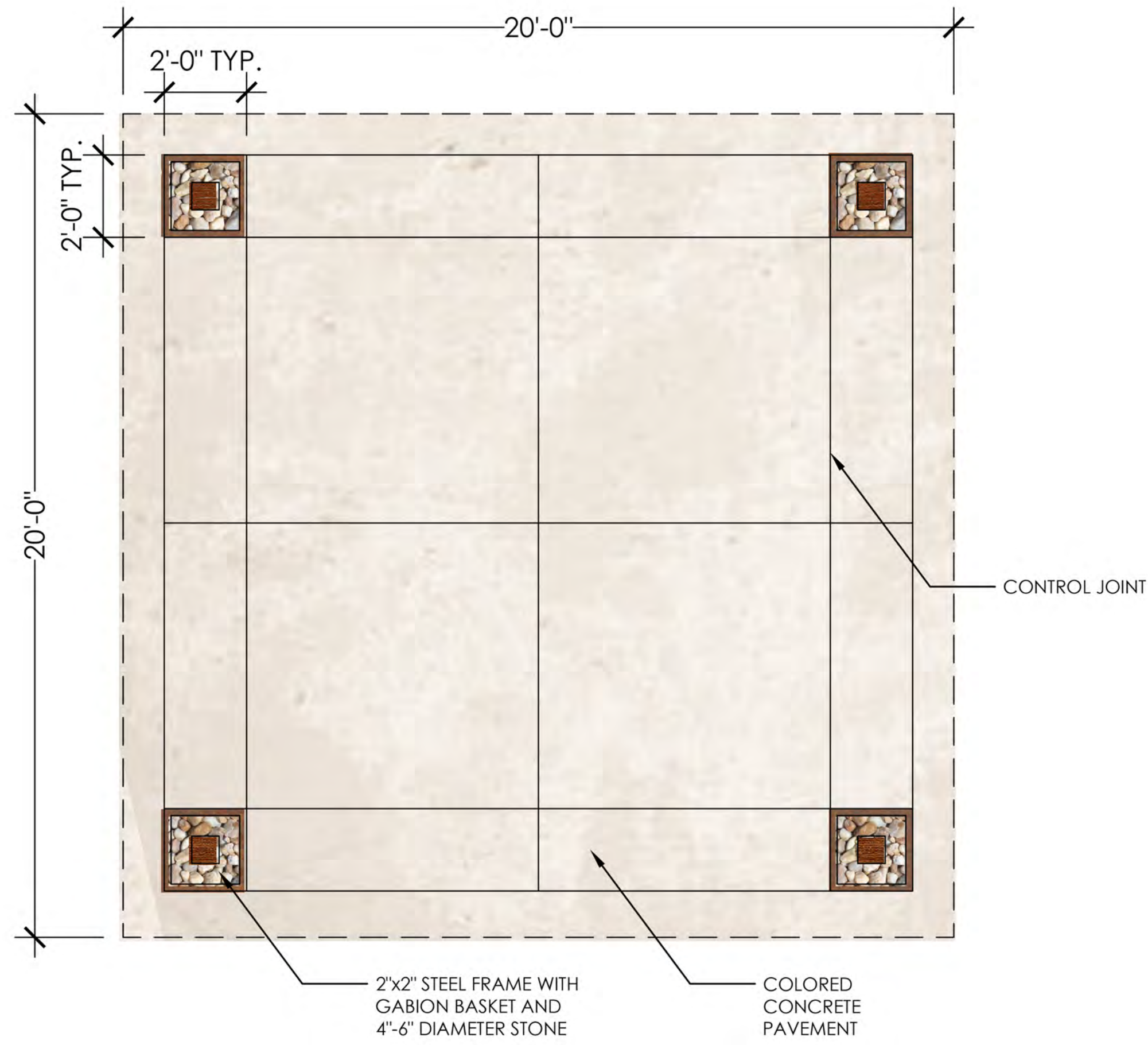
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PROJECT # 20243 DRAWN BY LEW DATE 11/15/22 CHD BY: DJP

DETAILS
MACANTA REGIONAL PARK
DOUGLAS COUNTY

SHEET:
L-5

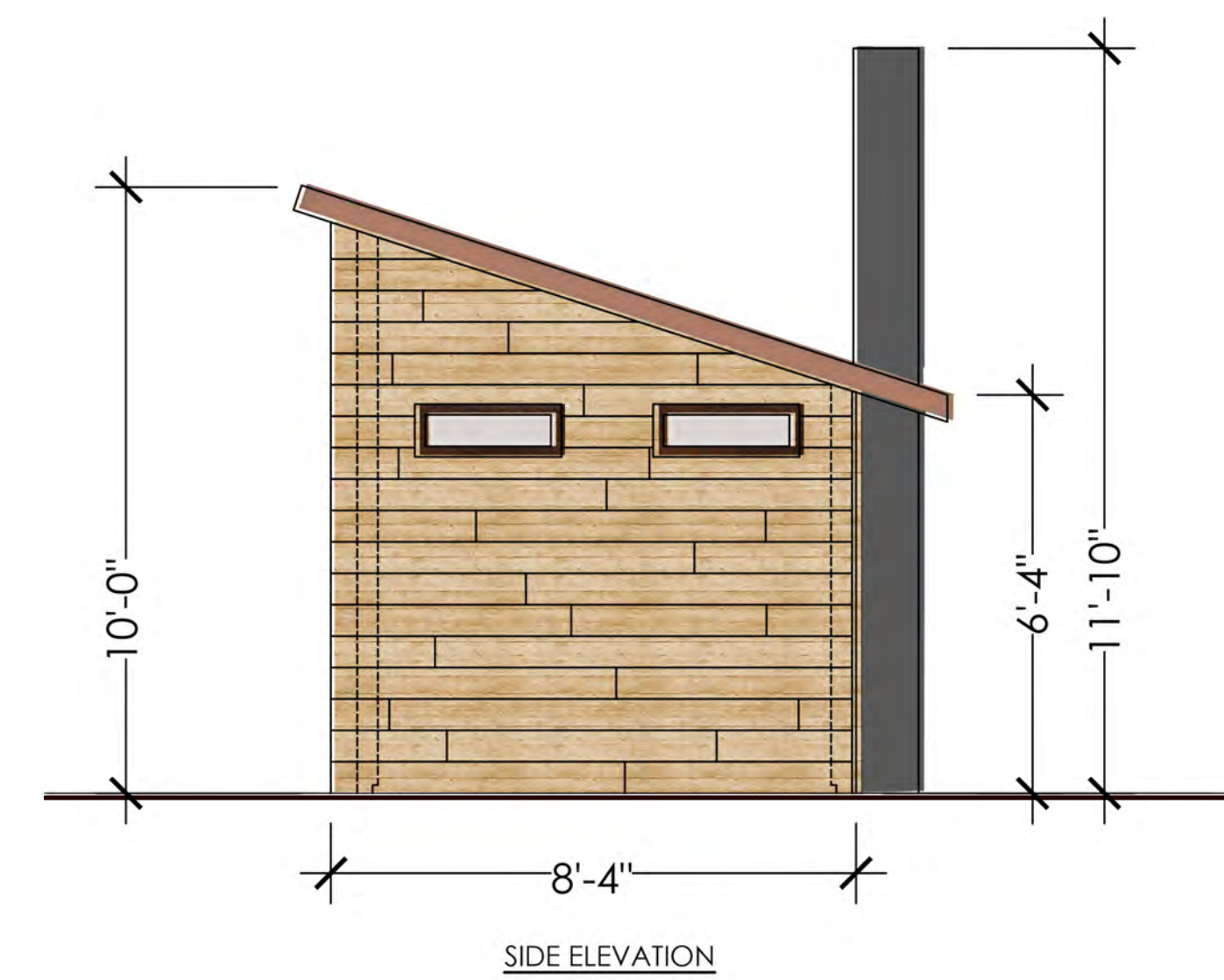
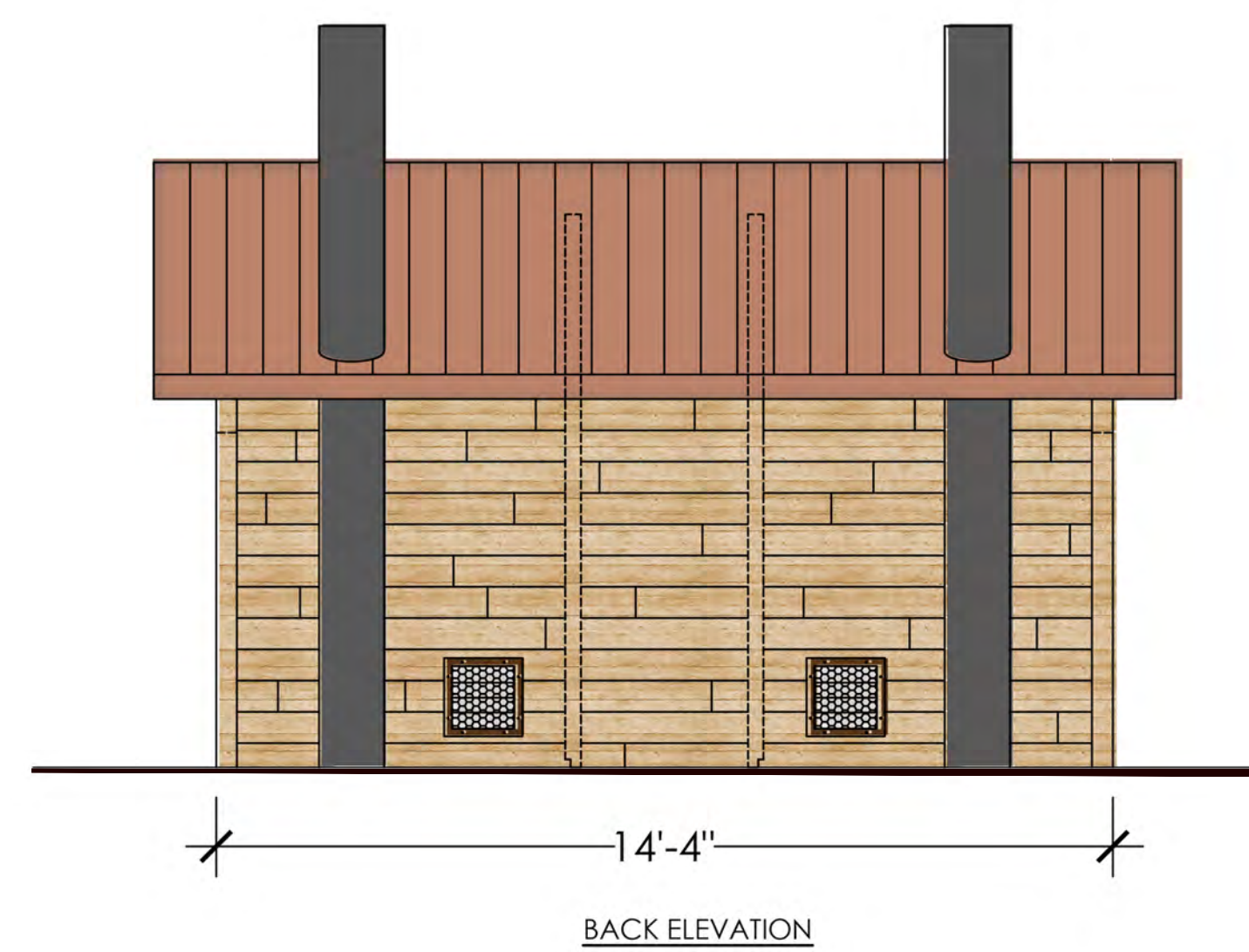
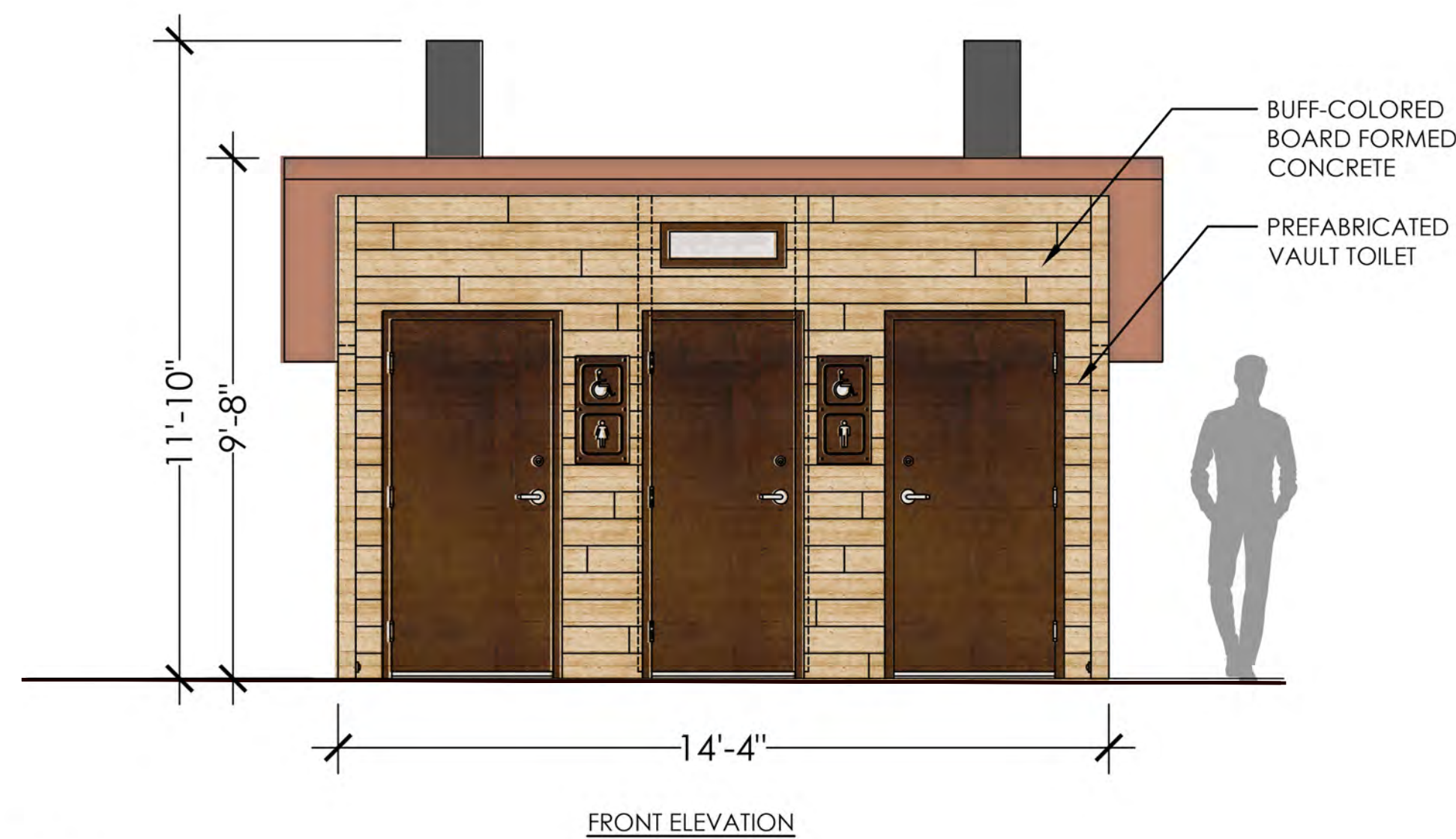


1 SHELTER
L-6 PLAN AND ELEVATION

SCALE: 3/8" = 1'

2 PARK SIGN
L-6 ELEVATION

SCALE: 3/8" = 1'



3 VAULT TOILET
L-6 ELEVATIONS

SCALE: 3/8" = 1'

SUBMITTALS:
L&E SUBMITTAL 06/17/24

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DETAILS
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DOUGLAS COUNTY

SHEET:
L-6