

Land Exchange Meeting January 28, 2016

Verbatim Post-it Comments

Manitou Incline

- Please think about doing a land swap with the forest service. Give up the Barr trail "us" to the Forest Service in exchange for the top of the Incline. (And maybe a bit more land to the north). One entity controlling the incline would be positive.
- Make sure that the? Land exchange legislation, which contains the r-o-w easement for Barr trail is clearly coordinated with the proposed Manitou/Barr trail land exchange.
- Keep Broadmoor accountable for Incline mis-management.
- Great opportunities for the city and trail users access to Barr. Better possibilities for the North return trail, easement on the Spur Trail (a great addition)
- What does the average hiker/walker get out of this? (i.e. runners, mountain climbers, fitness buffs get a lot – we stand to lose open spaces as well!)
- It seems like putting good money after bad to make enhancements to the Incline if Colorado Springs is not able to work out some agreement with Manitou on parking. \$2 million is a lot to spend to have people choked out by parking fees. Don't forget about neighborhoods.
- The Forest Service land exchange (Emerald Valley for the Craggs Parcel) includes an easement for the Barr Trail. 1. How does this affect the value of the parcel the City would acquire? 2. What effect, if any would rejection of the Colorado Springs/Broadmoor exchange has on the willingness of Broadmoor to grant the easement to the Forest Service?
- Yes to Building out the Incline Master Plan.

Chamberlain Trail

- No!

- Will the Broadmoor establish a fund for the city to use in obtaining easements/right of way for privately owned sections of the Chamberlin Trail?
- High value for Chamberlin connectivity to Cheyenne Mountain State Park
- Could Broadmoor build (pay for) some or all of Chamberlain Trail.
- Will restricting the access to Hully Gully to a steep climb out increase the rescue calls to that location. Having a downhill retreat corridor will encourage,-allow "self-rescue" from a climbing area. Increased traffic will likely be the result of the attention Hully Gully has gotten from this Land Swap proposal.
- Too much traffic. Should stop this.
- Overlook colony
- Overlook road is a single car land
- No room for parking or horses
- Concern is little Suzie Lode Water District (too close)
- Maintenance of county road
- Trash
- Fire!!
- Septic tanks
- Privacy walking in a small neighborhood!
- Mitigate, when??
- Landslide
- Fire!!
- Fire, water system (private)
- Crime
- Parking
- Wear and tear on roads
- Property values
- Will own North Cheyenne Canon
- Parkland should never be sold/traded
- Fire danger
- Too many people

North Cheyenne Canon

-Too many uses for area, cars/shuttles, Segway, and now horses, bikes, trail, bikes, peds

-I am opposed to this project. I think it benefits the Broadmoor & Mr. Anshutz or why would he do it???

-No

-Next time, wait until the Broncos are playing on Super Bowl Sunday for public scrutiny and comment. Then, success is guaranteed!

-Would a land use plan be formulated prior to this proposal being approved or denied?

-Will a commercial development of Strawberry Fields lead to increased erosion and run off that could impact Fountain Creek and Pueblo?

-What trails will horses use? Restrictions? Suggest: No commercial horses in North Cheyenne Canyon or Bear Creek Parks and Open Spaces.

-The map provide showing the proposed property exchange is helpful. It could be more helpful if it showed the properties already owned by the Broadmoor! Thanks.

-Can we include Green Settlement and Greenwood park access with the Muscoco swap of land?

-If the Broadmoor is going to charge for parking, entry into places like Seven Falls, it would be nice to have a locals' rate. Paying \$14 entry fee on top of meals is too much. I would come more often if there were a better rate for locals.

-Please do not build a horse property on Strawberry fields - keep Cheyenne Canyon safe!

-Where would the ? Trails go? Does the Broadmoor intend to access the National Forest? If so, has the Forest Service been consulted?

-Picnic area – amplified sound might be an issue to consider.

-Too much labor traffic now – this would be worse.

-Are horses always with guide? How will Broadmoor restrict us?

-It would be a sad day to lose a beloved local park; an even worse precedent to trade away any city park. We need to add to our park system. It is also my impression that properties acquired are ones the public already has access to, so what would we really be gaining. I understand the Bear Creek piece is worth big \$\$.

-Opening of Seven Falls significantly impacted Mesa Ave. Shuttles nosier and later. What is traffic impact?

-How many horses, daily? Annually? Will Broadmoor agree to limit on number and trails?

-Why doesn't Broadmoor keep using the stables they used to up Stage Rd? No need for another.

-We use North Cheyenne Canyon Park and Mt. Muscoco Trail a lot and Strawberry Field hardly at all. So we think this is a GREAT initiative. We are 1000% behind it.

-If this is swapped, can we legally bind the Broadmoor to park valuation as part of the first right of refusal if they wish to sell the property?

-My concerns are what do you do about: fires, floods and flies. This land seems extremely fragile to me.

-Don't do this. Huge impact on Cheyenne Canon. Look at traffic.

-Long time horse owner – no amount of management will prevent total destruction of terrain suggested. Look forward to fire, flood and flies. And ? – Area is too fragile for either suggested use!!! Cheyenne Creek flood event showed us how fragile and how destructive 1 day of rain can be.

-Require a conservation easement on the Strawberry Hill area 189.5 AC – That clearly limits parking impervious surfaces - # of horses.

-Include the section of the McNeil/Swisher Trail that the Broadmoor owns in the swap so we can access the top of Cheyenne Mountain.

-The people of Colorado Springs are getting very little, if anything in this land swap, while the Broadmoor will be commandeering some prime,

pristine real estate, especially Strawberry Fields, to generate profit and develop a commercial enterprise (or two)! We don't need what they're offering!

-NO! Take this deal back to the drawing board, but leave Strawberry Fields out of the equation!

-We do not believe that a second horseback riding stable is appropriate when there is a stable in operation in the same area. This is a family business that does not have any other source of income, unlike the Broadmoor. Even a small stable could put this family out of business.

-What about parking? Parking for 7 Falls has occupied North Cheyenne Canon picnic spots. The shuttle has only been partly used. Will this be a similar situation for the stables parking?

-Reggie Davis, a lifelong Boy Scout leader in Colorado Springs died of a heart attack in the cave up there on a Boy Scout outing! Remember him maybe?

-I have real concerns about the timeline. This is a matter that should be considered over months – not weeks. “2 for 1 land swap is not the way to characterize this because the acres the city is getting aren't that useable.

-It is not necessary to have another riding stable when there is a high rated one so close. Stables at the Broadmoor (also known as) Old Stage riding stables are a family business – why jeopardize a small family when the Broadmoor has so much? The proposed land for Heritage Trail goes through by the stables at the Broadmoor.

-Value only to Broadmoor nothing benefits Canyon homeowners.

-People using Starsmore parking lot as parking for 7 Falls. How will this be addressed? Where compounded.

-This is a trade that was done quickly and underhandedly for the benefit of The Broadmoor. This is a beautiful parcel in North Cheyenne Canyon purchased in 1886 at the will of the citizens. Each parcel should be considered independently. NO.

-For now Broadmoor says it's not building there & public access is assured, but what could they change after 5 years or so?

-DON'T do the land swap! The beautiful rocks off Old Stage will become private property! It sets a bad precedent.

-Why would the Broadmoor need to restrict public access to the western part of the parcel where the caves are?

-Too many “ifs” not enough “wills”. Don't trust Broadmoor.

-Environmental impact of a horse stable? What is the trail going along Old Stage for? Why monopolize the canon?

-I hike daily on N. Cheyenne Canon Park trails and Strawberry Fields (as well as Stratton Open Space). I have never encountered another hiker on Strawberry Fields trails. I believe the city is receiving valuable area/property in the swap. However, I think most opposition comes because people (myself included) do not trust the Broadmoor. As a resident of Cheyenne Canyon, I was very disappointed that neighbors were not invited to Seven Falls when it was re-opened by the Broadmoor. I also believe they made a marketing/customer services error in not offering a special rate to canyon residents and their houseguests to visit Seven Falls (& its restaurant) – A missed opportunity, Broadmoor! Jeanne Koss, 1339 W. Cheyenne Rd. (719)322-3111.

-Colorado Natural Heritage Program rates North Cheyenne Canyon high biodiversity value and suggest South Cheyenne Canyon would have similar value. Has Strawberry Hill been evaluated for biodiversity or wildlife/plant life values?

-This looks like a win for the city – getting Daniels Pass, Muscoco overlook and Chamberlain trail and keeping Hully Gully and S. Canyon trail all for Cheyenne Canyon and losing only a few social trails.

-The City of Colorado Springs has \$17 million available to acquire property. USE IT. Don't be strong armed by the Broadmoor!

-Buy what we need but never divert what we already have. Do not give or sell land to Broadmoor.

-The public is getting more than enough in exchange for this property. If you oppose it just because it's the Broadmoor, why do you hike land probably live next door? Consider moving. Broadmoor should consider

allowing public access to the land above the stables, as a condition of the deal.

-This property is too close too dangerous land for horses. Example: falling rock, unsure ground. Who will supervise this? Who will keep horses on the proper trails?

-10 mule trains a day, 30-40 animals peeing in Cheyenne Creek????, The new trail on the south side of Mesa to 7 Falls would be crossed by Broadmoor buses to access their proposed stable -THAT IS NUTS!!!