

Camp Creek Drainage Improvement Project

Project Issues List

This list represents a summary of the issues discussed during approximately 25 interviews which were conducted September 18 – October 15, 2013 with local groups and individuals with particular interest in the Camp Creek drainage corridor. The comments listed in each issue category were selected as representative of all the comments received regarding that issue. A document containing all of the verbatim comments from the interviews is posted on the City of Colorado Springs website: www.springsgov.com/campcreek.

This list of preliminary issues was reviewed by participants working in small groups at the October 22 Camp Creek community meeting. Groups were asked to make suggestions about deletions and additions to the list. Two categories of Maintenance and Project Timeline and one sub-category of Access under Traffic/Streets/Bridges were suggested by multiple groups. Those categories have been added to this final project issues list, along with representative comments from groups.

There were few suggestions for issues that should be deleted from the preliminary issues list. Nine of the 27 groups suggested deleting specific design ideas related to the 31st Street drainage channel, specifically covering or elevating the channel or adding guard rails. Two groups suggested deleting consideration of retention ponds and use of the reservoirs in Garden of the Gods, and two groups suggested deleting from the list widening of 31st Street.

Aesthetics

- Beautification is important in this [Pleasant Valley] neighborhood. We don't want you to do anything that would reduce our property values.
- Make it [31st Street channel] an amenity instead of an eyesore.
- [The 31st Street drainage channel] is the entryway to Garden of the Gods and it's ugly.

Community Process

- I hope you get a good balance of people in the public involvement process.
- Don't promise anything you can't deliver.
- I'm worried that the voice of the Native American community will not be heard.

Construction

- If you work on the Gateway Road bridge, you would need to maintain access throughout construction.
- 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.
- 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.
- Keep cultural history in mind in your design.

Design

General Design

- Avoid creating strong flows through channelization.
- 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.
- 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.

31st Street Channel Design

- I think it [31st Street channel] should look like a nice meandering stream with vegetation, a bike trail and benches. You would have to separate the cars from the path.
- Can you build a raised structure over the Creek? That helps cover the Creek and provides a place for a path.
- Ideally, a solution through Pleasant Valley would take care of the water, look nice, and not get rid of parking.

Design in Garden of the Gods / Rock Ledge Ranch

- 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.
- 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.
- 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.

Flooding / Drainage

- We have an opportunity here to head off future crises.
- Water is destroying our infrastructure.
- 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

- 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

- 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.
- 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.

Maintenance

- Any 31st Street channel design would need to be maintained for the future?
- During this planning and designing phase, regularly maintain the ditch and culverts.
- Maintenance after the work is done.

Natural Feel

- We need to keep moving the land back to its natural state.
- Pay a lot more attention to what's natural and what's not. Construction of unnatural features has changed the land.
- 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.

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 an opportunity to make it [31st Street channel] 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.
- 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.
- I'm concerned about how close the water got to the Carriage House at Rock Ledge Ranch.

Safety

- It's a safety issue. It's [31st 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.
- 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.
- I'm worried about the safety of Garden of the Gods users due to potential flooding of Park access / egress points.

Timeline

- Establish a timeline for doing something.
- What's next step?
- Timeline.

Tourist Economy

- We need to protect our local tourism economy.
- Flood warnings cause Park closures.

Trails

- We had a lot of trail damage [at Rock Ledge Ranch].
- We need to take care of Ute Trail and make sure it's restored.
- 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.

Traffic / Streets / Bridges

- Only four access points to the neighborhood is a problem – for evacuation in future fires, for example.
- The protection of Gateway Road and the bridge on Gateway Road is important because of access issues.
- Widening the road [31st Street] would be a challenge.
- I'm not worried about how you'll fix the flooding but about how you will affect traffic and parking.

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.