



STRAWBERRY FIELDS

FOREVER

WHY ARE WE HERE?



“Girl Scout Troop #4459 spends hours in Strawberry Fields exploring and learning to respect and love nature – the seedlings of curiosity, adventure and stewardship of our world.”

Lara Rowell



Special thanks to Dr. Richard Meinig for his photos of the beautiful flowers of Strawberry Fields.

NEARLY EQUAL VALUE?



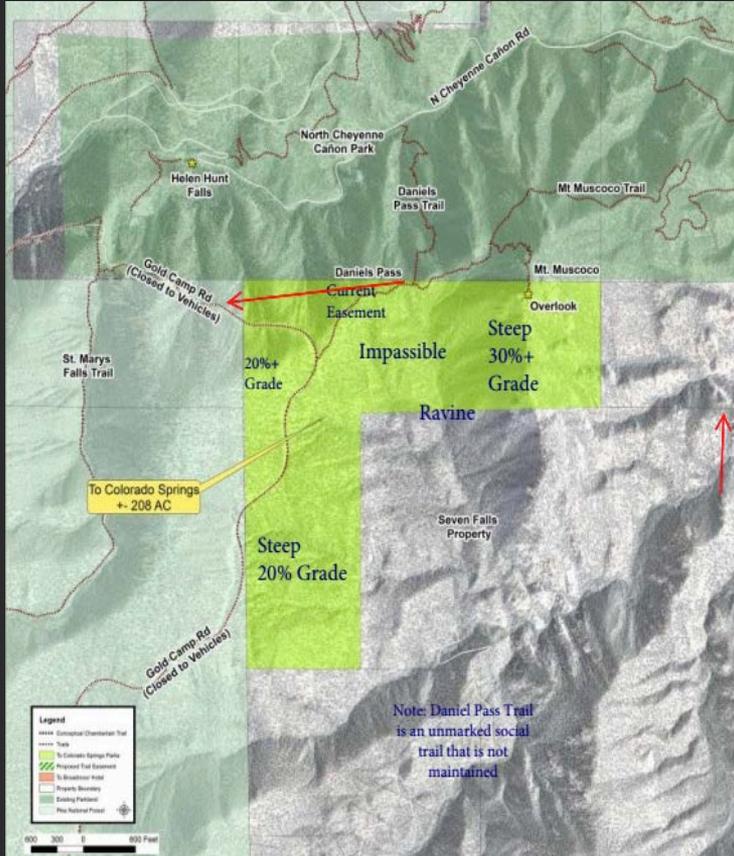
STRAWBERRY FIELDS: 189.5 ACRES
APPRAISED VALUE: \$1.58 MILLION



BEAR CREEK: 8.6 ACRES
APPRAISED VALUE: \$1.4 MILLION

7 FALLS/MUSCOCO:

208 ACRES, BROADMOOR APPRAISED VALUE: \$634,000



- \$634,000 is more than 2/3 of the entire value, \$956,000, the Broadmoor paid for ALL 1,400 acres of the 7 Falls property in 2014.
- Nearly 3/5 of the Broadmoor acreage offering.
- Daniels Pass Easement already granted by Lyda Hill in 1999.
- Remote and difficult to access.
- Maintenance issues – Tussock moth.



“Overall, I rate this hike difficult. Going to the end of the lookout is extremely difficult and dangerous.”

-Hiker Blog

MANITOU INCLINE/BARR TRAIL

165 ACRES, BROADMOOR APPRAISED VALUE: \$1.28 MILLION



Incline

- Broadmoor on record to guarantee Incline licensing agreement.
- If licensing agreement not guaranteed, why have we already spent more than \$2.9 million on the Incline with another \$1 million obligated (approximately \$200,000 of taxpayer money plus the rest from grants and donations).

Barr Trail

- Permanent Barr Trail easement already offered to US Forest Service via Crags Land Exchange Bill.
- Never a city priority before. Simply adds another moving part to an already complex deal.

CHAMBERLAIN TRAIL EASEMENT

78.5 ACRES, BROADMOOR APPRAISED VALUE: \$259,000



- This is the only Master Plan objective of the trade proposal.
- Is it really worth sacrificing Strawberry Fields to acquire this?
- Easement actually provides a little more than one mile of additional trail.
- Even with this easement, there are still major gaps in the Chamberlin Trail – neighborhoods, NORAD?



PUBLIC ACCESS TO PARKLAND IS SCARCE

- Colorado Springs has one of the largest wildland-urban interfaces in the US. Big economic driver and why companies and people move here – yet, most is PRIVATELY owned.
- Air Force Academy's Santa Fe Trail is often closed for security.
- Wolf family & Flying W restrict access to behind Mountain Shadows.
- Navigators owns Queens Canyon.
- Cedar Heights is gated community.
- Cave of Winds owns Williams Canyon.
- The COG/Broadmoor owns Ruxton.
- Crystal Park is gated.
- Skyway, Top of Skyway & Stratton Preserve/Forest are all restricted access.



PUBLIC ACCESS TO PARKLAND IS SCARCE

- South Cheyenne Cañon is restricted and it costs \$14 to get to 7 Falls.
- \$12 per person to access Pike's Peak Highway.
- The Broadmoor owns most of Cheyenne Mountain.
- NORAD and Broadmoor Resort gated community.
- Lost Waldo and Williams canyons to the fire.
- We lost Severy Creek and maybe part of Bear Creek to the trout.
- What's left for the public is bursting at the seams: Garden of Gods gets 3 million visitors per year.
- 200-300 cars are often illegally parked at Red Rock Canyon.



Cheyenne Cañon gets 750,000 visitors per year with parking overflowing every good weather weekend.

PUBLIC ACCESS TO PARKLAND IS SCARCE

- The point: Strawberry Fields is one of the only places left.
- If it were privately owned and TOPS knew about it, it would be one of their highest priority candidate areas to purchase.
- Ironically, now the Broadmoor has built such a great trail along Mesa, it's now even more accessible.



STOP THE SWAP

- We would request you stop the swap until all other means of achieving the City's objectives can be explored. At a minimum, slow it down.
- Let's update the 2003 Cheyenne Cañon Master Plan which includes Strawberry Fields and include the Chamberlain Trail from Stratton Open Space before we trade it away.
- Let's get the hikers, mountain bikers, the Friends of Cheyenne Cañon, the disabled community, the people – **the Public Owners** - together first.
- Let the public have a voice regarding their land and see if the Broadmoor's plans fit their needs versus just guests of one hotel.
- Let's invite the Broadmoor to partner with the public – do what Lyda Hill did with the Garden of the Gods Visitor Center. Consider leasing a corner of the land. What they would pay in rent, they can contribute to improve the land. A real “win-win”.
- We represent thousands who are willing to donate money to get this Master Plan done soon. This is smarter than hiring lawyers to slow down this process or require an election.



A PROPER, THOROUGH AND TRANSPARENT PROCESS

- We have a serious concern about deeding our land before we know what the impacts of what they are planning are studied. We need to know the best public use of Strawberry Fields BEFORE we proceed further.
- It is not good for the Broadmoor or the Parks Department to promise a property right, and a publicly promised one at that, and then the Parks Board might be forced to take it away. (Ex.: What if horses are an inappropriate use?)
- We should be smart enough to figure out the true values – both environmentally & fiscally – of the properties we are being offered, and the properties we are giving away.
- We should enlist the Friends of Cheyenne Cañon to help raise money to take care of this property.



WHY DOES THE BROADMOOR NEED TO OWN STRAWBERRY FIELDS?



- They did a great job with 7 Falls, but they are not in the Open Space and Parks business. YOU ARE. They aren't in the fire mitigation business. YOU ARE. They aren't in the flood control business. YOU ARE.
- Will they do the work with the Fountain Creek District and City Storm Water to get grants from FEMA? Will they work with the Colorado Water Board and State for flood control? Will they work with the State for fire mitigation? These cost millions. State and Federal agencies don't fund hotels, they fund governments.



2 FINAL QUESTIONS



1. Why does the Broadmoor need to own Strawberry Fields?
2. Why so fast?



THANK YOU!