Mehew, Christi

From: Palus, Karen
Sent: Tuesday, March 08, 2016 4:30 PM
To: Mehew, Christi
Subject: FW: Proposed City/Broadmoor Land Swap....a BAD Idea

Did you get this one?

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Charlie Adams [mailto:charleskadams@yahoo.com]
Sent: Saturday, February 06, 2016 4:58 PM
To: Council Members; Palus, Karen
Cc: Pam Zubeck; Tiania Adams
Subject: Proposed City/Broadmoor Land Swap....a BAD Idea

Dear Mayor Suthers and City Parks Board & Staff,

We are writing to say that my family and I are strongly opposed to the proposed land exchange between the City and The Broadmoor.

Much of the land the Broadmoor is "exchanging" is either cliff-side and inaccessible (the 208 acres west of Mt. Muscoco) or already being used by the public. In particular, the 189.5 acre Strawberry Fields parcel is a place that countless citizens have used for recreation for decades, from picnicking, to asparagus "hunting," to hiking, biking and sledding. This land is basically a continuation of the Stratton Open Space and North Cheyenne Canon Park, and something that should not be "exchanged" for lands not even comparable - not to mention the fact that we citizens, via TOPS, support the purchase of open space to preserve what makes Colorado Springs a desirable place to live. Why would we turn around and give away such a beautiful and widely used piece of open space that we already own?!

We are very concerned that the current city government is ignoring the welfare of its citizens for the benefit of the Broadmoor. As "Park Neighbors," we received a card about the January 28th public meeting postmarked January 21st. The first reading before City Council was January 25th. All appearances are that this is a behind-the-scenes, backroom deal, with minimal public comment. This is a bad deal; please do the right thing and nix this proposal.

Sincerely,

Tiania and Charlie Adams
Old Stage Rd.

Donald E. Addy
245 Thames Drive
Colorado Springs, Colorado 80906

February 15, 2016

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905

Dear Ms. Palus,

I am writing to express my support for the proposed land exchange between the City of Colorado Springs and the Broadmoor.

The parcels in consideration would be good fits for both parties and as citizens, we would benefit from the exchange. Continuing to develop hiking trails in the Pikes Peak region will only enhance our appeal to people who seek the type of recreation such trails and facilities offer. Blessed as we are by our beautiful surroundings, this exchange will enable more people to enjoy those natural resources.

Further, I am personally acquainted with both the owners and the executive management of the Broadmoor and I know them to be honorable people interested in being good citizens of our community. Their willingness to make this exchange despite the loss in financial value they would incur is an indication of their honorable intentions. The City is well served by citizens of this caliber.

I encourage you to move ahead with this exchange for the benefit of the people of Colorado Springs and El Paso County. Fifty years, nay 5 years, from now, we will look back at this and say "we are so glad the City made this deal."

Respectfully,

Donald E. Addy

Mehew, Christi

From: steve barta <stevebarta@hotmail.com>
Sent: Monday, February 08, 2016 11:11 AM
To: Mehew, Christi
Subject: Land swap issue with Broadmoor

Dear Advisory Board,
I feel this land swap is not in the best interest of the people of Colorado Springs. This is THE last diamond parcel in this part of the city. To give it up in a land swap would be simply irresponsible. I implore you, please do not look at this deal as something that becomes instantly negotiable, simply because Philip Anschutz wants this parcel.

I would be against this swap if Mr. Anschutz wanted the land to raise birds, bees and bears. Once that swap is made, it becomes the private property of the Broadmoor, and public access is over. Done. Never more to be owned by the people with free and open access by all citizens - as it has been since 1885.

I urge everyone on the Board to ask themselves if they are willing to give up this diamond for a land swap.

Parks Board, I respectfully ask that you don't let it slip away. Pass it on to next generations.

Most Sincerely,
Steve Barta

Steve & Hubert Laws discuss the making of the new recording: https://vimeo.com/144304626

Video clip on the Rearrangement of a Classic: https://vimeo.com/138089924

"A thousand Bravos! a true and modern arrangement!"
- Claude Bolling

Grammy Nominee
-Http://www.SteveBartaMusic.com

From: Gonzalez, Eileen
Sent: Monday, February 01, 2016 8:57 AM
To: Suthers, John
Cc: Palus, Karen
Subject: FW: Land Swap deal with Broadmoor - Steve Barta's opinion

Forwarding as it's addressed to the Mayor.

Eileen Lynch Gonzalez, City Council Administrator
City of Colorado Springs
Phone (719) 385-5452
Cell (719) 310-2383
www.coloradosprings.gov

From: steve barta [mailto:stevebarta@hotmail.com]
Sent: Monday, February 01, 2016 8:27 AM
To: Council Members
Subject: Land Swap deal with Broadmoor - Steve Barta's opinion

Mr. Mayor,
I would be surprised if this ever reaches you, but I feel as a citizen of this community, I must speak out re: this land swap issue with the Broadmoor.
I feel this land swap is not in the best interest of the people of Colorado Springs. This is THE last diamond parcel in this part of the city. To give it up in a land swap would be simply irresponsible. I implore you, not to look at this deal as something that becomes instantly negotiable, simply because Philip Anschutz wants this parcel.

I would be against this swap if Mr. Anschutz wanted the land to raise birds, bees and bears. Once that swap is made, it becomes the private property of the Broadmoor, and public access is over. Done. Never more to be owned by the people with free and open access by all citizens - as it has been since 1885.

I urge everyone to ask themselves if they are willing to give up this diamond for a land swap. If you are in agreement with me, please take the time and attention to write each and every city council member to make your voice heard on this matter. It is councils responsibility to listen to the voice of the people.

John - this is your land. Hold on to this one. Don't let it slip away. Pass it on to next generations.

Sincerely,
Steve Barta
1527 Cheyenne Blvd
Colorado Springs, CO 80906
719-651-6630

Steve & Hubert Laws discuss the making of the new recording: https://vimeo.com/144304626

Video clip on the Rearrangement of a Classic: https://vimeo.com/138089924

"A thousand Bravos! a true and modern arrangement!"
- Claude Bolling

February 5, 2016

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905

Dear Ms. Palus,

I support the proposed land Broadmoor land exchange. The city, and many trail users, gain quite a bit compared to what they give up.

Under the proposal, with the Cog property going to the city, access to Barr Trail would be secured. Access agreements for the Incline would be simplified. It would also simplify approvals for the nonprofits and volunteers who maintain Barr Trail. Acquiring the Cog parcels would also simplify and improve trail design for the north return trail for the Incline. To take traffic off Barr Trail, the north return trail must be more appealing than Barr. If it must route around the Cog parcels, the trail could end up longer, so fewer people would use it, leaving most of the traffic on Barr. The addition of a trail easement on the spur trail between Barr and Ruxton is a big plus. The spur trail was a popular route for runners because it is the route for the Pikes Peak Ascent and Marathon. It was also popular with both runners and bikers because of the steps on the lowest half mile of Barr. When Rocky Mountain Field Institute started maintenance on Barr Trail, they installed steps to help stabilize the trail in the half mile between the spur trail and the main trailhead because at that time runners and bikers could take the spur trail and avoid the steps if they wished. With the spur trail closed to public access, trail users lost that alternative. The proposed agreement would give trail users this alternative route again. This proposed land exchange would benefit hundreds of thousands of trail users. As you know from the usage counts for the Incline, with most of those trips also using Barr Trail also, hundreds of thousands is not an exaggeration.

The Broadmoor's proposal to build a stable on the parcel along 21st Street and run horses in Bear Creek Regional Park generated quite a bit of opposition. That proposal is apparently ended, but the land could still be developed for houses. This proposed land exchange would protect the parcel on 21st as open space.

The proposed exchange secures trail easements for sections of the Chamberlain Trail. When complete, the Chamberlain Trail will be a major trail on the west side of Colorado Springs, connecting several parks. It would become a popular trail and benefit many trail users. The proposed exchange brings this major trail closer to completion.

The North Cheyenne Canon parcel that the city gains in the exchange would allow access to Mount Muscoco's summit and overlook. The reroute of the Muscoco trail improved the trail and made it easier to follow, both of which made it more popular. Many hiking and trail biking enthusiasts have mentioned access to the Daniels Pass trail

as important. This exchange provides legal access to popular spots on an increasingly popular trail, plus legal access for Daniels Pass.

The city would give up the Strawberry Hill area of North Cheyenne Canyon. Most park users do not use this area because it does not have any developed trails or system access. People who live in the neighborhood use rogue social trails in the area. Like most social trails, these trails are not well designed. There has been talk of a bike downhill in the area, but this is not definite even if the city keeps the Strawberry Hill parcel. The proposed exchange does provide for continued public access on the designed system trails on the parcel, the Chamberlain Trail and the South Canon Trail, and also provides continued access to Hully Gully.

Overall, the city and trail users gain secure access to Barr Trail, easier access for the Incline, a better route for the north return trail, access to the spur trail to Ruxton, easements for several sections of the Chamberlain Trail, ownership of the Mount Muscoco summit trail, the Mount Muscoco overlook trail, the Daniels Pass trail, and the Bear Creek parcel, keep public access to Hully Gully and public access to the system trails on the Strawberry Hill parcel. In exchange for all this, they lose a network of social trails. The gains benefit thousands, and, really, hundreds of thousands, of trail users. The loss is to the people living in the immediate area of Strawberry Hill. Far more is gained for far more people.

Thank you for all the time and effort that went into the proposal. Thank you also for the opportunity to comment. Please convey my support to the Trails, Open Space, and Parks Committee, the Parks, Recreation, and Cultural Services Advisory Board, City Council, and Mayor Suthers. Thank you again.

Sincerely,

Carol Beckman

Carol Beckman
3340 Marble Terrace
Colorado Springs, CO 80906

March 3, 2016

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905

Dear Ms. Palus,

My family and I have been hiking in North Cheyenne Canyon Park for 25 years. We have hiked basically all the system trails there. When the kids were young, we regularly hiked the Mount Cutler and Silver Cascade trails. The Muscoco trail has been and still is my husband's "go-to" trail, when he just wants to get out without a long drive. We hike the Columbine trail in winter when the higher trails are snow-packed. Seven Bridges, Saint Mary's Falls, and Buckhorn trails, from the Gold Camp Road trailhead, going into adjacent Pike National Forest, are also regular favorites. We frequently hike in North Cheyenne Canyon.

I support the proposed land Broadmoor land exchange. With the changes that the Broadmoor has agreed to, most of the objections cited by opponents are answered. The objections center around the Strawberry Hill area.

People want continued public access. The Broadmoor has agreed to allow public access on the trails that they develop. The conservation easement can include perpetual public access. People have expressed concern about how free and open this access will be. In answer, look at the access that the Broadmoor allows to the grounds of the hotel. They do not restrict access there to only their guests. People are free to walk around the lake, for example. A fair number of people take advantage of that. If the Broadmoor allows the public to stroll around the hotel grounds, it seems likely they will allow access to the Strawberry Hill area. Mr. Damioli has explained the necessity of the fencing around the zip lines by Seven Falls, because of its nature as an attractive nuisance. People will continue to have access to the Strawberry Hill area.

In fact, public access to the Strawberry Hill area will improve if the Broadmoor develops trails. Currently, the area is a web of rogue social trails. Nothing is on the park map. Most park users do not know the area is there, and so do not use it. Social trails in parks are generally considered a bad thing, and the trails in there are like most social trails. With developed trails, the public will have better access on more pleasant trails.

People have expressed concern over lack of access around the proposed picnic pavilion. The city Parks system itself has picnic pavilions that people may use only with a reservation and paying a fee. The proposed pavilion for Strawberry Hill would be no different from what already exists in the park system. People are concerned about weddings and other events at the proposed pavilion. Again, this is no different from existing city park pavilions, which people might rent for a wedding or a reunion or some

other event. Also, just as with existing picnic pavilions, common courtesy would keep trail users away from events there.

Another expressed concern is future development on the property. Some say that even if the current management agrees not to develop the property, future management might decide to develop it. The Broadmoor has agreed to deed restrictions to maintain PK zoning, which limits the type of development and subjects it to approval by the Parks board. The Broadmoor has also agreed to a conservation easement on most of the property, with an excluded area to allow for a picnic pavilion, stable, and access. Even if some of the property is outside of city limits and so outside of city zoning, a conservation easement would cover that portion of the property.

Opponents cite the proposed land exchange as a dangerous precedent. But it is not a precedent. The city has exchanged land in the past. Hully Gully was obtained in a land exchange with Seven Falls in 1999, trading public land for a recreational asset.

People express concern about parking, and cite the example of Seven Falls. The Broadmoor has a shuttle for Seven Falls, and plans to do the same if they obtain Strawberry Hill. The neighbors now complain about the shuttles running by. But without the shuttles, all the visitors would drive their own cars individually to Seven Falls, so logically the shuttles must reduce traffic to Seven Falls. Neighbors also complain that Seven Falls visitors fill all the parking for the picnic spots and other park areas near the entrance. My husband and I were in the area recently, and saw most of the parking spots taken. He concluded that it must be Seven Falls visitors. But Seven Falls was closed at the time. So while it's true that parking fills in the area, and it is easy to blame Seven Falls, Seven Falls does not seem to be the cause.

People express concern about the stable, horses, manure, and flies. With the Broadmoor planning a picnic pavilion in the same area, one would think that the first place the flies would go would be the picnic pavilion, being much closer than the neighborhood houses. The Broadmoor would certainly be motivated to keep the stable and other areas the horses use clean. This would also answer concerns about effects on the watershed.

The Broadmoor also plans to improve and maintain the Strawberry Hill property. Areas off Old Stage Road have trash and graffiti. The Broadmoor plans to clean up the area. Opponents say that now that the area has come to wider public notice, that CS Parks and Rec will clean up the area. But Parks and Rec has limited resources. Even if they find the resources to clean up this area, that money and staff time must come from other areas, which will suffer for it. The Broadmoor also plans to do fire mitigation and work on restoring areas affected by gravel washing off the road. The area will be better maintained and preserved under Broadmoor management.

Opponents say that even if the Broadmoor currently plans to keep the land undeveloped and well maintained, the hotel can be sold or have different management, and they might not continue to be good stewards and good partners. How the Broadmoor

maintains its partnerships and relationships with other entities is a good indicator. I am a member of Saint Paul parish, which is situated between the Broadmoor and the El Pomar Foundation Penrose House, and was more or less started by Julie Penrose. Julie and Spencer Penrose, with approval from the bishop, built Pauline Chapel in 1918, which became the basis of Saint Paul parish in 1925. Through the years, through all the owners and all the managers at the Broadmoor, the Broadmoor has been a good neighbor to the parish. The Broadmoor lets people attending weekend Masses at the church park in the Broadmoor's parking lot by the church. This use is so seamless that, until the parish had a major renovation, and later the Broadmoor improved the parking lot, most parishioners did not realize that the Broadmoor, not the parish, owned the parking lot. The Broadmoor allowed the parish to have a mobile classroom unit for the parish school partly on parish property and partly on Broadmoor property for several years. When the Broadmoor hosted the Senior Open, the Boy Scout troop and Girl Scout troop sponsored by Saint Paul's saw a fundraising opportunity and set up booths in the school parking lot to sell drinks and snacks. The Broadmoor staff invited the Scouts to move to the location where the shuttle buses were dropping off and picking up guests, a much more lucrative location. With Pauline Chapel itself, the parish was having a difficult time with the expenses to maintain and insure it. The parish entered into a partnership with the Broadmoor, where the Broadmoor uses and maintains the chapel. The Broadmoor immediately had crews of workers improving the grounds and repairing and painting the exterior, and, while I could not see them, I'm sure they also worked in the interior. The Broadmoor has been a good neighbor for the parish and has maintained the relationship through all the owners and managers, in a relationship that has been going nearly a century.

Overall, if the land exchange occurs, public access will be better at Strawberry Hill, with developed trails rather than rogue social trails that only neighbors know about, and the area will be better maintained and cared for. In addition to that, CS Parks and trail users, both local users and visitors, will also gain Daniels Pass, the Muscoco summit and overlook, access to Green Settlement and Greenwood Park, emergency access for Hully Gully, ownership of a segment of Barr Trail, ownership of a significant portion of the Manitou Incline, access to the spur trail between Barr and Ruxton, an addition to Bear Creek Park, and easements for segments of the Chamberlain Trail.

Thank you for all the time and effort that went into the proposal and your continued efforts to improve the deal for the city and the public and to answer concerns. Thank you also for the opportunity to comment. Please convey my support to the Trails, Open Space, and Parks Working Committee, the Parks, Recreation, and Cultural Services Advisory Board, City Council, and Mayor Suthers. Thank you again.

Sincerely,

Carol Beckman

Carol Beckman
3340 Marble Terrace
Colorado Springs, CO 80906

February 9, 2016

Chris Beyer
Board President
Friends of Cheyenne Canon
Via email: President@cheyennecanon.org

Thank you for your note, Chris. I am grateful for the time you took along with Lee Wolf to visit with me. I see why Karen speaks so highly of you.

Jack and I spoke further about our conversation about having the 189.5 acres piece opened for public use beyond the Chamberlain Trail. The more we talked about it we both agreed we have no issue with this, so long as people are respectful and caring for the property. Admittedly, we do not want underage drinking, drug use or vandalism. In fact, it would be great if we could work with the Ambassador program to help see that the property is treated appropriately. We plan to do extensive cleanup of the gravel flows, the graffiti on the rocks and trash areas, fire mitigation and enhancement to the existing trails. I predict with the Chamberlain Trail and improvements to the existing trails, we will have more public usage and access then exists today.

I read Richard's op-ed piece in the paper today. It was very well done, but I think he misses a key point. His premise is that this is not a good deal for the city because The Broadmoor is giving up property it does not want. In forty years in business and working through all sorts of transactions and agreements I have found that agreements come together only when both sides get what they want. That is what has happened in this case. The 189.5 acres is more strategic to us because it borders our land on the west and south ends. Admittedly, the 205 acres the city would be gaining on the other side of Seven Falls, is less strategic to us, but highly strategic to Parks and Recreation gaining the Mt. Muscoco trail that is currently on private land and the trail connections that allows. The property in Manitou puts the Barr Trail and the Incline, two of our most iconic outdoor recreational venues, in public hands and perpetuity and allows for the very important additional spur connecting the Incline. It solves a problem at Bear Creek Park, assuring the 8.5 acres that is zoned for the development of seventeen homes, will remain open space. Lastly, the connections and easements open up vast trail corridors, allowing Parks and Recreation to fulfill the vision of the re-establishment of the Chamberlain Trail and the Cheyenne Mountain Heritage Trail.

Both sides get what they want and the public retains access to the property they are exchanging with new trail access and other necessary improvements.
I look forward to seeing you at the meeting on Thursday, it should be interesting.
The latest I heard is that we are going to develop vacation rentals!

Thank you.

Steve

Stephen Bartolin, Jr.
Chairman
The Broadmoor

President Chris Beyer
Vice President Rebecca MacNamee
Secretary-Treasurer Kate Campbell
Members-at-Large Jerry Rhodes, Kevin Westendorf, Linda Weber, Audrey Szychulski, Rick Hessek
Ex-Officio Board Member Bob Falcone

REV January 29, 2016

For immediate release:
Media Contact: Chris Beyer, FOCC Board President
REVISED EMAIL president@cheyennecanon.org

Statement from the Friends of Cheyenne Cañon

Opposition to Proposed City/Broadmoor Land Swap

The Friends of Cheyenne Canon first learned of the proposed land swap between the City of Colorado Springs and the Broadmoor on January 14, 2016. Since then the Board of Directors has examined all aspects of the proposal's details, as we know them. We have viewed the land involved in the proposal, and listened to the comments and concerns of our members, supporters and neighbors. Based on our analysis of the pros and cons of the proposal, the Friends of Cheyenne Cañon Board of Directors opposes this land swap.

The proposal would give the Broadmoor approximately 189 acres that comprise the southern portion of North Cheyenne Cañon Park (Strawberry Hill, AKA Strawberry Fields) in return for land at the far western end of the park. It also includes land that bisects Barr Trail and the Manitou Incline, along with easements for future development of the Chamberlain Trail, and some acreage adjacent to El Paso County's Bear Creek Regional Park.

The sacrifice of Strawberry Hill in this all-or-nothing deal is the antithesis of preserving and protecting open space for the enjoyment of the citizens of Colorado Springs. This beautiful parcel of land is known for its wild, untamed yet accessible environment. It was purchased by the city over 100 years ago and is enjoyed by visitors and locals, many of whom live in the immediate neighborhood and who are the biggest supporters of the Park both financially and with their volunteer time.

The land at the western end of the Park proposed in the swap is distant, undeveloped, and with no existing City plans for development for public enjoyment and recreation. There is no equal value in this swap. We would like to see an unbiased analysis of the social, environmental and economic impact on the park with the swap of these two parcels?

The vision and mission of the Friends of Cheyenne Cañon is to preserve, protect and enhance the park for future generations. This is the beginning of a process that will hopefully lead to the right decision. The City and the Friends of Cheyenne Cañon invite and welcome your input through a variety of avenues listed here:

E-mail comments: City Council members AllCouncil@springsgov.com CS Mayor *jsuthers@springsgov.com* and City Parks Board cmehew@springsgov.com

Twitter: @COSpringsMayor @COSCityCouncil

Mehew, Christi

From: EBrettMBour@aol.com
Sent: Monday, March 07, 2016 3:46 PM
To: Mehew, Christi
Subject: Re: Proposed Land Exchange

More and more, after several meetings, we are worried about doing this swap.
1) it may set a precedent for future "land grabs" by commercial entities
2) how do we know the Broadmoor won't do what they are doing everywhere else. They've taken over the World Arena, (that lots of us donated to for building) and Seven Falls, now this. When we first moved here, Seven Falls was free or really cheap, and we took all our visitors and family there whenever we felt like it. We could hike there, and maybe have a hot dog or snacks. Then it got to be so much per car, which was still okay. Then it became so much per person, about 6 or 7 dollars. But now, under Broadmoor occupation, they keep you out unless you go through them, parking and riding for $14 and the restaurant is really as expensive as the Broadmoor itself. I guarantee we WON'T be going to Seven Falls or taking family or visitors again,,,not at those prices. How do we know they won't do the same thing to control Strawberry Fields, when they've done it everywhere else? The conservation easement hasn't been done, and if they ever say they don't want the property again, we "could buy it back at today's prices." The city couldn't pay today's price for that property, and I sincerely doubt Broadmoor would trade back that high country property they want to give us in exchange. The property would be lost to development.
3) The TOPS people and all citizens worked for and voted for funds to buy more open space property. WHY would we give up any that has been in city hands for a hundred years?
4) The only way I would go for this would be if we do NOT trade this piece of property, but lease them that little corner for a picnic shelter.
5) I do NOT want them to put in a stable, since they have treated the original owners of "The Stable at the Broadmoor" (up Old Stage Road) so shabbily. They had the money to buy out the name copyright, so now the owners of the stable must change all titles, logos, brochures, and business cards, etc. to some new name unknown to their long time customers and visitors from out of state. That is just not right. That stable has been accommodating Broadmoor guests for 40-50 years, and the Broadmoor used to shuttle folks up there to ride. Now they want their own in direct competition and stole the name as well. This will put those good folks up there out of business, and it is not fair! I don't think that Anschutz should just get his way with everything, just because he has the money. Next they'll be wanting Colorado Springs renamed as the Broadmoor Springs or some such dumb thing.
6) During the presentation of the Broadmoor, there was some fine print under their list of "benefits" and I only caught a little of it. Something about their right to preserve an "envelope" separate from the conservation easement. What does that mean, and why did they skip over it so fast?
I guess you could say, we are getting a little bummed out by Anschutz taking over everything, and now wanting our land as well. Maybe we should just tell them they can't have it, and if they want their guests to go horseback riding, they can take them up the mountain to the "OLD" stables they have now demanded to rename. I do not trust the Broadmoor under these people who have it now. This is just another takeover, and we should say no.
Sincerely, Margaret and Eric Brettschneider
PS. I doubt we'll come to any more meetings. They are all the same. We are writing letters to City Countil and Parks, instead

In a message dated 3/7/2016 10:52:04 A.M. Mountain Standard Time, cmehew@springsgov.com writes:

> Thank you for attending the Proposed Land Exchange public meeting on Wednesday, February 24th at Gold Camp Elementary School. Please find attached a community calendar that lists past and upcoming meetings along with the website for all current information regarding the pro
> exchange. We appreciate your attendance, thoughtful dialogue and support and int
>
> Thank you!

Have a great day!

Karen

Karen Palus, CPRP, CYSA

Director of Parks, Recreation and Cultural Services

City of Colorado Springs

1401 Recreation Way

Colorado Springs, CO 80905

P: 719-385-6501

F: 719-385-6599

E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Mehew, Christi

From: Palus, Karen
Sent: Monday, February 01, 2016 11:55 AM
To: Mehew, Christi
Subject: FW: Opposition to the Strawberry Hills Land Swap

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Guidotti, Wendilyn
Sent: Monday, February 01, 2016 9:05 AM
To: Palus, Karen
Subject: FW: Opposition to the Strawberry Hills Land Swap

From: christopher bowman [mailto:sionnach333@yahoo.com]
Sent: Saturday, January 30, 2016 6:40 AM
To: Council Members; Suthers, John
Subject: Opposition to the Strawberry Hills Land Swap

Christopher Bowman
14250 Chalet lane
Elbert, Co 80106

Dear City Council Members and Mayor John Suthers,

I live in the Black Forest community and the Colorado Springs area is my home. The land swap proposed by the Broadmoor Hotel that includes the Strawberry Hills region of North Cheyenne Canon Park looks to me like a bad deal for Colorado Springs residents. In terms of actual dollar value, I think the city would be ripped off by the proposal, as the difference in value of the actual acreage proposed is significant. I hope you will oppose the swap.

Very respectfully,
chris bowman
30 January 2016

Mehew, Christi

From: Victor Bradford <stpdk2000@yahoo.com>
Sent: Tuesday, March 08, 2016 7:26 PM
To: Mehew, Christi
Subject: Re: Proposed Land Exchange

Thank you Christi and Karen.

I have hiked this area recently and was amazed at the level of overgrowth and the erosion in the area. I hope you will be able to receive opinions from a wide variety of our community and to help resolve this issue in a way that will benefit that community.
Thanks for your work on this and other issues, and for doing it on the budget you have. Our Parks mean much to us.

VPB

On Monday, March 7, 2016 10:52 AM, "Mehew, Christi" <cmehew@springsgov.com> wrote:

Thank you for attending the Proposed Land Exchange public meeting on Wednesday, February 24th at Gold Camp Elementary School. Please find attached a community calendar that lists past and upcoming meetings along with the website for all current information regarding the proposed land exchange. We appreciate your attendance, thoughtful dialogue and support and interest in our Parks.
Thank you!

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Mehew, Christi

From: Palus, Karen
Sent: Thursday, March 10, 2016 7:51 AM
To: Mehew, Christi
Subject: FW: Many refrigerators many piles of trash in strawberry fields.

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: renee brindisi [mailto:reneebrindisi@gmail.com]
Sent: Thursday, March 10, 2016 7:37 AM
To: Palus, Karen
Subject: Many refrigerators many piles of trash in strawberry fields.

Ms. Palus,
When will all of you stop this nonsense about trash there simply isn't any.if you want to see trash and bottles go to north cheyenne canon. If logic would follow we should give that to the broadmoor also.also the gate in front of seven falls is absolutely horrific an eyesore for the whole canon.if you take a picture of and then look it's absolutely disgusting. The broadmoor is not a good neighbor I know I've lived in this canon for forty years I remember when they were a good neighbor. Thank you for listening

Mehew, Christi

From: Palus, Karen
Sent: Monday, February 01, 2016 12:02 PM
To: Mehew, Christi
Subject: FW: Land swap...

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...It Starts In Parks

-----Original Message-----
From: Guidotti, Wendilyn
Sent: Monday, February 01, 2016 8:51 AM
To: Palus, Karen
Subject: FW: Land swap...

-----Original Message-----
From: Doug Bursnall [mailto:d_t_burz@yahoo.com]
Sent: Sunday, January 31, 2016 5:47 PM
To: Council Members; Suthers, John
Subject: Land swap...

Mayor Suthers and City Council members,

I have taken a great deal of time to look into the current Land Swap proposal between the Broadmoor and City Parks, and have distilled my feelings and thoughts into the following;

- Our citizens have supported land acquisitions through the TOP tax consistently over the years. This tax is dedicated to preserve and extend the open space easily available to residents. If the Strawberry Fields area were currently under private ownership, it would be the most highly valued potential area for purchase using the TOPs funds, for its geographical, natural beauty and its accessibility. It makes no sense to give away land that we would in all other circumstances be trying to purchase.

- The recent Gazette editorial shamefully undervalued the land at $1.6m as a means to make the swap look to be a good deal. A simple few minutes of research at land.elpasoco.com indicates that Strawberry Fields is valued at ~$250,000 per acre (given land values of neighboring property) or $20-$45m.

- Reassurances that the land will never be further developed, are to a citizen, hollow. If the Broadmoor is truly honest in this respect then it will also accept a lease agreement for the small section of the land it needs for its stables, this would ensuring that the purchase made for the city's citizens over 100 years ago, and the spirit of the current TOPs tax is maintained, with the city retaining ownership and control of all activities on the land.

In its current form, this is not a good deal for the City or for its citizens, I look to you to oppose this proposal as it currently stands, and work to negotiate a deal that will provide long term benefit to the city and follow the spirit and intentions of our TOPs tax.

Regards
Doug Bursnall
ATAC member
Cheyenne Canyon resident

Mehew, Christi

From: Doug Bursnall <dbursnall@csu.org>
Sent: Tuesday, February 09, 2016 11:58 AM
To: Mehew, Christi
Subject: Land Swap.

Dear Parks Advisory Board,

I believe you have today been provided a presentation on the proposed land swap between the Broadmoor and City Parks. I was unable to make the meeting but have taken a great deal of time to look into this issue, and have distilled my feelings and thoughts into the following;

Our citizens have supported land acquisitions through the TOP tax consistently over the years. This tax is dedicated to preserve and extend the open space easily available to residents. If the Strawberry Fields area were currently under private ownership, it would be the most highly valued potential area for purchase using the TOPs funds, for its geographical, natural beauty and its accessibility. It makes no sense to give away land that we would in all other circumstances be trying to purchase.

This land was purchased over 100 years ago, to provide the cities citizens with accessible natural areas, it has been in constant and regular use since that date. Trails have been worn into the hillsides and meadows by countless feet and paws.

The recent Gazette editorial shamefully undervalued the land at $1.6m as a means to make the swap look to be a good deal. A simple few minutes of research at land.elpasoco.com indicates that Strawberry Fields is valued at ~$250,000 per acre (given land values of neighboring property) or $20-$45m.

Reassurances that the land will never be further developed, are to a citizen, hollow. If the Broadmoor is truly honest in this respect then it will also accept a lease agreement for the small section of the land it needs for its stables, this would ensuring that the purchase made for the city's citizens over 100 years ago, and the spirit of the current TOPs tax is maintained, with the city retaining ownership and control of all activities on the land. Lease payments could then be rolled back into the property to better manage its current system of social trails.

In its current form, this is not a good deal for the City or for its citizens, I look to you to oppose this proposal as it currently stands, and work to negotiate a deal that will provide long term benefit to the city and follow the spirit and intentions of our TOPs tax.

TOPs is here to extend the Open Spaces available to our cities citizens. As the Broadmoor has stated it values its land at the incline and Muscoco at $3m (Gazette editorial), TOPs funding should be sought to purchase those unwanted liabilities from the Broadmoor, but we should not swap a jewel in our park system, once it is gone we will never be able to get it back.

Regards

Doug Bursnall

ATAC member
Medicine Wheel Trail Advocates committee member
Kids on Bikes Board Member
Cheyenne Canyon resident

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PUBLC COMMENTS RELATED TO COS/BROADMOOR PROPOSED LAND EXCHANGE

GARY BUTTERWORTH

FEBRUARY 24, 2016

Thank you for the opportunity to share my thoughts and perspectives related to this proposed exchange. My name is Gary Butterworth, I've been a resident of Colorado Springs since 1998...I moved out here, as many of us have, for the quality of life, which to me means clean, dry air, considerably less traffic than Washington DC, relatively lower cost of living, and, most importantly, beautiful scenery and a community dedicated to protecting and preserving open space and encouraging and enabling people to get outdoors.

My perspective on this particular issue is colored by my past experience as a former chair of the Colorado State Parks board and as vice chair of the newly formed Colorado Parks and Wildlife Commission and in my current role as chair of the Colorado State Board of Land Commissioners.

In these roles, I was and am routinely briefed and apprised of the projected population growth of the State (most of which will occur on the Front Range to include Colorado Springs) and how that growth will lead to an even higher demand for recreation trails and outdoor spaces.

For as long as I can remember, both Colorado State Parks/CPW and Great Outdoors Colorado have identified the development and maintenance of trails as one of the top priorities for the organizations and one of the top needs of communities to serve its residents. GOCO's inspire initiative and the Governor's recent "16 for 16" high priority trails initiative, of which Ring the Peak is one, are current examples that clearly demonstrate the commitment to this priority.

On a local level, it is clear that the development and connectivity of trails has been and continues to be a priority for the City of Colorado Springs Parks, Recreation, and Cultural Department.

In my roles as a board member and commissioner of two agencies within the Colorado Department of Natural Resources, I am also experienced in and appreciate the importance of the public process.
I understand the challenges that the approving bodies will have in making a decision on this issue, particularly given the strong emotions that have been expressed by the very people you all serve.

Which brings me to sharing my specific thoughts on this proposal. What tends to get lost in issues like the one before you, is the time, effort, energy, and expertise invested by the staff, in this case by the City of Colorado Springs Parks, Recreation and Cultural Services Department to vet the issue and determine if such action is in the best interest of the entire community.

We are not here today because Parks acted impulsively and jumped at the first opportunity presented. We are here today because the proposed exchange achieves a number of well thought out, well planned goals developed as part of the City's master plan focused on trail development and connectivity. The staff are the community...they care for and are passionate about our trails, our open space and the well-being of the community. I am certain Parks did not pursue this proposal without fully vetting the implications and the overall benefit for the people of Colorado Springs. I have worked and observed the work of Parks...I know first hand how passionate they are about the mission. These people care about wildlife, they care about erosions, they care about preservation...in supporting this proposal, I believe they did so after much thought and analysis. They live this everyday...they are experts in the field...they are the ones who understand best the demands of this community for more trails, more connectivity, more open space.

In a perfect world, the City could simply purchase all of its targeted parcels of land, keep all of its current holdings, and all would be well. In this case, the reality is that the City and Parks do not have the financial resources and thus must be innovative in their approaches to achieving its long-term objectives, all of which are focused on public benefit.

With this proposal, indeed the City is relinquishing ownership of a 180 acre parcel of open space with outstanding natural values and beauty. What it is not giving up is ensuring that there remains public access as it exists today, as well as ensuring the parcel remains protected from future

development. The Broadmoor has demonstrated the willingness to work to put the parcel under a permanent conservation easement, which is a step further than its initial offer of simply keeping the zoning to PK. It is easy to vilify the Broadmoor because of its success and its financial resources. However, the Broadmoor must keep the long-term best interests of this community at the forefront...if this community fails, the Broadmoor will fail. The Broadmoor understands how important open space and outdoor recreation are to this community...that is why people visit and many call it home. To simply write this off as a power play I think is simply incorrect. I also know that the Broadmoor takes exceptional care of its properties and its assets. I would expect nothing less in this case.

What the City and this community gains are key strategic easements and property that are part of its long-term Parks Master Plan...and that are pieces of key statewide initiatives such as Ring the Peak. While I understand appraisals are being conducted, the initial assessments indicate that the City is receiving twice the financial value and acreage as it is trading. This is not a simple one to one exchange. The City, to the benefit of the entire community, are leveraging its assets for a greater return. This proposal represents change...not every change is good, most change is painful. However, in this case, I think the change serves the greater good of our entire community.

Mehew, Christi

From: Gary Casimir <g_casimir@comcast.net>
Sent: Wednesday, March 16, 2016 1:27 PM
To: Mehew, Christi
Subject: Broadmoor Land Swap

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Charles Castle: I want to thank you for your warm greeting to me on 3/10. I was surprised. I was not able to say everything I felt needed to be said regarding the Broadmoor land swap. If will indulge me for a while I would appreciate it.

A horse is a unique living thing with basic needs like food, water, a place to run, medical care, and caring. A few questions for the Broadmoor are from the horse's point of view: 1) Will I have adequate shelter to protect me during inclement weather? 2) Will I be housed at your facility year round or will I be trailered in for the season? Five months or less? 3) Who will take care of me, feed me, water me, give me proper medical care, groom me, and make sure my feet are in good condition? 4) Will the people that take care of me be H2B visa holders from Argentina, Mexico, Brazil, or Jamaica? 5) Will there be a pasture, arena or turn-out area for me to kick up my heels? 6) Will the bedding in my stall be cleaned and changed regularly? 7) If I am housed year round, will there be heat in the barn area and will the water temperature be maintained at 43 degrees or higher so as I will not Colic and die? 8) I will produce 26 lbs. of manure a day. If I am stabled with 19 friends, we will produce 7.8 tons a month. What will happen to that waste? Will it be spread over the 189 acres of Strawberry Fields or will it be hauled away?

As you can see, a horse needs many things. So, if the Broadmoor builds this stable facility will they 1) Punch a well for water (windmill or electric required) or pipe it in from? 2) Will they provide restroom facilities for the workers and guests or will they expect them "use a stall?" Septic tank? 3) Of course, the Broadmoor will need to build a hay barn. That will require a road. 4) Building the stable will require a road to move materials. 5) Will the stable fit in the environment? 6) Putting in water, sewage, electric, and roads constitutes development. Is this what P&R envisioned?

A few observations from Monday's meeting at the Broadmoor community church. Karen Palus said that cars from out of state were at the Incline(?) and that more out of state cars will be there in the summer. Part right. Those cars currently in the parking lot are from out of state but they're from Ft. Carson, Shriver, or Peterson. In other words, they're stationed here and have not purposely come here for a hike.

Broadmoor CEO Jack Damioli said that there would be 'pony rides' at Strawberry Fields. Say, what! The city should swap Strawberry Fields for 'pony rides?' Per Mr. Damioli, the Broadmoor has 5000 acres. Why do they need Strawberry Fields? If they want a stable and picnic area they have more than enough land to provide those facilities. He said that this process has been going on for over a year and it cannot be unwound. Soooooo? We, as a country, have spent million$ upon million$ and years for research and development on weapons systems, finding cures for strange diseases, that have not come to fruition. Unwinding this land swap pales in comparison. Respectfully ask that the unwinding process begins.

The only logical solution if the Broadmoor insists on Strawberry Fields is to lease (payment TBD) the 7-9 acres they require for a 5 year period. If enterprise fails financially, the Broadmoor site clears the facility to return it to its natural state. If the enterprise is successful, renew the lease. This can all be done per the city charter. Chances are the players today will not be the same players in five years. Or ten. Or twenty.

If a guest of the Broadmoor can afford $3680 plus tax double occupancy for 4 nights in a Premier room and want this "experience" that the Broadmoor is trying to provide, they sure can afford to go to a working ranch or a dude ranch to have a much more memorable experience and better food.

Cheers

Gary Casimir
email: g_casimir@comcast.net
719..520.1717

Mehew, Christi

om: Lieber, Christian
ent: Wednesday, February 10, 2016 10:02 AM
Cc: Mehew, Christi
Subject: FW: Strawberry Fields land trade

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: Landers, Laurie **On Behalf Of** Office of the Mayor
Sent: Wednesday, February 03, 2016 2:17 PM
To: '~Action Matrix~'
Subject: RE: Strawberry Fields land trade

Dear Mr. Chaussee:

Thank you for contacting Mayor Suthers and sharing your concerns regarding the proposed land swap between the City of Colorado Springs and the Broadmoor. This is an important topic to us all, and citizen involvement is appreciated. I am forwarding your questions to the Parks Department for follow-up.

You may also wish to reach out to City Council regarding this issue. For your convenience I am providing their contact information:

Phone: (719) 385-5986

E-mail: allCouncil@springsgov.com

Please let me know if we can ever be of assistance in the Mayor's Office. Have a wonderful day!

Laurie Landers
Senior Office Specialist
Office of the Mayor
City of Colorado Springs
Phone: 719-385-5900
E-mail: llanders@springsgov.com

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rom: ~Action Matrix~ [mailto:ActionMatrix@comcast.net]
Sent: Tuesday, February 02, 2016 7:49 PM
To: Suthers, John

Cc: ActionMatrix@comcast.net
Subject: Strawberry Fields land trade

Michael Chaussee

1607 Ridgeway Ave.
Colorado Springs, CO 80906
(719) 633-2023
ActionMatrix@comcast.net

If possible, I request that a City or Broadmoor representative contact me to answer the questions herein.

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Comments and Objection to Strawberry Field Park Becoming Privately Owned

I am a life-long resident of Colorado Springs and recreational hiker that hikes and picnics at Strawberry Fields. I hike Pikes Peak by way of the Barr Trail on a regular basis. I, also, have hiked to the land to the south of Mt. Mancusco that is part of the proposed exchange.

Unequal Trade Value / Lack of Access

The Strawberry parcel is a prime park for recreational users. The access is immediate from Alta Vista, Old Stage or the South Canyon. It is easy to walk 200 yards to picnic or start a short hike. The park is used daily by hikers and mountain bikes despite not being a well-known destination.

The Mancusco land lacks reasonable access by routes requiring technical expertise and top conditioning that most recreational users do not possess. The Gold Camp Road is currently closed to vehicle traffic and does not directly border the parcel requiring an approach of 3 hours including bushwhacking in difficult terrain. The Cutler trail route requires climbing to the summit of Mancusco then rappelling down the south slope to the bottom.

At the Open House, I asked every City employee about access and value to the community. No one was able to provide any answers as none of the City employees has ever been to the Mancusco parcel. As the parcel requires so much expertise to locate and enter, I doubt any of the City Council or Mayor's Office has examined the parcel. In terms of value to the community, the two parcels are not close to fair value for trading.

Deed or Conditional Use Permit

If the Broadmoor requires a stable business, the general procedure would be for Parks to enter a contract granting a conditional use permit with a set duration and with fair consideration. The property would remain deeded to the public domain (City) to assure ultimate usage as a park.
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Deeding the property changes the control by granting rights of ownership to the private entity. Creating a potential legal quagmire and liability by substituting deed restrictions, easements and restrictive zoning is poor public policy. At the Open House, no one from the City had any answer as to why a conditional use permit was not a better alternative.

As a note, if the previous city councils had granted a conditional use permit to the owners of the Incline (rather than a deed), once the tourist train use terminated, the property would remain in the public domain. This is good public policy for the City of Colorado Springs residents.

Private Ownership versus Public Usage

Private ownership of prime park land creates conflicts concerning use. Recreational users desire parks while private ownership is motivated by profit and liability concerns.

The incline and Barr Trail are an example of the conflict caused by private ownership. The intended use (incline tourist) was abandoned by ownership, but the lands did not revert back to public ownership. Instead, hikers were confronted with no trespassing signs threatening prosecution. This conflict of interests lasted for 15 years and is unresolved today. Why didn't the Broadmoor donate the land back to the public domain once the intended use of a tourist attraction was terminated?

Another example is Seven Falls. While I am familiar with the history of private ownership attempting to save the area for the public, today private ownership is in conflict with the best interests of the people of Colorado Springs due to restrictions placed by the Broadmoor on entry and passing through to other public lands. How is more private ownership anything but a loss for the people of Colorado Springs?

Stable Business

While it may not be a concern of the City, I question if this property is suitable for a stable business. Strawberry Field s less than 800 acres and is too small for a trail riding operation. Is the plan to board horses on the property rather than ride the horses on trails? Is the plan for a "riding arena" and why isn't there any information on the actual use? How many horses?

Does a stable benefit the Colorado Springs area in any manner? Only hotel guests are allowed to ride at the Broadmoor's Emerald Valley stables. Is this the plan? Why is a stable beneficial use to the adjacent property owners in the Cheyenne Canon?

Why Doesn't the Broadmoor Donate the Barr Trail Land?

The Barr Trail Land was deeded to private ownership for the purpose of being used as an incline cog train to the top of Mount Manitou. The reasoning for allowing the use was that Colorado Springs would benefit financially from the tourist attraction. Today, the use has ceased and there is no other prospective commercial use for the property. Colorado Springs does not benefit financially from the closed incline.

The Barr Trail is used extensively by hikers going to Pikes Peak. Why has the Broadmoor not returned the property to the public domain now that there is no commercial use? Why cause a conflict with recreational users trying to climb the

Peak? This land is a public relations nightmare for the Broadmoor and there is no other use better than a hiking trail. Why not do the right thing and return it to the public domain?

Mehew, Christi

From: S <suzy366@msn.com>
Sent: Monday, February 01, 2016 4:11 PM
To: allcouncil@springsgiv.com; jsuthers@springsgiv.com; Mehew, Christi
Subject: Broadmoor swap

To Whom it may concern;

I whole-heartedly OPPOSE this "swap." There is no way this is an equal swap to give this mountain, our neighborhood mountain, to advance the Broadmoor dynasty. Leave it alone!

I have lived here for 44 years. I saw the Broadmoor sold, and then fenced. They bought Seven Falls, and fenced it. Did any of you get an invitation to see the lights this past Christmas season?
None of us did.

There is no measure that could equal the value of our mountain to what they are offering to "swap." Why would you do this?

Do not support this action.

Susan Clayton
1611 Ridgeway Ave.
Colorado Springs, CO. 80906

Mehew, Christi

From: Deitemeyer, David
Sent: Thursday, February 04, 2016 10:29 AM
To: Mehew, Christi
Subject: FW: Form submission from: Proposed Land Exchange Feedback

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From: Parks, Recreation, & Cultural Services [mailto:noreply@coloradosprings.gov]
Sent: Thursday, January 28, 2016 6:17 PM
To: Deitemeyer, David
Subject: Form submission from: Proposed Land Exchange Feedback

CITY OF COLORADO SPRINGS

Submitted on Thursday, January 28, 2016 - 6:16pm

Submitted by anonymous user: [67.190.106.74]

Submitted values are:

Name Jack Dammann (John H & Jo A Dammann)

Email jjdammann@comcast.net

Comments It is a WIN/WIN. Do it!!

Additional files I would like to share with Parks, Recreation and Cultural Services

The results of this submission may be viewed at:

https://parks.coloradosprings.gov/node/22531/submission/64831

Mehew, Christi

From: Steve Driska <stevedriska@mac.com>
Sent: Friday, February 19, 2016 12:02 AM
To: Mehew, Christi
Subject: Re: Proposed Land Exchange

Christi, please pass this on to Karen Palus...

Karen, I wanted to compliment you again on the patient, graceful, and professional way that you presented the details of the proposed land swap at the 2/11/16 meeting. (I interrupted someone to compliment you after the meeting was over.) I also appreciate the time you spent answering my questions at Bear Creek Nature Center after your "on camera" questions a few weeks ago.

I am very supportive of trying to reach some sort of deal, but I do have serious concerns about the current proposal because it involves trading away legacy parkland (Strawberry Fields/Hill). I also have a bit of a problem with the neighbors there who have essentially enjoyed a secret neighborhood park that only they knew about. I've only lived here 3 years or so and had never heard of Strawberry Fields. (But I hike a lot and do lots of trail maintenance work with FOTP and RMFI, so I am learning about places from them.) I had never seen any mention of SF on city maps. I eventually found it on a PocketPals map I had. I went out to hike around the area the day before the meeting. It certainly is a beautiful place, but it confirmed my suspicion that it was a "well-kept secret" as someone has said. It bothered me that there was not a single sign acknowledging it was public property at the parking lot and trailhead on Mesa Rd. or along Alta Vista. As I said in the online survey, this is not very egalitarian, and it needs to change. I realize that the present nature of SF is a major part of the beauty and quality of life for the neighbors, and I really do understand their reasons for being upset about a possible loss of this to the Broadmoor.

I'd like to suggest that emphasizing the total land area the city would receive is nearly twice what it would trade away is not a very effective point to make. Some people might have thought their intelligence was being insulted, because not every acre has the same value. Most people feel the Strawberry Fields area is potentially worth more because of it's location. Of course the appraisals will answer that point.

Also, the point you made about public access to future trails built on Broadmoor-owned property sounded good at first, until we realized there would be no trails unless the Broadmoor chose to build them. Thinking more about it, I would assume that Broadmoor equestrians would not want the public on their horse trails, particularly mountain bikes and hikers with dogs. It just doesn't make sense.

I imagine that the real deal for the Broadmoor is to secure SF, perhaps as sort of a "manifest destiny", or maybe just to protect its other investments in activities like Seven Falls, etc., and make them as contiguous as possible. I suspect all the other pieces of the deal are "chips" that they could use in bargaining with the city. In my comments online I briefly mention the idea of granting them a longterm lease on the 7 acres (30 years, or whatever, long enough that they could justify building a stable, etc.), and have the city retain ownership of the rest of the property and build whatever trails and facilities we think are best. With this, there could be a similar reciprocal arrangement to preserve the future of the Incline and Barr Trail.

I also wanted to say how much I enjoy watching these issues being worked out on a local level, and seeing people, who might disagree sharply on many other issues, work together on things we all care about, our parks and open spaces. It's reassuring after watching our national politics.

Thank you very much for your time, and your work on our behalf. I don't envy you, going into negotiations with a savvy organization like the Broadmoor.

Best wishes,
Steve Driska

Steven Driska
stevedriska@mac.com
215-880-3171 cell
719-434-1987 land line

On Feb 12, 2016, at 9:13 AM, Mehew, Christi <cmehew@springsgov.com> wrote:

The City of Colorado Springs Parks, Recreation, and Cultural Services is holding a Community Meeting to gather additional feedback on a proposed land exchange. This proposed land exchange provides an opportunity to achieve several major goals identified in the Colorado Springs Parks System Master Plan.

You are invited to attend this Community Meeting on **Wednesday February 24th, 2016 from 6:00pm to 8:00pm** at the Gold Camp Elementary School located at 1805 Preserve Dr, Colorado Springs, CO 80906.

For additional information, to view a map of the proposed land exchange, and to comment on the proposal please visit:
www.ColoradoSprings.gov/ProposedLandExchange

We look forward to your participation. Thank you!

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way

Mehew, Christi

From: Palus, Karen
Sent: Tuesday, February 09, 2016 11:02 AM
To: Mehew, Christi
Subject: FW: Questions re survey and RE: Land Swap

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Bagley, Larry
Sent: Sunday, January 31, 2016 4:59 PM
To: Dana Duggan
Cc: Palus, Karen
Subject: Questions re survey and RE: Land Swap

Thank you for the questions and comments regarding the survey and the land swap. I don't know all the answers at this time, but will find out.

Larry Bagley
District 2, City Council
Cell 719-822-4232

From: Dana Duggan [mailto:danaannduggan@gmail.com]
Sent: Friday, January 29, 2016 12:48 PM
To: Council Members
Subject: Land Swap

Good afternoon! A few questions for you.

Who is conducting or hosting this survey - meaning what company? What's the methodology? Are all council members seeing raw data? Will the public have access to the raw data as well? Web based

surveys carry many flaws. If the City truly seeks reliable data, then an independent, reliable research firm should be employed....and they are tens of thousands to do it correctly. An area of probability sample provides the most reliable results though total telephone frame (TTF) is often used. Question design is also critical and can dramatically sway results. Really, to get the will of the people, one should decouple these parcels and hold a ballot referendum on Strawberry Fields in the district it resides in....a public vote by the public stakeholders of this valuable land.

Also, last night at the meeting, someone asked who was conducting the real estate appraisals. I heard that question was asked at the Canon Station and the answer was not disclosed. Additionally, Karen Palus threw out a 2 to 1 valuation on early appraisal work on the land during her presentation to City Council, but that was denied last night saying the City had no data on land appraisals? So confused on this point. Of course, there is great interest to know who is doing it as well as their methodology.

Lastly, what is the plan to host traditional public forums (several are likely needed to insure enough input) where a formal presentation is given by the City and the public is able to share their views openly and together for all to hear and benefit?

Warm regards,

Dana Duggan

Mehew, Christi

From: Palus, Karen
Sent: Tuesday, February 09, 2016 11:12 AM
To: Mehew, Christi
Subject: FW: 189.5 acre gift to the Broadmoor

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: mel eskanos [mailto:meleskanos@msn.com]
Sent: Tuesday, February 09, 2016 11:09 AM
To: Bagley, Larry; Nextdoor Broadmoor Heights; Office of the Mayor; opinion@gazette.com; Council Members; Suthers, John; mel eskanos; loueskanos Eskanos; Palus, Karen
Subject: RE: 189.5 acre gift to the Broadmoor

Larry, Thank you for your note. Louise and I intend to attend the "Park and Rec" meeting set for Thursday morning. We hope to simply point out they must reduce and internalize the question to how they would personally feel if their own department would come into their neighborhood, where their kids (and grand-kids) play and enjoy that area park and give that park away to private enterprise (who will fence it with black steel 6 foot high steel fencing) and eventually develop it for their own gain.

We ask the Mayor and Council (and Karen Palus) to picture their own descendants, standing at that fence, clutching the bars, and saying "Mommy/Daddy (Grandma/Grandpa) why can't we go in to our park to play anymore?"

We urge our Park Department and City Council not to let this happen to themselves or to us.

From: LBagley@springsgov.com
To: meleskanos@msn.com

Subject: RE: 189.5 acre gift to the Broadmoor
Date: Tue, 9 Feb 2016 14:16:00 +0000

Thank you for your concern for our City, your time, your very helpful and cogent comments, and your stories. This is very helpful in our attempt to find the best outcome for our City. Thank you.

Larry Bagley
District 2, City Council
Cell 719-822-4232

From: mel eskanos [mailto:meleskanos@msn.com]
Sent: Friday, February 05, 2016 1:43 PM
To: Office of the Mayor; Council Members; Suthers, John; opinion@gazette.com
Subject: RE: 189.5 acre gift to the Broadmoor

Laurie, thank the Mayor for your very nice reply.

Louise and I have been involved in the "Strawberry Hill Area" for almost 59 years when her parents first built on 29 Alta Vista Road, across the road from "Strawberry Hills". Louise and I married the year their home was completed. When they died many years later, we purchased the home from Louise's siblings and updated the house.

Our five children (their grandchildren) grew up enjoying that area, trekking through the woods, watching the many animals in their natural habitat, helping their grandmother pick the wild asparagus for lunch, learning and enjoying nature.

Those five children grew, married and had 18 children of their own. Those children (our grandchildren) also grew up as their parents did. Learning nature first-hand. They did not get the thrill of seeing the wild turkeys and beautiful peacocks that their previous three generations had seen but they visited the deer, saw the foxes nap on our driveway, took pictures of the many bear, hid from the bobcats and watched out for the porcupines and skunks.

Now, the three eldest of our six great-grandchildren are also experiencing. visiting, playing and learning in that same area that their previous four generations of family so enjoyed.

Louise and I are just one family's story about the area but we know (and see) other families in our neighborhood experiencing the same wonderful "growing-up" using "Strawberry Hills" that our family did. Many families also come in cars and park across the road and enter the area.

If you will tour the "Broadmoor owned Area", you will notice that they erect and maintain six foot, black steel fences around all the property they own and if you give them "our Strawberry Hills area" we believe that will be their first "improvement".

PLEASE DON'T ALLOW THE PARK DEPARTMENT TO GIVE AWAY OUR HERITAGE! THE BELOW IS WHAT WE WROTE THE NEIGHBORHOOD ASSOCIATION ASKING THEY ALSO CONTACT THE SIERRA CLUB FOR ASSISTANCE:

Please examine a very important provision in the "agreement" about "Retaining the First Right of Refusal" for the City to re-purchase the property where it clearly contemplates that the property would be sold by the Broadmoor. That is the tip-off of what the whole give-away is about.

The entire 189.5 Acres (43,560 square feet per acre-totaling 8million254thousand620-Square Feet) is worth a fortune for development of "Estate Residences" and would also allow the City to then assess property taxes against the eventual housing developments. A win for the Broadmoor and the City and a loss for all of us of the irreplaceable nature, views, and animals. What we will get instead is years of traffic and construction, dirt and dust. I am approaching the Sierra Club for their expert help and suggest you also call them. 303-861-8819.

From: mayorsoffice@springsgov.com
To: meleskanos@msn.com
Subject: RE: 189.5 acre gift to the Broadmoor
Date: Thu, 4 Feb 2016 15:51:00 +0000
Dear Mr. and Mrs. Eskanos:

Thank you for reaching out to Mayor Suthers and sharing your concerns regarding the proposed land swap between the City of Colorado Springs and the Broadmoor. This is an important topic to us all, and citizen involvement is appreciated.

Please let me know if we can ever be of assistance in the Mayor's Office. Have a wonderful day!

Laurie Landers
Senior Office Specialist
Office of the Mayor
City of Colorado Springs
Phone: 719-385-5900
E-mail: mayorsoffice@springsgov.com

From: mel eskanos [mailto:meleskanos@msn.com]
Sent: Wednesday, February 03, 2016 11:20 AM
To: Council Members; Suthers, John; opinion@gazette.com
Subject: 189.5 acre gift to the Broadmoor

Mel and Louise Eskanos from "Broadmoor Heights"

Our City and neighborhood needs to understand the value of the "GIFT" of the parcel of land (189.5 Acres) called "Strawberry Hill Area" that the Park Department proposes to give to the Broadmoor Hotel in return for a few hiking trails and a promise that the city can have "temporary" park zoning and "a City first right of refusal" to buy the land back when they sell

it to housing developers to build new neighborhoods. *(the provision that shows the true eventual "Broadmoor/Park Department" development intent)*

This "189.5" acres contains 8 million, 254 thousand, 620 square feet of beautiful forest land (8,254,620 square feet) and at only $1.00 per square foot, this "gift" to the hotel is worth more than 8 million dollars!

The El Paso County Assessor values our lot (under our adjoining house) at $9.36 per square foot. that means this "gift" to the Broadmoor is eventually worth more than $77 million dollars! We of course lose the freedom to enter this area and to enjoy the reason we all bought in this area, to live where we are free to view and walk across the road into a pristine, undeveloped wild area and live with what G-D (and our hard labor) has so kindly provided us!

Mel and Louise Eskanos (and our 3 year old Great-Grandson Evan-who also walks there)

29 ALTA VISTA RD, COLORADO SPRINGS, CO, 8O906-4202, 719-475-8910

Mehew, Christi

From: Lieber, Christian
Sent: Wednesday, February 10, 2016 10:01 AM
To: Mehew, Christi
Subject: FW: 189.5 acre gift to the Broadmoor

From: mel eskanos [mailto:meleskanos@msn.com]
Sent: Tuesday, February 09, 2016 12:02 PM
To: Palus, Karen; mel eskanos; Lieber, Christian; Danny
Subject: FW: 189.5 acre gift to the Broadmoor

Karen, some of our grandchildren that have spent time in "Strawberry Hills" across the street live in Palm Harbor Florida and one of our sons (Danny) practices law in your previous area of Tampa. Our families have a 59 year history here in the park area across the street from our home. (see below)

I suggest you bring your 8 year old over (when the snow melts) and we will take him into the park. Then we will take him down the street where he can stand by the 6 foot black steel fence that Broadmoor builds that surrounds all their property, and you can experience and explore his feelings personally.
(What's the expression? "WALK A MILE IN OUR BOOTS"
Thanks, Mel and Louise.

From: meleskanos@msn.com
To: mayorsoffice@springsgov.com; allcouncil@springsgov.com; jsuthers@springsgov.com; opinion@gazette.com
Subject: RE: 189.5 acre gift to the Broadmoor
Date: Fri, 5 Feb 2016 13:42:45 -0700

Laurie, thank the Mayor for your very nice reply.

Louise and I have been involved in the "Strawberry Hill Area" for almost 59 years when her parents first built on 29 Alta Vista Road, across the road from "Strawberry Hills". Louise and I married the year their home was completed. When they died many years later, we purchased the home from Louise's siblings and updated the house.

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From: mayorsoffice@springsgov.com
To: meleskanos@msn.com
Subject: RE: 189.5 acre gift to the Broadmoor
Date: Thu, 4 Feb 2016 15:51:00 +0000

Dear Mr. and Mrs. Eskanos:

Thank you for reaching out to Mayor Suthers and sharing your concerns regarding the proposed land swap between the City of Colorado Springs and the Broadmoor. This is an important topic to us all, and citizen involvement is appreciated.

Please let me know if we can ever be of assistance in the Mayor's Office. Have a wonderful day!

Laurie Landers
Senior Office Specialist
Office of the Mayor
City of Colorado Springs
Phone: 719-385-5900
E-mail: mayorsoffice@springsgov.com

From: mel eskanos [mailto:meleskanos@msn.com]
Sent: Wednesday, February 03, 2016 11:20 AM
To: Council Members; Suthers, John; opinion@gazette.com
Subject: 189.5 acre gift to the Broadmoor

Mel and Louise Eskanos from "Broadmoor Heights"

Our City and neighborhood needs to understand the value of the "GIFT" of the parcel of land (189.5 Acres) called "Strawberry Hill Area" that the Park Department proposes to give to the Broadmoor Hotel in return for a few hiking trails and a promise that the city can have "temporary" park zoning and "a City first right of refusal" to buy the land back when they sell it to housing developers to build new neighborhoods. *(the provision that shows the true eventual "Broadmoor/Park Department" development intent)*

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Mel and Louise Eskanos (and our 3 year old Great-Grandson Evan-who also walks there)

29 ALTA VISTA RD, COLORADO SPRINGS, CO, 8O906-4202, 719-475-8910

Mehew, Christi

From: Palus, Karen
Sent: Tuesday, March 08, 2016 4:46 PM
To: Mehew, Christi
Subject: FW: your welcome!

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: mel eskanos [mailto:meleskanos@msn.com]
Sent: Tuesday, February 23, 2016 4:48 PM
To: Palus, Karen; mel eskanos; Nextdoor Broadmoor Heights; loueskanos Eskanos
Subject: RE: your welcome!

Karen, thank you for your reply. I believe you are a special lady, interested in providing parks for the future generations. A couple of things you might need as input on "THE PLAN" are the following that we taxpayers are worried about:

Many years ago (Our use of this property across the street from Strawberry Hills/Fields goes back almost 59 years) Louise and I drove up to Helen Hunt falls and then took the road up to Gold Camp and parked our car above the 200 acres parcel the Hotel wants to trade for our 189.5 acres. We walked (mostly SLID) down that property and hiked down and when we got to the road below, we discovered that there was no possibility of getting back to our car on foot! Luckily, we were able to stop some tourists going up to Gold Camp and they gave us a ride back to our car. Please put your personal "boots" on that 200 Acres and decide for your self how that compares with Strawberry where my father hiked when he was 91 years old ~! BAD TRADE for us and our neighbors~!

Sunday, Louise and I and our granddaughter again drove up to Helen Hunt falls and then took the road up to Gold Camp to look at the Hotel trade 200 acres. Kaila is a young lady in very good physical condition (2 years ago she graduated from the University of Denver with her masters degree) and both she and her

young friend declined our offer to walk the 200 Acres even after we offered to pick them up on the bottom side~!. That 200 acres is a nice view but a terrible trade. More than 2000 of our neighbors have written and are writing their City Counsel (your bosses) and the Mayor objecting to the trade. Please take that same examination trip and "hike" that trade. You might want to reconsider your plan recommendation.

Our neighbors pretty much understand that, if they don't stop the Council from giving away our park by petition and complaints (and perhaps a law suit if needed) the eventual result will be our park will be sold to developers. The Broadmoor Hotel will make millions & the City will benefit from the property taxes on a million dollar Estate Development~! WE AND FUTURE GENERATIONS WILL BE THE LOSERS~!

PLEASE Tell the Council that upon further examination you have determined that the trade does not have your reconsidered recommendation. We look forward to seeing you tomorrow night and enjoying your future representation of citizens true intrests.

I write this with the hope that our 3 year old great-grandson Evan Binyamin from Kansas City (and also your 8 year old son) will continue to be able to experience a "pristine, natural woodland park" on his many visits to us. Mel and Louise Eskanos

From: kpalus@springsgov.com
To: meleskanos@msn.com
Subject: Re: your welcome!
Date: Tue, 23 Feb 2016 06:20:50 +0000

Mel, Hi! Thank you for your kind words and thoughtful feedback. I truly appreciate you and your lovely wife coming out to the Park Advisory Board meeting.

Please know I feel a true sense of duty to represent all of our constituents needs and interests.

I hope you will continue to stay engaged in the proposal. We will have some additional improvements to the proposal that we will share this week.

Thank you again for your interest and support of our outstanding park system.

Have a great day! Karen

Sent from my iPhone

On Feb 12, 2016, at 5:45 PM, mel eskanos <meleskanos@msn.com> wrote:

> Karen, Well worth the time and effort to be at the meeting. We found you to be a very special and professional lady and enjoyed your presentation. Apparently you were not completely aware of the information about the legal ownership of some of the "trade properties" (see Paul Zubeck's Article in the Independent News) to question the Hotel Rep.
> http://m.csindy.com/IndyBlog/archives/2016/02/10/kink-in-broadmoor-city-land-swap

I have spent many years as a Real Estate Broker and successful Land developer and urge you to constantly keep your true employer's needs and interests foremost in mind.

As one of those employers, I believe your true responsibility in your employment is to provide all (key word "ALL") of your community residents (both rich and poor, children and adults, in every portion and neighborhood of your town) with a personal, sample of a vanishing, gift that was provided us when we received this world. The reality is that your job is really our (your employers) first line of defense against companies that must make a profit! Keep those acres for your many children, grandchildren and great grandchildren we hope you will have. That is what we are trying to do~!
Thanks Karen for listening to a guy that knows you already knew that stuff!

From: kpalus@springsgov.com
To: kpalus@springsgov.com
Subject: Thank you!
Date: Fri, 12 Feb 2016 20:40:10 +0000

Good Afternoon!

I just wanted to **Thank You** for coming to yesterday's Parks Recreation and Cultural Services Advisory Board Meeting. I along with our Board truly appreciated your thoughtful comments and feedback regarding the Land Exchange proposal. I have provided the link for our website regarding the proposal along with our survey tool. Please feel free to share this information with your friends members, and neighbors.

The next Public Meeting will be Wednesday, February 24th from 6-8pm at Gold Camp Elementary!

www.coloradosprings.gov/proposedlandexchange

I appreciate your continued interest and tremendous support for our outstanding park system.

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Mehew, Christi

From: Deitemeyer, David
Sent: Thursday, February 04, 2016 10:26 AM
To: Mehew, Christi
Subject: FW: Chamberlain Trail proposed extension

-----Original Message-----
From: Peter Fairchild [mailto:pfairch105@comcast.net]
Sent: Friday, January 29, 2016 9:30 AM
To: Deitemeyer, David
Subject: Chamberlain Trail proposed extension

Good Morning David,

Per our conversation last evening, I would greatly appreciate it if you would send me an enlarged view of the area we discussed - the Broadmoor property offered for easement for the Chamberlain Trail. Thank you in advance.

A few issues worth reiterating regarding the entire Chamberlain Trail proposal: 1. Hill Dr. and Overlook Rd. are single lane and extremely narrow at multiple points. It is potentially dangerous for hikers/bikers/horses when traffic approaches - the danger is greatly increased by regular truck traffic, as we discussed. There simply isn't enough room. 2. The Overlook Mutual Water CO. has serious concerns regarding hikers, bikers, and horse traffic being routed anywhere near the water source. 3. Increased fire danger is obviously of great concern to the members of this heavily wooded neighborhood. Many have completed extensive fire mitigation on their properties. The Broadmoor and Cheyenne Mtn. Zoo properties adjacent to this neighborhood have not, as promised, been mitigated.

Finally, as we discussed, I believe there is a better alternative. Trail traffic could be routed down Old Stage Road (2 lane), up Cheyenne Mtn. Zoo Rd. (2 lane), and pick up the trail at the existing Zoo fence.

Thank you for your time.

Regards,
Peter Fairchild
Operator
Overlook Mutual Water CO.

Sent from my iPad

Mehew, Christi

From: Deitemeyer, David
Sent: Thursday, February 04, 2016 10:31 AM
To: Mehew, Christi
Subject: FW: Land Swap

-----Original Message-----
From: Krisko, Jody
Sent: Thursday, January 28, 2016 12:46 PM
To: Deitemeyer, David; Lieber, Christian
Subject: FW: Land Swap

-----Original Message-----
From: Ray Ferguson [mailto:fergusonre@comcast.net]
Sent: Thursday, January 28, 2016 10:49 AM
To: Krisko, Jody
Subject: Land Swap

Hi,

My name is Ray Ferguson and I live at 634 Ruxton Ave Manitou Springs, the very last house in Engleman Canyon. I'm writing in response to the land swap with The BROaDMOOR. I spoke with Spencer Wren of The "Clog" Railroad about the swap which he indicated to me did not include land at the very end of Ruxton Ave adjacent to Ruxton Creek and the CSU water intake. Currently the Barr Trail in this area is closed to hikers and runners. If this area would become a part of the land swap I would encourage Colorado Springs to keep the trail closed here for the safety of the intake. In this day and age I feel it is an important thing to do everything we can to protect our watershed. You can always open it up for the PP Marathon as needed.
Hopefully you can pass this message on to the proper authority. Thanks.....

Ray Ferguson
719.216.3565

Mehew, Christi

From: Deitemeyer, David
Sent: Thursday, February 04, 2016 10:28 AM
To: Mehew, Christi
Subject: FW: Land Swap

-----Original Message-----
From: Lieber, Christian
Sent: Monday, February 01, 2016 7:41 AM
To: fergusonre@comcast.net
Cc: Deitemeyer, David; Krisko, Jody; Palus, Karen
Subject: RE: Land Swap

Mr. Ferguson:

Thanks for sharing your comments and concerns pertaining to the proposed Land Exchange - specifically in reference to the Barr Trail spur at the end of Ruxton Avenue. We are collecting all of the comments we have received on this issue and will be sharing the comments with the Parks and Recreation Advisory Board and the City Council.

Best regards,

Chris

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

-----Original Message-----
From: Krisko, Jody
Sent: Thursday, January 28, 2016 12:46 PM
To: Deitemeyer, David; Lieber, Christian
Subject: FW: Land Swap

-----Original Message-----
From: Ray Ferguson [mailto:fergusonre@comcast.net]
Sent: Thursday, January 28, 2016 10:49 AM
To: Krisko, Jody
Subject: Land Swap

Mehew, Christi

From: Palus, Karen
Sent: Friday, February 05, 2016 12:20 AM
To: Mehew, Christi
Subject: Fwd: Contact from MayorSuthers.com

Sent from my iPhone

Begin forwarded message:

> **From:** "Guidotti, Wendilyn" <WGuidotti@springsgov.com>
> **Date:** February 3, 2016 at 11:05:58 AM MST
> **To:** "Palus, Karen" <kpalus@springsgov.com>
> **Subject: FW: Contact from MayorSuthers.com**

> -----Original Message-----
> From: omorrill@springsgov.com [mailto:omorrill@springsgov.com] On Behalf Of Brett Forrest
> Sent: Tuesday, February 02, 2016 12:20 PM
> To: Suthers, John
> Subject: Contact from MayorSuthers.com
>
> Submitted on Tuesday, February 2, 2016 - 12:19 Submitted by anonymous user: [163.193.83.250] Submitted values are:
>
> Name: Brett Forrest
> Email Address: brettjosephforrest@gmail.com
> Message:
> Good Afternoon Mayor Suthers!
>
> My name is Brett Forrest and I wanted to reach out to you regarding the proposed land swap between the city and the Broadmoor. The Strawberry Fields open space is one of the first areas I ever hiked through growing up in Colorado Springs. I know that myself and many of my former classmates at Cheyenne Mountain High School absolutely adore the area. I fear that the Broadmoor taking it over as a private owner is not in the best interest of the public. You know as well I do that they claim they will leave it open to the public for now, but many things can change down the road. Please consider avoiding this deal for the sake of us regular joe schmos. Thanks and have a great day!
>
> Cheers,
>
> Brett Forrest

Mehew, Christi

From: Palus, Karen
Sent: Tuesday, February 09, 2016 11:46 AM
To: Mehew, Christi
Subject: FW: Broadmoor Land Swap
Attachments: Joel Gazibara.vcf

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

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From: Guidotti, Wendilyn
Sent: Friday, January 29, 2016 10:09 AM
To: Palus, Karen
Subject: FW: Broadmoor Land Swap

Karen,

Forwarding as an FYI, thank you.

Wendilyn

From: Joel Gazibara [mailto:joel@gazibara.com]
Sent: Thursday, January 28, 2016 3:05 PM
To: Council Members; Suthers, John
Subject: Broadmoor Land Swap

I am opposed to the proposed land swap for the following reasons:

1. The Broadmoor may be looking at the entirety of the swaps (Manitou Incline, Bear Creek Park Land, Strawberry Fields, etc.) when they propose this to be a 2-for-1 deal, but the 190 acre Strawberry Fields land swap for 208 acres of Muscoco land is not even a 1-for-1 deal. The 208 acre south slope of Muscoco is steep, relatively inaccessible land that most avid hikers have never even seen, let alone attempted to access. The 190 acres of Strawberry Fields is gently sloping prime real estate with easy access & tremendous utilization.

2. The previously-proposed Bear Creek Park Equestrian Center included very specific land use restrictions, including the size and scope of structures, number of horses, number of riders per day, etc. I am not aware of any land use restrictions associated with the Broadmoor's desire to develop Strawberry Fields & South Cheyenne Canon into an Equestrian Center, other than current zoning restrictions. With 190 acres of land, there is nothing to prevent the Broadmoor from developing a Center the size and scope of the current Norris Penrose Equestrian & Event Center, including large structures, arenas with extensive outdoor lighting, paved parking, etc.

3. Currently, Strawberry Fields is zoned PK HS (Public Park Hillside). According to the City of Colorado Springs Permitted, Conditional and Accessory Land Uses (http://sterlingcodifiers.com/codebook/in...), any development of this property other than a commercial stable would require a change in zoning. The City of Colorado Springs has a history of permitting zoning changes and/or variances if there is economic development & tax base potential. If the Broadmoor owns Strawberry Fields, there is the distinct possibility of a zoning change that would permit future development of the land for single family housing, events centers, rental cabins (like Emerald Valley & Cloud Camp), etc.

4. Philip Anschutz is generally considered to be a conscientious developer and overall good guy. He's also 76 years old. When he dies, will his heirs be as concerned about maintaining the integrity of the natural areas around the hotel? What's to prevent them from seeing dollar signs and turning Strawberry Fields into another Broadmoor Resort Community? What if Anschutz or his heirs sell the Broadmoor? Perhaps the next owners will not be as caring about the history and heritage of the area and turn the land into condos.

5. The absolutely best-case scenario of the Broadmoor owning Strawberry Fields is they build a modest Equestrian Center similar to that proposed for Bear Creek Park. It will still include a labyrinth of trails, increased traffic, fencing, outdoor lighting, impact on wildlife and restricted public access on private property. Has anyone driven Old Stage Road lately? The expanse of chain-link fencing the Broadmoor installed for its zip-lines is horrific.

Joel Gazibara
2018 Ridgeway Ave.
Colorado Springs CO 80906
719.491.4991 cell
719.227.1692 home
joel@gazibara.com

Mehew, Christi

From: Deitemeyer, David
Sent: Wednesday, February 10, 2016 10:45 AM
To: Mehew, Christi
Subject: FW: Form submission from: Proposed Land Exchange Feedback
Attachments: proposed_land_swap_with_the_broadmoor.doc

Another Comment from the website.

From: Parks, Recreation, & Cultural Services [mailto:noreply@coloradosprings.gov]
Sent: Wednesday, February 10, 2016 10:09 AM
To: Deitemeyer, David
Subject: Form submission from: Proposed Land Exchange Feedback

CITY OF COLORADO SPRINGS

Submitted on Wednesday, February 10, 2016 - 10:09am

Submitted by anonymous user: [207.224.127.118]

Submitted values are:

Name Lisa Gerleman

Email calhar12@yahoo.com

Comments see my attached letter to city officials on February 2, 2016

Additional files I would like to share with Parks, Recreation and Cultural Services
proposed_land_swap_with_the_broadmoor.doc

The results of this submission may be viewed at:

https://parks.coloradosprings.gov/node/22531/submission/68321

Mehew, Christi

From: Lisa Gerleman <calhar12@yahoo.com>
Sent: Tuesday, February 02, 2016 2:55 PM
To: Suthers, John; Council Members; Mehew, Christi
Cc: savecheyennemountain@gmail.com; cory@medwheel.org; friendsofcheyennecanon@gmail.com; KRDO News; KOAA; news21@fox21news.com; KKTV; news@csindy.com
Subject: Strawberry Fields - Land Swap with the Broadmoor

Dear Mr. Mayor and City Council Members,

I am a long time resident of Cheyenne Canon and have owned a business in Colorado Springs since 1996. My neighbors and I are very concerned about the proposed land swap between the city and the Broadmoor. You will be doing a great and permanent disservice to our community if you indeed give up Strawberry Fields to a private organization. Regardless of your assurances as to the rules by which a private owner would have to adhere to regarding future development of this pristine piece of property, many homeowners and taxpayers in the surrounding neighborhoods are vehemently opposed to it's sale. Concerned citizens are keenly aware of the close relationship between city officials and the Broadmoor, as well as how easily zoning designations can be changed through an "administrative review". Additionally, deed restrictions usually have no enforcement authority and often expire once land is sold again - even with a perpetuity clause. It is ludicrous to ask Colorado Springs citizens to believe that with first right of refusal we could someday buy the property back from the Broadmoor if they were to sell it. It is highly unlikely that the Broadmoor would ever sell such a magnificent property, and if they did, the cost to the city would be prohibitive. A subsequent buyer (or shell corporation) could then own the property deed-free. One can only imagine what kind of high-end, gated and restricted development would eventually occupy this land, to which the city would most likely sign off on so as to acquire the significant tax revenue. In this day and age, it is unfortunate, but sadly true, that we the people will rightfully question the motivation and eventual ramifications of selling public land to a private party, regardless of the initial executed legal agreement.

It is your duty and responsibility to serve the needs of and protect the citizens of Colorado Springs. If you are complicit in "swapping" one of our most beautiful and valuable pieces of public land, you will eventually be viewed as guilefully representing this "deal" and forever remembered as city officials who wrongfully took this land from the current and future generations of citizens you were elected to represent.

Lisa Gerleman

Mehew, Christi

From: Palus, Karen
Sent: Friday, February 12, 2016 12:36 PM
To: Mehew, Christi
Subject: FW: land trade with Broadmoor

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Strand, Tom
Sent: Thursday, February 11, 2016 9:08 PM
To: Palus, Karen
Subject: Fwd: land trade with Broadmoor

FYI

Tom

Sent from my iPhone

Begin forwarded message:

> **From:** Barbara Gritzmaker <bfgritz@earthlink.net>
> **Date:** February 10, 2016 at 11:37:55 AM MST
> **To:** <AllCouncil@springsgov.com>
> **Subject: land trade with Broadmoor**
>
> Members,
> I'm not as familiar with the city land trade with the Broadmoor as I should be but the Broadmoor never does anything unless it benefits their bottom line....and does not necessarily help the city. Now the general public can't even enjoy 7 Falls without putting up $$$ that many can't afford.

My gut says BEWARE of the trade. Don't sell your souls.
BF Gritzmaker

Mehew, Christi

From: Alan Hale <alan_hale@yahoo.com>
Sent: Friday, February 05, 2016 9:50 AM
To: Suthers, John; Council Members
Cc: Palus, Karen; Greene, Jeff H.
Subject: Proposed land exchange
Attachments: 20160205_Land_Exchange_letter.pdf

Thank you for considering the attached. Please let me know if you have questions or would like to discuss.

Best regards,
Alan Hale
(719) 244-7989

February 5, 2016
1990 Fox Mountain Pt
Colorado Springs, CO 80906

Via email

Mayor Suthers and City Council
107 N. Nevada Avenue
Colorado Springs, CO 80903

Subject: Potential land exchange

Dear Mayor Suthers and City Council,

Observations on the current land exchange proposal give rise to questionable ethics and underlying analysis being used by Parks and the Gazette to advocate the exchange. Let me start with the ethics concerns.

When Parks announced the potential land exchange on January 14, 2016, it clearly stated its bias **favoring the land trade prior to gathering community inputs** ("We are excited for this opportunity and partnership with the Broadmoor that will help us achieve our Parks Master Plan goals and in preserving and expanding our open spaces," said Karen Palus, Director, Parks, Recreation and Cultural Services. Parks, Recreation, & Cultural Services - 1/14/2016, copy attached).

Clearly, the text of the announcement suggests that Parks' excitement in favor of the land exchange is established and that Parks already concluded that the benefits to citizen group "winners" justify the costs to citizen group "losers" – **prior to even holding a single open house.**

Parks' announcement and **predetermined excitement introduces a risk that Parks is blind to and now prone to suppressing matters which run counter to its enthusiasm.** This predetermined excitement for the land exchange runs counter to the notion that a City enterprise should not be using its stature to advocate a land trade **without first diligently gathering and considering the will of the community which it serves.**

The next ethics concern occurred when the Gazette, a related party to the Broadmoor, published an editorial (copy attached) in favor of the land exchange. While the Gazette's editors may truly believe it's in the best interests of the City to do the trade, its opinion lacks independence both in fact and in appearance. Due to this conflict of interest, citizens and City Council should be on supremely high alert for hidden agendas. The **Gazette's conflict of interest furthers the risk that the community, and therefore City Council, is not being offered a fair and balanced analysis.**

Perhaps even more importantly, the analysis being offered by Parks **lacks numerous critically important considerations.** Despite an attempt by Parks to share comprehensive information about the exchange on a parcel by parcel basis, answers to the following questions have been missing from the public materials.

1. What are the social, environmental and economic values, or possible range of values, for each parcel and easement? These values should be expressed in both qualitative and quantitative terms.

2. What scope, valuation methods and considerations are incorporated into the above valuation analysis?
3. If such "valuation efforts" are done under the direction or influence of Parks and/or the Broadmoor, should those efforts be ignored due to Parks' bias and the Gazette's conflict of interest?
4. Have environmental and/or cultural impact studies been performed on each parcel to establish whether the City is either gaining or losing important or sensitive areas requiring special consideration? If not, why not? If so, what are the results?
5. Should the historical and culturally significant 189 acre parcel of North Cheyenne Cañon Park owned by the City since 1885 following a vote by its citizens be given a "social premium" or is its value nothing special when considering its trade value?
6. Why hasn't Parks offered views which run counter to its excitement for the land exchange? Does Parks truly see nothing to temper its excitement? Is Parks excitement clouding its judgment and creating a blind spot or causing suppression of facts and opinions which run counter to its excitement? In other words, why hasn't Parks offered both reasons for and against? Has Parks lost its objectivity or being subject to undue influence?
7. In the event that the exchange is not done, what are all of the known and potential benefits as well as consequences? Same question if the exchange is done.
8. If Parks is excited about "preserving and expanding", then why isn't Parks showing any remorse for the sacrifice of the 189 acre parcel of land located in closer proximity to taxpayer citizens than virtually all of the acreage being traded for? Isn't that the exact opposite of "preserving and expanding"? Here again, Parks' bias and potential double standard is evident, calling into question the integrity of the analysis and basis for Parks' excitement for the land exchange.
9. Does land exchange represent a newly embraced business practice for the City? Should the City use its City-owned property as "currency" to shed its less desirable holdings to obtain more desirable ones? If it's good to trade a presumably less desirable holding like the 130-year-old, 189 acre parcel of North Cheyenne Cañon Park, why not take an inventory of other parcels throughout the City and consider them for use as "currency"? Wouldn't this free up capital as mentioned by the Gazette, too?
10. If the 189 acre parcel of North Cheyenne Cañon Park was currently privately owned and being discussed as available for sale, would the City or its citizens be interested in purchasing the parcel? If not, then why were citizens interested in owning and protecting the Red Rocks Open Space? If so, then Parks' current desire to use the 189 acre parcel as "currency" clearly creates an impression of a double standard.
11. Have all of the other avenues been fully explored which would make Parks equally excited about "preserving and expanding" without sacrificing the 189 acre parcel? This would include utilizing TOPS tax revenue or exhaustively exploring other sources of acquisition funds for the parcels and easements being sought by Parks?
12. Finally, how does one reconcile Parks' excitement with the fact that land acquired in 1885 following a vote by citizens and 130 years of subsequent pride, comfort and enjoyment will be lost if a majority of 2016's City Council members agree? Shouldn't this be a rather agonizing decision and not framed by Parks as an exciting opportunity to partner with the Broadmoor and "expand and preserve"?

Overall, the combination of Parks' excitement to partner with the Broadmoor and the Gazette's conflict of interest in advocating the land exchange causes one to question Parks' objectivity, the Gazette's motives, and the ethics and integrity of the process that City Council and citizens are witnessing. In addition, the lack of analysis to satisfy the above enumerated concerns forces the exchange to be evaluated on a surface or emotional level. A far more granular, independent and hard analysis would better serve the community and City Council. At a minimum, it is my hope that City Council shares the above concerns, suspends the matter from its agenda pending additional due diligence, and fully considers the will of the community before casting its votes.

Please don't allow a favorable City Council vote to be unduly influenced by Parks' questionable excitement, the Gazette's conflicted editorial opinion, or the omission of hard analysis. Colorado Springs' City Council and citizens deserve a more balanced conversation and an extensive due diligence process before an adequately informed decision can be reached.

If any City Council member or member of City staff would like to further discuss, please let me know.

Respectfully submitted,

Alan Hale
alan_hale@yahoo.com
(719) 244-7989

Cc: Karen Palus

Enclosure 1 – Parks' January 14, 2016 announcement
Enclosure 2 – Gazette's January 31, 2016 editorial

Ps/ I am a former corporate executive who helped grow a global technology company from 200 employees to 10,000 employees and have analyzed countless complex, far-reaching, multi-stakeholder proposals. Based on experience, I can comfortably say that insufficient objectivity and hard analysis has been introduced to support an informed decision, let alone one in favor of the land exchange. Let's tap the brakes on this proposal, introduce greater objectivity, and insist on more thorough analysis before putting this to a vote.

Community invited to an open house about potential land exchange

by Parks, Recreation, & Cultural Services (https://parks.coloradosprings.gov/) - 1/14/2016

Event Location:
Bear Creek Nature Center in Bear Creek Regional Park
245 Bear Creek Rd.
Colordo Springs, CO 80906
Event Date:
Thursday, January 28, 2016 -
6:00pm to 8:00pm

COLORADO SPRINGS, Colo – The Parks, Recreation and Cultural Services will be seeking community input on an exciting opportunity for our parks system made possible through a land exchange with the Manitou and Pikes 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.

The meeting will be held on Thursday, January 28, 2016 from 6-8pm

Bear Creek Nature Center in Bear Creek Regional Park

245 Bear Creek Rd, Colorado Springs, CO 80906

Public is invited to come and hear about a potential land exchange that will enhance the City's park system.

We are excited for this opportunity and partnership with the Broadmoor that will help us achieve our Parks Master Plan goals and in preserving and expanding our open spaces," said Karen Palus, Director, Parks, Recreation and Cultural Services.

"We look forward to working with the City as we assist the Parks Department in completing key Park System Master Plan elements," said Steve Bartolin, Chairman.

The Parks Master Plan includes:

- Connecting 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

By: The Gazette editorial

January 31, 2016
Updated: February 1, 2016 at 4:04 pm

Comments:

Good local government sets goals and achieves them in a cost-efficient manner. Public officials should always strive to maximize the return on hard-earned taxpayer dollars.

So it is reassuring to see city officials working toward a long-sought target of preserving access and continuity of the Manitou Incline, trails and natural assets in the community's southwestern foothills. In a proposed land swap with The Broadmoor, owned by The Gazette's parent company, city government would acquire sections of land essential to ensuring perpetual access and public

ownership of Barr Trail, the Manitou Incline and other areas identified in the community's long-term open space plans as acquisitions to preserve natural resources and views.

The arrangement would also grant the city easements and future development rights along the Chamberlain Trail and the Cheyenne Mountain Heritage and Mount Muscoco summit trails. The city's acquisition would provide a backcountry trail experience and ultimately connect Cheyenne Mountain State Park, north Cheyenne Canyon, Stratton Open Space, Bear Creek Regional Park, Red Rock Canyon Open Space and Garden of the Gods.

This would complement the Ring the Peak Trail, creating a unique "figure eight."

Additionally, the city would obtain about 208 acres of land along the southwest boundary of Cheyenne Canyon Park, which is part of Seven Falls. The acquisition would facilitate public access from the Daniels Pass Trail and the Muscoco Trail to Gold Camp Road. It would establish permanent public access to the Muscoco Overlook, a popular historic hiking destination, and provide a trail link to Gold Camp Road.

In all, the acquisition is worth more than $3 million. To pay for it, city government would deed to The Broadmoor 0.55 acres used for parking adjacent to the Manitou hydroelectric plant and 189.5 acres south of Mesa Road.

Though The Broadmoor would gain ownership, park-only zoning would remain with no option to reapply for rezoning. All development would be limited to conforming park uses and require approval through the conventional Park, Recreation and Cultural Services Advisory Board process. Uses would remain recreational, with the property including picnicking and hiking amenities and the possible addition of a small horseback riding facility. The public would retain access through the property on the Chamberlain and Cheyenne Mountain Heritage trails. City government would gain first right of refusal to purchase the land if The Broadmoor were to sell it.

The deal contains an assortment of ironclad protections for the public. But the bottom line best summarizes the value of this trade for our community.

- Bottom line in acreage: City trades 189.5 acres + city receives 371 acres = community gains 181.5 acres of land and multiple easements to further strategic goals for parks and open space.
- Bottom line in valuation: City trades $1.6 million in land (appraised value) + city gets $3.3 million in land (appraised value) = community gains $1.7 million in land.

With this arrangement, the city acquires property the public has long wanted and needed. It does so without capital outlay, which frees up capital for trails and open space enhancements that cannot be obtained through trade.

We applaud City Parks Director Karen Palus, Mayor John Suthers, other city officials and The Broadmoor for negotiating a wise acquisition that benefits taxpayers with a mutually beneficial swap. It is an example of good government and the private sector working together to improve the region.

the gazette

Mehew, Christi

From: Amy Hamrick <amykhamrick@gmail.com>
Sent: Friday, February 19, 2016 10:04 AM
To: Mehew, Christi
Subject: Fwd: Land Swap and Maintenance issues

Follow Up Flag: Follow up
Flag Status: Flagged

Please see the following email I have sent to City Council with my opinion and thoughts on the Land Swap with the Broadmoor.

Date: Wed, Feb 17, 2016 at 9:12 AM
Subject: RE: Land Swap and Maintenance issues
To: AllCouncil@springsgov.com

Greetings, City Council,
I am recently back from a long absence. It has been brought to my attention that there are trails and parks that the city thinks it cannot maintain. I heard through the grapevine that the city has spent approximately $2 million to improve Manitou Incline, which is not actually city land. Although, the improvement is wonderful, I have to scratch my head and wonder if that was the best way to use the taxpayer's money. I realize I don't know a lot of details about this, but it would seem that the money should have been used to at least obtain the land before putting money into it. On the other hand, if it was not available for sale, then I feel that money should have been used for lands that the city already owns.
With that being said, going forward, it makes sense that a different system is needed. My husband and I have discussed his idea that he proposed to the city of San Diego, while we lived there: "Adopt a Park/Trail". Our oldest son is an Eagle Scout. His Eagle Project, like much of his peers, improved a city park/trail. There are many organizations, just like Boy Scouts of America, along with families of whom we know who would eagerly sign up to "Adopt a Park/Trail" as an alternative to giving land away or "swapping".
My husband and I have our concerns about all the land Mr. Anschutz already has surrounding Pikes Peak. We feel his land swapping is strategic in obtaining all access to Pikes Peak, therefore, making him the sole proprietor of access. It appears once he has all that land, he will then seek to control and charge people from entering these lands, and until that happens, he will be using the easements he is allowing at this point to manipulate the public and city into getting his way.
I look forward to seeing our city prosper using the community as our resource.
Sincerely,
Amy Hamrick

Mehew, Christi

From: Palus, Karen
Sent: Wednesday, February 10, 2016 10:35 PM
To: Mehew, Christi
Subject: Fwd: On Behalf of Steve Bartolin

For board packets! I have one more I will send over as well.

Sent from my iPhone

Begin forwarded message:

> **From:** <SHAWKINS@broadmoor.com>
> **Date:** February 10, 2016 at 9:20:50 AM MST
> **To:** <kpalus@springsgov.com>
> **Subject: FW: On Behalf of Steve Bartolin**
>
> Karen,
>
> Do you see any value in sharing the letter to Chris Beyer and Richard Skorman with the Parks Board?
>
> Steve
>
> SB/sh
>
> ---
>
> **From:** Shauna Hawkins
> **Sent:** Wednesday, February 10, 2016 9:16 AM
> **To:** 'skormy@aol.com'
> **Subject:** On Behalf of Steve Bartolin
>
> February 9, 2016
>
> Richard Skorman
> Via email: skormy@aol.com
>
> Richard,
>
> Your Op Ed piece was well done, balanced, and fair. There is a key point I would like to offer, however, that should not be overlooked. Your premise is that this is not such a good deal for the city because The Broadmoor is effectively giving up property that they don't want. In 40 years of business and working through a myriad of different transactions and agreements, I have found that agreements only come together when both sides get what they want. That is what happened in this case.

The 189.5 acres is more strategic to us because it borders our land on the west and south ends. We can then be assured it never becomes a bike park or some other use that would be incompatible with the natural beauty and serenity of Seven Falls. Admittedly, the 205 acres the city would be gaining on the other side of Seven Falls is less strategic to us, but highly strategic to Parks and Rec, putting the Mt. Muscoco Trail in public hands with the valuable trail connections that allows. The property in Manitou puts the Barr Trail and Incline, two of our most iconic outdoor recreational venues, in public hands in perpetuity and allows for very important additional spur connecting the Incline. It solves a problem at Bear Creek Park, ensuring that the 8.5 acres that is zoned for development of 17 homes will remain open space. Lastly, the connections and easements open up vast trail corridors, allowing Parks and Rec to fulfill the vision of the reestablishment of the Chamberlain Trail and the Cheyenne Mountain Heritage Trail.

I met with Chris Beyer, friends of Cheyenne Canyon, along with Lee Wolf, and they inquired about the public having access to other parts of the property beyond the Chamberlain Trail. Jack and I talked about this and we both agreed that we have no issue, so long as people are respectful and caring for the property. Certainly, we do not want underage drinking, drug use, or vandalism. I suggested that we could work with the ambassador program to help assure the property is treated appropriately. We plan to do extensive cleanup of the gravel flows, graffiti on the rocks, the trash areas, fire mitigation, and enhancements to the existing trails. I predict with the Chamberlain Trail and improvements to the existing trails, we will have more public usage and access than exists today.

Both sides get what they want – the public retains access to the property they are exchanging with new trail access and other necessary improvements. Is it sounding better to you?

Please know, Richard, that I hold you in the highest regard and I appreciate the way you've been upfront, honest, and respectful in this process.

Thank you.

Steve

SB/sh

Mehew, Christi

From: Palus, Karen
Sent: Wednesday, February 03, 2016 3:04 PM
To: Mehew, Christi
Subject: FW: Bear Creek Park - Land Exchange

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: SWILSON@broadmoor.com [mailto:SWILSON@broadmoor.com]
Sent: Friday, January 29, 2016 4:20 PM
To: Palus, Karen
Subject: FW: Bear Creek Park - Land Exchange

2 of 2

From: Tammy Horner [mailto:tammy.j.horner@gmail.com]
Sent: Thursday, January 28, 2016 3:54 PM
To: Susan Wilson
Subject: Re: Bear Creek Park - Land Exchange

Steve,

Thank you for the clarification.

I sincerely hope you are participating in the public meeting this evening to represent the intentions of the Broadmoor.
I continue to try to represent the Broadmoor as a "for profit" business, that is attempting to be successful in our community.

I worked diligently with the county and Broadmoor to highlight the pros and cons of the commercial stables at the 707 Cresta property because I imagined the Broadmoor would come to the realization that it was not a good fit once they had the facts of the property and surrounding area.

Sandy mentioned "a BMX course" which was not mentioned in the press releases, but a commercial stables was mentioned.
She said the hotel does not want a BMX course near the hotel. Have you considered just asking the city not to do that or making it part of your amenities by renting bikes for it? It seems easier than exchanges multiple properties across the city?

The Skyway neighbors had no intentions of any complaints because they are very pleased to here the ~9 acre property will be utilized as a park.

I personally was very pleased to see the Broadmoor also accepted terminating the commercial stables 20 year permit with BCRP. I communicated the good news to everyone that the Broadmoor really does try to do the right thing for the community.

The Broadmoor may also consider providing an explanation as to why this is "all or nothing." Why have a public meeting if there is no room for negotiations? Karen did not say it was all or nothing, but Sandy said the you said it was "all or nothing." That seems very close minded, in my opinion.

While I have your attention, please consider donating money to remove the house on the property and actually fund the cost to have the ~9 acres included into the Conservation Easement that the community just donated $20k to establish with Palmer Land Trust. We can even put up a sign to credit the Broadmoor with the donation at that point. It would also ensure the BMX park does not end up in our backyard or the park because that land should be maintained as open space. Without the easement, it is susceptible to any city park use. It is also unfortunate the land cannot be donated to the County from the Broadmoor. Currently the city wants to own it, while the county maintains it. Karen said they may trade for it later. That seems unfortunate and a lack of first time quality and due diligence on both parties, not to mention a waste of tax payer money. It also cannot be included in the easement per the PLT because the county will not own it.

But I often doubt that the city and/or the Broadmoor even know these details. I am a planner by nature and a business woman, I like efficiency and quality. But I try to consider your position.
I have Mr Anschutz's book "Out Where the West Begins" and I have been to the art museum in Denver that he owns, as well as properties in the Grand Canyon, etc. I also thoroughly enjoy the hotel. That makes me wonder if Mr Anschutz would want to consider the history of the area as well as the value in the details and execution of things. Or is this all centered around what is best for the business and accounting. I am sure you and your staff are not evaluated on how nice your are, but how much money you make. I imagine you have seen Mrs Wagener's email stating that Gen Palmer donated the land to the city for open space that the Broadmoor will own. I'll include it at the bottom of this so you have all of the facts.

I understand most hotels do not make a lot of money on amenities but if they have an asset like a valuable piece of real-estate, things look better on the annual report. I would rather the city lease the property to the Broadmoor with incentives in the initial costs to make a fair exchange for the other properties in the coming years. Like no cost lease of the property for the first few years, equivalent to the value of the land being given to the city. After that initial period, a cost to lease the property that is fair and reasonable. This would generate much needed revenue for the city and county. Currently, the county has $10k for maintaining the 560 acres of Bear Creek Park. I am sure you understand that is not sustainable. None of the parks and open space are currently budgeted for in a way that is sustainable. That is why they never stop asking us to raise money for things. Or consider representing why is not acceptable.

I also want things to be fair and reasonable and honest. I try not to believe the Broadmoor has every politician paid off in this town, like people like to say. I try to defend the integrity of the city and elected officials and help offer suggestions. I hope you can understand my perspective when communications have been slim. (Not to mention, do you know how hard it is to defend the Broadmoor when the Gazette bought our neighborhood paper and has decided to stop delivering it to us. I don't think you guys realize your timing on things can be very hard.) It makes it difficult to defend. But please understand, I do not want the Broadmoor to stop supporting the elections and whatever they feel is important.

I suggested to the city that the public meeting be at the Broadmoor. Tonight will be very unproductive and not an adequate facility. It would have also shown the Broadmoor truly wants to be part of the community. Unfortunately, that did not happen and it will be difficult to address everyone's concerns.

In closing, I hope you say hello tonight at the meeting. I hope you understand I am advocate for community collaboration.
I assure you, my goal is your success. Please let me know how I can help.

Please be very careful with how you communicate with Sandy Mathews. She is a great historian for the area, but terribly biased and has a unique diplomatic style.

Very Respectfully, your neighbor,
Tammy

One neighbor wrote this to everyone (I didn't write it):
"On the face of it this land trade may look good with the community getting a great deal. I think it may just be shifting an issue and a need from one neighborhood to another. I have spoken with many people about the potential land trade of several Broadmoor properties (including the Bear Creek parcel) with the Strawberry Fields area of North Cheyenne Canyon Park. I have studied the park extensively and this is no less a part of North Cheyenne Canon Park than any other. The majority of this land was part of the original park purchase in 1885 by the City of Colorado Springs. This was the first City park purchased at the will of the citizens. The citizens loved the Cheyenne Canon area and voted to purchase 640 including the Strawberry Fields area. The upper 480 acres of the Canon was given to the City by General Palmer in 1907. The Strawberry Park area is a beautiful and diverse area of the park. There are meadows, dramatic rocks, and forest. There are even some old growth Douglas-fir. This is a parcel that we would all have on our radar to purchase if the City didn't already own it. We work so hard to acquire property and then so easily look at giving it up.

I am bothered that this is all clumped into one deal. This should not be a land trade that pits Friends Groups against each other. Each of these properties and easements should be looked at in their own right and acquired accordingly. I only wish this was a General Palmer gift because he would have attached deed restrictions to never let it out of the public trust. Sometimes we need a broader perspective like our forefathers."

On Thu, Jan 28, 2016 at 2:42 PM, <SWILSON@broadmoor.com> wrote:

January 28, 2016

Tammy Horner

Via email: tammy.j.horner@gmail.com

Dear Ms. Horner:

Karen Palus just shared with me the email Sandra Matthews has circulated. Sandra and I met this morning to talk about her manure pile. At the end of our conversation the land swap camp up. I gave her a little background about how this materialized with the City Parks Department, and, unfortunately, there is so much misinformation being circulated. Sandra asked what we would do with the land if this exchange does not materialize and I gave her an honest answer that we would likely sell it. I have had two inquiries and one offer on the property from home developers, unsolicited. I said that personally I hoped it wouldn't come to that and I think this is a great opportunity to put this property in public hands forever. It wasn't said in any way as a threat, only a candid answer to her question. I added that I hoped the people that were so vociferous when we were considering the stables on the site would speak out in support.

Thank you.

Steve Bartolin

Chairman

The Broadmoor

SB/sgw

Mehew, Christi

From: Palus, Karen
Sent: Monday, February 22, 2016 11:40 PM
To: Mehew, Christi
Subject: Fwd: Colorado Springs/Broadmoor Land Swap

Follow Up Flag: Follow up
Flag Status: Completed

Sent from my iPhone

Begin forwarded message:

> **From:** Peb Jackson <peb@pebjackson.com>
> **Date:** February 18, 2016 at 3:05:57 PM MST
> **To:** <kpalus@springsgov.com>
> **Subject: Colorado Springs/Broadmoor Land Swap**
>
> Dear Karen,
>
> I'm a member of the Broadmoor community and quite aware of the property in question. I often ride my bicycle up (no small task) Alta Vista and Sanford, and have with some frequency, ridden my mountain bike through the space, even though in recent years the trails have become almost non-existent.
>
> After studying the proposals, and very conscience of the Broadmoor style of business, I have no issue with this land swap. I believe that it is a very smart and creative opportunity for all parties.
>
> In particular, I believe that improving the trails and area in questions will only enhance the appreciation.
>
> Sincerely,
> Peb Jackson
> 54 W Cheyenne Mtn Blvd
> Colorado Springs, CO 808906
>
> --
> Edward (Peb) Jackson
> 719-667-1616

Mehew, Christi

From: Palus, Karen
Sent: Monday, February 22, 2016 7:50 PM
To: Mehew, Christi
Subject: Fwd: Incline Friends Statement Regarding the Proposed Land Exchange
Attachments: IF Land Exchange Statement (1).pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: "Bryarly, Sarah" <sbryarly@springsgov.com>
Date: February 22, 2016 at 12:27:45 PM MST
To: "Lieber, Christian" <clieber@springsgov.com>, "Palus, Karen" <kpalus@springsgov.com>
Subject: FW: Incline Friends Statement Regarding the Proposed Land Exchange

Here is what Ryan sent out.

Thanks,
Sarah

From: Ryan Johnson [mailto:rytriguy@gmail.com]
Sent: Monday, February 22, 2016 11:06 AM
To: <SWREN@broadmoor.com>; Susan Davies; bill@trailsandopenspaces.org; Cory Sutela; Bryarly, Sarah; Nicole Nicoletta; president@cheyennecanon.org; carol@fotp.com
Cc: Tim Bergsten
Subject: Incline Friends Statement Regarding the Proposed Land Exchange

Good morning, friends and colleagues!

Please find attached our statement regarding the proposed land exchange between the City of Colorado Springs and the Broadmoor/Anschutz organization. Please feel free to email me with any questions or call me at 719-502-7418. Several board members and I also plan to attend this Wednesday's public meeting with regards to the exchange. Thank you, for all that you do for trail and open space advocacy in our beautiful region, and we look forward to continuing to work together.

Ryan Johnson
President, Board of Directors
Incline Friends

Statement Regarding Proposed Land Exchange

February 21, 2016

Dear Friends and fellow open spaces advocates,

For nearly 6 years, the Incline Friends have been devoted to the continuing goal of preserving and sustaining the Manitou Incline as one of the many outdoor treasures of the Pikes Peak Region. Through complicated inter-governmental agreements, trail easements, conditional use permits and, well, literal mountain-sized obstacles, we have navigated in the pursuit of this goal; we are no strangers to difficult or controversial problems with regards to our favorite trail. From the initial legalization of the trail in 2013, to massive, multi-million dollar repairs in 2014 for erosion mitigation and sustainability to ongoing social trail repair/closure and establishing other, more ecologically friendly trails, we have remained steadfast to the goal of defending the Incline from the elements, advocating for proper use and enjoyment. As we continue our work, one pressing goal is the establishment of a new northern trail that would connect to the top of the Incline and allow for ease of access for emergency responders, a decrease of congestion and erosion on Barr Trail, and allow for a more user-friendly, safe hiking experience. One significant difficulty in the development and construction of this trail is the multi-faceted ownership of the land on which the Incline lies, complicating the process with which this trail would need to follow.

It is for this primary reason that the Incline Friends are in favor of the proposed land exchange between Colorado Springs and the Broadmoor/Anschutz organization. We recognize the concerns over other areas included in the proposed exchange such as the Strawberry Hills area, but feel that those concerns can be managed by properly stipulating the terms of use for the property by the Broadmoor. Again, the mission of the Incline Friends is sustainability of the Incline, which would be greatly aided by the increased

ownership and management of the Incline/Barr Trail by Colorado Springs. we absolutely support a continued, intensive public process to hear the concerns regarding the use of all of the areas involved in the exchange, and we will continue to participate and speak on behalf of the Incline Friends and our mission.

The proposed land exchange between the City of Colorado Springs and the Broadmoor has been an extremely polarizing one, but we believe that, through the continuing public process, the correct decision will be made to best preserve our beautiful outdoor treasures in the Pikes Peak Region. We are proud to continue to serve a community that remains as outspoken and dedicated to the outdoors and the beauty of our community and the surrounding open space.

Very respectfully,

Incline Friends Board of Directors

Incline Friends
1040 S. 8th St. Ste. 101 Colorado Springs, CO 80905
inclinefriends@gmail.com

Statement Regarding Proposed Land Exchange

By: Incline | February 27, 2016 Comments(1)

February 21, 2016

Dear Friends and Fellow Open Space Advocates,

For nearly 6 years, the Incline Friends has been devoted to the continuing goal of preserving and sustaining the Manitou Incline as one of the many outdoor treasures of the Pikes Peak Region. Through complicated inter-governmental agreements, trail easements, conditional use permits and literally mountain-sized obstacles, we have navigated in the pursuit of this goal; we are no strangers to difficult or controversial problems with regards to our favorite trail. From the initial legalization of the trail in 2013, to massive, multi-million dollar repairs in 2014 for erosion mitigation and sustainability to ongoing social trail repair/closure and establishing other, more ecologically friendly trails, we have remained steadfast to the goal of defending the Incline from the elements, advocating for proper use and enjoyment. As we continue our work, one pressing goal is the establishment of a new northern trail that would connect to the top of the Incline and allow for ease of access for emergency responders, a decrease of congestion and erosion on Barr Trail, and allow for a more user-friendly, safe hiking experience. The Incline Friends has already pledged $40,000 of donated funds towards this goal. One significant difficulty in the development and construction of this trail is the multi-faceted ownership of the land on which which adds complexity to the process of designing and building the northern trail.

It is for this primary reason that the Incline Friends are in favor of the proposed land exchange between Colorado Springs and the Broadmoor/Anschutz organization. We recognize the concerns over other areas included in the proposed exchange such as the Strawberry Hills area, but feel that those concerns can be managed by properly stipulating the terms of use for the property by the Broadmoor. Again, the mission of the Incline Friends is sustainability of the Incline, which would be greatly aided by the increased ownership and management of the Incline/Barr Trail by Colorado Springs.We absolutely support a continued, intensive public process to hear the concerns regarding the use of all of the areas involved in the exchange, and we will continue to participate and speak on behalf of the Incline Friends and our mission.

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Tags

The proposed land exchange between the City of Colorado Springs and the Broadmoor has been an extremely polarizing one, but we believe that, through the continuing public process, the correct decision will be made to best preserve our beautiful outdoor treasures in the Pikes Peak Region.We are proud to continue to serve a community that remains as outspoken and dedicated to the outdoors and the beauty of our community and the surrounding open space.

Very Respectfully,

Incline Friends Board of Directors

G+1 Tweet Share

Category: Uncategorized
Tags:

Comments:

Vicky Schleining
Posted on : March 09, 2016

Hi there,

We are trying to find out if the incline is clear of snow to climb on Friday? We've never done it before ... Thank you

Post A Comment

Message *

Name * Email Id

SUBMIT RESET

Northwestern Mutual®

Kevin F. Kaveney CLTC
Managing Director/Wealth Management Advisor

2 N Cascade Ave Ste 900
Colorado Spgs, CO 80903-1628
719 636 3844 office
719 432 8705 cell
719 636 3686 fax
kevin.kaveney@nm.com
www.kevinkaveney.com

February 17, 2016

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905

Karen,

The purpose of this letter is to express my support for the proposed land swap between the City of Colorado Springs and the Broadmoor. I am a concerned business person in our Colorado Springs community. My family and I are hikers and outdoor enthusiasts; indeed, we enjoy hikes in both the Manitou area and the Cheyenne Canyon area.

It seems that this trade would be a windfall for the City and our citizens, helping to preserve and to improve several important rights of way and trails. The Broadmoor has always been a solid steward of its resources as well as a significant employer and attraction to our City.

Let us allow this transaction that will benefit our community for years to come.

Please do not hesitate to contact me with any questions.

Sincerely,

Kevin Kaveney
Managing Director
Northwestern Mutual Colorado Springs

CC: Steve Bartolin, Jack Damoali, Phillip Anschutz, and Christian Anschutz

Northwestern Mutual is the marketing name for The Northwestern Mutual Life Insurance Company, Milwaukee, WI (NM), and its subsidiaries and affiliates. Kevin F. Kaveney is a Representative of Northwestern Mutual Wealth Management Company®, Milwaukee, WI (WMC), a wholly-owned company of NM and limited purpose federal savings bank. WMC is not a broker-dealer or insurance company. All WMC products and services are offered only by properly credentialed Representatives who operate from agency offices of WMC. Representative is a District Agent of NM (life insurance, annuities and disability income insurance) and Northwestern Long Term Care Insurance Company, Milwaukee, WI, a subsidiary of NM (long-term care insurance), and a Registered Representative of Northwestern Mutual Investment Services, LLC, a wholly-owned company of NM, broker-dealer and member FINRA and SIPC. NM is not a broker-dealer, registered investment adviser or federal savings bank. There may be instances when this agent represents insurance companies in addition to NM or its affiliates.
AR Ins Lic #4655138 CA License #0F00330

Mehew, Christi

From: Cynthia Kulp <kulpc@aol.com>
Sent: Tuesday, February 02, 2016 1:52 PM
To: Lieber, Christian; Mehew, Christi
Cc: Cynthia Kulp
Subject: TOPS Working Committee

Chris, and Christy,

Do you anticipate that the TOPS Working Committee meeting for tomorrow will still be held?
If so, then it looks like the Broadmoor Land Swap is on the agenda? Will the committee be weighing in on that with a vote?

This is a complex thing that has been proposed. While I would be happy of course to see the Broadmoor's stable lot come under City ownership, I have many reservations about Strawberry Hill as a better alternative site for their commercial horseback riding operation. The kind of commercialization that has occurred in Cheyenne Canon with the Broadmoor's operation of the 7 Falls, fancy new restaurant, zip lines, hiking trail from the Hotel, shuttle buses, etc. is not a plus for the community, in my opinion. Allowing them to own Strawberry Hill would only increase that commercial presence and detract from the natural environment that people go to Cheyenne Canon to enjoy. This area is a legacy that has been left to our stewardship by past generations, and we must use wise judgement to protect it.

I feel it would be best if the Broadmoor would buy a ranch in a more remote location from which to expand their equestrian program. I would also recommend that a public hearing be held where the swap can be fully explained and people given the opportunity to ask questions publicly.

Thank you,
Cyndy Kulp

Mehew, Christi

From: Palus, Karen
Sent: Friday, February 05, 2016 12:20 AM
To: Mehew, Christi
Subject: Fwd: Opposed to land swap between the city and the Broadmoor

Sent from my iPhone

Begin forwarded message:

> **From:** "Guidotti, Wendilyn" <WGuidotti@springsgov.com>
> **Date:** February 3, 2016 at 11:04:54 AM MST
> **To:** "Palus, Karen" <kpalus@springsgov.com>
> **Subject: FW: Opposed to land swap between the city and the Broadmoor**

> **From:** Kathy Ligas [mailto:kligas@live.com]
> **Sent:** Tuesday, February 02, 2016 2:11 PM
> **To:** Suthers, John
> **Subject:** Opposed to land swap between the city and the Broadmoor
>
> PLEASE do not allow this land swap to take place. I hike in these areas year round and would be very sad if a commercial operation such as the Broadmoor obtained ownership of it. Its priorities would be centered on the needs and desires of its customers, and not on preservation of the land, its vegetation, or its animal populations. So many residents of our city live here mainly because of our ability to access this area. You will not make any of us happy if you allow this swap to take place. And where would it stop? The first exchange would just pave the way for future land exchanges, and would likely cause me and many other residents to move to cities that care about these lands. The easy access we have is very unique to our city. No other cities in our state provide all the comforts of city living in combination with this benefit.
>
> You can be sure I will campaign against you in future elections if you allow this to happen.
>
> Katherine Ligas
> Colorado Springs resident

Mehew, Christi

From: Palus, Karen
Sent: Monday, February 22, 2016 11:25 PM
To: Mehew, Christi
Subject: Fwd: Broadmoor Land Exchange

Sent from my iPhone

Begin forwarded message:

From: James Lockhart <jlock@datawest.net>
Date: February 19, 2016 at 8:23:28 AM MST
To: "Palus, Karen" <kpalus@springsgov.com>
Subject: Broadmoor Land Exchange

Pikes Peak Group of the
Rocky Mountain Chapter
522 North Royer Street
Colorado Springs, CO 80903

February 19, 2016

Karen Palus, Director
Colorado Springs Department Parks, Recreation, Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905

Dear Ms. Palus:

On behalf of the Pikes Peak Group of the Sierra Club, I must express some serious concerns about the proposed land exchange between the City of Colorado Springs and The Broadmoor. There are simply too many unanswered questions regarding the proposal and the public has been given too little information about its relative pros and cons for either the public or City Council to know whether the exchange should be approved. The Broadmoor in particular has not been sufficiently forthcoming regarding the most controversial aspect of the exchange: its acquisition of a large tract of public parkland known as "Strawberry Hill," presently part of North Cheyenne Canon Park. Despite immediate public outcry against this acquisition, The Broadmoor did not have a representative at the January 28th public open house at Bear Creek Nature Center. While a representative did speak at the February 11th Parks and Recreation Advisory Board meeting, and answered a few questions from Board members, I understand that he refused to speak to news media representatives after the meeting. A public process in which the proponent of a land exchange chooses to be present only to this limited degree is not a true and meaningful public process.

Undoubtedly the most significant unanswered question is the extent to which members of the public will continue to have access to the Strawberry Hill parcel, which has been public parkland

for over 100 years and has been regularly used by residents in the neighborhood. As I noted in a statement which I made at the February 11th Advisory Board meeting, it would make a great difference whether Strawberry Hill will be managed as public open space, similar to Stratton Open Space, or whether the public will be allowed only to use the trail easements described in the land exchange proposal, plus whatever additional trails The Broadmoor may elect to provide, while the bulk of the property would be open only to The Broadmoor's paying guests. The information provided on your website https://parks.coloradosprings.gov/explore-play/explore/parks/proposed-land-exchange , stating that the public will retain public access to the Chamberlain Trail, South Canon Trail, and Hully Gully, makes it appear that the latter scenario would be closer to the true situation. However, city officials have made generalized statements to news media that ninety percent of the acreage would remain "open to the public." The information provided to date is therefore so confusing and conflicting that one cannot be certain what the public and the neighborhood are actually being asked to give up.

According to the information provided on your website, Strawberry Hill would retain its "PK" Public Parks zoning. However, according to the City Code, "the public parks zone district is intended for land set aside for use as public recreation and open space." This classification appears to be limited to publicly owned and operated parks, playgrounds, recreation facilities, and open spaces, for which a public body plans and determines how the public may use the property for such purposes. It is difficult to understand how this classification could apply to a privately-owned property which is, in effect, subdivided into public easements and a larger acreage for which the private owner would determine the extent to which the public could use or be excluded from the property. Rather, it would appear that in such a case the non-easement portion of the property would not qualify as a "public park."

A question also exists as to whether there would be protection of the Strawberry Hill parcel from more intensive future development in the event that The Broadmoor's plans for the property change. A zoning classification, being changeable at the discretion of City Council, does not offer the same guarantee of permanence as more protective measures. A right of first refusal depends on the City having the money to exercise the right and City Council voting to spend the money for that purpose. While deed restrictions might provide some additional protection, without knowing what particular restrictions would be placed on the parcel as part of the exchange, it cannot be determined whether these provide adequate protection. We note that El Paso County recently found it advisable to place Bear Creek Regional Park under a conservation easement to ensure that it would be preserved as a park and recreational asset in perpetuity http://adm.elpasoco.com/CommunityServices/planning/Pages/BearCreekRegionalParkPlanning.aspx The Stratton Open Space is likewise protected by a conservation easement, which GOCO considered necessary in order to fund the acquisition. https://parks.coloradosprings.gov/sites/default/files/parks_recreation_and_cultural_services/open_space/stratton_management_plan_-_review_draft_1.6.15.pdf

The actual use of the Strawberry Hill parcel, public or private, present and future, is also critical to a proper understanding of the land exchange proposal from an environmental standpoint. The Colorado Natural Heritage Program's survey of the Pikes Peak Region http://www.cnhp.colostate.edu/download/documents/1999/Pikes_Peak_Area_Survey.pdf has identified North and South Cheyenne Canyons as a Potential Conservation Area (PCA), due to its classification as an area of very high biodiversity significance. The Strawberry Hill parcel borders this potential conservation area. Development of permanent structures and facilities in the central portion of the parcel could easily have an adverse impact on wildlife both on the parcel and within the PCA. Here too, some concrete description of how The Broadmoor would use the parcel is critical to understanding the relative merits and demerits of the land exchange.

Another unclear aspect of the proposed exchange is the extent to which the exchange is necessary to assure public use of the Barr Trail in light of a concurrent proposal by The Broadmoor to grant a Barr Trail easement as part of the Crags/Emerald Valley land exchange with Forest Service. According to the documentation and map accompanying Senate Bill 1941, the Forest Service already has a perpetual trail easement over the westernmost of the two Barr Trail parcels which the City would acquire, and under the terms of this land exchange, the Forest Service would acquire a perpetual easement over the easternmost parcel. See the Senate Report accompanying SB 1941 https://www.congress.gov/congressional-report/114th-congress/senate-report/188/1 .

If access to the Barr Trail is not in jeopardy and if the public is to be allowed only limited access to the Strawberry Hill parcel, it does not appear that the public at large is getting equivalent recreational value from the parcels which the City would acquire, as compared with the parcel which would be given up. Except for the Bear Creek parcel, which is at best a minor addition to Bear Creek Regional Park, the City is essentially getting only trail corridors and lands usable for trails in exchange for land usable as public parkland. As was described to the Advisory Board at its February meeting, the new trails on Mount Muscoco and the proposed Chamberlain Trail extension would appeal mostly to "backcountry" recreationists interested in conducting day-long excursions on more difficult terrain. We can therefore readily see how all but a small percentage of City residents would consider this exchange to be a bad deal from the standpoint of increasing public recreational opportunities.

Limiting public use of the Strawberry Hills parcel could significantly increase user pressure on other nearby open space, such as Stratton Open Space. We note that on the same day when the land exchange proposal was presented to the Advisory Board, the Board also considered a management plan for Stratton Open Space which revealed major concerns relating to extensive public use of that parcel.

In light of all of these unanswered questions, we are particularly concerned that at present only one further City-sponsored public meeting to address the land exchange has been announced. We hope and expect that the timeline initially put forward (by which the Advisory Board would take up the question of approving the exchange at its March meeting, and the matter would then be sent on to City Council for final approval) is no longer applicable. The proposal should not go forward to either the Advisory Board or to City Council until The Broadmoor has more clearly disclosed its intentions regarding public access, until land classification questions are cleared up, and until the actual public and environmental impacts of the exchange have been revealed and can be fully discussed in an appropriate number of public forums.

Sincerely,

James E. Lockhart, Conservation Chair
Pikes Peak Sierra Club Group
jlock@datawest.net

Mehew, Christi

From: Krisko, Jody
Sent: Wednesday, February 24, 2016 12:54 PM
To: Deitemeyer, David; Lieber, Christian
Cc: Mehew, Christi
Subject: FW: SAY NO TO THE PROPOSED BROADMOOR LAND SWAP!

In case you didn't see this...

From: pappenheim23@hotmail.com [mailto:pappenheim23@hotmail.com]
Sent: Tuesday, February 23, 2016 5:14 PM
To: Krisko, Jody
Subject: SAY NO TO THE PROPOSED BROADMOOR LAND SWAP!

I must express my outrage and my wholehearted opposition to the proposed land swap involving the Broadmoor, the city of Colorado Springs, and the Strawberry Fields (Hills) open space. HANDS OFF OUR PUBLIC LANDS! This open space was intended to serve ALL
of the residents of Colorado Springs, not the wealthy clients, customers, and friends of Mr. Anschutz. I have absolutely no faith in promises made by the governing board of the Broadmoor to maintain public access to most of the Strawberry Fields open space -such
right of access can be withdrawn at any time, and I predict that it WILL be, as soon as the furor has subsided and the spotlight is
no longer on this issue.

I grew up in Colorado Springs, and am sick to death of the political corruption, lack of transparency, and the prevalence of
secret back-room deals in the public arena. Handshakes are made, deals are cut, and the public is all too often denied any chance at
meaningful input. It must stop now! I have watched my beloved city decline over the decades due to corruption, venality, apathy, and blind ignorant opposition to any increases in taxes or to the development or implementation of public-private partnerships to improve the social and economic vitality of Colorado Springs.

The city was a better place to live 20-30 years ago, and our current trajectory has us on track to more resemble Pueblo rather than Denver in the future. One last bastion of hope here in the Springs is our open spaces -they are the heart and soul of Colorado Springs. I maintain that there is not a more beautiful backdrop to any city in the United States. We are blessed and privileged to live here. Please don't ruin that.

Winston Luke

Mehew, Christi

From: Kathleen & Chip MacLaren <jakemac971@aol.com>
Sent: Thursday, February 04, 2016 10:32 AM
To: Council Members
Subject: land swap

To Whom It May Concern,

As regular users of the Cheyenne Canon area, we do not agree with the "land swap" with the Broadmoor Hotel. We are mountain bikers and hikers and dog walkers. We are registered voters. Please do not concede to this current land deal. Strawberry Fields should remain City property.

Kathleen and Charles MacLaren

Mehew, Christi

From: Jon R Marple <marple2112@comcast.net>
Sent: Monday, February 01, 2016 4:09 PM
To: Council Members; Suthers, John; Mehew, Christi
Subject: Broadmoor Land Swap

Dear Colorado Springs officials,

Please allow me to voice my complete opposition to the Broadmoor land swap agreement.

In my opinion there is not comparison on the value of the land. This is a Colorado Springs beautiful piece of land and to "swap" it to a private entity would be a tragic mistake.

Please don't succumb to the power and influence of the Broadmoor and trade this gem.

Sincerely,

Jon Marple

Mehew, Christi

From: Suzy Marple <suzymarple@yahoo.com>
Sent: Monday, February 01, 2016 12:47 PM
To: Council Members; Suthers, John; Mehew, Christi
Subject: Broadmoor Land swap

Dear Colorado Springs officials,
Please allow me to voice my complete opposition to the Broadmoor land swap agreement.
In my opinion there is not comparison on the value of the land. This is a Colorado Springs beautiful piece of land and to "swap" it to a private entity would be a tragic mistake.
Please don't succumb to the power and influence of the Broadmoor and trade this gem.
Sincerely,
Suzy Marple

Mehew, Christi

From: mtnlions@aol.com
Sent: Tuesday, February 02, 2016 10:05 PM
To: Suthers, John; Mehew, Christi; Lieber, Christian
Cc: friendsofcheyennecanon@gmail.com; cory@medwheel.org; savecheyennemountain@gmail.com; KRDO News; KOAA; news21@fox21new.com; KKTV; news@csindy.com
Subject: City - Broadmoor Land Swap Opposition

Dear Mayor Suthers and City Parks Board & Staff,

I am writing to say that I am strongly opposed to the proposed land exchange between the City and The Broadmoor.

Quite a bit of the land the Broadmoor is "exchanging" is either cliff-side and inaccessible (the 208 acres west of Mt. Muscoco) or already being used by the public (the 74 and 80 acre parcels over by the Cog RR - can you imagine the uproar if someone tried to restrict access to Barr Trail or the Incline?!). The 189.5 acre Strawberry Fields parcel is a gem, easily accessible, and a place my family and I have used recreationally for decades, from picnicking, to asparagus "hunting," to hiking, biking and sledding. This land is basically a continuation of the Stratton Open Space and North Cheyenne Canon Park, and something that should not be "exchanged" for lands not even comparable - not to mention the fact that we citizens, via TOPS, support the purchase of open space to preserve what makes Colorado Springs a desirable place to live. Why would we turn around and give away such a beautiful piece of open space that we already own?!

I am very concerned that this whole deal has been in the works for a long time, unbeknownst to impacted citizens. As a "Park Neighbor," I received a card about the January 28th public meeting postmarked January 21st. The first reading before City Council was January 25th (that doesn't happen on a dime!). All appearances are that this is a behind-the-scenes, backroom deal, with public comment for show. I am hopeful that is not the case.

Sincerely,

Michelle Mason

Dear Mayor Suthers and City Parks Board & Staff,

I am writing to say that I am strongly opposed to the proposed land exchange between the City and The Broadmoor.

Quite a bit of the land the Broadmoor is "exchanging" is either cliff-side and inaccessible (the 208 acres west of Mt. Muscoco) or already being used by the public (the 74 and 80 acre parcels over by the Cog RR - can you imagine the uproar if someone tried to restrict access to Barr Trail or the Incline?!). The 189.5 acre Strawberry Fields parcel is a gem, easily accessible, and a place my family and I have used recreationally for decades, from picnicking, to asparagus "hunting," to hiking, biking and sledding. This land is basically a continuation of the Stratton Open Space and North Cheyenne Canon Park, and something that should not be "exchanged" for lands not even comparable - not to mention the fact that we citizens, via TOPS, support the purchase of open space to preserve what makes Colorado Springs a desirable place to live. Why would we turn around and give away such a beautiful piece of open space that we already own?!

I am very concerned that this whole deal has been in the works for a long time, unbeknownst to impacted citizens. As a "Park Neighbor," I received a card about the January 28th public meeting postmarked January 21st. The first reading before City Council was January 25th (that doesn't happen on a dime!). All appearances are that this is a behind-the-scenes, backroom deal, with public comment for show. I am hopeful that is not the case.

Sincerely,

Michelle Mason

Mehew, Christi

From: Palus, Karen
Sent: Friday, February 05, 2016 3:56 PM
To: Mehew, Christi
Subject: FW: City - Broadmoor Land Swap Opposition

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Lieber, Christian
Sent: Wednesday, February 03, 2016 8:18 AM
To: Palus, Karen
Subject: FW: City - Broadmoor Land Swap Opposition

Not sure if you received this comment.

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: mtnlions@aol.com [mailto:mtnlions@aol.com]
Sent: Tuesday, February 02, 2016 10:05 PM
To: Suthers, John; Mehew, Christi; Lieber, Christian
Cc: friendsofcheyennecanon@gmail.com; cory@medwheel.org; savecheyennemountain@gmail.com; KRDO News; KOAA; news21@fox21new.com; KKTV; news@csindy.com
Subject: City - Broadmoor Land Swap Opposition

Mehew, Christi

From: Palus, Karen
Sent: Monday, February 22, 2016 10:48 PM
To: Mehew, Christi
Subject: Fwd: Broadmoor/City of Colorado Springs Land Swap

Sent from my iPhone

Begin forwarded message:

> **From:** Ky McCarty <kymccarty@icloud.com>
> **Date:** February 20, 2016 at 11:25:22 AM MST
> **To:** <kpalus@springsgov.com>
> **Subject: Broadmoor/City of Colorado Springs Land Swap**
>
> Karen,
>
> I write to you in strong support of the proposed land swap.
>
> As a frequent trail user I am keenly aware of what a terrific job the city has done to improve our opportunities for outdoor recreation. The proposed land swap only builds on that legacy of improvement for Colorado Springs citizens.
>
> 1) Muscoco trail is one of the best additions to our trail system in many years. The opportunity to secure the ownership and connect it deeper into the trail system is something we must act on.
>
> 2) Securing further ownership of Barr trail and the Manitou Incline is another strong opportunity in this proposal. I believe other than Pikes Peak itself there is no more well known and desired outdoor attraction than the Incline. It is famous among the fitness crowd and the outdoor community perhaps world wide. We have many out of state visitors to our home and in the past three years virtually all have asked about and many have tackled the challenge of the incline.
>
> 3) "Strawberry Fields". This may be the most overlooked bonus to our citizens. Transferring ownership to the Broadmoor assures continued parkland status, enhanced and improved public access, and preservation. This asset is currently accessible to just a few people and at risk for maintenance and preservation. Partnering with someone whose interests align with the the citizens provides the usage and preservation we need. The Broadmoor is the ideal partner to preserve this asset and get usage to the whole population sooner and more cost effective than the city could achieve on its own.
>
> I reiterate my support for this land swap and encourage swift action to move this agreement into completion.
>
> Thank you to you and the parks board for all that you have done to enhance our quality of life in Colorado Springs.

Sincerely,
Ky

Ky McCarty
260 Sierra Vista Dr
80906

Mehew, Christi

From: Gonzalez, Eileen
Sent: Thursday, March 03, 2016 11:05 AM
To: Mehew, Christi
Subject: FW: Proposed Broadmoor land swap

Follow Up Flag: Follow up
Flag Status: Flagged

FYI, forwarding one of the comments Council's received on the land swap issue.

Eileen Lynch Gonzalez, City Council Administrator City of Colorado Springs Phone (719) 385-5452 Cell (719) 310-2383
www.coloradosprings.gov

-----Original Message-----
From: Ann McDonald [mailto:crazemc@aol.com]
Sent: Thursday, March 03, 2016 10:13 AM
To: Council Members
Subject: Proposed Broadmoor land swap

Hi
I think there is horse property for sale near Broadmoor Elementary School. I think it is around 7 acres. The Broadmoor wanted to develop 7 acres of Strawberry Fields for their stable. This property is already zoned for horses, so no changes needed.
Why not look into this instead of Strawberry Fields?
The property is on El Encanto if anyone wanted to take a look and see if it was still available.
Sincerely
Ann McDonald

Sent from Ann McDonald

Mehew, Christi

From: kmeinig@comcast.net
Sent: Thursday, January 21, 2016 8:10 AM
To: Mehew, Christi
Subject: Fwd: land swap

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Parks and Recreation Advisory Board,
Many of us in the community have some questions regarding the proposed land swap coming up for discussion next week. This is a copy of the letter I sent to Karen Palus and Chris Lieber. Any input of feedback from you would be appreciated.
1) Are there any restrictions in place regarding zoning changes that the Broadmoor may make in the future when and if they acquire the land? Would the land swap come with any restrictions on residential or corporate development in this prime location?
2) How big is the group picnic area? Are there protections in place for the community regarding the allowed size and utilization of this area (specifically in regards to noise, music and numbers of people) ?
3) Can you confirm that the original Bear Creek stable proposal was and is still approved? I believe that approval was granted for a stable in Bear Creek and the Broadmoor has chosen the canyon area instead.
4) What evaluations have been done to assure that the value of the swapped lands is equitable in this swap and who did them? I recognize that the parks department is very eager to acquire the pieces of land that have offered, but surely an independent appraisal is warranted, especially if any further development is to be done by the Broadmoor besides a stable and trail system.
5) The impression is that this transaction is being pushed through the system quickly. Any negotiation of this magnitude should be transparent. The community should be given a decent amount of time to give feedback and gather information. I have looked in the minutes of the Parks board as well as TOPS and no mention has been made about this in the last three months. What is the hurry? What is the expected time before this is voted on?
Please feel free to contact me by phone (719)337-2441 or email: kmeinig@comcast.net.
I look forward to talking to you,
Sincerely ,
Kathy Meinig

Mehew, Christi

From: Palus, Karen
Sent: Monday, February 01, 2016 11:58 AM
To: Mehew, Christi
Subject: FW: Broadmoor Land Swap

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Guidotti, Wendilyn
Sent: Monday, February 01, 2016 8:57 AM
To: Palus, Karen
Subject: FW: Broadmoor Land Swap

From: Richard Meinig [mailto:rickmeinig@gmail.com]
Sent: Saturday, January 30, 2016 4:18 PM
To: Suthers, John
Subject: Fwd: Broadmoor Land Swap

---------- Forwarded message ----------
From: **Richard Meinig** <rickmeinig@gmail.com>
Date: Sat, Jan 30, 2016 at 3:17 PM
Subject: Re: Broadmoor Land Swap
To: "Knight, Don" <dknight@springsgov.com>

Dear Mr. Knight:

Thank you for your reply. I and park users appreciate your taking a more measured look at the "swap". On the surface, a net gain in [ark/recreational acreage for the city seems appealing but the the land that is being

swapped is already adequately protected in terms of public access. Areas like Mt Muscoco are too rugged and remote to have commercial value to the Broadmoor. Rocky Mountain Field Institute (RMFI) completed trail improvements to Mt Muscoco this last summer that have ensured safe and environmentally sound access. I would love for RMFI, Medicine Wheel, Friends of Cheyenne Canyon and other public organizations have the opportunity to assist the city in expanding or improving existing trails (Chamberlain Tr) in the "Strawberry Fields" parcel. Certainly if the Broadmoor wants to see improvements made in the area adjacent to "Seven Falls" to enhance their client experience, there are opportunities to do so without privatizing a large segment of well loved and used public park...
Again, thanks for considering the public interests

On Sat, Jan 30, 2016 at 5:14 AM, Knight, Don <dknight@springsgov.com> wrote:

Mr Meining,

Thank you very much for your note on Strawberry fields. With the feedback, questions, and concerns I am receiving from you and others, I will definitely be taking a harder look at this proposed trade.

Don Knight

Colorado Springs City Council, District 1

107 N Nevada Ave, Ste 300

Colorado Springs, CO 80901

719-385-5487

719-368-0729 (cell)

From: Richard Meinig [mailto:rickmeinig@gmail.com]
Sent: Friday, January 29, 2016 7:35 PM
To: Knight, Don
Subject: Re: Broadmoor Land Swap

Dear Mr. Knight:

I am a resident of southwest Colorado Springs. I attended last night's information forum at the Bear Creek Nature Center to become more informed of the Broadmoor's proposed land swap for the 189.5 ac parcel commonly known as "Strawberry Fields".

On the surface any net land gained by Colorado Springs Park and Recreation is a positive. However, the overall the transaction is a negative for the citizens of Colorado Springs for a variety of reasons.

The most disappointing piece of information last night was the lack of information , ie., the unspecified development of approximately 9 acres of the 189.5 ac parcel. It is stated that the Broadmoor intends to develop a picnic area/ pavilion/ and possibly a horse stable. The development would utilize the lower area of the parcel adjacent to the road- the area that currently enjoyed by the public for picnics and easy hiking. After this has become private- even without Broadmoor improvements, this has now become a fee area whose revenues benefit a business. More worrisome is that a pavilion, picnic area, and a stable will be built in this area. Aside from the fact that these "improvements" will benefit Broadmoor guests/client first, public access will be based on a fee determined by the Broadmoor. It is a significant loss of open space to have 9 acres developed. Unfortunately, the size of the pavillion, the improvements for picnic areas, and the size of the horse stable are all unspecified. One can imagine that a pavilion, amphitheater, "chuck wagon" dining facilitiy, restrooms, other unspecified guest amenities and horse stable will destroy to varying degrees what is now open space enjoyed without fee by Colorado Springs Citizens. There are bound to be many other issues with development such as the impact of horses, pavilion events, fire, water, septic, etc that cannot yet be concretely addressed. The range of possibliites is vast but the Broadmoor has not made its intentions public. Certainly acquring the land to keep it as open space/hiking land for Broadmoor guests does not require privatizing that portion of the park. Developing the land for commercial interests (even with Park zoning) does require privatization.

The remaining approximately 179 acres are also adversely affected by conversion of public land to a private park. The Chamberlain Trail and Hully Gully are the only lands that will continue to have free public easement. Will the Broadmoor erect large security fences to delineate its easement and improvements? One can only imagine the possibilities as the Broadmoor has erected a vast network of fences in the already largely inaccessible areas below Old Stage Rd. One would expect that the Broadmoor will likely add additional trails to serve a stable or its picnic/hiker guests. Again this is a negative as these will be fee based access as determined by the commercial interests of the Broadmoor. In addition, the Broadmoor can determine whether these will be hiker, horse, or mountain bike accessible in accordance with its business plan. This is again a net loss for the public. The "Strawberry Fields" portion of the park has been enjoyed by generations without development. There is no doubt that improvements to the existing Chamberlain Trail, lower "social trails", and picnic areas are needed. However, transferring this parcel to a private entity is a net loss.

Please consider carefully the benefits of "Strawberry Fields" remaining a truly public open space.

--

All the Best- Rick M

--

All the Best- Rick M

GLENN E. MONTGOMERY

February 23, 2016

Karen Palus
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905

RE: Issues Concerning Strawberry Hill and Broadmoor/City Proposed Land Exchange

Dear Karen,

Please allow me to follow up on my telephone call to you last week and my public comments made at the Parks and Recreation Advisory Board meeting on February 11, 2016.

To summarize, I am a local resident living on Cheyenne Mountain, close to the parcel under discussion. I have hiked this parcel on many occasions and am familiar with its topography, wildlife, environmental biome issues and the cultural infrastructure surrounding the parcel.

As I mentioned at the meeting, I have a background and a Master's degree in environmental impact analysis and assessment from the School of Public and Environmental Affairs at Indiana University (ranked #2 in the USA). I have performed dozens of environmental impact analysis projects for organizations such as the Sierra Club, Nature Conservancy, US Forest Service, EPA, many public utility commissions at the state level and over 75 large and small municipalities. I have also published more than 100 articles on this topic as well as related computer mapping and technology assessment tools, inventories and models.

I would like to commend you on the excellent job you have done working with The Broadmoor on this comprehensive project. As a local tax payer, this land exchange holds superior economic value for the City.

I am outdoors daily on Cheyenne Mountain and hike the trails extensively in South Cheyenne Canyon, North Cheyenne Canyon and the Stratton Open Space. The Strawberry Hill parcel is a beautiful piece of land. It is also a buffer area to more remote forest intensive areas because it is adjacent to residential areas on multiple sides with immediate streets and access to the parcel.

While the views and open space are very pleasant, the parcel is hardly a "unique "plot of land and is more typical of the thousands of acres surrounding it to the west and south. It is not a wilderness or urban wilderness by any legal or governmental or environmentally professional definition. It is typical of many similar areas around the western part of the city.

The parcel IS significantly underused. One of the aspects I really appreciate about this land exchange proposal is that this particular piece of land will be able to provide many more uses to considerably more people, both public and private. Remember the old Forest Service tagline "Land Of Many Uses"? What you have put together is truly an opportunity to expand the use of the Strawberry Hill land.

Currently, the parcel is rarely or not being managed. Soil loss and erosion is quite significant in certain areas. Water erosion channels are very deep and difficult to cross on foot in many places. Litter and trash is accumulating. The trail system needs considerable work. The Broadmoor has committed to cleaning up and repairing the trails and to a reforesting effort that will actually create new habitats for wildlife.

The Colorado Springs Park System Master Plan, which has received significant public input, will be further enhanced with the approval of the public by this proposed land exchange. Opponents of this project are perhaps not fully looking to the future strategic view and the type of world-class park and trail system the City is trying to build and deliver to its citizens.

There are a variety of small tactical issues which continue to be discussed in public meetings and I believe the City and Broadmoor have factually and effectively addressed all of these. A summary of these issues include the following:

- Improving inadequate fire mitigation

- Addressing parking issues
- Improving control and management of the frequent underage alcohol and drug use on the property
- Improving security for vandalism
- Control of ongoing trash and litter issues
- Creating additional trails
- No fees to be charged for public access
- Fencing issues (no fencing around property)
- Severe gully erosion problems
- Multiple easements for trails
- Conservation easements
- Very minimal physical impact of natural areas
- Future zoning changes – none
- Increased future re-forestation
- Wildlife impact – little or none – probably improvement
- Potential view shed issues – minimal to none
- Actual acreage to be impacted will be minimal (less than 10% of parcel)
- Engagement of the Ambassador Program and Friends of Cheyenne Canyon
- Issues associated with Right of First Refusal
- Additional sales tax revenues for the City - to be determined
- History of stewardship of open space by the Broadmoor – very good
- Transportation issues have been resolved
- Emergency access for Hully Gully ice falls has been resolved
- Additional recreation activities on the site are being evaluated
- Mountain biking issues have been resolved
- Impact on local property values – positive
- Transparency and involvement of the public - good
- Tremendous contribution to the City's Park's System Master Plan

The best part of the evolving proposal is for the property to be placed in an irrevocable Conservation Easement via a Common Land Trust. This additional item puts many concerns to rest or simply resolves them all together.

This proposed land exchange negotiated between the City and The Broadmoor truly does preserve and expand our open space system, connects our trails

system and increases our recreational trail corridors while also dramatically improving access to an underused parcel of City-owned land.

The scope of this land trade is vast and far-reaching. Resolving multiple issues including those associated with the ownership of Barr Trail, the Manitou Incline, North Access Trail to the Incline, the Cog Railway parking, expanding Bear Creek Park, and connecting the Chamberlain Trail, far outweigh any downside of allowing The Broadmoor to become the steward of the Strawberry Hill parcel. In fact, it brings us one step closer to developing Colorado Springs as a world-class outdoor recreation destination. This trade will truly be one of the highlights of our Parks, Recreation and Cultural Services Department this year.

As an informed and involved citizen, I am in full support of the proposed land exchange. I would welcome you sharing this letter with others in our community and particularly those evaluating and voting on this comprehensive and strategic proposal. I am impressed with the outstanding job the Parks and Recreation staff has done in developing, discussing, analyzing, evaluating and resolving virtually all of the issues mentioned above.

Thank you for your consideration of my views and opinions on this important matter.

Sincerely,

Glenn E Montgomery

Copy:
Mayor John Suthers
Colorado Springs Parks and Recreation Advisory Board
Colorado Springs City Council
Jack Damioli, President & CEO, The Broadmoor
Steve Bartolin, Chairman, The Broadmoor

Mehew, Christi

From: Karl Nelson <knelson@west-tech.net>
Sent: Saturday, January 30, 2016 9:58 AM
To: Mehew, Christi
Subject: Proposed land swap

Land Swap

As a lifetime member of friends of Cheyenne Canyon, I wholeheartedly applaud the boards decision. Bravo, Bravo, Bravo! I went to the display over at Bear Creek Nature Center on Thursday evening. It seemed to me to be nothing more than a dog and pony show designed to divide and conquer the various peoples of the community by appealing to their own personal interests without regard to the overall interest of the community. All things offered may be achieved without the sale of this beautiful piece of property that is our heritage. I stood in front of the map of the area for the Strawberry fields section and voiced my disapproval to not only the city representative standing there but too many inquisitive onlookers as well. I expressed the same sentiment about the iniquity of the swap. This is just a well camouflaged effort to obtain an extremely valuable piece of property and turn it over to private use which will inevitably mean development of the area for profit. I proposed to them why not lease space to the Broadmoor for a nominal fee for the proposed stable area and riding trails if that is indeed their true long-term desire. My mother used to ride horseback in the canyon back in the 30s, so I have no objection to horseback riding in the area. This seems to be a much more reasonable proposition as the city would not relinquish title to the land. The city would then be more able to closely monitor the use of that area that was purchased with the intent of public use. I feel that when the land was purchased to add to the park property which was donated to the people of Colorado Springs that the intent of the purchase was to add to that magnificent piece of property for public use. I believe that for the city to divest itself of such a valuable piece of real estate is an unreasonable action in my opinion and possibly illegal considering how funding was obtained for its original purchase. It was originally obtained with city funding. Since it was purchased for the enjoyment of the public to begin with, this seems to be a direct contradiction of the intent of the city with its original purchase as well as a violation of the fiduciary duty's of the city. I for one will be voicing my opinions via the channels suggested. I believe if the citizens of Colorado Springs had been approached with a direct proposal of purchase for this piece of property in question, it would have met with unanimous disapproval. I can only hope that the citizens of Colorado Springs as well as the city Council and current administration will not let the current proposal obfuscate the fact that this is exactly the same thing, however well disguised.

Respectfully,
Karl R Nelson
Native two and resident of Colorado Springs Colorado

Live life full!

Mehew, Christi

From: Deitemeyer, David
Sent: Thursday, February 04, 2016 10:28 AM
To: Mehew, Christi
Subject: FW: Broadmoor Land Swap w/CS Parks & Rec

From: Lieber, Christian
Sent: Monday, February 01, 2016 7:35 AM
To: lynn@thecoolcompany.com
Cc: Deitemeyer, David; Krisko, Jody; Palus, Karen
Subject: RE: Broadmoor Land Swap w/CS Parks & Rec

Hi, Lynn:

It was good to see you, albeit briefly, at the open house on Thursday evening.

Thanks for sharing your comments and concerns related to the proposed Land Exchange with the Broadmoor. We are collecting all of the comments we have received on this issue and will be sharing the comments with the Parks and Recreation Advisory Board and the City Council.

Best regards,

-Chris

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: Krisko, Jody
Sent: Thursday, January 28, 2016 12:59 PM
To: Deitemeyer, David; Lieber, Christian
Subject: FW: Broadmoor Land Swap w/CS Parks & Rec

From: lynn@thecoolcompany.com [mailto:lynn@thecoolcompany.com]
Sent: Thursday, January 28, 2016 12:54 PM
To: Krisko, Jody
Subject: Broadmoor Land Swap w/CS Parks & Rec

Dear Jody,

We are horrified that plans are developing rapidly to consummate this "land swap" with The Broadmoor Hotel. We have lived on Alta Vista Road for 28 years and bought here because of the "city owned property" across the street (Strawberry Fields). We think it is a betrayal of General Palmer's gift to our city for its citizens. Please consider

investigating the history, the morality and legality of this venture. We would hope you would represent the citizens' wishes to retain the non-development of city parks.

Respectfully, Lynn and Rob Cool

Mehew, Christi

From: Deitemeyer, David
Sent: Thursday, February 04, 2016 10:31 AM
To: Mehew, Christi
Subject: FW: land swap

From: Palus, Karen
Sent: Thursday, January 28, 2016 7:42 AM
To: 'lynneot@gmail.com'
Cc: Palus, Karen; Lieber, Christian; Deitemeyer, David
Subject: FW: land swap

Lynne, Hi! Thank you for reaching out to us. We agree there will be lots of individuals attending. We have the whole facility and are doing an open house so people can come and go. This is the same way we have handled our initial meetings for the Pikes Peak Summit Complex for large interest type meetings. It will allow people to flow through the stations get there questions answered and provide feedback through written comment cards and postings. I am afraid we'd have a lot of folks upset with us if we changed the venue this late in the game. The large lot in the back will be open and parking attendants will be assisting. Additional community meetings when scheduled for presentations we will look to utilize a more theatre style facility.

We look forward to seeing you this evening and I appreciate your thoughtful suggestion.

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Krisko, Jody
Sent: Wednesday, January 27, 2016 4:38 PM
To: Deitemeyer, David; Lieber, Christian; Palus, Karen
Subject: FW: land swap

From: Lynne O. [mailto:lynneot@gmail.com]
Sent: Wednesday, January 27, 2016 3:54 PM
To: Krisko, Jody
Subject: land swap

I and many of my friends would like to attend the meeting tomorrow night. I am very familiar with the Nature Center. I am certain there is not enough parking nor is the facility large enough to accommodate all those I believe, wish to attend. I think a move to a bigger facility is in order.
Thank for your consideration.
Lynne Otto

Dear Mayor Suthers,

As a long time resident of Colorado Springs and the southwest part of town I would like to state my opposition to the Land Swap. I and many others have enjoyed and appreciated the hiking and accessibility of Strawberry Fields. I attended the meeting at Bear Creek Nature center. I was interested in learning the usage of Strawberry Fields if it were to become the private property of the Broadmoor. I am concerned that the usage and plan has not been fully explained. Having a stable, pavilion and commercials usage will impact the area wildlife, as well as, Cheyenne Canon Park. I am not sure actual usage, size, utilities, sanitation etc. have been addresses. I feel this deal is moving too fast and the citizens of Colorado Springs have not had adequate time for input nor information.

On the surface it may seem like a good deal for the City to acquire more land, but the acreage is difficult to value on an acre to acre swap. Having hiked the area for many years I know the acreage around Muscoco is remote, not easily accessible, and much has a steep terrain. On the other hand Strawberry Fields is very accessible to the citizens and offers a gentle hikable panoramic view. Strawberry Fields has been a free open space for about 130 years.

Does this Mayor and City Council want to be the ones to turn it into private property?

I am sure the citizens who had the foresight to have this land as a free public space would not approve. Once private there is no turning back.

I do appreciate the many things Mr. Anschutz's and the Broadmoor have done for our community but this land swap is not one. He wants a stable pure and simple. He has everything to gain by this swap and I think the citizens of Colorado Springs will be the losers.

I hope there is careful consideration before making this decision as it has lasting consequences.

Lynne Otto

Mehew, Christi

From: Palus, Karen
Sent: Friday, February 12, 2016 12:36 PM
To: Mehew, Christi
Subject: FW: Strawberry fields

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

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From: Strand, Tom
Sent: Thursday, February 11, 2016 9:10 PM
To: Palus, Karen
Subject: Fwd: Strawberry fields

FYI ... Tom

Sent from my iPhone

Begin forwarded message:

> **From:** Monica Parker <monicay.parker@gmail.com>
> **Date:** February 10, 2016 at 11:32:08 AM MST
> **To:** <AllCouncil@springsgov.com>
> **Subject: Strawberry fields**
>
> No way should this ever be traded, sold, given away to anyone, it will be ruined and the wildlife that lives there will be in danger. There is so many beautiful places that humans ruin in the name of progress. Don't let this be one of them!!!

Mehew, Christi

From: Bosier Parsons <wbosierparsons@yahoo.com>
Sent: Tuesday, March 08, 2016 7:38 AM
To: Mehew, Christi; Palus, Karen; Abbott, Scott
Subject: Re: Proposed Land Exchange

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Christi, Karen, and Scott,

I just wanted to take a moment to say thank you for inviting us to participate in the proposed land exchange pre-announcement meeting. It was gratifying to hear that we were thought of as an interest group that is important to these considerations and to the consistent dissemination of information. Brian Shelton was in attendance of the earlier February meeting, and was able to communicate the essence of the proposed land exchange effectively to us, but it was also nice to follow this up by personally attending the public meeting on the 24th and seeing and hearing the broader community's interest and concerns. I commend you and the others involved in the organization and work involved in these matters.

More generally, I also want to thank you for your help and support in our founding of the Pikes Peak Climbers Alliance. It has been a very interesting and exciting couple of years and I believe we have successfully established ourselves as a voice for our community and a reputable liaison between the climbing community and the City of Colorado Springs, Bureau of Land Management, and the National Forest Service, among the many other partnerships we have formed and solidified.

We look forward to continuing to give back and to help cultivate a mutual respect and responsibility for this amazing place.

Sincerely,

Bosier Parsons
President
Pikes Peak Climbers Alliance
719-494-4968 cell

From: "Mehew, Christi" <cmehew@springsgov.com>
To: "Mehew, Christi" <cmehew@springsgov.com>
Sent: Monday, March 7, 2016 10:51 AM
Subject: Proposed Land Exchange

Thank you for attending the Proposed Land Exchange public meeting on Wednesday, February 24th at Gold Camp Elementary School. Please find attached a community calendar that lists past and upcoming meetings along with the website for all current information regarding the proposed land exchange. We appreciate your attendance, thoughtful dialogue and support and interest in our Parks.
Thank you!

Have a great day!

Karen

Karen Palus, CPRP, CYSA

Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

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Mehew, Christi

From: G P <spotter80126@yahoo.com>
Sent: Sunday, January 31, 2016 1:33 PM
To: Council Members; Suthers, John; Mehew, Christi
Subject: Please do not support proposed land swap with the Broadmoor Hotel

I am very disappointed to hear the City of Colorado Springs is considering a land-swap with the Broadmoor hotel. I live just two blocks from North Cheyenne Canyon's Strawberry Fields open space. The proximity of my home to this park is the main reason I chose to purchase a home in the Broadmoor Heights neighborhood. The proposed land swap will forever change the atmosphere of this neighborhood. The land swap would be a huge win for the hotel, as they would acquire an enormous parcel at the foot of Cheyenne Canyon. The land the hotel is willing to swap is larger in acres, but worth much less than the 130 year old public open space. The impact the stables would have on this beautiful area is unknown, as are what additional future plans the hotel may have for this space if the swap is approved. The Broadmoor chose to close its historic stables in the 1960's. It does not seem fair that they get a "do-over", which will negatively impact my access to historic public open space. This is an historic area that is incredibly beautiful, again that is why I chose to make this area my home. I appreciate the hotel's effort to improve the amenities of their resort for their guests, but I do not believe my family, nor my neighbors, should be impacted negatively. I think if the hotel thinks hard enough, they will find a space that works for their guests without forever impacting land that has been enjoyed by so many for so long.

Please support your local citizen's access to priceless open space that should be enjoyed by current and future generations.

Best Regards,

Greg Patterson

9 Plainview Rd

Colorado Springs, CO 80906

Mehew, Christi

From: Julie Patterson <pattersondenver@yahoo.com>
Sent: Sunday, January 31, 2016 1:53 PM
To: Mehew, Christi
Subject: NO to Broadmoor Land Swap

Dear City Parks Board,

I implore you to say No to the Broadmoor Land Swap Deal.

Strawberry Fields is a beautiful piece of undeveloped land which is an easily accessible open space that the public can use. The land the Broadmoor wants to swap for this is more remote and less usable for public open space. The Broadmoor already owns the entire South Cheyenne Canon for their enterprises. A new stable on this beautiful piece of land would benefit only a few. The public will not benefit from a horse stable with Broadmoor prices - only wealthy guests from out of town will benefit from that. It sounds like there are no limits to what they will be able to do with the rest of this land to further develop it for profit. The rest of us who live here will be left to deal with impact of the development, traffic, etc. This undeveloped piece of land has such beauty that I go there often just to photograph the wide open space with the stunning red rock backdrop in every season. My kids and their friends often go there to film movie projects for their high school film class because the scenery is so dramatic and it is so accessible from the city. Developing this important piece of open space should not even be under consideration.

Sincerely,

Julia Patterson

Mehew, Christi

From: Palus, Karen
Sent: Monday, February 01, 2016 11:59 AM
To: Mehew, Christi
Subject: FW: NO to Broadmoor Land Swap

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Guidotti, Wendilyn
Sent: Monday, February 01, 2016 8:52 AM
To: Palus, Karen
Subject: FW: NO to Broadmoor Land Swap

From: Julie Patterson [mailto:pattersondenver@yahoo.com]
Sent: Sunday, January 31, 2016 1:55 PM
To: Suthers, John
Subject: NO to Broadmoor Land Swap

Dear Mayor Suthers,

I implore you to say NO to the Broadmoor Land Swap Deal.

Strawberry Fields is a beautiful piece of undeveloped land which is an easily accessible open space that the public can use. The land the Broadmoor wants to swap for this is more remote and less usable for public open space. The Broadmoor already owns the entire South Cheyenne Canon for their enterprises. A new stable on this beautiful piece of land would benefit only a few. The public will not benefit from a horse stable with Broadmoor prices - only wealthy guests from out of town will benefit from that. It sounds like there are no limits to what they will be able to do with the rest of this land to further develop it for profit. The rest of us who live here will be left to deal with impact of the development, traffic, etc. This undeveloped piece of land has such beauty that I go there often just to photograph the wide open space with the stunning red rock backdrop in every season. My kids and their friends often go there to film movie projects for their high school film class because the scenery is so dramatic and it is so accessible from the city. Developing this important piece of open space should not even be under consideration.

Sincerely,

Mehew, Christi

From: Pinney Ann <ann@annpinney.com>
Sent: Saturday, January 30, 2016 3:38 PM
To: Mehew, Christi
Subject: No to the proposed Broadmoor landswap

Dear City Parks Board,

We live in Cheyenne Canyon about a half a block from Broadmoor West. Although we have appreciated the beauty and luxury the Broadmoor offers in my "backyard", we have also appreciated the wildlife and quiet natural beauty of Cheyenne Canyon with easy access to many hiking trails within a block of my home. The Broadmoor proposes a stable, and the freedom to develop those natural surroundings in any manner they please while limiting access to he public. We lived near a horse stable in Manitou, and I can assure horse stable odors and flies do not observe boundaries. We do not wish to have a horse stable in my neighborhood. Also, one of the things that makes the canyon so beautiful is the limited population density and the amazing natural beauty of rocks, trees, wildlife and quiet peacefulness. We do not want the land swap the Broadmoor proposes to go through. The bits and pieces of land the Broadmoor offers in exchange are not easily accessed by the public and most likely would require funds to develop the land for hiking and access.

We have friends who feel this swap is a fait accompli due to the Broadmoor's power and wealth. We hope that is not the case. We are writing you to let you know my opinion as a resident of the area that will be affected by the trade.

Sincerely,

Ann Pinney & David Knize
112 Mayhurst Avenue
Colorado Springs, CO 80906

Mehew, Christi

From: Palus, Karen
Sent: Monday, February 01, 2016 11:52 AM
To: Mehew, Christi
Subject: FW: No to the proposed land swap by the Broadmoor for strawberry fields

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...It Starts In Parks

-----Original Message-----
From: Guidotti, Wendilyn
Sent: Monday, February 01, 2016 9:11 AM
To: Palus, Karen
Subject: FW: No to the proposed land swap by the Broadmoor for strawberry fields

-----Original Message-----
From: Pinney Ann [mailto:ann@annpinney.com]
Sent: Saturday, January 30, 2016 3:37 PM
To: Suthers, John
Subject: No to the proposed land swap by the Broadmoor for strawberry fields

Dear Mayor Suthers,

We live in Cheyenne Canyon about a half a block from Broadmoor West. Although we have appreciated the beauty and luxury the Broadmoor offers in my "backyard", we have also appreciated the wildlife and quiet natural beauty of Cheyenne Canyon with easy access to many hiking trails within a block of my home. The Broadmoor proposes a stable, and the freedom to develop those natural surroundings in any manner they please while limiting access to he public. We lived near a horse stable in Manitou, and I can assure horse stable odors and flies do not observe boundaries. We do not wish to have a horse stable in my neighborhood. Also, one of the things that makes the canyon so beautiful is the limited population density and the amazing natural beauty of rocks, trees, wildlife and quiet peacefulness. We do not want the land swap the Broadmoor proposes to go through. The bits and pieces of land the Broadmoor offers in

exchange are not easily accessed by the public and most likely would require funds to develop the land for hiking and access.

We have friends who feel this swap is a fait accompli due to the Broadmoor's power and wealth. We hope that is not the case. We are writing you to let you know my opinion as a resident of the area that will be affected by the trade.

Sincerely,

Ann Pinney & David Knize
112 Mayhurst Avenue
Colorado Springs, CO 80906

The Renuart Group, LLC

3850 Hermitage Drive
Colorado Springs
CO 80906
719-330-5200
gene.renuart@gmail.com

Ms Karen Palus
Director of Parks, Recreation, and Culture Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905

25 February, 2016

Dear Director Palus

I am writing to support the proposed land swap between the City of Colorado Springs and The Broadmoor Hotel. As a nine year resident of Colorado Springs, a 38 ½ year veteran of the Air Force, and the former Commander of NORAD-USNORTHCOM, I can say definitively that Colorado Springs leads the country in supporting the men and women who serve our Nation. A huge part of that support revolves around the amazing quality of life experienced by those lucky enough to spend time in the Pikes Peak Region. A huge element of that quality revolves around the outdoor opportunities we offer. This emerging agreement between The Broadmoor and the City will be a real plus for both and continue to expand recreation for all in the Region.

A true win-win, this partnership continues a series of significant investments in Colorado Springs by the ownership of The Broadmoor, each with a focus on enhancing tourist growth, job growth, expanding the "outdoor experience" of our residents, and improving public lands at a time when city and county resources are under stress.

I am particularly pleased with a number of key provisions in this agreement. The iconic Barr Trail and The Incline are secured for perpetuity under City ownership, ensuring access, maintenance, and periodic improvement. As a dog owner, I am also pleased with the 8.5 acre piece adjacent to Bear Creek Park that protect the Park from residential intrusion. Finally, the easements and open space in the remaining exchange of land, create an integrated series of public access trails through some of our most beautiful terrain.

Certainly, The Broadmoor gains as well, but has also committed to preserving public access to key "connector trails", and engaging with prominent land conservation groups to create a number of conservation easements. With The Broadmoor's purchase of Seven Falls (saving the City millions in rehab/maintenance costs) portions of this land allows the Hotel to connect a series of trails among the various Hotel properties, while retaining current PK zoning, and allowing the City first right of refusal should The Broadmoor ever decide to divest the property.

Colorado Springs is on the cusp of a number of exciting developments designed to grow tourism revenue, highlight our role as Olympic City USA, commit to significant support to our military missions, and welcome significant corporate investment in new facilities and job growth. Expanding our outdoor experiences to match these *developments is the natural partner to keep Colorado Springs at the top of quality of* life indicators for decades to come.

Sincerely,

Victor E. Renuart
General, USAF (Ret)

Mehew, Christi

From: Palus, Karen
Sent: Tuesday, March 08, 2016 4:50 PM
To: Mehew, Christi
Subject: FW: Broadmoor Land Swap map and presentation materials

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Michael Rigney [mailto:mrigney6@gmail.com]
Sent: Thursday, February 25, 2016 9:04 AM
To: Roppel, Kate; Bryarly, Sarah; Deitemeyer, David; Lieber, Christian; Larson, Tilah
Cc: Palus, Karen
Subject: Broadmoor Land Swap map and presentation materials

Kate, Sarah, David, Chris, Tilah and Karen,

I'm sure you all had a hand in all the great presentation materials used at last night's public meeting. I just want to commend you (and all Park staff) on what a great job you did in preparing the maps and graphics, presenting the facts of the proposal, and for being so thoroughly professional in a highly emotional and charged atmosphere.

I'm still not sure where I stand on the issue yet and Medicine Wheel is having a Board meeting tonight and the land swap will be one of the main topics of discussion. Cory will probably let everyone know if MWTA has altered it's position which is currently against the swap.

In any event, I felt it was important to write you all a short note and express my personal appreciation of your public service. I am thankful for the great work you do and I will continue to work as an engaged citizen, volunteer and colleague to protect and enhance this fantastic place I now call home.

Just sayin....

****

Mike Rigney, Volunteer GIS Coordinator, Trails and Open Space Coalition
Board Member, Medicine Wheel Trail Advocates
ph: 623-695-6988

Mehew, Christi

From: RACHEL ROCKS <rachrocks@mac.com>
Sent: Sunday, January 31, 2016 7:43 PM
To: Council Members; Suthers, John; Mehew, Christi; Palus, Karen
Cc: friendsofcheyennecanon@gmail.com; corry@medwheel.org; savecheyennemountain@gmail.com; news@csindy.com; KRDO News; KOAA; news21@foxnews21.com; KKTV; Kathy Meinig; Lara Rowell; Dana Duggan
Subject: Protect Strawberry Fields

Dear City Representatives,

I am writing because I vehemently oppose the proposed Broadmoor Land Swap. I am shocked and saddened that our city would even consider bartering away one of our precious open spaces at the foot of Cheyenne Canon owned by the city for 130 years. Strawberry Fields is easily accessible to all, a beautiful open space with a gorgeous mountain backdrop, and to trade it for a remote parcel and difficult trails usable only by the highly skilled and fit hikers is extremely disheartening, not to mention what the negative impacts on the wildlife, ecosystems and surrounding community might be.

The biased editorial in today's Gazette (owned by Anschutz who also owns the Broadmoor) states "the city acquires property the public has long wanted and needed." What property are we gaining here that the public has always wanted besides maybe the Incline and Chamberlain Trail easements? Something about this just doesn't add up. Is the Broadmoor considering restricting the access they already allow on Barr and the Incline? The Broadmoor has full access for their guests to hike Strawberry Fields now as well as use the rest of Cheyenne Canon and the picnic areas by Starsmore. They use a stable up off Old Stage Road. **Why is this deal a good one for the city?** Maybe trading the parking lot for Barr and the Incline is fine, but Strawberry Fields should be excluded. There has to be other ways to build Chamberlain Trail. Some acreage, especially historical open space, is not valued by strictly the dollar. The location and topography are not equitable either.

Trails and Open Space Coalition had an online survey, stating the deal had a 4 to 1 favor, before anyone knew about the deal and prejudicing a person before they answered the survey. That survey has now been removed. What happened to those results? A City survey is now in place but it is not quantifiable. How is that data being measured? Who has access to this data? An online petition has over 1000 signatures opposing this deal. There are some very thoughtful and insightful comments there you should read and consider.

https://www.change.org/p/colorado-springs-city-council-the-broadmoor-hotel-anschutz-entertainment-group-no-to-the-broadmoor-land-swap-deal-our-historic-wildlife-open-space-is-not-for-sale?recruiter=352235024&utm_source=share_petition&utm_medium=copylink

Part of the City's Master Plan is to preserve open spaces and mountain backdrops. The logic behind using one of the first open spaces voted on and acquired by the city way back

in 1885 as a bartering tool with a private entity is dumbfounding. That is exactly what the city was against back in the late 1800s. They wanted to protect the mountain backdrop for all which is why they purchased the land.

Please consider the potential long term effects of granting Strawberry Fields to a private entity. The city, subject to public review, has control now, of what happens on this land. Do you want to go through a hefty review process every time the Broadmoor wants to do something new? I'm not even sure all that park zoning allows, but I know some of the events that already occur in our city parks ie Balloon Festival, foot and bike races, Humane Society Fundraisers, fireworks shows etc. The Broadmoor is promising "free" use to the city for fundraising if they own that space. This parcel cannot withstand such use. And what long term damage would that bring, let alone what horses would do, to the terrain, wildlife and ecosystem? (consider erosion, water drainage, manure, flies etc.) And what happens in 5, 10, 50 or even 100 years when whomever owns the Broadmoor want to change the zoning? Did you know that residential lots in the adjacent neighborhood of 1/2 to a little over an acre currently value (market) from $176,000 to $256,000. That would be a huge incentive for a zoning change, and it places doubts on the current valuation.

The city bought this land for public use 130 years ago. Don't sell it and restrict our access. It deserves to remain wild, open and free to all.

With Gratitude,

Rachel Rocks

Mehew, Christi

From:	RACHEL ROCKS <rachrocks@mac.com>
Sent:	Thursday, February 04, 2016 8:07 PM
To:	Council Members; Palus, Karen
Cc:	KKTV; KOAA; news@csindy.com; FOX21; Friends of Cheyenne Canon; Save Cheyenne; cory@medwheel.org
Subject:	Free forever to the public

"Our most beautiful scenery is no longer as free as the air. This *was* our boast. We had the free enjoyment of these beautiful resorts so long that we did not realize their value until they were taken from us. We now feel the need for them and see the mistake of ever allowing them to become private property." ....."We think most of our people appreciate our situation and will not favor letting our canons go to private parties and no longer be free and easy of success. Something should be done and now is the best opportunity. We are not familiar with the laws, but there ought to be some way by which the city or county can acquire the ownership of these canons and keep them free forever to the public." (emphasis mine)

Colorado Springs Gazette July 30, 1884

In reference to Our Canons, including the beloved Strawberry Fields---purchased by city vote with city monies in 1885.

Now Strawberry Fields has been placed, by the city of 2016, on the bargaining table to become private property once again. I doubt the city leaders and citizens of Colorado Springs in 1885 ever dreamed this would happen. Nor was it their intent.

Let's find another way to gain trail easements and not repeat what our predecessors tried to prevent. And protect wild open spaces and the creatures who call it home, for the next 1000+ years.

Rachel Rocks

http://more.ppld.org:8080/specialcollections/index/ArticleOrders/271418.pdf

Sent from my iPhone

Mehew, Christi

From: Palus, Karen
Sent: Friday, February 05, 2016 4:09 PM
To: Mehew, Christi
Subject: FW: Additional questions/concerns regarding proposed Broadmoor Land Swap

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: RACHEL ROCKS [mailto:rachrocks@mac.com]
Sent: Thursday, February 04, 2016 3:32 PM
To: Council Members; Palus, Karen
Cc: zubeck@csindy.com; friendsofcheyennecanon@gmail.com; cory@medwheel.org; savecheyennemountain@gmail.com; KRDO News; KOAA; news21@foxnews21.com; KKTV; Kathy Meinig; Lara Rowell; Dana Duggan
Subject: Additional questions/concerns regarding proposed Broadmoor Land Swap

Dear City Leaders,

I have additional questions regarding the proposed land swap.

1. What other options have been considered for acquiring the desired trail easements? ie TOPS purchase, non profit purchase or fundraising

2. Why does Strawberry Fields have to be included in this deal?

3. Why/who plans/designs trails that go through private property?

4. What is the existing red trail on the proposed map (south of Cheyenne Mtn Blvd and east of the zoo road)? Is this the Chamberlain trail? Why would it be moved to west of the zoo road? Or is the Chamberlain a new trail? If so why do we need another trail in the same area?

5. What is going on with the online survey? There is not adequate methodology being used. (ie can take survey multiple times, survey being changed, survey at one time by invitation only, not measurable) You cannot change a survey once it is made available and obtain valid results and this survey is not quantifiable. Any results in favor or against will be invalid.

What happened with the TOSC survey?

7. What wildlife impact and environmental impact studies have been completed on Strawberry Fields?

8. What other city owned public open space has been traded away to a for profit company?

9. What other parcels in the city are park zoned and owned by a for profit company?

10. What events, structures and uses of land are allowed in park zoning?

11. City Master Plan for Parks includes preserving open space. New developments usually include an open space/park area be part of the development plan. Why is a highly desirable parcel, with historical and wildlife significance, easily accessible by the public because of it's proximity to city/residential development even being considered as currency?

As this proposal stands, I adamantly oppose it. Historic, public, wild open space should never be sacrificed. Especially a parcel as special as Strawberry Fields. Who owned this land before people? Mother Nature. Protect her and her voiceless subjects inhabiting Strawberry Fields. I implore you to find another way to obtain the trail connections desired.

You have probably by now read the below article written in 1884…I ask you to read it again.

http://more.ppld.org:8080/specialcollections/index/ArticleOrders/271418.pdf

/ith Gratitude,

Rachel Rocks

Mehew, Christi

From: Palus, Karen
Sent: Wednesday, February 17, 2016 4:09 PM
To: Mehew, Christi
Subject: Fwd: Free forever to the public

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

> **From:** RACHEL ROCKS <rachrocks@mac.com>
> **Date:** February 17, 2016 at 2:42:03 PM MST
> **To:** "King, Keith" <kcking@springsgov.com>
> **Cc:** Karen Palus <kpalus@springsgov.com>, Friends of Cheyenne Canon <friendsofcheyennecanon@gmail.com>, <cory@medwheel.org>, Pam Zubeck <zubeck@csindy.com>, <allCouncil@springsgov.com>, <krdonews@krdo.com>, <news@kktv.com>, <news@koaa.com>, <news21@foxnews21.com>, Save Cheyenne <savecheyennemountain@gmail.com>, Dana Duggan <danaannduggan@gmail.com>, Lara Rowell <springrowells@gmail.com>, Kathy Meinig <kmeinig@comcast.net>
> **Subject: Re: Free forever to the public**
>
> Mr King, and the rest of city leadership,
>
> Thank you for the time in replying to my email. Please advise on from whom you received the property valuations stated in your reply. And what zoning they are appraised at?
>
> For development purposes I am sure you realize the difference in land value is dependent on intended use. If the city plans to rezone the Bear Creek Parcel to PK I doubt the value is as high as stated and it can't be presented as such to the public as a great "deal." Topography and location matter too. In real estate the old adage is "Location, location, location." Please provide independent real estate values of ALL parcels involved.
>
> And how do you establish recreational values? I would believe the Barr/incline pieces have little monetary or real estate value but are held in high recreational value but only to those individuals who are highly athletic and skilled. What about the historical, recreational and wildlife value of SF? How is that determined? I believe the citizens of 1885 made that clear by their vote to buy it with tax dollars: Public ownership not private for free park open spaces.
>
> If the private for profit entity is so willing to offer conservation easements on the proposed new land they would own in Strawberry Fields why don't they just grant the conservation easements on the other properties they already own instead? Why do they need to own Strawberry Fields? It's ours. And it's the city's job to protect it.

Is there another way to achieve the trail goals? Yes. Please explore that avenue and keep our public space publicly owned.

Thank you for your time and I look forward to receiving the land value appraisals.

Rachel Rocks

Sent from my iPhone

On Feb 14, 2016, at 12:07 PM, King, Keith <kcking@springsgov.com> wrote:

Rachel,

Thank you for your input on this important issue. As always, I believe it is our duty, as public servants, to listen to the constituents who put us in a position of public trust. I have listed several opportunities below where additional information about the proposal will be presented and time for a conversation with public officials will be offered. One of those opportunities is a town hall meeting I will be hosting halfway through March and I hope you will be able to attend. It will be on March 14th at the Broadmoor Community Church from 6-8pm.

One of the main areas of interests in the emails I have received pertains to Strawberry Fields. It appears, it is a popular park area. I will focus my efforts on that particular portion of the property.

In the current trade proposal, the City will receive 370 acres valued at $3.3 million, while the Broadmoor will receive 189 acres valued at approximately $1.6 million. On paper, this swap appears to be a net win for city parks.

The net increase in City park lands ensures that we are preserve more land for future generations. That being said, I will evaluate the merits of this proposed agreement based upon the value added to the city as a whole. There is no final deal in place, just a proposal. I appreciate your civic engagement and passion about our beautiful city. Together we can make Colorado Springs a better place.

Sincerely,

Keith King

Keith King

Councilman, District 3

City Hall

107 N. Nevada Ave.

Colorado Springs, CO 80903

www.keithking.org

From: RACHEL ROCKS [rachrocks@mac.com]

Sent: Thursday, February 04, 2016 8:06 PM

To: Council Members; Palus, Karen

Cc: KKTV; KOAA; news@csindy.com; FOX21; Friends of Cheyenne Canon; Save Cheyenne; cory@medwheel.org

Subject: Free forever to the public

"Our most beautiful scenery is no longer as free as the air. This was our boast. We had the free enjoyment of these beautiful resorts so long that we did not realize their value until they were taken from us. We now feel the need for them and see the mistake of ever allowing them to become private property." ....."We think most of our people appreciate our situation and will not favor letting our canons go to private parties and no longer be free and easy of success. Something should be done and now is the best opportunity. We are not familiar with the laws, but there ought to be some way by which the city or county can acquire the ownership of these canons and keep them free forever to the public." (emphasis mine)

Colorado Springs Gazette July 30, 1884

In reference to Our Canons, including the beloved Strawberry Fields---purchased by city vote with city monies in 1885.

Now Strawberry Fields has been placed, by the city of 2016, on the bargaining table to become private property once again. I doubt the city leaders and citizens of Colorado Springs in 1885 ever dreamed this would happen. Nor was it their intent.

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Rachel Rocks

http://more.ppld.org:8080/specialcollections/index/ArticleOrders/271418.pdf

Sent from my iPhone

Mehew, Christi

From: RACHEL ROCKS <rachrocks@mac.com>
Sent: Wednesday, March 02, 2016 5:35 AM
To: Mehew, Christi
Subject: TOPS Acquisition of Parcels in Broadmoor Land Swap Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I have just learned of the applications to TOPS by community leaders and citizens to acquire the proposed land parcels contained in the proposed Broadmoor land swap.
I would like to encourage you to please move forward and approve these applications. It is the logical solution to this debacle and smartly puts the best protections for the general public of our beloved park space and is what our TOPS tax dollars are exactly for.

Strawberry Fields is the type of parcel TOPS would normally try to protect with its scenic views, accessible terrain, proximity to city by all and wildlife biodiversity. TOPS acquisition will allow TOPS funds to aid the development of the Chamberlain Trail in this area and maintenance. Easements for trails in the new areas is a responsible use of funds. It's the people's land and the people's tax dollars.

Maintaining public ownership of open space and parks we already own is the best public protection of our parklands and is the best public policy.

Thank you for your time,

Rachel Rocks
719-233-0100

Mehew, Christi

From: RACHEL ROCKS <rachrocks@mac.com>
Sent: Thursday, March 03, 2016 9:32 PM
To: info@trailsandopenspaces.org; cory@medwheel.org; Palus, Karen; Mehew, Christi
Cc: Save Cheyenne; Pam Zubeck; Gmoore@denverpost.com; Friends of Cheyenne Canon; Council Members; Jim Lockhart
Subject: Please share with your entire BOD regarding the Broadmoor Land Swap

Dear TOSC and Medicine Wheel Board of Directors,

(and FYI: Parks and Rec Department, City Council, and the TOPS Working Committee)

Please share with your entire BOD:

I am opposed to the Broadmoor Land Swap and am disappointed in your decision to support the proposal.

You speak of Public Process but it appears many in the public are being ignored by the city and by many of the non profits who influence city decisions. What will happen once the land is in private ownership if we are not being heard when it is in public ownership? The city has not released the results of their surveys and TOSC took theirs down. Why? What were the results? The Gazette had an unofficial survey and it was at 85% opposed and 15% for before it was removed. There is a petition against this deal with nearly 2500 signatures. At the Feb 24 meeting, according to the Gazette 2/3 of the attendees opposed the deal. It seems the idea of protecting what we have is not a priority. It seems the desires of a billionaire private company out weigh the desires of the public. It's ok for the private company to say they won't sell via TOPS but somehow it's not okay for the city or the non profits designed to protect open space to say "no we don't sell our private parkland."

This deal has been all smoke and mirrors. The new parcels are not comparable to Strawberry Fields. There are no disclosed valuations. We already have an easement on Daniel's Pass and one for the Incline is pending in Congress----it is misleading to the public to present this swap as providing these as a new allowance. It is also misleading to report Strawberry Fields as a run down, unmaintained parcel. It just isn't. Every park has issues with trash, erosion, mitigation and vandals. To suggest Strawberry Fields is worse than other areas is disingenuous. And the logic that gaining more acres with more difficult terrain will be affordable for the city to maintain and develop but we need a private company to pay to maintain less acreage is baffling.

Why would we really want the Bear Creek Parcel? What recreational value does it provide? The other easements/parcels would consist of difficult trails and have remote access.
It makes no sense why easements aren't good enough for the "new" properties but easements are supposed to be good enough for Strawberry Fields. It seems so important to "own" the new land but no concern to lose ownership of a 130 year old scenic historic property. If there are conservation easements on the Strawberry Fields parcel, do they get the best part and we get the leftovers? Will we be able to access the conserved areas at ANY time or will there be signs, "Sorry, private event. Area Closed."

And why is there a need for more recreational opportunities in Cheyenne Cañon anyway? What will the for profit activities of horses and fundraisers do to the serene atmosphere of the natural cañon area? We already have a zoo, horseback riding, zip lining, Seven Falls, falconry, fly fishing, jeep tours, rock climbing, bicycling, Emerald Valley, Cloud Camp, kayaking, geocaching, paintball, and archery all on a FOR FEE basis in the vicinity. We are already at our threshold of activity. Despite what I have heard by the supporters there IS a master plan for Cheyenne Cañon that does include Strawberry Fields. This was approved by our Parks and Rec

Department and published in 2003. The only thing planned is the Chamberlain Trail and I don't know why it hasn't been completed by the city. The Master Plan leaves the parcel largely in its wild natural state. See page 43.
https://parks.coloradosprings.gov/sites/default/files/parks_recreation_and_cultural_services/parks/north_cheyenne_canon_master_plan.pdf

The Broadmoor has not been paying to maintain the land on the Incline they own so how is that good stewardship of the land and a good public/private partnership? They are a for profit company and aren't in the business of protecting the public. They have no real return value in the parcels they are trading. My understanding is that between the city and nonprofits $1.9 million has been put into the Incline. How much more will it take to sustain that man made attraction over time? The Broadmoor has no financial gain so they don't put money in it. What if a portion of that $1.9 Million had been put into Strawberry Fields or other trail development and acquisition?

Do we have the easements from other private property owners needed to complete the desired trails? What efforts has been made to obtain those? When will the trails be built and how do we pay for it?

It seems in this proposal the private company gets to be in control. What about the public? It is our land and our ownership should be the number one priority. Not a for profit business. No matter who it is. Once they own it it is over for the public. We own it now and no one is listening.

Some spaces should be left as much untouched as possible. The Chamberlain Trail should be built through Strawberry Fields allowing bike and hiker access and that's it as per the Master Plan. It's lovely as it is and any greater development will change it forever, for the public and for the wildlife.

I ask you to please retract your conditional support. The condition should be "we don't sell (or trade) our public wild open spaces."

Thank you,

Rachel Rocks

Mehew, Christi

From: Palus, Karen
Sent: Tuesday, March 08, 2016 4:59 PM
To: Mehew, Christi
Subject: FW: Land Swap

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Gaebler, Jill
Sent: Friday, February 26, 2016 8:59 AM
To: Palus, Karen
Subject: Fwd: Land Swap

Hi Karen,

Not sure if you received the below email, if not, I'm sending, as it's more thoughtful and includes some good ideas on how to share Strawberry Hills.

I hope you're doing okay. I'm thinking about you.

Jill Gaebler
President Pro Tem
Council Member – District 5
City of Colorado Springs
719-685-6364 - cell

Begin forwarded message:

> **From:** Robert Rose <rexwalkerrobert@yahoo.com>
> **Date:** February 26, 2016 at 7:56:05 AM MST
> **To:** "allcouncil@springsgov.com" <allcouncil@springsgov.com>

Subject: Land Swap
Reply-To: Robert Rose <rexwalkerrobert@yahoo.com>

thank you for your time.

I have lived near the mouth of Cheyenne canyon for over 10 years and spend 3 or more days a week hiking up in that area. I am well familiar with the land the Broadmoor wants at the mouth of the canyon and am in favor of letting them have it if:
1. Nothing but a public riding stable and new picnic area is built their.
   - Parking is already an issue and with no parking at 7 falls it is very tough to find a spot in any of the lots at the base of the canyon during the summer now. How do people get to the picnic area with their food?
2. At Least the main trail from base of canyon to Old Stage is improved and kept public.
   - Currently a lot of "social" trails crisscross the area and with it a free for all with some places collecting a lot of trash and graffiti.

I have no problem if they make an area for cyclists separate from the above mentioned trail. The area is more than large enough for both and if carefully considered will not distract from the natural beauty of the area. Not sure how well fast bikes and slow horses work but?

I am a dog owner and my leashed dogs always accompany me into the hills.
The riding stable will face the same difficulties here it would have near Bear Creek park. Too many dog owners treat the hills as one big dog park allowing their untrained, slightly socialized dogs to run free. Who is providing enforcement especially around the horses. Broadmoor will not just pick up their ponies (goats) and go home when the dogs cause problems.

There are only three off road places horses can go from the proposed stable.
Trails around the Strawberry Fields hillside.
Across Cheyenne to lower Stratton open space (dogs- dogs-and more dogs) There is a fenced reservoir up there that is designated for dog swimming and is generally treated as off leash for swimming but most people leave their dogs off leash for the walk up and back.
Into Cheyenne canyon. Great multi use trail but erosion has become an issue with recent rains. Will Broadmoor assist with trail maintenance? It is mostly done with volunteers and donations now.

Who cleans up after the horses on the trails? Currently less that a dozen horses use these trails a month so it is not a big issue but a dozen horses a day?
The argument that it is a nature area and wild animals poo on and near the trails does not work, they do not use the area near as much as people. If 100 bears start pooing on the trails every day we can look at that problem, until then dogs and horses need be be cleaned up after.

Thank you for your consideration. I hope the plan goes through and look forward to the continued use of these great outdoor spaces.

Robert Rose
1134 Florence Ave, COS, 80905

Mehew, Christi

From: Lara Rowell <springrowells@gmail.com>
Sent: Tuesday, February 09, 2016 7:28 PM
To: Mehew, Christi
Cc: Palus, Karen
Subject: Re: Clarification needed for upcoming February 11th meeting

Good Evening,
Thank you for your reply to my questions and with updated public meeting information for Wednesday 2/24. It is extremely important for the public to have a say on a proposal that would swap 189 acres of free, public open space to a private for profit company, for random parcels of private land. It is even more important for the public to be heard when no other proposals/options have been discussed or put before the public to acquire these private parcels that seem to be of high value to the Colorado Springs Parks, Recreation and Culture Department. We all value the land that has been passed down for generations for public recreation, stewardship and preservation; let us discuss ways to acquire the private parcels in this proposal that would not sacrifice land that is already enjoyed by the public.

Looking forward to the meetings in the near future,
Lara Rowell

On Tue, Feb 9, 2016 at 12:45 PM, Mehew, Christi <cmehew@springsgov.com> wrote:

Good Morning Lara,

Thank you for your email and comments. I have provided answers to your questions below. Please note we have just confirmed that we will be having an additional Community/Public meeting on Wednesday, February 24th at Gold Camp Elementary School Auditorium (1805 Preserve Drive, Colorado Springs) from 6:00 pm – 8:00 pm.

Best regards,

Christi

Christi Mehew

Administrative Assistant

Parks, Recreation & Cultural Services

1401 Recreation Way

Colorado Springs, Colorado 80905

mehew@springsgov.com

(719)385-6005

From: Lara Rowell [mailto:springrowells@gmail.com]
Sent: Monday, February 08, 2016 12:44 PM
To: Mehew, Christi
Cc: news@csindy.com; KKTV; KOAA; KRDO News; FOX21; RACHEL ROCKS; kmeinig@comcast.net; Friends of Cheyenne Canon; corry@medwheel.org; Council Members
Subject: Clarification needed for upcoming February 11th meeting

Good Afternoon,

Over the weekend an agenda for the Parks, Recreation and Culture Advisory Board meeting was posted at the link numbered 1 below.

#1) https://coloradosprings.gov/cat/government/general-information/city-clerk/parks-and-recreation-advisory-board-meeting-3

Please clarify the format of the public discussion by answering questions 2-6 that follow.

#2) Will there be public discussion regarding the proposed City of CS/Broadmoor land swap during the CITIZEN DISCUSSION time immediately following the CALL TO ORDER or after the the Proposed Land Exchange with the Broadmoor presentation? Citizen Discussion for the Proposed Land Swap will occur after the presentation which is Item 6 on the agenda. We are following our policies and procedures for the Parks and Recreation Advisory Board meetings. The Board has numerous agenda items that they will be hearing/considering at this meeting. The Proposed Land Swap is Item 6 on the agenda. The presentation and community input regarding the proposed land exchange will happen as part of the land exchange agenda item.

The proposed land swap is already on the agenda and citizen discussion is"Time for any individual to bring before the Parks and Recreation Advisory Board any matter of interest they wish to discuss that is not elsewhere on the agenda". I want to be sure that those who want to share their opinions and comments can do so at this meeting.

#3) Will there be time for citizen comments and feedback after Presentations 4, 5 and 6? See list below that comes directly off the pdf file for agenda for Parks and Recreation Advisory Board Meeting Please see the answer to #5

"Presentations

4. Stratton Open Space Management Plan
5. Pikes Peak - America's Mountain 2015 Recap and 2016 Overview

6. Proposed Land Exchange with the Broadmoor

****This item will not be presented prior to 9:30 am"**

#4) "6.Proposed Land Exchange with the Broadmoor ****This item will not be presented prior to 9:30 am"** is this a guarantee? Many people are interested in commenting on this particular issue and will arrange work/school/daily schedules to be at this meeting by this stated time. If they need to be there is any possibility this issue will be addressed sooner than this statement should be removed from the agenda. Yes, this agenda item will not be presented or heard by the Board ***before*** 9:30 am.; however, we are unable to provide an exact time due to previous items on the agenda that will be presented before the Board. A presentation will be given by Karen Palus followed by opportunity for citizen comments.

#5) How much time will be allotted for individuals to speak after Presentation items 4, 5, and 6 listed above? Depending on the number of individuals who would like to speak, the Chair of the Board may choose to limit the amount of time each individual has to speak, to ensure that everyone gets an opportunity and equal time at the podium. In similar situations when numerous individuals want to speak, the Chair has limited each individual to 3 minutes.

#6) How can a person be sure he/she has time to address concerns regarding agenda items? Are people called to an open mic? Is a sign up sheet provided at start of meeting? Citizens will be able to sign-up to make comments and this sign-up sheet will be used to call individuals to the podium to speak. Each speaker will be asked to state their name for the record and then provide comments. An overflow room with maps and information regarding the project will be provided for those individuals that are waiting for the Proposed Land Exchange item to be presented

Thank you for addressing these questions in a timely fashion. I would hope to see the answers by 5 pm today, Monday, February 8th or no later than Tuesday, February 9th when the minutes from the last meeting have been committed to the public for review. See number 7 below.

#7)"Approval of Minutes- January 14, 2016

Minutes are posted no later than 5:00pm on the Tuesday before the meeting at: http://parks.coloradosprings.gov/explore- play/get-involved/boards-committees/parks-and-recreation-advisory-board "

Minutes were posted to the City's website on Friday, February 5th. I have provided the link below for your convenience. This will bring you to the Parks and Recreation Advisory page. Please scroll down to find the buttons for the current agenda and minutes.

https://parks.coloradosprings.gov/explore-play/get-involved/boards-committees/parks-and-recreation-advisory-board

Your attention to this matter is appreciated,

Lara Rowell

Mehew, Christi

From:	Lara Rowell <springrowells@gmail.com>
Sent:	Tuesday, February 16, 2016 10:29 PM
To:	Mehew, Christi
Cc:	Palus, Karen; Council Members; King, Keith; Dana Duggan; Kathy Meinig; RACHEL ROCKS; KKTV; FOX21; KRDO News; news@csindy.com; KOAA; Friends of Cheyenne Canon
Subject:	What's wrong with NIMBY?

Good Evening Parks Advisory Board,
Again thank you for taking time to listen to the public after the City of Colorado Springs/Broadmoor landswap proposal the morning of 2/11. With thirty plus seats filled and standing room only, this is obviously a very important issue to the community.

As a community we continue to be discouraged by members of the parks board as well as other City Leadership when stating opposition to this proposal not to use the stance "not in my backyard" (NIMBY). The public discussion time last week, emphasized why NIMBY is a particularly valid position to take. NIMBY is what Front Range communities have been doing for decades to preserve the lands for the overall greater good of the Pikes Peak region's citizens and visitors. For example, the Manitou community has been fighting for decades to preserve and keep a unique place open to the public, known as The Incline. Time, money , more time, and more money have brought The Incline to the place it is today, but the NIMBY rally cry led the charge. The NIMBY stance has led the charge to preserve the Garden of the Gods park, Memorial Park, Palmer Park, the Red Rocks Canyon, Bear Creek Park, Stratton Open Space, and North Cheyenne Canon and is a legit stance to take.

The parcel, known as Strawberry Fields/Hill is part of the Cheyenne Canon, is part of the community, and is for the people. Who better to lead the outcry of trading our public lands then the ones that know it well, love it and can highlight the beauty, public value and significance of the park. Like the other parks and parcels we love, the City Leadership and the community should come together to find other ways to maintain and preserve Strawberry Fields/Hill.

Aside from the NIMBY argument, this landswap proposal has several areas of concern that should be considered. My biggest concern still remains how and why no other options have been presented to obtain the trails that the City hopes to get in this swap, including the Barr and Incline Trails, the Bear Creek parcel, the difficult terrain on Mount Muscoco trail, easements on portions of the Chamberlain trail, and the Daniels trail and HullyGully. Is the current owner, Broadmoor Inc., not willing to sell or donate the areas? There have to be more options!
https://parks.coloradosprings.gov/explore-play/explore/parks/proposed-land-exchange#/overview

Another concern was raised after learning from Mr. Damioli, that the City Leadership approached him on the issue of the landswap. Why the City did not

approach the community first, and ask for input on how to make this part of Cheyenne Canon, Strawberry Hills, better for the public I will can only ask you to clarify?! If this 189 acre area of Cheyenne Canon has been of such great concern to the City for fire hazard, erosion issues and graffiti concerns, then the public, who owns the land, should be the first to hear about it and asked for input on how to make it better. This , however, was not the process. Instead, the City went to a for profit group and offered this public land without public permission-an approach that seems very counter to the process of seeking public opinion regarding public spaces we own. It's the people's land.

Still, another concern is of how City money is being used for these trails that currently are owned by a private company. Ms. Palus' presentation stated a figure of $2 million dollars spent on the Incline trail and about 20k on the Mount Muscoco trail. Is this City property? Or is the City investing in preservation and maintenance of private lands too? Has the current owner, Broadmoor Inc., placed as much investment in the lands they currently own and want to "swap"?

If the City is spending this money in a working relationship with the owner, Broadmoor Inc., of the Barr trial, the Incline, Mount Muscoco overlook, and the Chamberlain trail, then again I ask why does the City need those pieces of land? It would seem that the City already has rights to them for maintaining and enhancing it? These particular parcels Broadmoor Inc. are offering seem to hold little or no value to them as a business seeking to "enhance our (their)guests experience". **These parcels and new easements (Chamberlain trail) are perfect to get a tax write off and show goodwill from a philanthropic donation by deeding the land to the City in perpetuity with no strings attached.** This is truly a mark of a corporate citizen who is committed to enriching ones community who so willingly support them by staying in the Broadmoor Hotel, attending and planning events at Broadmoor Inc. locations, dining in their restaurants and shopping in their stores.....

Concern, four, has the Parks Master Plan been looked at from a different perspective? I understand that private land traversing on The Incline is an important issue, but again the history of COSprings has shown the citizens will use it regardless of who owns it (http://www4.gazette.com/outthere_dev/opening-the-manitou-incline-how-we-got-here/article/500023/). The Incline is referred to as an "iconic" place with hundreds of thousands hiking its stairs annually, so shouldn't the obvious thing be for the owner of this land, billionaire and philanthropist, Philip Anschutz, to donate it or at least keep current easements and agreements in place with the City?

The plan also states "expanding our open space system", but no where does it say expansion by losing other areas of current open space.

With respect to the bullet point, "secure public access to valued recreational trail corridors" who places the "value" on sections of open space. Is the value placed on the most revenue producing areas? The parks with the greatest "attractions"? As I mentioned in my three minutes at the public podium the reality is not everyone in the region can physically, or financially hike the Incline or traverse the

other trails, namely Mount Muscoco or Hully Gully. Strawberry Fields/Hill is open, free and accessible to a wide range of community users.

And, finally, addressing the last bullet point, has the need for more horse stables and picnic areas been studied? Are there numbers to support such a need in an area where current picnic areas are located in North Cheyenne Canon park and horse stables are about a five mile drive up Old Stage Road, owned and operated by a local family (http://www.comtnadventure.com)?

https://parks.coloradosprings.gov/explore-play/explore/parks/proposed-land-exchange#/overview

Overview of Proposed Land Exchange

The Parks, Recreation and Cultural Services Department is seeking community input on a proposed 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 the "Broadmoor". The proposed 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
- Providing additional recreational opportunities within our community for horseback riding and picnicking

Still many questions and concerns remain at the forefront of this public conversation. Thank you for your time and attention to them and to Colorado Springs parks and public spaces!

Regards,
Lara Rowell

Mehew, Christi

From: Lara Rowell <springrowells@gmail.com>
Sent: Thursday, February 04, 2016 11:14 AM
To: Dana Duggan
Cc: King, Keith; Council Members; Friends of Cheyenne Canon; corry@medwheel.org; Kathy Meinig; RACHEL ROCKS; news@csindy.com; KKTV; KRDO News; KOAA; news21 @foxnews21.com
Subject: Re: Land Swap
Attachments: Screen Shot 2016-02-03 at 10.11.19 PM.png; Screen Shot 2016-02-03 at 10.11.57 PM.png; Screen Shot 2016-02-03 at 10.20.36 PM.png

Thank you for you letter Dana and I hope that the City Council will hear my concerns with the undemocratic approach to this current public space that is being given away. Our family moved to Colorado Springs six years ago, for a number of reasons, one of which is our love and passion for outdoor life and community!

Since our move to COSprings, our family has become involved in a number of community activities and organizations that promote recreation, outdoor space stewardship, fellowship, service to others and civic involvement. Our young children, Coloradans, CO Visitors and the CO SPRINGs community (THE PUBLIC), have an amazing wilderness to explore and practice each of these values in....DO NOT TAKE IT OR GIVE IT AWAY!!!!!!

This "all or nothing deal" the PRIVATE FOR PROFIT group has proposed, pits communities against each other and neighbor against neighbor. In terms of a win/win deal there has been no discussion about what the community will be losing in GIVING AWAY the FREE PUBLIC LAND that so many people enjoy!!!

Also, no discussion has occurred with public verbal input in a public physical location, nor has there been discussion of wildlife preservation or the footprint such a FOR PROFIT company can make on the land, nor has evaulation or discussion of other avenues been explored. Other avenues (not giving away public land) need to be discussed if the city wants to acquire the land from this PRIVATE FOR PROFIT group to "complete trails" etc that have been utilized for years with current easements! Is this PRIVATE FOR PROFIT group going to use the easements and property they own as leverage to get, for their gain, this pristine, WILD, beautiful, FREE, PUBLIC, 189 acre open space....that's called bribery or coercion I believe!!! There has to be a BETTER WAY!!!!

The survey that is being promoted for opinions on this matter is not only biased, but it's not the avenue you take to get accurate data on such a large issue. In my hope this leadership will be honest in answering the plethora of unanswered questions about, what is appearing more and more like a back door deal with this PRIVATE FOR PROFIT group, I will admit I have taken the survey 4 times at this point (see personal screen shot attached). Dana, has done an excellent job in explaining the ways this is not a good survey: my screen shots show a few more questions about this land give away namely in #5: why do I care what the Broadmoor does in this effort unless they stop pursuing the citizens of Colorado Springs PUBLIC LAND? Who approached who for this land give away option? What other options has the City explored?

The above questions conclude my letter along with the simple plea that we grew up hearing, we hope to model and instill in the character of our children, our community, and our world....
Do unto others as you would have done unto you. Luke 6:31

Thank you for your commitment to working for the Citizens of Colorado Springs!

Regards,
Lara Rowell

ttp://legal-dictionary.thefreedictionary.com/bribery

*The offering, giving, receiving, or soliciting of something of value for the purpose of influencing the action of anofficial i n the discharge of his or her public or legal duties.*The expectation of a particular voluntary action in return iswhat mak es the difference between a bribe and a private demonstration of goodwill. To offer or provide payment inorder to pers uade someone with a responsibility to betray that responsibility is known as seeking **Undue Influence**over that person's actions. When someone with power seeks payment in exchange for certain actions, that p erson issaid to be *peddling influence.* Regardless of who initiates the deal, either party to an act of bribery can be foun dguilty of the crime independently of the other.

http://legal-dictionary.thefreedictionary.com/coercion

The intimidation of a victim to compel the individual to do some act against his or her will by the use of psychologicalpress ure, physical force, or threats. The crime of intentionally and unlawfully restraining another's freedom bythreatening to co mmit a crime, accusing the victim of a crime, disclosing any secret that would seriously impair thevictim's reputation in the community, or by performing or refusing to perform an official action lawfully requested bythe victim, or by causing an offic ial to do so.

On Thu, Feb 4, 2016 at 9:21 AM, Dana Duggan <danaannduggan@gmail.com> wrote:
I heard that Trails and Open Space Commission is promoting this survey in their newsletter released yesterday, I believe. Exactly what is the relationship between the City and this non-profit organization whose mission on their website says: "Dedicated to preservation of open space and parks, and the creation of a network of trails, bikeways and greenway for the Pikes Peak region"? What a major disconnect that is given they were immediately coming out with very positive comments on their Facebook pages no pause regarding giving up 189 acres of historic, open space. One would think the first reaction of a non-profit carrying such a lofty mantle would be to pause because of the 189 acres of open space which is home to a thriving wildlife community and has been owned by the public for 130 years. It's very hard to make sense of that....

Still, no answers to questions about this survey. I just took it again, WITHOUT clearing my cookies. I did get a very nice invitation from Jacob Anderson to go have coffee and discuss **next week** which I would love to do, but have no time for. I did offer to chat on the phone, but I have yet to hear back.

Though it doesn't even merit much analysis, here are a couple of obvious flaws in the question design:

Question 1: Your scale is biased in favor of support. You go from Very Supportive to Unsupportive. It should be Very Supportive to Very Unsupportive.

Question 5: Asking, "What else should the City and the Broadmoor consider in this effort?" Also biasing responses in favor of support.....when Nielsen tries to impartially ascertain viewership ratings, they certainly don't ask questions like, "What can NBC and Nielsen do to improve your view of their programming?" It's preposterous.

Further, there are no questions that ask if a citizen would like the deal reworked so that historic parkland, Strawberry Fields, is not swapped - a pretty important facet to understand. Would you prefer the City use existing fund or raise funds to complete trails?

The biggest flaw, however, is in the fact that it is web based, anonymous, allows for resubmissions and is not a balanced sample. This data is absolutely meaningless.

On Tue, Feb 2, 2016 at 8:06 AM, Dana Duggan <danaannduggan@gmail.com> wrote:

Of course, happy to be of service. I have not heard what is being done to address this? It appears that cookies have been enabled to minimize the retaking issue although clearing cookies negates this control. Still, it is poorly designed and not statistically reliable. Further, no disclosures are posted on the page of the survey alerting the public to the intitial problem. So, those who already took it, won't know that their data should have been dumped. So, they have to retake it. Additionally, I have learned that paper versions of the survey were offered at the 1/28 meeting presumably to be combined with the anonymous, Web based results? No researcher worth their salt would ever advise the approach of an anonymous Web based survey with no sampling controls combined with a paper survey also with no sampling controls -- especially to guide or persuade the decision process on a matter of such weight -- swapping open space owned by the people.

Similarly, TOSC posted a Survey Monkey survey on their site. Very early, at about 90 respondents as I recall (I took screen grabs of results when I took it and can go look them up, if need be), they were publishing support of 4 to 1 favoring the deal which had to be people closely involved as the general public was just learning of it. They put that number on text prior to respondents answering survey which, of course, is incredibly prejudicial. One wouldn't tell a respondent that, for example, 90% of people like Juicy Fruit before you ask if they prefer Juicy Fruit or Trident. People were just learning of the land swap as it had just been announced...and it was a doozy to discern, initially. As more and more people began to understand it, those numbers plummeted quickly. Karen Palus referenced that survey design flaws (which all Web based surveys carry -- it is why we do not vote for elected officials using online tools) was a reason for pulling that survey although it was more tightly designed than what the City started with. The survey you currently have is no different than the Survey Monkey survey and, in fact, started out as worse with no cookie controls. So, we went from a survey at TOSC which was prejudicing responses by posting very early results in text prior to a respondent taking it, to the original design of the City survey being worse with no disclosures of the initial problems on the site alerting people ....and the intent is to combine paper survey results with it?

Surely, the City is not going to condone use of these data points as either some indication of the will of the people or to aid in making decisions? A public referendum vote , a petition with names attached, or a survey which utilizes the best sampling methods by an independent, well-respected research company are the only proper ways to discern support or opposition not anonymous, Web based surveys.

We are talking about privatizing the people's parkland...it deserves a much higher bar...favorite flavor of ice cream? Okay, fine, but not do you support privatizing 189 acres of historic park space. Such disregard for the integrity of the data would leave the wrong impression and not be in the best interest of the public.

Also, it might be helpful to hear that when members of the City make statements that we should be grateful that we are being informed at this stage of the process and then the first public meeting has no formal presentation or collective public voice is allowed, that does not engender goodwill. Transparency from start to finish is the responsibility of the City and the public shouldn't feel grateful that we are being informed about giving away parkland that we own and entrust in the stewardship of elected officials. If that is the process, then the process needs to change. If one is just purchasing additional lands it might be okay, but not when subtracting parkland. It would be like one's real estate agent saying, "I have a wonderful trade on your house. I will let you

weigh in later. In the meantime, look at the new home we found for you that the seller has not occupied since they bought it. The seller and I have negotiated the terms. Let me walk you through them. We think you need a third bedroom. If you don't take this deal, you will never have an extra bedroom. True, you won't have a kitchen anymore, but look at that third bedroom - it is twice the size of your kitchen. The seller really needs your kitchen for their catering business. We really think this is your only option to ever have a third bedroom, and you need one. And, as a bonus, the seller has agreed to let you pay to use the kitchen in your old house assuming they are home and you make advance plans. Isn't it terrific? You mull it over. We will discuss later."

On Feb 1, 2016 8:58 PM, "King, Keith" <kcking@springsgov.com> wrote:
>
> Dana, thanks for the input. Keith
>
>
>
> From: Dana Duggan [mailto:danaannduggan@gmail.com]
> Sent: Friday, January 29, 2016 8:43 PM
> To: Council Members
> Cc: kmeinig@comcast.net; Lara Rowell; RACHEL ROCKS
> Subject: Re: Land Swap
>
>
>
> Just clicked through the link one more time....and entered Test 3 in all the fields....attached are the screen grabs and the thank you confirmation.....
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>
> On Fri, Jan 29, 2016 at 8:25 PM, Dana Duggan <danaannduggan@gmail.com> wrote:
>
> As an update, I was just going to pull up the presentation made to City Council to make sure that I accurately heard the 2 to 1 appraisal information correctly when it was originally presented. So, I pulled up the link to the survey as that presentation was posted after it. Surprisingly, the survey was offered again. I had already taken the survey early today when I emailed you, and it popped up again. To test it, I took it again to see if it would let me enter data twice. It did. My cookies had not been cleared which is what is typically needed. I was on the same computer. This is the problem with online surveys.
>
>
>
> Attached are screen grabs to show the first responses and the second responses.....I worked for a decade as an executive for Nielsen Media Research, the World's #1 research company, and spent my time educating, advising on programming choices, investigating and defending sample design issues to major television broadcasters and syndicators (like Oprah is one name you will recognize). I also worked on the network side at Lifetime launching new networks. Years of experience looking at sampling. I strongly recommend you find a different method if you plan to try and ascertain meaningful data and use it to make decisions on such an important issue much less publicize it....it will be meaningless as it is.
>
>

>
> I am happy to help find a third party research firm and advise on sample design if that would be of service to you.
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> Warmest regards,
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>
> Dana Duggan
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>
> On Fri, Jan 29, 2016 at 12:48 PM, Dana Duggan <danaannduggan@gmail.com> wrote:
>
> Good afternoon! A few questions for you.
>
>
>
> Who is conducting or hosting this survey - meaning what company? What's the methodology? Are all council members seeing raw data? Will the public have access to the raw data as well? Web based surveys carry many flaws. If the City truly seeks reliable data, then an independent, reliable research firm should be employed....and they are tens of thousands to do it correctly. An area of probability sample provides the most reliable results though total telephone frame (TTF) is often used. Question design is also critical and can dramatically sway results. Really, to get the will of the people, one should decouple these parcels and hold a ballot referendum on Strawberry Fields in the district it resides in....a public vote by the public stakeholders of this valuable land.
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>
>
> Also, last night at the meeting, someone asked who was conducting the real estate appraisals. I heard that question was asked at the Canon Station and the answer was not disclosed. Additionally, Karen Palus threw out a 2 to 1 valuation on early appraisal work on the land during her presentation to City Council, but that was denied last night saying the City had no data on land appraisals? So confused on this point. Of course, there is great interest to know who is doing it as well as their methodology.
>
>
>
> Lastly, what is the plan to host traditional public forums (several are likely needed to insure enough input) where a formal presentation is given by the City and the public is able to share their views openly and together for all to hear and benefit?
>
>
>
> Warm regards,
>
>
>

Mehew, Christi

From: david rudin <dbrudin@yahoo.com>
Sent: Friday, February 05, 2016 12:12 PM
To: Council Members
Subject: Fw: Land Swap for North Cheyenne Canyon's Strawberry Fields

Dear Council Members,

Please see my below email to the mayor. Because I believe this issue is of vital concern to this community, I am forwarding my email to the mayor to all of you.

I feel strongly that setting this precedent of allowing private, for-profit interests to be regarded ahead of public interest is a serious breach of the compact between citizens and you, our elected officials!

David Rudin
3620 St. Charles Street
Colorado Springs, CO 80904
719-575-9552

"*Here is the means to end the great extinction spasm. The next century will, I believe, be the era of restoration in ecology*".

E.O. Wilson

On Friday, February 5, 2016 10:09 AM, Office of the Mayor <mayorsoffice@springsgov.com> wrote:

Dear Mr. Rudin:

Thank you for reaching out to Mayor Suthers and sharing your concerns regarding the proposed land swap between the City of Colorado Springs and the Broadmoor. This is an important topic to us all, and citizen involvement is appreciated.

You may also wish to reach out to City Council regarding this issue. For your convenience I am providing their contact information:

Phone: (719) 385-5986
E-mail: allCouncil@springsgov.com

Please let me know if we can ever be of assistance in the Mayor's Office. Have a wonderful day!

Laurie Landers
Senior Office Specialist
Office of the Mayor
City of Colorado Springs
Phone: 719-385-5900
E-mail: llanders@springsgov.com

Mehew, Christi

From: Palus, Karen
Sent: Friday, February 05, 2016 3:49 PM
To: Mehew, Christi
Subject: FW: Land Swap for North Cheyenne Canyon's Strawberry Fields

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Guidotti, Wendilyn
Sent: Friday, February 05, 2016 9:45 AM
To: Palus, Karen
Subject: FW: Land Swap for North Cheyenne Canyon's Strawberry Fields

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From: david rudin [mailto:dbrudin@yahoo.com]
Sent: Friday, February 05, 2016 7:53 AM
To: Suthers, John
Subject: Land Swap for North Cheyenne Canyon's Strawberry Fields

Dear Mayor Suthers,

I am writing you because I am extremely upset that the aforementioned land swap with the Broadmoor Hotel is being considered. It is exactly this type of egregious and greedy type of land grab that I expect our public officials to protect us from!!

Public land is just that "for the public" and should not be subject to the desires of private, for profit entities! General Palmer was wise enough to know that and thus was careful in the language he used in donating public park lands to the city. He knew that greedy private interests would try and chip away at his legacy. He further

knew that the parks of this community are a right of its citizens and one of the most attractive amenities of our community.

I urge you to do everything you can to stop this wrong-headed plan!

David Rudin
3620 St. Charles Street
Colorado Springs, CO 80904
719-575-9552

"*Here is the means to end the great extinction spasm. The next century will, I believe, be the era of restoration in ecology*".

E.O. Wilson

Mehew, Christi

From: valerie schoenherr <vschoenherr@msn.com>
Sent: Monday, February 01, 2016 7:16 AM
To: KRDO News; KOAA; news21@fox21new.com; KKTV; news@csindy.com; Suthers, John; Mehew, Christi
Subject: Broadmoor - Strawberry Fields land swap

After reading the Gazette's Op-ed piece about the benefits of the land swap I felt my intelligence offended. This is really just a win for the Broadmoor. That an editorial written by the paper owned by Anschutz's publishing company would support it is to be expected. To think that the public would view that as anything but self-serving is ridiculous.

This land grab paves the way for another building project for the Broadmoor. The land traded is poorly accessible and the land gained by them is part of the last publicly owned jewels in the Southern part of town. This land was deeded to the city for public enjoyment. It contains beautiful old growth trees and supports a already development impacted wild life.

The Broadmoor has no legitimate need for a stable there. The Broadmoor has plenty of space within the 7 Falls tract to support a stable and already has a stable operation at the Emerald Valley Ranch turnoff on Old Stage Road. Maybe horses are too smelly for the luxe "eco-tourist" guests of the Emerald Valley Ranch. Canyon/Broadmoor neighbors be damned. But, I believe that this is a ruse to find a seemingly low impact use to put one over on the citizens. It will take very little effort - a variance request they can post way up on Old Stage- or land transfer to change land usage. Then here comes another Broadmoor Resort Community or lodging or whatever the Broadmoor feels it needs to maintain its mushrooming growth and 5 Diamond status.

The TOPS fund contains $17million. We should make a reasonable offer if the land offered to the city in this deal is the land we want. None of it is as accessible and user friendly to all citizens. Or, is the Broadmoor simply holding us hostage?

Valerie Schoenherr
12 Anita Road
Colorado Springs, CO 80906
719-337-7088
My Linked In Profile

Mehew, Christi

From: Deitemeyer, David
Sent: Thursday, February 04, 2016 10:34 AM
To: Mehew, Christi
Subject: FW: Hike and Job

From: Tim Scott [mailto:tscotth2o@yahoo.com]
Sent: Thursday, January 21, 2016 12:59 PM
To: Deitemeyer, David
Subject: Re: Hike and Job

Hey Dave!!

Yup, I did see the Strawberry Fields but and noticed that the swap really opens up some cool stuff. Let's do a hike n talk sometime soon. Let me know when you might be able to take some "field work" time at the end of a day.

Tim

Sent from my orbiting starship...iPhone

On Jan 21, 2016, at 9:41 AM, "Deitemeyer, David" <ddeitemeyer@springsgov.com> wrote:

> Hi Tim,
>
> Happy new year to you!
>
> So sorry about the job opportunity! I really think you would be a great person in that role!!
>
> As I recall, before the holidays got in the way we had a hike planned. Yes let's try again...
>
> I do want to relay some news that came out a few days ago, if you have not heard, about a Land Exchange with the City and the Broadmoor. There is a lot of information and parts to the deal, but one section includes the area of strawberry fields that is proposed to go to the Broadmoor. Please see the map and read the tenants of the plan first. They can be found here: https://parks.coloradosprings.gov/explore-play/explore/parks/proposed-land-exchange
>
> Be happy to chat with you more on this as it impacts the area of the bike trails we discussed...
>
> Have a great rest of the week.
>
> David
>
> ---
>
> **From:** Tim Scott [mailto:tscotth2o@yahoo.com]
> **Sent:** Wednesday, January 20, 2016 9:24 PM

Mehew, Christi

From: Deitemeyer, David
Sent: Thursday, February 04, 2016 10:31 AM
To: Mehew, Christi
Subject: FW: Hike

From: Tim Scott [mailto:tscotth2o@yahoo.com]
Sent: Thursday, January 28, 2016 2:03 PM
To: Deitemeyer, David
Subject: Re: Hike

Hiking with DAVE!!!!

Let's do it!!!

Btw...at first I was excited about the land swap, but now I think the City is getting screwed over. The Broadmoor gets SF, developable space...the city gets a cliffed out top of a peak with limited access. Maybe swapping some space behind Starsmoor for their stables project makes sense, but SF has a lot of utility. I don't think it's a fair trade. My point of view is limited though, just my two cents.

T

Sent from my orbiting starship...iPhone

Mehew, Christi

From: Deitemeyer, David
Sent: Thursday, February 04, 2016 10:32 AM
To: Mehew, Christi
Subject: FW: Land swap meeting

Importance: High

From: Krisko, Jody
Sent: Wednesday, January 27, 2016 2:39 PM
To: Deitemeyer, David; Lieber, Christian; Palus, Karen
Subject: FW: Land swap meeting
Importance: High

From: JudySell@aol.com [mailto:JudySell@aol.com]
Sent: Wednesday, January 27, 2016 2:38 PM
To: Krisko, Jody; Council Members
Cc: judysell@aol.com
Subject: Land swap meeting

To Whom it may concern:

I am writing to protest the format of tomorrow night's meeting on the proposed land swap. My understanding is that there will be no formal presentation--just the opportunity to view charts and maps with a few Parks personnel standing around to discuss things one-on-one. That's fine to do when people first arrive as a bit of an introduction. But, if that is all there will be, then it is a very poor format for everyone to be able to hear, discuss, debate the questions or concerns that the community may have all at the same time, and very undemocratic as well. It defuses the goal of every voice being heard, every concern being recognized. If the Council truly wants to hear from the community, then the format should be changed to allow for a formal question and answer type presentation.

I would appreciate a reply.

Thank you.

Judith Sellers

Mehew, Christi

From: JudySell@aol.com
Sent: Wednesday, February 03, 2016 4:19 PM
To: Council Members; Suthers, John; Mehew, Christi
Cc: judysell@aol.com
Subject: Strawberry Fields Land Swap

February 3, 2016

Dear Mayor Suthers, City Council and Parks Advisory Board,

I am deeply concerned about the inclusion of the Strawberry Fields portion in the proposed land swap. Strawberry Fields is a unique, treasured piece of parkland that has belonged to the Colorado Springs community for 135 years, and is now on the chopping block to be traded to a commercial entity. Where deer, mountain lions, coyotes, turkeys, bobcats—and people-- now roam in a beautiful natural habitat, there would instead be stables with horses accompanied by all the subsequent environmental issues that go along with them that are almost too numerous to mention. No one—no one-- except the Broadmoor would benefit from this trade. I don't blame the Broadmoor for coveting such a gorgeous property, but it *belongs* to the people, and would be an enormous, irreplaceable loss for us all.

Where there is now tranquility, there would be noise and confusion. Where there is now open space that connects to additional open space, 189 acres would be taken out of our treasured parklands. 189 acres that are set aside for parks and stated in the 1999 Master Plan. 189 acres is a big chunk...it's the equivalent of 100 football fields; or 3024 tennis courts; or almost ¼ the size of New York's vast Central Park.

As a former board member of Great Outdoors Colorado, and a current emeritus trustee of The Nature Conservancy (and as a former TOSC board member), I'm acutely aware of how quickly prized open space, vital landscape that we all love, is disappearing around the state. Once these lands are gone, they are gone. Forever. There is no land remaining within the western edge of Colorado Springs similar to Strawberry Fields that is even available for purchase as parkland—much less affordable. That we would even *consider* giving away such a priceless landscape is truly a travesty.

The land around Mt. Muscoco that is being offered as fair trade is nowhere near comparable, and really, no one can in all honesty say that it is. The terrain is too steep, it's hard to get to, and certainly not suitable for families. The opposite is true for Strawberry Fields, which is in-town convenient and adjacent to the picnic areas of North Cheyenne Canon Park and Starsmore Center, both of which are used by many, many people in the community. It has been stated that no one except neighbors use Strawberry Fields, but this could not be further from the truth. I walk the area a fair amount and I do NOT see neighbors.....i see people from all over town....families with small children, military from Fort Carson, dog walkers, people of all kinds out to enjoy the beauty of a unique landscape.

My hope is that City Council will take a firm stand on this...coming out in favor of all the other pieces in the land swap but against the Strawberry Fields/Muscoco trade. Urge Parks and the Broadmoor to go back to the drawing board and see what else can be worked out to the benefit of us all. There are many of us who are opposed to this trade, and I certainly hope you all are listening thoughtfully to your constituents!

Strawberry Fields was purchased with foresight and wisdom in 1885 and set aside as natural parkland for the enjoyment and benefit of the Colorado Springs citizenry. What right do we have now to turn around and trade it away for a use that will only degrade it? There is a very important principle involved here. We, for better or for worse, are the stewards of this land for now and for future generations, and it would be shameful to virtually destroy this wonderful legacy of land.

Respectfully,

Judy Sellers

Mehew, Christi

From: Palus, Karen
Sent: Friday, February 12, 2016 12:36 PM
To: Mehew, Christi
Subject: FW: Land swap

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Strand, Tom
Sent: Thursday, February 11, 2016 9:09 PM
To: Palus, Karen
Subject: Fwd: Land swap

FYI --- Tom

Sent from my iPhone

Begin forwarded message:

> **From:** Prentice Spradley <pgspradley@gmail.com>
> **Date:** February 10, 2016 at 11:48:46 AM MST
> **To:** <AllCouncil@springsgov.com>
> **Subject: Land swap**
>
> Swapping land with the Broadmoor is not in the best interest of Colorado Springs or its residents.
>
> The land the Broadmoor is giving up is too distant and inaccessible. The land they want is more beautiful and has much more potential value. Why take on more financial liability to maintain the easements and at the same time give the Broadmoor revenue generating land. The Broadmoor is all about adding more revenue to their bottom line. Why not lease the land to them or better yet, develop the land and charge the Broadmoor and the public for access to the

land. The Broadmoor will not allow the public access to the land without paying them if they own it. They want it to be a private park for their use not a public park for the public to use without charge.

I am so frustrated with the Broadmoor for ruining Seven Falls. It is now such a chore to go there and the cost for admission is too much. The restaurant is exorbitantly expensive. Everything about the Broadmoor is about making money and charging high prices for it. Don't let them take the beauty of Colorado Springs and make an amusement park out of it. The City should promote our natural beauty and increase tourist income, not sell it (or give it away) to the highest bidder.

Don't give away the City's birthright.

Prentice Spradley
972-896-7878 cell
pgspradley@gmail.com

Mehew, Christi

From: Deitemeyer, David
Sent: Thursday, February 04, 2016 10:25 AM
To: Mehew, Christi
Subject: FW: Form submission from: Proposed Land Exchange Feedback

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From: Parks, Recreation, & Cultural Services [mailto:noreply@coloradosprings.gov]
Sent: Friday, January 29, 2016 11:37 AM
To: Deitemeyer, David
Subject: Form submission from: Proposed Land Exchange Feedback

CITY OF COLORADO SPRINGS

Submitted on Friday, January 29, 2016 - 11:36am

Submitted by anonymous user: [128.198.72.39]

Submitted values are:

Name James Stevens

Email st2718@gmail.com

Comments I strongly support proceeding with this land exchange.

Additional files I would like to share with Parks, Recreation and Cultural Services

The results of this submission may be viewed at:

https://parks.coloradosprings.gov/node/22531/submission/64956

Mehew, Christi

From: Lieber, Christian
Sent: Wednesday, March 02, 2016 12:09 PM
To: Donna Strom
Cc: Mehew, Christi
Subject: RE: TPL Economic Study - verification

Thanks, Donna! I appreciate your time and comments this morning.

I will share this information regarding the Economic Study with the TOPS Working Committee Members.

Best regards,

Chris

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

-----Original Message-----
From: Donna Strom [mailto:doonya@centurylink.net]
Sent: Wednesday, March 02, 2016 12:04 PM
To: Lieber, Christian
Subject: TPL Economic Study - verification

Hi Chris,

Would you please pass the following on to Jackie and the rest of your board?

This from Abbey Martin at The Trust for Public Land:

"We only include public lands in our survey. Privately held land, even if under easement is not considered."

(I did have a voicemail from TPL waiting for me when I got home)

Thanks,
Donna Strom

Mehew, Christi

From: Palus, Karen
Sent: Monday, February 22, 2016 7:33 PM
To: Mehew, Christi
Subject: Fwd: Land Exchange

Sent from my iPhone

Begin forwarded message:

From: <SWILSON@broadmoor.com>
Date: February 22, 2016 at 5:37:04 PM MST
To: <JDAMIOLI@broadmoor.com>, <jhgreene@springsgov.com>, <kpalus@springsgov.com>, <clieber@springsgov.com>
Subject: FW: Land Exchange

From: Susan Wilson
Sent: Monday, February 22, 2016 5:36 PM
To: Cory Sutela (csutela@sram.com)
Subject: Land Exchange

February 22, 2016

Cory Sutela
Via email: csutela@sram.com

Dear Cory:

Thank you very much for the time you and Mike took to visit with me, Karen and Chris. It was very informative for me and please know that I admire and respect the passion you both have for your sport.

I am sorry for the misperception that we are anti-biking. Please convey to your Board that mountain bikers would have access to any and all trails developed through the property should we acquire it. As we discussed, the extreme stuff causes us some pause both in terms of liability/danger and also that it would be a tough sell with many of the neighbors as they have determined to retain the natural beauty and serenity of the property, which is our goal as well.

I hope that by welcoming mountain bikers to any trail networks through the property, as well as all of the many benefits this exchange provides in terms of vastly increasing trail networks, we will earn the support of Medicine Wheel. We are working with Palmer Land Trust to place a conservation easement on the property and I would also suggest that we would be good stewards in terms of trail maintenance, fire mitigation and cleaning up trash, graffiti, etc.

All the best.

Sincerely,

Steve

Stephen Bartolin, Jr.
Chairman

SB/sgw

Eric Swab
745 Panorama Dr.
Colorado Springs, CO 80904
January 31, 2016

Mr. Chris Lieber
Park Development Manager / TOPS Program Manager
Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905

Dear Mr. Lieber,

I am writing you directly for two reasons, first I consider you a very approachable City Employee and second because you may remember me as the Assistant to the Director of Community Development under Jim Ringe. Before my 10 years with the City I worked for the Urban Renewal Authority as the Project Manager for the Shooks Run Redevelopment Project.

Since I retired in 2004 I have done a lot of hiking on the Pikes Peak Massif I have also been researching the history of early human activity on the mountain. Consequently I have not been focused on urban trails. However, a recent interest in Envision Shooks Run and the City / Broadmoor land swap has drawn my attention back to the urban scene.

I am excited to see a renewed interest in the Shooks Run "Legacy Loop" trail, a project I worked on in the 1970s and sadly was left unfinished. I would like to encourage you to keep the potential motorized non-motorized traffic conflict to a minimum, between Cache La Poudre and the Rock Island Trail. I believe one way to do accomplish this would be to incorporate the trail in the improvements to the Shooks Run streambed and Patty Jewett Golf Course, rather than the railroad right of way.

Concerning the North Cheyenne Canon, City / Broadmoor exchange, I believe a corridor for the trail from Daniels Pass to Greenwood Park should be included. The exchange should also include a parcel that embraces the ruins in Greenwood Park itself. Greenwood Park has the potential for historic significance to the City. In 1888 Bertha E. Bourne, the widow of Amos H. Bourne, filed for a 160 acres homestead which included what would become Greenwood Park. She was issued a patent on 18 September 1894. It was Frederic R. Smith, a Colorado Springs banker who developed most of the buildings that now lay in ruins at the site, probably in the 1920s. I believe Mr. Smith named the area Greenwood Park. I think the area should be available to the public for visits and study. The Green Settlement, also on the same trail corridor, consists of 2 log cabin ruins, now nearly obliterated. That site could yield useful historic information about the area. I am currently researching the history of South Cheyenne Creek and Cheyenne Mountain, drawn there by an interest in Fred Barr's maternal grandfather Joel Wade who built a stage stop on the Old Stage Road.

I find the "Cheyenne Mountain Heritage Trail" is a very exciting concept. Just last November I hiked down the old "Rock Creek Trail" to Rock Creek then downstream to the tributary canyon that leads to the falls in the NW quarter of section 26. The falls appear to be the Watkins property, although I was not aware of that at the time. In previous years I have explored Rock Creek from just below the gate on the Antenna Farm Road to just above the housing development. I agree that is a beautiful area that should be made publicly accessible. Except for the Chamberlain trail corridor I have hiked the rest of that heritage route and find the prospect of the complete loop a wonderful opportunity.

Finally I believe the Manitou Incline land swap makes possible the reuse of a portion of the old Fremont Trail for the proposed new route from the top of the Incline to Manitou Springs. I have searched on the ground for and found fragments of the Fremont Trail that is shown on the old Manly Ormes Pikes Peak Trail maps. I would like very much to see recognition of that 1871 trail by its inclusion in the in the new Incline return trail that will be built north of the Incline.

If you would like maps of anything that I have mention, please let me know. Thank you for your attention.

Sincerely,

Eric Swab
eswab@comcast.net

CC: Susan Davis, Carol Beckman and Paul Mead

Mehew, Christi

From: Pamela Taylor <pamandted@comcast.net>
Sent: Monday, February 08, 2016 8:49 PM
To: Mehew, Christi
Subject: broadmoor land swap

I think the land swap is swell. you have my support. pam taylor

Mehew, Christi

From: HENRY J NANCY TRUJILLO <nanvirtruj@msn.com>
Sent: Wednesday, February 03, 2016 10:39 AM
To: Mehew, Christi
Subject: land swap

Please be advised that I am opposed to the present Broadmoor/park land swap. We love the Broadmoor - that is not the issue. However, having lived in the SW area for over 50 years, we see our beloved Cheyenne canon park area slowing being encroached upon. Our children enjoyed many a picnic and all that nature provides in that area.
Now you cant find a parking place due to people parking to walk to Seven Falls. That needs to be addressed as well. (please, no more bouncy castles on the 4th of July either)
We have hiked in the Strawberry Fields area all these years - this is not a good deal. Don't give away open space - it will never be the same.
Just a reminder - the Broadmoor had steak fry area - it became houses. They had a shooting range - it became houses.
Yes, trails otherwise are wonderful - but rethink this proposal. Once gone, its gone.
Thank you,
Nancy Trujillo
617 Three Eagles St
80905
719-632-4006

Mehew, Christi

From: Palus, Karen
Sent: Tuesday, February 23, 2016 12:26 AM
To: Mehew, Christi
Subject: Fwd: Land swap

Sent from my iPhone

Begin forwarded message:

From: "HENRY J NANCY TRUJILLO" <nanvirtruj@msn.com>
Date: February 12, 2016 at 4:52:09 PM MST
To: <kpalus@springsgov.com>
Subject: Land swap

Having lived in the SW part of our city for over 50 years, I am against the land swap. Cheyenne canon isbeing encroached upon more each year. No where to park any more for a picnic. Spots taken by Seven Falls patrons who don't take the shuttle. Open space must be protected. Lets save something like Strawberry Fields for generations.
Thank you,
Nancy Trujillo
617 Three Eagles
Colorado Springs, Colorado
80905

Sent from Samsung tablet

Mehew, Christi

From: Palus, Karen
Sent: Friday, February 19, 2016 3:00 PM
To: Mehew, Christi
Subject: FW: Strawberry Fields

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Strand, Tom
Sent: Sunday, February 14, 2016 1:29 PM
To: Palus, Karen
Subject: Fwd: Strawberry Fields

Fyi ---

Tom

Sent from my iPhone

Begin forwarded message:

> **From:** "George Ulrich, M.D." <telemed60@hotmail.com>
> **Date:** February 13, 2016 at 12:44:17 PM MST
> **To:** "allCouncil@springsgov.com" <allCouncil@springsgov.com>
> **Subject: Strawberry Fields**
>
> Dear City Council Members,
> We are not in favor of the land swap. Please consider these points:

1. Local ecology. Strawberry Fields is a beautiful, serene spot. It has always been a quiet place to hike. The vegetation and landscape is natural. It smells incredible. It is easy to get to. It is a much appreciated natural, quiet place. All of the rain and snow that falls in the area runs into the creek. Horses and people will certainly have an impact on that. A long time ago when the traditional Broadmoor stables located behind Pauline Memorial School were in operation there was a horse walking path that ran up and down Mesa Avenue along the white wall on the opposite side of the street from our house. Riders passed by regularly. There was always horse manure on the ground along the path. That's just the way it goes with horses. There is no way around it. And if the Broadmoor develops an equestrian area in the canyon there will be horse manure and horse urine on the ground. This is a certainty. And this will disrupt the flora and fauna in the meadow and will disrupt the biology of the creek. To my great surprise it is my understanding that no environmental impact studies have been conducted.

2. Traffic. Since the opening of Seven Falls traffic up and down Mesa avenue has increased considerably. During the summer we counted nine Broadmoor busses passing per hour. If the Broadmoor develops the Strawberry Fields traffic, exhaust and noise will increase more. The street was not meant to handle this kind of traffic. In fact, there was an incident in the summer where two large vehicles, one going up the street and the other going down the street, crowded the street so much that one of them broke a large limb off a tree.

3. Cycling. My father rode a simple one-speed bike. Until the last three years of his life it was his preferred conveyance for enjoying south Cheyenne canyon. I tried to interest him in a bike with gears so he could ride longer and manage the hills, but he did not want to cope with the complexity of shifting gears on a bike. Even so, on a one-speed bike he could manage for a long time. That how accessible and desirable this ride is. You don't have to be a cycling monster to ride the south canyon. You don't have to have a sophisticated, expensive mountain bike with full suspension. Anybody who can ride a bike can do it. As you know, many people in our community love cycling. It can be a family activity. Bikes are quiet and pollution free. They promote physical fitness. The Seven Falls traffic has already had a negative impact on being able to enjoy the canyon in this way. I expect additional traffic will make it all the more difficult or even impossible to ride.

People in the area do not want this. I realize there are is an up-side of gaining additional land in other locations. Nevertheless, the up-side does not nearly counter-balance the down-side of losing Strawberry Fields. There is no place like it in the city. People who live in the area are the stakeholders. Phil Anshutz does not live here. He is a businessman. He is not interested in looking after the canyon and preserving it for future generations. He does not care about the ecological impact or the traffic. It is in OUR responsibility to preserve this.

Please do NOT swap this land with the Broadmoor.

Sincerely,
George and Emily Ulrich

Mehew, Christi

From: Deitemeyer, David
Sent: Thursday, February 04, 2016 10:29 AM
To: Mehew, Christi
Subject: FW: Form submission from: Proposed Land Exchange Feedback

---

From: Parks, Recreation, & Cultural Services [mailto:noreply@coloradosprings.gov]
Sent: Sunday, January 31, 2016 12:02 PM
To: Deitemeyer, David
Subject: Form submission from: Proposed Land Exchange Feedback

Submitted on Sunday, January 31, 2016 - 12:02pm

Submitted by anonymous user: [71.211.30.172]

Submitted values are:

Name Victor Valdez

Email vcj3valdez@msn.com

Comments We are blessed to have such s beautiful park in our back yard. Do we want to pollute it with commercial development? Reconsider

Additional files I would like to share with Parks, Recreation and Cultural Services

The results of this submission may be viewed at:

https://parks.coloradosprings.gov/node/22531/submission/65301

Mehew, Christi

From: Deitemeyer, David
Sent: Wednesday, February 10, 2016 8:16 AM
To: Mehew, Christi
Subject: FW: Form submission from: Proposed Land Exchange Feedback

Another comment from the webpage. I received this message 11 times. Same person and same message.

From: Parks, Recreation, & Cultural Services [mailto:noreply@coloradosprings.gov]
Sent: Tuesday, February 09, 2016 9:35 PM
To: Deitemeyer, David
Subject: Form submission from: Proposed Land Exchange Feedback

CITY OF COLORADO SPRINGS

Submitted on Tuesday, February 9, 2016 - 9:35pm

Submitted by anonymous user: [66.129.58.253]

Submitted values are:

Name Marion Ritchey Vance

Email jamr.vance@pcisys.net

Comments At first the swap seemed mutually beneficial. Now I realize the city would give up a priceless property for lesser benefits.

Additional files I would like to share with Parks, Recreation and Cultural Services

The results of this submission may be viewed at:

https://parks.coloradosprings.gov/node/22531/submission/68211

Mehew, Christi

From: John Vasilakis <jnvasilakis@gmail.com>
Sent: Tuesday, February 02, 2016 10:37 PM
To: Mehew, Christi
Subject: Proposed Land Exchange Proposal

To: Colorado Spring Dept. of Parks and Recreation / TOPS Working Committee / Parks and Recreation Advisory Board:

As an avid hiker who hikes our local trails 3 to 5 days per week, I know all of the land parcels being discussed in the proposed land exchange. I've hiked these trails dozens of times over 15 years and know them intimately. I wanted to share my opinion on the Broadmoor Land Swap and why it's a great deal for all outdoor trail users. I've read too many emails and articles in our local papers regarding the land swap, as well as an email circulating in my Cheyenne Mountain neighborhood. I only hope citizens will do their due diligence before judging its merits. By the way, I have never been, nor am I now, an employee of the Broadmoor Hotel.

I responded to my neighborhood email, which asked me to oppose the land swap, and I wanted to share my response with you (discovered it didn't originate from my neighborhood but from a disgruntled neighbor of the Broadmoor Hotel). It sums up my opinion.

"As your neighbor, I would ask that you review the land swap proposal in detail before advocating for a position against this proposal. As in any proposal involving open space and trails, it pays to do your due diligence first. Locate the lands in question on a detailed topo map, hike the trails located on these lands and review the proposed new trails. Then hike and explore Strawberry Hill to see what exactly is being proposed. If you are diligent and do your homework, I am confident that you'll agree that this proposal is a plus for Colorado Springs.

I am in favor of this proposal for several reasons. The first being that, as an avid hiker who hikes several days per week, I, and other hikers, mountain bikers and trail runners would gain access to more valuable trails that are now closed. Hiking Mt. Muscoco, which I've done over a dozen times, is one of the best kept trail secrets in Colorado Springs. It would be a trail user's dream to be able to hike, run or bike Mt. Muscoco and instead of returning back to the Mt. Cutler trailhead, head west to the Gold Camp Road and return as a loop trail. That land is now private and is closed to all trail users. Barr Trail and the Manitou Incline is not wholly publicly owned. A portion of these trails are privately owned and one never knows what a future owner would do to close off access to these valuable trails. The Chamberlin Trail, an incredible trail that links Bear Creek Regional Park to Cheyenne Mountain State Park, would be able to be completed. Most neighborhoods in Skyway, Broadmoor and Cheyenne Mountain would be able to access this trail right from their home. This includes our neighborhood. Imagine being able to hike or mountain bike from our neighborhood to Bear Creek Regional Park onto to downtown Colorado Springs and Red Rock Open Space right from your home. This will never happen unless the City can obtain access through private lands. This proposal will allow the Chamberlin Trail to be completed.

This proposal is a win-win for all parties, especially since Strawberry Hill, as proposed, cannot be rezoned at any time in the future and its basic land use will remain the same (no high rise buildings, no homes, no hotel buildings, only a small stables) as open space. The end result of this proposal is that the City (and its citizens) will get access to many more trails (Chamberlin, Mt. Muscoco, Daniel's Pass, Manitou Incline, Barr Trail) than it does now with some use of Strawberry Hill for the Chamberlin Trail. The City never improved Strawberry Hill or provided any trails on this property because its primary use is as a connector trail for the Chamberlin Trail. We still get to use that portion of Strawberry Hill that is important.

Again, hike Mt. Muscoco Trail and Daniel's Pass and see if a small stables on Strawberry Hill is worth the price of added pristine forest that are invaluable for outdoor recreation, more trails and open space. See if the completed Chamberlin

Trail which serves southwest Colorado Springs neighborhoods is worth it. Also, to guarantee that Barr Trail and the Manitou Incline can never be closed by a future owner. This is a golden opportunity and this opportunity should not be squandered. The City is receiving twice the value of land than it is giving up. Again, a great deal for citizens and outdoor recreation enthusiasts alike and we may never get this opportunity again."

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John Vasilakis

Mehew, Christi

From: Palus, Karen
Sent: Friday, February 05, 2016 12:20 AM
To: Mehew, Christi
Subject: Fwd: Broadmoor Land Swap

Sent from my iPhone

Begin forwarded message:

> **From:** "Guidotti, Wendilyn" <WGuidotti@springsgov.com>
> **Date:** February 3, 2016 at 11:04:11 AM MST
> **To:** "Palus, Karen" <kpalus@springsgov.com>
> **Subject: FW: Broadmoor Land Swap**

From: John Vasilakis [mailto:jnvasilakis@gmail.com]
Sent: Tuesday, February 02, 2016 6:12 PM
To: Council Members; Suthers, John
Subject: Broadmoor Land Swap

Dear Mayor & City Council Members:

As an avid hiker who hikes our local trails 3 to 5 days per week, I know all of the land parcels being discussed. I've hiked these trails dozens of times over 15 years and know them intimately. I wanted to share my opinion on the Broadmoor Land Swap and why it's a great deal for all outdoor trail users. I've read too many emails and articles in our local papers regarding the land swap, as well as an email circulating in my Cheyenne Mountain neighborhood. I only hope citizens will do their due diligence before judging its merits. By the way, I have never been, nor am I now, an employee of the Broadmoor Hotel.

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John Vasilakis

Mehew, Christi

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To: Council Members; Suthers, John
Subject: Broadmoor Land Swap

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Thank you for your time. It is my hope as an avid outdoor recreation user that you approve of this land proposal.

John Vasilakis

Mehew, Christi

From: Lieber, Christian
Sent: Wednesday, February 10, 2016 10:07 AM
To: Mehew, Christi
Subject: FW: City-Broadmoor Land trade

From: absswegner@comcast.net [mailto:absswegner@comcast.net]
Sent: Sunday, January 24, 2016 10:20 AM
To: Lieber, Christian; susan@trailsandopenspaces.org
Cc: hillairej@aol.com; judysell@aol.com; annhyoung@comcast.net
Subject: City-Broadmoor Land trade

Susan and Chris,
I have spoken with many people about the potential land trade of several Broadmoor properties with the Strawberry Fields area of North Cheyenne Canyon Park. I have studied the park extensively and this is no less a part of North Cheyenne Canon Park than any other. The majority of this land was part of the original park purchase in 1885 by the City of Colorado Springs. This was the first City park purchased at the will of the citizens. The citizens loved the Cheyenne Canon area and voted to purchase 640 including the Strawberry Fields area. The upper 480 acres of the Canon was given to the City by General Palmer in 1907. The Strawberry Park area is a beautiful and diverse area of the park. There are meadows, dramatic rocks, and forest. There are even some old growth Douglas-fir. It was part of the North Cheyenne Canon Master Plan that was completed in January of 1999. The plan mentions including access trails to the Strawberry Park area. This is a parcel that we would all have on our radar to purchase if the City didn't already own it. We work so hard to acquire property and then so easily look at giving it up.

I am bothered that this is all clumped into one deal. This should not be a land trade that pits Friends Groups against each other. Each of these properties and easements should be looked at in their own right and acquired accordingly. I only wish this was a General Palmer gift because he would have attached deed restrictions to never let it out of the public trust. Sometimes we need a broader perspective like our forefathers.

I would love to sit down with any of you and talk about this.

Regards,

Becky Wegner

Mehew, Christi

From: Palus, Karen
Sent: Tuesday, February 09, 2016 10:59 AM
To: Mehew, Christi
Subject: FW: Proposed Broadmoor Land Swap

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

From: Ann Young [mailto:annhyoung@comcast.net]
Sent: Wednesday, January 27, 2016 3:08 PM
To: Palus, Karen
Subject: FW: Proposed Broadmoor Land Swap

From: Ann Young [mailto:annhyoung@comcast.net]
Sent: Wednesday, January 27, 2016 1:45 PM
To: 'jsuthers@springsgov.com'
Cc: 'Susan Davies'; 'CHRIS BEYER'; 'JudySell@aol.com'
Subject: Proposed Broadmoor Land Swap

Dear Mayor Suthers,

I want to express my concern over the proposed land swap in the North Cheyenne Canon area. In particular, I believe that the heart of the matter - the transfer of "Strawberry Fields" into private hands - is a serious mistake.

Though this parcel of land may not be especially well known in our community, my husband and I know it very well as we have hiked all parts of it over the last twenty years. It is a beautiful area, with meadows, forests, and dramatic cliffs. As you know, this 189.5 acre parcel is adjacent to the lower portion of North Cheyenne Canon Park. With very little additional trail development, Strawberry Fields could substantially relieve the pressure on Cheyenne Canon and the

Stratton Open Space. These areas are both becoming overcrowded during certain seasons. If our City did not already own this tract of land, it would likely be at the top of our proposed Open Space *acquisition* list!

Over the last 15 years, many of our citizens have spent countless hours and contributed substantial funds to develop the frameworks to save important tracts of private land in our city. The Stratton Open Space and Red Rock Canyon are examples. We, the public, *already own* Strawberry Fields, and it is located in exactly the right place to complement North Cheyenne Canon, the crown jewel of our park system!

Thank you for giving some attention to this serious matter.

Best regards,

Ann Young

Mehew, Christi

From: Bryarly, Sarah
Sent: Wednesday, February 03, 2016 4:08 PM
To: Palus, Karen; Lieber, Christian
Cc: Mehew, Christi
Subject: FW: Stratton Open space

Karen/Chris,

This comment came via the Stratton Management Plan. I have asked our team not to include the PS in our document, but if you would like to include it as part of feedback you are receiving here you go.

Thanks,
Sarah

From: Ann Young [mailto:annhyoung@comcast.net]
Sent: Thursday, January 28, 2016 11:18 AM
To: Bryarly, Sarah
Subject: Stratton Open space

Over-management of the Stratton Open Space is expensive and in my opinion unnecessary. There should be a big difference in management of Open Space properties and City Parks.
People like the wild and free feeling and it is one of the main reasons people were so passionate about saving the land . Not everyone can drive to the mountains for the same feeling. Why fix something that is not broken at taxpayers' expense.
PS -- We should **preserve** Strawberry Fields, which we already own, as park land and make more trails there to relieve the pressure on Stratton and the Canyon.
Best regards,
Ann Young

Mehew, Christi

From: Lieber, Christian
Sent: Wednesday, February 10, 2016 9:37 AM
To: Palus, Karen
Cc: Mehew, Christi
Subject: FW: Proposed Broadmoor Land Swap

FYI

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: Ann Young [mailto:annhyoung@comcast.net]
Sent: Wednesday, February 10, 2016 9:09 AM
To: Lieber, Christian
Subject: FW: Proposed Broadmoor Land Swap

Hi Chris,
Thank you for the update on timing for the Parks Board meeting on Feb 11th.
I may have sent these comments to you a few weeks ago. Sorry if that is true. -- Many people do not think it is right to give up Park Lands for commercial ventures. With a growing population we will need to relieve the growing pressures on the Stratton Open Space and North Cheyenne Canon. The 189 acres is perfect for more trail development. We were hiking there recently on some of the social trails and the views are gorgeous on the newly fire mitigated land.
Could the TOPS funds help buy any easements we may need in the future for connector trails to Cheyenne State Park? We all appreciate what the Parks Dept is doing to keep our area vital and growing but this land has been in the Public Trust for 130+ years and we should honor that commitment.
Thanks for listening and see you tomorrow.
Ann

From: Ann Young [mailto:annhyoung@comcast.net]
Sent: Wednesday, January 27, 2016 3:32 PM
To: 'Friends of Cheyenne Canon'; 'allcouncil@springsgov.com'
Subject: FW: Proposed Broadmoor Land Swap

From: Ann Young [mailto:annhyoung@comcast.net]
Sent: Wednesday, January 27, 2016 1:45 PM
To: 'jsuthers@springsgov.com'
Cc: 'Susan Davies'; 'CHRIS BEYER'; 'JudySell@aol.com'
Subject: Proposed Broadmoor Land Swap

Dear Mayor Suthers,

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Thank you for giving some attention to this serious matter.

Best regards,

Ann Young

Mehew, Christi

From: Palus, Karen
Sent: Tuesday, February 02, 2016 10:04 AM
To: Mehew, Christi
Subject: Fwd: Opposed to Land Swap

Sent from my iPhone

Begin forwarded message:

From: "Guidotti, Wendilyn" <WGuidotti@springsgov.com>
Date: February 2, 2016 at 9:03:40 AM MST
To: "Palus, Karen" <kpalus@springsgov.com>
Subject: FW: Opposed to Land Swap

From: Joanna Zaremba [mailto:joannatom@hotmail.com]
Sent: Monday, February 01, 2016 10:34 PM
To: Suthers, John
Subject: Opposed to Land Swap

Dear Mayor Suthers,

I am a homeowner in Cheyenne Canon, and I am opposed to the proposed land swap with The Broadmoor. I do not believe the swap to be beneficial to our City and a fair trade. I do not believe Strawberry Hill/Fields should be in private hands. It is a beautiful, wild piece of property that should remain parkland as it has been for over 100 years. Our neighborhood has been discussing this land swap on our Nextdoor Cheyenne Canon website, and I am one of many neighbors who oppose this land swap.

Thank you for listening.

Sincerely,

Joanna Zaremba
1625 Cheyenne Blvd
Colorado Springs, CO 80906

Mehew, Christi

From: Joanna Zaremba <joannatom@hotmail.com>
Sent: Monday, February 01, 2016 10:35 PM
To: Mehew, Christi
Subject: Opposed to Land Swap

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Sincerely,

Joanna Zaremba
1625 Cheyenne Blvd
Colorado Springs, CO 80906

Mehew, Christi

From: Joanna Zaremba <joannatom@hotmail.com>
Sent: Monday, February 01, 2016 10:33 PM
To: Council Members
Subject: Opposed to Land Swap

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Joanna Zaremba
1625 Cheyenne Blvd
Colorado Springs, CO 80906

Mehew, Christi

From: Lois Zehr <loisz8630@gmail.com>
Sent: Tuesday, February 09, 2016 5:48 PM
To: Council Members; Suthers, John; Mehew, Christi
Subject: Object to Swap/Stable

Council, Mayor, Parks Board:

I object to the proposed land swap because the city is going to give up prime, easily accessed land used by hikers of all abilities (Strawberry Fields) for land that the Broadmoor cannot use (difficult to access, back country Mt. Muscoco, land near Bear Creek Park) or doesn't want (difficult to hike Incline, Barr Trail). Easy access/difficult access, all-ability hiking/difficult hiking, prime land/back country. Not a fair swap!

I object to a horse stable at Strawberry Fields because of the proximity to Cheyenne Creek. Manure and urine from so many horses, in the stable and especially on the trails, will enter the ecosystem and eventually pollute the creek. Strawberry Fields has flooded in recent years. That water went to Cheyenne Creek and into peoples' homes. We are protecting trout in the back country. Shouldn't we protect people in the city along Cheyenne Creek?

I volunteer often in North Cheyenne Canon Park. We appreciate our wonderful relationship with the Broadmoor. However, their proposed land swap is not fair; their proposed stable will pollute.

Lois Zehr
loisz8630@gmail.com 719-576-8630

GLENN E. MONTGOMERY
4855 WILLOWSTONE HEIGHTS
COLORADO SPRINGS, CO 80906

March 21, 2016

Ms. Jackie Hillaire
Chair
Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905

RE: Issues Concerning Strawberry Hill and The Broadmoor/City Land Exchange

Dear Ms. Hillaire,

Regarding upcoming meetings and recommendations from the Parks & Recreation Advisory Board, please carefully consider the following highly important factual issues associated with the proposed Strawberry Hill and The Broadmoor/City of Colorado Springs land exchange proposal.

I am an informed and involved citizen and taxpayer living very close to the proposed land exchange site and I am in full support of the proposed land exchange.

I have a background and a Master's degree in environmental impact analysis and assessment from the School of Public and Environmental Affairs at Indiana University. I have performed dozens of environmental impact analysis projects for organizations such as the Sierra Club, Nature Conservancy, US Forest Service, EPA, many public utility commissions at the state level and over 75 large and small municipalities, many in Colorado. I have published more than 100 articles on this topic as well as related computer mapping and technology assessment tools, inventories and models of land analysis repurposing similar to this project. As a result of my education and professional consulting experience, I analyze, offer and contend the following:

- The project is extremely financially viable on its own merits for the City of Colorado Springs and its taxpayers - this is an excellent value for our citizens viewed from an economic perspective.

- The land exchange will provide significant non-economic qualitative values and advantages to the City and citizens as well.

- Postponing any decision or action on this proposal does not change or improve the economics of the deal. To the contrary, both the City and The Broadmoor would miss the summer construction season, and additional trail and recreation services to the public would be postponed by another year.

- The proposal has excellent strategic value as related to the Colorado Springs Park System Master Plan and to the completion of the Heritage Trail and the Ring the Peak experience, which will bring enormous gain to the tourism of the Pikes Peak Region.

- Additional annual property valuation taxes will be levied and collected from The Broadmoor on a portion of the property.

- City sales tax revenues from products and services delivered by The Broadmoor on the small portion of the property will be also be generated annually and available for City revenues.

- The Broadmoor would undertake, at their expense, erosion control mitigation for severe gully erosion problems. Some of these eroded areas are significant and continue to deteriorate.

- The Broadmoor would undertake and complete, at their expense, costs associated with trails and ongoing maintenance associated with most of the trail system within the parcel.

- Probable future native vegetation and reforestation costs would be undertaken and provided for by The Broadmoor.

Additionally, a variety of other benefits are incurred by this exchange transaction including the following:

- Approximately 90% of the project will be placed in an irrevocable easement land trust, providing the public with guaranteed access .

- Emergency access for Hully Gully Ice Falls would be finalized.

- Additional trails will be created and opened to the public.

- Control of ongoing significant trash and litter issues will be managed by The Broadmoor and brought under a daily maintenance program.

- The site has considerable vandalism and late night Canyon traffic – The Broadmoor will significantly increase security for the site.

- The transaction will control and improve security for the frequent underage drinking and drug use on the property.

- Little or no wildlife impact will occur – after the site is stabilized and enhanced wildlife habitat will most likely improve and will most certainly not be jeopardized.

- Existing inadequate fire mitigation will be dramatically improved by The Broadmoor. This is critical for our City fire protection plan from the west toward Cheyenne Mountain. (e.g. Mountain Shadows)

- Reforestation efforts in this project will create new wildlife habitat.

- The public will actually have significantly MORE access to the site than currently available.

- No significant financial expenditures are currently targeted for this site by the City, so the improved recreation and access to Strawberry Hill will be a windfall benefit for the City and Parks Dept.

- For the last 100 years, we all know The Broadmoor has done an outstanding, high quality construction job on any projects, facilities or trails it undertakes - The Broadmoor is not an unknown factor when it comes to such improvements and our City has benefitted from their stewardship for many generations. We can trust them.

- The completion of this transaction will provide an important part of several components of the Park System Master Plan – the scope of this land trade is vast and far reaching – it resolves multiple issues regarding our trail system throughout the City, while dramatically optimizing an underused parcel of City land and improving public access. ……."the City gets to have its cake and eat it too. "

- Opponents of this project may not fully comprehend the future strategic value of the type of world-class park and trail system the Parks and Rec and the City is trying to build and deliver to its citizens. This land exchange is an important contribution to that cause.

You, as our elected representatives have done an impressive job in developing, discussing, analyzing, evaluating, providing public input and resolving the issues associated with this project.

As an informed and involved citizen and taxpayer living very close to the proposed land exchange site, I am in full support of the proposed land exchange.

Thank you for your consideration of my views and presentation of this factual information to support your decision.

Sincerely,

Glenn E Montgomery

Mehew, Christi

From: John Spengler <spengmeister@gmail.com>
Sent: Thursday, March 31, 2016 5:41 PM
To: Palus, Karen
Cc: Council Members; Mehew, Christi
Subject: Vehemently opposed to The Broadmoor Land Grab!

Karen,

Let me be clear, I am vehemently opposed to what you are referring to as "the Broadmoor land exchange". We refer to it as "the Broadmoor land grab". And I am appalled at your demeanor at these meetings. You appear defensive and patronizing at every turn. But what set me over the top last night was your apparent "acceptance" of the Broadmoor's presentation. We were told at the last meeting that the Broadmoor would finally divulge where and what the facilities on Strawberry Fields would look like. All they showed the public was a green line on a map. No structures, no plan, nothing! How is the Parks Department and City Council supposed to proceed with that level of vagueness...?

Regardless of whether one supports or rejects this proposal, transparency is essential. The Broadmoor has done nothing to further that cause. We must all see what they intend to do before any decisions are made.

I was also very disappointed in the appraisal values presented. These values are vastly different from those found in data in the El Paso County Records. How do you account for these significant discrepancies?

Simply put, this proposal is a very bad idea. Please reject it now, or, at the very least, significantly delay this process so proper scrutiny can take place and then reject it!

Sincerely,

John C. Spengler

Aging Requests for Park, Recreational & Cultural (06:01 AM, 04/04/2016)

This report contains data from 1 Inquiry/Request.

Inquiry/Request Number	Priority	Status	Type of Feedback	Feedback Description	Date Submitted	Last Edit Date	Assignees	Age of Inquiry/Request†‡
34055	High	Open	Question	**Entered on 03/29/2016 at 11:19:41 MDT (GMT-0600) by Juanita Bargas:** -----Original Message----- From: Landers, Laurie On Behalf Of Office of the Mayor Sent: Tuesday, March 29, 2016 11:14 AM To: Bargas, Juanita Subject: FW: Colorado Springs Proposed Land Swap Hi, Juanita Can you please open a footprint with Parks for the following? Thanks! Laurie Landers Senior Office Specialist Office of the Mayor City of Colorado Springs Phone: 719-385-5900 E-mail: llanders@springsgov.com -----Original Message----- From: Jack Spencer [mailto:jandhspencer@hotmail.com] Sent: Monday, March 28, 2016 11:25 PM To: Suthers, John; Bennett, Merv; Gaebler, Jill; Knight, Don; Bagley, Larry; King, Keith; Collins, Helen; Pico, Andy; Murray, Bill; Strand, Tom; ddeitemeyer@springs.gov; jimbensberg@comcast.net; brca80906@gmail.com; skormy@aol.com; susan@trailsandopenspaces.org; sallieclark@elpasoco.com Cc: LBNorfleet; Mcintyre Reg; pamagruder@aol.com; masoncity@aol.com; michelle@warrenmgmt.com; jackm@masonprop.com Subject: Colorado Springs Proposed Land Swap I live in the BRC Development and have high level reservations about the proposed land swap for a trail that would run on our property west	03/29/2016	03/29/2016	Park Design-Develop-TOPS: Christian Lieber	5 days, 18 hours, 42 minutes

side. We already have many hiker intrusions from outsiders from east and south property areas into our BRC property. I WOULD NEED TO SEE MUCH MORE DETAIL regarding this land swap. Be back in town in May.

What benefit is this for the BRC Property owners relative to many cons we see?
What property does the Broadmoor plus the BRC gain for a swap? What is size of proposed land swap in width of trail per linear foot? Is there an alternate approach? What is the time limit on trying to secure such a swap? Who puts up the money to develop this proposed trail on west side of BRC Property? Some land is very steep! Area could be a non secure way to enter the BRC for no good! We have developed some nice property trails for residents of the BRC and not sure this is any additional advantage for residents. Who is responsible for maintenance and erosion? Liability issues?
Please keep up appraised. Jack Spencer
Sent from my iPad

† Workspace Work Schedule was disabled for these time calculations
‡ 1 Day = 24 Hours

Mehew, Christi

From: Palus, Karen
Sent: Thursday, March 31, 2016 11:47 PM
To: keith@springsfab.com
Cc: Mehew, Christi
Subject: Re: Attn: Parks Board - Broadmoor/City Parks Land Swap - opposition

Follow Up Flag: Follow up
Flag Status: Flagged

Keith, Hello! And thank you for attending the meeting last evening. I appreciate you taking the time to write and we will begin answering your questions you put forward. We received many correspondences today from others so we will be getting to them all as quickly as we can.

Please know all voices are important to this process.

Thank you! Karen

Sent from my iPhone

> On Mar 31, 2016, at 8:10 PM, "keith@springsfab.com" <keith@springsfab.com> wrote:
>
> Dear Karen,
>
> I would like to reach out to thank you for the efforts you and the
> parks board put forth on informing the citizenry of the Broadmoor/City
> Parks Land Swap. I learned something new at nearly every meeting
> because presenters slipped with facts that were previously unreported.
> In particular the arrogant Broadmoor CEO Jack Damioli slipping up with
> more than he meant to say. Please note I am not a resident or neighbor
> to Strawberry Fields and reside in Rockrimmon.
>
> Here are a few of many points of contention I have regarding this proposal.
>
> 1) Jack Damioli stated on multiple occasions the city approached the
> Broadmoor to save the Strawberry Fields property from a possible
> downhill BMX park. There is a need for some form of downhill bike
> facilities in Colorado Springs, The Strawberry Fields site would be a
> good candidate for this. Bicyclists are not the enemy. Strike one!
>
> 2) At the Town Hall on 3/14 Mr. Damioli once again slipped up with the
> statement "We have been working on this for over a year". Strike two
> and clearly poor form. If you need a 10 month head start to fleece the
> public you have your priorities in the wrong place. It now appears
> that the parks board is more concerned with a private business than
> city residents you are supposed to represent. I had placed most of my
> blame on the Broadmoor up until then but now see our parks board as the bigger problem.
>
> 3) At the same Town Hall on 3/14, Broadmoor Executive Council Kyle

> Hybl inferred that if they don't get what they want there may be
> repercussions on the Broadmoor property near the Incline. Strike
> three, out. Playing by Mafia rules does nothing to endear the Broadmoor.
>
> 4) The appraisals are borderline comical and the City Land Manager
> presenting at the 3/30 meeting a joke, thick procedural manuals do not
> make up for common sense. Additionally it was not stated who or what
> manuals oversaw the appraisals of the Broadmoor offerings. They were
> accepted at face value, why?
>
> 5) What value does the Bear Creek parcel have to the city? Bear Creek
> is an El Paso County park, not a City of Colorado Springs park. This
> acreage adds little to anyone but for a couple of neighboring
> residents. Take this properly out of the swap and even with the other
> questionable appraisals the city is very upside down.
>
> 6) And finally, what about the other land swap the Broadmoor is
> working on with the federal government titled The Crags Colorado Land
> Exchange act of 2015? It shows they are attempting to trade the
> Incline-Barr trail property twice. Please comment/reply to this (see
> attached). It seems more than a little disingenuous to use the same
> bargaining chip in multiple games. Would it not be shortsighted to
> trade for something we will more than likely get anyway?
>
> Once again, thanks for the opportunity to comment and be sure to
> consider public concerns first when presenting to council. As an
> active participant in the process I am well aware that the opposition
> outweighs support by at least 4 to 1. If this passes the parks board
> and council process we will all know who really runs the City of
> Colorado Springs, Philip Anschutz and the Broadmoor!
>
> Sincerely,
>
> Keith Hofreiter
> 6270 Pemberton Way
> Colorado Springs, CO 80919
> Home 719 260-1604
> Mobile 719 650-0318
> keith@hofreiter.com
>
>
> <crags, colorado land exchange act of 2015.pdf>

Mehew, Christi

From: Palus, Karen
Sent: Thursday, March 31, 2016 11:40 PM
To: Mehew, Christi
Subject: Fwd: Strawberry fields

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

> **From:** Kerri Schmitt <schmitt.kerri@gmail.com>
> **Date:** March 31, 2016 at 8:26:52 PM MDT
> **To:** <kpalus@springsgov.com>
> **Subject: Strawberry fields**
>
> Hello Karen,
> I attended the meeting last night and wanted you to know that although the appraisal information may have been skewed from parked zoning to residential zoning, I am a Colorado native and have lived here for 30 years. I appreciated your intention and willingness to listen to the broad range of public response. I appreciated your professionalism and ability to deal with public criticism. Thank you for your continued efforts.
>
> With appreciation,
> Kerri
>
> --
> Kerri Schmitt
> Springs Mediation
> kerri@springsmediation.com
> 719.357.5730
>
> Adjunct Professor Creighton University Law School-Werner Center
> Organizational Collaborative Practices
> Leadership and Conflict Engagement
> Facilitation
> Mediation
> kerrischmitt@creighton.edu
>
> Adjunct Professor University of Colorado - Colorado Springs
> Restorative Justice
> kschmit2@uccs.edu
>
> "A conflict begins and ends in the hearts and minds of people, not in the hilltops." - Amos Oz

This email has been sent from a virus-free computer protected by Avast.
www.avast.com

Mehew, Christi

From: Katherine Wade <prettydogdaisy@gmail.com>
Sent: Thursday, March 31, 2016 8:15 PM
To: Mehew, Christi
Subject: Re: Proposed Land Exchange Community Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

I attended the meeting. It was disappointing. It is obvious that all of you prepared trmrndous presentations but you skirted the real issues. Not only did you not present the placements of facilities as we had asked for but you failed to research. Y our positions adequately. That made you look most unprofessional. As a Realtor of 33 years in El Paso. County and 8 years as a licensed title insurance agent I saw the appraisal values woefully lacking in basis. I was insulted that you felt those of us in the audience were naive and/or stupid. Please share this with your department. A major concern of mine remains fire and flood or vice versa! Disgustingly- Kathy Wade

On Tuesday, March 29, 2016, Mehew, Christi <cmehew@springsgov.com> wrote:

The City of Colorado Springs Parks, Recreation, and Cultural Services is holding a Community Meeting to gather additional feedback on a proposed land exchange. This proposed land exchange provides an opportunity to achieve several major goals identified in the Colorado Springs Parks System Master Plan. The upcoming meeting will focus on new information pertaining to:

- The appraisal value of each proposed exchange parcel and proposed easement corridor
- The proposed Conservation Easement on the Strawberry Hill parcel
- The Broadmoor's proposed development envelope for the picnic facility/riding stable on the Strawberry Hill parcel

You are invited to attend this Community Meeting on **Wednesday, March 30th, 2016 from 6:00pm to 8:00pm** at the Gold Camp Elementary School located at 1805 Preserve Drive, Colorado Springs, CO 80906.

For additional information, to view a map of the proposed land exchange, and to comment on the proposal please visit:

www.ColoradoSprings.gov/ProposedLandExchange

We look forward to your participation. Thank you!

Have a great day!

Karen

Karen Palus, CPRP, CYSA

Director of Parks, Recreation and Cultural Services

City of Colorado Springs

1401 Recreation Way

Colorado Springs, CO 80905

P: 719-385-6501

F: 719-385-6599

E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

COLORADO SPRINGS

Mehew, Christi

From: Schroeder, Kurt
Sent: Friday, April 01, 2016 11:19 AM
To: Mehew, Christi
Subject: FW: strawberrys

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kurt Schroeder
Park Operations and Development Manager
kschroeder@springsgov.com
(719) 385-6555

From: Bruce Hamilton [mailto:bruceham@earthlink.net]
Sent: Thursday, March 31, 2016 8:40 AM
To: Palus, Karen; Schroeder, Kurt
Subject: strawberrys

To Jack Damioli, Karen Palos, Kurt Schroeder,

Please explain. Last night's public meeting (3/30/16) did not clarify how your concern about trash and vandalism is compatible with the Broadmoor's and City's proposal to permanently destroy the finest acreage on Strawberry Hill.

Thank you,

Bruce Hamilton

Mehew, Christi

From: Lieber, Christian
Sent: Monday, April 04, 2016 6:45 AM
To: Mehew, Christi
Subject: FW: Colorado Springs Proposed Land Swap

Christi:

Please add comments to record for land exchange.

Thanks,

Chris

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: Michael Martensen [mailto:Mike@Martensenlp.com]
Sent: Monday, March 28, 2016 3:54 PM
To: jsuthers@springsgov.com; mbennett@springsgov.com; jgaebler@springsgov.com; dknight@springsgov.com; lbagley@springsgov.com; kcking@springsgov.com; hcollins@springsgov.com; apico@springsgov.com; bmurray@springsgov.com; tstrand@springsgov.com; ddeitemeyer@springs.gov; jimbensberg@comcast.net; brca80906@gmail.com; skormy@aol.com; Susan Davies <susan@trailsandopenspaces.org>; sallieclark@elpasoco.com
Subject: Colorado Springs Proposed Land Swap

I write in opposition of the proposed land swap between Colorado Springs and the Broadmoor. The proposed swap aids the commercial ambitions of the Broadmoor at the direct expense of the citizens of Colorado Springs. There is no direct indication that any efforts suggested by the Broadmoor would directly enhance or provide any additional benefits to the local population of Colorado Springs. Indeed the direct opposite will occur. Use of the land acquired by the city as proposed to foster a trail will be costly, increase fire danger, promote unlawful trespass to private property and reduce property values of some of the most attractive and visible homesites in our region. And given the presence and operational status of Cheyanne Moutain AFS there is little chance the DoD would allow unfettered access to a sensitive military installation to complete the would-be trail. The short term gain by appeasing the desires of the Broadmoor would have long term disastrous consequences for our city. The proposed land swap should be rejected.

Respectfully

Michael C. Martensen

Mehew, Christi

From: Palus, Karen
Sent: Friday, April 01, 2016 4:52 PM
To: Mehew, Christi
Subject: FW: Broadmoor / North Cheyenne Cañon Park land swap proposal

Did you get this one?

Have a great day!

Karen

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

COLORADO SPRINGS
OLYMPIC CITY USA

From: Alan Hale [mailto:alan_hale@yahoo.com]
Sent: Sunday, March 13, 2016 4:38 PM
To: Council Members; King, Keith
Cc: Suthers, John; Palus, Karen; Greene, Jeff H.
Subject: Broadmoor / North Cheyenne Cañon Park land swap proposal

Dear Council Members,

Unfortunately, with its January press release stating its enthusiastic support for the land swap, Parks sparked a process that instantly pitted citizen groups against one another. Now, it appears that the

proposal has morphed into a political contest without the benefit of independent, thorough, patient, and transparent analysis. One concern is that Parks and the Broadmoor are victims of "group think" whereby their initial position of excitement has partially blinded both from seeing potentially valid views other than their own. Similarly, some of those against may be emotionally entrenched and unable to entertain opposing thoughts.

One possible approach is to suspend the matter from council agenda and appoint an "independent" committee to fully study and analyze the matter from all sides. This committee would study the proposal and produce a comprehensive report outlining the issues for all to examine, consider and thoughtfully evaluate without the presence of blind enthusiasm in favor or emotional entrenchment against. Importantly, this committee would operate in an environment insulated from the current flawed decision process and political posturing (which clearly leaves Parks and the Broadmoor looking like a political coalition to some).

There are simply too many moving parts and apparently biased and/or entrenched views. What's the rush? Tap the brakes and appoint a commission that can capture, analyze and comment on all of the relevant considerations. Only then can a fully informed, value-based decision be made. Without sufficient economic, legal and social analysis, there is significant risk that a decision either for or against could be terribly flawed and/or irreparably divisive.

Please consider the above as you consider the proposal.

Respectfully submitted,
Alan Hale
(719) 244-7989

President Chris Beyer
Vice President Rebecca MacNamee
Secretary –Treasurer Kate Campbell
Members-at-Large Jerry Rhodes, Kevin Westendorf, Linda Weber, Audrey Szychulski , Rick Hessek
Ex-Officio Board Member Bob Falcone

Colorado Springs Parks Advisory Board members:

Subsequent to the March 10 PAB meeting I would like to clear up misunderstandings about the Park Ambassador program in North Cheyenne Canon park.

The program was initiated by a park staff person who was the volunteer coordinator. As a volunteer myself, I assisted with training the volunteers and together with the volunteer coordinator, worked to develop a plan to train the volunteers and to develop a deployment plan. One of the elements of the plan was to have Park Ambassadors walk the trails in the park in order to interact with park users. Ambassadors would be available to provide information, and advice regarding trails, weather, preparedness etc. They would, if they desired, interact in a non-confrontational manner and use positive reinforcement with park users who were violating park rules, such as dogs off-leash, hiking off trails, etc. Training was provided in how to conduct non-confrontational interactions. Additionally, Park Ambassadors were trained in how to prepare and equip themselves for hiking on our trails.

This was all done in conjunction with the volunteer coordinator and also Cathy Railton, park operations administrator. It must be emphasized that the Park Ambassadors were always under the supervision of Parks Department staff and were city, not Friends of Cheyenne Cañon (FOCC), volunteers.

When I became president of the FOCC, we expanded our support of the program by providing, at considerable expense, upgraded uniforms in the form of distinctive, professional looking polo shirts. Our first order for polo shirts cost the FOCC several thousand dollars and in the second year, an additional cost of more than a thousand dollars was incurred by the FOCC. As a volunteer I also continued to assist with training.

While some Park Ambassadors did walk the trails, most have been stationed at the two visitors' centers, often at the behest of the parks staff. Although the program was designed, and approved by staff, to include a trails "patrol" component, park staff has chosen not to utilize this component and in fact has discouraged it.

As the land swap proposal with the Broadmoor has advanced through various stages, Karen Palus recently spoke to present FOCC Board President Chris Beyer and me about a plan to utilize Park Ambassadors to "patrol" the Strawberry Hills area, *if and when* it is acquired by the Broadmoor. It was apparent that Ms. Palus was under the impression that the FOCC ran the Park Ambassador program. Chris and I both made it abundantly clear that the Park Ambassadors were parks department volunteers, not FOCC volunteers, and were strictly under the direction and supervision of the park staff. It was also made clear that Park Ambassadors had not been deployed to patrol trails, and certainly had never been used in Strawberry Hills. When asked by Ms. Palus if Park Ambassadors could be used in Strawberry Hills, I told her they could, *if* park staff chose to deploy them there. In reality, they can be used anywhere, if the parks staff chooses to deploy them.

Obviously, not all volunteers want to walk the trails and would rather help around the visitors centers. However, others would like to be on the trails, but have not been encouraged to do so.

For some reason, the misunderstanding still persists that Park Ambassadors are a function of FOCC and this simply is not the case. It also appears that the Broadmoor has been led to believe this, and they are under the impression that their donation to support the Park Ambassador program should go to the FOCC. This would only put FOCC in the middle of funds (designated funds) that will be used directly by the city to support Park Ambassadors. In addition, if the city places Ambassadors in Strawberry Hills surely there should be proportional coverage in NCCP (189.9 acres vs 1,600 acres). The current NCCP volunteer pool is stretched thin and it has been suggested that Park Ambassadors would grow in number if all or part of the Broadmoor's funding/$8,000 would go to fund a seasonal volunteer coordinator position. So, the effect would be that the Broadmoor would be funding seasonal city staff, not necessarily directly funding the Park Ambassador program, which is what they're being led to believe.

Simply put, the Friends of Cheyenne Cañon remain committed to supporting the park ambassador program in North Cheyenne Canon Park as a partner with the Parks Department; however, it is not, and has never been, our program.

I hope this clears up any misunderstandings, and both Chris and I are available to answer any further questions.

Bob Falcone

Past President/ Advisor to the Board

bob@cheyennecanon.org

Jim and Laura Johnson
7 Lake Avenue
Colorado Springs, Colorado 80906

March 16, 2016

Karen Palus, Parks Department
City of Colorado Springs
PO Box 1575, Mail Code 1200
Colorado Springs, CO 80905

Dear Karen:

We would like to offer this letter in support of the proposed "land swap" between the Broadmoor Hotel and Colorado Springs Park Department, specifically, the Strawberry Fields land exchange.

We have been long time residents and frequent users of all North Cheyenne Canyon Park, both trails and open space as well as city parks. We are very familiar with the proposed land swap and offer our support with this proposed land exchange with the Broadmoor Hotel. We believe the proposed land offered in exchange will be a great value to the City of Colorado Springs and the Parks Department in the connectivity of trails. As we often do not attend public meetings to voice our support, it is offered with an extreme amount of trust in the Broadmoor Hotel, which has been earned over the years as well as the Colorado Springs Parks Department in operating in our best interest.

We find this land exchange very advantageous to the City of Colorado Springs and offer our support.

Sincerely,

James M. Johnson Laura E. Johnson

cc: Colorado Springs City Council

Mehew, Christi

From: Sue Spengler <suesun40@gmail.com>
Sent: Saturday, March 19, 2016 10:29 AM
To: Mehew, Christi
Subject: Strawberry Fields

Attn: Parks Board,

As you go forward with the Broadmoor Land Swap, please be aware that you are making a decision for this city that is HISTORIC.

I know you know most of the arguments for and against at this point, but I would like to add my voice and my two cents to this very bad deal.

The thing that has me most upset is how this issue has divided our city between what I call the "athletes" or the "recreationists", and the "open space advocates". We should be on the same side, and yet the way this deal has been concocted is by a "divide and conquer" strategy.

There are ways to get what the city wants without sacrificing what it already has. Please try to be open to other solutions, and be willing to speak up for ALL our park land.

Respectfully,

Sue Spengler

Mehew, Christi

From: Lois Zehr <loisz8630@gmail.com>
Sent: Friday, March 18, 2016 1:04 PM
To: Council Members; Suthers, John; Mehew, Christi; jdamioli@broadmoor.com; Skormy@aol.com
Subject: 3 Land-Swap Questions

To: City Council, Parks Board, Mayor Suthers, Jack Damioli, Richard Skorman

From: Lois Zehr -- Hiker & Volunteer in Cheyenne Canon

719-576-8630 loisz8630@gmail.com

I thank Councilmen King and Strand for organizing the land swap meeting Monday night. I was disappointed that so few citizens had a chance to speak. I have 3 questions.

1. (Answered at the meeting but not discussed there. Addressed by me at Parks Board.) **Would the conservation easement cover The Broadmoor's developmental envelope in Strawberry Fields?**

No -- The area for picnics and stables would not be covered by the easement. Only "park" zoning would protect that area. We would have to rely on the current and future Parks Boards to protect against some uses allowed by "park" zoning (City Code Section 7.3.203). These uses include "quick serve restaurants," "sit down restaurants - served at table," "transit shelter," "commercial stables" ("boutique stables" and larger).

2. **Would The Broadmoor begin its picnic and horse-riding activities this summer, before the conservation easement is in place in Strawberry Fields? before environmental studies are complete?**

Information from Palmer Land Trust says, "A typical conservation easement takes between 8 and 12 months to complete." -- well beyond this summer. **Would there even be environmental studies?** on how picnics affect the land? especially on how horse-waste affects the creek? Would The Broadmoor wait?

3. **Does the City Council have the legal right to overturn a citizen vote? Certainly they do not have the moral right!**

Some parks are created by donation of land, some by purchase of land. But Cheyenne Canon and Strawberry Fields was created by citizen vote 130 years ago -- a vote to purchase the land for a public park. Citizen votes should be inviolate. What's next? Council overturning a vote from 30 years ago? from 3 years ago?

I must speak for Helen Hunt Jackson and those long-ago voters. They expected the park to be public for generations -- owned by the citizens forever. No matter how beneficial city ownership of the other properties in this swap would be, no matter how diligent The Broadmoor's stewardship of Strawberry Fields would be, no matter how long it took to make this deal, it is wrong to overturn a citizen vote -- wrong to trade away Strawberry Fields.

Forever isn't over.

Mehew, Christi

From: John Spengler <spengmeister@gmail.com>
Sent: Tuesday, March 29, 2016 8:36 PM
To: Mehew, Christi
Subject: Re: Proposed Land Exchange Community Meeting

I can't wait to hear what new double-speak the City has to offer us tomorrow night! I would say that this dog and pony show of yours has been amusing if it were not such a serious issue. It is now quite obvious that you kept this process secret from the citizens of this city for over a year (with closed-door negotiations with the Broadmoor) because you knew that there would be considerable opposition. Mark my words, the opposition has only just begun...

On Tue, Mar 29, 2016 at 4:07 PM, Mehew, Christi <cmehew@springsgov.com> wrote:

The City of Colorado Springs Parks, Recreation, and Cultural Services is holding a Community Meeting to gather additional feedback on a proposed land exchange. This proposed land exchange provides an opportunity to achieve several major goals identified in the Colorado Springs Parks System Master Plan. The upcoming meeting will focus on new information pertaining to:

- The appraisal value of each proposed exchange parcel and proposed easement corridor
- The proposed Conservation Easement on the Strawberry Hill parcel
- The Broadmoor's proposed development envelope for the picnic facility/riding stable on the Strawberry Hill parcel

You are invited to attend this Community Meeting on **Wednesday, March 30th, 2016 from 6:00pm to 8:00pm** at the Gold Camp Elementary School located at 1805 Preserve Drive, Colorado Springs, CO 80906.

For additional information, to view a map of the proposed land exchange, and to comment on the proposal please visit:

www.ColoradoSprings.gov/ProposedLandExchange

We look forward to your participation. Thank you!

Have a great day!

Karen

Karen Palus, CPRP, CYSA

Director of Parks, Recreation and Cultural Services

City of Colorado Springs

1401 Recreation Way

Colorado Springs, CO 80905

P: 719-385-6501

F: 719-385-6599

E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

COLORADO SPRINGS

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.

Ms. Paulus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905

April 1, 2016

"Community values and priorities formulate the framework of the plan." Park System Master Plan Sept 2014…….

Thank you for the opportunity to attend last night's Broadmoor/Strawberry Hills presentation and listened to both your presentation and the public's concerns in this matter. Being an at-large member of the City Council it is my responsibility to make a determination in the best interests of the entire city and not just a single district. Value is not only measured in dollars but also in functional utility. Functional utility can be defined as how much of our general population can use, will use and can benefit, from this trade. Attendant and future costs are also of concern.

For basics, I believe that the value of anything is what someone is willing to pay for it. The properties being offered have limited value, because we are not willing to pay for them. So, this transaction is presented as a trade. The trade is being characterized as a win-win because it gives us more property than we currently have, both in acreage and dollar value, it helps build out our trail system and the Broadmoor will be good stewards and let us use 'most' of what we have traded to them.

Let us start with the obvious. The property components of this trade do not have the same value nor functional utility. The easements do not connect, accessibility to the traded properties is problematic and the appraisals are suspect. In addition, you treat property adjacent to Bear Creek Park as if it will be a Colorado Springs Park asset. In fact, after this trade, this property will be deeded to the county. Therefore, it should not be counted in any determination of value for this trade.

So how did you determine value? First we need to look at accessibility. How much of our population can actually drive and walk the properties? Second, community input. A simple democratic process that illustrates for and against. How many signatures have you received in support of this process? Third, what is the cost of operations and maintenance of additional property and infrastructure if the trade is completed? A strange argument, in that it has been the Parks stated position they are having difficulty maintaining our current inventory. This would suggest we should not expand it.

Worth noting is that nothing within this trade will affect our current access. While we would like to complete the trail system, there are no significant impediments that would restrict our development over time of these trails. Also, there are no significant issues that will affect our use of the Incline without this trade.

Finally, the trading of a communities' park for property and easements in another location is also of great concern. This concept of robbing Peter to pay Paul is not conducive to our elected

requirement of finding the most beneficial solution to community issues. Trust is an important issue and there are concerns I have with your concept, its unveiling and its implementation.

To better inform my fellow Councilmembers and myself, please provide complete responses to the following questions.

1. Over 80% of the city's population cannot reach either area involved in the trade. What additional accommodations are you making at each location to improve access?
2. Do we have an IGA with Manitou on the development of the incline?
3. Where are you putting the new parking facilities that these developed areas will require?
4. Who is paying for the road improvements into these areas?
5. How many additional resources will be required to manage both areas and the new trails?
6. Where is the cost-benefit analysis on the Manitou Incline? This analysis will have a direct effect on the overall value of this property. (Manitou mayor said it was not cost effective)
7. Will the county reimburse us for the $1.7 mil when we give them the property to be included in the County's Bear Creek Park?
8. The petition 'not to trade' has over 3,500 signatures. How many signatures have you received in support of this trade?
9. Are any other parks at risk from our inability to maintain them properly?
10. At no time have you demonstrated a need, want or even use of this offered property. Why then does it have value at this time?
11. Most of the easements the city has acquired have been a one on one. There are still gaps in the trail system, even after the trade that will require one on one agreements. Why not eliminate the property trade and negotiate each one? A longer process but one that would not involve the park as a bartered object. Also, specifically how many gaps will still remain after the trade?
12. Am I to understand that all enforcement will be done by Manitou? And, that all fines will be kept by Manitou?
13. How much additional upkeep will each offered area require (manpower, fire mitigation, etc)? Do you have enough in your budget to cover all these increased expenses?
14. If the grant money dries up, what will the costs be of maintaining the Incline and its surrounding areas?
15. Your appraisals require further clarification. The Bear Creek parcel was clearly appraised differently (by lot) and this process resulted in more questions than answers. Please realign the appraisals so they reflect the value to the City and not a developer.
16. The lack of specifics on exactly how this property will be utilized will grind this process to a halt. I am surprised by the lack of details forthcoming from the Broadmoor. They also have seemed to take the position that this is a done deal and here is how they will let us use our property. This will not resonate comfortably with anyone. Please provide specific details of the Broadmoor plan.
17. I've listed the top 10 issues that the Master Plan needed to address at the end of this letter. Please specify the issues this trade will address.

A trade of this magnitude requires a magnitude of assurances and answers. To trade away 126 years of park history requires a compelling and well 'thought' out case. Our mission as Council members is to 'protect and preserve' that which we were given. To trade, barter or sell is always the easy way out. To reach beneficially constructive solutions takes time and considerable effort. Remember that the Broadmoor is a neighbor but our responsibility is to our neighbors. Yes, that's plural. Please try and find another way to achieve our end states without having to draw communities into repetitious argument and debate.

"Community values and priorities formulate the framework of the plan."

Top 10 Issues for the Master Plan to Address

1. Insufficient and uncertain funding,
2. Park structures and facilities in poor condition,
3. Natural and historic resource conservation, restoration and management needs,
4. Gaps in the trail system,
5. Some parks are loved to death (over used),
6. Flood, fire and drought impacts,
7. Lack of public awareness about the contributions and benefits of parks, trails and open space,
8. High cost of water for park maintenance,
9. Safety concerns and the need for park rule enforcement, and
10. Priorities and values of community members need to be determined.

Respectfully yours

"original signed"

William 'Bill' Murray
City of Colorado Springs, Councilmember At-Large
(O) 719-3855-485 (C) 719-426-0572 (Fax) 719-385-5495

TOSC takes stand on Broadmoor Land Exchange

The Board of TOSC has voted to support the Broadmoor Land Exchange if certain specific conditions are met.

If conditions are met regarding **conservation, access, and public process**, the Board of TOSC feels that the exchange would be in the best interest of the community and forward our mission of preservation and trail connection.

The end result, if the process is carried out in the way we suggest, would be more conservation of open space, more protected acres, more trail connections and more public process.

- **More conservation**–a conservation easement on Strawberry Hills would protect the land in perpetuity.
- **More protected acres**--the City of Colorado Springs would gain 371 acres of parkland, and some 180 acres, transferred to the Broadmoor, would be protected by deed restrictions and conservation easement, forever.
- **Trail connections**--the City would gain 115 acres of new public trail easements, and realize a big goal of extending the Chamberlain Trail south.
- **Public process**--several more public meetings would be held, to give everyone a chance to be heard.

Read the details of the TOSC proposal on our website:
http://www.trailsandopenspaces.org/?p=2775

How the Land Exchange Proposal will go through the process:
March 10, Presentation at City Parks Advisory Board. No vote taken.
April 11th, Presented to City Council in Work Session.
April 14th, Parks Advisory Board vote.
City Council vote either late April or early May.

Upcoming Broadmoor Land Exchange meetings

Town Hall with Keith King, Councilman, District 3
Monday, March 14th, 6-8 pm
Broadmoor Community Church, 315 Lake Ave

Public Meeting
Wed, March 30, 6-8 pm
Gold Camp Elementary School, 1805 Preserve Drive

Mehew, Christi

From: Palus, Karen
Sent: Monday, April 04, 2016 11:59 PM
To: Mehew, Christi
Subject: FW: Broadmoor Land Swap

Follow Up Flag: Follow up
Flag Status: Flagged

Have a great day!

Karen

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

COLORADO SPRINGS
OLYMPIC CITY USA

From: Teresa Biederman [mailto:tree863@yahoo.com]
Sent: Thursday, March 31, 2016 4:25 PM
To: Palus, Karen
Cc: Council Members
Subject: Broadmoor Land Swap

I just read the petition update on Change.org. I was unable to attend the meeting last night. I live in Ivywild and went on a hike led by Richard Skorman a couple weeks ago in the Strawberry Fields area. It is a beautiful place. I can't imagine anything more destructive to that beauty than the proposed event center and riding stables for the Broadmoor. And, I am a lifelong horsewoman. Let alone what is sounding more and more like a swindle by the Broadmoor. They are a big corporation and my feeling is it's all about the mighty dollar, and not about conservation. The fact that they are not forthcoming about the plans for the area are upsetting, and make me wonder what they are really up to.

All of the parks and open spaces around Colorado Springs are a TREASURE, and should be valued as such. We are lucky to live in a city that has The Garden of the Gods, Red Rocks, Cheyenne Canyon, Bear Creek Park, and all the other wonderful outdoor places to enjoy year-round. They are one of the things that make this a very desirable place to live. Please, let's not mess this up!

Teresa Biederman
Colorado Springs, CO
Cell/Text: 719-310-5811

Mehew, Christi

From: Palus, Karen
Sent: Tuesday, April 05, 2016 12:24 AM
To: Mehew, Christi
Subject: FW: Appraisal of Broadmoor land swap

Follow Up Flag: Follow up
Flag Status: Flagged

Have a great day!

Karen

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...It Starts In Parks

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

-----Original Message-----
From: Vicki S Jones [mailto:vsj514@comcast.net]
Sent: Thursday, March 31, 2016 4:03 PM
To: Palus, Karen
Cc: Council Members
Subject: Appraisal of Broadmoor land swap

Sir,
As a citizen of Colorado Springs and a resident of the general area of the proposed land swap between the Broadmoor and the City; I have a right to know how you reached the appraised value of both the City land (Strawberry Fields, et all) and the land the Broadmoor proposes to swap for it.

I demand to know WHO did the appraisals and WHAT ASSUMPTIONS were made as to valuation, i.e. what sources were used, what value was given to trail easements, what zoning assumptions were used.

I definitely do not think proper nor correct appraisal methods were used and I do NOT believe the city will be profiting by this so called "swap".

Vicki S Jones
1800 Willow Circle
Colorado Springs, CO

Mehew, Christi

From: Lieber, Christian
Sent: Tuesday, April 05, 2016 7:09 AM
To: Palus, Karen
Cc: Mehew, Christi
Subject: RE: Colorado Springs Proposed Land Swap

Follow Up Flag: Follow up
Flag Status: Flagged

No, I met with a Dr. Larry Norfleet. However, I have responded to this gentleman via email.

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

COLORADO SPRINGS
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From: Palus, Karen
Sent: Monday, April 04, 2016 9:20 PM
To: Lieber, Christian
Subject: FW: Colorado Springs Proposed Land Swap

Chris, This is one of the people you met with from the BRC correct?

Have a great day!

Karen

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599

E: kpalus@springsgov.com

From: Landers, Laurie **On Behalf Of** Office of the Mayor
Sent: Thursday, March 31, 2016 3:38 PM
To: 'Jack Meyer'
Cc: Palus, Karen
Subject: RE: Colorado Springs Proposed Land Swap

Dear Mr. Meyer:

Thank you for reaching out to Mayor Suthers and sharing your questions and concerns regarding the proposed land exchange between the City of Colorado Springs and the Broadmoor. This is an important topic to us all, and citizen involvement is appreciated. I have forwarded your questions to the Parks Department for follow-up.

Please let me know if we can ever be of assistance in the Mayor's Office. Have a wonderful day!

Laurie Landers
Senior Office Specialist
Office of the Mayor
City of Colorado Springs
Phone: 719-385-5900
E-mail: llanders@springsgov.com

From: Jack Meyer [mailto:jack@jackmeyer.com]
Sent: Wednesday, March 30, 2016 3:42 PM
To: Suthers, John; Bennett, Merv; Gaebler, Jill; Knight, Don; Bagley, Larry; King, Keith; Collins, Helen; Pico, Andy; Murray, Bill; Strand, Tom; ddeitemeyer@springs.gov; jimbensberg@comcast.net; brca80906@gmail.com; skormy@aol.com; susan@trailsandopenspaces.org; sallieclark@elpasoco.com
Subject: Colorado Springs Proposed Land Swap

Hello, I am a resident in the Broadmoor Resort Community and have the following concerns regarding the proposed land swap:

- Won't locating a hiking trail so close to our western border increase the possibility of fire danger in our area and potentially lead to increased insurance costs for BRC residents?

- Land erosion and hillside movement are issues that our residents and the HOA are working hard to mitigate. Do we have any assurances that the creation and use of a public trail in this proposed location won't exacerbate existing issues?

- Do we know what impact an up-mountain public trail may have on area wildlife? Is it possible that more mountain lion and bear may begin tracking lower down the mountain and become even more prevalent in the BRC?

- How visible will this trail and its users be to BRC residents, and vice versa? Will BRC residents be able to hear bikers, hikers and their dogs from within our community?

- It appears that the current location of the trail provides four potential access points for hikers and bikers to trespass onto BRC property. Can the city relocate the trail away from these areas, or provide more than just signage at these access points (such as fencing) to prevent trespassing?

Thank you very much for considrering our concerns.
Yours,

--
Jack Meyer
(719) 635-9700
(Please Note: This is my new email address)

Mehew, Christi

From: Palus, Karen
Sent: Monday, April 04, 2016 11:53 PM
To: Mehew, Christi
Subject: FW: Update on Proposed Land Exchange and Community Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Have a great day!

Karen

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

COLORADO SPRINGS
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From: Tammy Horner [mailto:tammy.j.horner@gmail.com]
Sent: Thursday, February 25, 2016 9:51 AM
To: Palus, Karen
Subject: Re: Update on Proposed Land Exchange and Community Meeting

Karen,
Everyone did a really good job with the Public Meeting last night.

It was nice to see the Broadmoor represented as well.
I appreciate how hard you are all working on this.
Tammy

On Wed, Feb 24, 2016 at 1:27 PM, Palus, Karen <kpalus@springsgov.com> wrote:

Good Afternoon!

I wanted to provide you all the latest information regarding the **Proposed Land Exchange.** Some of you I have already had the opportunity to reach out to but I wanted to be sure each of you are aware of recent improvements to the proposal. We had a productive meeting with the Broadmoor and they have committed to a **Conservation Easement for the North Cheyenne Canon- South Canon area**. We met with the **Palmer Land Trust** and they are interested in working with the Broadmoor on this opportunity. Conservation Easement's take time so we have agreed to a one year requirement to have the easement in place. There will be an area delineated for PK (Park) appropriate development and they should have more information regarding the proposed location in the next couple of weeks. All development plans when ready, will go through our normal public process and will involve our Parks Advisory Board for approval.

I have attached the latest map and tenets of the agreement for you to share with you members, neighbors and boards.

We look forward to your participation at tonight's **Community Meeting - February 24, 2016 6:00pm-8:00pm at Gold Camp Elementary School.**

Please remind your folks that if they can't make the meeting they can get updated information and submit comments by visiting our website: https:/coloradosprings.gov/proposedlandexchange

Thank you again for your interest and support of our outstanding park system!

Have a great day!

Karen

Karen Palus, CPRP, CYSA

Director of Parks, Recreation and Cultural Services

City of Colorado Springs

1401 Recreation Way

Colorado Springs, CO 80905

P: 719-385-6501

F: 719-385-6599

E: kpalus@springsgov.com

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Lieber, Christian

From: ~Action Matrix~ <ActionMatrix@comcast.net>
Sent: Monday, April 04, 2016 6:15 PM
To: Palus, Karen; Lieber, Christian
Cc: ActionMatrix@comcast.net
Subject: Strawberry / land exchange / appraisals

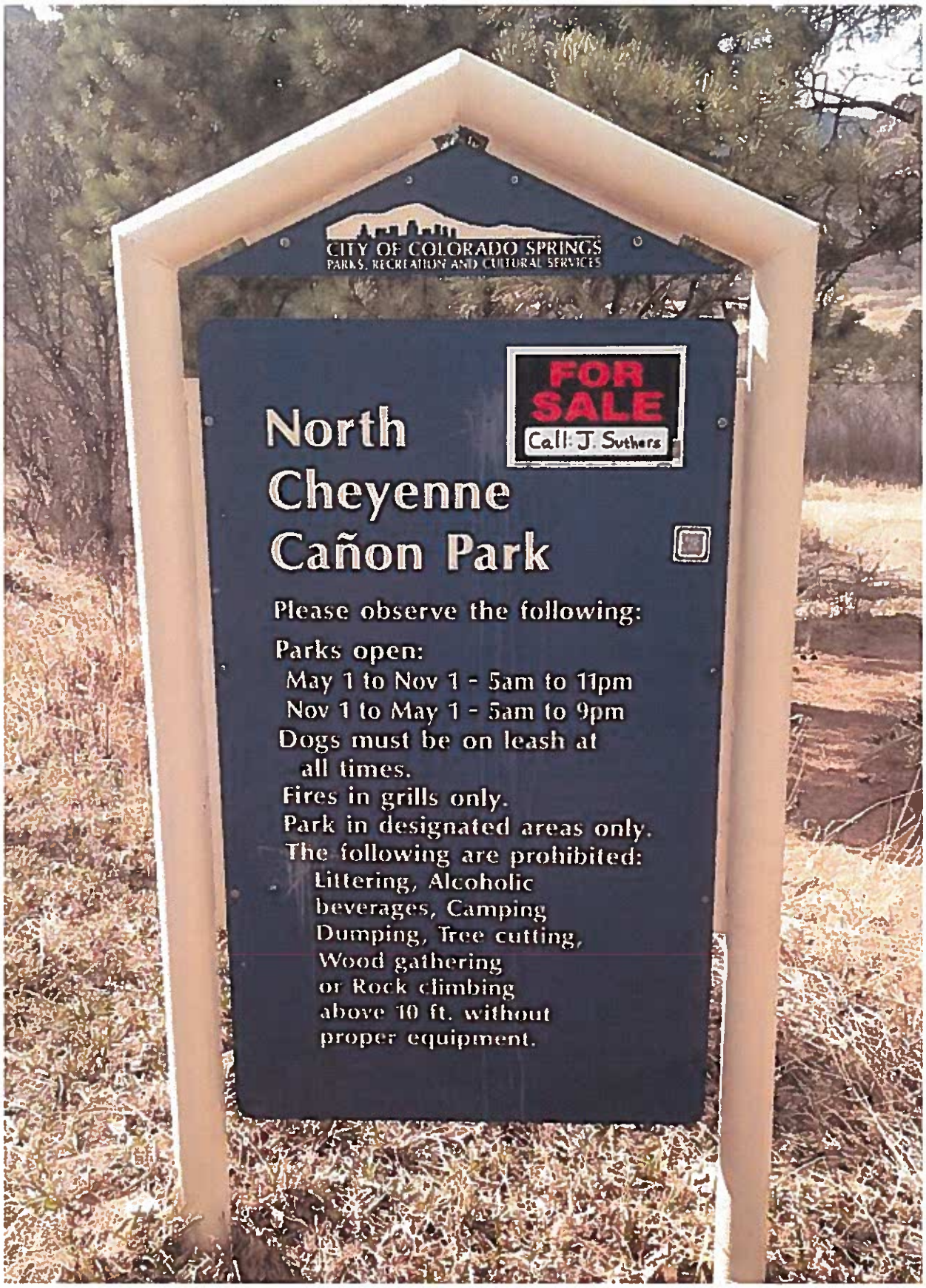
Parks:

As per my previous requests, please send copies of the appraisals on all parcels. This will assist me to determine the fairness of any exchange.

Additionally, I have a question about the Bear Creek property. Is there any agreement to sell this to the County? If the City does sell the Bear Creek property, will it be at the appraised price?

Michael Chaussee
1607 Ridgeway Ave.
Colorado Springs, Colorado 80906

719-633-2023
ActionMatrix@comcast.net


CITY OF COLORADO SPRINGS
PARKS, RECREATION AND CULTURAL SERVICES
FOR SALE
Call: J. Suthers
North Cheyenne Cañon Park
Please observe the following:
Parks open:
May 1 to Nov 1 - 5am to 11pm
Nov 1 to May 1 - 5am to 9pm
Dogs must be on leash at all times.
Fires in grills only.
Park in designated areas only.
The following are prohibited:
Littering, Alcoholic beverages, Camping Dumping, Tree cutting, Wood gathering or Rock climbing above 10 ft. without proper equipment.

Lieber, Christian

From: Palus, Karen
Sent: Monday, April 04, 2016 8:58 PM
To: King, Kim; Lieber, Christian
Subject: FW: Land Exchange - Summary of Sites

Let's discuss!

Have a great day!

Karen

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

COLORADO SPRINGS
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From: Jim Bensberg [mailto:jimbensberg@comcast.net]
Sent: Monday, April 04, 2016 9:03 AM
To: Palus, Karen
Cc: danaannduggan@gmail.com; Murray, Bill
Subject: RE: Land Exchange - Summary of Sites

Karen,
With all due respect, the information you provided on the spread sheet is less than informative.
Could you please provide more detail and context of which properties were traded or sold?
Thanking you in advance,

Jim Bensberg

From: Palus, Karen [mailto:kpalus@springsgov.com]
Sent: Monday, April 4, 2016 5:50 AM
To: Jim Bensberg <jimbensberg@comcast.net>
Subject: Fwd: Land Exchange - Summary of Sites

Per your request. Let me know if you have any questions.

Have a great day! Karen

Sent from my iPhone

Begin forwarded message:

> **From:** "King, Kim" <KKing@springsgov.com>
> **Date:** April 1, 2016 at 12:14:23 PM MDT
> **To:** "Palus, Karen" <kpalus@springsgov.com>
> **Cc:** "Schroeder, Kurt" <kschroeder@springsgov.com>, "Lieber, Christian" <clieber@springsgov.com>, "Deitemeyer, David" <ddeitemeyer@springsgov.com>
> **Subject: Land Exchange - Summary of Sites**
>
> Karen – the attached list shows the year and location of land exchanges for the Department. Let me know if you need anything else. Thanks- Kim
>
> **Kimberly A. King, CPRP**
> Recreation and Administration Manager
> Colorado Springs Parks, Recreation and Cultural Services
> 1401 Recreation Way, MC 1200
> Colorado Springs, CO 80905
>
> (719) 385-6509 office
> (719) 351-4425 mobile
> kking@springsgov.com

Mr. Spencer:

Thank you for sharing your comments and concerns related to the proposed land exchange and the Chamberlain Trail.

The Chamberlain Trail is envisioned to provide public access along the foothills, connecting key recreation and park destinations. The Trail has been included in our community trails master plan for nearly three decades and segments of the trail have been completed and are well used and enjoyed by the public. Once completed, the Chamberlain Trail will significantly expand hiking and mountain biking opportunities for all neighborhoods in the southwest part of our community. While the corridor for the trail has been established, the exact alignment for the trail has not yet been determined. As you are aware, some segments of the trail would need to traverse very rugged terrain; hence, the trail is planned to be a back-country trail experience, 24" to 36" wide trail tread.

We have heard from several Broadmoor Resort Community members that there are numerous trespassers from other neighborhoods that are seeking hiking opportunities in this area. This further demonstrates a community desire for more public hiking options in the vicinity. We know that trespassing can be a very frustrating issue. From our experience in working with many neighborhoods across the City, one of the best ways to address a chronic trespass issue is to identify a legal, public trail access that is clearly signed and designated. Our standard operating procedure is to work with adjacent property owners to address issues of concern, add signage and fencing were appropriate to deter trespassers. This approach, coupled with strategic enforcement, can be effective in reducing the amount of trespassers on private property.

The proposed land swap with the Broadmoor would facilitate the transfer of public trail easements on several Broadmoor owned parcels that are key to the eventual completion of the trail. It is important to note that additional easements, beyond the Broadmoor parcels, would be required to eventually connect the trail to the south to Cheyenne Mountain State Park. If approved by City Council, the land exchange and transfer of easements would take place over the next 12 months. While some segments of the Chamberlain Trail corridor could be constructed within this 12 month time frame, construction of the segment of the Chamberlain Trail adjacent to the Broadmoor Resort Community is still likely several years away.

The City of Colorado Springs will be responsible for building and maintaining the trail. The City maintains many miles of similar trail throughout the park system. We have consistently found that if a trail is properly constructed in a sustainable manner, the trail requires minimal maintenance over time. The City, as a self-insured local government, is currently responsible for liability associated with the many miles of trails throughout the City and would be responsible for the extension of the Chamberlain Trail.

We appreciate your comments and questions. Please note that your input will be added to the public record and be shared with the Parks and Recreation Advisory Board and City Council. For

updated information for the proposed land exchange, please visit our project website at https://coloradosprings.gov/proposedlandexchange.

Best regards,

Chris Lieber

From: Jack Spencer [mailto:jandhspencer@hotmail.com]
Sent: Monday, March 28, 2016 11:25 PM
To: Suthers, John; Bennett, Merv; Gaebler, Jill; Knight, Don; Bagley, Larry; King, Keith; Collins, Helen; Pico, Andy; Murray, Bill; Strand, Tom; ddeitemeyer@springs.gov; jimbensberg@comcast.net; brca80906@gmail.com; skormy@aol.com; susan@trailsandopenspaces.org; sallieclark@elpasoco.com
Cc: LBNorfleet; Mcintyre Reg; pamagruder@aol.com; masoncity@aol.com; michelle@warrenmgmt.com; jackm@masonprop.com
Subject: Colorado Springs Proposed Land Swap

I live in the BRC Development and have high level reservations about the proposed land swap for a trail that would run on our property west side. We already have many hiker intrusions from outsiders from east and south property areas into our BRC property. I WOULD NEED TO SEE MUCH MORE DETAIL regarding this land swap. Be back in town in May.

What benefit is this for the BRC Property owners relative to many cons we see?
What property does the Broadmoor plus the BRC gain for a swap? What is size of proposed land swap in width of trail per linear foot? Is there an alternate approach? What is the time limit on trying to secure such a swap? Who puts up the money to develop this proposed trail on west side of BRC Property? Some land is very steep! Area could be a non secure way to enter the BRC for no good! We have developed some nice property trails for residents of the BRC and not sure this is any additional advantage for residents.
Who is responsible for maintenance and erosion? Liability issues?
Please keep up appraised. Jack Spencer
Sent from my iPad

Mehew, Christi

From: Lieber, Christian
Sent: Tuesday, April 05, 2016 11:00 AM
To: Mehew, Christi
Subject: FW: Parcel Numbers

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: Dana Duggan [mailto:danaannduggan@gmail.com]
Sent: Friday, February 26, 2016 9:41 AM
To: Lieber, Christian
Cc: Richard Skorman
Subject: Parcel Numbers

Hi Chris,

Can I please get the list of all the parcel numbers in this land swap -- especially given the acreage has changed again. We would like to see it clearly marked by current ownership name as being used in communicating this land swap (meaning City, Broadmoor or other involved entity), parcel number, acreage as well as a designation of an easement versus a parcel with the acreage for each piece which I'm guessing you have already and can just shoot over to us.

Thanks so much,

Dana Duggan

Mehew, Christi

From: trikent@gmail.com on behalf of Kent Murray <kent@murraytown.net>
Sent: Tuesday, April 05, 2016 11:30 AM
To: Mehew, Christi; Krisko, Jody; King, Keith
Subject: Land Swap Value

Follow Up Flag: Follow up
Flag Status: Completed

I live near Strawberry Hill, and let me start by saying that personally, I'd rather see it stay undeveloped. But, I'm not strongly against the deal if it is for the greater good of the city.

I have a very big concern about the appraisal values revealed at the recent meeting. The 190 acre Strawberry Hill area and 9 acre Bear Creek area are valued almost the same. I'm sure this is because the Bear Creek area is zoned for parcels and therefore valued more. However, the value to us is that it will be used for a park. We are basically trading the 190 acre park area for a 9 acre park area. We need to compare the land based on the value to us.

Kent Obee also brought up the valuation of the Mt. Muscoco area. He said the Broadmoor paid about a million for this including the 7 Falls area. If this is true, how could the value of the least desirable part of the transaction account for more than 50% of the value?

Finally, I recently read that the city only had a single appraisal done on our properties. A separate appraiser hired by the Broadmoor did the appraisal on their properties. If this is true, this cannot be considered unbiased. If I'm buying a home, I wouldn't trust the seller's appraisal. Plus, as stated in the paragraph 2 above, we need to appraise the land based on how we plan to use it.

Please consider these comments. If this deal is to go through, I think we could do much better.

Sincerely,
Kent Murray

1516 Winfield Ave.
Colorado Springs, CO 80906

Mehew, Christi

From: Lieber, Christian
Sent: Tuesday, April 05, 2016 11:01 AM
To: Mehew, Christi
Subject: FW: Broadmoor Land Exchange

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: James Lockhart [mailto:jlock@datawest.net]
Sent: Wednesday, February 24, 2016 3:27 PM
To: Lieber, Christian
Subject: Re: Broadmoor Land Exchange

Chris,

Thanks for the invitation. I have a phone conference in a few minutes which will probably last until you have left for tonight's public meeting. All of the concerns I raised in my e-mail are concerns which others have expressed to me or which I have shared with them, and I hope that some or all of them will be answered at the meeting.

Within the past 24 hours I have received information from the City that a significantly different set of terms may be presented at tonight's meeting than was originally laid out to the public. This is not the proper way to handle a public issue of this magnitude. I hope that the public will be given more opportunities than just tonight to see the final terms of the proposal and weigh in on it.

Jim

From: Lieber, Christian
Sent: Wednesday, February 24, 2016 12:09 PM
To: jlock@datawest.net
Cc: Palus, Karen
Subject: RE: Broadmoor Land Exchange

Mr. Lockhart:

Thank you for sharing your comments and concerns related to the proposed land exchange. Given the number of questions you have raised, I thought it might be helpful to have a phone conversation ahead of this evening's public meeting.

If you have time, please feel free to call this afternoon at 719-385-6530.

Best regards,

Chris

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: James Lockhart <jlock@datawest.net>
Date: February 19, 2016 at 8:23:28 AM MST
To: "Palus, Karen" <kpalus@springsgov.com>
Subject: Broadmoor Land Exchange

Pikes Peak Group of the
Rocky Mountain Chapter
522 North Royer Street
Colorado Springs, CO 80903

February 19, 2016

Karen Palus, Director
Colorado Springs Department Parks, Recreation, Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905

Dear Ms. Palus:

On behalf of the Pikes Peak Group of the Sierra Club, I must express some serious concerns about the proposed land exchange between the City of Colorado Springs and The Broadmoor. There are simply too many unanswered questions regarding the proposal and the public has been given too little information about its relative pros and cons for either the public or City Council to know whether the exchange should be approved. The Broadmoor in particular has not been sufficiently forthcoming regarding the most controversial aspect of the exchange: its acquisition of a large tract of public parkland known as "Strawberry Hill," presently part of North Cheyenne Canon Park. Despite immediate public outcry against this acquisition, The Broadmoor did not have a representative at the January 28th public open house at Bear Creek Nature Center. While a representative did speak at the February 11th Parks and Recreation Advisory Board meeting, and answered a few questions from Board members, I understand that he refused to speak to news media representatives after the meeting. A public process in which the proponent of a land exchange chooses to be present only to this limited degree is not a true and meaningful public process.

Undoubtedly the most significant unanswered question is the extent to which members of the public will continue to have access to the Strawberry Hill parcel, which has been public parkland for over 100 years and has been regularly used by residents in the neighborhood. As I noted in a statement which I made at the February 11th Advisory Board meeting, it would make a great difference whether Strawberry Hill will be managed as public open space, similar to Stratton Open Space, or whether the public will be allowed only to use the trail easements described in the land exchange proposal, plus whatever additional trails The Broadmoor may elect to provide, while the bulk of the property would be open only to The Broadmoor's paying guests. The information provided on your website https://parks.coloradosprings.gov/explore-play/explore/parks/proposed-land-exchange , stating that the public will retain public access to the Chamberlain Trail, South Canon Trail, and Hully Gully, makes it appear that the latter scenario would be closer to the true situation. However, city officials have made generalized statements to news media that ninety percent of the acreage would remain "open to the public." The information provided to date is therefore so confusing and conflicting that one cannot be certain what the public and the neighborhood are actually being asked to give up.

According to the information provided on your website, Strawberry Hill would retain its "PK" Public Parks zoning. However, according to the City Code, "the public parks zone district is intended for land set aside for use as public recreation and open space." This classification appears to be limited to publicly owned and operated parks, playgrounds, recreation facilities, and open spaces, for which a public body plans and determines how the public may use the property for such purposes. It is difficult to understand how this classification could apply to a privately-owned property which is, in effect, subdivided into public easements and a larger acreage for which the private owner would determine the extent to which the public could use or be excluded from the property. Rather, it would appear that in such a case the non-easement portion of the property would not qualify as a "public park."

A question also exists as to whether there would be protection of the Strawberry Hill parcel from more intensive future development in the event that The Broadmoor's plans for the property change. A zoning classification, being changeable at the discretion of City Council, does not offer the same guarantee of permanence as more protective measures. A right of first refusal depends on the City having the money to exercise the right and City Council voting to spend the money for that purpose. While deed restrictions might provide some additional protection, without knowing what particular restrictions would be placed on the parcel as part of the exchange, it cannot be determined whether these provide adequate protection. We note that El Paso County recently found it advisable to place Bear Creek Regional Park under a conservation easement to ensure that it would be preserved as a park and recreational asset in perpetuity http://adm.elpasoco.com/CommunityServices/planning/Pages/BearCreekRegionalParkPlanning.aspx The Stratton Open Space is likewise protected by a conservation easement, which GOCO considered necessary in order to fund the acquisition. https://parks.coloradosprings.gov/sites/default/files/parks_recreation_and_cultural_services/open_space/stratton_management_plan_-_review_draft_1.6.15.pdf

The actual use of the Strawberry Hill parcel, public or private, present and future, is also critical to a proper understanding of the land exchange proposal from an environmental standpoint. The Colorado Natural Heritage Program's survey of the Pikes Peak Region http://www.cnhp.colostate.edu/download/documents/1999/Pikes_Peak_Area_Survey.pdf has identified North and South Cheyenne Canyons as a Potential Conservation Area (PCA), due to its classification as an area of very high biodiversity significance. The Strawberry Hill parcel borders this potential conservation area. Development of permanent structures and facilities in

the central portion of the parcel could easily have an adverse impact on wildlife both on the parcel and within the PCA. Here too, some concrete description of how The Broadmoor would use the parcel is critical to understanding the relative merits and demerits of the land exchange.

Another unclear aspect of the proposed exchange is the extent to which the exchange is necessary to assure public use of the Barr Trail in light of a concurrent proposal by The Broadmoor to grant a Barr Trail easement as part of the Crags/Emerald Valley land exchange with Forest Service. According to the documentation and map accompanying Senate Bill 1941, the Forest Service already has a perpetual trail easement over the westernmost of the two Barr Trail parcels which the City would acquire, and under the terms of this land exchange, the Forest Service would acquire a perpetual easement over the easternmost parcel. See the Senate Report accompanying SB 1941 https://www.congress.gov/congressional-report/114th-congress/senate-report/188/1 .

If access to the Barr Trail is not in jeopardy and if the public is to be allowed only limited access to the Strawberry Hill parcel, it does not appear that the public at large is getting equivalent recreational value from the parcels which the City would acquire, as compared with the parcel which would be given up. Except for the Bear Creek parcel, which is at best a minor addition to Bear Creek Regional Park, the City is essentially getting only trail corridors and lands usable for trails in exchange for land usable as public parkland. As was described to the Advisory Board at its February meeting, the new trails on Mount Muscoco and the proposed Chamberlain Trail extension would appeal mostly to "backcountry" recreationists interested in conducting day-long excursions on more difficult terrain. We can therefore readily see how all but a small percentage of City residents would consider this exchange to be a bad deal from the standpoint of increasing public recreational opportunities.

Limiting public use of the Strawberry Hills parcel could significantly increase user pressure on other nearby open space, such as Stratton Open Space. We note that on the same day when the land exchange proposal was presented to the Advisory Board, the Board also considered a management plan for Stratton Open Space which revealed major concerns relating to extensive public use of that parcel.

In light of all of these unanswered questions, we are particularly concerned that at present only one further City-sponsored public meeting to address the land exchange has been announced. We hope and expect that the timeline initially put forward (by which the Advisory Board would take up the question of approving the exchange at its March meeting, and the matter would then be sent on to City Council for final approval) is no longer applicable. The proposal should not go forward to either the Advisory Board or to City Council until The Broadmoor has more clearly disclosed its intentions regarding public access, until land classification questions are cleared up, and until the actual public and environmental impacts of the exchange have been revealed and can be fully discussed in an appropriate number of public forums.

Sincerely,

James E. Lockhart, Conservation Chair
Pikes Peak Sierra Club Group
jlock@datawest.net

Mehew, Christi

From: Lieber, Christian
Sent: Tuesday, April 05, 2016 10:59 AM
To: Mehew, Christi
Subject: FW: land swap question

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

COLORADO SPRINGS
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From: Pam Zubeck [mailto:zubeck@csindy.com]
Sent: Monday, February 29, 2016 11:11 AM
To: Palus, Karen; Lieber, Christian
Subject: land swap question

Hey, Karen, Chris, I remember you saying the city had acquired Hully Gully in a previous land swap. I believe it was with Lyda Hill about 16 years some years ago.

Now, the Broadmoor proposal calls for the city to get Hully Gully again. Can you explain this? Why should the city have to trade something for Hully Gully again, if the city already has Hully Gully?

From the proposal: "**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.

Also, will the Parks Advisory Board take action on the proposal at its March 10 meeting?

Lastly, what's the rationale for trading the 189 acres of Strawberry Hill to the Broadmoor only to place a conservation easement on most of it? Why not have the city retain 180 acres, rather than bother with giving it away and then doing a conservation easement? Does the Broadmoor get a big tax break for the conservation easement? That would appear to be the case. In addition, the description of the latest provisions of the deal sounds like Strawberry Hill would be open to the public only by organized hike by the ambassador group. Is that right?

One more thing: Has anyone done a tax analysis of how much the property tax is on the property the Broadmoor wants to give up versus what it will get? Seems like if the hotel is giving up 480 acres in exchange for 189 acres, there might be a net loss of tax money to the city.

I need to hear from you as soon as possible; our deadline for this week's paper is this afternoon. Thanks.

Pam Zubeck, senior reporter
The Independent
235 S. Nevada Ave.
Colorado Springs, CO 80903
Office: 719-578-2853
Cell: 719-650-4519
zubeck@csindy.com

Mehew, Christi

From: Lieber, Christian
Sent: Tuesday, April 05, 2016 10:59 AM
To: Mehew, Christi
Subject: FW: Ruxton?

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

COLORADO SPRINGS
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From: kmeinig@comcast.net [mailto:kmeinig@comcast.net]
Sent: Friday, February 26, 2016 2:29 PM
To: Palus, Karen; Lieber, Christian
Subject: Ruxton?

Good afternoon,
Two quick questions:
1) There are 2 parcels around the Incline, 80 and 74.6 acres respectively. Are these both Broadmoor parcels? Why are they in two pieces? I was under the impression that they were owned by Manitou Springs and Utilities? I think I heard you address this but have forgotten the answer.
2) Are easements going into the pot as acreage gain to the City?

Thanks and have a great weekend,
Kathy Meinig

Mehew, Christi

From: Lieber, Christian
Sent: Tuesday, April 05, 2016 10:57 AM
To: Mehew, Christi
Subject: FW: Land swap appraisals

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

COLORADO SPRINGS
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From: Kentobee@aol.com [mailto:Kentobee@aol.com]
Sent: Sunday, April 03, 2016 1:50 PM
To: Lieber, Christian
Subject: Land swap appraisals

Hello Chris --

Sorry to bother you again, but I have a couple of questions about the appraisals on the "land swap" properties.

According to the power point printout, and I believe the city land office guy who kept waving his manuals in the air, "Appraisals were Conducted by two separate Appraisers." Does this mean that each property was appraised by two appraisers -- presumably one hired by the city and one hired by the Broadmoor?

If this is the case, are the values we were given an average of the two appraisals?

If this is not the case, were the city properties appraised by a city-hired appraiser, and the Broadmoor properties appraised by a Broadmoor-hired appraiser?

Or was it vice versa?

Finally, was the appraisal of the Strawberry Fields property done on the basis of its current PK zoning -- or "highest and best use?"

Many thanks --

Kent

PS -- Rest assured that I am no less sick of this subject than I suspect you are.

Mehew, Christi

From: Lieber, Christian
Sent: Tuesday, April 05, 2016 10:58 AM
To: Mehew, Christi
Subject: FW: Strawberry land trade /Questions about accuracy of website information

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

COLORADO SPRINGS
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From: ~Action Matrix~ [mailto:ActionMatrix@comcast.net]
Sent: Thursday, March 17, 2016 4:01 PM
To: Lieber, Christian
Cc: Strand, Tom; King, Keith; Rory Carlin
Subject: Strawberry land trade /Questions about accuracy of website information

Chris:

I am available most anytime. If possible, after 2 pm is the best. I have been waiting more than 30 days for the answers and would ***prefer they be in writing***. However, if you wish to discuss, then I will meet.

As to values, the Gazette has reported the values. Parks was cited in the Gazette article. There was a poll next to the article asking people to give their opinion. If the reported value is incorrect, Parks should state the values used in putting the "deal" together.

- Bottom line in valuation: City trades $1.6 million in land (appraised value) + city gets $3.3 million in land (appraised value) = community gains $1.7 million in land.

In all, the acquisition is worth more than $3 million.
http://gazette.com/editorial-city-wins-big-in-land-swap/article/1568991

Additionally, Keith King has emailed all of us with the values. It is thought that Mr. King consulted with Parks prior to emailing. If this is incorrect, City Council should be notified and the misinformation should be corrected.

Councilman King has stated in emails: "In the current trade proposal, the City will receive 370 acres valued at $3.3 million, while the Broadmoor will receive 189 acres *valued at approximately $1.6 million*. On paper, this swap appears to be a net win for city parks."

As Parks is presumed to be the source for the Gazette article and Keith King's email, I have requested the numbers Parks used in putting the deal together. I understand that appraisals may or may not confirm those numbers. I do not understand the reasoning of Parks in keeping this figure secret. Are the Gazette and Mr. King incorrect?

Michael Chaussee
1607 Ridgeway Ave.
Colorado Springs, Colorado 80906

719-633-2023
ActionMatrix@comcast.net

CITY OF COLORADO SPRINGS
PARKS, RECREATION AND CULTURAL SERVICES
FOR SALE
Call: J. Suthers
North Cheyenne Cañon Park
Please observe the following:
Parks open:
May 1 to Nov 1 - 5am to 11pm
Nov 1 to May 1 - 5am to 9pm
Dogs must be on leash at all times.
Fires in grills only.
Park in designated areas only.
The following are prohibited:
Littering, Alcoholic beverages, Camping Dumping, Tree cutting, Wood gathering or Rock climbing above 10 ft. without proper equipment.

From: Lieber, Christian [mailto:clieber@springsgov.com]
Sent: Thursday, March 17, 2016 12:33 PM
To: ~Action Matrix~
Cc: Strand, Tom; Rory Carlin; King, Keith; Palus, Karen
Subject: RE: Strawberry land trade /Questions about accuracy of website information

Hi, Michael:

Karen and I would be happy to meet with you to discuss your concerns about the information on the website and your questions about the data used to create the maps.

As we have stated both publically and on the website, we will not discuss "values" for the properties proposed for the exchange until all of the appraisals are complete. We expect this information to be available by the next public meeting on March 30.

Please let us know dates and times that might work for you to meet.

Best regards,

Chris

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

COLORADO SPRINGS
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From: ~Action Matrix~ [mailto:ActionMatrix@comcast.net]
Sent: Friday, March 11, 2016 10:25 AM
To: Lieber, Christian
Cc: Strand, Tom; Rory Carlin; ActionMatrix@comcast.net; King, Keith
Subject: Strawberry land trade /Questions about accuracy of website information

Christian Lieber / Parks:

Thank you for your email. I do not wish to be adversarial with the Parks, but my motivation is to address published website information is not accurate and is misleading the public. . I assume that Parks is a "neutral" party that wants to get accurate information out to the decision makers.

No one wants the community decisions to be based on false or misleading information published by Parks. It is an advantage to the decision making process to clarify any inaccuracies early on in the process. That is the reason for my requests.

My concern is that the trade proposal by Parks was made prior to investigation of the underlying facts. The map used (on the Parks website) is likely inaccurate in comparison to the Pike Peak Atlas and satellite mappings. I have asked for surveys, GPS mappings, compass headings or any other means Parks used to determine if the facts on the website are true. Why can't I get any information?

The "appraisals" reported in the Gazette were not similar to the County Assessor valuations. Parks did not have any appraisals at the time of the meetings at Bear Creek, Gold Camp or the publication on the website, but must have had some basis for reports to the public and media. Information was provided to Council (King) that there was $3.7M in value to the City? How did Parks come up with that figure (I understand there were no appraisals)? What person at Parks was the source of the articles in the Gazette that quote values? When the deal was proposed to the Broadmoor what was the reasoning for the amounts and the breakdown by parcel? Who concluded the value was fair?

Your answers (see attached again) did not address the questions asked so I have sent back the questions with my requests for clarifications. If Parks is publishing the statements to media, on the website and in handouts, please provide the source and the basis for the statements. These are simple and important questions and the public deserves an answer.

I have been attempting to get these questions answered for several weeks for the purpose of the town hall meeting on 3/14/16. I am expected to be part of or assist on a community panel for the Town Hall. Please help me to have the correct information.

Michael Chaussee
1607 Ridgeway Ave.
Colorado Springs, Colorado 80906

719-633-2023
ActionMatrix@comcast.net

From: Lieber, Christian [mailto:clieber@springsgov.com]
Sent: Thursday, March 10, 2016 7:10 AM
To: ActionMatrix@comcast.net
Cc: Palus, Karen
Subject: RE: Strawberry land trade /Questions about Website information

Mr. Chaussee:

Thank you for sharing your concerns and questions with us related to the proposed land exchange. Please see our responses to your questions within the attached word document.

We have been receiving numerous questions about various elements of the proposed exchange. We invite you to periodically check the City's website as we will continue to post additional "frequently asked questions" along with updates and clarifications.

Best regards,

Chris

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: ~Action Matrix~ [mailto:ActionMatrix@comcast.net]
Sent: Monday, February 29, 2016 9:21 AM
To: Palus, Karen
Cc: ActionMatrix@comcast.net
Subject: Strawberry land trade /Questions about Website information

Parks and Karen:

There have been a large number of questions about the information posted on the Parks website concerning the Strawberry trade. Before I make comment or any conclusions, please help me to understand the factual information.

I have attached my questions in Word doc format to assist you in the answers. I hope this helps. Please let me know if you do not understand any question or if I may assist.

Also, I have an open request of appraisals as we discussed in person on "Media Day".

Michael Chaussee
1607 Ridgeway Ave.
Colorado Springs, Colorado 80906

719-633-2023
ActionMatrix@comcast.net

Mehew, Christi

From: Lieber, Christian
Sent: Tuesday, April 05, 2016 10:57 AM
To: Mehew, Christi
Subject: FW: Strawberry / Parks / Meeting 3/25/16 / suggested changes to promotional materials

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: ~Action Matrix~ [mailto:ActionMatrix@comcast.net]
Sent: Monday, March 28, 2016 10:58 AM
To: Palus, Karen; Lieber, Christian
Cc: ActionMatrix@comcast.net
Subject: Strawberry / Parks / Meeting 3/25/16 / suggested changes to promotional materials

Parks Department / Karen Palus

Thank you for meeting with me on March 25, 2016. I hope that the meeting was beneficial to the Parks Department to clarify my previous questions. As per my emails, I request answers to my questions "in writing" rather than "by meeting" as written answers are easier to understand.

I have three points for you to consider:

I. Parks Department Lack of Neutrality

I was struck by the role that the Parks Department has taken in negotiating and promoting the land swap. Instead of serving as a neutral party to assist in a determination of what is best for the community, the Parks Department is a fierce advocate of the deal and willing to place its credibility on the line to obtain a rather questionable result. I believe the City would be better served by a neutral Parks Department that left the political decision making to the elected representatives (Office of the Mayor and the City Council).

My understanding of government I that the Parks Department focus primarily on the core purpose of recreational enjoyment by the public rather than complicated land deals. I repeatedly asked who were the parties to the deal and who made the decisions. The answers by Karen Palus were alarming as she indicated that Parks has played an

ongoing primary role over two administrations in the formulation of the proposal. I do not believe the purpose of the Parks Department is to act on behalf of the City in land deals with private developers.

From the meeting, I have serious doubts that the Parks Department has the expertise in real estate transactions to be negotiating deals with a private developer like the Broadmoor. Karen Palus' statement that the terms of the transaction are verbal and have not been reduced to a memorandum of understanding or other document is not an indication of expertise. Good real estate practice requires the negotiations as be "valued based" but the failure to consult the County Assessor records for sales information or assessed values is a mistake that even the most amateur or real estate investors should not make. The continued refusal to disclose how the City is valuing the parcel of the trade is a thinly veiled attempt that indicates the Parks Department was unprepared to negotiate properly.

The Parks Department has committed to support the land deal even prior to appraisals or a written memorandum of terms. Despite "red flags" all over the land deal (structure, value, concept, public opposition), the Parks Department has prepared videos, websites, hand-outs and made numerous presentations in support of the land swap. The City and the Parks Department approach could have been to remain a neutral party to gather facts and assist the public in understanding the variously parcels. Instead, the Parks Department (not the Mayor) is the face of the effort to convince the public even prior to appraisals and the deal being reduced to writing.

II. Parks Department is not responsive and able to give straight answers

I have had questions pending since February 29, 2016, that remain unanswered today. Those questions were primarily concerning the factual basis of statements made by the Parks Department on the City website. The research for those answers should have been done prior to publishing statements on the website. There is no reason why the answers could not have been provided.

Instead, the Parks Department completely stonewalled me and the other citizens attempting to discuss the issues with the Mayor and City Council. I have been required to make CORA requests to a City Department that should be assisting with the understanding of the facts of this complicating real estate proposal. Emails to Parks Department (Karen Palus) are not even acknowledged by the Parks Department as having been received without a read receipt.

This is not how a Park Department is supposed to operate. You are turning longtime Parks supporters into frustrated opponents. The Parks Department would have been far better off to be courteous and attempt to work with the persons that cared enough to want to discuss the issue.

III. Information that is misleading the public published by the City

A. Changes to the Website and Promotional Materials

I suggest the City change the information being distributed (website, handouts, and presentation) to reflect a *less biased* and more *factually descriptive* statement of the proposal. The public is being misled by a description that lacks *balance* due to the obvious bias of the Parks Department in "spinning" the deal.

As an example, the description for the 208 acres that is the largest property in the swap should be changed to a more accurate description:

> *"The property proposed in the trade is a "T shaped" in configuration rather than rectangular. As such it is primarily steep hillsides that do not contain any valley floor or the Green Settlement."*
>
> *"What will be achieved?*

Obtains ownership of approximately 95 feet of social trial from the summit of Mt. Muscoco to the Overlook. The City currently owned the Mt. Muscoco Trail and the summit of Muscoco, but the proposal would add the Overlook rock formation.

Obtains ownership of approximately 200 yards of the connector trail from the Gold Camp Road to the main Daniels Pass Trail (Daniels Pass Trail is already owned by the City). The City currently owns a complete easement for use of this connection section of the Daniels Pass Trail, but does not have underlying ownership.

Key Trails: There are no current trails on the property (except as mentioned above), but there is the potential for future development of trails. Parks has no current plans to develop new trails in the area.
Currently, the only access to the majority of the property (the approximately 100 acres south of the Overlook) is by "bushwhacking" or involves illegally crossing private property.

B. Comparison of Uses and Users

Comparison to Strawberry Fields Park: Strawberry has different types of users due to access, parking, approach, and terrain. The 208 acres are unsuitable any but for highly fit users.

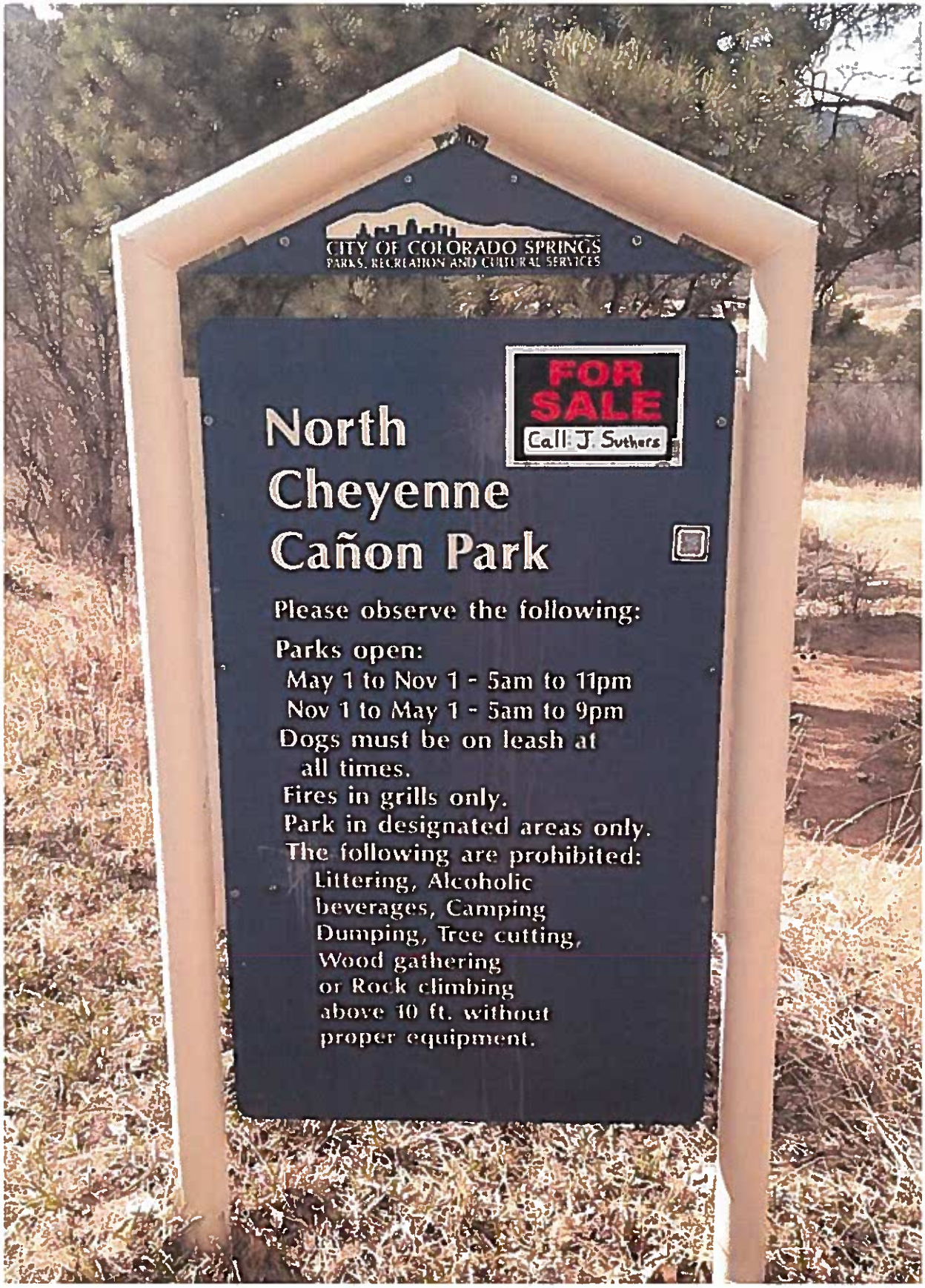
C. Incline

The Craig's Bill and easement that would be granted should be incorporated into the Incline portion of the promotional materials

Thanks for allowing me input into this complicated transaction.

Michael Chaussee
1607 Ridgeway Ave.
Colorado Springs, Colorado 80906

719-633-2023
ActionMatrix@comcast.net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Littering, Alcoholic beverages, Camping Dumping, Tree cutting, Wood gathering or Rock climbing above 10 ft. without proper equipment.

GLENN E. MONTGOMERY
4855 WILLOW STONE HEIGHTS
COLORADO SPRINGS, COLORADO 80906
cell 720-320-8100

3-21-16

Hi Karen,
With the enclosed letter for you I am providing a copy for each Advisory Board Member. Kindly distribute. You are doing a great job with a very difficult group in the opposition to this matter. I will attend the next meeting, Mar 30. If I can help out in any other way please contact me

Good Luck

All the Best

Gl

GLENN E. MONTGOMERY
4855 WILLOWSTONE HEIGHTS
COLORADO SPRINGS, CO 80906

March 21, 2016

Ms. Karen Palus
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905

RE: Issues Concerning Strawberry Hill and The Broadmoor/City Land Exchange

Dear Karen,

Regarding upcoming meetings and recommendations from the Parks & Recreation Advisory Board, please carefully consider the following highly important factual issues associated with the proposed Strawberry Hill and The Broadmoor/City of Colorado Springs land exchange proposal.

I am an informed and involved citizen and taxpayer living very close to the proposed land exchange site and I am in full support of the proposed land exchange.

I have a background and a Master's degree in environmental impact analysis and assessment from the School of Public and Environmental Affairs at Indiana University. I have performed dozens of environmental impact analysis projects for organizations such as the Sierra Club, Nature Conservancy, US Forest Service, EPA, many public utility commissions at the state level and over 75 large and small municipalities, many in Colorado. I have published more than 100 articles on this topic as well as related computer mapping and technology assessment tools, inventories and models of land analysis repurposing similar to this project. As a result of my education and professional consulting experience, I analyze, offer and contend the following:

- The project is extremely financially viable on its own merits for the City of Colorado Springs and its taxpayers - this is an excellent value for our citizens viewed from an economic perspective.

- The land exchange will provide significant non-economic qualitative values and advantages to the City and citizens as well.

- Postponing any decision or action on this proposal does not change or improve the economics of the deal. To the contrary, both the City and The Broadmoor would miss the summer construction season, and additional trail and recreation services to the public would be postponed by another year.

- The proposal has excellent strategic value as related to the Colorado Springs Park System Master Plan and to the completion of the Heritage Trail and the Ring the Peak experience, which will bring enormous gain to the tourism of the Pikes Peak Region.

- Additional annual property valuation taxes will be levied and collected from The Broadmoor on a portion of the property.

- City sales tax revenues from products and services delivered by The Broadmoor on the small portion of the property will be also be generated annually and available for City revenues.

- The Broadmoor would undertake, at their expense, erosion control mitigation for severe gully erosion problems. Some of these eroded areas are significant and continue to deteriorate.

- The Broadmoor would undertake and complete, at their expense, costs associated with trails and ongoing maintenance associated with most of the trail system within the parcel.

- Probable future native vegetation and reforestation costs would be undertaken and provided for by The Broadmoor.

Additionally, a variety of other benefits are incurred by this exchange transaction including the following:

- Approximately 90% of the project will be placed in an irrevocable easement land trust, providing the public with guaranteed access .
- Emergency access for Hully Gully Ice Falls would be finalized.
- Additional trails will be created and opened to the public.
- Control of ongoing significant trash and litter issues will be managed by The Broadmoor and brought under a daily maintenance program.
- The site has considerable vandalism and late night Canyon traffic – The Broadmoor will significantly increase security for the site.
- The transaction will control and improve security for the frequent underage drinking and drug use on the property.
- Little or no wildlife impact will occur – after the site is stabilized and enhanced wildlife habitat will most likely improve and will most certainly not be jeopardized.
- Existing inadequate fire mitigation will be dramatically improved by The Broadmoor. This is critical for our City fire protection plan from the west toward Cheyenne Mountain. (e.g. Mountain Shadows)
- Reforestation efforts in this project will create new wildlife habitat.
- The public will actually have significantly MORE access to the site than currently available.
- No significant financial expenditures are currently targeted for this site by the City, so the improved recreation and access to Strawberry Hill will be a windfall benefit for the City and Parks Dept.

- For the last 100 years, we all know The Broadmoor has done an outstanding, high quality construction job on any projects, facilities or trails it undertakes - The Broadmoor is not an unknown factor when it comes to such improvements and our City has benefitted from their stewardship for many generations. We can trust them.

- The completion of this transaction will provide an important part of several components of the Park System Master Plan – the scope of this land trade is vast and far reaching – it resolves multiple issues regarding our trail system throughout the City, while dramatically optimizing an underused parcel of City land and improving public access. ....."the City gets to have its cake and eat it too. "

- Opponents of this project may not fully comprehend the future strategic value of the type of world-class park and trail system the Parks and Rec and the City is trying to build and deliver to its citizens. This land exchange is an important contribution to that cause.

You, as our elected representatives have done an impressive job in developing, discussing, analyzing, evaluating, providing public input and resolving the issues associated with this project.

As an informed and involved citizen and taxpayer living very close to the proposed land exchange site, I am in full support of the proposed land exchange.

Thank you for your consideration of my views and presentation of this factual information to support your decision.

Sincerely,

Glenn E Montgomery

Mehew, Christi

From: Krisko, Jody
Sent: Monday, April 11, 2016 10:19 AM
To: Palus, Karen; Lieber, Christian; Deitemeyer, David; Mehew, Christi
Subject: FW: Strawberry Fields-No Land Swap

Follow Up Flag: Follow up
Flag Status: Flagged

From: Diane Huth [mailto:mtnd40@gmail.com]
Sent: Monday, April 11, 2016 12:03 AM
To: Krisko, Jody
Subject: Strawberry Fields-No Land Swap

Dear Parks and Recreation Advisory Board,

I recently heard of this Strawberry Fields "Land Swap", and am deeply concerned about how wrong this is, on so many levels. Please do NOT allow this "land swap" to occur!

I have lived in our beautiful city since 1980. The parkland, open space, and gorgeous mountain areas are crucial to my quality of life, as it is to most everyone else who chooses to live, visit, and relocate here. Every day, I meet people who visit, live, and work in Colorado Springs **because** of our open spaces, parkland, and undeveloped areas within the city, and in close proximity to the mountains.

People have been enjoying Colorado Springs natural beauty since for generations. Development of parkland is ruinous and detrimental to wildlife. Once tampered with, the landscape will never be the same.

This beautiful greenspace parkland belongs to us, residents of Colorado Springs. And to the animals, this is a great wildlife habitat. As good stewards of the land and out of respect for our predecessors,

Strawberry Fields should never be sold or traded! The people of Colorado Springs voted to purchase Strawberry Fields in 1885. Colorado Springs was founded by people who respected open land for parks for the people to enjoy, and for wildlife to live freely, forever, for future generations.

I have numerous concerns regarding this transaction:

- Colorado Springs city residents, taxpayers, and voters own this land
- Parkland was purchased and designated as parkland FOREVER **not** "for swap"
- Wildlife live and thrive here in this beautiful, natural, peaceful, quiet, undeveloped environment
- People enjoy this beautiful, natural, peaceful, quiet, undeveloped environment by hiking, family walks, wildlife viewing, photography, art...
- Strawberry Fields Parkland has been grossly undervalued!!!
- Why is someone subdividing our Cheyenne Canon Parkland???
- Who initiated this "land swap"?
- Why is there such a *big rush* to sign this land away from The People of Colorado Springs, Forever?
- Where are the environmental impact studies?
- No Due Process???

NO LAND SWAP!!!

Please do not swap or sell any of the Strawberry Fields Parkland. Or any of Cheyenne Canon. Keep it all pristine, free, for all people, for all wildlife, forever!!!

Thank you for your time and consideration,

Sincerely,

Diane Huth

Mehew, Christi

From: Palus, Karen
Sent: Sunday, April 10, 2016 11:05 PM
To: Mehew, Christi
Subject: Fwd: Land exchange

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

> **From:** <viciacobbo@aol.com>
> **Date:** April 9, 2016 at 5:57:17 PM MDT
> **To:** <kpalus@springsgov.com>
> **Subject: Fwd: Land exchange**
>
> Subject: Land exchange
>
> Sent from AOL Mobile Mail
> Karen I could not find the survey for the land exchange. But I wanted you to know I am in favor of the land exchange.
> Thanks Vito

Mehew, Christi

From: Palus, Karen
Sent: Sunday, April 10, 2016 10:42 PM
To: Mehew, Christi
Subject: FW: Land Exchange

Follow Up Flag: Follow up
Flag Status: Flagged

Have a great day!

Karen

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

COLORADO SPRINGS
OLYMPIC CITY USA

From: rhonda kenny [mailto:rlkenny@gmail.com]
Sent: Thursday, April 07, 2016 11:06 AM
To: Palus, Karen
Subject: Land Exchange

Good morning Ms. Palus,

I jam writing to you in favor of the land exchange between the city and the Broadmoor hotel . This is a very good thing . I live in 80806 and grew up here . Would love to see someone take care of strawberry fields . Thank you Rhonda Hansen

Mehew, Christi

From: Joel Gazibara <joel@gazibara.com>
Sent: Sunday, April 10, 2016 7:44 PM
To: Council Members; Suthers, John
Cc: news@csindy.com; KKTV; foxnews@fox21news.com; KOAA; KRDO News; friendsofcheyennecanon@gmail.com; savecheyennemountain@gmail.com; jpaul@denverpost.com; miguel.bustillo@wsj.com; jim.carlton@wsj.com; news-tips@nytimes.com; scoop@huffingtonpost.com; lryckman@denverpost.com; Mehew, Christi; Vince.Bzdek@gazette.com
Subject: Proposed Broadmoor Land Exchange
Attachments: Joel Gazibara.vcf

Follow Up Flag: Follow up
Flag Status: Flagged

To Colorado Springs City Council & Mayor Suthers,

I remain opposed to the Proposed Land Exchange for the following reasons:

1. Broadmoor and the Parks Department are proposing that this Exchange is a two for one benefit to the City of Colorado Springs in total land acquisition. On paper, it's 2-acres gained for each acre lost, but the utility of each parcel is not remotely equal. Have any of you ever attempted to access or walk upon the 208 acre Muscoco parcel? It is land the Broadmoor clearly does not want because there is no practical use for it. Nor does the Broadmoor want the maintenance and liability of the Incline land. They certainly have no use for the Bear Creek parcel if they are unable to develop the land as they had hoped or intended. Strawberry Hill, on the other hand, is prime real estate, and the Broadmoor astutely recognizes this. I hope each of you will visit all of the land parcels included in this Proposal prior to making any decisions so you can appreciate the utility value of each piece.
2. Broadmoor and the Parks Department are proposing that this Exchange is nearly a two for one benefit to the City of Colorado Springs in appraised valuation of the parcels. The appraisals were poorly executed. In the spirit of transparency and impartiality, the process of obtaining these appraisals should be reversed. The property the City might acquire should be appraised by the City; the property the Broadmoor might acquire should be appraised by the Broadmoor. Better yet, there should be two appraisals for each parcel; one by each party. If you were divorcing your spouse, would you solely trust your spouse's appraisal of the property that is being valued as part of the marital assets? Furthermore, the parcels were not valued based upon their intended use. Based on the $1.4M valuation of the Bear Creek parcel, it appears the land was appraised under its current residential zoning (at $162,602/acre); however, under this Proposal it would become park land. Therefore it should have been appraised as 8.61 acres of park land. Likewise, the Strawberry Hill land appears to have been valued solely as park land (at $8,365/acre); however, ~8.5 acres of that land will be developed as a for-profit commercial operation and should have been appraised on that basis. Using math comparable to these appraisals but adjusted for the parcels' intended uses would make the Bear Creek parcel valued at $72,023 and the Strawberry Hill parcel valued at $2,918,262. It's unfortunate the Broadmoor paid $1M for the Bear Creek property; that was a poor business decision. Let's not make another poor business decision by believing this parcel is now valued at $1.4M.
3. It has frequently been suggested that the Parks Department is ill-equipped to maintain the 189-acre Strawberry Hill parcel, and that the Broadmoor would be a better steward of the land. Why then would the Parks Department and the City of Colorado Springs want to double their land holdings? What makes the City any more capable of maintaining the 371 acres they might acquire in this proposal than of the 189 acres they already have? And does the Broadmoor truly intend to commit the resources needed to address erosion and fire mitigation on all 189 acres? Last year $100,000 was spent mitigating just 35 acres of Strawberry Hill. At $2,857/acre, it would cost another $440,000 to mitigate the remaining 154 acres. That doesn't include erosion control, trash removal, moth extermination, etc. Furthermore, I see no evidence of the Broadmoor performing fire mitigation on any of the 1,773 acres of forested land they already own.
4. The Chamberlain Trail master plan is an excellent vision for the future of the City's trail system. Unfortunately, it is quite literally full of holes. Much of the proposed route goes through privately owned land whose owners have expressed no interest in providing connectivity. Adding a couple miles of connectivity through Broadmoor property does relatively little to achieve the City's goal of a contiguous connection of trails through our southwesterly parks. This is not to suggest the

City abandon this noble goal. But the Broadmoor's offer of easements can likely be achieved through other means, and it is only a small piece of the connectivity puzzle.

5. The City is putting the cart before the horse (pun intended). Every aspect of the Broadmoor's intended use for Strawberry Hill should be committed-to in writing before the City agrees to hand over the reins. The Broadmoor has made many promises regarding their development plans, including no fencing, creation of trail systems, fire mitigation, erosion & weed control, a "boutique" horse stables and modest picnic pavilion. To date, all such plans are conceptual. How can the City make an informed decision about this transaction without a written development plan? Or an environmental assessment that addresses the impact on the land (wildlife habitat, drainage, noise & light pollution)? The Regional Building Department doesn't approve developments based on promises. Why would the City?
6. This proposed agreement is incredibly short-sighted. It speaks to what may happen over the next couple years, but it says nothing about what *could* happen over the next 10-20 years. Even if the Broadmoor honors its verbal agreements regarding the scale of development of Strawberry Hill, what happens if Jack Damioli changes career paths, or Philip Anschutz dies, or the hotel is sold entirely? What if the proposed development doesn't generate the anticipated revenue and the Broadmoor decides it needs a restaurant, wedding pavilion and campground (all permitted uses of PK zoning). While it's unlikely any of you will be in office in 10-20 years (I'm referencing term limits, not disgruntled voters), I sincerely hope you care enough about our city's future to reflect upon the legacy you are leaving if you choose to privatize this public property.

Joel Gazibara

Mehew, Christi

From: Palus, Karen
Sent: Sunday, April 10, 2016 11:51 AM
To: Mehew, Christi
Subject: Fwd: Land exchange

Follow Up Flag: Follow up
Flag Status: Flagged

Here's another to add to the list. Can you check on the survey to be sure it is operating properly! K

Sent from my iPhone

Begin forwarded message:

> **From:** <viciacobbo@aol.com>
> **Date:** April 9, 2016 at 5:57:17 PM MDT
> **To:** <kpalus@springsgov.com>
> **Subject: Fwd: Land exchange**
>
> Subject: Land exchange
>
> Sent from AOL Mobile Mail
> Karen I could not find the survey for the land exchange. But I wanted you to know I am in favor of the land exchange.
> Thanks Vito

Mehew, Christi

From: Palus, Karen
Sent: Sunday, April 10, 2016 11:48 AM
To: Mehew, Christi
Subject: Fwd:

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

> **From:** <RMILLER@broadmoor.com>
> **Date:** April 9, 2016 at 3:44:37 PM MDT
> **To:** <kpalus@springsgov.com>
>
> Hello Karen. I support the land swap between the City and The Broadmoor, I believe it benefits both our citizens and enhances those visiting our city.
>
> Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

Mehew, Christi

From: Palus, Karen
Sent: Saturday, April 09, 2016 10:37 PM
To: charlescastle07@comcast.net; Gary Feffer; hscarangella@comcast.net; J Hilaire; 'Jason Rupinski'; Lafitte, Julie; Mina Liebert - El Paso County Public Health (MinaLiebert@elpasoco.com); robertlally@msn.com; Ron Ilgen; Scot Hume; 'vhpalex@comcast.net'
Cc: Mehew, Christi
Subject: FW: Statement regarding Friends of Cheyenne Cañon and Park Ambassador program
Attachments: Falcone Statement Regarding Park Ambassador.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon! I wanted to follow up on my discussions with the Friends of Cheyenne Canon. Bob Falcone and I had a chance to chat by phone while he was on vacation during spring break and staff and I met with Chris Beyer recently in our offices. They both have been great to work with and after understanding everyone's thoughts regarding the Park Ambassadors program this is what we have all agreed to:

1. North Cheyenne Canon Park Ambassadors is a City function (Similar to the Garden of the Gods Volunteers)
2. Park staff will continue to do the scheduling of the volunteers and will work with the Friends and the city volunteer coordinator to gain additional volunteers to meet the needs of the Canon.
3. The Friends of Cheyenne Canon will assist with volunteer training as they have done in past years regarding nature hikes, safety etc.
4. The Friends of Cheyenne Canon will continue to provide the polo shirts for the volunteers. These are terrific if you haven't seen them.
5. The Friends of Cheyenne Canon will still coordinate their park cleanups with staff and report those volunteers and hours so that we can continue to share their incredible work!
6. The Tram funds from Seven Falls will go to the City and be placed in our North Cheyenne Canon Gift Trust account. These funds will be used for enhancements to the Park Ambassador program and potential funding of seasonal staff to partner with volunteers throughout the entire park and including the strawberry hill parcel - whether it remains publicly owned or privately. The Broadmoor has agreed to this decision and it has been added to the draft resolution that will be under review.

Both Chris and Bob agree that their organization's mission does not change regardless of the land exchange. They will continue to do the good work for the Canon as they have done over the many years. They also agree that there is no need for an additional friends group for the Canon. One group is plenty to continue on their great success! The Friends have a long list of projects they plan to be working on like silver cascade trail and restrooms for Helen Hunt Falls(This one we will need to partner on).

I truly appreciate their leadership and support their comments!

Have a great day!

Karen

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

COLORADO SPRINGS
OLYMPIC CITY USA

From: Bob Falcone [mailto:bob@cheyennecanon.org]
Sent: Tuesday, March 15, 2016 4:14 PM
To: Mehew, Christi
Cc: Palus, Karen; President@cheyennecanon.org
Subject: Statement regarding Friends of Cheyenne Cañon and Park Ambassador program

Please distribute to PAB members.

Thank you.

--

Bob Falcone, Past President & Adviser to the Board
Friends of Cheyenne Cañon
Visit us:
www.cheyennecanon.org
Facebook: Friends of Cheyenne Canon
Twitter: @TFOCC

Mehew, Christi

From: Palus, Karen
Sent: Saturday, April 09, 2016 9:11 PM
To: Mehew, Christi
Subject: FW: Proposed Land Exchange

Follow Up Flag: Follow up
Flag Status: Flagged

Have a great day!

Karen

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

COLORADO SPRINGS
OLYMPIC CITY USA

From: Bosier Parsons [mailto:wbosierparsons@yahoo.com]
Sent: Tuesday, March 08, 2016 7:38 AM
To: Mehew, Christi; Palus, Karen; Abbott, Scott
Subject: Re: Proposed Land Exchange

Hi Christi, Karen, and Scott,

I just wanted to take a moment to say thank you for inviting us to participate in the proposed land exchange pre-announcement meeting. It was gratifying to hear that we were thought of as an interest group that is important to these considerations and to the consistent dissemination of information. Brian Shelton was in attendance of the earlier February meeting, and was able to communicate the essence of the proposed land exchange effectively to us, but it was also nice to follow this up by personally attending the public meeting on the 24th and seeing and hearing the broader community's interest and concerns. I commend you and the others involved in the organization and work involved in these matters.

More generally, I also want to thank you for your help and support in our founding of the Pikes Peak Climbers Alliance. It has been a very interesting and exciting couple of years and I believe we have successfully established ourselves as a voice for our community and a reputable liaison between the climbing community and the City of Colorado Springs, Bureau of Land Management, and the National Forest Service, among the many other partnerships we have formed and solidified.

We look forward to continuing to give back and to help cultivate a mutual respect and responsibility for this amazing place.

Sincerely,

Bosier Parsons
President
Pikes Peak Climbers Alliance
719-494-4968 cell

From: "Mehew, Christi" <cmehew@springsgov.com>
To: "Mehew, Christi" <cmehew@springsgov.com>
Sent: Monday, March 7, 2016 10:51 AM
Subject: Proposed Land Exchange

Thank you for attending the Proposed Land Exchange public meeting on Wednesday, February 24th at Gold Camp Elementary School. Please find attached a community calendar that lists past and upcoming meetings along with the website for all current information regarding the proposed land exchange. We appreciate your attendance, thoughtful dialogue and support and interest in our Parks.
Thank you!

Have a great day!

Karen

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Mehew, Christi

From: Jeff Trujillo <trujillox7@gmail.com>
Sent: Saturday, April 09, 2016 8:25 AM
To: Suthers, John
Cc: Council Members; news@csindy.com; KKTV; foxnews@fox21news.com; KOAA; KRDO News; friendsofcheyennecanon@gmail.com; cory@medwheel.org; savecheyennemountain@gmail.com; gmoore@denverpost.com; abbey.crain@wsj.com; news-tips@nytimes.com; scoop@huffingtonpost.com; Palus, Karen; Mehew, Christi
Subject: broadmoor land swap

Follow Up Flag: Follow up
Flag Status: Flagged

Mr Mayor,

I am writing this today because I am 100% opposed to the Broadmoor land swap deal. The lack of transparency and some of the back door dealing are appalling. How can a park/open space(Strawberry Fields) that the citizens of Colorado Springs voted, to be apart of our park system be traded away? How could the Parks Advisory Board even put this on the block and why? The Broadmoor tried to build a horse stable in Bear Creek Park and the residents around bear creek were opposed to the deal and threatened a lengthy court battle. So the Broadmoor set it sights on Strawberry fields. With some backdoor dealings between The Broadmoor, Park Advisory Board and city officials this sham deal was hatched This city needs protect what makes this place so special and unique. There is only one Strawberry Fields, we can't just go buy or trade for another beautiful open meadow that is open and free for the public to use. What we get in exchange for Strawberry fielda is land that the Broadmoor couldn't build a horse stable,(in bear creek park right next to houses) a top of a mountain top THAT IS USELESS, some easements to build a trial through peoples back yards, and some parts of the incline and barr trail THAT ARE IN MANITOU. If we are comparing apples to apples this deal isn't even close! One of Colorado Springs best assets is our park and open space, one of the few advantages Colorado Springs has over Denver and other municipalities is that we are so close the the mountains. The gateway to the rocky mountains.

So the Broadmoor builds a horse stable in Cheyenne Canyon, not only will the public not be able to ride the horses(unless we stay at the broadmoor for $200 per night) now when we hike, bike, or walk our dogs in Cheyenne Canyon we can expect to encounter horseback ridders? What is the impact to Cheyenne Canyon, Cheyenne Creek? Isn't there new development happening right now along Cheyenne creek with restaurants, and shops? I guess they can expect a bunch of horse poop and pee floating down Cheyenne Creek! Not to mention the smell associated with such a facility, blowing up Cheyenne Canyon and surrounding neighborhood. The Broadmoor already a horse stable at Emerald Valley ones just not enough?

Please help protect out open space and park system, its one of the few things we (as a city) can be proud about. If this deal goes through whats next? What other parks and open space are for sale or will be traded away? The Garden of the god or Pikes Peak brought to you by the Broadmoor? Going forward how can the citizens of Colorado Springs trust the city government or Park Board? Mr. Mayor how can you not demand the Parks Department release the appraisal assumptions? This is a bad Deal, its a loose-loose for the city in my book. If you continue to support this land grab I will no longer support or trust this city government or the Parks board. It would be clear to me that the city is not looking for the community best interest and its not being open and honest with the people of Colorado Springs.

From a concerned citizen of Colorado Springs,
Jeff Trujillo

Mehew, Christi

From: Lara Rowell <springrowells@gmail.com>
Sent: Thursday, April 07, 2016 8:59 PM
To: Mehew, Christi
Cc: Lieber, Christian; Palus, Karen; Dana Duggan; Kathy Meinig; RACHEL ROCKS; Kent Obee; Richard Skorman
Subject: Re: Open Spaces

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for getting the list of parks to me as requested Christi! No surprise to you I have a few more questions and requests.

There was a reference at the TOPS working committee meeting yesterday by Jacki Hilaire, after she inferred citizens were spreading around misinformation, that the City has done a cultural survey study of the area of Cheyenne Canon, Strawberry Hill.

Jacki referenced the study was completed by Matt Mayberry, who I understand is on City of Colorado Springs staff and runs the Pioneer museum.

Jacki also said that this cultural study information was listed in the, every changing, FAQ section of the landswap proposal, please send me the link as I am having a difficult time locating it. This is all I found with regard to a cultural survey.
"Q:How will the land exchange effect the National Historical Registry designation? Would a full cultural survey study be required prior to completion of the land exchange?
"A: The historic designation will not change for North Cheyenne Cañon Park and the South Cañon area. A Section 106 review is triggered by federal funding or federal agency involvement in a specific project. This condition does not apply to this land exchange proposal. Past, current or future federal funding for other City projects have no impact in relation to this land exchange proposal. City staff completed a State of Colorado file search and no archaeological surveys or sites are recorded for the Strawberry Hill parcel. Finally, the Conservation Easement process will include a cultural survey on the Strawberry Hill parcel as part of the base line inventory."

After reading this will you clarify, Does this statement mean that a cultural study hasn't been done yet because the file search didn't have any recorded archeological surveys? Or does it mean that the cultural survey hasn't been completed yet but it's still important and will be completed only after Cheyenne Canon no longer belongs to the public (which is when the **potential** conservation easement will be done)?

As has been revealed by *Colorado Springs Independent* the appraisals for the lands in question are under lock and key, so please advise me 1)if I can see and 2)how I can see the cultural study document mentioned at the TOPS meeting, along with Matt Mayberry's credentials as the sole surveyor.

http://m.csindy.com/coloradosprings/city-refuses-to-release-appraisals-in-broadmoor-land-exchange-opponents-start-to-mobilize/Content?oid=3715203#CommentsMobile

Thank you again for your prompt responses to my questions and requests, also please correct any misinformation I may have,
Lara Rowell

On Mon, Apr 4, 2016 at 4:29 PM, Mehew, Christi <cmehew@springsgov.com> wrote:

Hello Lara,

Per your voicemail, below I have listed the Open Spaces that the City owns. In regards to master plans, there is no list or queue that we have for master plans to be updated. As a general rule, master plans are updated every 10 years, however, some have not been updated in that timeframe. Have a good week!

Bear Creek Cañon Park
Garden of the Gods Park
Jimmy Camp Creek Park
North Cheyenne Cañon Park
Palmer Park
Ute Valley Park

Austin Bluffs Open Space
Blair Bridge Open Space
Blodgett Peak Open Space

Bluestem Prairie Open Space

Broadview Open Space
Cheyenne Meadows Open Space

Cheyenne Mtn State Park
Corral Bluffs Open Space
Douglas Creek Open Space
High Chaparral
Iron Mountain Open Space
Section 16 Open Space

Mesa Valley Open Space

North Gate Open Space
Oak Valley Ranch Open Space
Red Rock Canyon

Rockrimmon Open Space
Sinton Pond Open Space
Sondermann Park
South Face Open Space
Stratton Open Space
Sunset Mesa Open Space

Union Meadows Open Space
Ute Valley Park

White Acres Open Space
Woodmen Valley Open Space

Pike View Reservoir #1
Beacon Hill Open Space
Cheyenne Meadows Open Space

Creekside Open Space
Cresta Open Space
Fairfax Station Open Space

Garden Ranch Open Space
Harlan-Wolfe Park
High Plains Open Space
Iron Horse Open Space

Landslide Open Spaces
Mesa Open Space
Mountain Shadows Open Space
Neal Ranch Open Space
Oak Valley Ranch Open Space
Peregrine Open Space
Pring Ranch Open Space
Promontory Point Open Space
Silent Rain Open Space
Stetson Hills Open Space
Stratton Forest Open Space
University Park Entryway
Westend Open Space
Winfield Scott Park
Woodland Hills Open Space

Mesa Open Space

Christi Mehew

Administrative Technician

Parks, Recreation & Cultural Services

1401 Recreation Way

Colorado Springs, Colorado 80905

cmehew@springsgov.com

(719)385-6005

Mehew, Christi

From: Deitemeyer, David
Sent: Monday, April 11, 2016 8:23 AM
To: Mehew, Christi; Lieber, Christian
Subject: FW: Please Oppose land swap between City and Broadmoor on Cheyenne Mountain

FYI

From: lconlay@aol.com [mailto:lconlay@aol.com]
Sent: Sunday, April 10, 2016 8:14 PM
To: Suthers, John; Bennett, Merv; Gaebler, Jill; Knight, Don; Bagley, Larry; King, Keith; Collins, Helen; Pico, Andy; Murray, Bill; Strand, Tom; Deitemeyer, David; jimbensberg@comcast.net; brca80906@gmail.com; skormy@aol.com; susan@trailsandopenspaces.org; sallieclark@elpasoco.com
Subject: Please Oppose land swap between City and Broadmoor on Cheyenne Mountain

Dear Leaders
Please oppose the proposed land swap between the Broadmoor and the City of Colorado Springs to increase public access on Cheyenne Mountain. This idea may seem attractive to some at a superficial level. However, it poses many hazards for the mountain itself, for its residents, and for the wildlife who coexist there.

Safety concerns would seem to be paramount to the consideration of opening of this area to the public. Fire is obviously the most serious, and this danger is not hypothetical. We have discovered abandoned campfires on Cheyenne Mountain from trespassers on our private property. This risk is simply a "numbers game": the greater the access, the greater the risk of fire. As a physician who has spent much of her career in a trauma and burn center, I can attest to the amazingly incautious actions by the general public involving fire, and causing injury to adults and children each year. Please do not expose Cheyenne Mountain and its occupants to this considerable risk.

A second safety risk involves wildlife. Our area is rife with bears, mountain lions, etc. very near our homes, and our community expends significant time and resources educating and informing our residents on how to co-exist with them. The general public will not be so informed. Someone recently told me he is not worried about that, he just takes a gun into the wilderness. This wilderness is, of course, uphill from our homes.

A third risk involves land movement. As you know, there have been significant and ongoing efforts with the Broadmoor to mitigate these changes on our properties. How will developing the mountain above our property affect land movement and drainage downhill? Has the City performed geological studies to ensure that developing the mountain will not endanger our homes?

Many of us live in the Broadmoor Resort because of its safety and security. We are generally safe living and hiking alone on our property, and our homes are safe from prying eyes when we travel. This land swap would change all that. Individuals have already shown wanton disregard by trespassing, taking down signs, and even forming paths around fencing which we have built. Will the city build a bigger fence and patrol the new trail? How will we be protected from these new threats?

Please carefully consider and protect Cheyenne Mountain, one of our city's most precious resources. We only have one chance to keep this treasure safe and pristine.

Thank you for considering these comments.

Cordially yours,

Lydia A. Conlay, MD, MBA
1092 Manor Gate Pointe

April 5, 2016

Karen Palus
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
P.O. Box 1575 Mail Code 1200
Colorado Springs, Colorado 80901

Ms Palus:

I am long term resident of Colorado Springs, and have attended all of the evening meetings held about the Land Swap with The Broadmoor. While I live in the southwest part of town, I don't consider the Canon or Bear Creek to be my in my neighborhood. I was uncommitted about the swap when I first read about it, but after each meeting, I become more and more opposed to it. I agree with the statements of Richard Skorman and others in opposition at the meeting held last Wednesday night.

- If this were any other development- and certainly the meadow called Strawberry Fields will be at least minimally developed, the city would not go forward and allow the development to take place without seeing the full plans – the site plan, including access, and a full traffic study. At meeting after meeting it has been said that part of the meadow will be used. At the last meeting it was stated that the building envelope will be "7-9 acres". Which will it be- 7 or 9? How big is the meadow itself, so that the community knows how much of the meadow will be off-limits? Details like this are important and should be announced before the Land Swap goes before council.
- Residents have been assured that deed restrictions will make this the "most restricted property in Colorado Springs" according to you. Yet my understanding is that there is a current deed restriction on the use and sale of alcohol on the property in perpetuity. If that restriction can be removed during this process, how can citizens feel good about any new deed restrictions?
- I have reviewed many appraisals in my career, and find it interesting that none of the details, or assumptions, that were part of the appraisals were shared with the audience. From the presentation, it appears that the appraisals of all the pieces weren't done by the same appraiser, or even ordered by the same party. The city paid for some and The Broadmoor paid for others. If the assumptions each appraiser made, regarding the zoning, highest and best use, and so forth, even the when they were issued, weren't consistent, then the appraisals aren't comparable and neither are the cost comparisons. I understand that others have been told that information is confidential and will not be released. Why not? At the very least the assumptions should be available since this is such a controversial issue.
- I agree that the swap terms have improved some over the last two months. Yet I am very disappointed that according to statements made by staffers this swap has been in the works more than a year now. But until the community became involved no public access had been requested for the 189 acre parcel, nor had the conservation easement been required from the beginning.

I have completed the city's survey, and filled out the comment cards at meetings. Yet to date I haven't received any personal answers to the questions I have asked, including some of those above. That is why I am writing today. I look forward to hearing from you.

Sincerely,

Sharon Lewis
301 Old Broadmoor Road
Colorado Springs, Colorado 80906
471-0167

Cc: City Council Members

Mehew, Christi

From: Lieber, Christian
Sent: Wednesday, April 06, 2016 12:00 PM
To: Mehew, Christi
Subject: FW: unnecessary Broadmoor shuttles in Cheyenne Canyon

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

COLORADO SPRINGS
OLYMPIC CITY USA

From: MAX WILLIAMS [mailto:cmaxwilliams@msn.com]
Sent: Wednesday, April 06, 2016 8:49 AM
To: jdamioli@broadmoor.com; Krager, Kathleen
Cc: savecheyennemountain@gmail.com; friendsofcheyennecanon@gmail.com; Council Members; Suthers, John; Palus, Karen; Lieber, Christian; Schroeder, Kurt; skormy@aol.com
Subject: unnecessary Broadmoor shuttles in Cheyenne Canyon

Dear Kathleen Krager and Jack Damioli,
I have seen on Mesa Ave during weekday afternoons, unnecessary Broadmoor shuttles every five minutes going to Seven Falls or returning to the Broadmoor. Many times there is only one guest in the shuttle. I am sure the weekends and the summer will only increase the amount of unnecessary shuttles.
Not only are there too many unnecessary shuttles; but there are a lot of exhaust fumes coming from those shuttles. I am sure the maintenance vehicles for Seven Falls and the restaurant are using the same route as the shuttles.
If the Broadmoor obtains Strawberry Fields, the shuttles and maintenance vehicles will increase.
Kathleen, you said you were planning to observe the amount of shuttles during the peak season. I cannot stress how important it is to observe the amount of unnecessary shuttles now and not wait until the peak season.
Another area of concern is Marland South. There are a lot of Broadmoor shuttles and maintenance vehicles going up and down that road.
Please limit the unnecessary Broadmoor shuttles and maintenance vehicles.
Fran Williams

Mehew, Christi

From: Krisko, Jody
Sent: Friday, April 08, 2016 9:24 AM
To: Lieber, Christian; Palus, Karen; Mehew, Christi; Deitemeyer, David
Subject: FW: Broadmoor Open Space Exchange

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

-----Original Message-----
From: M Jenifer Williams [mailto:pbkli@icloud.com]
Sent: Friday, April 08, 2016 2:52 AM
To: Krisko, Jody
Subject: Broadmoor Open Space Exchange

Please don't let this happen! Old Stage Riding Stables (formerly Broadmoor Riding Stables) is a third-generation small business that will struggle to survive if the Broadmoor succeeds in building a new riding complex. Furthermore, the swap will make the most scenic/desirable areas accessible only to those who can pay. Please keep the Springs' open space open even to those with low incomes.

Thank you!
Mary Williams, registered voter

Mehew, Christi

From: Palus, Karen
Sent: Thursday, April 07, 2016 7:02 PM
To: Mehew, Christi
Subject: FW: Comment re Broadmoor-City land swap

Follow Up Flag: Follow up
Flag Status: Flagged

Have a great day!

Karen

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

COLORADO SPRINGS
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From: Becky Hurley [mailto:beckyhurley6@gmail.com]
Sent: Thursday, April 07, 2016 11:12 AM
To: Palus, Karen
Subject: Comment re Broadmoor-City land swap

Karen:

I support the proposed plan and believe that the hotel will be a good steward of the property adjacent to Seven Falls.

--

Becky Hurley
708 Count Pourtales Dr
Colorado Springs, CO 80906
Writer/Marketing Communications
beckyhurley6@gmail.com
719-650-3272 C
719-471-6204 O
719-471-6220 F
Let's connect: http://www.linkedin.com/pub/becky-hurley/8/738/535

Contributing writer, CompanyWeek.com, Colorado Biz magazine*
Staff reporter, Colorado Springs Business Journal (2001 - 2010)
Contributing writer, Colorado Springs Style
Contributor, Pikes Peak Publishing

Mehew, Christi

From: Leslie Shelton <lcritcelt57@gmail.com>
Sent: Thursday, April 07, 2016 3:15 PM
To: Mehew, Christi
Subject: Broadmoor land grab

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Co Parks Board,
If you have any part in this terrible idea of letting the Broadmoor trade Strawberry fields, it should be taken off the table immediately! My grandparents took me there, I took my children, now I take my grandchildren. The land is priceless and was bought over 100 years ago by the citizens, for perpetuity! I think there is a law somewhere that better stop you!
Say no to the Broadmoor and be able to sleep in peace. Too darn bad that feather and tar, are illegal or your board would be wearing them,
I don't know how any of you can show your faces in public! That goes to you too Mr Mayor, Stop the swap!!!!!!

Leslie Shelton
819 Cresta Rd
colo spgs CO 80906
632-7264

Mehew, Christi

From: Palus, Karen
Sent: Thursday, April 07, 2016 2:38 PM
To: Mehew, Christi
Subject: FW:

Follow Up Flag: Follow up
Flag Status: Flagged

Have a great day!

Karen

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...It Starts In Parks

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

-----Original Message-----
From: RMILLER@broadmoor.com [mailto:RMILLER@broadmoor.com]
Sent: Thursday, April 07, 2016 2:37 PM
To: Palus, Karen
Subject:

Hello Karen. I'd like to voice my support of the land swap between the broadmoor and strawberry fields

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

Mehew, Christi

From: Lieber, Christian
Sent: Thursday, April 07, 2016 8:47 AM
To: Mehew, Christi; Palus, Karen
Subject: FW: Broadmoor Land Exchange

Follow Up Flag: Follow up
Flag Status: Flagged

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

COLORADO SPRINGS
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From: Rick Parker [mailto:rparker@techforless.com]
Sent: Wednesday, April 06, 2016 3:11 PM
To: Council Members
Cc: Lieber, Christian; wayneh@gazette.com
Subject: Broadmoor Land Exchange

Dear Members of City Council,

As a long time resident of Colorado Springs and a business owner I am disappointed to read that the city will not release the land appraisals that relate to the exchange between the City of Colorado Springs and the Broadmoor. I am resident in the 80906 zip code and a frequent user of most of the spaces that are in exchange. So I recognize the value in why the exchange could make sense; however, the lack of transparency is disturbing and makes me question why the city will not allow the release.

A few years ago our HOA donated land to TOPS that was adjacent to Cheyenne Mountain High School and my job as HOA president was to ensure full disclosure and transparency in the process. Every resident in our HOA was provided with all of the documentation relating to the transaction to ensure that any and all concerns would be addressed. Yet, the City of Colorado Springs has created a cloud of suspicion that could have been avoided by being up front and transparent.

To be clear, I do not have enough information to evaluate whether this is a good opportunity for the citizens of Colorado Springs but the lack of specifics relating to Strawberry Fields and the failure to release the

appraisals only causes more concern. I certainly believe that the Broadmoor has done and continues to do great things in our community. That said, they don't get a pass from abiding by the same rules that the rest of us get to follow.

As elected officials, the voters have entrusted you to look out for our interest and at this stage your current actions have only given me and others pause. Why would the City want to subject the budget to the additional legal expense post deal when it likely can be avoided by releasing the information in advance? There are few answers I can come up with and none get me to a reasonable explanation.

Do the right things and honor your commitment to the voters - make this process transparent.

Kind regards,

Rick

Rick Parker

President and CEO

Tech For Less Inc.
1610 Garden of the Gods Rd | Colorado Springs | Colorado 80907
United States
P 719.886.8007 | F 719.886.8002 | M 719.963.0504
rparker@techforless.com | www.techforless.com

Mehew, Christi

From: Lieber, Christian
Sent: Thursday, April 07, 2016 8:08 AM
To: Mehew, Christi
Cc: Palus, Karen
Subject: FW: From Donna Strom about the signage
Attachments: Get Info for Ltr to the Gazette.png; SF-3.png; Ltr to the Gazette copy.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Nano Hobbs [mailto:nanohobbs@gmail.com]
Sent: Wednesday, April 06, 2016 8:53 PM
To: Lieber, Christian
Subject: Fwd: From Donna Strom about the signage

Hi Chris,
Very interesting meeting today. Enclosed a note from Donna re: signage (or lack thereof) at Strawberry Fields (Hills).
To pass on to the committee.
Best,
nancy
---------- Forwarded message ----------
From: **Donna Strom** <doonya@centurylink.net>
Date: Wed, Apr 6, 2016 at 7:18 PM
Subject: From Donna Strom about the signage
To: nanohobbs@gmail.com

Hi Nancy,

Just want to let you know that I do have proof of a city sign which said Strawberry Hills along the new trail from Seven Falls to Evans Ave. Not a photo .... I was so upset that the name Strawberry Hills was being used instead of Strawberry Fields that I wrote a letter that same day to the Gazette and submitted it on-line for publication on the opinions page. It specifically mentions the sign and the words used. My letter, of course, never appeared in the Gazette AFAIK. I checked for about 3 days and then figured no way were they going to publish it. But the letter itself is on my computer and the date of creation is January 29, 2016. I have no proof that the post and sign were taken down very quickly thereafter. But it sure isn't there now, is it? Nor has it been for months. I want to say it was gone in less than a week after it appeared.

Here's the letter and following that the computer "get Info" for the file showing the creation date:

The modification indicated in Get Info refers to my changing the file format from .rtf to a PDF so I could send the document to you. My guess is that even though the Gazette didn't print the letter, it should have been retained in their archives. I didn't know at the time that Strawberry Hill is the term which was used in master planning. That said, it's been Strawberry Fields for as long as I've lived here and I spoke with a grown man (now) who claims that he and seven other (then) CMHS students gave it the name.

Please copy to your fellow TOPS Working Committee members if you wish. I have only your email address from Sue Clayton.

Have a great day!!!
Namaste,
Donna Strom

--

Nancy Hobbs
Executive Director, ATRA
Chairperson, USATF Mountain Ultra Trail Council
Box 9454
Colorado Springs, CO 80932
(719) 573-4133
www.trailrunner.com
nancyhobbs@trailrunner.com
@nanoontrails
@atratrailrunner

sign up for our news from ATRA:
http://visitor.r20.constantcontact.com/d.jsp?llr=5xzov8cab&p=oi&m=1102587586302&sit=s5jrzufeb&f=64a7c849-03a3-413e-a894-63178076f3b3

Tamalpa Headlands, CA; September 18-19 - USATF 24 Hours, North Coast, Ohio; October 15 - USATF Half Marathon Trail Championships - Bellingham, WA; October 30 - USATF 50 Mile Road Championships - Boalsburg, PA; November 6 - USATF Marathon Trail, Moab, UT.

To The Gazette, the City of Colorado Springs, the City Council of Colorado Springs and the City of Colorado Springs Parks Department,

Please do not refer to Strawberry Fields in print or vocally, as Strawberry Hills. It is not now, nor has it ever been, referred to by that name by those local. In fact, until the land swap issue became public, I have never heard it called Strawberry Hills. That said, when Parks renovated the trail along the lower edge of Strawberry Fields in conjunction with the reopening of Seven Falls, a sign post suddenly appeared pointing the way to "Strawberry Hills."

One suspects that the powerful connotation of the phrase Strawberry Fields .... Forever is something the proponents of the land swap with the Broadmoor would like to remove from the public consciousness. Hence their efforts to spend your tax dollars for inaccurate signage and their deliberate and repeated use of the newly-minted wrong-name. If someone were to call the fire department to report a fire in Strawberry Hills, it is entirely possible that precious seconds might be lost while the true location of the fire was identified.

It is, in topographical fact and in longstanding common usage ..... Strawberry Fields.

From:	Palus, Karen
To:	"John Spengler"
Cc:	Council Members; Mehew, Christi
Subject:	RE: Vehemently opposed to The Broadmoor Land Grab!
Date:	Wednesday, April 06, 2016 10:47:04 PM

Mr. Spangler, Thank you for your email. I will include it with our legislative record. I appreciate your thoughts and participation in our community process.

We have been utilizing each meeting to educate individuals on the proposal and listen to comments and suggestions from our citizens. The meeting on the 30th was promoted that we would provide an update on the improvements to the proposal, share the appraisal amounts and identify the building envelope area for the property that would be included in the conservation easement. The Broadmoor's plans that have been shared since the roll out involve an interest in a picnic facility and small stable operation. Both of these uses are allowable in our PK Zoning for this property.

The appraisals amounts were provided for each property as part of our normal process when acquiring land. They were completed by independent third party appraisers. Regarding the county property appraiser information and the difference you may want to reach out to them to explain their methodology. It's complicated work and I will leave that to the real estate professionals for their expertise.

Thank you again for taking the time to write and share your thoughts and concerns. All voices are important and I appreciate your interest and participation.

Have a great day!

Karen

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

COLORADO SPRINGS
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From: John Spengler [mailto:spengmeister@gmail.com]
Sent: Thursday, March 31, 2016 5:41 PM
To: Palus, Karen
Cc: Council Members; Mehew, Christi
Subject: Vehemently opposed to The Broadmoor Land Grab!

Karen,

Let me be clear, I am vehemently opposed to what you are referring to as "the Broadmoor land exchange". We refer to it as "the Broadmoor land grab". And I am appalled at your demeanor at these meetings. You appear defensive and patronizing at every turn. But what set me over the top last night was your apparent "acceptance" of the Broadmoor's presentation. We were told at the last meeting that the Broadmoor would finally divulge where and what the facilities on Strawberry Fields would look like. All they showed the public was a green line on a map. No structures, no plan, nothing! How is the Parks Department and City Council supposed to proceed with that level of vagueness...?

Regardless of whether one supports or rejects this proposal, transparency is essential. The Broadmoor has done nothing to further that cause. We must all see what they intend to do before any decisions are made.

I was also very disappointed in the appraisal values presented. These values are vastly different from those found in data in the El Paso County Records. How do you account for these significant discrepancies?

Simply put, this proposal is a very bad idea. Please reject it now, or, at the very least, significantly delay this process so proper scrutiny can take place and then reject it!

Sincerely,

John C. Spengler

Mehew, Christi

From: Palus, Karen
Sent: Wednesday, April 06, 2016 7:40 AM
To: Murray, Bill
Cc: Billie Stanton Anleu; Pam Zubeck; Council Members; Greene, Jeff H.; Mehew, Christi
Subject: Re: Concerns about the land swap with the Broadmoor

Councilmember Murray, Happy to share these answers in writing. Will get them to you by noon on Friday as you requested.

Have a great day! Karen

Sent from my iPhone

On Apr 5, 2016, at 8:06 AM, Murray, Bill <Bmurray@springsgov.com> wrote:

Ms Paulua

Since this is currently an open and transparent process, I would appreciate all answers to the questions in writing prior to your next presentation to the Council. This will allow all of us to view the information, prior to your presentation, in an objective and well thought out fashion. I would appreciate it before Friday noon so I can research the material prior to the Monday presentation.

Of additional interest, how much has the Broadmoor contributed to improvements to the Barr trail and the Incline since they have owned the property? It would give us a better perspective on how good a steward they would be in maintaining Strawberry Hills.

See you at the TOPS meeting tomorrow morning.

William 'Bill' Murray
<image001.png>
City of Colorado Springs, Councilmember At-Large
(O) 719-3855-485 (C) 719-426-0572 (Fax) 719-385-5495
<image002.png>

From: Palus, Karen
Sent: Monday, April 04, 2016 9:16 PM
To: Murray, Bill; Billie Stanton Anleu; Pam Zubeck
Cc: Council Members; Greene, Jeff H.; Mehew, Christi
Subject: RE: Concerns about the land swap with the Broadmoor

Council Member Murray, Thank you for your letter. I would like to meet with you to discuss your questions and concerns. Can you please send me some dates so we can work out some time on your calendar. Thanks a ton!

Have a great day!

Karen

Our Parks and Open Spaces offer a wide range of opportunities to get out and play. Physical Activity and Good Health...*It Starts In Parks*

Karen Palus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905
P: 719-385-6501
F: 719-385-6599
E: kpalus@springsgov.com

<image008.jpg>

From: Murray, Bill
Sent: Saturday, April 02, 2016 6:49 PM
To: Palus, Karen; Billie Stanton Anleu; Pam Zubeck
Cc: Council Members; Greene, Jeff H.
Subject: Concerns about the land swap with the Broadmoor

My current comments and concerns about the land swap. Community values should come first.

William 'Bill' Murray
<image009.png>
City of Colorado Springs, Councilmember At-Large
(O) 719-3855-485 (C) 719-426-0572 (Fax) 719-385-5495
<image010.png>

Ms. Paulus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905

April 1, 2016

"Community values and priorities formulate the framework of the plan." Park System Master Plan Sept 2014…….

Thank you for the opportunity to attend last night's Broadmoor/Strawberry Hills presentation and listened to both your presentation and the public's concerns in this matter. Being an at-large member of the City Council it is my responsibility to make a determination in the best interests of the entire city and not just a single district. Value is not only measured in dollars but also in functional utility. Functional utility can be defined as how much of our general population can use, will use and can benefit, from this trade. Attendant and future costs are also of concern.

For basics, I believe that the value of anything is what someone is willing to pay for it. The properties being offered have limited value, because we are not willing to pay for them. So, this transaction is presented as a trade. The trade is being characterized as a win-win because it gives us more property than we currently have, both in acreage and dollar value, it helps build out our trail system and the Broadmoor will be good stewards and let us use 'most' of what we have traded to them.

Let us start with the obvious. The property components of this trade do not have the same value nor functional utility. The easements do not connect, accessibility to the traded properties is problematic and the appraisals are suspect. In addition, you treat property adjacent to Bear Creek Park as if it will be a Colorado Springs Park asset. In fact, after this trade, this property will be deeded to the county. Therefore, it should not be counted in any determination of value for this trade.

We always work to provide a variety of recreational opportunities. Our acquisition of trail corridors is based on willing sellers or willing partners. If we didn't work to gather segments as they became available or work with owners and business throughout the city- wide trail system, we would never have a Pikes Peak Greenway, Chamberlain Trail and Ring the Peak (on the Governor's list for important trail connections in our region). Because we work with willing sellers, it can take many years to assemble a trail corridor. We believe it is important and prudent to consider opportunities when they arise. All of the properties are accessible and every one of them except the Bear Creek parcels is currently in use.

So how did you determine value? First we need to look at accessibility. How much of our population can actually drive and walk the properties? Second, community input. A simple democratic process that illustrates for and against. How many signatures have you received in support of this process? Third, what is the cost of operations and maintenance of additional property and infrastructure if the trade is completed? A strange argument, in that it has been the Parks stated position they are having difficulty maintaining our current inventory. This would suggest we should not expand it.

I did not determine the values; values were completed by an independent certified appraiser. This process followed the Real Estate Manual's procedures and the appraiser was the same individual that provided appraisals for the last two TOPS acquisitions, which raised no issues or suspicions during those approval processes.

All properties can be accessed by nearby parking areas and trails. You are correct; some properties have better access than others. Throughout our park system, we offer a wide variety of user experiences and accessibility. Indeed, some of our properties are more accessible than others. A good number of our TOPS open space acquisitions over the past several decades have provided easy, drive-up, hiker-friendly access. Prime examples within the southwest part of our community include the Stratton Open Space, Cheyenne Mountain State Park, and Red Rock Canyon.

My Department's role is to provide education and information regarding the proposal. We take ALL comments and utilize them to inform and improve upon the plan. We have followed our normal public participation process, as we do for all departments projects, master plans etc. It would not be appropriate to only provide a piece of the proposal and then advocate in that regard. All voices are important and we have been able to improve upon the proposal based on those thoughtful citizen comments in support or opposition.

The cost of maintaining the additional property is minimal due to the fact that we are already responsible for the Incline. We will continue the model of working with our friends groups to advance trail projects on all of the properties except the Bear Creek parcels. We would look to the County to provide for operations/management and possible conveyance at some time in the future for the Bear Creek parcels. You may remember that this is a model we used for the recent purchase of several parcels adjacent to Cheyenne Mountain State Park. Further, Old Stage Road continues to be a challenge due to citizen ability to easily dump any debris from their vehicles.

The Department is definitely still operating with limited funding from the severe reductions that occurred several years ago. We are continuing to improve our operational funding and one-time funding thanks to support from the past two Mayors, City Councils and this past year, the Utility Board. Our constituents have stated we can't do everything that needs to be done throughout the entire city due to our limited funding. We utilize our resources and leverage them as efficiently and effectively as possible. We have tremendous partners and friends groups that continue to assist and support these key recreational elements. Could we do better with more resources? Absolutely!

Worth noting is that nothing within this trade will affect our current access. While we would like to complete the trail system, there are no significant impediments that would restrict our development over time of these trails. Also, there are no significant issues that will affect our use of the Incline without this trade.

If you do not have easements you cannot build the trail. The two Chamberlain Trail easements will allow us to go back to the other owners and more effectively negotiate those easements. The adjacent property owners have been waiting to see what the others would do regarding easement conveyance. We see this frequently in trail acquisitions. These additions could be the catalyst toward completing the Cheyenne Mountain Heritage Trail.

Additionally, we are required to provide a northern trail alignment to reduce the traffic on the Barr Trail from the Incline per the Operations and Management IGA. Ownership would allow us to take a major step forward toward providing this key trail connection. Additionally, we would meet the neighborhood's request of protecting the Bear Creek property from development, which is currently approved for 17 homes. The neighborhood submitted a TOPS application requesting the City purchase this with our TOPS funds.

Finally, the trading of a communities' park for property and easements in another location is also of great concern. This concept of robbing Peter to pay Paul is not conducive to our elected requirement of finding the most beneficial solution to community issues. Trust is an important issue and there are concerns I have with your concept, its unveiling and its implementation.

In this proposal more property is being added to NCC, especially now with the public access available to the NCC South Canon parcel. The City has done trades in the past when it is beneficial to the Park System. Back in 1995 the City traded property in the Garden of the Gods, replaced the acreage in Sonderman Park and moved 30th Street to have a privately owned visitor center built. What an incredible partnership this has provided for our community and the Garden. Also, in 2000 the City traded property in this same area to gain the Hully Gully parcel to add Ice Climbing to our variety of recreational activities.

I completely agree trust is essential in all relationships and that is why we rolled this proposal out with all of our stakeholders in one room so everyone had the chance to hear the information directly from the Department so that all facts could be presented clearly and fairly to all involved. We had great feedback from the folks at the table. They gave us ideas for improvements, expressed concerns and we went right to work incorporating those suggestions etc. into the proposal. We have since provided a variety of community engagement opportunities (as we always do). We have asked for all voices to be heard and have improved upon the proposal accordingly to those opposed and in favor.

To better inform my fellow Councilmembers and myself, please provide complete responses to the following questions.

1. Over 80% of the city's population cannot reach either area involved in the trade. What additional accommodations are you making at each location to improve access? I do not know where you received this information. I would need to better understand where and what your statistic is derived from. At Councilmember Keith Kings listening session one of the gentlemen shared that it was too hard to get to the new 208 parcel addition to North Cheyenne Canon. He asked the room if anyone had ever been up there and more than ¾ of the room raised their hand. We also received testimonials that evening from constituents who have hiking clubs where the median age in 70 and they expressed no concerns. Over 300,000 trips are made up the Incline each year. Strava data indicates that cyclists are regularly accessing the 208 parcel.
2. Do we have an IGA with Manitou on the development of the incline? Yes, we do and I provided you that information to you on February 23, 2016.. City Council approved this and the City of Colorado Springs became the custodian of the iconic trail and key piece of our mountain backdrop,
3. Where are you putting the new parking facilities that these developed areas will require? No new parking areas are required.
4. Who is paying for the road improvements into these areas? I am not aware of any road improvements needed to any of these properties.
5. How many additional resources will be required to manage both areas and the new trails? We can always utilize additional resources. But at our current management level with this proposed exchange we actually benefit due to the roadway adjacent to the addition to the 208 acres is a closed abandoned rail road bed. Unlike the current Old stage situation we are experiencing now with folks dumping things over the side of the road since it is open to vehicular traffic.
6. Where is the cost-benefit analysis on the Manitou Incline? This analysis will have a direct effect on the overall value of this property. (Manitou mayor said it was not cost effective) An economic

benefit analysis has not been conducted for the Incline. However, the following describes anecdotal information that has been collected to date: Although the Incline is not within the limits of Colorado Springs, there is a significant impact on Colorado Springs. During the weekend of August 8-10, 2013, the Incline Friends conducted an informal survey and asked incline users for their zip code in an attempt to better understand usage and demographics. We subsequently mapped all the zip codes to gain a better understanding of where Incline users were coming from. In that one weekend, that experienced low user ship because of the flooding, all but 7 States were represented and there were two International Countries represented. Over the course of this weekend we had tourists from 45 states spending money in our community and the Pikes Peak Region. There are approximately 5,000 residents in Manitou Springs. There are approximately 350,000 annual trips of the Incline each year. Based upon this information, it is reasonable to assume a large percentage of Incline users are from Colorado Springs.

7. Will the county reimburse us for the $1.7 mil when we give them the property to be included in the County's Bear Creek Park? We have discussed an opportunity to work out a maintenance and operations agreement just as we have done for the properties adjacent to Cheyenne Mountain state park.

8. The petition 'not to trade' has over 3,500 signatures. How many signatures have you received in support of this trade? It is not my department's role to gather signatures in support. We collect local citizen comments in regards to the entire proposal and facilitate improvements based on that feedback.

9. Are any other parks at risk from our inability to maintain them properly? The Department didn't express an inability, but resources make it challenging to maintain the property. Our funding and ability to meet the community's expectations is based on our annual budget and the support of City Council and our Mayor.

10. At no time have you demonstrated a need, want or even use of this offered property. Why then does it have value at this time? All of the parcels in this proposal have been under discussion over many years. Bear Creek is the newest due to the community's interest in the City securing it for them. Mount Muscoco was the most important trail to the Friends of North Cheyenne Canon that the Master Plan was opened and a minor amendment was completed to add this important trail to the plan. The Chamberlain Trail has been in our master plan for many years.

11. Most of the easements the city has acquired have been a one on one. There are still gaps in the trail system, even after the trade that will require one on one agreements. Why not eliminate the property trade and negotiate each one? A longer process but one that would not involve the park as a bartered object. Also, specifically how many gaps will still remain after the trade? If the exchange does not move forward, we will continue to pursue individual easements for our trail corridors. The Land Exchange provides an avenue to accomplish several things at one time.

12. Am I to understand that all enforcement will be done by Manitou? And, that all fines will be kept by Manitou? That has always been the arrangement since City Council approved the IGA. Our police department cannot ticket on the Incline because it is out of our jurisdiction. Only El Paso county and City of Manitou can ticket on the incline. Both legal and our police department has provided us with this response.

13. How much additional upkeep will each offered area require (manpower, fire mitigation, etc)? Do you have enough in your budget to cover all these increased expenses? Answered above.

14. If the grant money dries up, what will the costs be of maintaining the Incline and its surrounding areas? Grant monies are not used for operations and maintenance. Our Regional Park staff work closely with our Friends of the Incline on work days to keep up with the improvements that have been made. The biggest funding challenge with the incline is securing the necessary capital funds to make the repairs so that the Incline can be less susceptible to erosion.

15. Your appraisals require further clarification. The Bear Creek parcel was clearly appraised differently (by lot) and this process resulted in more questions than answers. Please realign the appraisals so they reflect the value to the City and not a developer. We are required to follow the Real Estate Manual adopted by City Council. This governs all of the Real Estate Divisions practices. We have followed all of the City's normal procedures when securing an independent appraiser. I believe the Legal staff has briefed you personally on the appraisal process.

16. The lack of specifics on exactly how this property will be utilized will grind this process to a halt. I am surprised by the lack of details forthcoming from the Broadmoor. They also have seemed to take the position that this is a done deal and here is how they will let us use our property. This will not resonate comfortably with anyone. Please provide specific details of the Broadmoor plan.

The proposal has stated clearly from the initial discussions they had requested an opportunity to create a small stable and picnic facility both of which are allowable under our PK Zoning. They identified that 7-9 acres would be used for this area. This building envelope has been depicted for this potential development. As you stated, some folks thought this is a done deal. That couldn't have been farther from the truth. That is why a detailed plan had not been developed. A development plan is normally done after the property is secured. I have asked them to provide more of a layout and they are working on that. It was evident from the comments stated at the meeting and the information posted on the Save Cheyenne page that several people envisioned a wall to wall building on the 8.5 acres such as a target store and that is not what a picnic facility and small stable would produce. We have several picnic facilities throughout our park system and I can assure none of them are the size of Walmart. The Parks Board will be the review and approval process for the Development plan for the site.

17. I've listed the top 10 issues that the Master Plan needed to address at the end of this letter. Please specify the issues this trade will address.

A trade of this magnitude requires a magnitude of assurances and answers. To trade away 126 years of park history requires a compelling and well 'thought' out case. Our mission as Council members is to 'protect and preserve' that which we were given. To trade, barter or sell is always the easy way out. To reach beneficially constructive solutions takes time and considerable effort. Remember that the Broadmoor is a neighbor but our responsibility is to our neighbors. Yes, that's plural. Please try and find another way to achieve our end states without having to draw communities into repetitious argument and debate.

When developing park projects we always have multiple voices and our role is to work with those voices for the best proposal and/or project. If we weren't able to have differing points of view and expectations we would never be able to complete a project or partnership.

"Community values and priorities formulate the framework of the plan."

Top 10 Issues for the Master Plan to Address

1. Insufficient and uncertain funding,

2. Park structures and facilities in poor condition,
3. Natural and historic resource conservation, restoration and management needs,
4. Gaps in the trail system,
5. Some parks are loved to death (over used),
6. Flood, fire and drought impacts,
7. Lack of public awareness about the contributions and benefits of parks, trails and open space,
8. High cost of water for park maintenance,
9. Safety concerns and the need for park rule enforcement, and
10. Priorities and values of community members need to be determined.

All of the items highlighted in red are key factors in this proposal. Thank you for the opportunity to answer your concerns and questions. I hope this information will be helpful to you and may assist you in dialogue with our citizens. I truly appreciate your interest and participation throughout this public process.

Have a great day! Karen

Respectfully yours

"original signed"
William 'Bill' Murray
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