TOPS Working Committee Meeting
Meeting Minutes
Wednesday, March 2, 2016

Members Present: Jason Alwine, Lee Milner, Cathy Grossman, Jeff Mohrmann, Becky Wegner, Sarah Blakeslee, Nancy Hobbs, Joe Lavorini, Sarah Musick
Alternates Present: N/A
Alternates Absent: Jim Klever
Parks Board Liaisons Present: Scot Hume, Jackie Hilaire, Jason Rupinski
Parks Board Liaisons Absent: N/A
Staff Present: Chris Lieber, Christi Mehew
……
Jason Alwine brought the meeting to order at 7:31 am.

Agenda Preview

Announcements & Citizen Discussion

Chris Lieber – Due to the large interest in the proposed Land Exchange presentation, the TOPS Working Committee meeting is being held in the Palmer Room today. City Council approved the Watkins Property and the Supplemental Appropriations for Garden of the Gods, Deerfield Community Center and the Manitou Incline last week.
Richard Skorman – The TOPS Working Committee members received applications for funding from him on the parcels of the proposed land exchange with the Broadmoor. Please formally consider these applications as it gives more options for this deal. The TOPS Working Committee should be voting on this land exchange.
Bill Koerner – (Trails and Open Space Coalition) TOSC will be meeting with government leaders later this month in regards to Ring the Peak. They will be presenting a rough map for the southwest quadrant.

Approval of Minutes

- The January minutes were not approved due to February's TOP Working Committee meeting being cancelled. January and March's minutes will be approved at the April 6th meeting.

Action Items –N/A

Presentations

1. Proposed Land Exchange with the Broadmoor – (Presented by Chris Lieber - see presentation below)

- The proposed Land Exchange achieves several goals on the Colorado Springs Parks System Master Plan which includes: preserving and expanding our open space system; connecting our trail system; securing public access to valued recreational trail corridors that currently traverse private lands; and providing additional recreational opportunities within our community for horseback riding and picnicking. The City of Colorado Springs, with this proposal, will acquire 371.21 acres and another 115.4 acres of new public trail easements. The Broadmoor will receive 189.05 acres.
- What's new about the proposed Land Exchange**:**
    - Barr Trail and Mt. Manitou Incline- An enlarged public access easement will be acquired for the Barr Trail Connector.
    - North Cheyenne Canon Park (Southwestern 208 ac parcel) – The Broadmoor will allow public access to Green Settlement and Greenwood Park.
    - North Cheyenne Canon Park (South Canon 189 ac parcel, Strawberry Hill) – Emergency access for Hully Gully on Seven Falls will be provided; the City will retain the first right of refusal if the property is ever considered for sale and the purchase price will be set at the 2016 appraisal value; the Parks Ambassador program will be enlisted for support; stewardship will increase through the Park zoning deed restriction and the conservation easement.
- Several meetings have taken place to provide community members and citizens the opportunity to learn more about the proposed Land Exchange along with providing comments on "citizen comment cards" and/or verbal statements to the Parks and Recreation Advisory Board. Notices have been sent to neighborhoods and a meeting flyer showing all meeting dates and locations along with a map was provided at the following meetings – January 28th, February 11th and February 24th (see attachment below).

Meetings to date:

- Stakeholders Meeting, January 14, 2016; 1 p.m.
- City Council Briefing, January 25, 2016; 1 p.m.
- Open House, January 28, 2016; 6-8 p.m.
- Parks, Recreation & Cultural Services Advisory Board Meeting, February 11, 2016; 7:30 a.m.
- Public Meeting, February 24, 2016; 6-8pm

Upcoming meetings:

- Parks and Recreation Advisory Board Meeting, March 10, 2016; 7:30 am
- Listening & Discussion Session with Councilman Keith King, March 14, 2016; 6-8 p.m.
- Public Meeting, March 30, 2016; 6-8p.m
- City Council Work Session, April 11, 2016; 1:00 p.m.
- Parks, Recreation & Cultural Services Advisory Board Meeting, April 14, 2016: 7:30 a.m.

- City Council Meeting, TBD

- Jack Damioli, The Broadmoor President and CEO, stated the following: there will be no visitor parking - guests of the picnic and riding facility will be shuttled from the hotel; deed restrictions requires Park (PK) zoning uses; the property will not be fenced; public use will be allowed on future trails on the 189 acre parcel (Strawberry Hill); the area will be for non-motorized recreational use; ask for individuals to respect the property; they are committed to fuels management (fire mitigation), to clean up the property (pictures were distributed) and a conservation easement on the property; the park zoned development envelope will be excluded from the conservation easement; access from Mesa Avenue will be specifically defined; a building envelope and site access will be available within the next few weeks; a picnic pavilion and horse stable are the activities they are considering for the development envelope which is approximately 7% of the 189 acres; 25% of the tram fee in Seven Falls will be donated to the Friends of Cheyenne Canon for their assistance in the Ambassador program.
- City staff has received numerous comments, both in favor and in opposition, to the proposed Land Exchange. The majority of comments received from neighbors who reside in close proximity to the Strawberry Fields area have expressed strong opposition to the proposed Land Exchange. Comments have been received via mail, email, comment cards and the City's land exchange website.
- Citizens who spoke "AGAINST" the proposed Land Exchange included: Richard Skorman, Linda Hodges, Jim Lockhart, and Donna Strom.
- Citizen, Richard Skorman, stated the key to this deal is the meadow which is the 5-7 acres the Broadmoor plans to develop. The community should work together as partners to take care of this property. Please do not give up this land and set this precedent.
- Jack Damioli stated the property was not for sale due to the efforts that have been put towards the land exchange which is a reasonable, well thought out proposal.
- Susan Davies (Trails and Open Space Coalition, Executive Director) – TOSC will support the proposed land exchange between Colorado Springs and the Broadmoor under certain conditions. Please see the attachment that was distributed to the TOPS Working Committee.
- Board members discussed the application for funding that they received from Richard Skorman and the next step in the process. Suggestions included: tour the property, request a presentation at the next TOPS Working Committee meeting and gather information from the public at the next public meetings.

2. **Bluestem Open Space Management Plan** (Presented by Sarah Bryarly)
3. **University Park Open Space Management Plan** (Presented by Sarah Bryarly)
4. **Sinton Pond Open Space Management Plan** (Presented by Sarah Bryarly)
5. **Stratton Open Space Management Plan** (Presented by Sarah Bryarly)
   - Stratton, University Park and Bluestem Open Space are TOPS properties. All four properties have conservation easements except for University Park, which has a deed restriction. Due to the conservation easements an updated management plan is required.
   - A management plan covers how to care for the property which includes: sustainable trails;

wildlife management and forest management.

- The public process included three public meetings for Stratton Open Space and one public meeting for University Park, Bluestem and Sinton Pond Open spaces.

6. **2016 Stewardship Approach** (Presented by Melissa McCormick – see attachment below)
   - The presentation included an original and revised proposal, contracted services, education, seasonal work experience programs, proposed seasons and project outcomes.

Adjournment

Motion to adjourn – 1st - Nancy Hobbs, 2nd – Sarah Blakeslee, Approved - Unanimous

Proposed Land Exchange

TOPS Working Committee Meeting

March 2, 2016

Proposed Land Exchange
COMMUNITY CALENDAR

Stakeholders Meeting
January 14, 2016; 1 p.m.
Parks, Recreation & Cultural Services Headquarters
1401 Recreation Way
Colorado Springs, CO 80905

City Council Briefing
January 25, 2016; 1 p.m.
City Hall - Council Chambers
Video link @
https://coloradosprings.gov/proposedlandexchange

Open House
January 28, 2016; 6-8 p.m.
Bear Creek Nature Center
245 Bear Creek Road
Colorado Springs, CO 80906

Parks, Recreation & Cultural Services Advisory Board Meeting
February 11, 2016; 7:30 a.m.
Parks, Recreation & Cultural Services Headquarters
1401 Recreation Way; Colorado Springs, CO 80905

Proposed Land Exchange
COMMUNITY CALENDAR

Public Meeting
February 24, 2016; 6-8 p.m.
Gold Camp Elementary School
1805 Preserve Drive; Colorado Springs, CO 80906

Trails, Open Space and Parks
Working Committee Meeting
March 2, 2016; 7:30 a.m.
Parks, Recreation & Cultural Services Headquarters
1401 Recreation Way
Colorado Springs, CO 80905

Parks, Recreation & Cultural Services Advisory Board Meeting (Presentation)
March 10, 2016; 7:30 a.m.
Parks, Recreation & Cultural Services Headquarters
1401 Recreation Way; Colorado Springs, CO 80905

Listening & Discussion Session with Councilman Keith King
March 14, 2016; 6-8 p.m.
Broadmoor Community Church
315 Lake Avenue; Colorado Springs, CO 80906

Proposed Land Exchange
COMMUNITY CALENDAR

Public Meeting
March 30, 2016; 6-8 p.m.
Gold Camp Elementary School
1805 Preserve Drive; Colorado Springs, CO 80906

City Council Work Session
April 11, 2016, 2016; 1:00 pm.
City Hall
107 N. Nevada Avenue; Colorado Springs, CO 80903

Parks, Recreation & Cultural Services Advisory Board Meeting
April 14, 2016; 7:30 a.m.
Parks, Recreation & Cultural Services Headquarters
1401 Recreation Way; Colorado Springs, CO 80905

City Council Meeting
Date to be determined
City Hall
107 N. Nevada Avenue; Colorado Springs, CO 80903

For current information on the proposal and to submit comments, visit
https://coloradosprings.gov/proposedlandexchange

Proposed Land Exchange

Achieve several goals on the Colorado Springs Parks System Master Plan including:

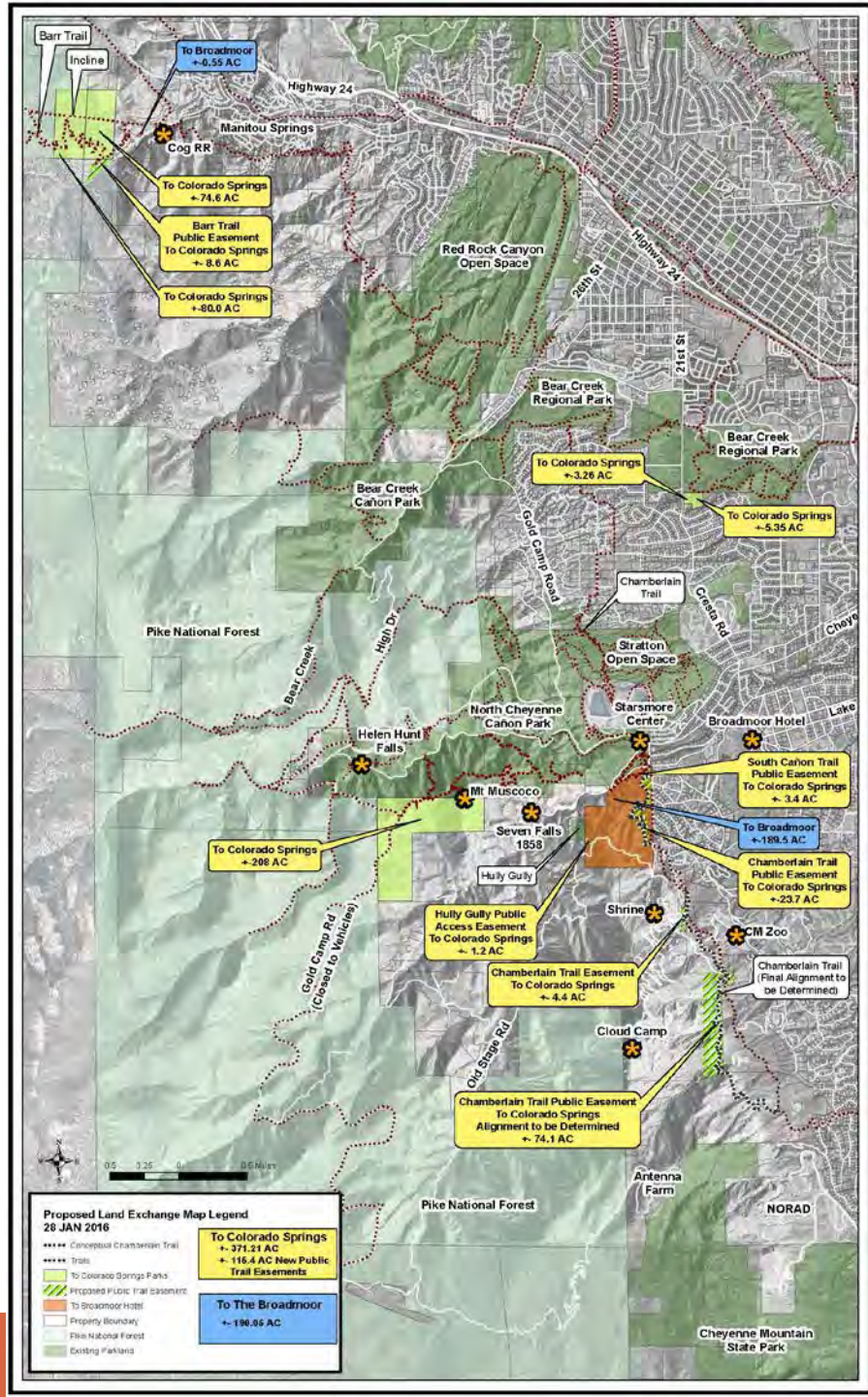
- Preserving and expanding our open space system,
- Connecting our trail system,
- Securing public access to valued recreational trail corridors that currently traverse private lands,
- Providing additional recreational opportunities within our community for horseback riding and picnicking.

To City of Colorado Springs

- +- 371.21 AC
- +- 115.4 AC New Public Trail Easements

To Broadmoor

- +- 189.05 AC



Proposed Land Exchange
OVERALL 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: Can the zoning be changed?

A: Yes, zoning could be changed in the future. To change the zoning from PK (Park) 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 (Park).

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 .

Proposed Land Exchange
WHAT'S NEW

Barr Trail and Mt Manitou Incline

- *Enlarged public access easement for Barr Trail Connector*

North Cheyenne Cañon Park – Southwestern 208 ac parcel

- *The Broadmoor will allow public access to Green Settlement and Greenwood Park*

North Cheyenne Cañon Park – South Cañon 189 ac parcel (Strawberry Hill)

- *Provide emergency access for Hully Gully on Seven Falls*
- *The City will retain the first right of refusal if the property is ever considered for sale. Purchase price set from 2016 appraisal value*
- *Retain public access to future trail system on the 189 ac parcel (Strawberry Hill)*
- *Enlist the support of the Parks Ambassador program*
- *Increase stewardship through the Park zoning deed restriction and the Conservation Easement*

Proposed Land Exchange
WHAT'S NEW

Additional Meetings and Opportunities for Public Comment

Public Meeting
March 30, 2016; 6-8 p.m.
Gold Camp Elementary School
1805 Preserve Drive; Colorado Springs, CO 80906

City Council Work Session
April 11, 2016, 2016; 1:00 p.m.
City Hall
107 N. Nevada Avenue; Colorado Springs, CO 80903

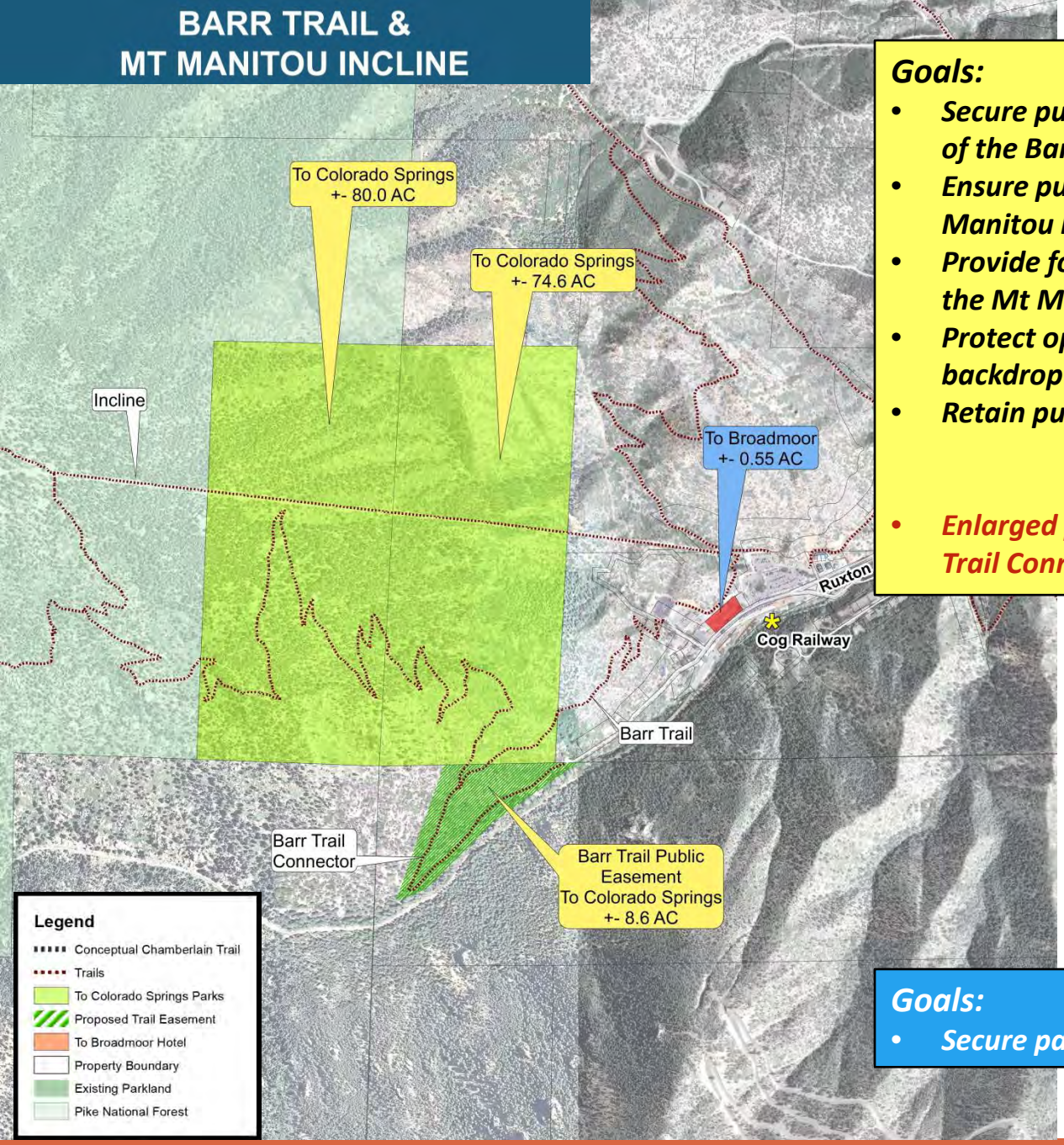
Parks, Recreation & Cultural Services Advisory Board Meeting
April 14, 2016; 7:30 a.m.
Parks, Recreation & Cultural Services Headquarters
1401 Recreation Way; Colorado Springs, CO 80905

City Council Meeting
Date to be determined
City Hall
107 N. Nevada Avenue; Colorado Springs, CO 80903

Proposed Land Exchange
CONSERVATION EASEMENT

- A binding legal agreement that offers voluntary, permanent restrictions of a property to protect its conservation values.
- Focus is often on limiting development of the property and restricting subdivision. If appropriate, a conservation easement can ensure perpetual public access.
- Can be used on public or private land, and the landowner retains ownership and use of the land consistent with the easement.
- Conservation easement restrictions remain with the property forever, no matter who may own the land in the future.
- A qualified land trust holds the easement, and is given the right to enforce the restrictions laid out within the easement.

BARR TRAIL & MT MANITOU INCLINE



Goals:

- ***Secure public access and public ownership of the Barr Trail***
- ***Ensure public ownership of the Mt Manitou Incline***
- ***Provide for future north access trail from the Mt Manitou Incline***
- ***Protect open space and the mountain backdrop***
- ***Retain public utility access***

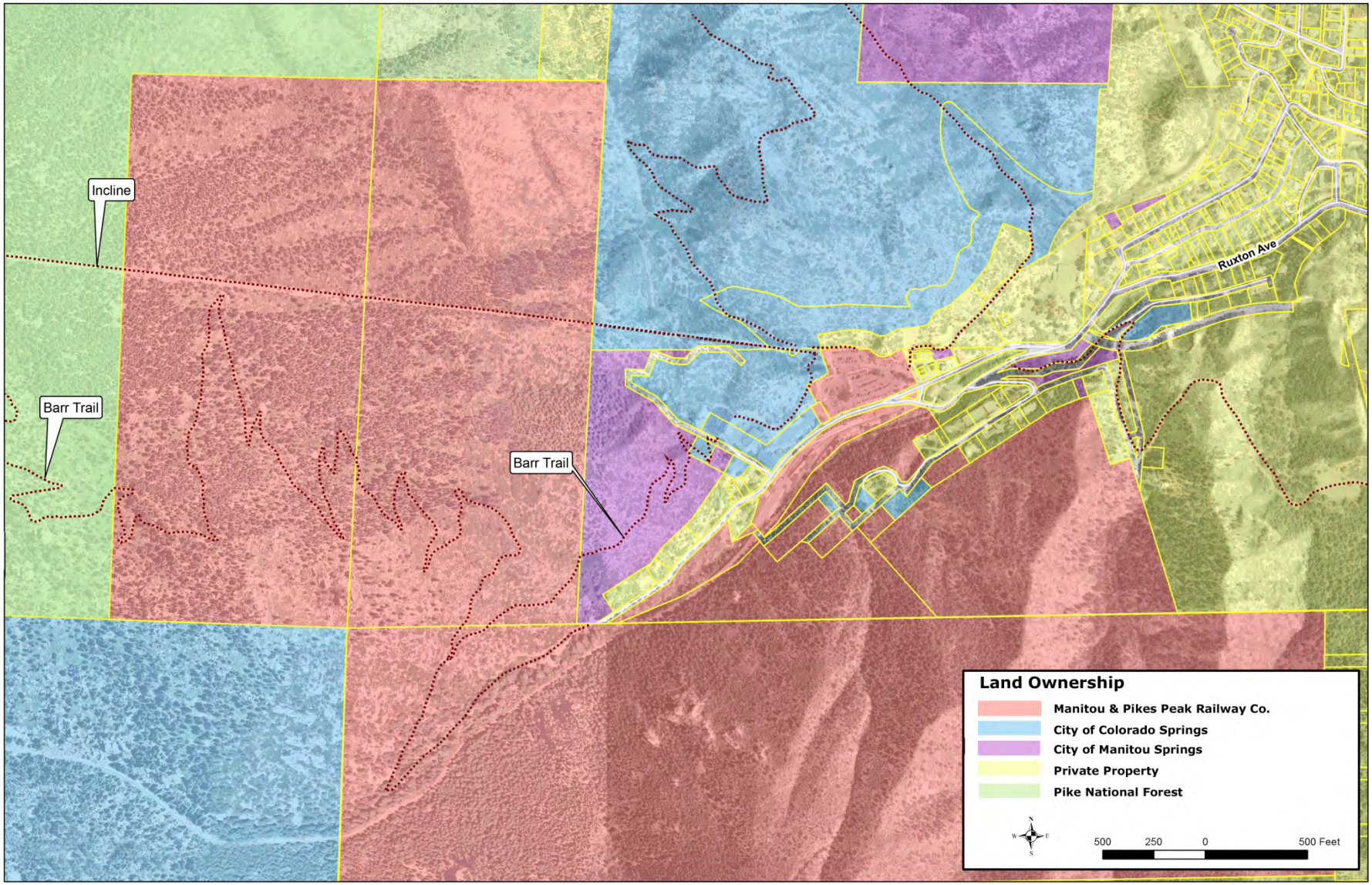
WHAT'S NEW

- ***Enlarged public access easement for Barr Trail Connector***

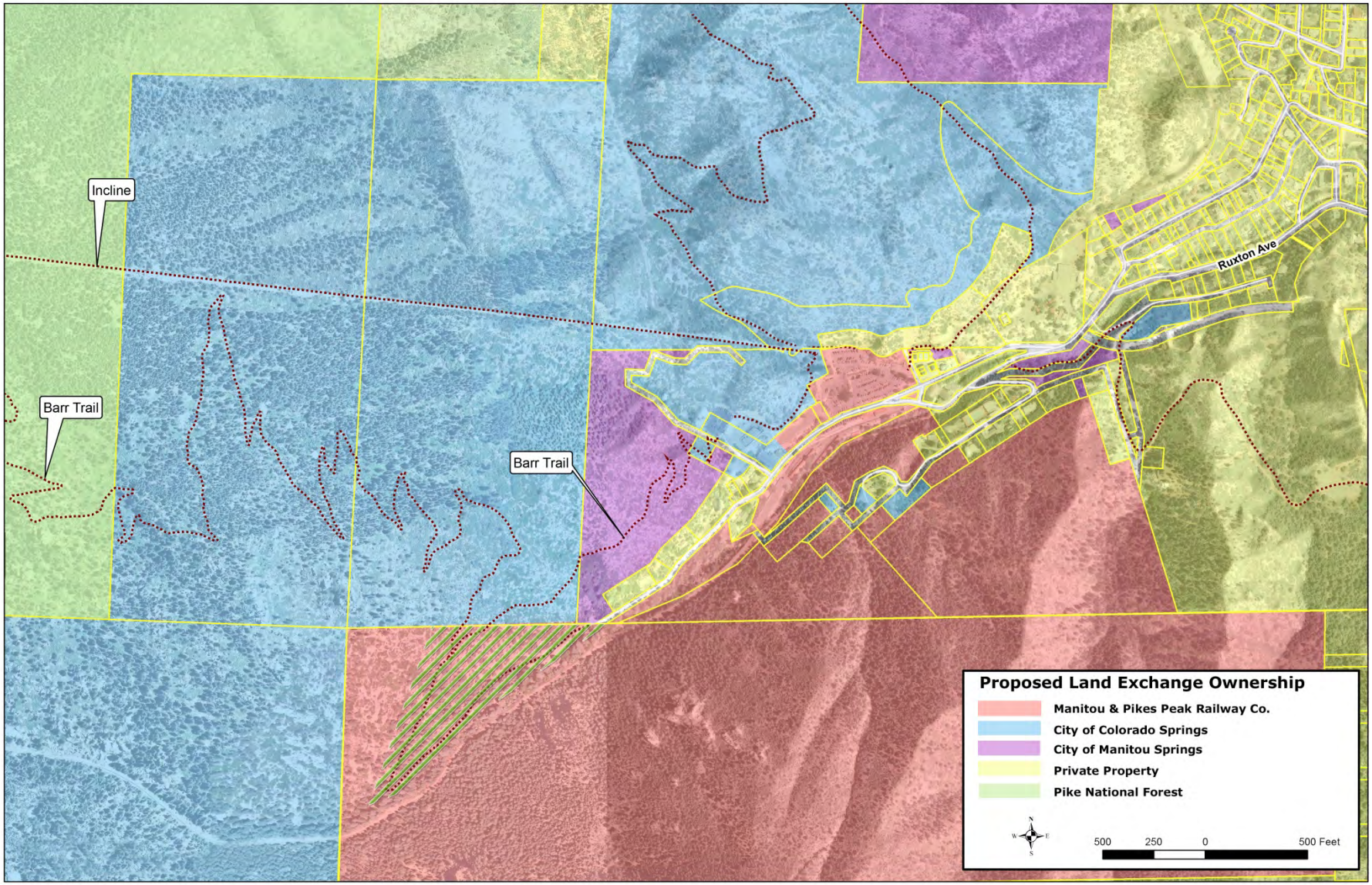
Goals:

- ***Secure parking for the Cog Railway***

BARR TRAIL & MT MANITOU INCLINE



BARR TRAIL & MT MANITOU INCLINE



BARR TRAIL & MT MANITOU INCLINE

Aerial View of Barr Trail and Manitou Incline [Looking West]

Aerial View of Manitou Incline [Looking West]
Photo by Pikes Peak Aerial

Aerial View of Proposed Parking Lot Area [Looking North]

Barr Trail Connector from Fuxton Ave [Looking Southwest]

Aerial View of Barr Trail [Looking Southwest]

Manitou Incline [Looking West]

Proposed Parking Lot Area [Looking Southwest]

Barr Trail, Manitou Incline & Parking Area

FAQ's

Q: Does a public trail easement exist for Barr Trail?

A: No. El Paso County had an access agreement with the Broadmoor that allowed public access to the Barr Trail. The County's agreement expired in 2012. Currently there is no legal provision for public access for the portion of the Barr Trail that traverses the Broadmoor Property.

Q: Is the Broadmoor working with the U.S. Forest Service on an easement for Barr Trail?

A: Yes, a separate proposal that began approximately three years ago as part of a land exchange with the U.S. Forest Service is currently being considered by Congress and may provide for a future easement of Barr Trail on the Broadmoor Property.

Q: Who will maintain the Barr Trail?

A: The Barr Trail is currently maintained primarily through volunteer efforts including Friends of the Peak and Rocky Mountain Field Institute. The City would be responsible for maintaining the Barr Trail and would seek to work with volunteers and Friends Groups to maintain the trail.

Q: Will a National Environmental Policy Act (NEPA) process still be required for the Northern Trail?

A: Yes, a NEPA process will be required for the North Trail because the upper portion of the Incline is still owned by the U.S. Forest Service.

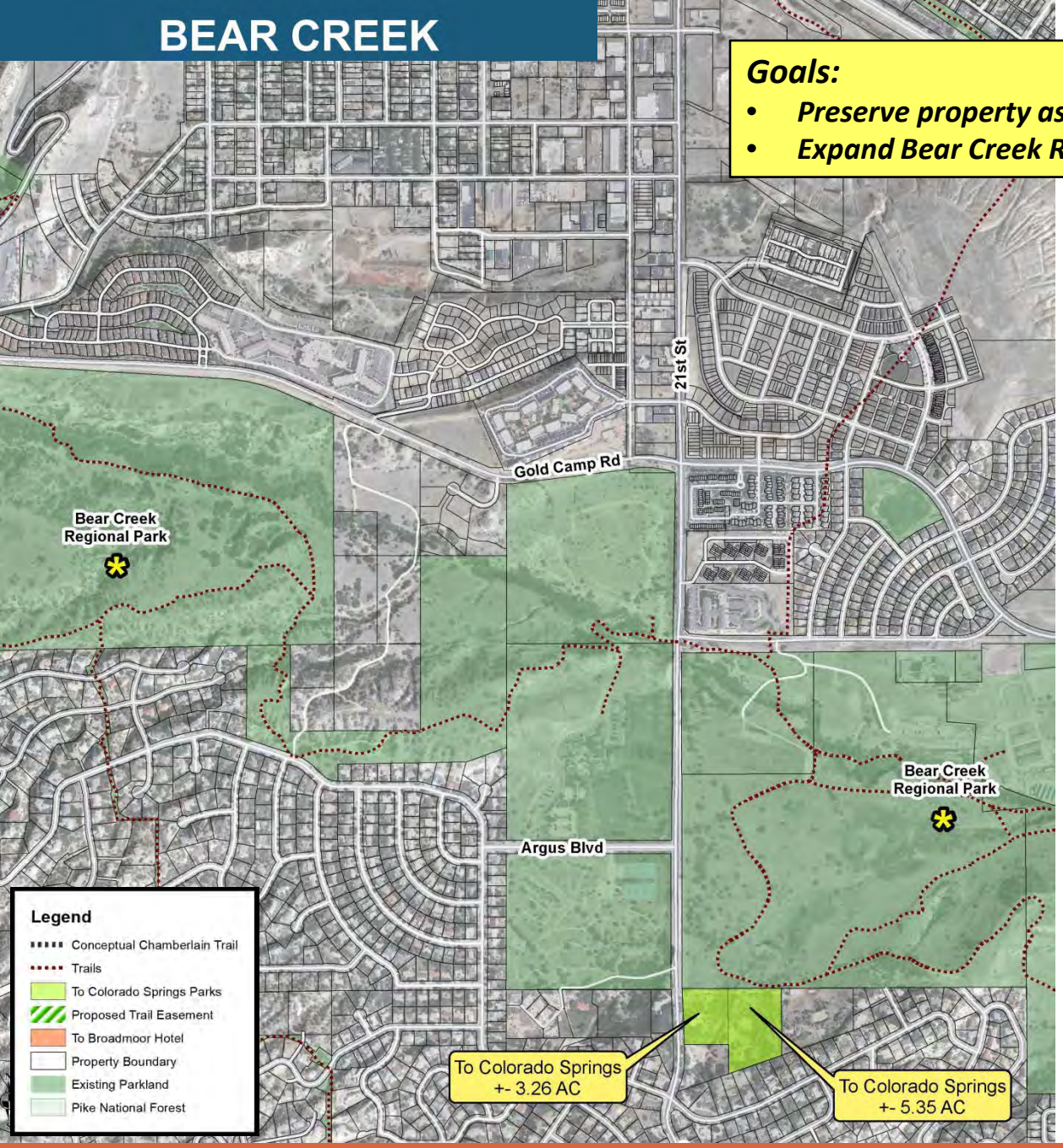
Q: Who owns and operates the Mt Manitou Incline?

A: The Incline is currently owned by three entities: The City of Colorado Springs, The Manitou & Pikes Peak Railway Company and the U.S. Forest Services. The City of Colorado Springs holds agreements with the two other land owners for public access and is responsible for the maintenance and operation of the Incline.

BEAR CREEK

Goals:

- ***Preserve property as public open space***
- ***Expand Bear Creek Regional Park***



BEAR CREEK

Bear Creek Parcels

FAQ's

Q: Will any restrictions be placed on this land to prevent future residential or commercial use?

A: Yes, two options are being discussed: at the minimum a deed restriction to rezone the property Park (PK) with additional consideration of a conservation easement being established.

Q: How will the property be used?

A: El Paso County will consider adding the property to El Paso County Bear Creek Regional Park. The County may choose to conduct a master plan process to determine the types of open space or recreational uses.

Q: Will the Broadmoor's agreement with El Paso County Parks regarding the use of Bear Creek Regional Park for commercial equestrian use be extinguished?

A: Yes, the Broadmoor will terminate the existing agreement

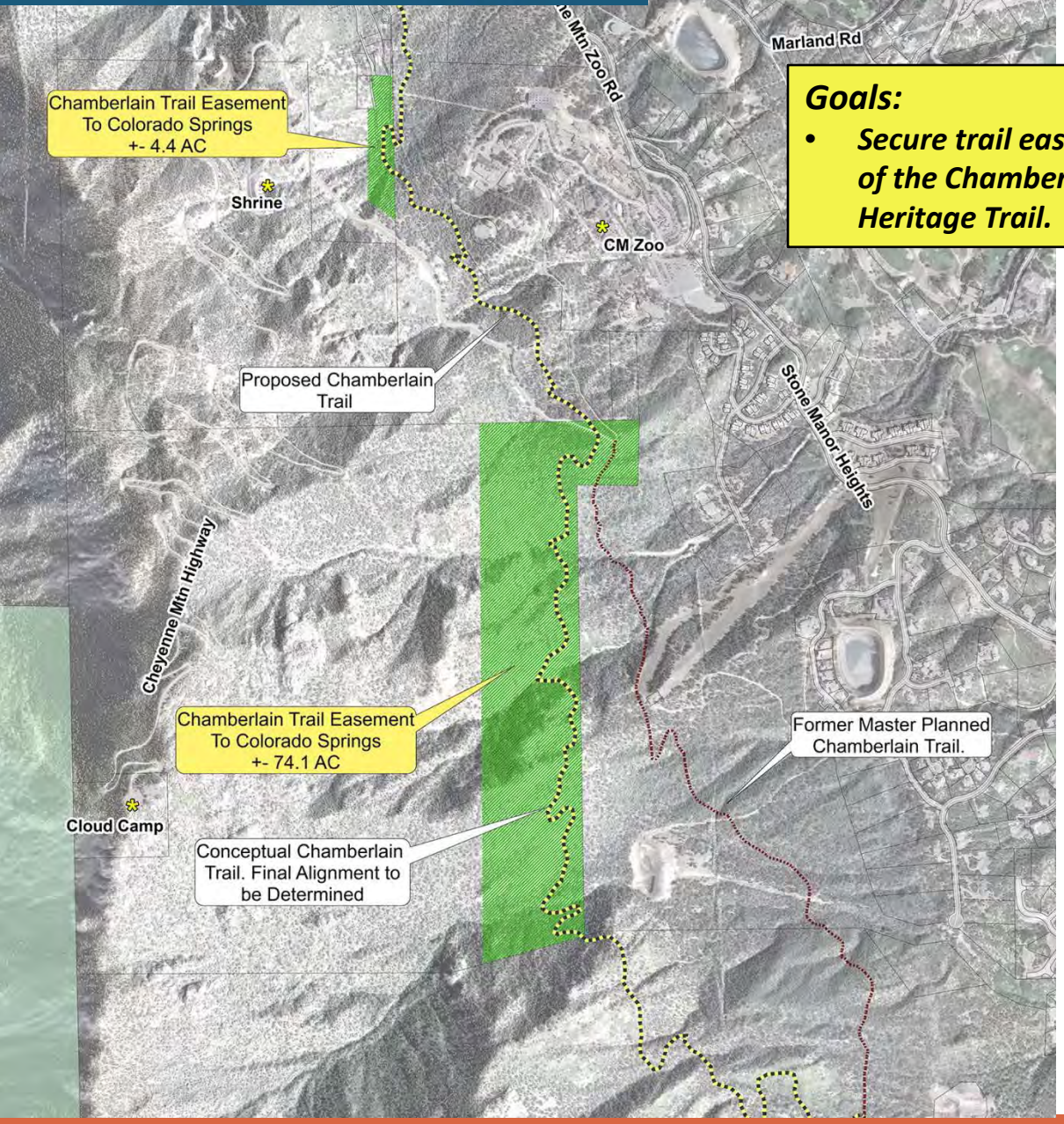
Q: Will the existing abandoned house on the property be removed?

A: The future of the existing residential structure has not been determined.

Q: Will the existing driveway that provides access to the residential property to the east be retained?

A: Yes, the driveway is within an existing legal access easement through the 9 acre parcel.

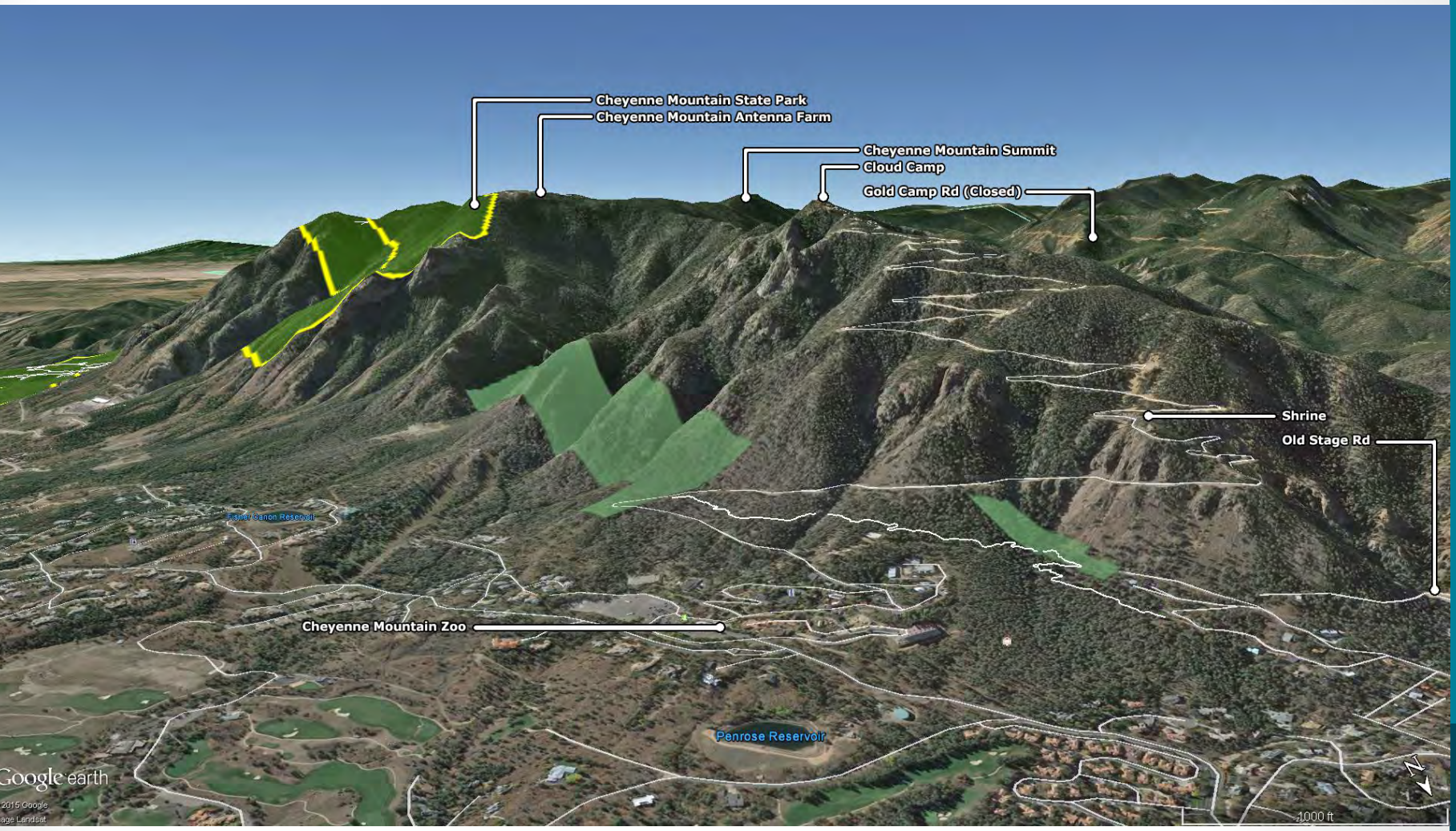
CHAMBERLAIN TRAIL



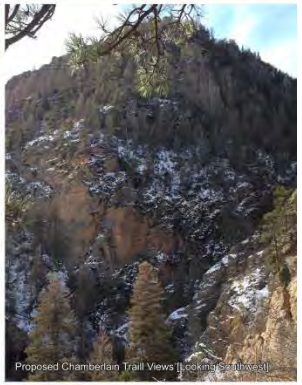
Goals:

- ***Secure trail easements for the future development of the Chamberlain Trail and Cheyenne Mountain Heritage Trail.***

CHAMBERLAIN TRAIL



CHAMBERLAIN TRAIL



Proposed Chamberlain Trail Easement Areas

FAQ's

Q: What is the timeline for construction of the Chamberlain Trail?

A: Additional easements are needed from other property owners. Some segments could be constructed in the next 12 months.

Q: What will the trail look like?

A: The trail will be a narrow, natural, soft surface back country trail.

Q: What types of trail users will be allowed on the trail?

A: The trail will be restricted to non-motorized use. Primary uses are expected to be hikers and mountain bikers.

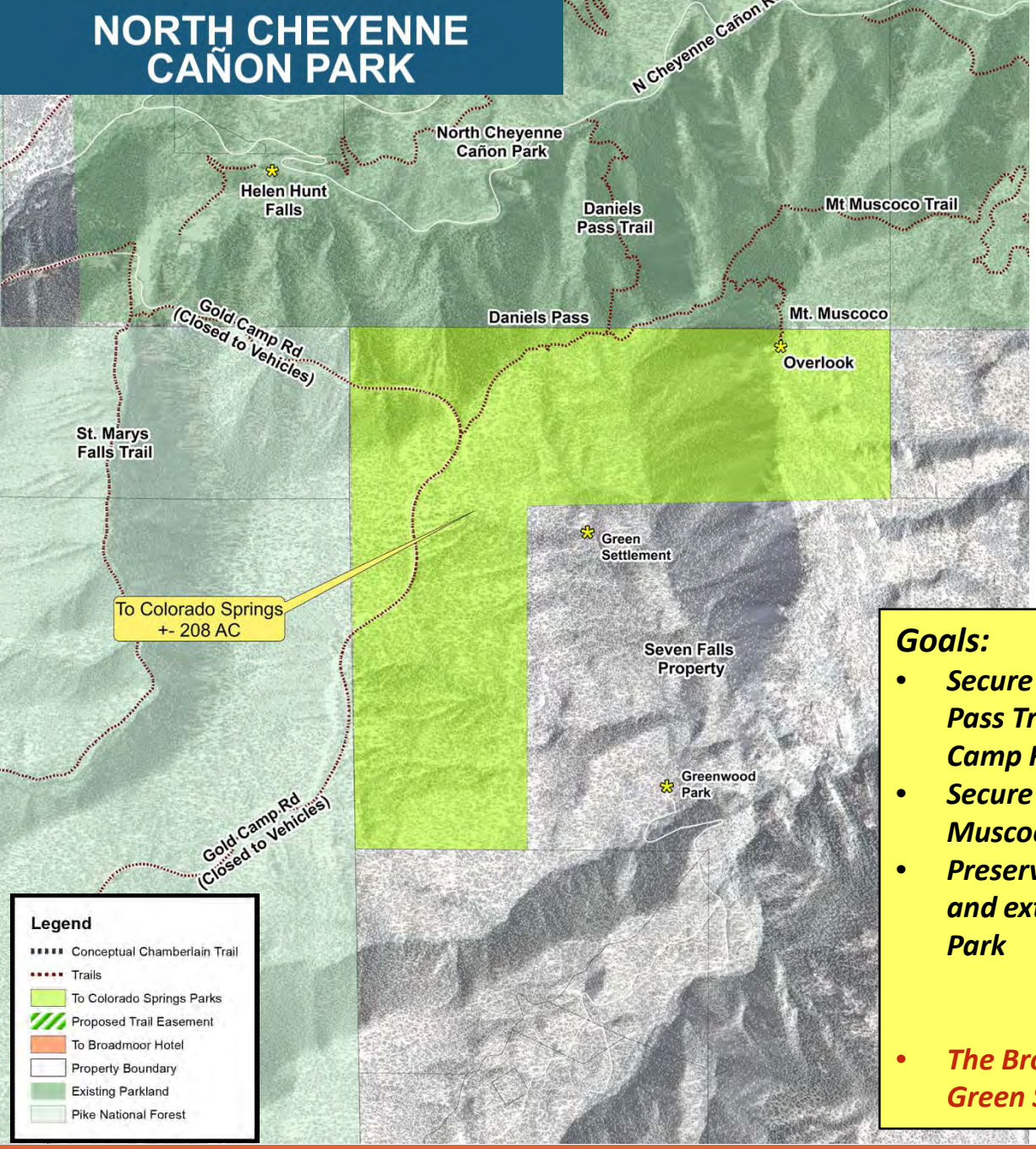
Q: What will keep trail users on the trail and within the trail easements?

A: Much of the corridor along this route is very rugged. The trail will be built and well defined. The limits of the easement will be signed to inform trail users of private property.

Q: Are any segments of the Chamberlain Trail complete today?

A: Yes. The Chamberlain Trail exists across Stratton Open Space, a portion of North Cheyenne Cañon Park, Stratton Forest, Skyway, Bear Creek Regional Park and Red Rock Canyon Open Space.

NORTH CHEYENNE CAÑON PARK



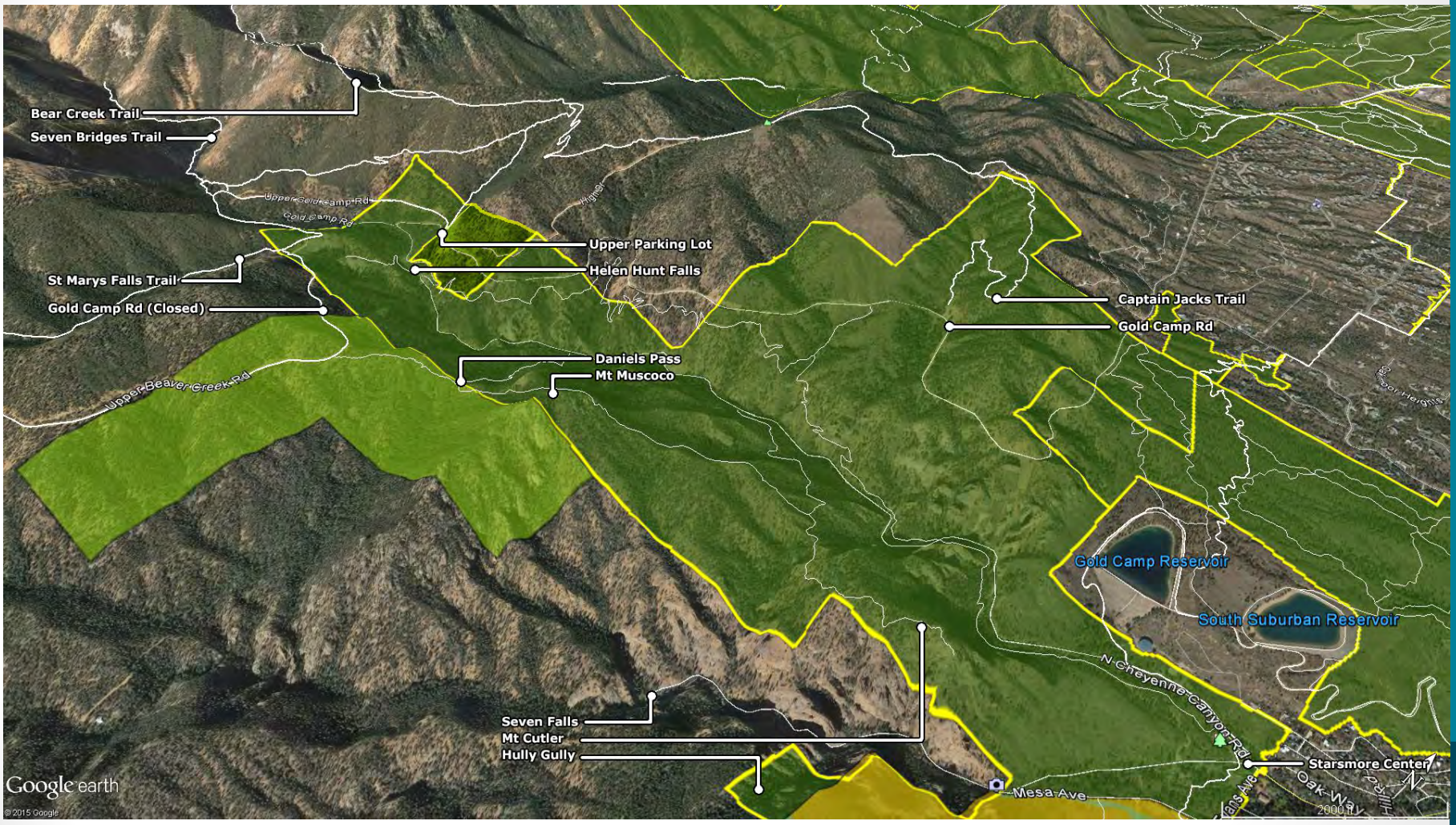
Goals:

- ***Secure public ownership from the Daniels Pass Trail and the Muscoco Trail to Gold Camp Road***
- ***Secure public ownership to the Mount Muscoco Overlook***
- ***Preserve property as public open space and extension of North Cheyenne Cañon Park***

WHAT'S NEW

- ***The Broadmoor will allow public access to Green Settlement and Greenwood Park***

NORTH CHEYENNE CAÑON PARK



NORTH CHEYENNE CAÑON PARK

Southwestern Section of North Cheyenne Cañon Park

FAQ's

Q: Who will be responsible for maintaining the 208 acre property?

A: City of Colorado Springs Parks, Recreation and Cultural Services.

Q: Will this property be considered part of North Cheyenne Cañon Park?

A: Yes

Q: How will this land exchange affect Gold Camp Road?

A: Gold Camp Road will remain the responsibility of the U.S. Forest Service. The proposed land exchange will not change the current access or existing uses on Gold Camp Road.

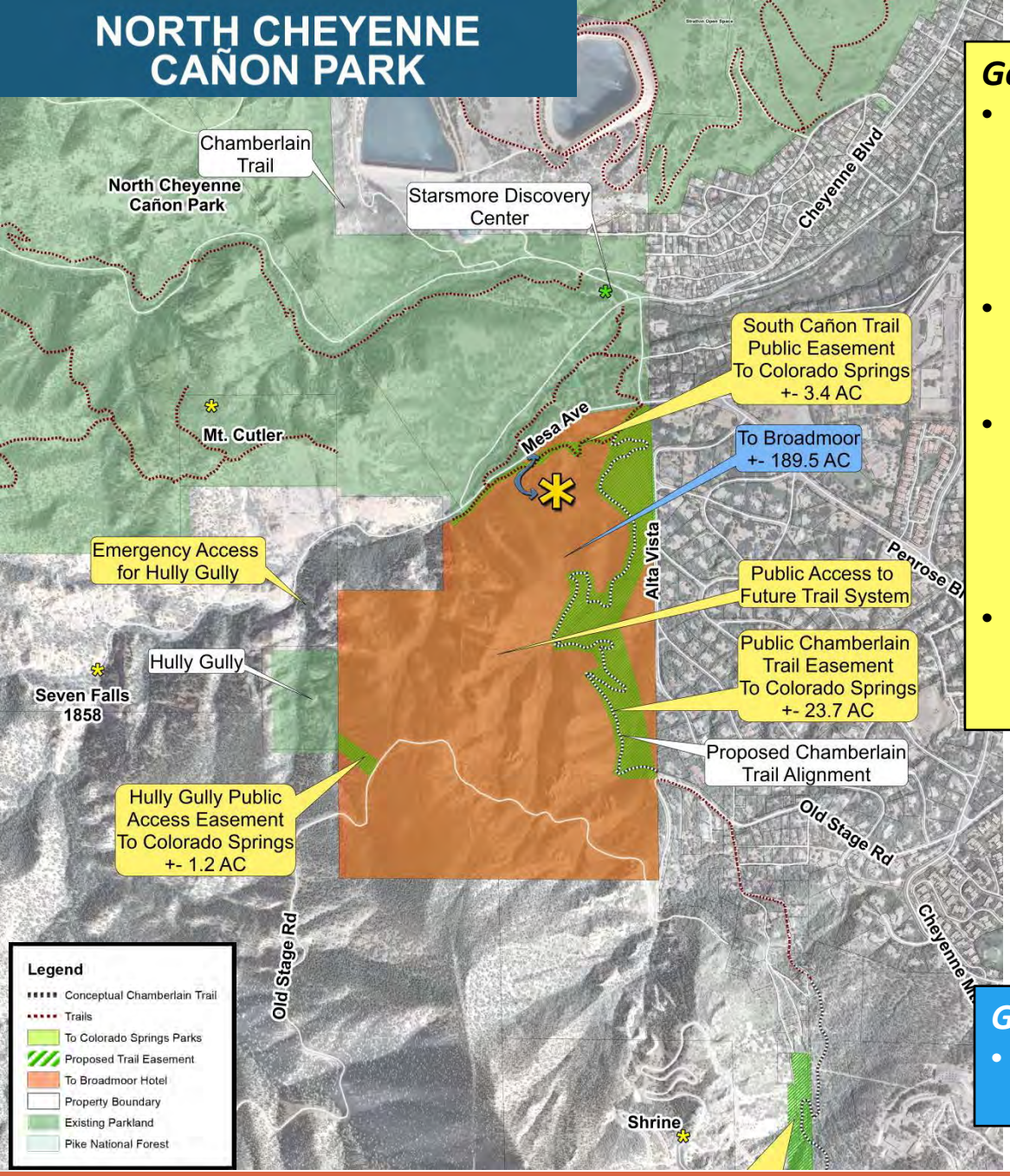
Q: Why does the City of Colorado Springs want this property?

A: The parcel of land includes several recreational amenities, destinations and trail corridor connections. They include the southern portion of the summit of Mt Muscoco, including the highly popular and scenic overlook, the summit of Daniels Pass, as well as a trail connection from Mt Muscoco to Gold Camp Road (the section closed to vehicles).

Q: How can you access this property?

A: The 208 acre parcel can be accessed from three directions: from the east via the Mt Cutler and Mt Muscoco Hiking Trail, from the north via the Daniels Pass Trail and from the west via Gold Camp Road (the section closed to vehicles) and the gravel parking lot at the west end of North Cheyenne Cañon Park.

NORTH CHEYENNE CAÑON PARK



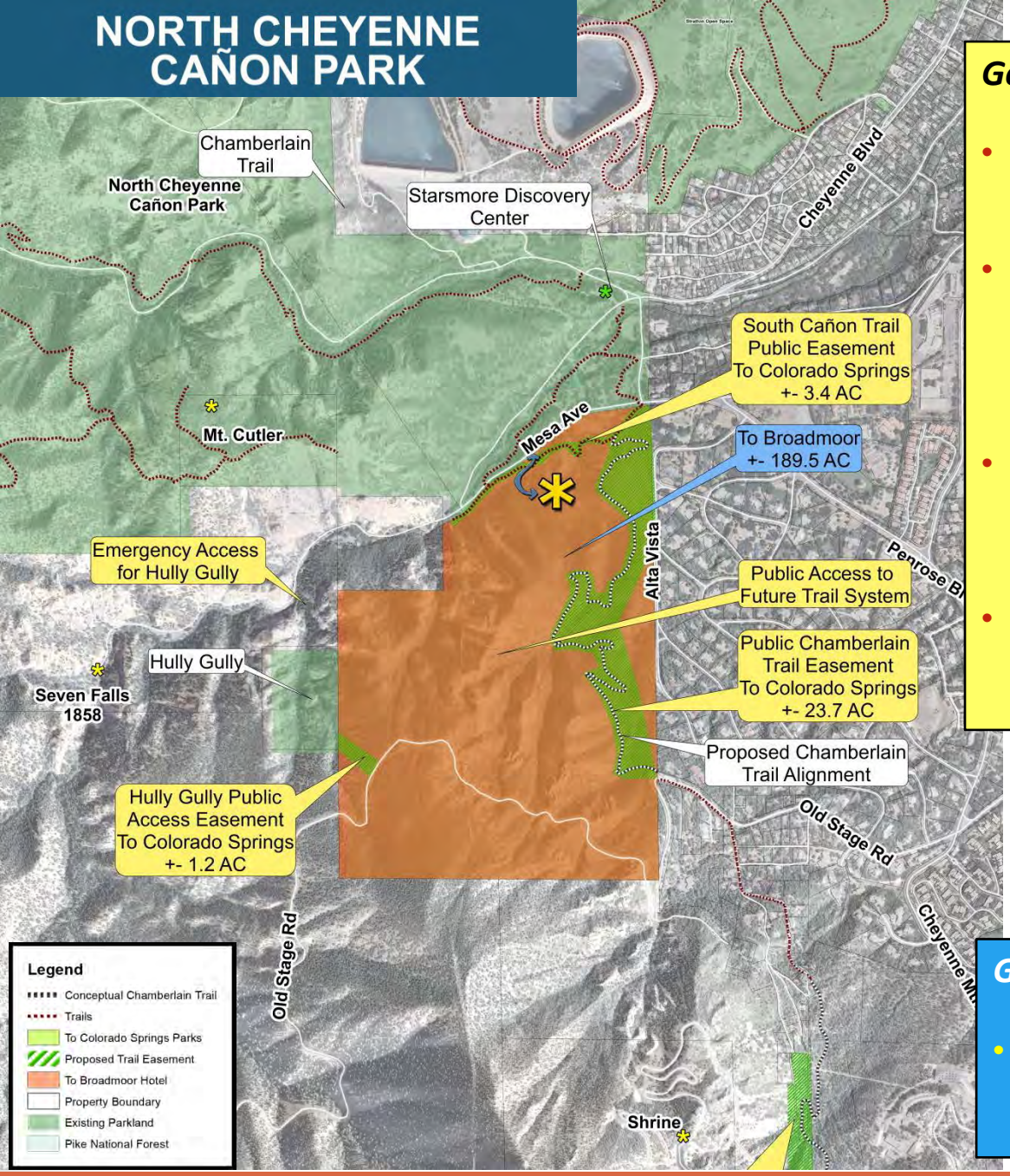
Goals:

- ***Retain public easement for the Chamberlain Trail (Cheyenne Mountain Heritage Trail) and the South Cañon Trail***
- ***Retain ownership and public access to Hully Gully for ice climbing***
- ***Property will remain in the PK (Park) Zone and uses will be approved through normal Parks Advisory Board process***
- ***Provide a fundraising venue twice a year annually for the Parks, Recreation and Cultural Services***

Goals:

- ***The Broadmoor may develop a riding stable and picnic area.***

NORTH CHEYENNE CAÑON PARK



Goals:

WHAT'S NEW

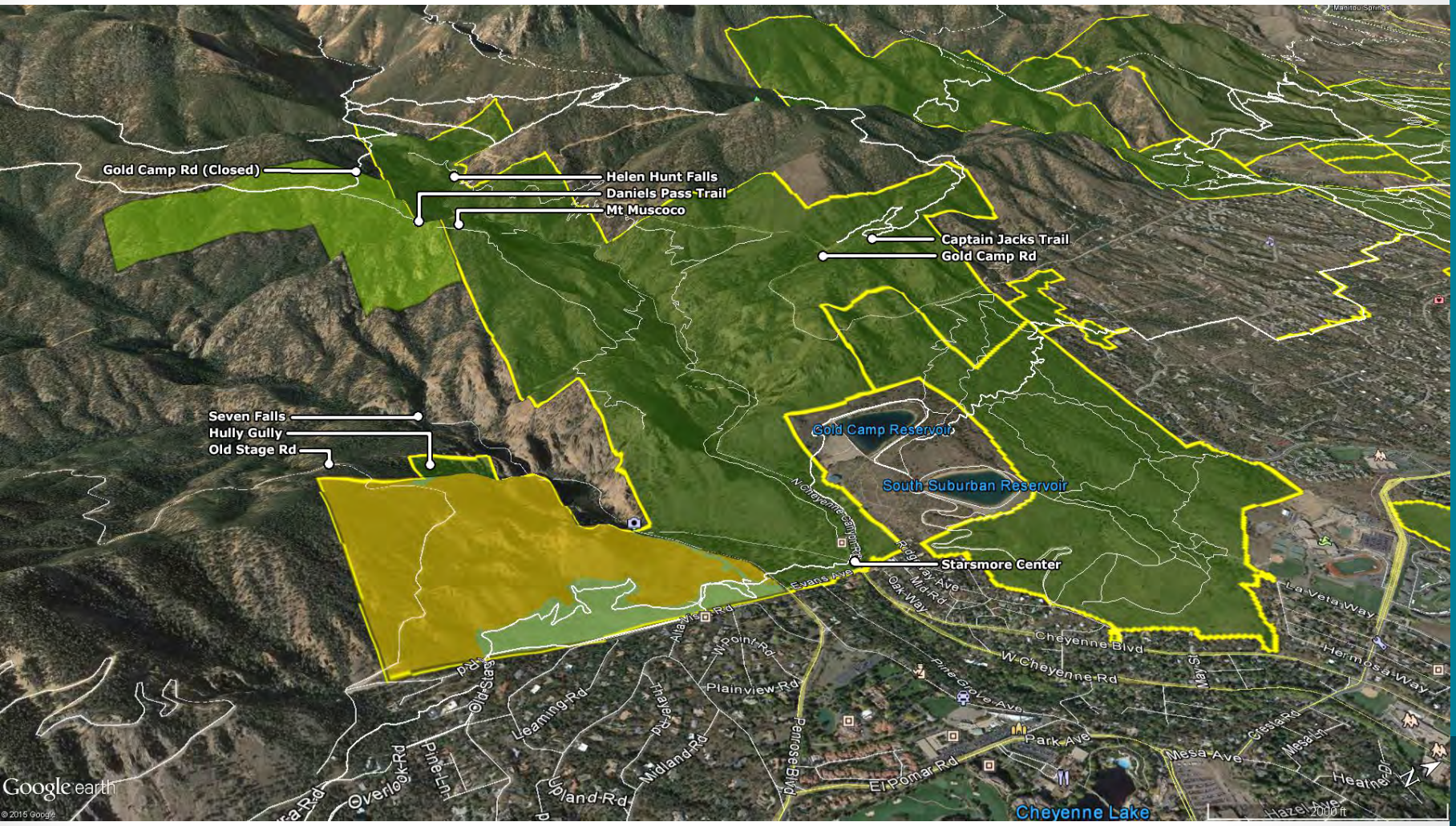
- ***Provide emergency access for Hully Gully on Seven Falls***
- ***The City will retain the first right of refusal if the property is ever considered for sale. Purchase price set from 2016 appraisal value***
- ***Retain public access to future trail system on the 189 acre parcel (Strawberry Hill)***
- ***Enlist the support of the Parks Ambassador program***

Goals:

WHAT'S NEW

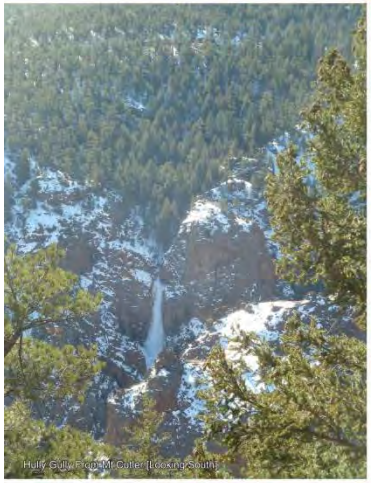
- ***Increase stewardship through the PK (Park) zoning deed restriction and the Conservation Easement***

NORTH CHEYENNE CAÑON PARK



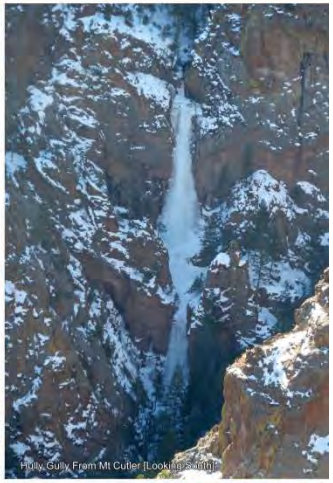
CITY OF COLORADO SPRINGS

NORTH CHEYENNE CAÑON PARK


Hully Gully From Mt Cutler [Looking South]

Hully Gully Parking Access - Old Stage Rd [Looking North]

Access Above Hully Gully [Looking West]


Hully Gully From Mt Cutler [Looking South]

Proposed Chamberlain Trail [Looking East]

Proposed Chamberlain Trail Views [Looking Northeast]

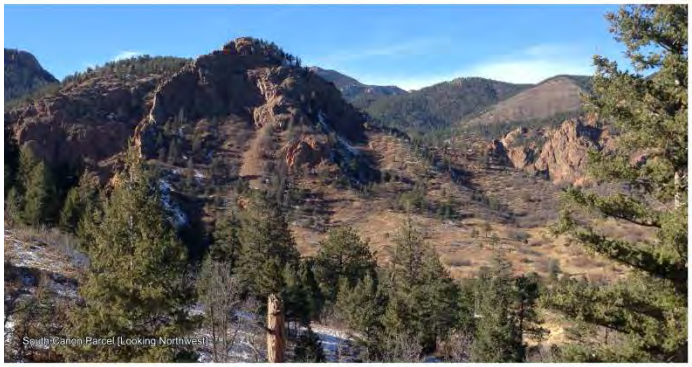
Access Above Hully Gully [Looking North]

South Cañon Trail [Looking Southwest]

South Cañon Trail [Looking Southwest]

South Cañon Trails and Hully Gully

NORTH CHEYENNE CAÑON PARK


South Cañon Parcel [Looking Northwest]

South Cañon From Shinne [Looking North]

South Cañon From Golf Course Rd [Looking Southeast]

Strawberry Fields [Looking Northwest]

Strawberry Fields [Looking West]

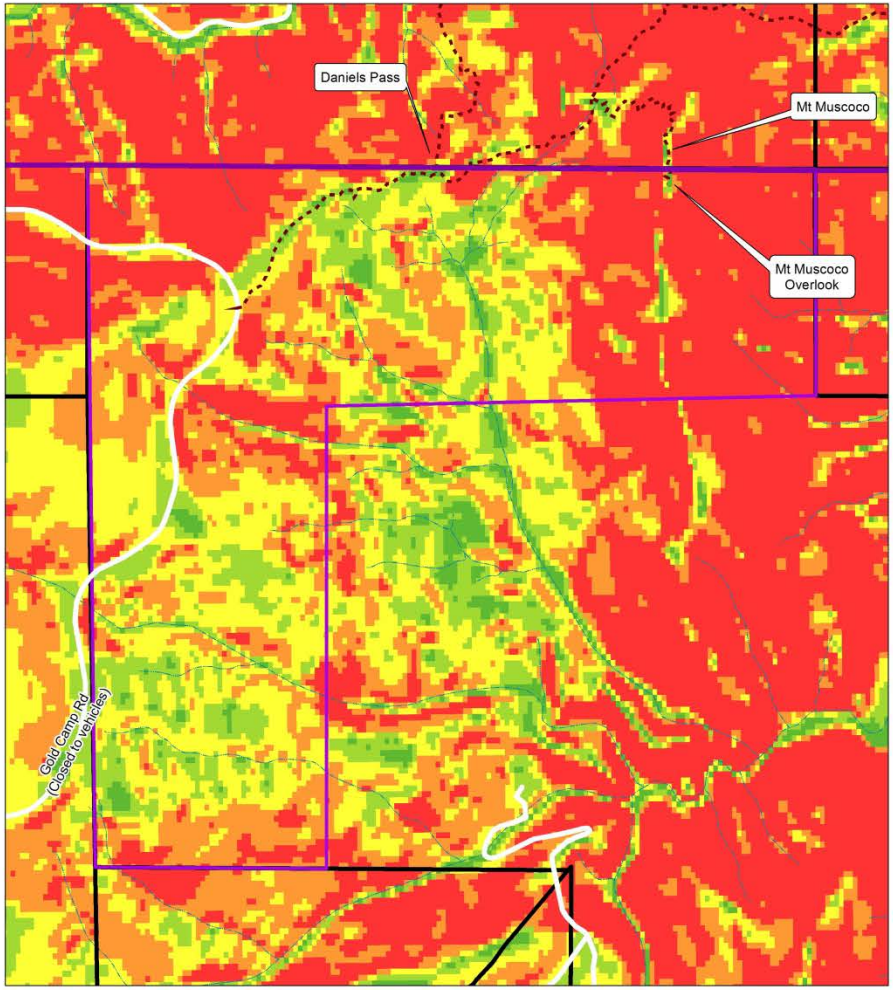
South Cañon Parcel from Old Stage Rd [Looking East]

South Cañon and Strawberry Fields [Looking South]

South Cañon and Strawberry Fields

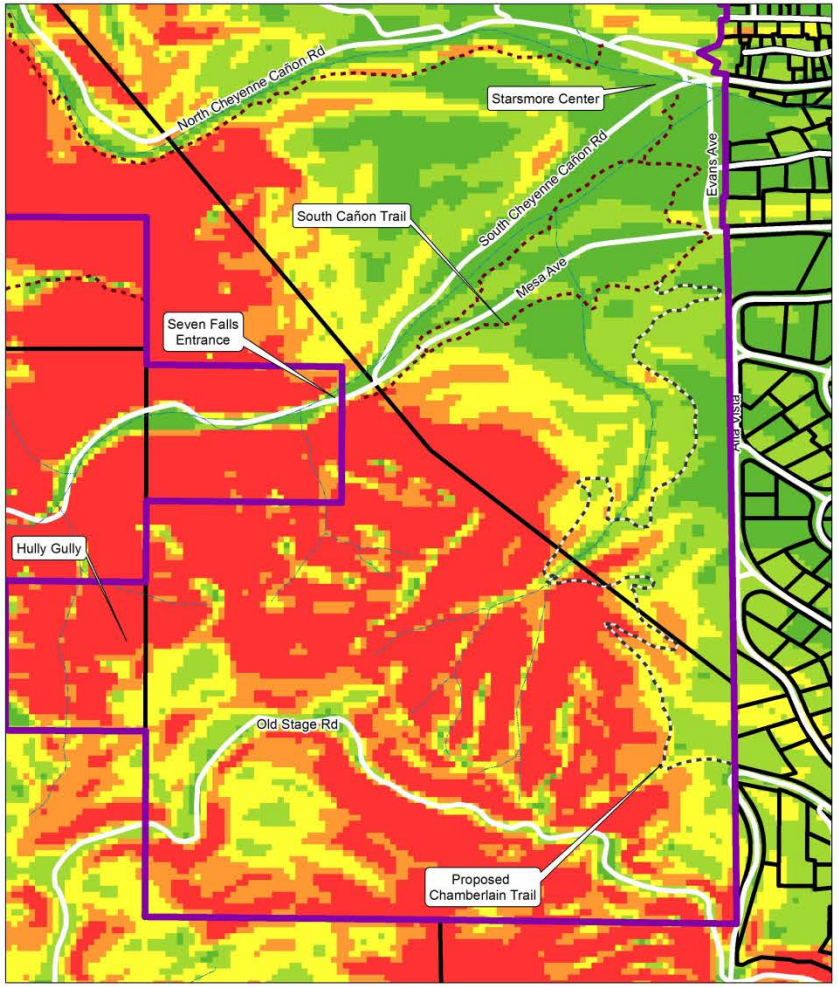
NORTH CHEYENNE CAÑON PARK

North Cheyenne Cañon - Western Section



0 250 500 1,000 Feet

North Cheyenne Cañon - South Cañon Area (Strawberry Fields)



0 250 500 1,000 Feet

Legend

- Trails
- Roadways
- Proposed To Parks
- Parcel Boundaries
- Inter. & Ephem. Drainages

Slope Analysis

% Slope

- 0 - 15
- 16 - 25
- 26 - 35
- 36 - 45
- 46 - 100

NORTH CHEYENNE CAÑON PARK

FAQ's

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.

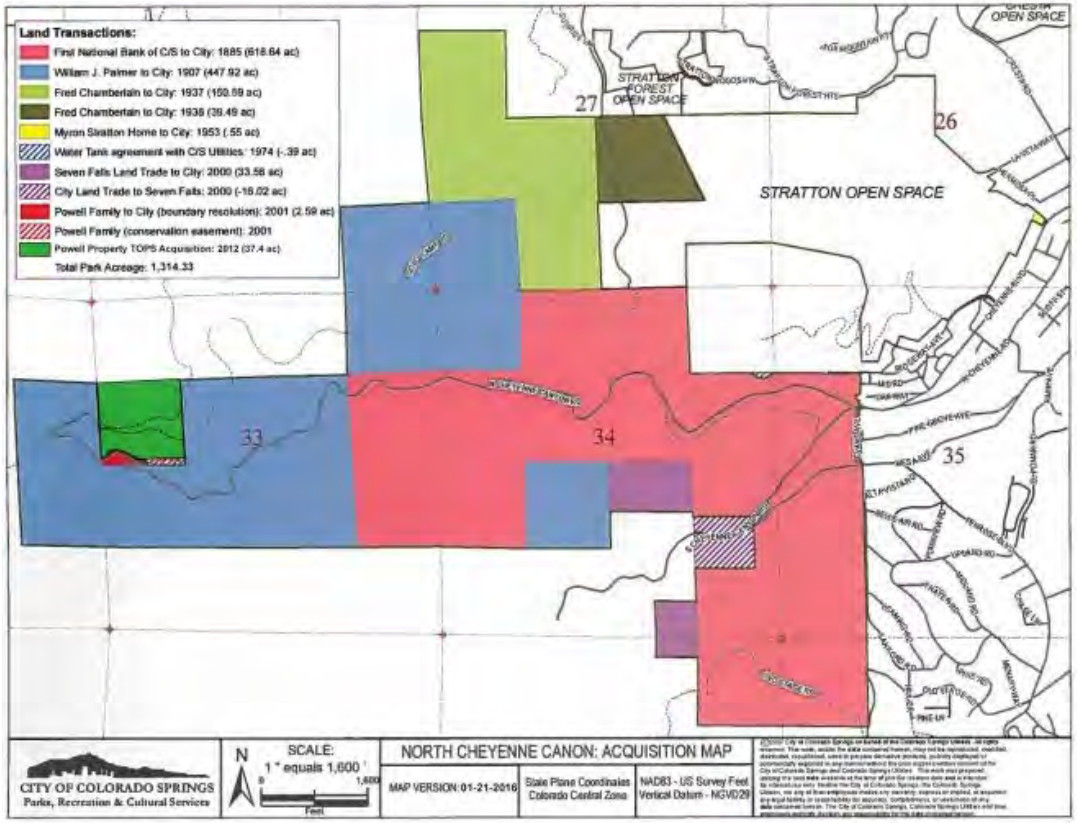
Q: How was the South Cañon (Strawberry Hill) property originally acquired?

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 top right.

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 (Park) Zone does not allow for additional commercial or residential development. A deed restriction will be put in place along with a conservation easement on the parcel.

Existing North Cheyenne Cañon Park Land Acquisition Map



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 will place a deed restriction on the property that would preclude future residential or commercial development in the future.

FAQ's continued

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 could 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 could 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 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. No parking for visitors will be provided on 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, 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 current trails in the park.

Modifications to the proposal from Community Feedback

Proposed Development

- *No visitor parking*
  - *Guests of the picnic and riding facility will be shuttled from the hotel*
- *Deed restriction requires Park (PK) zoning uses*

Public Access

- *The property will not be fenced*
- *Public use will be allowed on future trails on the 189 acre parcel (Strawberry Hill)*
  - *Non-motorized recreational use (Hiking, Mountain Biking and Equestrian)*
  - *Ask for individuals to respect the property*

Modifications to the proposal from Community Feedback

Land Stewardship

- *Commitment to fuels management (fire mitigation)*
- *Commitment to clean up the property*

Land Conservation

- *Commitment for a conservation easement on the property*
- *Park zoning permitted development envelope to be excluded from conservation easement*
  - *Access from Mesa Ave to be specifically defined*
  - *Building envelope and site access to be available within the next few weeks*

Proposed Land Exchange PUBLIC COMMENT

Achieve several goals on the Colorado Springs Parks System Master Plan including:

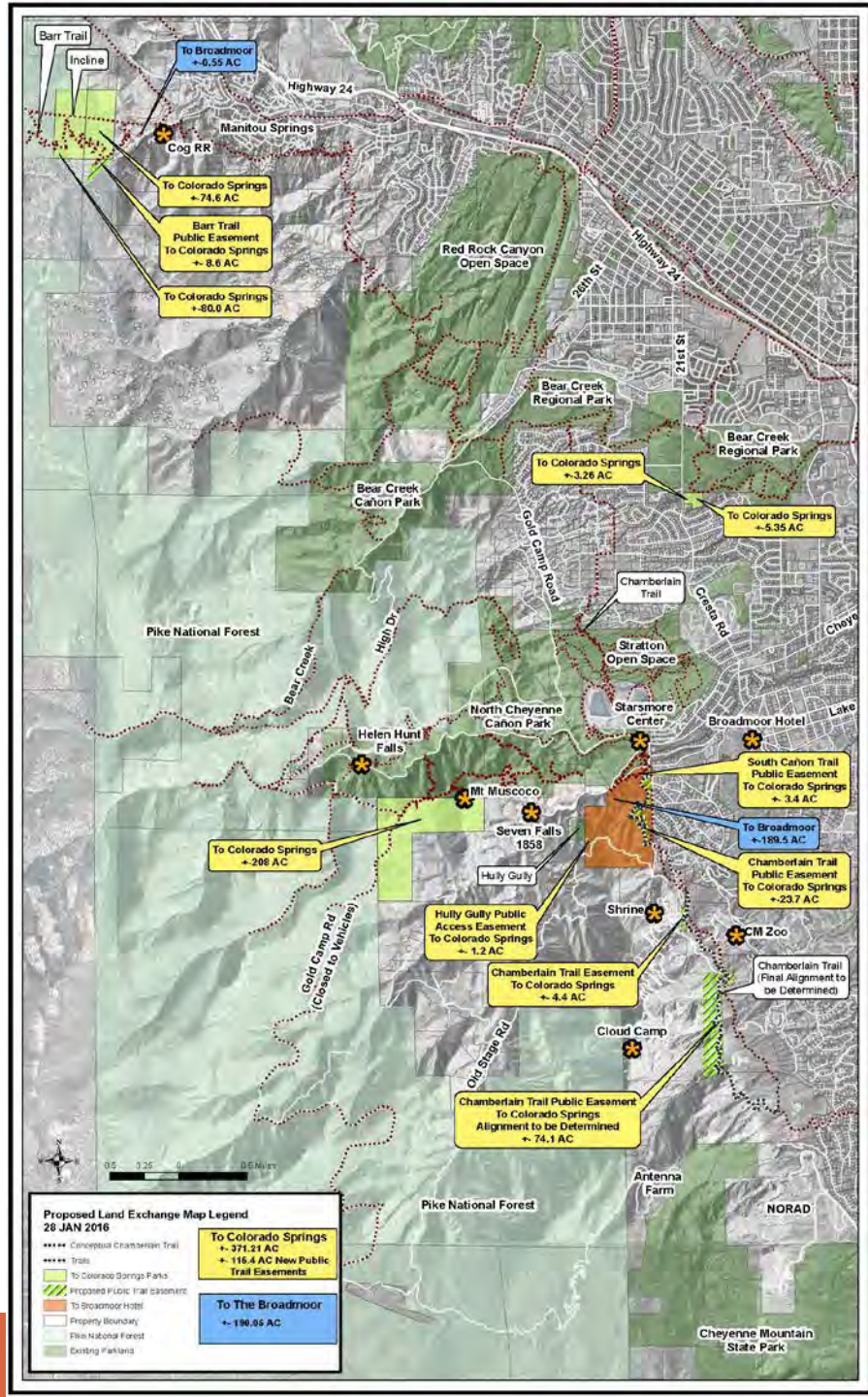
- Preserving and expanding our open space system,
- Connecting our trail system,
- Securing public access to valued recreational trail corridors that currently traverse private lands,
- Providing additional recreational opportunities within our community for horseback riding and picnicking.

To City of Colorado Springs

- +- 371.21 AC
- +- 115.4 AC New Public Trail Easements

To Broadmoor

- +- 189.05 AC



Proposed Land Exchange
COMMUNITY CALENDAR

Trails, Open Space and Parks
Working Committee Meeting
March 2, 2016; 7:30 a.m.
Parks, Recreation & Cultural Services Headquarters
1401 Recreation Way
Colorado Springs, CO 80905

Parks, Recreation & Cultural Services Advisory Board Meeting
March 10, 2016; 7:30 a.m.
Parks, Recreation & Cultural Services Headquarters
1401 Recreation Way; Colorado Springs, CO 80905

Listening & Discussion Session with Councilman Keith King
March 14, 2016; 6-8 p.m.
Broadmoor Community Church
315 Lake Avenue; Colorado Springs, CO 80906

Proposed Land Exchange
COMMUNITY CALENDAR

Public Meeting
March 30, 2016; 6-8 p.m.
Gold Camp Elementary School
1805 Preserve Drive; Colorado Springs, CO 80906

City Council Work Session
April 11, 2016, 2016; 1:00 p.m.
City Hall
107 N. Nevada Avenue; Colorado Springs, CO 80903

Parks, Recreation & Cultural Services Advisory Board Meeting
April 14, 2016; 7:30 a.m.
Parks, Recreation & Cultural Services Headquarters
1401 Recreation Way; Colorado Springs, CO 80905

City Council Meeting
Date to be determined
City Hall
107 N. Nevada Avenue; Colorado Springs, CO 80903

For current information on the proposal and to submit comments, visit
https://coloradosprings.gov/proposedlandexchange

Proposed Land Exchange
COMMUNITY CALENDAR

Stakeholders Meeting
January 14, 2016; 1 p.m.
Parks, Recreation & Cultural Services Headquarters
1401 Recreation Way; Colorado Springs, CO 80905

City Council Briefing
January 25, 2016; 1 p.m.
City Hall - Council Chambers
Video link @ https://coloradosprings.gov/proposedlandexchange

Open House
January 28, 2016; 6-8 p.m.
Bear Creek Nature Center
245 Bear Creek Road; Colorado Springs, CO 80906

Parks, Recreation & Cultural Services Advisory Board Meeting
February 11, 2016; 7:30 a.m.
Parks, Recreation & Cultural Services Headquarters
1401 Recreation Way; Colorado Springs, CO 80905

Public Meeting
February 24, 2016; 6-8 p.m.
Gold Camp Elementary School
1805 Preserve Drive; Colorado Springs, CO 80906

UPCOMING OPPORTUNITIES

Trails, Open Space and Parks Committee Meeting
March 2, 2016; 7:30 a.m.
Parks, Recreation & Cultural Services Headquarters
1401 Recreation Way; Colorado Springs, CO 80905

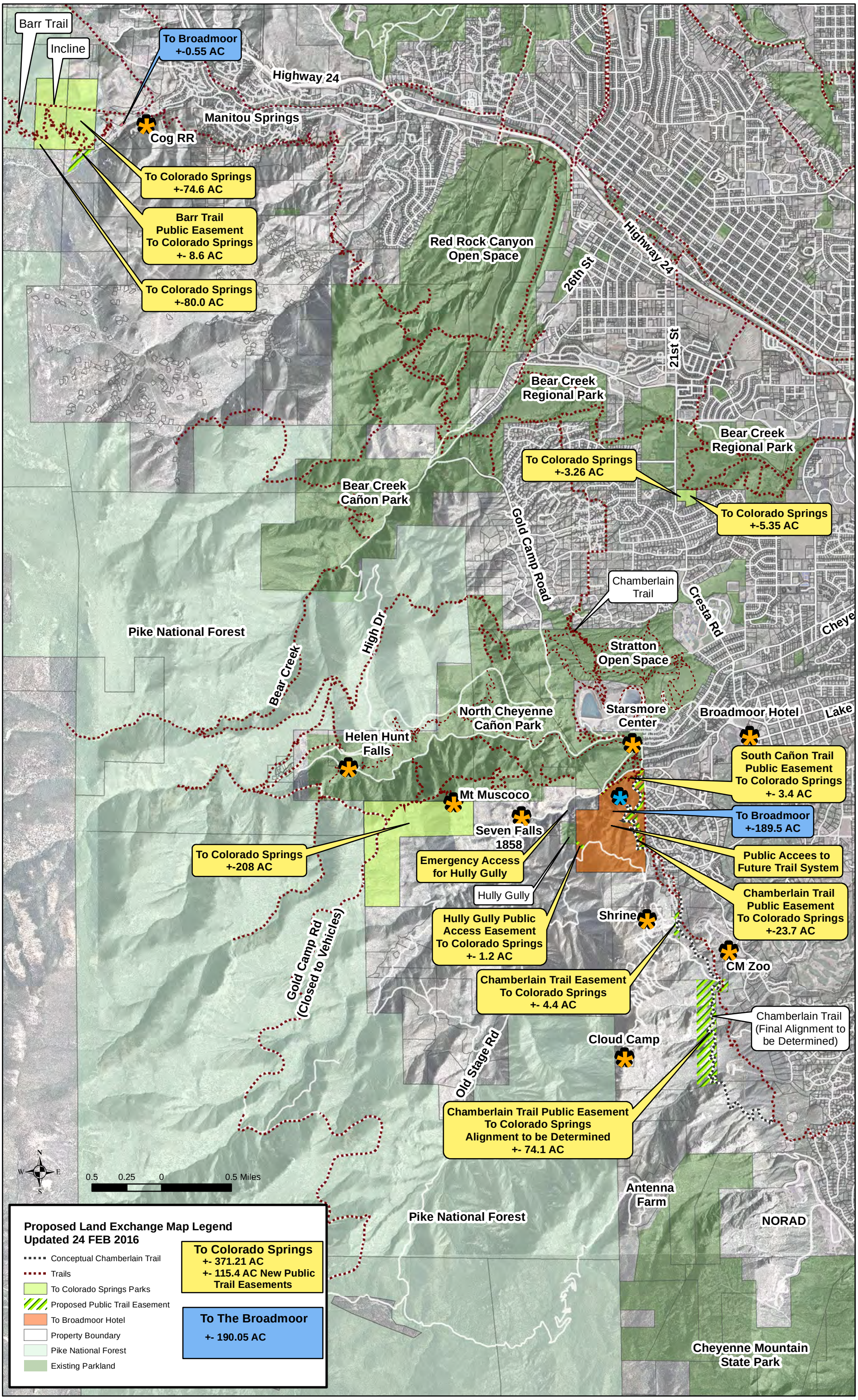
Parks, Recreation & Cultural Services Advisory Board Meeting
March 10, 2016; 7:30 a.m.
Parks, Recreation & Cultural Services Headquarters
1401 Recreation Way; Colorado Springs, CO 80905

Listening & Discussion Session with Councilman Keith King
March 14, 2016; 6-8 p.m.
Broadmoor Community Church
315 Lake Avenue; Colorado Springs, CO 80906

To submit comments and for all current information, visit
https://coloradosprings.gov/proposedlandexchange

COLORADO SPRINGS

COLORADO SPRINGS
parks · recreation · cultural services


Barr Trail
Incline
To Broadmoor
+-0.55 AC
Highway 24
Manitou Springs
Cog RR
To Colorado Springs
+-74.6 AC
Barr Trail
Public Easement
To Colorado Springs
+- 8.6 AC
To Colorado Springs
+-80.0 AC
Red Rock Canyon
Open Space
Highway 24
26th St
21st St
Bear Creek
Regional Park
Bear Creek
Regional Park
To Colorado Springs
+-3.26 AC
To Colorado Springs
+-5.35 AC
Bear Creek
Cañon Park
Gold Camp Road
Chamberlain
Trail
Cresta Rd
Cheye
Pike National Forest
High Dr
Bear Creek
Stratton
Open Space
North Cheyenne
Cañon Park
Starsmore
Center
Broadmoor Hotel
Lake
Helen Hunt
Falls
South Cañon Trail
Public Easement
To Colorado Springs
+- 3.4 AC
Mt Muscoco
Seven Falls
1858
To Broadmoor
+-189.5 AC
To Colorado Springs
+-208 AC
Emergency Access
for Hully Gully
Public Accees to
Future Trail System
Hully Gully
Chamberlain Trail
Public Easement
To Colorado Springs
+-23.7 AC
Shrine
Hully Gully Public
Access Easement
To Colorado Springs
+- 1.2 AC
CM Zoo
Gold Camp Rd
(Closed to Vehicles)
Chamberlain Trail Easement
To Colorado Springs
+- 4.4 AC
Chamberlain Trail
(Final Alignment to
be Determined)
Cloud Camp
Old Stage Rd
Chamberlain Trail Public Easement
To Colorado Springs
Alignment to be Determined
+- 74.1 AC
N
W
E
S
0.5 0.25 0 0.5 Miles
Antenna
Farm
Pike National Forest
NORAD
Cheyenne Mountain
State Park
Proposed Land Exchange Map Legend
Updated 24 FEB 2016
Conceptual Chamberlain Trail
Trails
To Colorado Springs Parks
Proposed Public Trail Easement
To Broadmoor Hotel
Property Boundary
Pike National Forest
Existing Parkland
To Colorado Springs
+- 371.21 AC
+- 115.4 AC New Public
Trail Easements
To The Broadmoor
+- 190.05 AC

PROPOSED LAND EXCHANGE

The City of Colorado Springs Parks, Recreation and Cultural Services Department is pleased to seek community input on an exciting opportunity for our community's park system made possible through a land exchange with the Manitou and Pike's Peak Railway Company, COG Land and Development Company, PF LLC, and The Broadmoor Hotel, Inc., collectively referred to as "Broadmoor". This proposed land exchange provides an opportunity to achieve several major goals identified in the Colorado Springs Parks System Master Plan including: Preserving and expanding our open space system, connecting our trail system, securing public access to valued recreational trail corridors that currently traverse private lands, and providing additional recreational opportunities within our community for horseback riding and picnicking. The major tenets of the proposed land exchange are as follows:

Barr Trail & Mt Manitou Incline

The Broadmoor will trade to the City of Colorado Springs approximately 155 acres of property located at the top of Ruxton Canyon in Manitou Springs. This property includes segments of the Barr Trail and the Manitou Incline. What will be achieved?

Secure public access and public ownership of the Barr Trail. The Barr Trail currently traverses private property at this location. El Paso County held an agreement with the Broadmoor that permitted public access for the Barr Trail. This agreement expired in 2012 – jeopardizing the future of this extremely popular trail. Public ownership of this property will secure public access to this segment of the Barr Trail. The City will receive a permanent easement to include a short section of Barr Trail at a switch back as well as the marathon route at the terminus of Ruxton Ave. The City's ownership of the property would place all of the Barr Trail in public ownership.

Ensure public ownership of the Manitou Incline. The Manitou Incline currently traverses private property at this location. The City of Colorado Springs currently holds an agreement with the Broadmoor that permits public access for the Manitou Incline; however, public ownership of the Incline would secure its future and result in management and operational efficiencies. The City's ownership of this property would place all of the Manitou Incline in public ownership.

Provide for future north access trail to the Incline. The Management Plan for the Manitou Incline identifies the need for an additional access trail on the north side of the Incline to alleviate heavy trail use on Barr Trail. Acquisition of this property would provide a publically owned corridor of land for this important future trail connection.

Protect open space and the mountain backdrop. In accordance with community open space plans, the City of Colorado Springs and the City of Manitou Springs seek to protect important natural resource areas and preserve views of the foothills. Acquisition of this property would preserve and protect these resources for future generations.

The City of Colorado Springs will trade to the Broadmoor approximately 0.55 acres property located adjacent to the Manitou Hydro Electric Facility in the vicinity of the Cog Railway. What will be achieved?

Secure parking for the Manitou and Pikes Peak Cog Railway. The Cog Railway currently uses this small gravel lot for parking via a revocable license agreement with Colorado Springs Utilities. The Broadmoor's ownership of the property will secure parking for the Cog Railway into the future.

Retain public utility access. The City of Colorado Springs will retain a permanent utility easement on the property for utility maintenance and operations.

Bear Creek

The Broadmoor will trade to the City of Colorado Springs approximately 9 acres of property located along the southern boundary of Bear Creek Regional Park, adjacent to 21st Street. What will be achieved?

Preserve property as public open space. This property currently is planned for residential development, including 17 single family homes. Acquisition of the property by the City of Colorado Springs will preserve and protect this land for public open space.

Expand Bear Creek Regional Park. Acquisition of this property by the City of Colorado Springs would secure this land for public open space and recreation purposes. El Paso County Parks will consider managing this property as an expansion of Bear Creek Regional Park.

Chamberlain Trail

The Broadmoor will grant to the City of Colorado Springs trail easements across three properties owned by the Broadmoor, located in proximity to the Cheyenne Mountain Zoo. What will be achieved?

Secure trail easements for the future development of the Chamberlain Trail and Cheyenne Mountain Heritage Trail. These easements will support key segments of the Chamberlain Trail that will provide a unique back country trail experience along the City's foothills, ultimately connecting Cheyenne Mountain State Park, North Cheyenne Cañon, Stratton Open Space, Bear Creek Regional Park, Red Rock Canyon Open Space and Garden of the Gods Park. This alignment will also advance the future development of the Cheyenne Mountain Heritage Trail, envisioned to circumnavigate the base of Cheyenne Mountain. This trail will complement the Ring the Peak Trail, ultimately creating a unique "figure eight" of back country trail opportunities.

North Cheyenne Cañon Park

The Broadmoor will trade to the City of Colorado Springs approximately 208 acres of property located along the southwest boundary of Cheyenne Cañon Park. What will be achieved?

Secure public ownership from the Daniels Pass Trail and the Muscoco Trail to Gold Camp Road. The western end of the historic Daniels Pass Trail and Muscoco Trail currently traverses private property. The City Parks, Recreation and Cultural Services Department and the Friends of Cheyenne Cañon have recently invested significant time and resources in improving the eastern segment of the Muscoco Trail. Acquisition of this property will secure public access to these important trails and provide a key trail link to Gold Camp Road.

Secure public ownership to the Mount Muscoco Overlook. The popular overlook, located just south of the summit of Mount Muscoco, currently is located on private property. Acquisition of this property will secure public access to this popular and historic hiking destination.

Secure public access to Green Settlement and Greenwood Park. The Broadmoor will allow public access to these two historic homestead sites which are located south of Daniels Pass.

Preserve property as public open space and extension of North Cheyenne Cañon Park. Acquisition of the property would expand public open space along the Gold Camp Road corridor, enhances connections between existing City-owned parkland and the Pike National Forest, and provides opportunities for future public recreation opportunities in this area.

The City of Colorado Springs will trade to the Broadmoor approximately 189 acres, known as the Strawberry Hill Area, located within North Cheyenne Cañon Park, south of Mesa Avenue. What will be achieved?

The Broadmoor may develop a riding stable and picnic area. Approximately 7-9 acres of the 189 acres to be traded to the Broadmoor may be developed as a riding stable and group picnic area. The privately owned riding stable and picnic area will be available for use by community residents, organizations and tourists on a fee basis. Guests will be shuttled in from the hotel as there will be no parking on site permitted.

Provide fundraising venue. The Broadmoor will provide to the Parks, Recreation and Cultural Services Department access to the group picnic facility for two annual fundraising events, free of rental charge.

Retain public easements for the Chamberlain Trail (Cheyenne Mountain Heritage Trail) and South Cañon Trail. The Chamberlain Trail (Cheyenne Mountain Heritage Trail) is proposed to traverse the property. The South Cañon Trail traverses the northern edge of the property. The City will retain public trail easements for these trail corridors.

Retain public access for the future trail system in South Cañon Area (Strawberry Hill). With the support from the North Cheyenne Cañon Park Ambassadors, the trail system will be open to the public for free non-motorized recreational use (hiking, mountain biking and equestrian). The property will not be fenced. The Broadmoor asks for individuals to be respectful of the property.

Retain ownership and public access to Hully Gully for ice climbing. At the western edge of the property is a 12 acre parcel that is used for public ice climbing known as Hully Gully. In addition, the City will retain a public access easement across the property to provide public access from Old Stage Road to the ice climbing area. The Broadmoor will allow for self-rescue and emergency egress north of Hully Gully, on the Seven Falls Property.

Retain the zoning for the property as PK (PARK). All development would be limited to appropriate park uses and plans would be required to be approved through our normal Parks and Recreation Advisory Board process. A deed restriction will be placed on the property to ensure Park (PK) zoning in perpetuity.

Retain the first right of refusal. If in the future the property would be sold the City would have the first opportunity to re-acquire the property. The purchase price will be set from the 2016 appraisal value.

Enhance the land stewardship and conservation of the South Cañon Area. The Broadmoor has committed to additional and ongoing fire mitigation, property clean up (removal of trash, debris and spray paint), and increased stewardship of the property. Additionally, within 12 months, a conservation easement will be placed on the 189 acre property, with the exception for a few acres of the proposed picnic and riding facilities as well as the site access from Mesa Ave.

Trails and
Open Space
Coalition

The Trails and Open Space Coalition will support the proposed land exchange between Colorado Springs and the Broadmoor under the following conditions:

Conservation: A Conservation Easement will be placed on the 189.5 acres known as Strawberry Hill, to guarantee that the property be protected and preserved for perpetuity. As part of the Conservation Easement process, a baseline inventory will be conducted to identify the existing conditions and conservation values of the property.
The Conservation easement will define compatible sustainable uses for the "building envelope" that do not impact the conservation values of the property and respect the viewshed surrounding the property.

Access: Strawberry Hill will remain open for public use. Non-motorized use includes hiking, bicycling and horseback riding. The Broadmoor, working with City Parks, will conduct a public planning process to determine where new sustainable trails are to be built on Strawberry Hill that have a neutral or positive impact on the conservation values of the property, and implement the trails plan.

Public process/transparency: Land appraisals for all the parcels included in the proposal will be completed. The Broadmoor will complete a preliminary site plan for the entire property including the restricted area of Strawberry Hill. Terms of a conservation easement and deed restrictions will be outlined in writing. All of these documents as well as any new information, will be made available to the public with adequate time for public review and comment. Upon fulfillment of those requirements, City Council will hold a public hearing on the proposal. If Council approves the exchange in concept, the Council will allow the exchange to progress, but withhold final approval pending receipt of final contracts and documents to include a conservation easement outlining stewardship and a final site plan. City Council will then hold a second public hearing prior to the final approval. Public comment will be taken and made available for public review throughout the process.

The proposal with these conditions is compatible with our mission to preserve open space and parks. The proposal will lead to the additional protection of open space and parks and improve connectivity in our trail system.

We recognize that Colorado Springs Parks has a limited maintenance budget that is contributing to the ongoing degradation of Strawberry Hill. Predicted population growth and increased usage of our valuable park assets are going to require stepped up maintenance, additional funding and the ability to add open space. This proposal secures trail easements, valuable recreational assets and additional park property including critical trail easements to lengthen the Chamberlain trail and securing Barr trail and the Manitou Incline in public ownership.

Process: TOSC will present our resolution and conditions to the Parks Advisory Board and ask that they be adopted. We will present them to City Council and make the same request. We will ask that our members and partners support our position and advocate for its passage.

TOPS Stewardship 2016

Taking Care of our Amazing Places

CITY OF COLORADO SPRINGS

TOPS Stewardship Proposal (Original)

Category	**Staffing**
Ranger Program	Seasonal Rangers & Full-time Ranger
Education	Seasonal Interpreters
Land Management	Seasonal Maintenance Technicians + contracts
Resource Management	Contracted crews

TOPS Stewardship - Contracted Services

Resource Management

- Seasonal crews – trails & rehabilitation – RFP pending
- Weed control contracts – weed contractors and MHYC
- Forest Management – managed by City Forestry

Land Management

- Port-a-let cleaning (increased frequency)
- Law Enforcement – weekends/off-duty

Education

"Emphasis on leveraging existing resources, telling the story, and having a presence."

- A comprehensive interpretive plan requires adequate time for research and development.

- Goals for 2016
  - Gather known resources on TOPS Properties.
  - Identify gaps in existing knowledge.
  - Determine ultimate goals of the program.
  - What is "our story"? Develop interpretive themes.
  - Begin program and product development.

TOPS Stewardship Staffing -Revised Proposal

Ranger Program:

- Seasonal Park Rangers
  - Presence, and skills to connect visitors to the resource and inspire public stewardship
- Supervised by full time Ranger with supervisory authority

Land Management + Resource Management:

- Seasonal Maintenance Technician -> “Conservation Aide”
  - Duties extend beyond regular maintenance, assisting with some aspects of Resource Management

Seasonal Work Experience Program

Ranger Program

"Emphasis on having a presence at our open spaces, safety, public awareness and soft enforcement."

- More staff → Need for supervisory structure →

  Supervisory Ranger

- Seasonal Park Ranger
  - Works to ensure safety and comfort of all visitors through voluntary compliance / soft enforcement.
  - Effective "soft enforcement" requires excellent customer service skills
  - Authority of the Resource Technique

Seasonal Park Ranger Duties

- Orient park visitors to features and amenities.
- Educate park visitors about regulations and conservation principles.
- Evaluate and improve messaging to increase compliance and enhance the visitor experience.

Land + Resource Management

"Provide improved maintenance of our existing open space improvements…"

+

"Improve and protect natural resource values on TOPS Open Space"

- Seasonal Conservation Aide
  - Completes all regular maintenance activities
    - Restrooms, trash, fence repair, aesthetic mowing
  - Supports Resource Management contractors through data collection and mapping, assistance with large projects, mowing and pulling weeds to complement pesticide application activities.

Conservation Aide Duties

- Facility maintenance (trash, parking areas and trailheads, restrooms, mowing)
- Data collection – weed mapping and trail assessment
- Noxious weed control
- Basic trail maintenance and assistance with large projects
- Boundary management and maintenance

Proposed Seasons

Seasonal Park Ranger

- Summer:
  May – August
  Several positions

- Extended Summer/ Lead:
  April – October
  1 position

Conservation Aide

- Summer:
  May – August
  Several positions

- Extended Summer/ Lead:
  April – October
  1-2 positions

- "Off Season"
  1-2 positions

Sample Budget Worksheet - Seasonal Staff

Position	Hourly Wage	Start/End Dates	No. Weeks	Hrs/wk	Total Hours	Positions	Total Salary	Projected Total Expense (Salary x 1.18)
Long term summer/Lead	$12.00	April 11 - October 14	27	40	1080	1	$12,960	$15,293
Short term summer	$10.00	May 9 - August 19	15	40	600	4	$24,000	$28,320
Winter-Spring	$10.00	January - March	12	20	240	2	$4,800	$5,664
Fall-Winter	$10.00	September - December	15	40	600	2	$12,000	$14,160
Total Expenses from "Seasonal Maintenance Staff" Category							$53,760	$63,437

Training and Onboarding

- Minimum one week of formal training may include:
  - Customer service and voluntary compliance
  - Trail building and maintenance
  - Tool safety
  - Data collection methods and GPS use
  - Principles of interpretation and interpretive techniques
  - First Aid and CPR certification
  - Noxious weed identification and plant ecology
  - Situational awareness
  - Department and Division mission and goals
- Tour of properties
- Close supervision for first month of employment

Sample Time Reporting Form

TOPS Stewardship Staff - Time Reporting

Name:	Date:	Supervisor's Initials:

Time	Property	Activity	Notes / Incidents

Additional Notes:

Material Support

- Transportation (vehicles, maintenance, and fuel)
- Uniforms
- Personal protective equipment
- Training materials
- Additional power tools and supplies
- Computer work stations
- Use of GPS units
- Additional office supplies

- Supplies for trail and rehabilitation projects
  (Resource Management materials)

Recruitment

- Local colleges and universities
  - Paid internship with potential to earn credit
  - Attend career fairs
  - Visit related classes and/or recruit through staff
- City website/local advertisements
- Environmental and outdoor job search websites

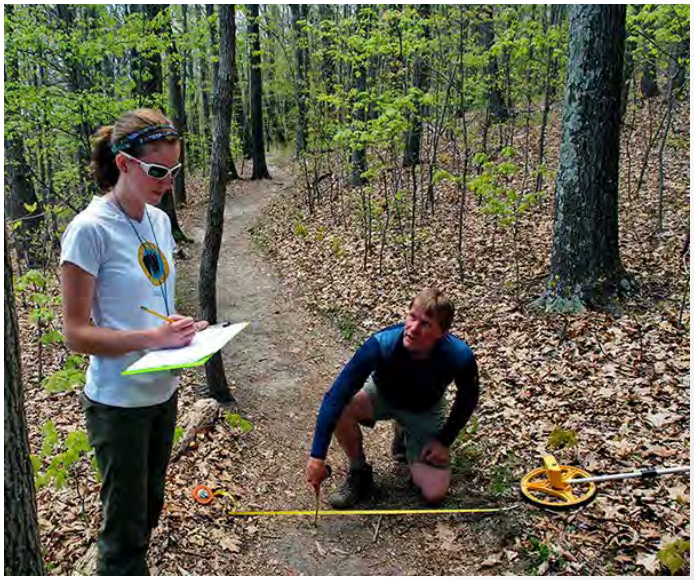
College students are the target audience but any applicant who meets the minimum requirements will be considered.

Program Outcomes

Capstone Project

- Individual or small group
- Serves as final evaluation for students seeking credit

- Potential project types:
  - Research study: Environmental
    - Sustainable trail design
    - Effectiveness of restoration methods
  - Research study: Social/human dimensions
    - Visitor survey
    - Observational study
  - Design project
    - Interpretive sign(s)
    - Educational video



Benefits to Employees

- Customer service experience and training
- Knowledge of appropriate use and maintenance of a variety of hand and power tools
- Knowledge of flora in Colorado Springs, with particular emphasis on noxious weeds
- Outdoor leadership
- Experience working with trail crew and volunteers
- Familiarity with GPS and GIS
- First Aid and CPR certification

Benefits to Parks Department

- Increased awareness and documentation of resource and visitor use issues
- Increased presence and visitor education
- Increased compliance with park policies
- Complete noxious weed maps for all TOPS properties
- Complete trail maps / assessments for TOPS properties
- Top-quality appearance of all park trailheads, parking areas and road frontages