



**Proposed Land Exchange Map Legend**  
 Updated 30 MAR 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

To Colorado Springs  
 +-208 AC

Public Access  
 to Green Settlement &  
 Greenwood Park

Emergency Access  
 for Hully Gully

Hully Gully

Hully Gully Public  
 Access Easement  
 To Colorado Springs  
 +- 1.2 AC

Chamberlain Trail Easement  
 To Colorado Springs  
 +- 4.4 AC

Chamberlain Trail Public Easement  
 To Colorado Springs  
 Alignment to be Determined  
 +- 74.1 AC

To Colorado Springs  
 +-3.26 AC

To Colorado Springs  
 +-5.35 AC

South Cañon Trail  
 Public Easement  
 To Colorado Springs  
 +- 3.4 AC

To Broadmoor  
 +-189.5 AC

Public Acces to  
 Future Trail System

Chamberlain Trail  
 Public Easement  
 To Colorado Springs  
 +-23.7 AC

Chamberlain Trail  
 (Final Alignment to  
 be Determined)

# 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 21<sup>st</sup> 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 for the Daniels Pass Trail and the western end of Muscoco Trail to Gold Camp Road.** The western end of the historic Daniels Pass Trail and western end of the 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 ownership 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, up to 100 guests, 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 10-12 months, a conservation easement will be placed on the 189 acre property.