



## Blodgett Open Space Interim Use Plan Neighborhood meeting

Jan 31, 2019 5:30pm  
Verbatim Comments

### Blodgett Open Space Interim Use Plan Questions

Do you have any major concerns with the interim use plan? *Please Explain.*

*-Only that the experience of the trails would be kept "wild". The west woodmen trail is perfect. No widening or removing technical challenges is needed in my opinion.*

*-Slow down!! Parking lot is a problem! Locked Gate! Trucks – music- drugs all looking down on me!*

*-I am concerned about not having a locked gate at BOTH parking lots and Blodgett Ranch Lane. Also wonder about parking on Julynn and Hollandale when the trail becomes more popular*

*- currently, there are issues with overnight parking and the homeless parking in cars overnight on Blodgett Trail (The Private Street? Adjacent to the proposed parking lot). I would strongly encourage placing a locked gate with trespassing signs to minimize overnight parking and minimize the parking lot turning into a "Party Place"*

*-Additional use of land – would prefer no bikes, vehicles of any sort allowed.*

*- Parking lot safety concerns. Please install a locked gate at night (to reduce vandals); fencing that will go around property – please leave access areas for existing neighborhood trails from Hollandale and Julynn*

*-Yes, concerned is about public use. There needs to be a locked gate at night; also, you need a gate next to the fence off of Hollandale Drive. The trail up there needs access for the neighborhood-hence the reason for the gate.*

*- Nope. I live on upper Hollandale and don't feel threatened by parking lot or fencing. Trail access is one of the many draws to our neighborhood*

*-Concerned about existing paved Blodgett Trail Rd. and overnight parking etc that currently take place*

*-Fires. Campfires have been witnessed before. Unfortunately, the new parking lot appears to be an invitation to those that set them. At the least a locking gate will help*

*- I live on Julynn. My top needs|concerns are that (1) please put private property – will be prosecuted sign on the fencing above Julynn and (2) we need lockable gates and clear closing hours, (3) self-composting structure for a restroom, (4) Bear proof trash cans are vital, (5) we really need to keep the homeless or car-livers out of the area. This is Vital! Let's do everything we can to make this area safe.*

*-No, expect I live at the top of Julynn and would love to see an access point from this section of the neighborhood.*

*- Yes It needs to be delayed until all concerns with transients and homeless can be addresses*

*-Controlling access after dark in parking lot*

*-Safety and security of neighborhoods, fire potential from overnight car parkers*

*-Concern about late nite use and fire danger*

*-No port-a-potty; parking*

*- Move the access to the intersection*

*-Non-gated parking lot – BIG Security issues for overnight parking. Where do you park when 15 spaces are filled- better yet- have you looked at overflow parking issues*

*-without a gate locked overnight this project is a disaster waiting to happen*

*-Parking, Fire Mitigation*

*-Move the entrance to parking lot to the 3-way intersection and change intersection to a 4way stop*

- Inappropriate use of the parking area, particularly outside posted hours; parking seems inadequate particularly with the parking congestion currently at the existing Blodgett trailhead
- No concerns; no porta potty
- No-well thought out
- We met with David and walked grounds – would prefer a berm as tall as possible (6 ft?); do not like the idea of a porta potty’ would support locking gate at night
- I’m most concerned that the berm is sufficient to block the parking lot from street and homes. I also prefer that no porta potty be installed
- There is a severe drainage problem coming off this land into the properties on Julynn Rd and Hollandale Dr. There have been previous lawsuits as the original development plan for the housing called for concrete swales between some of the houses to move water. The swales were not installed.
- To address concerns about the parking lot, could the plan be modified to move the parking lot closer to where the existing gate is
- No, fantastic plan
- Lack of port-a-potty at the trailhead
- Additional traffic in and out of new trailhead parking. Potential blind exit from trailhead to Woodmen Rd. Additional social and trail connections into Oak Valley Neighborhood.
- No portapotty please. Leave access at the south end of the gate (we use that entrance)
- Please NO porta-potty at the parking lot!!! We live right below the proposed parking lot!
- Control of the interim parking lot after park closes
- No, I like the plan
- Can thought be given cutting a firebreak to protect homes? Would like to see a larger parking lot – 15 slots is not close to enough.
- Please provide hiking access through the fence at the very southernmost point near Hollandale. There is an existing trail to guide where the access point should be.
- Parking lot needs a locked gate; fire safety
- Need locked gate at night – Can HOA board members do it?

### What are you most excited about for the interim use plan? *Please Explain.*

- I hope our property values will increase. I’m glad the eastern trail that connects to Hollandale will be fenced off so people won’t walk from the parking lot into our neighborhood. I am also glad the western trail that connects from Hollandale through private property and then up into the newly acquired land will remain open for us to enjoy
- Access to new loop with west woodmen and the connector from the ‘existing road’
- A managed open space open to public instead of private property!
- Rather it be a trail than residential/commercial use
- More Trails and open space for CO Springs; the opportunity for a future 2-3 AC “Dog Park” to allow responsible pet owners to run dogs; improved trail maintenance on the space
- someone taking care of the land and watching and solving erosion and fire danger issues
- We love that the property is for community and neighborhood use and NOT another neighborhood.
- No more houses!
- give us some well-built trails that don’t erode so heavily
- Additional Trails
- Existed to get out and use the newly acquired property
- It looks like a great new addition to our trails in Colo Spgs.
- Future trail improvements
- More great trails

- Looking forward to later new trail system
- groomed trails
- Without a gate it is hard to be excited about anything positive this project may bring
- Not excited
- Using it ☺
- I like the rendering
- I think designated trailhead parking a great idea!
- glad land is officially city open space
- I love hiking the area and am thrilled that its being better planned and maintained
- I like having a central entry point to the trails to keep people from walking through yards. Please put up appropriate signage as to private property and noise, and dogs on leashes
- I am looking forward to putting additional trails. I am currently enjoying the West Woodmen Trail
- Access to the area and connectivity to Blodgett Open Space and more parking
- Access to the trail that are now off limits
- Fixing the fencing, Trail signage additional connection into “old” Blodgett Open Space
- Freedom of trail
- Seeing the area by the barns cleaned up
- More hiking!
- More trail!
- Property available for hiking in perpetuity – no concern of development in the future
- Access to hiking and not being developed
- More access to hike

### Is there anything else you would like to share with us?

- We need more time to works things out
- I hope the west Hollandale trail always stays open
- Signage – please have sign at TH prior to TH opening
- I do like to access from Allegheny, right up through the utilities gate. That hill is an awesome workout. A gap in that southernmost fence line could be nice for the neighborhood and wildlife. Please communicate future meetings for the master plan, we property owners, would love to have a dog park on the NW wise!
- signs for pickup of god poop and keep dogs on leashes.
- Thank you!
- Signs that let hikers know they have entered private property
- Concerns with more people using the trails – can lead to a lot more waste and potential for fires; sign is needed – pick up after your dog.
- I would like to see a couple bike –only and hike-only trails. The terrain is steep and loose and it’s difficult to maintain safe speeds on a bike when hikers share all the trails
- Will there be consideration for multi-use trails, i.e. mountain biking, etc.
- I suggest the parking lot be closed at night with a gate
- Add opening in fencing to the south corner by Hollandale houses
- Give CSFD phone number to all nearby homeowners
- Would love to help in the design process of this park
- would like gate to parking lot
- Again I feel like someone needs to step back and rethink the parking lot
- Although small, there is a neighborhood that is already dealing with safety concerns. And now it seems we just amplified about it.

*Many concerns regarding cars parking late at night with no oversight or locking of gate; we were not invited until all plans were made*

*-Make meetings at night not 7:30am that means we don't want public comments*

*-Prayed on this earlier and God asked me to share: Please keep this land as holy as possible*

*-Go for it*

*-No-thanks for your great work*

*-thought David did a good job of running meeting and listening to concerns*

*-Thank you for the work you are doing to field concerns!*

*- Please take care of the drainage problems before bringing other materials up to develop trails, etc, otherwise those materials will end up in our back yards.*

*-Clarify the ownership of Blodgett Ranch Trail if its City – develop more parking on it*

*-Please keep us updated when master plan discussion begins*

*-Please ensure the parking area is obscured from the residential area to the south*

*-When you move to the master plan clearly mark the trails. A good example is the trail marking scheme in the Cheyenne Mtn State Park.*

*-Thanks!*

*-We appreciate the job you do.*

## **Email comments:**

*My wife and I have lived for nearly 20 years on Jeffrey Lane, in the cul-de-sac off Julynn Road just south and downhill from the proposed new trailhead parking lot. Please ensure that the parking lot is constructed so that it's not visible from any of the residences in our cul-de-sac, to include the upstairs levels of our homes. I'd be in favor of a whole bunch of pine trees being planted along the southern boundary of the new addition in order to help obscure the parking lot. Also, please ensure no porta-potties are put in place at the trailhead. The last thing we need is a campground outhouse aroma wafting down the hill on warm afternoon thermals. I'm also a little concerned about parking lot trash making its way down the hill onto our property.*

*David, good to meet last night, the presentation and support from your team was excellent. I wanted to raise a couple more issues that would improve the extension.*

- 1. You may already be aware that the entrance area of Blodgett Ranch Trail is filled with mud after any heavy shower. Most of this comes from the road leading up to the comms building, but I also think some from the W.Woodmen Trail. I know Jim Klever is aware of it.*
- 2. Cosmetic improvement: the Peregrine Master Association has been investing in improving the entrances to Peregrine. Driving up Centennial the area on the south side of the road before the Blodgett Ranch Trail entrance, below the stables and shed is particularly shabby in the summer months as tall weeds populate the slope from the curb to the stables/shed on the extension. Driving out of Orchard Valley to turn west up the hill, the curbside on the south side of the road is an eyesore. You presented some very attractive landscaping around the proposed car park, could you please take a look at improving the roadside view from the curb up.*

*Thanks for your presentation at Eagleview this evening. You wouldn't be able to read my handwritten feedback, so I thought I'd drop you a quick email.*

*I own a property bordering Blodgett open space, so consider me an active stakeholder. I thought the concerns expressed in the meeting tonight about the new parking area fostering delinquent activity and possible fire risk were grossly overstated.*

*Community forums attract more opponents than proponents, so I figured I should give you my two cents. I'm wholly in support of the plan, I consider it a wonderful addition to the city and I hope you'll move forward as quickly as possible with the plan as mentioned.*

*Fires will be sparked with or without the parking area, so I'd hate for a tyranny of the minority to direct the future of Blodgett.*

*Perhaps there's scope for some additional mountain biking trails in the long run.*

*Consider too making allowances for private parties to reserve space, for weddings, gatherings, etc.*

*Thanks again. Very excited to see the improvements!*