

PROPOSED LAND EXCHANGE

BETWEEN

THE CITY OF COLORADO SPRINGS

AND

THE BRO^ADMOOR



13.04.2016



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PROPOSED LAND EXCHANGE OVERVIEW

THE CITY TO RECEIVE:

- The Incline property in Manitou – **156.4 Acres**
- Bear Creek Park Land – **8.5 Acres**
- North Cheyenne Cañon Land – **208 Acres**
- Total Easements for Future Trail Access/Development – **115.5 Acres**
 - ❖ These easements allow for the development of the Chamberlain Trail and Cheyenne Mountain Heritage Trail, etc.
- Free Public Access to Strawberry Hill property and trails in conservation easement – **180.5 Acres**

Total Public Benefit – 668 Acres

PROPOSED LAND EXCHANGE OVERVIEW

THE BROADMOOR TO RECEIVE:

- The Strawberry Hill property in North Cheyenne Cañon – **189 Acres**
(180.5 Acres to be placed in an irrevocable Conservation Easement)
- Manitou Property at Power Plant near Cog Railway – **0.55 Acres**

Total Broadmoor Benefit – 9 Acres

RECENT MODIFICATIONS TO THE PROPOSAL FROM COMMUNITY FEEDBACK

PROPOSED DEVELOPMENT

- No Visitor Parking on Site
- Guests of the picnic and riding facility will be shuttled from The Broadmoor
- Deed Restrictions require Park (PK) Zoning uses for the property
- Development Plan must follow normal public process with plan approval at Parks Board

RECENT MODIFICATIONS TO THE PROPOSAL FROM COMMUNITY FEEDBACK

PUBLIC ACCESS

- The property will not have perimeter fencing
- The Public will be allowed free access on the conservation easement property at Strawberry Hill and all developed trails on the parcel
 - ❖ All trails to be developed in partnership with the Parks Department
 - ❖ Non-motorized recreational use (Hiking, Mountain Biking and Equestrian)
 - ❖ Any future horseback riding will only be on the 189 acre parcel
(Not on the Chamberlain trail)
 - ❖ We would ask for the public to respect the property while using it

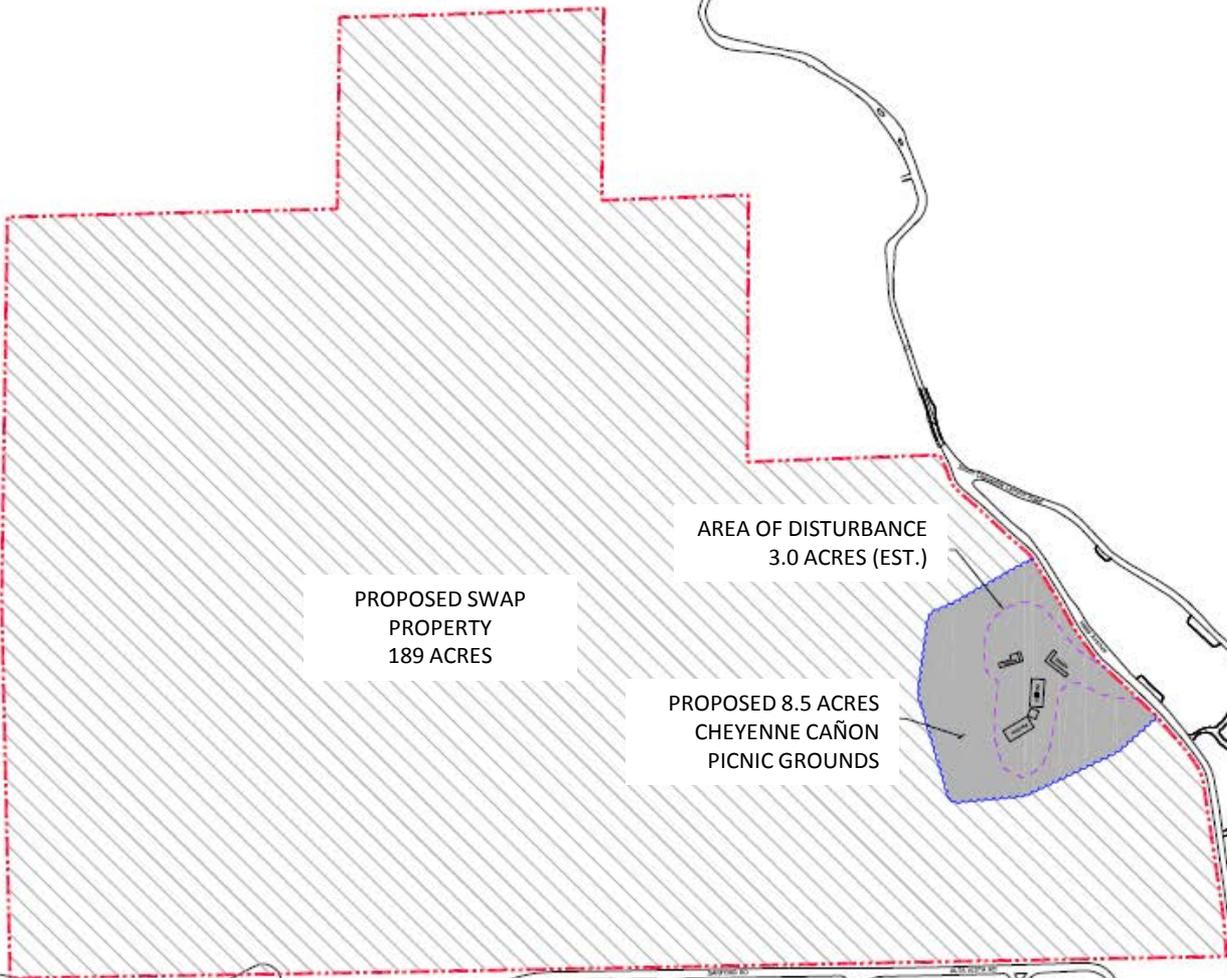
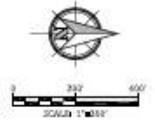
MODIFICATIONS TO THE PROPOSAL FROM COMMUNITY FEEDBACK

LAND STEWARDSHIP

- Commitment to fuels management (fire mitigation)
- Commitment to clean up the property
- Commitment to re-foresting the western edge of the property near Old Stage Road
- A stable and trail management plan will be implemented
- Replanting of meadow to occur using all native Colorado grasses, wildflowers, etc.

LAND CONSERVATION

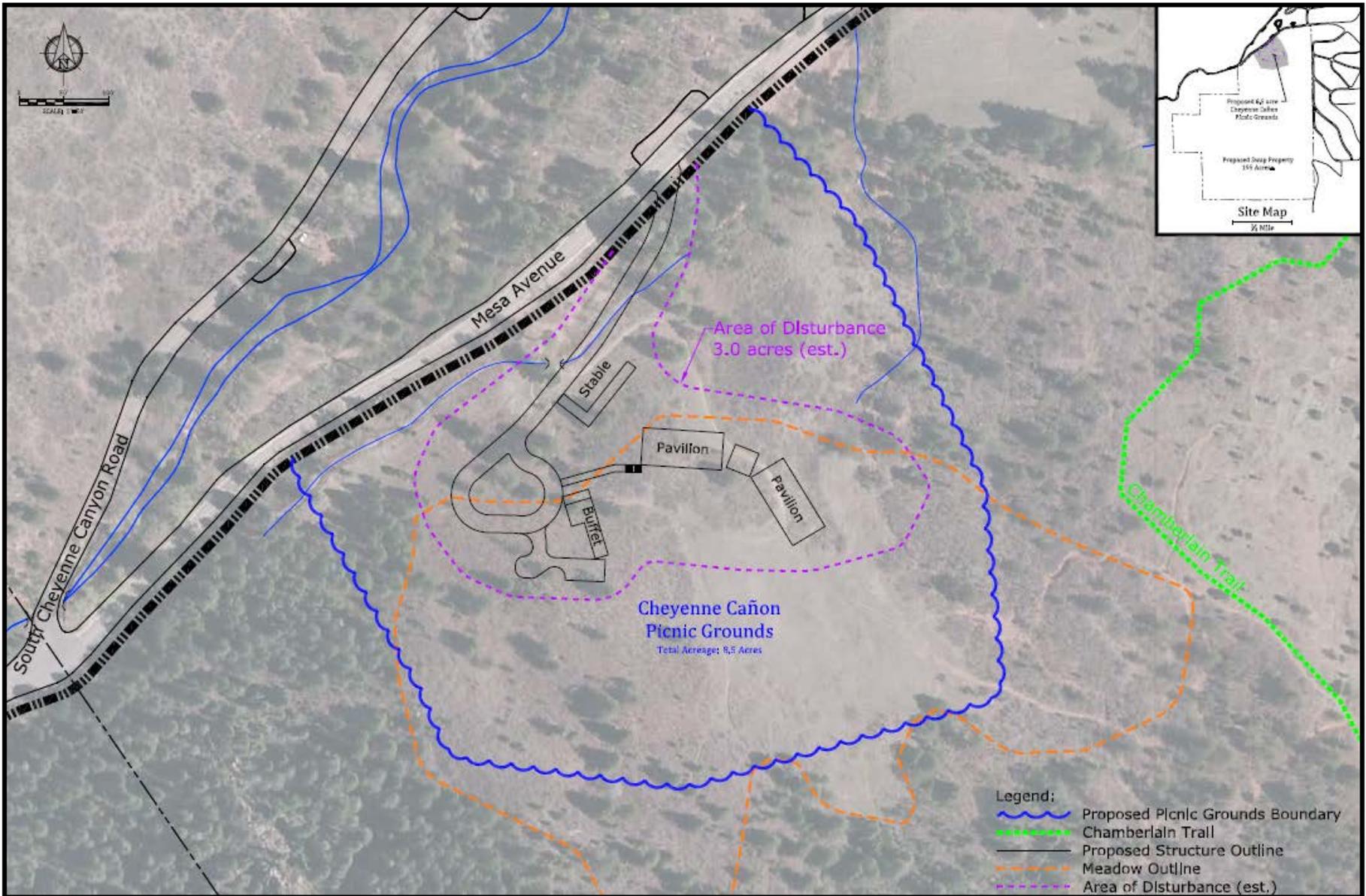
- Commitment for a conservation easement on the property
- Park zoning permitted for the developmental envelope to be excluded from conservation easement
 - ❖ Access from Mesa Avenue has been specifically defined
 - ❖ Building envelope to be 8.5 acres – less than 4.5% of the total property acreage



PROPOSED SWAP
PROPERTY
189 ACRES

AREA OF DISTURBANCE
3.0 ACRES (EST.)

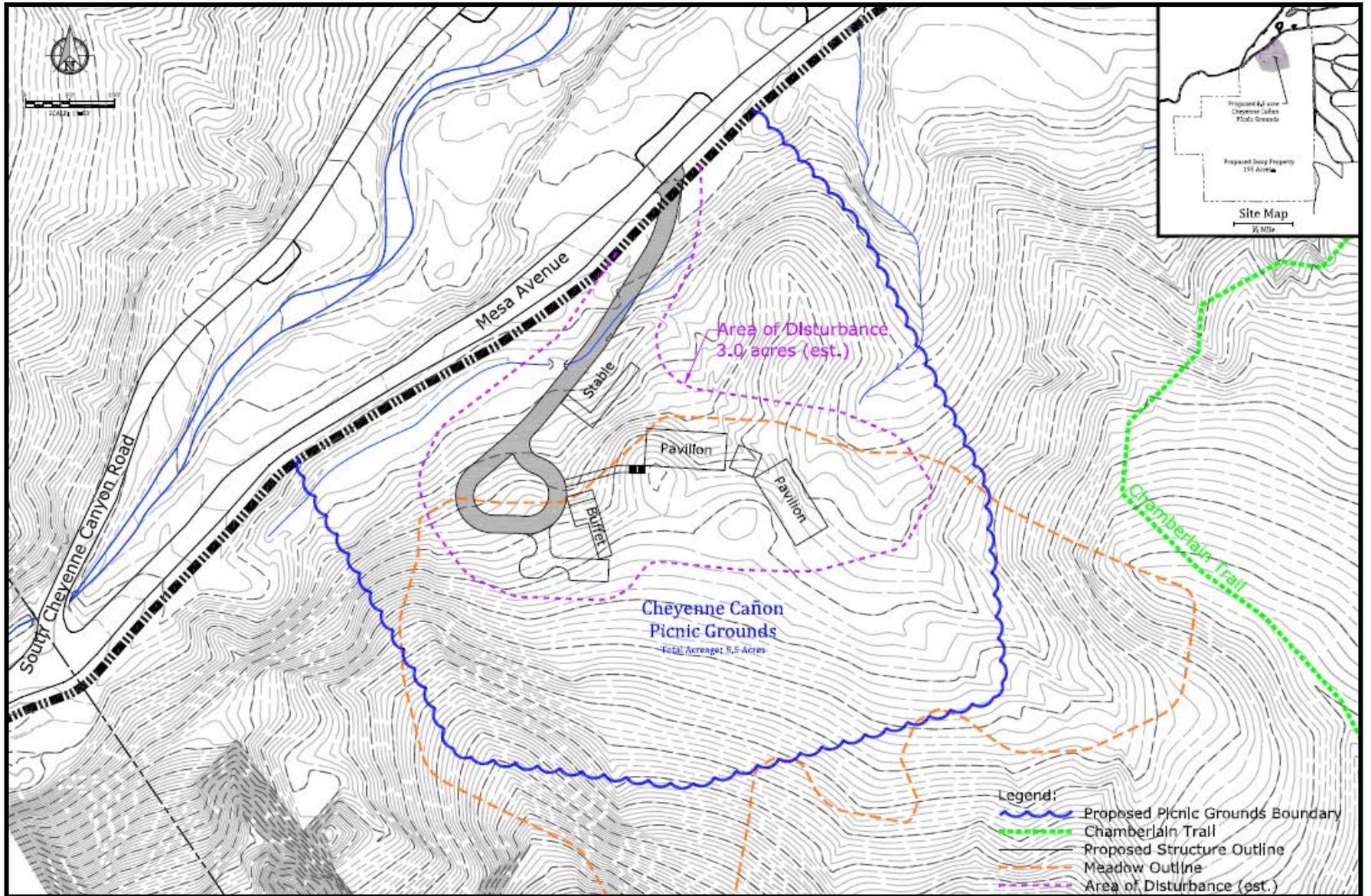
PROPOSED 8.5 ACRES
CHEYENNE CAÑON
PICNIC GROUNDS



**Cheyenne Cañon
Picnic Grounds**
Total Acreage: 9.5 Acres

Area of Disturbance
3.0 acres (est.)

- Legend:
- Proposed Picnic Grounds Boundary
 - Chamberlain Trail
 - Proposed Structure Outline
 - Meadow Outline
 - Area of Disturbance (est.)



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- Proposed Picnic Grounds Boundary
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 - Area of Disturbance (est.)



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