

Land Exchange Open House January 28, 2016 Citizen Comment Card Responses

What is your overall view of the proposal?	Did the information this evening address your concerns?	What else should the City and the Broadmoor consider in this proposal?	Name	Zip Code
Very Supportive, We use N. Cheyenne Canyon/Mt. Muscoco Trail a lot, Strawberry Fields not at all, so we think this is a GREAT initiative	Yes	Parking on Mesa Avenue has become a real problem. I bet Broadmoor could make some money with paid parking at Strawberry Fields for 7 Falls and N. Cheyenne Canyon.	Jack Sterling	80906
Very Supportive, Somewhat Supportive	Yes	Parking, public access for hikers, parking, parking, parking - not at public picnic areas.	Mr. & Mrs. Vondergathen	80906
Very Supportive	Yes		Ryan Johnson	80904
Very Supportive	Yes		Steve	80829
Very Supportive	Yes, already in favor	Require hiking access to upper Strawberry Fields except for the stable property. No border fences. That should satisfy the neighbors.	Jim Davis	80906
Very Supportive	Yes	A great deal for the city and trail users. Love the addition of the spur trail off Barr easement to the deal.		
Very Supportive	Yes, great public meeting format. Good maps and easily-understood explanations.		Dave Grossman	80919
Very Supportive	This was the best presentation of information that I've seen at an open house. Explained visually everything so thoroughly! Thank you.	I think this is an amazing opportunity and kudos to the city for entering into this conversation with the Broadmoor on our behalf. Love this plan for hikers!		
Very Supportive	Yes	Possibly get Easements for Barr Trail, Manitou Incline, etc.. Rather than <u>purchasing</u> the land. Try to get trail easements from Muscoco to historic areas in 7 Falls such as Greenwood Park and Green Stealway.	Steve Driska	80907
Very Supportive	Yes		Kristene Vaughn	80905

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Very Supportive	Yes, well designed and informative displays. Alleviated my concern with future development types of Strawberry Hill by deed stipulations.		Jill Schlaefer	80906
Very Supportive	Yes, A very smart, thoughtful proposal. Excellent story boards and photos.	The deed restriction on Strawberry Fields is important.		
Very Supportive	Yes	Hoping the amenities and stables would be available to the neighbors on a fee basis - love the new Seven Falls being near the Broadmoor!	Kathy Magargal	80906
Very Supportive	Yes			
Somewhat Supportive	No, Economic impact of the property across from Cog RR (.55AC). Where will the money come from to manage the acquired land?	What guarantee do we have the Broadmoor will not sell Strawberry Fields to a developer by pricing the property so the City cannot afford to purchase?	Shelia Evans	80906
Somewhat Supportive	Yes, Excellent		Neal Schuerer	80905
Somewhat Supportive	Yes, Would like to know if/what aspects the Friends of Cheyenne Canyon and Trails and Open Space Coalition support this swap.	I didn't see/meet any representative of the Broadmoor at this community meeting - was anyone in attendance from the Broadmoor?	Jeanne Koss	80906
Somewhat Supportive	Yes	What happens if the Broadmoor decides to sell the 189 acres in the Strawberry Fields area to a developer? A housing development on this land would be disastrous. Is there a clause that prohibits this? What else might the Broadmoor develop on this land?	Elizabeth Burnett	80906

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Somewhat Supportive	No, Currently Manitou Springs and the County provide emergency services to hikers injured on Barr Trail and the incline. With the City now owning a piece of land between Manitou Springs property at the Barr Trail head and the Pike National forest towards the top is the City now going to expend money providing emergency services or leave it as current with Manitou and the County?		Jeffrey Wayne	80918
Somewhat Supportive	Yes		Larry Sportsman	80906
Somewhat Supportive	yes, very informative, lots of passion, see many opinions both ways.	Making access available and not limiting people from going thoroughfares.	Jurgen Bergeron	80907
Somewhat Supportive-except Strawberry Fields, Unsupportive - Strawberry Fields	No, No answer to drainage and some other questions	Drainage from stables and horse trails into creek - it has flooded and water (and manure) goes toward the creek! Parking - tourists, etc. park in picnic areas and N. Chey. Canon parking lots to go to 7Falls/clog them all up so park users and picnickers can't use the area. Stables will add to this problem. Last summer, Starsmore had a big problem with this. Neighbor use - folks who hike Strawberry Field are mostly not back country hikers. Swapping back country for this easy access are is not an even swap. How can we trust that Broadmoor won't up its use in the future - cause more problems for N. Chey. Canon Park?	Lois Zehr	80906

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Somewhat Supportive	Yes	Obviously, the "Strawberry Fields" parcel is the controversial part of this deal. Throw in public access to the golf courses and you'll get my support		
Somewhat Supportive		Give the Broadmoor a long term use permit for Strawberry Hill and allow the Broadmoor to put up temporary structures, i.e. stable or picnic pavilion. City retains ownership. Alternatively, put conservation easement on land to prevent future development.	Glenn Pressman	80906
Somewhat Supportive	This was my first exposure to the proposal. It appears to be an overall good deal. More information and input from the public needs to be obtained before a judgment can be made.	Preservation of open space should be primary.	Kent Drummond	80814
Somewhat Supportive-BCRP, Chamberlain, Somewhat Unsupportive - Cheyenne Canon	Yes	This should not be all or nothing. Each area holds its own concerns.	L. Westin	80905
Neutral	No, 1. It did not state the Broadmoor's plans for developing the 189 acre parcel 2. It should have shown all the Broadmoor's holds in the Cheyenne Mtn. area (probably considerable)	Get a detailed description of the Broadmoor's plans prior to this exchange.		
Neutral	No, Too confusing - make a presentation and allow questions. Feels like a land grab by Broadmoor since its all of Cheyenne Mt. and who knows what you'd do in 5 years?	Use the stab les up the Stage Rd you used before. No sense building another when one already exists.	Margaret Brettschneider	80906
Neutral	Yes	The City should ask for the parcel abutting the McNeil/Swisher Trail	Linda Hodges	80903
Neutral	Yes	Is this really the end of life as we know it. I hate change.	Tom Briggs	80905

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Somewhat Unsupportive	No, A map of all Broadmoor/Anshutz properties. Exactly what they plan to do with Strawberry Fields.		Shelia Evans	80906
Somewhat Unsupportive	No, not detailed enough	The taxpayers who reside in the impacted area.	Rosalie L. Walker	80906
Somewhat Unsupportive	Yes	Parking for picnic and stable use in N. Chey. Canyon	J. Knudsen	80906
Somewhat Unsupportive	No, We cannot make a decision about this when we don't KNOW what Broadmoor is doing with the land in the future. There is NO guarantee what Broadmoor will do with this park land that we now use for hiking.	Make it a conservation easement in perpetuity and we'll think about a swap. Why does it even need to be a swap. Why not just request use of the land for a period of time, Broadmoor is buying everything - World Arena, 7 Falls, etc. You don't need to own everything.	M. Brettschneider	80906
Somewhat Unsupportive	No, Would like more specifics on future development restrictions if Strawberry Field is traded to Broadmoor		Blaine Miller	80906
Somewhat Unsupportive	No, I gained information, but the questions I have were not answered definitively, nor could they be in this format without the principal parties involved being participants.	Taking away an accessible average hiking area in trade for steep lands suited for fitness buffs and fanatic ? -Tying park valuation to first right of refusal. -Broadmoor to fund (or fund in part) acquiring easement.	Deborah Bonifas	80906
Somewhat Unsupportive	No, The transfer of Strawberry Fields does not offer enough protection from future development. Private interests will eventually be motivated to develop the site and the city will gladly accept the zoning change to get additional tax revenue.	Permanent conservation easement for Strawberry Fields area as a condition of sale, or consider non-revocable term limited lease to the Broadmoor in lieu of land transfer. However, really appreciate vision to connect trails in other parts of plan.		
Somewhat Unsupportive	No, unfair balance of valuable land to the Broadmoor for high-value property.	All users of city owned land should be considered.	A. Newsom	80906

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Unsupportive	No, Would have like a meeting. Have a question and answer meeting.	DROP IT!	JoAnn Freischleg	80906
Unsupportive	When will the question and answer meeting take place? I thought that's what this would be.			
Extremely Unsupportive	No, Don't allow the Broadmoor to steal out Parkland.		Jim Arnstein	80905
Unsupportive	No		Becky Wegner	80905
Unsupportive	No, Too many "ifs" at this point. There is no guarantee the Broadmoor will keep its promises.	Broadmoor has stables. Use those		
Very unsupportive	No, Information (11th hour) of a bad deal can't alleviate my concerns.	Traffic, fire, erosion, noise, and the needs/wants of the citizenry (for a change).	Mark Laszlo	80906
Unsupportive	No, This trade is a terrible idea. Strawberry Fields is the most beautiful parcel of land in the area. It belongs to the people of Colorado Springs.	They should scrap it.	Allison Schoenher	80906
Unsupportive			Dave Ruetschilling	80906
Very unsupportive	No, This is a land grab. The Broadmoor is acquiring too much Chey. Mtn property. City Park land should remain accessible to the citizens of COS as intended in the original deed. Cutting the 100yr old ponderosa's to build a trail no one uses was disingenuous and destructive. The Broadmoor as stewards of that land will surely cut more old growth trees and destroy more habitat w/trail building and future development.	Use the \$17 million currently available to buy land out right to secure Incline. Ensure that the Broadmoor can't in the future gain a variance as some means of repurposing the Strawberry Fields property.	Valerie Croke Schoenherre	80906

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Unsupportive	No, According to the El Paso County Accessory, our 2015 land market value (29 Alta Vista Rd. schedule 7435305015) for our lot of 27,365 square feet is \$256,000.00, which is about \$9.36 per square foot, or \$407,721.60 per acre. The value of this one, single property (called "Strawberry Hill " area) to be given to the Broadmoor in trade for some simple, small easements is 189.5 acres of prime housing development acres at \$407,721.60 per acre, that one parcel is a total value of 77 million 263 thousand and 243.00 dollars		Mel Eskanos	80906
Very unsupportive	Somewhat for an initial meeting. I do not feel the Broadmoor should take our land in the Canyon. They will only build a gate and keep the public out!!! The Broadmoor owns enough land.	What is the Broadmoor going to use Strawberry Fields for? An amphitheater, cabins at a later date?? Public land should stay public land! The residents of Cheyenne Canyon get NOTHING out of this. Horse poop will pollute our creek! The City is just seeing DOLLAR SIGNS!	Marcy Rogers	80906
Unsupportive	Need more funding overview		Kelly McGrew	80906
Unsupportive	Yes, Punch Chamberlin Trail through Strawberry Fields - for mountain bike access.	Think we should get more from the Broadmoor if we consider the deal. Not good as it stands now.	Derek Aker	80903
Very unsupportive	Yes		Billy Adams	80903
Very unsupportive	No		David Arnsteen	80905

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Unsupportive	Yes	This is a horrible idea and using scare tactics to persuade the voters is absurd. Access to Barr Trail was secured in 2012 with the E.V.R. swap. The other areas proposed have significantly less value than Strawberry Fields and weren't a problem anyway.	Shannon Solomon	80829
Unsupportive	No, more info on riding stables	Take the idea of a riding stables out of the equation	Jennifer Lehn	80906
Unsupportive	Yes	No zoning for horses! It's fragile land!	Kaylee Zickefoos	80906
Unsupportive	Yes, It concerned me even more than before. I am against a stables opening near the current stables. I am concerned about using Old Stage Rd as a hiking trail. It is dangerous enough with cars!	Taking the zoning for horses out of the equation	Laurie Zickefoose	80906
Unsupportive		Traffic on Mesa Ave		
Unsupportive	Need more formal meetings w/Question and Answer	The City should not TRADE Strawberry Fields - let the Bmoor use the orig. property on 21st	Nick Renfro	80905
Unsupportive	No information on specific B'moor development regarding the stables and related structures.		RP Meinig	80906
Unsupportive				80906
Unsupportive	No microphones, No seats, No parking, unable to hear anything	Appraisals need to be public. Protection in perpetuity for No development ever - not to go through City processes.	Kathy Meinig	80906
Unsupportive	No, no guarantee Broadmoor will keep their promise		Brad Yuan	80906
Unsupportive	No, Disorganized, no useful information given		Karen Yum	80906
Unsupportive	No, Broadmoor bribed and BLACKMAILED City for their gain!	Drop it!		

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Very unsupportive, "very" should appear on both extremes of this rating!	BAD IDEA! Sway without Strawberry Park!	You just created a nice trail to 7 Falls - Now Bdmoor proposes driving their buses across the trail to access stables, that's nuts!	Steven Pria	80906
Unsupportive	No, did not address the real reason for Broadmoor's wish to acquire the Land \$\$\$\$\$. Let them offer to be a steward of the land.	The City should retain ownership and lease the land to the Broadmoor. 10yr - 20yr. Lets see what their real intent is! Never give up the deed!	Karl Nelson	80905
Unsupportive		Park Land remains parkland and not private business		80906
Unsupportive	No, Made concerns worse. What is the role of government? I'm not asking what you think the role of government should be. I'm asking what is the legal/lawful role of government. The answer... to protect individual and property rights. This proposal directly spits at this defined role.	Protect private property. Promote development. Development increases supply and will decrease cost for everyone. Development creates jobs, so amount of tax money goes up. When government only does what is actual charge is, the need for tax money goes down. Please think through the ACTUAL role of government.	A very concerned citizen	80921
Unsupportive	Somewhat - All the City folks were very informative	Traffic/trash/congestion/noise, fire danger, loss of privacy to neighborhoods	Angie Barber	80906
Unsupportive	No, Bad precedent to sell park land especially Strawberry Fields	Buy what we need	Kathy Wade	80906
Unsupportive	Fire!!			
Unsupportive		I am against trading Strawberry Fields for property to which the public already have access. This is part of a City Park. We should not give it away.	Liz Nichol	80906
Unsupportive	No			80905

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Unsupportive		I am worried that the 189 acres SW of Mesa and Old Stage which is prime pristine Mtn prop. Would be used for commercial development or residential. This swap benefits many people who hike the high country, but it is going to have a negative effect on many people who live in the SW portion of the City. There will be increased traffic of people and vehicles. Are public facilities going to be available for people using this. This project needs to be tabled or cancelled.	John Bernehim	80906
Unsupportive			Sue Spengler	80906
Vehemently Unsupportive	No, no opportunity for discussion.	No land swap. The Broadmoor is getting away w/a huge financial benefit if this goes through. No, No, No!!!	John C. Spengler	80906
Unsupportive	No, no one here from the Broadmoor to answer questions. Too hard to get to Boards and hear what City staff is saying. A formal sit down meeting with the entire proposal presented to the audience with question and answer to me is needed	Give the B.C. land directly to the county - not the City . Be a better member of the community and quit the land grab mentality -Give these lands to the City instead of taking City land.	Sandra Halla	80906
Unsupportive, Park land should never be so	No, too many unanswered questions. Parks Dept. doesn't want input - minds already made up.	Strawberry Fields should be off the table. A more formal meeting is needed with a presentation/Q & A that all participants can hear.		
Unsupportive	No, could not hear park officials. A formal forum for presentation and comment is essential! Information is vague and not addressing precise concerns (i.e. parking)	Reconsider the stables at Penrose. The toxic issue was overcome on Gold Hill Mesa, why not the stables? Parking will be insane for the Strawberry Hills proposal.	Lynn Cool	80906

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Unsupportive	Yes, private water system in overlook colony - Federal concerns - too close . County Rd that is not maintained!	No parking in neighborhood - Fire danger - When will Broadmoor mitigate property below shrine? Let alone Cheyenne Mt.	Jan Fairchild	80906
Unsupportive	No	Appraise all land and do an equitable value swap.	Tom Music	80906
Unsupportive	No, the swap does not consider land value. Strawberry Fields is worth 4X the other property value.	Strawberry Fields Forever!	Keith Hofreiter	80919
Unsupportive		The City Parks should consider the functionality of Strawberry Fields vs. the non-functionality of the other properties. Work easements for current trails. No land swap.	Ken Helgeson	80907
Very Unsupportive	Some good information presented. There are drainage issues with this project especially when it rains and floods. Cheyenne Creek and our houses downstream. Tim Mitros needs to be involved. There would be light and noise pollution from this. I don't trust the Broadmoor. to do what it says it wants to do. The City sees dollars in the form of tax revenue. A lot of the land off of Mt. Muscoco is rock cliffs and steep drainages.		Jan Fritchle	80906