NORTH CHEYENNE CAÑON PARK

FAQ's:

Q: Have independent appraisals been obtained to determine the value of the properties proposed for the land exchange?
A: Appraisals are currently underway to evaluate the value of the lands proposed for the exchange. Preliminary figures suggest that the value of the land the City is receiving is approximately twice what the Broadmoor is receiving. More information about the appraisals will be made available once the appraisals are complete.

Q: What is the timeline for this proposal?
A: The timeline is still to be determined based upon community feedback and the City's Real Estate process.

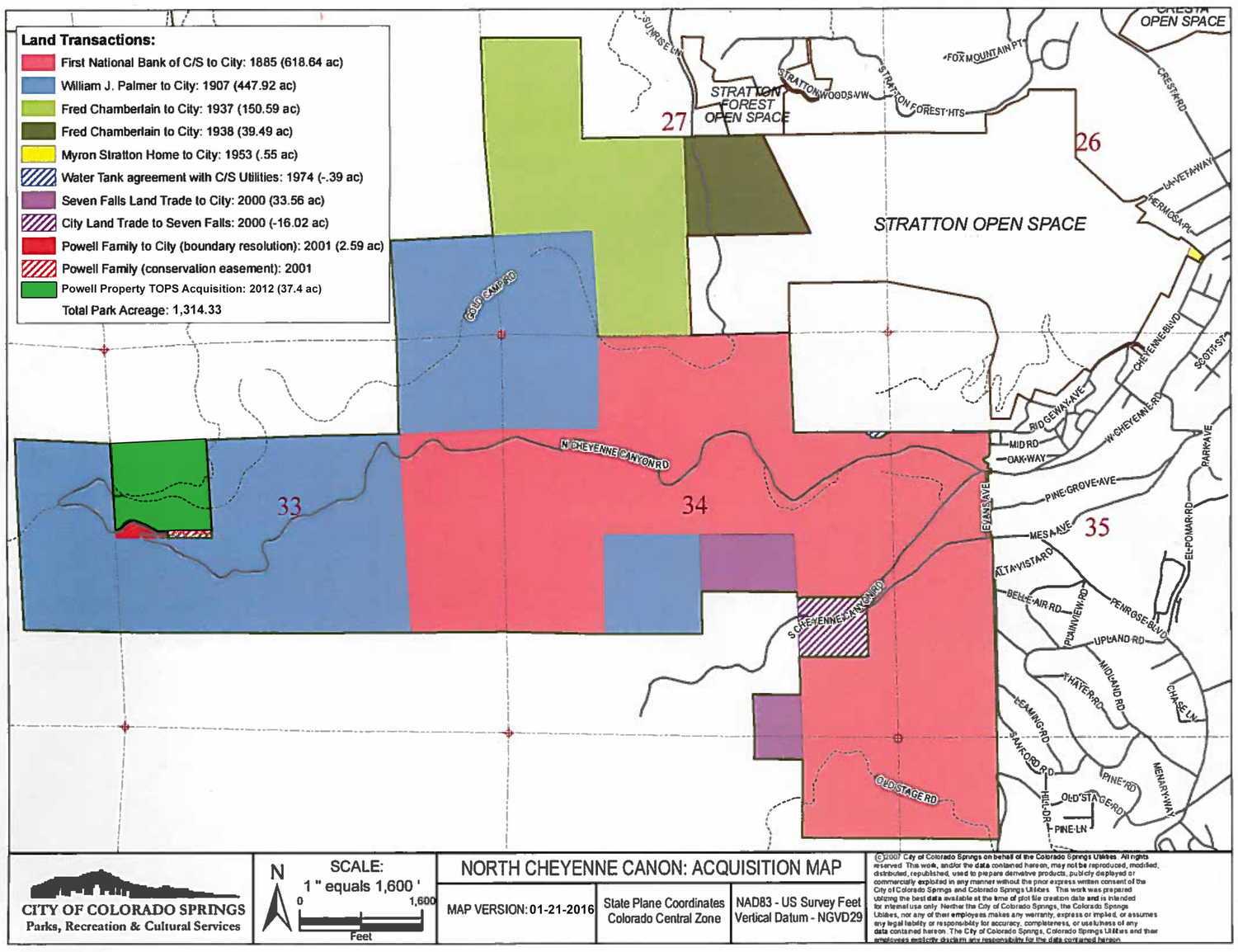
Q: Who in the City has the final authority to approve this proposed land exchange?
A: Colorado Springs City Council.

Q: How can I get more information about this proposal?
A: At this time, we are encouraging the community to provide feedback on the proposal and are providing multiple ways for individuals to engage in the process. Please see the Proposed Land Exchange Public Process poster and handout (Opportunities include upcoming meetings as well as the proposal website at: www.ColoradoSprings.gov/ProposedLandExchange).

Q: How will the land exchange affect the National Historic Registry designation?
A: The historic designation will not change for Cheyenne Cañon Park and the South Cañon area.

Q: How was the Strawberry Field (South Cañon) property originally acquired?
A: In 1885 the citizens of Colorado Springs voted to buy 618.64 acres of land from the First National Bank of Colorado Springs. A portion of this purchase encompassed the South Cañon area including Strawberry Fields. Refer to the map on the right.

Existing North Cheyenne Cañon Park Land Acquisition Map



Q: If the land is traded to the Broadmoor, are there any restrictions in place regarding zoning that would prevent future residential or commercial development on the 189 acres?
A: Yes, the 189 acre property that is proposed to be traded to the Broadmoor will remain in the Park Zone (PK). The two uses that the Broadmoor is proposing (commercial horse stable and picnic pavilion) are both permissible within the PK Zone. The PK Zone does not allow for additional commercial or residential development.

Q: Can the zoning be changed?
A: Yes, zoning could be changed in the future. To change the zoning from PK to another zone classification would require public notification, a public process, action by the Parks and Recreation Advisory Board, action by the Planning Commission, and action by City Council. The Broadmoor has agreed to a deed restriction to keep the property zoned PK.

Q: Would the land swap come with any restrictions on residential or commercial development in this prime location?
A: Yes, the Broadmoor and the City are considering placing deed restrictions on the property that would preclude future residential or commercial development in the future.

Q: How big will the group picnic area be?
A: The exact size of the picnic area has not been determined. The combined picnic area and horse operation would require approximately 7-9 acres of the 189 acres that are proposed to be exchanged. At this time, discussions related to the size and capacity of the picnic area has been conceptual and that the picnic facility might accommodate 100 individuals.

Q: How big will the proposed stable be?
A: The exact size and scope of the stable has not been determined. The combined horse operation and picnic area would require approximately 7-9 acres of the 189 acres that are proposed to be exchanged.

Q: Will the riding stable use the trails within Cheyenne Cañon Park or the Chamberlain Trail?
A: No, the Broadmoor would develop a separate set of horse trails within the 189 acre parcel.

Q: What will be the traffic and parking impacts if a stable and picnic area are developed?
A: The Broadmoor is seeking to limit the traffic impacts. Parking for these uses would take place at the Broadmoor and guests would be shuttled to the property to minimize traffic on the site.

Q: If the stable and picnic area require only 7-9 acres, why is the Broadmoor asking for 189 acres?
A: The 189 acres provides opportunities for the Broadmoor to develop trails for equestrian use, provides the Broadmoor with adjacency to property recently acquired by the Broadmoor (Seven Falls), provides potential trail connectivity to the Seven Falls property and provides a natural setting for the proposed stable and picnic area.

Q: Can equestrians use North Cheyenne Cañon Park?
A: Yes, equestrian use is currently permitted on most trails in North Cheyenne Cañon Park. The proposed Broadmoor stable will not use the trails in the park.