

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
July 2, 2024
6:30 P.M.

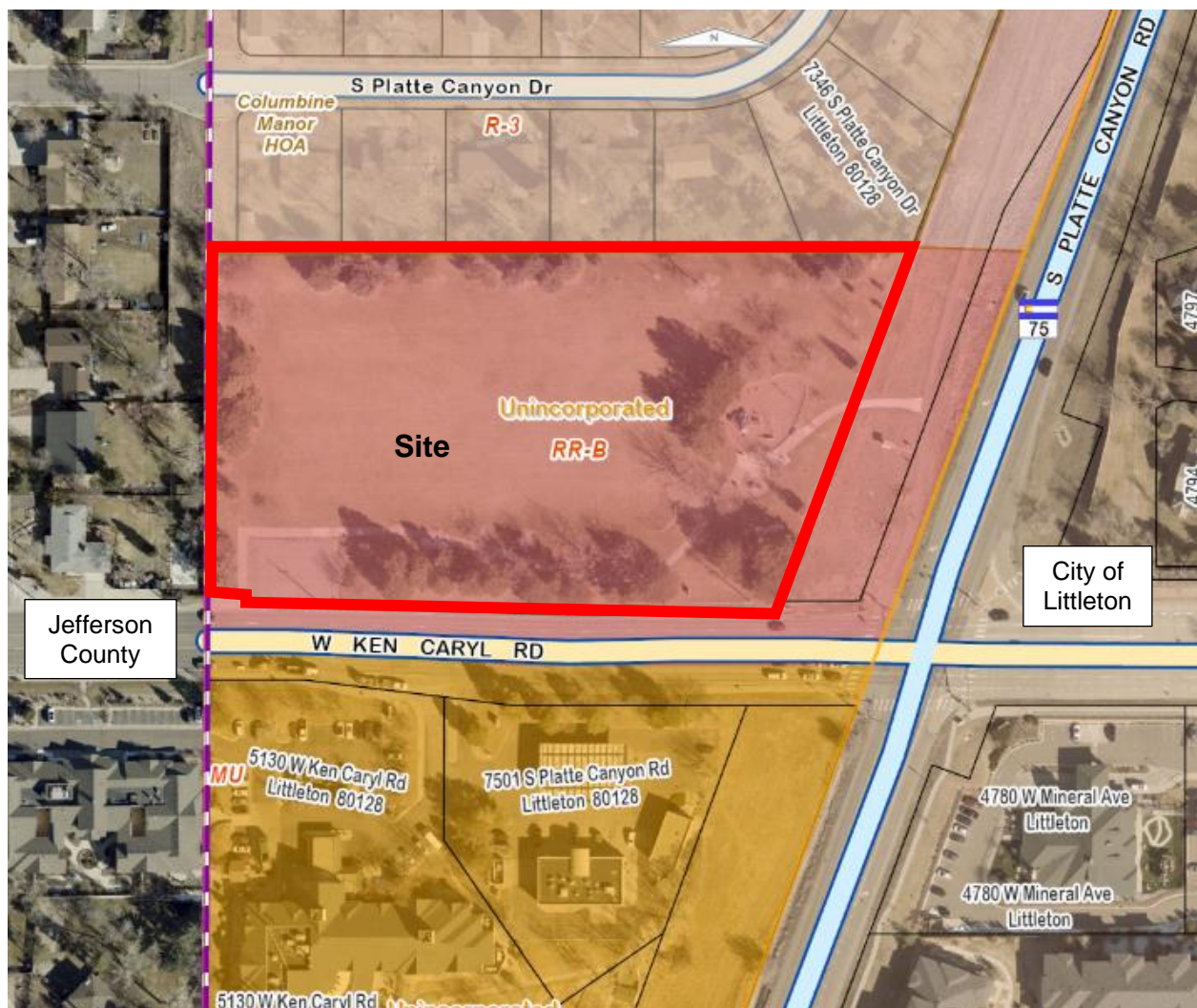
SUBJECT: CASE NO. LE23-004 – COLUMBINE MANOR PARK LOCATION AND EXTENT

MOLLY ORKILD-LARSON, PRINCIPAL PLANNER

JUNE 24, 2024

Location and Vicinity Map

The subject property is located at the northwest corner of W. Ken Caryl Road and S. Platte Canyon Road and is 4.89 acres in size. The parcel is zoned RR-B and in Commissioner's District 1.



Subject Property (outlined in red above) and Zoning

ADJACENT SUBDIVISIONS, ZONING, AND LAND USE

- North - Single-family residential – zoned R-3
- South - Commercial and an Assisted Living Facility – zoned MU

East - Vacant - Denver Water Board easement, zoned RR-B
West - Single-family residential (Jefferson County), zoned residential

PURPOSE AND REQUEST

The applicant and owner, South Suburban Parks and Recreation District, seeks approval of a Location and Extent application to renovate the existing Columbine Manor Park. This renovation proposes a new playground with modern equipment, a more effective layout of the sports fields and backstop, a new pavilion, port-a-let screening, repair of the existing concrete path, and a new path along the west property line to connect to a future path in the Columbine Manor development. Another concrete path is also proposed in the southeast corner of the park. This path will tie directly into the path at the intersection of W. Ken Caryl and S. Platte Canyon Roads and provide access to the RTD bus stop along W. Ken Caryl Road. This sidewalk is to be built by the Colorado Department of Transportation (CDOT) and is not part of this application. The parking lot has 17 spaces and will be resurfaced/restriped. With the addition of an accessible space, the total parking spaces will be 16.

BACKGROUND

It is unclear when this park was built and there is no record it was reviewed and approved through an Arapahoe County planning process. Without past approval, the County requires the park to be reviewed and documented through a Location and Extent application.

This park is fully developed and provides the surrounding community with a valuable place for residents to exercise and play. The park is mainly accessed by walking or a bike. However, the sports field activities bring visitors who travel by car and use the existing parking lot and surrounding neighborhood for parking.

ANALYSIS OF THE LOCATION AND EXTENT APPLICATION

Staff review of this application included a comparison of the proposal to 1) applicable policies and goals outlined in the Comprehensive Plan; 2) submittal requirements; 3) review of pertinent Land Development Code regulations; and 4) analysis of referral comments.

1. The Comprehensive Plan

The subject parcel is within the area designated as Urban Residential / Single-Family Detached and Attached of the Comprehensive Plan. Secondary uses of this land use category include parks and recreation areas which this application complies with.

This application complies with the following Goals, Policies, and Strategies of the Comprehensive Plan:

- *Policy GM 1.1 – Direct-Growth to the Urban Area*
The proposed development is to be located in the Urban Area.
- *Policy GM 1.2 – Encourage Infill Development and Redevelopment*
The proposed application is in the Urban Area. The renovation of the existing park to better serve and comply with the needs of the surrounding community.

- *Goal PFS 7 –Ensure Existing and New Development have Adequate Police and Fire Protection*

The proposed redevelopment will have adequate fire and police service.

- *Goal NL 5 – Develop a Countywide Open Space, Parks, and Trails System*

The applicant is upgrading the park and connected to the existing trail system in Arapahoe County to better serve the public.

2. Submittal Requirements

The applicant is in compliance with Section 2-26 of the Development Application Manual by submitting all of the required materials.

The Planning Division believes the application meets the Location and Extent approval criteria.

The Planning Commission is the deciding body for Location and Extent applications. Per Section 5-7.3.B.2.c of the Land Development Code, “If the Planning Commission disapproves the proposed public facility, or approves it with conditions the applicant is not willing to accept, the applicant may appeal such decision to the Board of County Commissioners, and the Planning Commission shall communicate the reasons for such disapproval to the Board, who may overrule such disapproval by a majority vote.” Should the Planning Commission deny the application, the applicant may appeal the decision to the Board of County Commissioners for a decision.

3. Land Development Code Review

Section 5-7.3 of the Land Development Code covers the policy and regulatory aspects of a Location and Extent. This includes a specific review of Location and Extent, Section 5-7.3.B – General Requirements and Procedure. The Location and Extent process does not have specific approval criteria, but may be approved upon the findings that:

5-7.3.B.1.a No road, park, public way, ground, or space, no public building or structure, and no major facility of a public utility shall be constructed or authorized in the unincorporated areas of Arapahoe County unless and until the proposed location and extent thereof has been submitted to and approved by the Arapahoe County Planning Commission.

5-7.3.B.4.a The Planning Commission and the Board of County Commissioners, when applicable, may approve the facility as submitted, approve it with conditions, or deny the facility. The conditions to be imposed are those necessary, at the discretion of the Planning Commission and Board of County Commissioners, to mitigate or eliminate any adverse impacts of the proposed facility on the surrounding area and may include the posting of sufficient performance guarantees with the County to guarantee the construction of any improvements.

The dimensional standards (setbacks, height, etc.) proposed by this application adhere to the RR-B zone district requirements. No lighting or no new planting is proposed, except for reseeded of the areas disturbed. The park signage proposed also adheres to the code.

The proposed parking lot is to have 16 parking spaces (including one handicapped); however, the Land Development Code does not have parking requirements for parks. Without standards to determine the number of parking spaces required, staff has used the Institute of Transportation (ITE) Manual for guidance which indicates that the number of spaces proposed is sufficient.

4. Referral Comments

Comments received during the referral process are summarized in the chart attached to this report. Any late responses will be conveyed verbally at the public hearing.

Most of the comments received from referral agencies were “no comment”. RTD did comment that the bus stop along S. Ken Caryl Road and adjacent to the park was to be ADA-compliant. The upgrades to the sidewalk in this area are being conducted by the CDOT and are not part of this project.

5. Neighborhood Outreach

The applicant conducted a public meeting on November 16, 2022, and an online survey in November 2022, to obtain input on the park renovation and desired uses. Most of the respondents were in favor of relocating the playground to create new opportunities for the children. The provision of multi-use fields, open space areas, and trail connections were also supported. Some comments were received on having more parking on-site to reduce the parking in the adjacent neighborhoods. The applicant isn’t proposing to expand the parking lot but to upgrade it with a new surface, stripping, and an accessible handicap space. The proposed parking complies with the ITE Manual.

STAFF FINDINGS

The staff has visited the site and reviewed the plans, supporting documentation, referral comments, and citizen input in response to this application. Based upon the review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed LE23-004, Columbine Manor Park Location and Extent generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed LE23-004, Columbine Manor Park Location and Extent complies with the General Submittal Requirements contained in Section 2-26 enumerated in the Arapahoe County Development Application Manual.
3. The proposed LE23-004, Columbine Manor Park Location and Extent meets the Arapahoe County Zoning Regulations and procedures, including those stated in Section 5-7.3 Location and Extent of the Land Development Code.

STAFF RECOMMENDATION

Considering the findings and other information provided herein, the Staff recommends approval of Case No. LE23-004, Columbine Manor Park Location and Extent subject to the following condition of approval:

1. Prior to the signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.

ALTERNATIVES

The Planning Commission has alternatives that include the following:

1. Approve the proposed Location and Extent.
2. Continue to a date certain for more information.
3. Deny the proposed Location and Extent.

CONCURRENCE

The Public Works and Development Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works Department is recommending approval of this case.

PLANNING COMMISSION DRAFT MOTIONS – LE23-004, Columbine Manor Park Location and Extent

Approve

In the case of LE23-004, Columbine Manor Park Location and Extent, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to approve this application based on the findings in the staff report, subject to the following conditions:

1. Prior to the signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Deny

In the case of LE23-004, Columbine Manor Park Location and Extent, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to deny this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of LE23-004, Columbine Manor Park Location and Extent, I move to continue the hearing to [date certain], 6:30 p.m., to obtain additional information and to further consider the information presented.



ARAPAHOE COUNTY

**Arapahoe County
Public Works and Development
Planning Division**

6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm
shall be date stamped received the following business day.

APPLICANT NAME:	ADDRESS: PHONE: EMAIL:	CONTACT: TITLE:
OWNER(S) OF RECORD NAME(S):	ADDRESS: PHONE: EMAIL:	SIGNATURE(S): _____
ENGINEERING FIRM NAME:	ADDRESS: PHONE: EMAIL:	CONTACT: TITLE:
Pre-Submittal Case Number: Q ____ - _____ Pre-Submittal Planner: _____ Pre-Submittal Engineer: _____		
State Parcel ID No. (AIN no.):		
Parcel Address or Cross Streets:		
Subdivision Name & Filing No:		
EXISTING		PROPOSED
Zoning:		
Project Name:		
Site Area (Acres):		
Density (Dwelling Units/Acre):		
Building Square Footage:		
Disturbed Area (Acres):	N/A	
CASE TYPE (S)		
<input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____		
THIS SECTION IS FOR OFFICE USE ONLY		
Case No:	Assigned Planner:	Assigned Engineer:
TCHD Fee: \$	Planning Fee(s): \$	Engineering Fee(s): \$
This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application <i>does not</i> establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.		



May 16, 2023

Arapahoe County Public Works & Development
Planning Division
6924 S Lima St
Centennial, CO 80112

RE: Columbine Manor Park | Administrative Site Plan

Dear Public Works & Development:

Consilium Design, on behalf of the property owner, South Suburban Parks and Recreation District, is proposing an improvement project within unincorporated Arapahoe County. The project is located at 5075 W Ken Caryl Avenue, on the northwest corner of W Ken Caryl Avenue and S Platte Canyon Road. The project is approximately 5 acres and is currently zoned RR-B.

As it sits today, Columbine Manor Park is a fully developed open space that provides the surrounding community with a valuable place for residents to use recreationally.

South Suburban Parks and Recreation District is hoping to improve the park with upgraded amenities. Specifically, a new playground with modern equipment and a more effective layout for the sports fields are being proposed. New amenities, such as a pavilion, screening for a porta-let, and a new concrete path connecting to the existing trail system are proposed to add comfort, convenience, and safety for the park's users. Finally, resurfacing the parking lot and repairing the existing concrete path will complete the improvements to Columbine Manor Park.

We look forward to working with you on this important improvement project!

Sincerely,

Sherry MacWilliam
Sherry MacWilliam

Planner: Consilium Design
Contact: Sherry MacWilliam
Email: smacwilliam@consiliumdesign.com
Phone: (303) 224.9520

Owner: South Suburban Park and Recreation District
Contact: Anna Trexler-Varela
Email: atrexler-varela@ssprd.org
Phone: (303) 483.7025



BRYAN D. WEIMER, PWLF
Director

Planning Commission's Summary Report

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoeco.gov



Date: June 21, 2024

To: Arapahoe County Planning Commission

Through: Molly Orkild-Larson, Planner, Planning Division

Through: Robert, Victor, PE
Engineering Services Division, Engineering Program Manager

From: Ceila Rethamel, Case Engineer, Engineering Services Division

Case Name: **LE23-004 Columbine Manor Park**

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

Consilium Design, on behalf of the property owner, South Suburban Parks and Recreation District, is requesting approval of the Columbine Manor Park Location and Extents process. The project is located at 5075 W Ken Caryl Avenue, on the northwest corner of W Ken Caryl Avenue and S Platte Canyon Road. The site lies within the Mile High Flood District (MHFD) ID 67 drainage basin.

The project proposes improvements to the park with upgraded amenities such as a new playground with modern equipment and a more effective layout for the sports fields. New amenities, such as a pavilion, screening for a port-a-let, and a new concrete path connecting to the existing trail system are proposed to add comfort, convenience, and safety for the park's users. Finally, resurfacing the parking lot and repairing the existing concrete path will complete the improvements to Columbine Manor Park.

Engineering documents included the drainage letter of conformance and permits will be required once the location and extent for this project is approved.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. This parcel is in the MHFD ID 67 drainage basin.
2. This development lies within the boundaries of the following jurisdiction:
 - a) Southeast Metro Stormwater Authority (SEMSWA)
 - b) Mile High Flood District (MHFD)
 - c) South Platte Water Renewal Partners

- d) South Metro Fire Rescue District (SMFR)
- 3. The following variances have been requested/granted:
 - a) Waiver request for traffic impact study
 - b) Variance request for the detention requirements due to the increase in impervious area.

The Division of Engineering Services is recommending the land use application favorably subject to the following conditions of approval to be applied with the related application:

- 1. The applicant agrees to address the Division of Engineering Support Services' comments and concerns as identified within this report.
- 2. The applicant agrees to address comments issued by the Southeast Metro Stormwater Authority (SEMSWA).
- 3. The applicant obtains the required permits during construction.
- 4. The applicant does not change the design during construction significantly from what was presented as part of the variance and waiver requests.

Referral Agency	Referral Agency Comments	Applicant's Response
ARAPAHOE COUNTY BUILDING DIVISION	Standard building comments for new construction.	Acknowledged.
SOUTHWEST METRO WATER AND SANITATION DISTRICT	No objection.	
COLORADO DEPARTMENT OF TRANSPORTATION	No objection.	Acknowledged.
CENTURYLINK	Set up a case number for this application.	Acknowledged.
SOUTH METRO FIRE-REFERRALS	No objections.	Acknowledged.
LUMEN	No objections.	Acknowledged.
MILE HIGH FLOOD DISTRICT	No comments.	Acknowledged.
SHERIFF – OFFICE OF EMERGENCY	No comments.	Acknowledged.
SHERIFF	No comments.	Acknowledged.
XCEL ENERGY	No apparent conflicts.	Acknowledged.
RTD	The bus stop needs to be ADA-compliant.	The bus stop is not part of this project and is part of a CDOT sidewalk extension project.

Staff sent referrals to the following agencies and did not receive a response:

- WESTERN ARAPAHOE CONSERVATION DISTRICT
- DENVER WATER
- COLORADO PARKS & WILDLIFE/1ST POINT OF CONTACT
- COLUMBINE MANOR HOA
- ARAPAHOE COUNTY SHERIFF OFFICE/CRIME PREVENTION
- ARAPAHOE COUNTY SHERIFF OFFICE/CRIME PREVENTION
- JEFFERSON COUNTY PLANNING - REFERRAL
- ARAPAHOE COUNTY OPEN SPACES



February 1, 2024

RE: Public Outreach and Response

Meeting input/questions received were as follows:

- Preferred playground theme: Traditional or Nature, but at least one individual commented on liking the covered slide example in the Modern theme image
- There were requests for additional parking (on Ken Caryl), shade, picnic tables, and garbage receptacles
- Residents were ok with removing or moving the existing backstop
- Four of the 5 attendees at the in-person public engagement event preferred upgrading the playground in the current location. However, the majority of online respondents were in favor of relocating the playground to create new opportunities in the current playground footprint. Although the 4 individuals opposed to moving the playground footprint are original homeowners, SSPRD felt that feedback from the online survey was a better representation of the overall community around Columbine Manor Park.
- If the playground were to be relocated, SSPRD staff asked residents what they might prefer to see in place of the former playground – 1 person was in favor of a future bike track for older kids and adults while 3 would prefer to see something different



Columbine Manor Park Public Input – November 16, 2022, 5:30-7:00 pm

Personal information will be used for project correspondence only.

Name	Address	Phone	Email
Pony Elich	7376 S Platte Can Dr	303-550-1303	amelich@comcast.net
CAROLYN KIDDY	7366 S. PLATTE CANYON DR	303-979-5463	catkiddy@aol.com
Karen Biarkowski	7356 S. Platte Canyon Dr.	303.503-8141	karenheckel@yahoo.com
Liz Wwest	5102 W Geddes Cir	303-904-0117	famwwest4@gmail.com
Rahul Frakes Sr	5152 W Geddes Circle	303-585-0869	rfrakes1@gmail.com

SHADES
PS EQUIP
TRASH
CANS

UPGRADE PLAYGROUND IN CURRENT LOC.

PLAYGROUND THEMES

ELIMINATE BACKSTOP - OR MOVE PICNIC TABLES

COVERED
SIDE
MORE
PARK-
ING
ON BOWLES

We value your opinion! Please place a sticker in the box for the option you prefer & visit ssprd.org/Public-Input or scan the QR code to provide input through the online survey.

Traditional



Nature



Modern



For more information about the proposed improvements
contact Anna Trexler-Varela, Park Planner I
303.483.7025 or atrexler-varela@ssprd.org

Timestamp	Username	Your Name (First & Last)	Is Columbine Manor Park within walking distance of your home?	How often do you visit Columbine Manor Park?	What activities do you participate in at the park? (select all that apply)	What do you like best about the existing playground at Columbine Manor Park?	Besides Columbine Manor Park, what other parks with playgrounds do you visit, and what do you like about those playgrounds?	A new playground located closer to the parking lot is proposed. What style of playground equipment would you prefer?	Do you support a small pump track for children ages 3-8 around the playground?	The existing playground footprint will be infilled with native grass since there is no funding for additional	Do you have an interest in providing additional input on the playground equipment once plans are further developed? If you select "yes," you may receive emails about the project from South	Do you have any additional comments?
2022/11/02 11:20:39 AM MDT	cliff.beck@comcast.net	Clifford Beck	Yes	more than 10 times per year	Access Columbine Trail	Ol	The bear creek bike trail has a stretch on black tar Pavement that is horrible. Cracked, bumpy and needs to be ripped out and smooth concrete installed. The section is a little east and west of Federal blvd. Please do it. Thanks	Option 1: Traditional Theme	Yes	Yes	No	No
2022/11/02 3:16:32 PM MDT	jlford98@yahoo.com	Linda Fird	Yes	1-5 times per year	Use the playground;Walks	Nicely kept neighborhood park	None	Option 1: Traditional Theme	Yes	Unsure	Yes	If move playground closer to parking what changes will be made to soccer fields,etc? Since my kids have outgrown the playground, our main use of the park is as a bike route connecting to the Columbine trail, and the Mineral Ave trail to the river. The current arrangement has the paved trail passing through the playground, which is not a good idea for safety reasons. If it is possible to divert or fork the paved trail closer to Mineral and more directly to the Mineral/Platte Canyon intersection, where an informal trail is now, that would be better for both bikers and playground users. Also, there is a set of utility boxes at the southwest corner of the park near the parking lot which encroach on the sidewalk, so that it becomes too narrow for strollers and unsteady bikers. I've seen someone tumble into the street there. Is there any way those can be
2022/11/06 10:01:55 AM MST	josh.b.hopkins@forethought.net	Hopkins Josh	No	6-10 times per year	Access Columbine Trail			Option 2: Nature Theme	Yes	Unsure	No	
2022/11/06 2:57:02 PM MST	jhawthorne0128@gmail.com	Jill Hawthorne	Yes	more than 10 times per year	Use the playground;Use the multi-purpose field;Walk dogs;Access Columbine Trail	It worked well for my kids when they were much younger (under 5) but it is way out of date and the equipment isn't challenging.	We go to clement park, Arapaho park, and writers vista	Option 3: Modern Theme	Yes	Yes	No	
2022/11/07 4:00:39 PM MST	caragoman@gmail.com	Cara Goman	Yes	more than 10 times per year	Use the playground;Use the multi-purpose field;Walk dogs;Access Columbine Trail;Play with kids in the open space. Climb trees by the stream and Access Columbine Trail;picnics	Equipment for multiple age groups. Next to great climbing trees. Has water fountain. Always clean and fun for young kids	Clement Park 44" multi age equipment, bathrooms, proximity to nature; westlands park; paco Sanchez ; wash park; city park	Option 2: Nature Theme	Yes	This would be amazing for neighborhood kids and kids riding bikes	Yes	Thanks for the input request. Hope the trees will be protected?
2022/11/10 3:11:16 PM MST	famwuest4@gmail.com	Elizabeth Wuest	Yes	more than 10 times per year	Access Columbine Trail;picnics	proximity, green space	Clemet for the wide sidewalk trail	Option 2: Nature Theme	Unsure	Unsure	No	van accessible parking spot
2022/11/11 9:26:40 AM MST	karenheckel@yahoo.com	Karen	Yes	more than 10 times per year	My house is one of 6 that back up to the park, so I walk in it often.	The playground needs updating, but the open space is wonderful for the many, many soccer activities that occur there!	I only use this park.	Option 1: Traditional Theme	No	No	Yes	This is a "pocket park" that is great for a playground , soccer, baseball, dog walking, picnics, get together, etc. I see no need for whatever a "pump" something would provide, other than to take up nice open space for children and teenagers' recreation and use exclusively tho. A toilet would be nice, but optional. When there are soccer or baseball games a temp toilet works. Trash service also nice if infrequent. Dump the cans and 14C" in the future, instead of a pump track where the current playground is, maybe we can install exercise equipment for people who walk alone the trail to utilize
2022/11/12 7:50:14 AM MST	daarka@gmail.com	Dan Berkeley	Yes	more than 10 times per year	Walk dogs	Small for little children. Safe and local. Nice trees and benches to sit under. That there is a playground	Larger parks attract larger children. More traffic is more noise and potential for conflict or rowdy behavior. No others are visited regularly	Option 1: Traditional Theme	Yes	Unsure	No	
2022/11/12 8:00:11 AM MST	tbaccari@comcast.net	Tracey Baccari	Yes	more than 10 times per year	Use the playground;Walk dogs			Option 2: Nature Theme	No	No	Yes	
2022/11/12 8:01:21 AM MST	bruggeman9@gmail.com	Kelly Bruggeman	Yes	more than 10 times per year	Use the playground;Use the multi-purpose field;Walk dogs	That it is near our house, swimas, two slides, 14C" in location. We have 9 grandchildren and it is an easy walk to the park for getting wiggles out and taking in fresh air	Clement, Harlow - new equipment, bridge, climbing	Option 3: Modern Theme	Yes	Yes	Yes	Excited!
2022/11/12 11:16:52 AM MST	aobmormor@gmail.com	Anne Berkeley	Yes	more than 10 times per year	Use the playground;Walk dogs		None	Option 1: Traditional Theme	Unsure	No	No	We do not need to move the playground. It is positioned perfectly and gets lots of walkers from nearby neighborhoods. T The parking lot is very small and backs into a very busy street. Keep the playground small small enough so that the existing parking lot would be adequate.
2022/11/14 9:55:29 AM MST	amelich@comcast.net	Tony Elich	Yes	more than 10 times per year	Use the playground;Use the multi-purpose field	The equipment is geared for smaller children	Clement Park in Jeffco. My great grandchildren love the variety and quality of the equipment. That playground is the perfect model.	Option 3: Modern Theme	No	No	Yes	
2022/11/16 8:50:56 AM MST	reznick@gmail.com	Rebecca Steinmetz	No	more than 10 times per year	Use the playground	Location :)	Clement Park, Harlow Park, the park off W Canyon/Kendall Ave, Leawood Park, Sterne Park, Progress Park. Things to climb, big slides, Adult-size activities so we can play with the kids (like seesaws, etc.) Things that are fun for everyone.	Option 2: Nature Theme	Yes	Unsure	Yes	
2022/11/16 10:50:21 AM MST	stefanie.callens@live.com	Stefanie Callens	Yes	more than 10 times per year	Use the playground;Walk dogs;Access Columbine Trail	That it's so close to our house	Hamlet playground and Clement Park. Love the accessibility components, the variety of equipment, the rubber flooring, the hidden bugs throughout, the climbing pieces.	Option 2: Nature Theme	Yes	Yes	Yes	I apologize for being unable to attend the meeting. I believe we need more parking in that area because the current lot only supports 8 or so cars and it's annoying when people park throughout our neighborhood. I'd like to keep the integrity of the soccer fields while updating the playground. Although we don't need separate areas for the little and bigger kids. It would be nice to have equipment that all ages can use (ie. Not only one slide that is accessible only through climbing wall. 2-year-olds can't use that slide then). It also would be nice to have
2022/11/16 3:35:02 PM MST	bradchurchman@gmail.com	Brad Churchman	Yes	more than 10 times per year	Use the playground;Use the multi-purpose field;Walk dogs;Access Columbine Trail	It is close to my house, the field is well maintained, the trees are gorgeous	Clement Park and sterns park - amazing playgrounds.	Option 3: Modern Theme	Yes	Yes	Yes	Super excited about the nearby upgrade! Thanks for making it better!!

Timestamp	Username	Your Name (First & Last)	Is Columbine Manor Park within walking distance of your home?	How often do you visit Columbine Manor Park?	What activities do you participate in at the park? (select all that apply)	What do you like best about the existing playground at Columbine Manor Park?	Besides Columbine Manor Park, what other parks with playgrounds do you visit, and what do you like about those playgrounds?	A new playground located closer to the parking lot is proposed. What style of playground equipment would you prefer?
2022/11/02 11:20:39 AM MDT	cliff.beck@comcast.net	Clifford Beck	Yes	more than 10 times per year	Access Columbine Trail	OI	The bear creek bike trail has a stretch on black tar Pavement that is horrible. Cracked, bumpy and needs to be ripped out and smooth concrete installed. The section is a little east and west of Federal blvd. Please do it. Thanks	Option 1: Traditional Theme
2022/11/02 3:16:32 PM MDT	jlford98@yahoo.com	Linda Fird	Yes	1-5 times per year	Use the playground;Walks	Nicely kept neighborhood park	None	Option 1: Traditional Theme
2022/11/06 10:01:55 AM MST	josh.b.hopkins@forethought.net	Hopkins Josh	No	6-10 times per year	Access Columbine Trail			Option 2: Nature Theme
2022/11/06 2:57:02 PM MST	jhawthorne0128@gmail.com	Jill Hawthorne	Yes	more than 10 times per year	Use the playground;Use the multi-purpose field;Walk dogs;Access Columbine Trail	It worked well for my kids when they were much younger (under 5) but it is way out of date and the equipment isn't challenging.	We go to clement park, Arapaho park, and writers vista	Option 3: Modern Theme
2022/11/07 4:00:39 PM MST	caragoman@gmail.com	Cara Goman	Yes	more than 10 times per year	Use the playground;Use the multi-purpose field;Walk dogs;Access Columbine Trail;Play with kids in the open space. Climb trees by the playground :)	Equipment for multiple age groups. Next to great climbing trees. Has water fountain. Always clean and fun for young kids.	Clement Park â€” multi age equipment, bathrooms, proximity to nature; westlands park; paco Sanchez ; wash park; city park	Option 2: Nature Theme
2022/11/10 3:11:16 PM MST	famwuest4@gmail.com	Elizabeth Wuest	Yes	more than 10 times per year	Access Columbine Trail;picnics	proximity, green space	Clemet for the wide sidewalk trail	Option 2: Nature Theme
2022/11/11 9:26:40 AM MST	karenheckel@yahoo.com	Karen	Yes	more than 10 times per year	My house is one of 6 that back up to the park, so I walk in it often.	The playground needs updating, but the open space is wonderful for the many, many soccer activities that occur there!	I only use this park.	Option 1: Traditional Theme
2022/11/12 7:50:14 AM MST	daarka@gmail.com	Dan Berkeley	Yes	more than 10 times per year	Walk dogs	Small for little children. Safe and local. Nice trees and benches to sit upon.	Larger parks attract larger children. More traffic is more noise and potential for conflict or rowdy behavior.	Option 1: Traditional Theme
2022/11/12 8:00:11 AM MST	tbaccari@comcast.net	Tracey Baccari	Yes	more than 10 times per year	Use the playground;Walk dogs	That there is a playground	No others are visited regularly	Option 2: Nature Theme
2022/11/12 8:01:21 AM MST	kbruggeman9@gmail.com	Kelly Bruggeman	Yes	more than 10 times per year	Use the playground;Use the multi-purpose field;Walk dogs	That it is near our house, swings, two slides	Clement, Harlow - new equipment, bridge, climbing	Option 3: Modern Theme
2022/11/12 11:16:52 AM MST	aobmormor@gmail.com	Anne Berkeley	Yes	more than 10 times per year	Use the playground;Walk dogs	Itâ€™s location. We have 9 grandchildren and it is an easy walk to the park for getting wiggles out and taking in fresh air.	None	Option 1: Traditional Theme
2022/11/14 9:55:29 AM MST	amelich@comcast.net	Tony Elich	Yes	more than 10 times per year	Use the playground;Use the multi-purpose field	The equipment is geared for smaller children	Clement Park in Jeffco. My great grandchildren love the variety and quality of the equipment. That playground is the perfect model.	Option 3: Modern Theme
2022/11/16 8:50:56 AM MST	reznickr@gmail.com	Rebecca Steinmetz	No	more than 10 times per year	Use the playground	Location :)	Clement Park, Harlow Park, the park off W Canyon/Kendall Ave, Leawood Park, Sterne Park, Progress Park. Things to climb, big slides, Adult-size activities so we can play with the kids (like seesaws, etc.) Things that spin, imaginative play	Option 2: Nature Theme
2022/11/16 10:50:21 AM MST	stefanie.callens@live.com	Stefanie Callens	Yes	more than 10 times per year	Use the playground;Walk dogs;Access Columbine Trail	That it's so close to our house	Hamlet playground and Clement Park. Love the accessibility components, the variety of equipment, the rubber flooring, the hidden bugs throughout, the climbing pieces.	Option 2: Nature Theme
2022/11/16 3:35:02 PM MST	bradchurchman@gmail.com	Brad Churchman	Yes	more than 10 times per year	Use the playground;Use the multi-purpose field;Walk dogs;Access Columbine Trail	It is close to my house, the field is well maintained, the trees are gorgeous	Clement Park and sterns park - amazing playgrounds.	Option 3: Modern Theme

Do you support a small pump track for children ages 3-8 around the playground?	The existing playground footprint will be infilled with native grass since there is no funding for additional improvements at this time. In the future, would you support a pump track for teens and adults?	Do you have an interest in providing additional input on the playground equipment once plans are further developed? If you select "yes," you may receive emails about the project from South Suburban.	Do you have any additional comments?
Yes	Yes	No	No
Yes	Unsure	Yes	If move playground closer to parking what changes will be made to soccer fields,etc?
Yes	Unsure	No	<p>Since my kids have outgrown the playground, our main use of the park is as a bike route connecting to the Columbine trail, and the Mineral Ave trail to the river. The current arrangement has the paved trail passing through the playground, which is not a good idea for safety reasons. If it is possible to divert or fork the paved trail closer to Mineral and more directly to the Mineral/Platte Canyon intersection, where an informal trail is now, that would be better for both bikers and playground users.</p> <p>Also, there is a set of utility boxes at the southwest corner of the park near the parking lot which encroach on the sidewalk, so that it becomes too narrow for strollers and unsteady bikers. I've seen someone tumble into the street there. Is there any way those can be pushed back so the sidewalk is normal width there? It currently limits access to the park from the west.</p> <p>Thank you.</p>
Yes	Yes	No	
Yes	This would be amazing for neighborhood kids and kids riding bikes on the path!	Yes	Thanks for the input request. Hope the trees will be protected?
Unsure	Unsure	No	van accessible parking spot
No	No	Yes	This is a "pocket park" that is great for a playground , soccer, baseball, dog walking, picnics, get togethers, etc. I see no need for whatever a "pump" something would provide, other than to take up nice open space for frisbee, get togethers, relaxing, and just enjoying the outdoors.
Yes	Unsure	No	A toilet would be nice, but optional. When there are soccer or baseball games a temp toilet works. Trash service also nice, if infrequent. Dump the cans and pickup the blown trash.
No	No	Yes	Iâ€™m the future, instead of a pump track where the current playground is, maybe we can install exercise equipment for people who walk along the trail to utilize during their walks/runs.
Yes	Yes	Yes	Excited!
Unsure	No	No	<p>We do not need to move the playground. It is positioned perfectly and gets lots of walkers from nearby neighborhoods. T</p> <p>The parking lot is very small and backs into a very busy street.</p> <p>Where are the funds coming from?</p>
No	No	Yes	Keep the playground small small enough so that the existing parking lot would be adequate..
Yes	Unsure	Yes	
Yes	Yes	Yes	I apologize for being unable to attend the meeting. I believe we need more parking in that area because the current lot only supports 8 or so cars and it's annoying when people park throughout our neighborhood. I'd like to keep the integrity of the soccer fields while updating the playground. Although we don't need separate areas for the little and bigger kids, it would be nice to have equipment that all ages can use (ie. Not only one slide that is accessible only through climbing wall. 2-year-olds can't use that slide then). It also would be nice to have the playground be partly shaded so that in the summer months, it can be used in the afternoons without fear that the kids will be burned.
Yes	Yes	Yes	Super excited about the nearby upgrade! Thanks for making it better!!



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Columbine Manor Park Location and Extent LE23-004

Planning Commission Public Hearing

July 2, 2024





ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Applicant: South Suburban Parks and Recreation District

Project Proposal: Renovate an existing park

Project Location: NW corner of S. Ken Caryl Road and S. Platte Canyon Road



Vicinity & Zoning Map



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



- Zoning:
 - Site: Rural Residential-B (RR-B)
 - Surrounding properties: R-3, MU, City of Littleton and Jefferson County-single-family residential.
- Land Use:
 - Public park



Vicinity & Zoning Map



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



Comprehensive Plan & Land Development Code



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Comprehensive Plan: Urban Residential/Single-Family Detached and Attached, Secondary Use of land use category allows parks and recreation areas.
- Proposed application meets the Land Use Development criteria.
 - Adequate access.
 - Development can be served (water, sanitary, fire, etc.).
 - Compatible with the surrounding area.
 - Accessible recreation for residents in the surrounding area.



Referral and Public Comment



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Referral comments received.
 - The majority of the comments received were “no comment”.
 - RTD: requested ADA access to bus stop but the sidewalk is being developed by CDOT and not part of this project.
- No public comment received.



Neighborhood Meetings/Survey



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Neighborhood meeting and had an online survey (November 2022)
- Comments
 - Most of the respondents were in favor of relocating the playground to create new opportunities for the children.
 - Supported the provision of multi-use fields, open space areas, trail connections, and resurfacing of the parking lot.
 - Some comments were received on having more parking on-site to reduce the parking in the adjacent neighborhoods.



Condition of Approval



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.



Conclusion



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Based on the findings in the staff report, staff is recommending approval for the Location and Extent.





Columbine Manor Park

LITTLETON, CO
July 2, 2024



- Constructed in 1984, forty years ago
- Existing amenities:
 - Parking lot with 16 spaces
 - Columbine Regional Trail connection
 - Playground for children ages 2-5 and 5-12
 - Multi-use fields
 - Drinking fountain
 - Benches
 - Mature trees

Columbine Manor Park

LITTLETON, CO
July 2, 2024

EXISTING CONDITIONS





- Public outreach conducted in November, 2022
- Discussed benefits of relocating playground:
 - Increase accessibility from the parking lot
 - Improve sitelines from proposed shade pavilion
 - Protect from the road and minimize noise from traffic



Columbine Manor Park

LITTLETON, CO
July 2, 2024

EXISTING CONDITIONS



- South Suburban Park and Recreation District (SSPRD) is a [special district](#), which is a local government, formed in 1959
- SSPRD is a [regional provider of parks and recreation services](#) for the Town of Bow Mar, Town of Columbine Valley, City of Littleton, City of Sheridan, City of Centennial west of I-25, City of Lone Tree, and unincorporated portions of Douglas County, Jefferson County and [Arapahoe County](#).



Columbine Manor Park

LITTLETON, CO
July 2, 2024

DISTRICT SERVICES





Quality First

We aim to consistently create positive experiences for our community. We strive to maintain and improve the quality of our offerings and customer service with innovations to remain industry leaders.



Connect Community

We create an inclusive culture that engages, welcomes, and connects all members of the community to feel a sense of belonging in our spaces and programs. We effectively communicate and provide diverse offerings which are accessible to all ages, abilities, and cultures.



Enrich Wellness

We prioritize wellness by offering indoor and outdoor recreation that strengthens bodies, engages minds, and refreshes a person's spirit. We facilitate wellness by providing recreation opportunities that represent the characteristics and needs of our diverse neighborhoods and communities.



Stewards of Nature and Sustainability

We conserve and enhance natural systems with green spaces, wildlife areas, and water recreation that promote interaction and respect for nature. We provide environmental education and volunteer opportunities to encourage community stewardship. Our spaces are designed and managed to be resilient environmental assets.



Fiscal Responsibility

We make investments with a long-range view of fiscal responsibility, balancing emerging needs while maintaining the quality of indoor facilities, outdoor spaces, and programs. We use funding responsibly and are transparent about priorities. We manage resources through extensive planning processes, investing in infrastructure, efficient operations, and strategic partnerships.

Columbine Manor Park

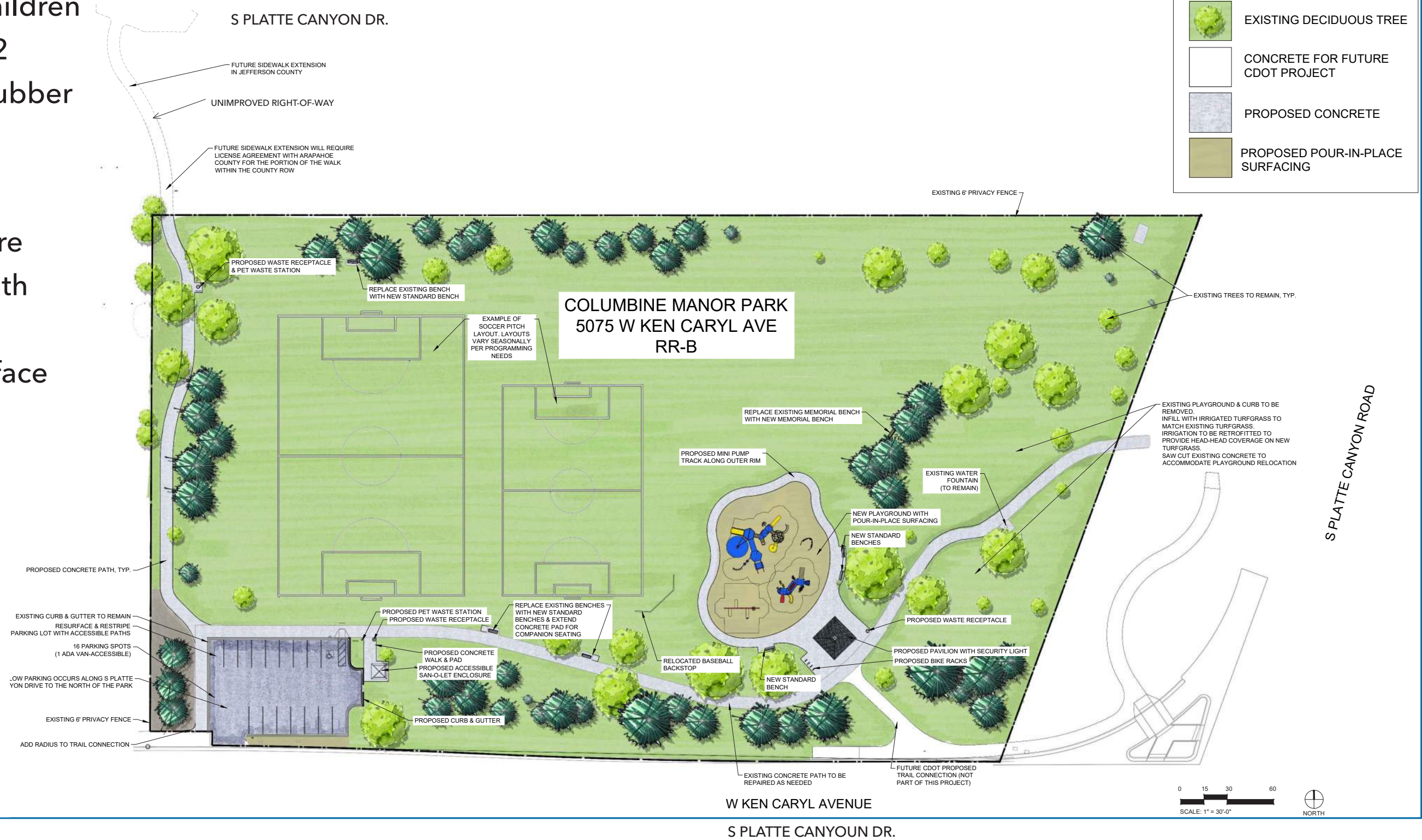
LITTLETON, CO
July 2, 2024

GUIDING PRINCIPLES



Proposed Improvements:

- Playground for children ages 2-5 and 5-12
- Poured in place rubber safety surfacing
- Mini-pump track
- San-o-let enclosure
- Shade pavilion with picnic tables
- Re-grade & resurface parking lot
- Trail connection
- Bike racks



Columbine Manor Park

LITTLETON, CO
July 2, 2024

LANDSCAPE PLAN

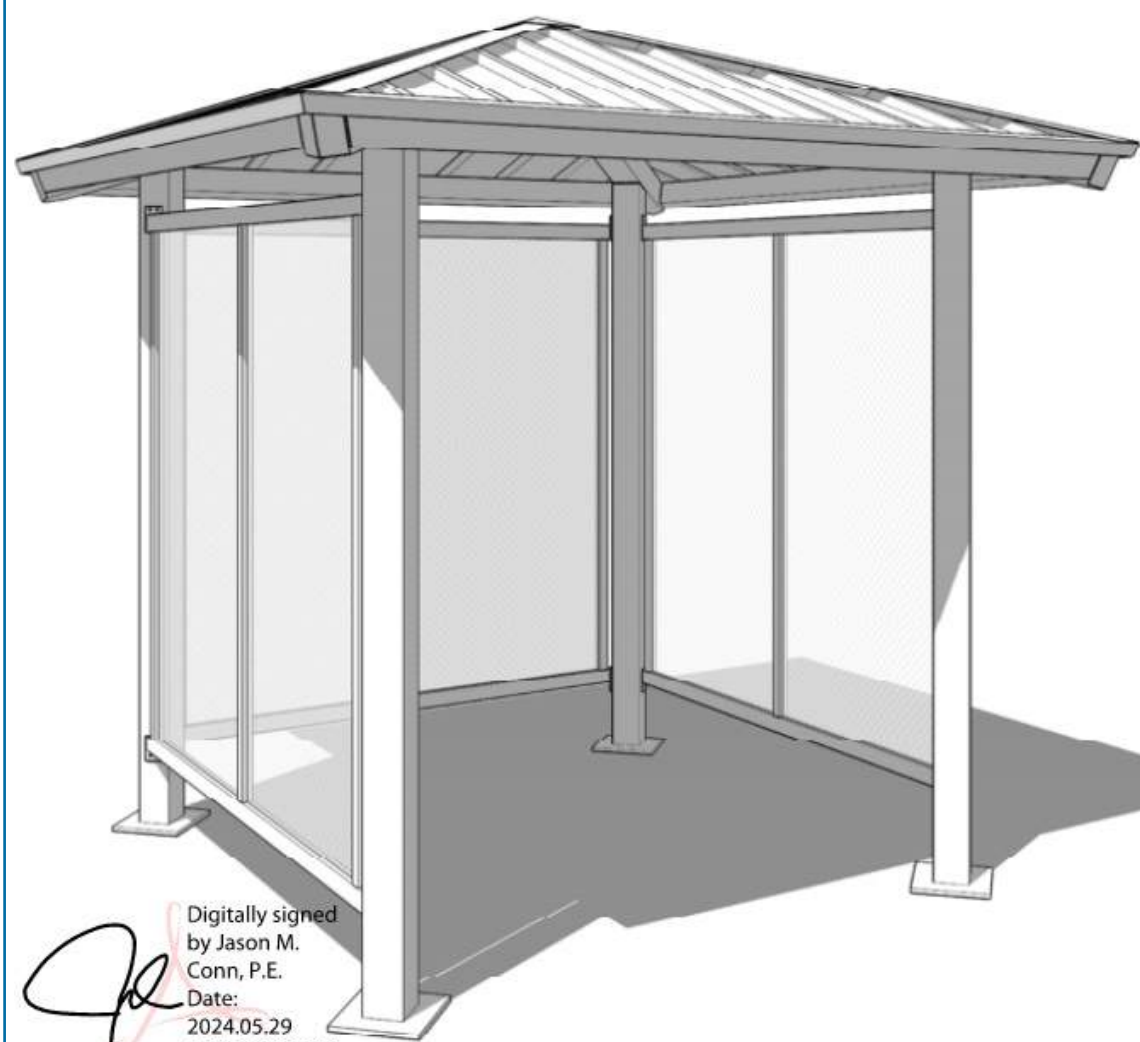




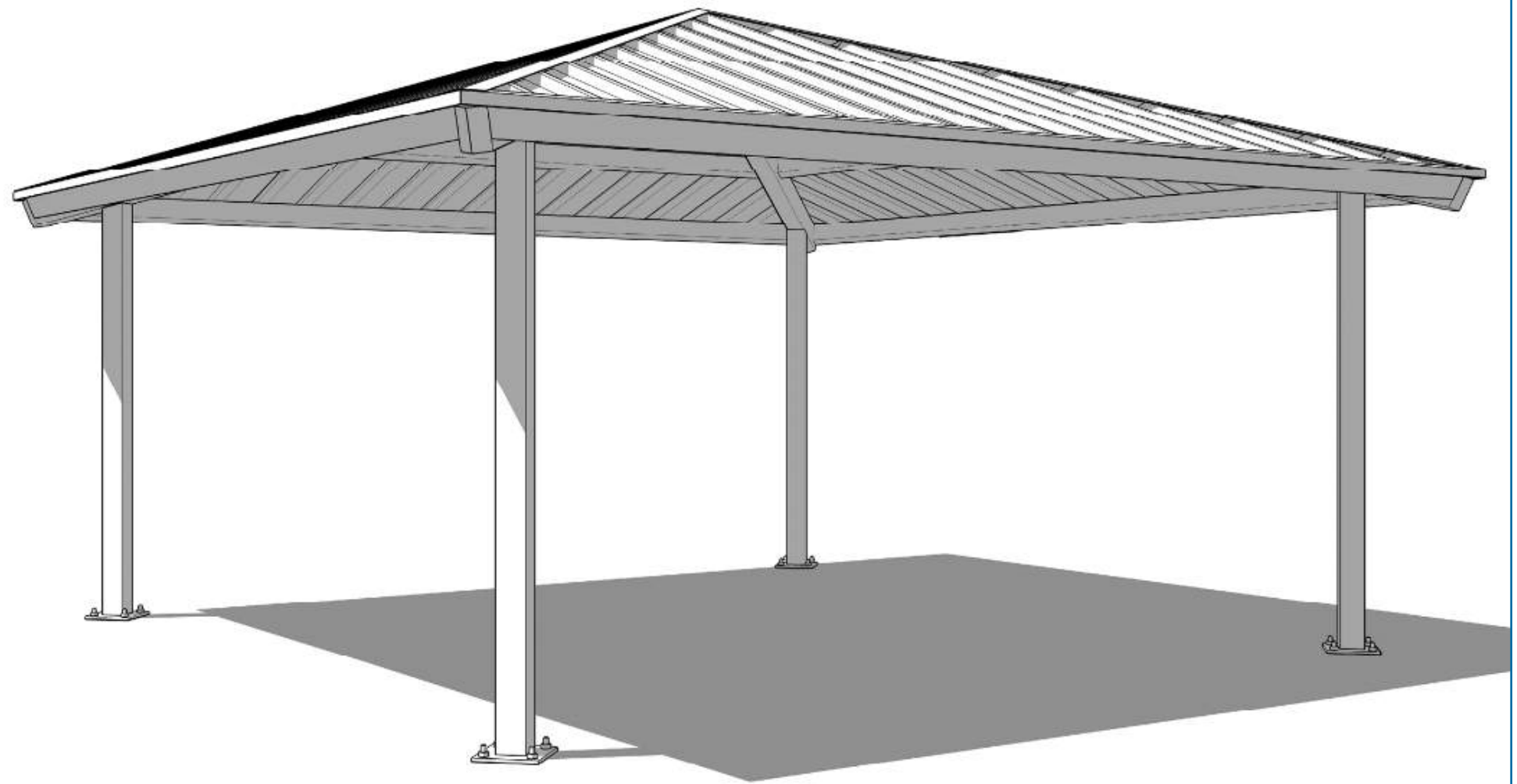
Columbine Manor Park

LITTLETON, CO
July 2, 2024

PLAYGROUND EQUIPMENT



 Digitally signed
by Jason M.
Conn, P.E.
Date:
2024.05.29
13:46:44 -04'00'



Columbine Manor Park

LITTLETON, CO
July 2, 2024

SHADE STRUCTURE AND ENCLOSURE



SOUTH SUBURBAN PARKS & RECREATION - COLUMBINE MANOR PARK

LOCATION & EXTENT PLAN

SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE ADDRESS: 5075 W KEN CARYL AVE

LEGAL DESCRIPTION:

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 30,
TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE LINE CREATED BY THE
FOUND MONUMENT
NEAR THE SOUTHWEST CORNER OF THE SITE, BEING A
NAIL AND BRASS TAG (ILLEGIBLE) AND AT
THE NORTHEAST CORNER OF SUBJECT PROPERTY
MONUMENTED BY A 2-1/2" ALUMINUM CAP ON
A #5 REBAR (ILLEGIBLE). SAID LINE BEARS N63°41'21"E, A
DISTANCE OF 762.44'.

BENCHMARK:

VERTICAL INFORMATION IS BASED ON GPS DATA DERIVED
FROM VRS NETWORK
ELEVATIONS. NAVD88
SITE BENCHMARK: 2-1/2" ALUMINUM CAP AT NORTHEAST
CORNER OF SITE, AS SHOWN
ELEV=5422.46



STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE LOCATION
AND EXTENT PLAN KNOWN AS COLUMBINE MANOR PARK, THEIR RESPECTIVE
SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE
FOLLOWING NOTES:

STREET MAINTENANCE:

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED
ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE
COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN
ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE
CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF
SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION
PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR
SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR
STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE
RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL
DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION
AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO
MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION
VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES
AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE
COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID
FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY
MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND
ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE:

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED
AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE:

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS
IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS
ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS
RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES,
PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS,
DRAINAGE EASEMENTS, ETC.

DRAINAGE LIABILITY:

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT
ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR
CERTIFIED BY FARNSWORTH GROUP. ARAPAHOE COUNTY REVIEWS
DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30,
ARTICLE 28, BUT CANNOT, ON BEHALF OF SSPR GUARANTEE THAT FINAL
DRAINAGE DESIGN REVIEW WILL ABSOLVE SSPR AND/OR THEIR
SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER
DESIGN.

LANDSCAPE MAINTENANCE:

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS
IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S
ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS
RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING,
LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY
LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR
SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY

OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF
MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS
DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE:

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT
TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY
OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE
LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID
TRIANGLE.

PUBLIC IMPROVEMENT NOTES:

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF
INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING
STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO
IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN
AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER
THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE
TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

SPECIFIC NOTES

DRAINAGE:

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN
HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE
BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON
THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS.
THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF
ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND
STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING
THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS

THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT
THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE
AMENDED FROM TIME TO TIME.

GENERAL NOTES:

- ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH
ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE
COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND
THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE
EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF
ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND
ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE
REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE
TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE
AMENDED FROM TIME TO TIME.
- ALL WORK SHALL CONFORM TO FEDERAL, STATE, CITY, AND COUNTY
CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND
STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS
SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY
APPROPRIATE SAFETY REGULATIONS.
- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR
PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING
THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE.
VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY
MEASUREMENTS ON THESE SHEETS.
- RECIPIENTS OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY
ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY
OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT DIRECTORY:

OWNER

South Suburban Parks & Recreation Department

Contact: Anna Trexler-Varela
E: atrexler-varela@ssprd.org
P: 303-483-7025

PLANNING &
LANDSCAPE ARCHITECTURE

Consilium Design
Contact: Julie Hendricksen
E: jhendricksen@consiliumdesign.com
P: 303-224-9520
W: consiliumdesign.com

CIVIL ENGINEERING

Farnsworth Group

Contact: Joe Wilson
E: jwilson@f-w.com
P: 303-692-8838

CERTIFICATE OF OWNERSHIP

I, (), HEREBY AFFIRM THAT I AM THE
OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING
OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN,
KNOWN AS COLUMBINE MANOR PARK, CASE NO. LE23-004.

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF)
J.S.

COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS DAY OF , A.D., 20 BY
ROB HANNA.

AS EXECUTIVE DIRECTOR OF SOUTH SUBURBAN PARKS AND
RECREATION DISTRICT AN AUTHORIZED SIGNATORY.

BY)
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES

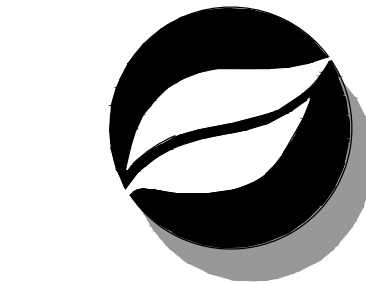
NOTARY NUMBER:

PLANNING COMMISSION APPROVAL

APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION
ON THIS DAY OF , A.D., 20

SHEET INDEX:

SHEET 1: COVER SHEET
SHEET 2: SITE PLAN
SHEET 3: ILLUSTRATIVE LANDSCAPE PLAN
SHEET 4: DETAILS
SHEET 5: DETAILS
SHEET 6: DETAILS



Consilium Design

LAND PLANNING AND
LANDSCAPE ARCHITECTURE

2755 SOUTH LOCUST ST,
SUITE 236
DENVER, CO 80222
TEL 303.224.9520
FAX 303.224.9524
www.consiliumdesign.com

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WRITTEN CONSENT OF CONSILIUM DESIGN

NOT FOR CONSTRUCTION

Columbine Manor Park
South Suburban Parks and Rec Department
Arapahoe County, CO

Location & Extent Plan

SUBMITTAL / REVISIONS:

02.15.2024 • Initial Submittal
04.15.2024 • 2nd Submittal
05.10.2024 • 3rd Submittal

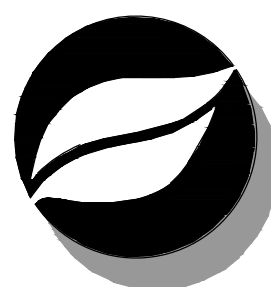
COVER SHEET

1 OF 6

SOUTH SUBURBAN PARKS & RECREATION - COLUMBINE MANOR PARK

LOCATION & EXTENT PLAN

SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE ADDRESS: 5075 W KEN CARYL AVE



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NOT FOR CONSTRUCTION

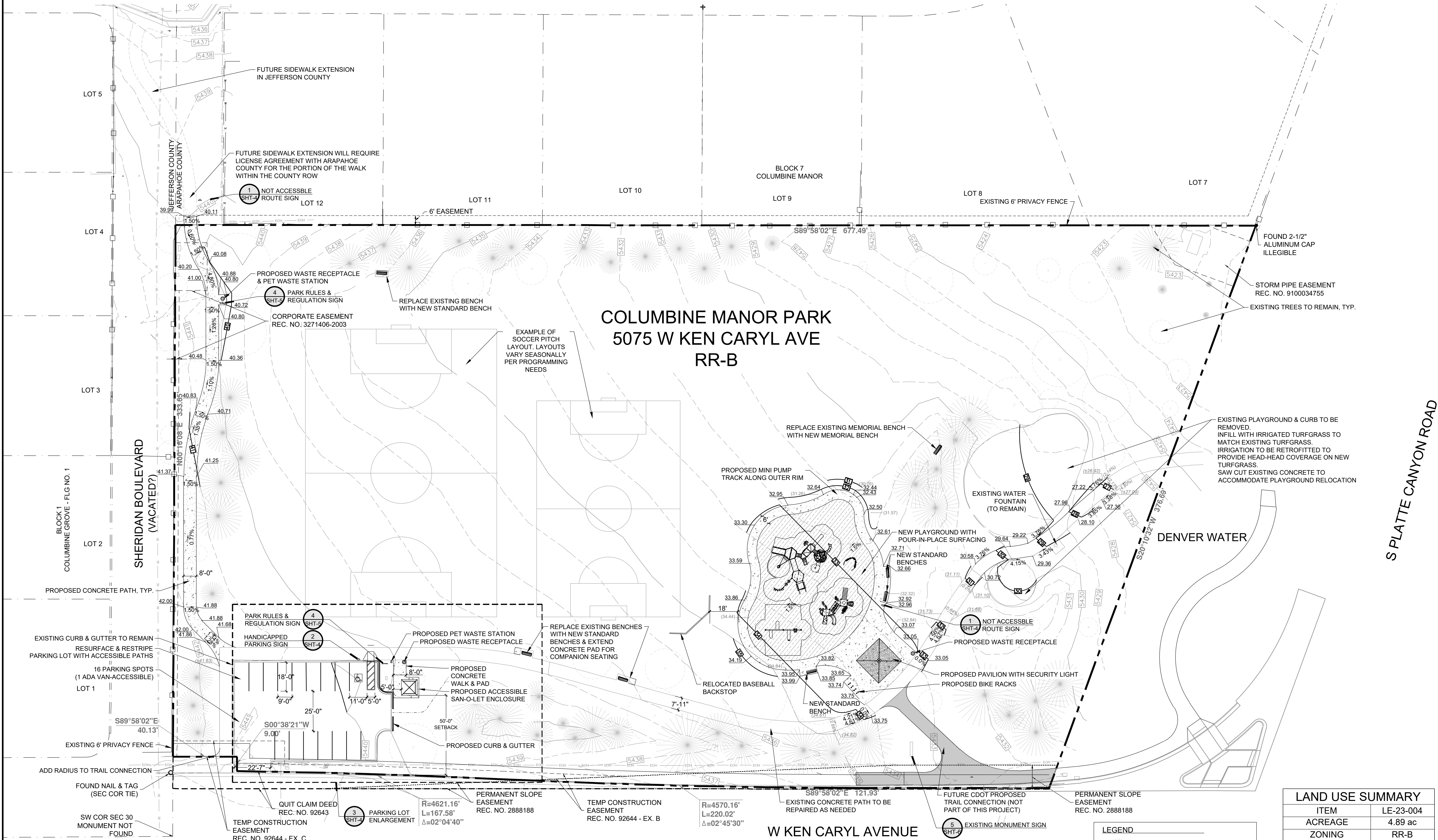
Columbine Manor Park
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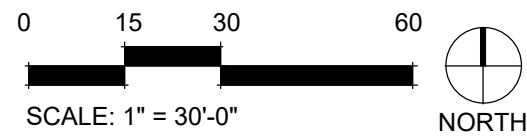
SITE PLAN

2 OF 6



LAND USE SUMMARY	
ITEM	LE-23-004
ACREAGE	4.89 ac
ZONING	RR-B
HEIGHT	35
USES	PUBLIC PARK
SETBACKS, PRINCIPLE (min)	
FRONT	50
SIDE, EACH	25
REAR	25
SIDE CORNER	50
SETBACKS, ACCESSORY (min)	
FRONT	50
SIDE, EACH	15
REAR	10

LEGEND	
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE
	CONCRETE FOR FUTURE CDOT PROJECT
	PROPOSED CONCRETE
	PROPOSED POUR-IN-PLACE SURFACING



- NOTES
PARKING:
• 16 SPACES*
* INCLUDING 1 ADA SPACE
• OVERFLOW PARKING OCCURS ALONG S PLATE CANYON DRIVE TO THE NORTH OF THE PARK.

PLOT DATE: 5/21/2024 2:53 PM

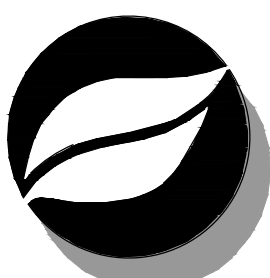
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USER: sherry MacWilliam

ARAPAHOE COUNTY CASE #: LE23-004

SOUTH SUBURBAN PARKS & RECREATION - COLUMBINE MANOR PARK

LOCATION & EXTENT PLAN

SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH,
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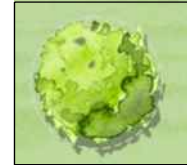
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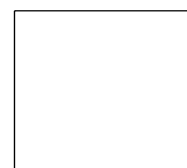
LEGEND



EXISTING EVERGREEN TREE



EXISTING DECIDUOUS TREE



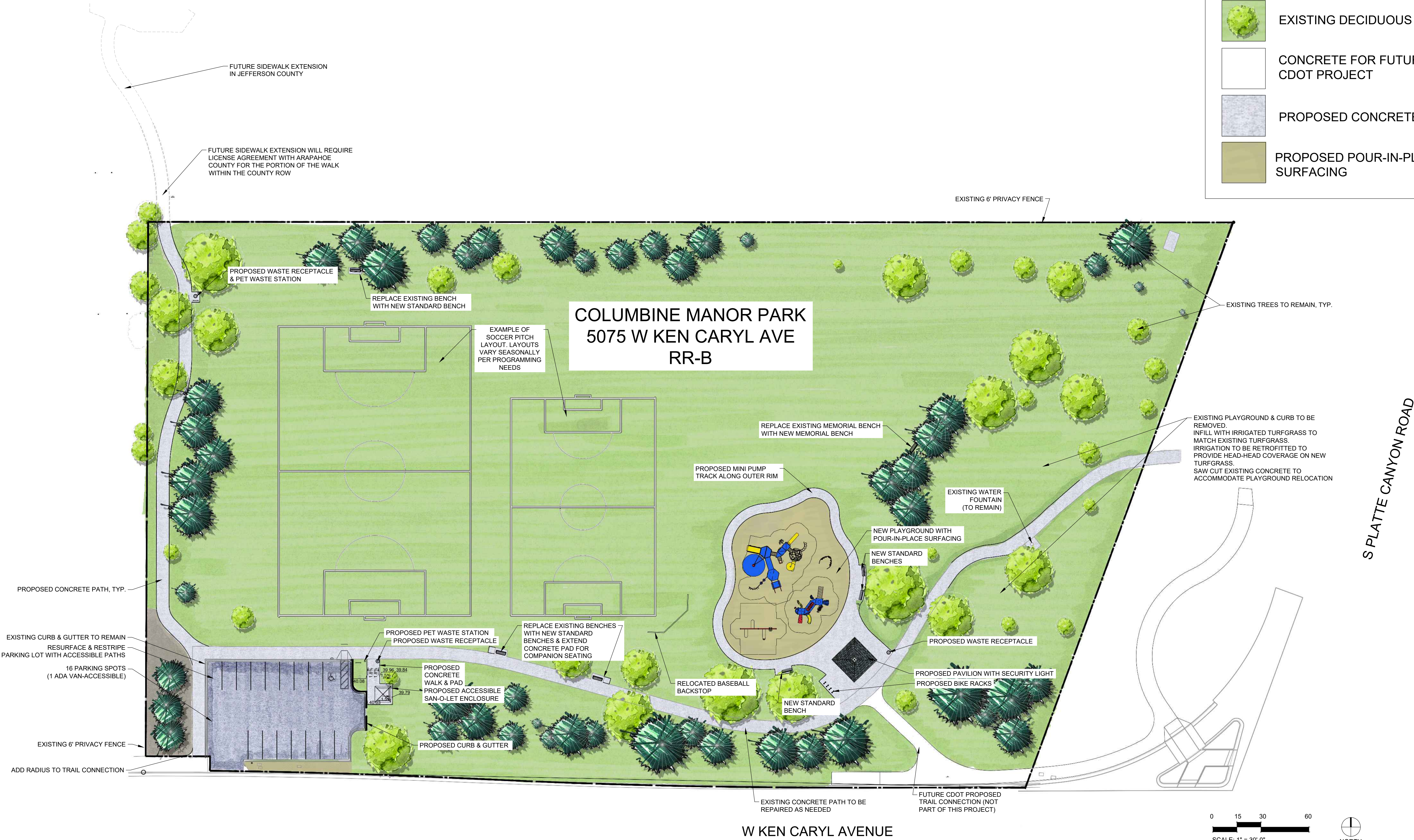
CONCRETE FOR FUTURE
CDOT PROJECT



PROPOSED CONCRETE



PROPOSED POUR-IN-PLACE
SURFACING



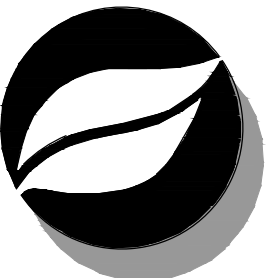
Columbine Manor Park
South Suburban Parks and Rec Department
Arapahoe County, CO

Location & Extent Plan

SUBMITTAL / REVISIONS:	
02.15.2024	• Initial Submittal
04.15.2024	• 2nd Submittal
05.10.2024	• 3rd Submittal

ILLUSTRATIVE
LANDSCAPE PLAN

LOCATION & EXTENT PLAN

LAND PLANNING AND
LANDSCAPE ARCHITECTURE

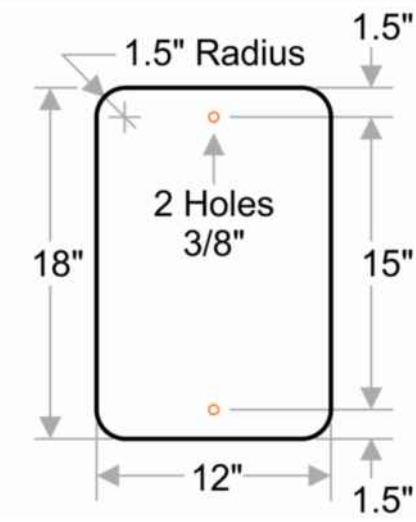
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Columbine Manor Park
South Suburban Parks and Rec Department
Arapahoe County, CO

Location & Extent Plan

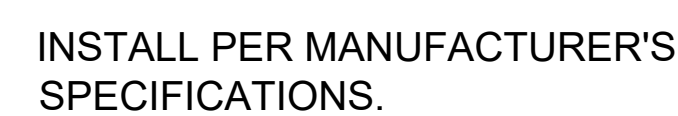
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4 OF 6



INSTALL PER MANUFACTURER'S SPECIFICATIONS.

NTS



NTS



SCALE: 1" = 10'-0"

PLOT DATE:5/21/2024 2:53 PM

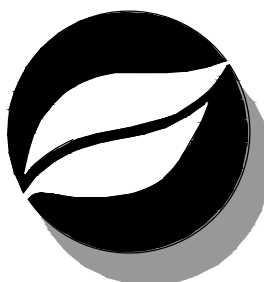
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ARAPAHOE COUNTY CASE #: LE23-004

SOUTH SUBURBAN PARKS & RECREATION - COLUMBINE MANOR PARK

LOCATION & EXTENT PLAN

SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE ADDRESS: 5075 W KEN CARYL AVE



Consilium Design

LAND PLANNING AND
LANDSCAPE ARCHITECTURE

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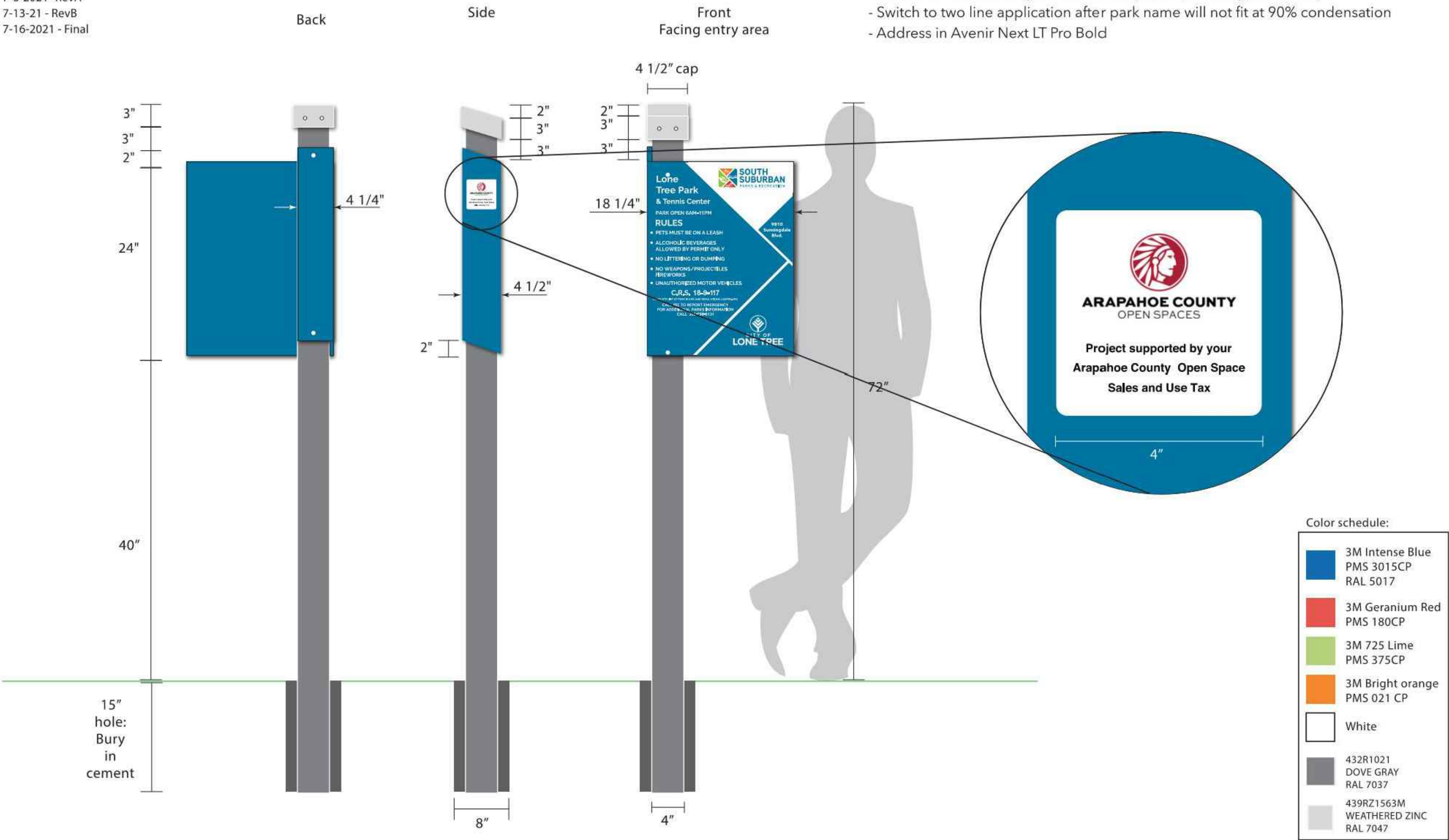
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PARK RULES & REGULATIONS:

6-22-2021- Initial Drawing
7-6-2021- RevA
7-13-21 - RevB
7-16-2021 - Final

Identity Guidelines:

- Raleway Bold font condensed to fit (shown 90% typical)
- Addresses to have abbreviations for North, South East, West as well as all secondary street callouts (St., Dr., Ln. Pkwy, Blvd., Etc.)
- Switch to two line application after park name will not fit at 90% condensation
- Address in Avenir Next LT Pro Bold



4 PARK RULES & REGULATION SIGN
NTS

Columbine Manor Park
South Suburban Parks and Rec Department
Arapahoe County, CO
Location & Extent Plan

SUBMITTAL / REVISIONS:	
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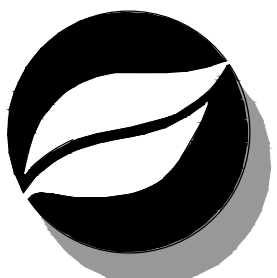
DETAILS

SOUTH SUBURBAN PARKS & RECREATION - COLUMBINE MANOR PARK

LOCATION & EXTENT PLAN

SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE ADDRESS: 5075 W KEN CARYL AVE



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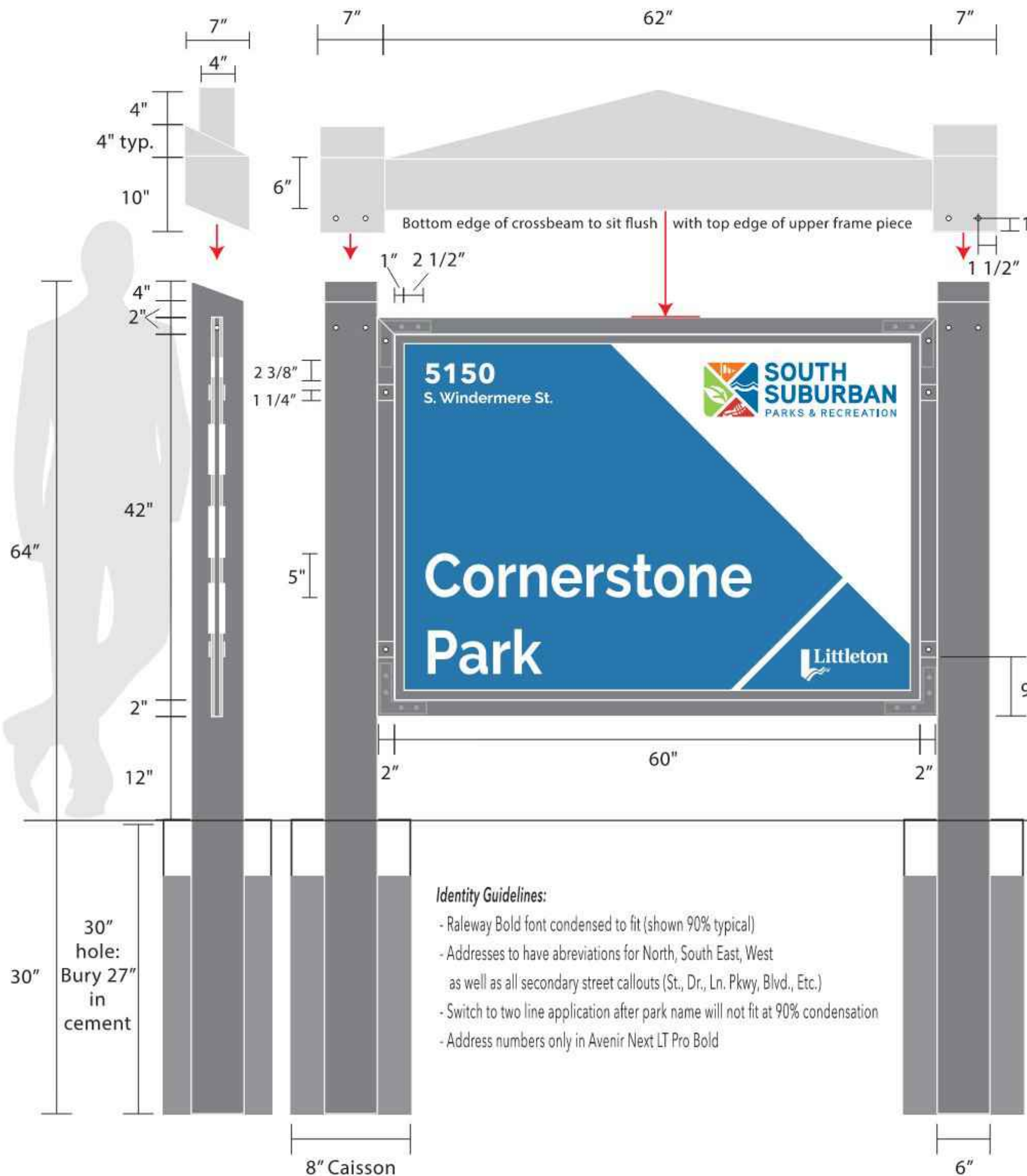
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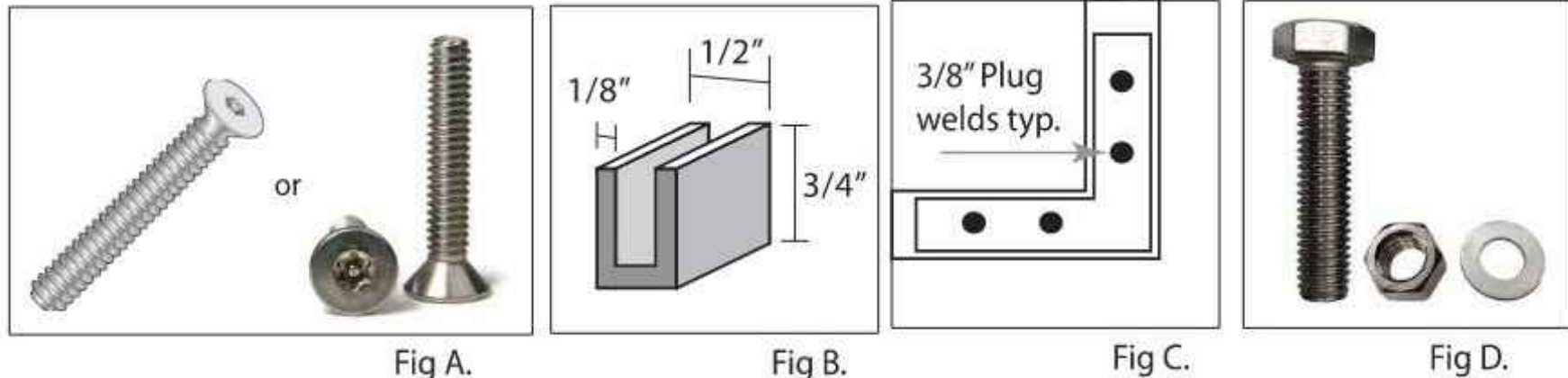
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PARK MONUMENT: SSPRD SPECIFICATIONS



Decorative Gable Cap.

- .090" / .125" aluminum construction welded and or glued using LOCTITE® AA H8003™
- Mount with tamper proof 10-24 x 1 Torx or hex head flat socket cap stainless steel screws (countersunk) *Fig A. *hardware painted to match
- 4" rise angle on top
- Powdercoated per color sched.



Color schedule

Faces: 42" x 60

- 3/16" raw aluminum
- Signs are double sided
- Park text heights on drawing
- Entire face digital print on 3M IJ-180 vinyl
- 3M 8519 Luster Laminate
- Face to slide into 3/4 x 1/2 x 1/8" wall aluminum channel *Fig B

Frame: 46" x 64"

- 2" Sq. aluminum plug welded with corner gussets *Fig C.;
glue may be used: LOCTITE® AA H8003™
- 3/4 x 1/2 x 1/8" wall aluminum channel inner frame for face mount *Fig B.
- Powdercoated per color sched. w/phosphorous primer
- Through bolt mount using 1/4-20 x 2 1/2" SS lag bolts w/ washers and hex nuts
- Top rail is removable with countersunk philips machine screws set into gusset
(teach side) *hardware painted to match

Posts: 6" x 6" x 94'

- 1/8" wall x 6" Sq. aluminum
- Powdercoated per color sched. w/phosphorous primer
- 2"x2"x1/4" aluminum tabs for frame mount, welded to post, 4 per side -8 total
- 30" bury in cement

Identity Guideline

- Raleway Bold font condensed to fit (shown 90% typical)
- Addresses to have abbreviations for North, South East, West as well as all secondary street callouts (St., Dr., Ln, Pkwy, Blvd., Etc.)
- Switch to two line application after park name will not fit at 90% condensation
- Address numbers only in Avenir Next LT Pro Bold



SIGNAGE INFORMATION TO BE
CUSTOMIZED PER PARK
LOCATION AND PROGRAMMING

5 EXISTING MONUMENT SIGN

DETAILS

6 OF 6

LOT DATE:5/21/2024 2:53 PM

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ARAPAHOE COUNTY CASE #: LE23-004