

## Preliminary Issues: Verbatim Comments from Interviews

### Aesthetics

Aesthetics—there's lots of room for improvement in the [31<sup>st</sup> Street] drainage channel. We'd like it the opposite of what it is now.

[The 31<sup>st</sup> Street drainage channel] is the entryway to Garden of the Gods and it's ugly.

When he was on City Council, Tim Leigh talked about painting the culverts to match Garden of the Gods. We thought it would cost too much. You might think about using sandstone-colored materials to match the Garden of the Gods.

Cover it [31<sup>st</sup> Street channel] so it would look better.

Beautification is important in this [Pleasant Valley] neighborhood. We don't want you to do anything that would reduce our property values.

Nobody likes looking at concrete.

Cover it [31<sup>st</sup> Street channel]—it would look better and you could make it a greenway.

Make it [31<sup>st</sup> Street channel] an amenity instead of an eyesore.

### Community Process

I hope you get a good balance of people in the public involvement process.

I like your public involvement process and appreciate this opportunity to provide our input.

We'd like ideas of what's feasible explained with pictures—the more pictures, the better. Show us what's been done elsewhere.

Don't promise anything you can't deliver.

At the first meeting, tell us what happened throughout the corridor with the last flood. Where did the majority of water come from? Did it come from all the way up in Palmer Reservoir? In other words, what needs to be fixed?

I want to be informed and involved.

I want the history, the background, lots of pictures and an explanation of what won't work and why.

Keep Native Americans involved in the process.

I'm worried that the voice of the Native American community will not be heard.

## **Construction**

Construction phasing will be important.

Construction impacts are a concern.

If you work on the Gateway Road bridge, you would need to maintain access throughout construction.

Coordinate this project with the improvements being made at Colorado Avenue and 31<sup>st</sup> Street.

The construction area and maintaining access to properties is important.

## **Cultural History / Resources**

One of the biggest things is keeping the cultural history alive and well.

It's really outstanding that the City is doing this—it's a very important area to American Indians.

We had no damage to historic structures [at Rock Ledge Ranch].

I'm worried about the destruction of American Indian burial sites in Garden of the Gods. We need a cultural advisor and an archeologist on site when the work is being done. Any destruction to the Earth destroys the spiritual.

Natural springs have popped up in the American Indian area of the Ranch and it's not usable now and springs have shown up in other areas, too.

When the first Garden of the Gods Master Plan was done in 1994, my suggestion was to get comments from indigenous peoples and I was very pleased when that was done. The plan did good things, like remove buildings from the Garden. The Apache, Navajo, Comanche, Sioux, Arapahoe, the Southern Ute, Mountain Ute and Northern Ute tribes were all in this area. They used to come to the natural springs here for healing.

Where is the "Blue Book" that the Park and Recreation Department compiled many years ago when they talked to all the tribal elders? We all need to look at that to learn from them what the native issues are in the Garden of the Gods.

There is a harmony here that should be protected. The harmony and energy that you feel here helps the connection between the Ranch and the Pleasant Valley neighborhood.

Put in interpretive signs or an exhibit in the Garden of the Gods Visitor Center that explains the power of water and human solutions to tame it.

We need a physical anthropologist, and I know they are available through the local universities. They can help identify the cultural sites. The sites are mentioned in the "Blue Book."

I don't know of any significant cultural resources in the Camp Creek area.

Are you going to try to save what's left with the least damage to cultural sites as possible?

Buckskin Charlie, one of the very famous tribal elders, was born on Rock Ledge Ranch.

We don't like where the American Indian area is at the Ranch. It's in a hollow and it should have been put up on a ridge. It's flooded now.

I recommend that the Indian site on the Ranch be moved to higher ground.

Friends of Garden of the Gods refers to the Garden as "special" to the American Indians, not sacred ground.

I'm worried about preservation of the historic resources in Rock Ledge Ranch.

We need to preserve historic appearance in Rock Ledge Ranch.

Preserve the living history at Rock Ledge Ranch.

No very old cultural resources are known to have been found on the Ranch.

The American Indian area at the Ranch is currently unusable due to a large spring that has developed and is flooding it.

At least some of the Native American group would like to relocate the Native American area to higher ground on the ranch.

Keep cultural history in mind in your design.

Preserve the historic appearance of Rock Ledge Ranch.

## **Design of Solutions**

### **General Design**

The reservoir on Kissing Camels property is never full and there's a pipe into it that comes from the Navigators. Could that pipe be used to divert water in case of a large storm? If you knew the storm was coming, I would think that system could be set up.

The City and County need to coordinate our engineering efforts.

I don't want any solution that might create a big burst of water. We need to make changes, but not changes that could do damage.

Avoid creating strong flows through channelization.

The City loves concrete. When you just have water going down a concrete chute, it just shoots water down instead of slowing it and letting it soak into the ground.

Divert or slow the water coming down to dissipate it. Maybe put in check dams. Using a concrete channel will increase the rate of flow.

If you don't like concrete, you can put rip-rap but it's more troublesome to maintain than cement. You could build a drop structure but that could be limited.

I don't want a big holding pond upstream that could break and damage Garden of the Gods, Rock Ledge Ranch or the Pleasant Valley neighborhood.

Try to save what's left. If left alone, the Creek will continue to erode the land.

There is the potential for a side channel or on-line detention upstream to reduce conveyance requirements and make green solutions more feasible.

We should stabilize the natural channel.

Do you have any idea of what you're going to do to fix the problems?

Coordinate with the Navigators.

## Design of the 31<sup>st</sup> Street Channel

The Pleasant Valley neighborhood will likely be interested the existing three reservoirs. I think those should be thoroughly investigated. It might be possible to use those to minimize the structure along 31<sup>st</sup> Street.

Put a bike / walking path on top [of the 31<sup>st</sup> Street channel].

I think it should look like a nice meandering stream with vegetation, a bike trail and benches. You would have to separate the cars from the path.

Improve the drainage ditch. Cover the whole thing—I don't like open ditches. Put grass on top or xeriscape it.

It's too steep to cover.

Are you familiar with the "Complete Streets" concept where you can accommodate parking, pedestrians, bicycles, cars and drainage all working together?

Can you build a raised structure over the Creek? That helps cover the Creek and provides a place for a path.

I want whatever is built [along 31<sup>st</sup> Street] to be walkable and accessible.

There's no consensus in the Pleasant Valley neighborhood about how to fix the problems.

Ideally, a solution through Pleasant Valley would take care of the water, look nice, and not get rid of parking.

Concrete is always going to crack. Since the fire, there's been lots of debris coming down, so it might be a problem to try to cover it [31<sup>st</sup> Street channel]. Debris-catchers like Glen Eyrie has might be helpful.

Where it goes underground at Bijou you would have to have huge culverts.

Increase the section and flatten the grade with drop structures. You may need to line the channel with riprap or other lining that can be planted.

Widen the cross section to allow traffic safe slopes and avoid use of a traffic barrier.

Potentially add trees at top of the slopes to screen it.

Terrace the channel cross section similar to Cherry Creek in downtown Denver.

Consider planting the channel with low maintenance grass like buffalo grass.

Bury the channel and put grass and trees on top with street lights.

[On the 31<sup>st</sup> Street channel] I pictured a tiered system with a meandering creek at the bottom. The next tier would be landscaped, and the top tier would have a path. It would be like the Cherry Creek structure along Speer in Denver.

## Design in Garden of the Gods / Rock Ledge Ranch

I'm a supporter of Garden of the Gods and Rock Ledge Ranch but I also support upstream detention in Garden of the Gods. There are three or four little ponds in the Garden, north of Gateway Road that might be used.

I would like to see you all use the existing reservoirs in Garden of the Gods, if possible. It makes sense because they're already there. Plus, tourists never go in those areas of the Park so they wouldn't see them. There's got to be a way to get the water to those reservoirs. Rock Ledge Ranch archives will likely have information on the location of the dam, reservoirs, and ponds.

Make sure the water doesn't move downstream. Move the water to those detention reservoirs.

Spread the water out at the north end of the Garden, like it is now after all the rain this past week.

Tourists don't really see that end of the Garden. Let the water spread out as a detention method.

Are catch basins in Garden of the Gods possible?

I'd like to see two bridges over Camp Creek completely re-designed so that there's a minimum of five feet to the Creek bed with the underside an arch, like the one by the Chapel [at Rock Ledge Ranch] that held up well through the flood. If the debris stacks up at the bridges, the water will spread everywhere.

I've planted memorial trees in an area at the southern end of the Ranch at 31<sup>st</sup> Street and it curves around to the Chapel and that area shouldn't be disturbed.

I don't want a big dike or any cement in the Ranch or the Garden of the Gods.

I don't want a bunch of bulldozers creating a big pond or holding area. That would be an eyesore and it could have a negative impact on the Ranch.

I want some water in the Garden to feed plants, trees and wildlife. Water is vital to the Park. The look of any water structures is really important. I'm actually kind of excited to think about maybe having some water in the Park. Could there be a continuous flow? Who owns the water rights?

I would like an invasive weed plan—disturbing the soil will cause all kinds of weeds to come in.

Will the old reservoirs be used? There are three of them. It would be a big plus to the Park to have water. Can water be piped into them? There are water pipes in the central area of the Garden.

I would like to see detention ponds to mitigate flows into Fountain Creek. If detention is in the Garden of the Gods, then it should fit into the environment.

We want to remove the sediment in Garden of the Gods and restore the Camp Creek to its original channel, both to protect the Foothills Trail and to protect Glen Eyrie.

Because the Garden has a National Natural Landmark designation, sediment removal and re-routing of Foothills Trails cannot be expedited.

## **Flooding / Drainage**

The people whom I know who care about the Garden of the Gods believe there is a drainage problem that needs to be solved.

I was afraid that when it didn't overflow with all the rain we've had this week, the City wouldn't do the project.

We need inundation maps to show that flooding is a regional issue.

The project needs to be done.

The Camp Creek / Fountain Creek confluence has been working at the right angle, but I'm not certain it will continue to work with higher post-fire flows.

This is a very long-term situation. Keep in mind that the biggest flood as a result of the Hayman fire occurred 15 years after the fire.

Post-fire flows put the Fountain Creek bank stabilization and wetlands improvements between 8<sup>th</sup> Street and 31<sup>st</sup> Street at risk.

We have an opportunity here to head off future crises.

The sediment is getting really bad in Fountain Creek and Manitou's sediment is starting to come into the city.

Water is destroying our infrastructure.

Fountain Creek between 21<sup>st</sup> Street and 8<sup>th</sup> Street is a mess; the debris needs to be cleaned out.

The County is applying for El Pomar Foundation funds to do a public campaign on flash flooding.

I live in Pleasant Valley and this flooding is the worst I've seen.

We have ongoing issues because of the fire, and preventive measures are very important.

We didn't have a 100-year flood a few weeks ago and it [31<sup>st</sup> Street channel] probably would flood with a 100-year flood. You could go deeper in parts of it but you would have standing water and that would be a problem.

Has the ditch ever flooded?

Could it be more damaging if water comes more rapidly than it did a few weeks ago?

If it's left alone, will it continue to erode?

I'm concerned about having advanced warning about flows that are coming. Let us know if there are flow meters in the corridor.

There was a log jam at the pedestrian bridge near Gatehouse Road during a runoff event on July 17, 2013. Several dead trees in the Park along Camp Creek have been removed since that time in an effort to improve conveyance capacity in the channel and decrease the potential for dead wood to cause log jams at bridges and culverts.

I'm not aware that the channel downstream of Chambers Drive has overtopped in the last 30 years.

### **Funding**

I'm concerned that the improvements won't happen because the City's broke.

We need more Emergency Watershed funds for City and County projects.

### **Garden of the Gods**

The Friends of Garden of the Gods and the Forest Service funded a mitigation project in the Garden last fall to remove lots of downed trees and remove and spray for invasive species.

There has been talk of putting a gate on Gateway Road to close the Park when there's flooding but the City has said "No." It might be good to re-visit that decision.

Garden of the Gods has wonderful bike lanes.

The Rocky Mountain Field Institute utilizes two unique seed mixes in the Park in accordance with the Restoration Plan.

I'm curious about the mechanism / process of how any improvements will influence the Garden of the Gods Master Plan. Will the Plan be revised, reopened?

The area of the Park north of Gateway Road is marginally used. Trails are the primary use. People also view sheep in the area.

### **History of the Area**

Someone needs to carefully check all the deed restrictions that exist in the Garden.

Pleasant Valley was originally an agricultural area and Camp Creek used to wind through it. When Vrooman developed it, he put in that concrete channel.

You should have lots of people interested in the project. When Scott Hente was on City Council, he promised to fix Camp Creek problems with Stormwater Enterprise funds, but of course that never happened.

I'm not familiar with any past efforts to fix the 31<sup>st</sup> Street channel.

What a bonus it would be to tie improvements and solutions back into and enhance the history of the Garden of the Gods and Rock Ledge Ranch.

I would be appreciative to see the Creek go back to normal levels like it was when I was a kid growing up in Pleasant Valley.

In 1998 the Chambers Drive crossing of the channel was washed out. The crossing was closed for an extended period of time while funding was found. Then the current box culvert structure was built.

The berm along the north side of Chambers was constructed at the time that the box culvert was constructed.

At some point the City traffic engineer wanted to add concrete barriers along the 31<sup>st</sup> Street channel but the project was stopped that due to the fact that the existing channel is designed to function hydraulically with the street in large flow events and the barriers would hinder water from entering the channel from the street.

The City wanted to realign the Camp Creek channel in the Garden of the Gods for better alignment with the culvert at Chambers Drive. However, before that could be done, the chapel was moved in the way.

There is an old abandoned swimming pool in the north end of the Garden of the Gods. It has been filled with woodchips to increase safety.

There is an old incinerator adjacent to the Foothills Trail north of Gateway Road [in Garden of the Gods]. There is an old school house foundation on the east side of the trail in this vicinity. The school was called the Colorado City School.

There is an underground cistern west of the Foothills Trail in this vicinity as well.

Portions of current 31<sup>st</sup> Street lining used to be tarmac paving at the old municipal airport.

There was a check dam [in the Garden of the Gods] that the City filled in last year. It was a concrete-lined pond.

### **Natural Feel / Environment**

I really like the Glen Eyrie solution because of its natural look.

It would be bad if you took out trees.

The drainage in Glen Eyrie seems to be working and it's attractive. Solutions don't have to be ugly eyesores, they can look more natural.

We need to keep moving the land back to its natural state.

My main concern is the impact on Mother Earth. This area is a gift from her. What we do must be in line with her beauty and protect her. We need to be creative. Keep everything in line with what we have now.

Don't get rid of the dead trees along the Creek [in Garden of the Gods]—they serve as wildlife habitat.

I'd like to see stabilization of the banks in a naturalized way. You really do need to go look at Starsmore Discovery Center which is very near Cheyenne Creek and it was not flooded at all during the recent flooding of that Creek. It was obviously engineered to protect the building and it worked beautifully.

Looking natural is important—I would hate to see cement going under Gateway Road.

Make the Pleasant Valley channel a trail / stream / trees area instead of ditch / road. It could be a beautiful, natural amenity for the neighborhood and a beautiful entrance to the Garden of the Gods.

You can combine concrete and rip-rap and it looks more natural.

Protect cottonwood groves, especially large trees that are key for migratory bird habitat.

A concern is that no new barriers to wildlife migration are introduced, especially for bighorn sheep between Garden and Glen Eryie.

Pay a lot more attention to what's natural and what's not. Construction of unnatural features has changed the land.

Maintain the naturalistic appearance.

Keep it natural.

### **Neighborhood Character**

Camp Creek is a major identifier for our [Pleasant Valley] neighborhood. I like the uniqueness of having a stream run down the middle of the street. If the Creek is "piped," we would lose part of our character.

We want to keep the Pleasant Valley neighborhood character: the Ranch, Garden of the Gods, gentrification that's occurring and that's OK. There are lots of young families coming back to the neighborhood and people are downsizing and adding on to their houses.

We have a non-profit swimming pool in our neighborhood, a great elementary school, good property values and properties that are affordable. Sometimes parking for the pool overflows to 31<sup>st</sup> Street because it's a very popular place.

There's also a balance in ages and a balance of long-term and newer residents.

It only takes about six days to sell a house in this neighborhood.

We're on the west side, within walking distance to Old Colorado City.

We have an opportunity to make the drainage channel along 31<sup>st</sup> Street attractive and functional and at the same time improve the Pleasant Valley neighborhood.

### **Rock Ledge Ranch**

Rock Ledge Ranch is really important to this [Pleasant Valley] neighborhood.

We had some damage from the floods a few weeks ago, but not to any [Rock Ledge Ranch] structures.

We want to maintain the programs at the Ranch.

The Creek came out of its banks at Rock Ledge Ranch. The bridges there need improvement.

I would like to see arched bridges at Rock Ledge Ranch so that they don't collect the debris.

We need a better trail plan at Rock Ledge.

As the Creek goes through the Ranch, you can see where it deposited sediment. We need to build up the banks and raise the bridges.

Some of the big rock that came down a few weeks ago have helped stabilize the banks but if big water comes, it will wash those rocks away.

I'm concerned about how close the water got to the Carriage House at Rock Ledge Ranch.

It's important to keep the Ranch open for the public to enjoy and to it open for scheduled events. These events bring revenue to the Ranch to help it operate.

One of the Ranch's bridges was washed out in the September extended rain event.

The Ranch building structures were not damaged by recent floods.

Lots of events are scheduled throughout the year on the Ranch.

There are several springs running water now. These springs are normally only active in early spring in years where a fast thaw occurs.

### **Safety**

It's a safety issue. It's [31<sup>st</sup> Street channel] a true flooding risk and the 100-year flood plain is a huge concern. The neighborhood's worried—you can tell that by all the sandbags you see.

My kids were evacuated from Howbert Elementary last week—that's a huge issue.

Kids play in the drainage ditch. You need to put an attractive fence or retaining walls around it.

Put a 5-foot fence around it [31<sup>st</sup> Street channel] for safety.

Cars on icy roads have gone in it [31<sup>st</sup> Street channel].

Safety and planning ahead go together and we just have to find a way to protect public safety and maintain [Garden of the Gods] Park access.

Improve public safety—I can't imagine how you'd feel if you lived in Pleasant Valley and heard all that rain coming down at night.

We have a lot of events at Rock Ledge Ranch, sometimes up to 8,000 people at a time. I'm concerned about having a flash flood and having to try to shelter in place thousands of people. The Creek runs through the property and people park in a lot to the east, so they wouldn't be able to get to their cars to get out in case of a flash flood.

My main concern is the safety of the people at the Ranch. We have lots of people here daily to see our living history programs and lots of big events on weekends.

Keep everybody safe.

I'm concerned about cyclists on 30<sup>th</sup> Street—that's dangerous!

I would be concerned about the 31<sup>st</sup> Street ditch if I lived there and had kids.

Cover it [31<sup>st</sup> Street channel] to keep kids out.

I'm worried about the safety of Park users due to potential flooding of Park access / egress points.

Improve safety during flood events at Rock Ledge Ranch.

I'm worried about safety at Rock Ledge Ranch.

### **Tourist Economy**

Park closures due to flood warnings have impacted our level of business at the Visitor Center, so I hope those can be reduced.

We need to protect our local tourism economy.

We need to keep the Garden of the Gods open; our bed and breakfast guests complain when it's closed because of threat of flooding.

Flood warnings cause Park closures.

### **Trails**

There is a problem with the Foothills Trail that needs to be fixed. It runs through Rock Ledge Ranch and the Ranch says it has to remain gravel to make it historically accurate, so cyclists get onto 30<sup>th</sup> Street to avoid that section. It's hard surface the rest of the way through Garden of the Gods.

We had a lot of trail damage [at Rock Ledge Ranch].

We need help re-building the damaged trails [at Rock Ledge Ranch]. We keep the trails gravel to maintain the historic integrity. We have one Board member who wants to convert the trails to hard surface, but I doubt that will ever be done—don't think the City would approve of that.

There was a group working to restore Ute Trail coming from Manitou but the project was postponed, There's a plaque right behind Patsy's Popcorn in Manitou and another on a big rock somewhere in the Garden. I would like to see that restored.

Will Garden of the Gods footbridges be addressed through this project?

Would your project incorporate trail work? You could look at relocation and mitigation and new connections.

There is a marker for the Ute Trail between the Garden of the Gods and Rock Ledge Ranch. It's most eastern point is near Rock Ledge Ranch. The Trail continues on up Ute Pass.

We need to take care of Ute Trail and make sure it's restored.

Maintain the trail connections, as they exist in the [Garden of the Gods] Master Plan. Existing trails in the Plan are not perfect and Medicine Wheel would like to participate in realignments of designated trails if that becomes part of the Park Department's work associated with this project.

Foothills Trail is washing out where drainage comes off 30<sup>th</sup> Street in a gully. Generally, more work needs to happen to protect Foothills Trail in the long term.

The Camp Creek project will be well ahead of the Pikes Peak Area Council of Governments' (PPACG) Non-Motorized Transportation Plan [which identifies City and regional bicycle and pedestrian corridors]. I'm concerned that we are coordinated with the PPAGC plan and are making the same recommendations.

The Foothills Trail is a Tier 2, 12-foot-wide paved trail. There is historical interest in extending the Foothills Trail paved portion to 31st Street. Once the paved trail gets to 31st Street, it currently goes on the street. Ideally, it would remain an off-street trail until it connects to the Foothills Trail and crosses Highway 24 on the northwest side of 31st Street and onto Red Rock Canyon Open Space.

Maybe if the Foothills Trail were aligned closer to 30th Street, more road bikers would use it. This is especially desirable along Rock Ledge Ranch where the trail is parked on for large events.

The current alignment of the paved trail in the Garden does not meet Americans with Disabilities requirements, has blind corners and is no longer viable with the raised Camp Creek streambed.

FEMA will not pay the city to relocate the Foothills Trail or to remove the sediment from Garden of the Gods.

The Chamberlain Trail is a Tier 3, backcountry trail. The current alignment is planned to run concurrent with the Foothills Trail until Gateway Road and then turn west in the Garden's mountain bike area the across Ridge Road to Red Rock Canyon.

I'm worried about maintaining Foothills Trail with sediment and erosion issues.

A portion of the Foothills Trail was buried with two to three feet of sediment in the September 12 to 14<sup>th</sup>, 2013 storm event. The 1998 flood also covered portions of the Foothills Trail.

### **Traffic / Streets / Bridges**

The protection of Gateway Road and the bridge on Gateway Road is important because of access issues.

North of Water Street, people don't even have alleys.

Widening the road [31<sup>st</sup> Street] would be a challenge.

If you use part of the [31<sup>st</sup> Street] parkway, it would bring it closer to our homes and we don't want that.

Maybe you could do a "sharrow" lane if you need to widen it, at least southbound. We like having the bike lanes.

I have heard that the culverts on 31<sup>st</sup> Street at the street crossings are a problem. We're all really attached to those vehicular and pedestrian crossings.

Can you shut down Water Street? There are lots of accidents there.

A four-way stop is needed at Water Street and 31<sup>st</sup> Street, and it needs to be done as soon as possible.

When you say "cover it over" [31<sup>st</sup> Street channel], people think you're going to put in four lanes of traffic. Traffic should function through the neighborhood, but we don't want or need two lanes in each direction.

More traffic is a big issue—the volume, the speed, and the noise.

I'm not worried about how you'll fix the flooding but about how you will affect traffic and parking.

On-street parking is a big need because a lot of people don't have garages. Lots of people park on 31<sup>st</sup> Street and they don't want to lose that.

My number one issue is protecting the bridge on Gateway Road and making sure it's strong.

I'm not worried about the 30<sup>th</sup> Street tunnel the Visitor Center trams use. It stayed high and dry all week. You might be able to use that tunnel for emergency access during flooding situations.

Traffic has to be handled in the area because 31<sup>st</sup> Street really serves as a commuter route to the west and people in Manitou and up the pass use it regularly. Originally, 31<sup>st</sup> Street was supposed to connect to 30<sup>th</sup> Street. Trying to put any more traffic on 30<sup>th</sup> Street is tough.

I know the Pleasant Valley Neighborhood Association has pushed the City to put in a left-turn signal at 30<sup>th</sup> and Fontanero.

I would like to see strengthening or widening the Gateway Road bridge and one or more access points to avoid isolating or capturing people in the Park in the event of a major flood. Gateway Road is the logical access route in and out of the Garden.

It's very important to maintain access to and from the Park.

Gateway Bridge is not an historic bridge. There is an historic rock bridge east of the Navigators.

Improve 30<sup>th</sup> Street as part of this project.

I'm concerned about having multiple crossings across the [31<sup>st</sup> Street] culvert.

There are good biking lanes on 31<sup>st</sup> Street; signage could direct cyclists off 30<sup>th</sup> Street. The City should consider adding bike lanes on 30<sup>th</sup> Street.

We need to improve capacity of Gateway Road crossing.

## **Views**

Do not destroy the view—in my mind, that's a given. The view of Gateway Road, with the red rocks against the backdrop of Pikes Peak is paramount in the eyes of tourists and the Garden of the Gods Visitor and Nature Center.

The view with the Gateway Rocks and the Peak in the distance is what tourists really care about. We absolutely have to protect that view.

Don't screw up the view of the Gateway Rocks with Pikes Peak in the background. The north end is a logical place for water retention. That wouldn't affect the view.