



parks · recreation · cultural services

**Parks and Recreation Advisory Board
Meeting Minutes
May 10, 2018**

Members Present: Mina Liebert, Gary Feffer, Jason Rupinski, Carol Beckman, Daniel Bowan, David Siegel, Ron Ilgen, Michael Phan, Hank Scarangella

Members Absent:

Alternates Present:

Alternates Absent: Brooks Williams

Staff Present: Karen Palus, Kurt Schroeder, Kim King, Christi Mehew, David Deitemeyer, Eric Becker, Kelly Rajab

Called to Order: Board Chair Mina Liebert called the meeting to order at 7:33 a.m.

Citizen Discussion

Bill Murray, citizen and City Council member, stated that next Wednesday there will be a presentation to the Utilities Board in regards to parks watering and to suggest an increase in citizen utility bills for watering parks. He stated this is not a method we should use to water city parks. He asked the Board to refrain from giving City Council unfunded mandates and ensure funding streams for projects beforehand.

Kent Obee, citizen, stated the Land Exchange with the Broadmoor is still in the courts. An application was submitted through Save Cheyenne to the Colorado Supreme Court to take the case and a decision should be made by this summer. He asked the Board to not sign off on this master plan until the legal issue is resolved and to defer action or make the approval conditional.

Approval of Minutes – April 12, 2018

Motion – To approve the April 12, 2018 minutes.

1st – David Siegel, 2nd – Hank Scarangella, Approved, Unanimous. Mina Liebert abstained due to absence.

Action Items

Strawberry Hill Master Plan (Presented by Karen Palus, Parks, Recreation and Cultural Services Director; and Chris Lieber, NES Landscape Architects)

[Link to PowerPoint presentation](#)

Karen Palus, Parks, Recreation and Cultural Services Director, introduced Chris Lieber from NES Landscape Architects. Last month the Parks and Recreation Advisory Board received a presentation and many great comments were received. This is an action item and Chris Lieber will discuss the updates from last month.

Chris Lieber stated he was here on behalf of The Broadmoor to request approval of the Strawberry Hill Master Plan in accordance with City Land Use requirements and PK (Parks) Zoning.

- The Master Plan:
 - Conforms with the PK (Parks) zone.
 - Fulfills the terms of the Land Exchange agreement between the City and The Broadmoor.
 - Meets the conservation easement requirements.
 - Identifies a vision for the property consistent with commitments made by The Broadmoor during the Land Exchange process.

- Pending Legal Action:
 - The Broadmoor is willing to wait to start construction on the proposed Master Plan improvements until the current legal action, filed by Save Cheyenne, is decided by the State Supreme Court.
 - The Broadmoor requests that the 5-year timeline for Phase I improvements and erosion control requirements do not begin until the Supreme Court has made a decision.

- Building Envelope:
 - Limits of the Building Envelope were adjusted prior to the transfer of the Property from the City to The Broadmoor in direct response to neighborhood concerns about the flat/open area.
 - Limits of the Building Envelope remain at 8.5 acres, are consistent with the Conservation Easement, and have not changed during the Master Plan process.
 - The proposed location and size of the group picnic area are consistent with the concept plan presented to City Council during the Land Exchange.
 - Pavilions are located at far edges of the flat/open area to minimize impacts.
 - Location of the pavilions is consistent with the concept plan presented to City Council during the Land Exchange.
 - Vegetation within the flat/open area is predominantly non-native smooth brome grass and scrub oak.
 - The plan calls for cool season, irrigated grasses such as fescue, rye, and bluegrass to be planted at the group picnic area only in the Gathering Area to withstand foot traffic.
 - Portions of the flat/open area outside of the gathering area will be restored with native grasses and wildflowers.

- Public Parking
 - The Broadmoor has consistently said no public parking would be allowed on the

Strawberry Hill Property.

- Parking for public access to Strawberry Hill is available at the existing Starsmore Discovery Center parking lot and at existing pull-offs in North Cheyenne Canon Park.
- Future public parking will be available at the proposed Chamberlain Trailhead to be located directly across Mesa Avenue from the Strawberry Hill property.
- Public Process
 - Question: Why did attendance decrease over the course of the public meetings?
 - Some attendees stated the information presented at public meetings was consistent with commitments made during the Land Exchange process – no surprises, so interest may have waned.
 - Some attendees felt it was a long process – 5 meetings over 13 months.
 - Some attendees reported frustration that other attendees were disruptive and obstructive to the public process – openly discouraging participation.
 - Some attendees expressed frustration that the process was focused on developing a master plan for the property instead of debating the merits of the Land Exchange.
- Restrooms
 - At the time of the Land Exchange, portable restrooms were anticipated.
 - The public expressed concerns about unsightly and odorous portable restrooms.
 - Permanent restrooms eliminate the need for portable trailers to be delivered to the site and eliminate the need for regular sewage pump truck traffic.
 - Permanent restrooms are a significant investment – the exterior will be enhanced to be aesthetically pleasing to match rustic architecture.
 - Permanent restrooms will be unlocked and maintained for private group picnic events.
 - Permanent restrooms are consistent with PK zoning.
- Master Plan Updates
 - An additional neighborhood connector trail has been added on the east side of the property along Sanford Road to provide improved neighborhood access.
 - Additional trail connections were made to the Chamberlain Trail providing improved trail access.
 - The roof color for structures was evaluated and confirmed that the rusted/brown color blends into the environment and provides an aged/weathered appearance.
 - The Master Plan identifies mileage for trails and acreage for unfragmented wildlife habitat.
- Phasing and Implementation
 - Project phasing has been adjusted to expedite improvements on the open space portion of the property.
 - Phase I scope was expanded and was given a 5-year timeline which is

consistent with the erosion control plan.

- Phase 2 includes additional connector trails along the Chamberlain Trail.
- Phase 3 includes Trail “D”.
- Broadmoor requests a 5-year timeline for Phase I improvements and that erosion control requirements do not begin until the Supreme Court has made a decision. Phase 2 and 3 will follow without a specific timeline.

- Summary – The Master Plan

- Conforms to PK (Parks) Zone Land Use Requirements.
- Fulfills the terms of the Land Exchange agreement.
- Meets the requirements of the Conservation Easement. Palmer Land Trust has reviewed the plan.
- Depicts a vision for the Property consistent with commitments made by the Broadmoor during the Land Exchange process.
- Supports extensive public access to private property, while providing responsible natural resource and open space conservation.
- Identifies a responsible land use plan for the equestrian stable and group picnic area.
- Provides a road map for improving the property with sustainable trails, erosion improvements, forest management, fire mitigation, etc.

- Board member Jason Rupinski

- Inquired about how the Board will accept the new recommendation that includes The Broadmoor’s willingness to delay construction. Karen Palus replied the Board can modify the motion by adding that they accept the recommendation and Staff will change the language.
- Inquired who was responsible for the maintenance on Old Stage Road. Chris Lieber replied that the city maintains an easement on Old Stage Road for utilities; however, an agreement exists between the City and County that the County maintains this area. Culverts are the responsibility of The Broadmoor.
- Asked if the fence line could be shown on the map. Chris Lieber demonstrated the fence line which depicted much of the field is outside of the fenced area.

- Board member Ron Ilgen

- Asked what was the reason for changing building envelope? Chris Lieber stated this was a refinement through the master plan process. Changes were made to minimize grading and the establishment of roads. Data collected at the conceptual level was good; however, it did not give a great picture of the topography which was reevaluated during the refinement process of the plan. The building was pushed more to the northern part of the building envelope to minimize the impact on the meadow and ADA considerations were reviewed as well.
- Inquired about the timeline of the court case. Kent Obee replied they should know sometime this summer if the Supreme Court will hear the case or not. If they take the case it will be at least another year out.

- Board member Hank Scarangella
 - Asked if there would be equestrian use on the Chamberlain Trail. Chris Lieber replied the master plan has been laid out and that the vast majority of equestrian use will not be on the Chamberlain Trail; however, the horses will need to cross the trail at some points.
 - Stated that many citizen comments have been addressed.
 - Stated that one public comment was concerned about fireworks due to fire danger in this area. Chris Lieber said part of the plan eliminates pullouts on Old Stage Road to decrease this danger.
 - Asked with the expansion of trails what is the possible neighborhood encroachment? Chris Lieber replied they need to balance this and encourage walkers but do not want the Sanford or Alta Vista Roads becoming parking areas. These areas are steep and there is no provision or plan for these points to become trailhead parking lots. The Broadmoor is committed to signage and security. There is no encouragement of neighborhood parking in the plan.
 - Stated he thought the plan needs to be approved within a certain time frame in regards to the conservation easement. Chris Lieber replied they have done everything possible to bring forth a responsible master plan. They have no control over the decision making as to whether that plan gets approved today or in the future.

- Board member Daniel Bowan
 - Questioned why this is called a master plan versus a site plan? Karen Palus responded that it is a master plan for the site just like any other PK zoned property.
 - He was glad to see parking would be controlled in the neighborhood.
 - Stated as a Parks Board member who openly encourages people to use the parks that it is the City's responsibility to provide parking and trailheads to open spaces.

- Board member David Siegel
 - Inquired about the perceived access off Mesa Avenue. Chris Lieber showed this location on the map and stated crosswalks will stay in the same location on Mesa and provide access to existing trails on the other side of Strawberry Hill. The proposed Chamberlain Trail in the North Cheyenne Canon Master Plan will allow for an additional parking area if approved.
 - Asked if there is a timeline on phase II and III. Chris Lieber replied there is no set timeline but the proposed work for Phase I in five years is extensive. Phase II and III scope of work is relatively small compared to Phase I.
 - Asked if The Broadmoor agrees to delay construction will affect the conservation easement? Chris Lieber replied it does not. The conservation values and the provision of public access in perpetuity are both addressed in this plan. Chris Lieber stated the construction and building permits will not be pulled until the court case is decided.

- Board member Gary Feffer
 - Inquired if the parking by the stables will be employee parking. Chris Lieber stated the picnic area employees will be shuttled in for events. The equestrian parking lot has a few spaces for employees and emergency vehicles.
 - Stated to board member Daniel Bowan, Do you know that Evans and Mesa Avenues address the parking issue? Daniel Bowan replied that there is no parking for equestrian public access and they cannot count on the new trailhead parking as it has not been approved yet.

- Board member Michael Phan
 - Stated he wanted to make very clear to the public that they can use this area and it has public access.
 - Stated that signage is important and signage for parking on Sanford Road needs to be addressed.

- Board member Carol Beckman
 - Asked what is the distance of walking into the area from the proposed Chamberlain Trail and the Starsmore Center? Chris Lieber showed this on the map and estimated about a block and a half; however, he does not know the exact distance and the proposed new trails could make this a shorter distance.
 - Inquired with the delay from The Broadmoor could legal action be appealed to Federal Court? Chris Lieber said they are only addressing the current legal action.
 - Requested some clarification on whether The Broadmoor would continue to delay action, if this case were to go to higher appeals. Chris Lieber responded that The Broadmoor would wait until the current legal action was finished, as requested by the community. He stated that this was a reasonable amount of time to wait.
 - Who is the body that can add a delay to the motion? Karen Palus replied that would be Park Staff if the Board was interested in this change.
 - Inquired if the fence accommodates the west end where the trail dips. Chris Lieber responded it's easier to make a climbing turn and social trails have a tendency to start at switchbacks and is not a part of the plan.
 - Expressed concern over the conservation easement due to the acreage change. Chris Lieber explained that due to the rigorous terrain some of the areas were surveyed incorrectly or not surveyed at all by the Assessor. The Broadmoor actually lost 7 acres; however, this does not change the size of the building envelope.
 - Does the conservation easement cover the entire parcel and building envelope? Chris Lieber said yes.
 - Inquired if the conservation easement has any restrictions for the building envelope or open space area? Chris Lieber responded the conservation easement allows for specific activities and more development and access to take place in the building envelope and not in the open space.

- Citizen, Kent Obee answered a previous question in regards to if the legal case could be appealed to the Federal Court. Kent Obee replied the State Supreme Court is the last resort as this is a state issue not a federal issue; however, it could be used as a precedent.

Citizen Comments

- The following citizens spoke in favor of the Strawberry Hill Master Plan: Cassie Hernandez, Melanie DeLong, John Patrick Murphy, Doug Price, Dirk Draper, Sandra Matthews, Joshua Garcia, Chris Henke, Greg Shields, Greg Maxwell, Teresa Dombroski, John Johnstone, Christopher Ellis, Karen Brandner, Krista Heinicke, Kurt Segerberg, Hampton Madsen, Barry Brown, Susan Davies, Pierre Stone, Rick Prudhomme, and Tom Perkins.
- The following citizens spoke against the Strawberry Hill Master Plan: John Spengler, Ruth Obee, Kent Obee, Linda Wagner, Kathy Meinig, Donna Strom, and David Lucas.

Citizen Questions with Board/Staff Responses

- Kathy Meinig, citizen, asked what the reasons for changing the building envelope were. Chris Lieber stated there were three reasons: the community was concerned about the envelope extending into the meadow; they looked at the language of the Land Exchange agreement and the land survey would ultimately define the boundaries of the property; and conservation values. Kathy Meinig stated she did not agree with these changes.
- Donna Strom, citizen, passed out handouts to the Parks and Recreation Advisory Board. The resolution can define the boundaries but it does not state that the surveyor can change the boundaries. Chris Lieber said this is a work in progress and this is consistent with the Park System Master Plan for the Chamberlain Trail. He stated that they discussed how this boundary could be improved by limiting the impact on the meadow and to keep in mind the conservation easement perspective. Karen Palus stated we addressed these issues and had flexibility to work on this part of the plan. Citizens consistently stated we should minimize the impact on the meadow. The agreement is a concept plan and was modified based on public input. Donna Strom stated if this is true then it needs to go back to City Council and the new building envelope needs to be submitted for approval.
- James Lockhart, citizen, what is the status of public access during the five year plan of Phase I? Chris Lieber responded that public access will continue as it is now and the conservation easement gives the area public access.

Board member Hank Scarangella

- Asked for more clarification on the building envelope. Karen Palus responded the building has been pulled back out of the meadow while Chris Lieber displayed this on the map. Chris Lieber read the following:
 - Real Estate Land Exchange agreement under conditions and restrictions on page 5 of 26.
 - City Strawberry Hill Properties. The City's conveyance of the City Strawberry Hill Properties shall be subject to the following conditions and restrictions:

- i. Building Envelope. Prior to Closing, the Broadmoor shall identify with specificity, as determined and identified by a licensed land surveyor, a building envelope located on City Property 1 (Strawberry Hill), which shall be no larger than 8.5 acres and as identified in the conservation easement process (“Building Envelope”).
- City Council Resolution 55-16 under conservation easement #4 of page 8.
 - The Broadmoor, at its own expense, shall be required to convey at the time of closing, a Conservation Easement covering the entire City Property 1 and City Property 2, to an appropriate certified conservation easement holder to preserve and protect the conservation values, and such Conservation Easement shall be recorded with the El Paso County Clerk and Recorder’s office. The Conservation Easement shall identify a “Building Envelope” that is no greater than 8.5 acres and is in a location that is consistent with the area set forth in the map depictions on Exhibit B. The exact location and size of the Building Envelope shall be determined and identified by a licensed land surveyor. A Building Envelope concept plan to be further refined as part of the master plan process is depicted on Exhibit G.

Board Chair Mina Liebert

- Asked if it was a valid statement to say “to be further refined” is reflected in this building envelope. Chris Lieber stated that was his understanding.

Board member Jason Rupinski

- Asked in regards to refining, do any of these actions have to go beyond park staff? Board Chair Mina Liebert replied no because it’s not modifying or changing a master plan.

Jack Damioli, Chief Executive Officer and President of The Broadmoor

- Stated he disagrees that public access will be cut off on Mesa Avenue. The South Cheyenne Trail runs all through this area so it does not cut off access. The Broadmoor tried to be respectful of people’s comments and to preserve the meadow. He hopes the Board will vote in favor of the plan and the Broadmoor will make sure that the legal case is resolved prior to construction; however, the planning process will continue.

Karen Palus distributed a revised motion to the Board.

Board member Daniel Bowan

- Asked is it possible to add to the motion to create more parking spaces.

Board member Ron Ilgen

- Asked is this a disservice in regards to fire mitigation by delaying construction due to the legal case. Karen Plus stated the department conducted minor mitigation work in this area a few years ago and that The Broadmoor has the flexibility to do mitigation work at this time or in the future. Jack Damioli stated if fire mitigation is planned there is still a

two to four month wait time. Fire mitigation is one of the key concerns of this area. The planning process needs to continue and hopefully there will be an answer to the legal case in June or July.

Board Chair Mina Liebert

- Stated there needs to be a balance between tourism and residents.

Board Chair Mina Liebert

- **Stated there is a motion to approve the Strawberry Hill Master Plan with the following conditions in agreement with the City of Colorado Springs, Parks, Recreation and Cultural Services Department and The Broadmoor Hotel.**
 - **The Broadmoor Hotel agrees to delay construction until the legal process in Case 2018SC199 is exhausted in the Colorado Supreme Court.**
 - **The City agrees that requirements of Phase I and creation of an Erosion Control plan from the Five Year Plan will not commence until the legal process in Case 2018SC199 has been exhausted in the Colorado Supreme Court.**

1st – Hank Scarangella, 2nd - Carol Beckman, Approved, Unanimous

Staff Introductions (10:00 a.m. certain)

Matt Mayberry, Cultural Services Division Manager introduced Jim Wahl, Museum Visitor Services Specialist.

North Cheyenne Canon Master Plan (Presented by David Deitemeyer, Senior Landscape Architect; Priscilla Marbaker, Tapis Associates; Sue Watkins, Kezziah Watkins)

[Link to PowerPoint presentation](#)

David Deitemeyer stated the following:

- The PowerPoint presentation today will focus on the changes that have been made to the plan within the last month.
- Public Process Steps
 - Identify issues and guiding principles, July – September 2017: interviews, ice cream social, online survey and community workshop #1 on September 19th
 - Identify opportunities, problem situations and master plan preferences, October 2017, community workshop #2 on October 17th.
 - Review preliminary draft plan alternatives, January and February 2018, community workshops #3 and #4 on January 25th and February 1st.
 - Review Draft Master and Management Plan, March 2018, community open house on March 6th and online review on March 7 – 18th.
 - Present recommended master and management plan, April 2018, TOPS Working Committee and Parks and Recreation Advisory Board.
 - Consider Final Master and Management Plan, May 2018, Parks and Recreation Advisory Board.

- North Cheyenne Canon Master Plan
 - Includes: North Cheyenne Canon Park, Stratton Open Space, Hully Gully, Stratton Preserve Open Space, Stratton Forest Open Space and Cresta Open Space.

- Guiding Principles
 - Stewardship, preservation and use, ecological protection, accessibility and safety, visitor experience, trails and implementation.

- Recommendation Summary
 - Commitment to natural and cultural resource stewardship.
 - Identifying concentrated Park Use Areas including picnic areas, interpretive areas, climbing areas, hiking only trails, downhill mountain bike only trails and park entry area.
 - Park roadways, parking and circulation improvements.
 - Improved trail system, trail experience and trail connectivity.
 - Enhanced interpretive and educational opportunities.
 - Improved regulation and policy recommendations.
 - Greater design guidelines to enhance the character of the park.

- Changes to the Final Plan
 - Page 59: Addition of pet waste stations and bicycle racks as site improvements in the appropriate park visitor amenity locations.
 - Page 68: Clarification of the location of the recommended night closure gate.
 - Page 68: Removal of reference to specific roadside pullouts and removal and addition of criteria for reducing the number of pullouts in the park.
 - Retaining pull outs when they provide: direct access to a proposed trail system; direct access to climbing area; sole access to picnic areas; maintenance access to infrastructure; strategic overlook or view opportunities; strategic location for “pullout” to allow passing vehicles in narrow sections of roadway – signed as ‘no parking’.
 - Consider removing pullouts when they: threaten park roadway safety; encourage on-road hiking/pedestrian safety; degrade natural resources; promote creek access leading to vegetation damage; do not connect to a trail system; and promote rouge trail development.
 - Page 69: Removal of the reference to a “management toolbox” and incorporation of five of the eight administrative strategies into the appropriate recommendations in the plan: establish clear recommendations; and former items #6, 7 and 8 removed.
 - Page 69: Clarification that any future consideration of implementing the three remaining management strategies will include additional public involvement as well as the Parks and Recreation Advisory Board’s approval as minor amendments to the Master Plan: re-alignment of the Park entrance and re-

design of South Canon area; initiation of a Park shuttle to limit private vehicles in the Park; with progressive traffic control options.

- Page 87: Removal of the word “marketing” in reference to the interpretation program and clarification that the intent is to provide park users with information about the interpretative program and facilities, rather than to promote additional visitation to the Park.
 - Page 102: Clarification of the intent to limit placement of interpretive signage to interpretive areas and key sites.
 - Page 105 and 111: Clarification of language regarding the allowance of materials in the parks that blend with the natural environment.
- Online Review
 - Conducted from April 30th to May 7th, 47 emails received and 40 individuals participated. Comments with the most concerns were in regards to shuttles, closing roads and progressive traffic.
 - Master Plan Recommendations – Implementation – Management and Operations
 - Partnerships and coordination with Friends of Cheyenne Canon, Medicine Wheel Trail Advocates, Volunteers for Outdoor Colorado and US Forest Service.
 - After-hours closures and Gold Camp Road to be coordinated with the US Forest Service.
 - Legal agreements, specifically revocable permits for access through the park.
 - Annexation of the Park outside of the City will involve jurisdictional boundaries and enforcement.
 - Master Plan Recommendations – Implementation Projects – Park Visitor Facility Improvements
 - Helen Hunt Falls Area: parking lot improvements; Silver Cascade Trail improvements; Buffalo Canon Trail construction; and Bruin Inn picnic area.
 - Powell Trailhead: site design and engineering; expansion of the parking lot; curb, gutter and asphalt paving; and trailhead amenities.
 - Chutes Pull Off: chutes downhill mountain bike trail conversion; Gold Camp Path reroute; Ladders connection; curb, gutter and asphalt paving; and trailhead amenities.
 - Stratton Open Space: open space access along Preserve Drive; Ridgeway parking lot expansion design; and trailhead amenities.
 - South Chamberlain Trail Trailhead: South Chamberlain Trail development; parking lot improvements; and trailhead amenities.
 - Additional Trail and Trailhead improvements: signage and wayfinding; design and engineering for Mt. Culter and Mt. Muscoco trailhead, Daniels Pass and White Fir Preservation; and segments of the Creekside Trail.
 - Board Vice Chair Gary Feffer
 - Asked if it is accurate to state that nothing has changed from when the Hills owned Seven Falls and The Broadmoor has owned Seven Falls? Would we still have a dry creek? Karen Palus replied that she spoke with two Colorado Springs

Utilities (CSU) representatives yesterday afternoon and the creek is dry due to two issues. The first is the fact they have been pulling water from the creek to do repairs in reservoirs and the second is they have reduced the water flow. CSU is trying to catch up; however, there has been minimal moisture.

- Board Vice Chair Gary Feffer stated he went to every meeting and staff could have given the keys to the front door of this facility and staff would have received push back due to the controversy over Strawberry Hills.
- He stated the Parks Department has gone above and beyond to receive input and encourage engagement during this process and it is just due to the distrust of some citizens due to the Land Exchange with The Broadmoor.
- Board Member Carol Beckman
 - Asked if a climbing area sub-plan would be a public process and then come before the Parks Board for approval as an amendment to the plan. David Deitemeyer replied yes and it would be a minor master plan amendment. The public will be able to participate as well as stakeholders. This would work similar to how climbing is offered in Garden of the Gods.
 - Would this effect pullout areas? David Deitemeyer said staff desires to create sustainable trails to the climbing area.
 - Inquired if it is possible to install a fence at pull outs to prevent the creation of rogue trails? David Deitemeyer stated it was very costly but possible and that staff will choose the most cost effective option.
 - Asked how an entity could lose its designation on the registry of the National List of Historic Places. Matt Mayberry, who serves on the State's Preservation Review Board, stated the Historic Preservation Alliance Board reviews these projects and registers them under the National Historic Preservation Act which gives a wide range of options on how properties are managed. This plan, as Matt understood it, in no way threatens this designation. The National Register does create certain requirements, especially when it comes to Federal Agency involvement when federal dollars are involved. There has been a conversation with the State Historic Preservation office in regards to bridge work which gives the department parameters. These agencies give the department parameters and items can be removed and not lose the historic designation.
 - Stated she was not in favor of calling the parking lot "Powell" parking lot and suggested it be named "Short Line Hub."
- Board member Michael Phan
 - Stated that this is great work incorporating and addressing all concerns.
- Board member David Siegel
 - Asked if there is the intent to study roadways and traffic and stated it is hard to be specific if a study hasn't been done to evaluate the situation and alternatives. David Deitemeyer responded that staff is determining if a traffic study is needed.

- Asked what the traffic study would entail? David Deitemeyer replied there is no appropriate answer as the study would be site specific to different areas of the park.
- Inquired if staff has thoughts regarding the public process and improving the perception of the public feeling heard? David Deitemeyer replied that staff followed the standard policy for this plan; however, it attracted more attention due to the Land Exchange with The Broadmoor in 2016. Staff can consider additional public input opportunities moving forward. Karen Palus stated this was a very robust process over the course of nine months and over 350 people participated. An open mic was not a part of the meeting as it can be a distraction to the process itself. Out of all the emails the department received, twelve of them participated in the North Cheyenne Canon Master Plan public process. This is the largest process that the Parks Department has employed outside of the Park System Master Plan. Some participants felt others were aggressive; however the department received a lot of good comments from both sides.
- Stated public engagement is one important measure, but not the only measure of the public's involvement. He agreed that the number of emails received versus those who engaged in the master plan process resonated with him.
- Board member Daniel Bowan
 - Requested that staff limit the language of "us", "they" and "them". All of us are park advocates and need to listen to everyone and hopefully have change going forward. Karen Palus stated that David Deitemeyer has done great work and has sat down with citizens from the community on all sides who had concerns and checked back in with them. In addition, he had multiple meetings with individuals who sent in emails.
 - Stated there have been some good changes made to the plan because it showed that staff had listened to the public and he appreciated the transparency.
 - Stated that some language should have been removed instead of softened and some language was too vague and broad.
 - Stated that further transportation studies were needed and agreed with some public comments in regards to pull outs. He would like to limit the language to say we need to further evaluate transportation, rather than alluding to shuttles or fees for parking. A study would drive potential solutions for overcrowding and parking, rather than us supplementing solutions before the study. He would like to see the studies done, then solutions be brought back to the board in a minor amendment for approval.
 - 5,000 people signed a campaign to petition the plan and some language could be removed.
- Board member Hank Scarangella
 - Asked how bridge replacements and repairs can be completed within the historic alliance guidelines. David Deitemeyer said that the Public Works Department

was leading the effort and the historic design of the bridge will be integrated and they will monitor if the historic element is impacted.

- He liked the changes, including that what had been called toolboxes 6, 7, and 8 were clearly identified as requiring master plan amendments. They have to go through the process of the Master Plan and to the Parks and Recreation Advisory Board twice. He stated that a lot of the comments had complaints such as “the Parks Department is acting administratively.” Bringing actions to this body is not administrative. Anything that affects the master plan has to go through a similar process, and then come before the Board. The Parks Department cannot act on those decisions until approved by this board. By having those management strategies in the plan, it says there can be no changes made to it unless there is a master plan amendment process. These management tools are actually more like a guarantee or insurance that the department will not move unilaterally.
- Stated that this plan replaces one that is 19 years old. The Garden of the Gods Master Plan is 24 years old. These plans last for decades, and they have to be flexible and have to give the operating department the flexibility to adapt. There has to be some flexibility for the next 25 years or so, since we cannot forecast that far out without flexibility.
- Board member Ron Ilgen
 - Thanked the Park Staff for the plan updates and listening to citizens and their comments and adjusting the plan.
 - Asked if the picnic areas will be removed or maintained near the Starsmore Center on Cheyenne Road? David Deitemeyer replied it will be determined by the reconfiguration of trails and the entrance to the park.
 - Inquired if the master plan is overreaching compared to other master plans? David Deitemeyer said it is the overarching framework and a vision of the property and how to manage it over the next 10-15 years and how to shape specific projects as we go forward. This is not a site development plan.
 - Asked if there will be a public process if the US Forest Service wants to pave Gold Camp Road? Karen Palus replied yes and it’s an extensive process.
 - Stated the Parks Department needs to address the balance between visitors and residents. Karen Palus responded that she attended a national parks conference and our national parks are struggling with this issue as well.
- Board member Jason Rupinski
 - Asked if the Parks Department wants to annex Gold Camp Road from the US Forest Service and what would the negative aspects be and how would it be funded? David Deitemeyer replied that the lifecycle of that road is determined by the Public Works Department. The department looked at paving Pikes Peak Highway and Cottonwood Pass and the milling overlay on Pikes Peak Highway was \$200,000 per mile. The total cost would be \$1,000,000 to \$2,000,000 due to allowing for proper drainage. There were two negatives: it’s a historic road and additional studies would be needed; and if it’s paved it could increase traffic and speeding.

- He asked if this funding would come from the Parks Department budget. David replied he was not sure as this idea has not been explored.
- He stated why seek property if the department cannot fund it? David Deitemeyer responded because there are significant problems happening overnight. If the department owns this road it can manage and address these issues and create better stewardship.
- He asked what the order of precedent would be. Are we seeking to acquire or transfer the 3 mile stretch of Gold Camp Road? Would we acquire before funding was identified, or try to find funding while acquiring? Karen Palus responded that the department would own and/or operate it before funding occurred. She used the Manitou Incline as an example of this process.
- Thanked the public for their comments. He appreciates Park Staff for taking 6, 7, and 8 out of the toolbox; however, the specific words are still in the plan and show a directional agenda. David Deitemeyer stated they will address these areas.

Citizen Comments

- The citizens who spoke in “favor” of the North Cheyenne Canon Master and Management Plan included: Susan Campbell, Susan Davies, and Jim Herron.
- The citizens who spoke “against” the North Cheyenne Canon Master and Management Plan included: John Spengler, Jim Lockhart, Ruth Obee, Kent Obee, Lois Zehr, Linda Wagner, Donna Strom, Bruce Hamilton, and Kathy Meinig.
- The citizens who made general comments about the North Cheyenne Canon Master and Management Plan included: Joe Foecking, Andrea Hassler, and Lee Milner.

Rebecca MacNamee, Friends of Cheyenne Canon (FOCC) President, stated more changes are needed in the plan and some language needs to be revised. Per their email sent to the Parks Board on Wednesday, 5/9, the FOCC recommended the following changes before they could be in support of the plan:

Recommendation 1: Revise language concerning “Reduce Roadside Pullouts” (page 84, labeled page 68)

Overall, the plan released for the May 10th meeting captures the concern FOCC had with this item. However, the goal should not be to *reduce* the pullouts, but rather to evaluate pullouts to determine if there is a reason they need to be closed that cannot be fixed. There are two changes proposed in this section:

1. Change the title of this section from “Reduce Roadside Pullouts” to “Evaluate Roadside Pullouts and Reduce as Necessary”.
2. Change “Consider removing pullouts when they:” to “Consider removing pullouts when they meet the criteria below, and cannot reasonably be adjusted to meet criteria to be retained”.

Recommendation 2: Revise language concerning “Considerations for Future Park Roadways, Parking and Bridge Safety Improvements” (page 85, labeled page 69)

In talking with Parks Staff, there is agreement on the general intended process, which is outlined below. It is important that this intent be clarified in the specific articulation of the plan.

In the current proposed plan, there are bullet points under the paragraph on page 69 beginning “Private vehicle traffic mitigation approaches could be considered...” That content is removed from the proposed text below, as they are not intended to be recommendations, and thus should not be included within the Site Development Recommendations section. These ideas that were brought forward in the public process are captured in the appendices from those meetings. The proposal is to replace the text currently on page 69 with the text below outlined in recommendation 3.

Recommendation 3: Allow for Further Public Process and Review

Recommendations 1 and 2 are to serve as proposals to revise the plan, and, should be held to a public process as recommendations for change would elsewhere. It will also allow for Parks Staff to review them. Additionally, this process will allow for time to review the plan in its entirety and ensure the changes made on these pages are reflected in other sections of the plan.

Park Board members and Rebecca MacNamee discussed the following: pullouts; traffic; toolbox items; further studies; changing the motion to support FOCC recommendations; delaying action and expectations; changing the language in the plan; why did FOCC make their statement the evening before the meeting; and what more can come from an additional public process.

Board member Jason Rupinski

- Asked the Board do they think the plan needs more clean up and should they consider not voting today if it still needs work.

Board member Hank Scarangella

- Stated it’s easy to say it’s too long of a plan but what could be addressed that is specifically proposed by the FOCC.

Board member Jason Rupinski

- Replied to Hank Scarangella’s comment stating the FOCC conditions.

Board Chair Mina Liebert

- Stated that this plan captures a lot of the historical content which is important and contributes to its length. She stated that she doesn’t know if length matters; however, the key concepts are the focus.

Board member Gary Feffer

- Stated he agrees that the Board needs to be more specific as to what staff needs to change in the plan and he will support this idea. The volume of the plan is not an issue for him.

Board member Daniel Bowan

- Stated this is a lot to review so would this be a Parks Board working group session.

Board member David Siegel

- He is concerned about moving forward without the FOCC approval. He asked for more clarity on the process the FOCC was requesting the department to implement the suggested changes.
- Asked what do we gain by postponing? He stated there would be more negative commentary and what would the overall damage be to the public's trust of the department.

Board member Michael Phan

- Stated he would be open to delaying the vote but the Board needs to give the department something tangible to revise.

Board member Carol Beckman

- Stated the appendices should not be counted as part of the plan volume. The difference in length between the Red Rock Canyon Master Plan and the North Cheyenne Canon Master Plan is 107 pages versus 164 pages. Red Rock Canyon does not have visitor centers and North Cheyenne Canon has two visitor centers. Some people see the plan as vague; however, flexibility is needed. The wording is not perfect but satisfactory and it's not going to please everybody. The decisions about pullouts are going to be difficult; however, we are at a good enough stage and the criteria does allow for keeping pullouts of value.

Karen Palus

- Stated the same consultants that did the North Cheyenne Canon Master Plan completed the Red Rock Canyon Master Plan and that was part of their selection because they have a history and have done amazing work in this community.

Board member Jason Rupinski motioned to delay the item until the June Parks Board meeting to have the opportunity to provide revisions. The revisions will be limited to the two recommendations in the FOCC letter.

Board Chair Mina Liebert

- Restated Jason Rupinski's motion to delay approval of this plan until June based on suggestions and conversation with the FOCC and reviewing the language of toolbox numbers 6, 7 and 8.

1st - Jason Rupinski, 2nd – Daniel Bowan, the motion failed with a vote of 2 to 7.

Ayes: Jason Rupinski, Daniel Bowan

Nays: Ron Ilgen, Hank Scarangella, Mina Liebert, Gary Feffer, Michael Phan, David Siegel, Carol Beckman

Priscilla Marbaker, Tapis Consultant

- Stated it was a very big change to remove the term toolbox from the recommendations. Comments were documented that were heard at the October community meeting and the community provided feedback in regards to traffic issues. These three items are what the community feedback entailed and that is why they were in the toolbox. The FOCC has been a part of the master plan process all along. Twelve emails out of forty seven emails received were from citizens who actually participated in the public process.

Board member Hank Scarangella

- Stated, as the President of Friends of Garden of the Gods, he would not expect to have this conversation as a friend's group representative and does not support a large discussion between the FOCC and the Parks Department.

Board member Michael Phan motioned to adopt the North Cheyenne Canon Master Plan with a change to add recommendation #1 from the Friends of Cheyenne Canon letter.

1st – Michael Phan, 2nd – Carol Beckman, Approved 6 to 3.

Yays: Michael Phan, Carol Beckman, Hank Scarangella, Ron Ilgen, Gary Feffer, David Siegel

Nays: Jason Rupinski, Daniel Bowan, Mina Liebert

Presentations

Colorado College Proposed Modifications to Historic Medians (Presented by Chris Lieber, NES Landscape Architects)

[Link to PowerPoint presentation](#)

Special Improvement Maintenance District (SIMD) Update (Presented by Eric Becker, Special Improvement Maintenance District Manager)

Eric Becker introduced Kiev Andrassy as the new SIMD Supervisor.

[Link to PowerPoint presentation](#)

2019 Budget Overview & 2019 Capital Improvement Project Recommendations (Presented by Kelly Rajab, Parks Financial Analyst)

2019 Budget Overview

- Meetings will begin this month with the Budget Office.
- Fees and charges will probably come before the Board in July.
- The department will enter figures into the software program in July.
- The Budget Office will balance with the Mayor's priorities in September.
- City Council will start their budget work sessions in October with their first and second budget readings occurring in November.
- The budget approval deadline is December 31st.

2019 Capital Improvement Project Recommendations

[Link to PowerPoint presentation](#)

- Bill Koerner, citizen, inquired about park rangers working on the weekends. Kurt Schroeder, Parks Maintenance and Operations Manager, replied that the department has hourly staff on properties and they will stagger the work week among staff.
- Lee Milner, citizen and TOPS Working Committee member, stated there was one member in the last TOPS Working Committee meeting that advocated for more rangers and was not aware of the current park rangers being six full-time rangers and eight seasonal park rangers. There were at least three members who questioned adding four additional park rangers. He was concerned that the number has increased from four to eight park rangers as it could take away the ability to purchase property in Corral Bluffs. Kurt Schroeder stated two of the six full-time rangers are assigned to Garden of the Gods. Karen Palus explained the level of service with Garden of the Gods and the number of rangers being proposed for TOPS properties is a similar model. Four additional fulltime rangers are being proposed.
- Board member Jason Rupinski requested a PowerPoint slide to show the breakdown of stewardship dollars and rangers. Karen Palus replied that Kelly Rajab will provide this information to the Board in an email.
- Lee Milner, expressed concern about moving dollars from one area of the Legacy Loop to another; however, the goal is to get the loop finished by 2020 or 2021. He does not have a solution. Karen Palus stated the department will continue to work on all areas but we need to facilitate the project where we can continue to move forward.
- Bill Koerner, citizen, stated the movement of dollars is a temporary move and at least people can get all the way around the loop.
- Karen Palus stated the Parks Department does not have enough staff capacity to work on projects and a Trail Development Coordinator position is being created to help facilitate our trail master plan.

Staff Reports

Garden of the Gods Transportation Study Update (Kim King, Recreation and Administration Manager)

[Link to Slides](#)

- This is a small pilot project this summer that will involve free shuttles as transportation in Garden of the Gods Park which will be managed by the Visitor and Nature Center.
- Two free shuttles will run with up to fifteen passengers from late Memorial Day through Labor Day.
- The route will be Rockledge Ranch to the Visitors Center to the intersection of Gateway Road and Juniper Way Loop.
- The Rockledge Ranch expanded parking lot will be constructed of mulch and timbers. Parking is free.

- Enhanced signage and wayfinding will be in the area as well as counters in the parking lot.
- Survey work will be conducted this summer and an ADA accessible trail will be constructed late summer.
- This information will be communicated through social media as well as the Colorado Visitor's Bureau.
- "Motorless Morning" at Garden of the Gods Park was a success and the department received great feedback. The department is looking into doing this again in September and to include activities around the event.

Banning Lewis Ranch Annexation Agreement Update (Presented by Karen Palus, Parks, Recreation and Cultural Services)

- The agreement was approved and a resolution was secured that recognizes the unique natural features of this area. This resolution was unanimously approved by City Council.

Board Business

- Karen Palus, Parks, Recreation and Cultural Services Director
 - A media event will be held on Thursday, May 24th at 3:00 p.m. at Fountain Park in regards to the Great Outdoors Colorado (GOCO) Inspire project.
 - A small ceremony will be held for the ground breaking of the Pikes Peak Summit Complex on Monday, June 4th at 10:30 a.m. A small group will attend the ceremony at the top of the summit and the City's Communications Department will video the ground breaking event. The video will be viewed later in the day during a bigger celebration at the Penrose Pavilion.
 - Next week formal restrictions will be announced by the Fire Marshall in regards to open fires within the city and smoking in parks. No smoking will be enforced in parks for the summer due to high fire danger. This will take additional enforcement and will be announced by the City's Communications Department as well as on social media.
 - The Parks and Recreation Advisory Board has alternate positions open. A flyer has been distributed to the Board and the application deadline is May 31st.
- Mina Liebert
 - She will be attending a LART Committee meeting next week and applications were due May 4th. Downtown Partnership has been working on the PikeRide bike share program and they have hired an Executive Director for this program.
- Hank Scarangella
 - Inquired about the status of Code Scrub. Karen Palus said everything has been approved except the appeals ordinance which is currently being reviewed by the Legal Department.
 - Asked about a messaging program to spread the visitation numbers to Garden of the Gods throughout the day. Kim King replied this can be incorporated in some of the shuttle messaging and mentioning various times to visit the garden through social media.

Adjournment

Motion: Move to adjourn at 4:51 p.m.

1st – Carol Beckman, 2nd – Ron Ilgen, Approved, Unanimous

DRAFT