

# Parks, Recreation and Cultural Services



PR&CS Administration  
1401 Recreation Way  
Colorado Springs, CO 80905

## Agenda

### Parks and Recreation Advisory Board

*Please silence your phone during the meeting.*

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**Thursday, April 14, 2016**

**7:30 am**

**Palmer Room**

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#### Call to Order

#### Citizen Discussion

Time for any individual to bring before the Parks and Recreation Advisory Board any matter of interest they wish to discuss that is not elsewhere on the agenda. Comments are restricted to three (3) minutes; you will hear an alarm when your time is up. Please contact PR&CS staff no later than the last Wednesday of the month prior if you wish to place a longer presentation on the agenda.

#### Approval of Minutes- March 10, 2015

Minutes are posted no later than 5:00pm on the Tuesday before the meeting at:

<http://parks.coloradosprings.gov/explore-play/get-involved/boards-committees/parks-and-recreation-advisory-board>

#### Ceremonial Items

- National Volunteer Recognition Week

Tilah Larson

#### Action Items

1. Prospect Lake Guidelines
2. Land Exchange with the Broadmoor- please see links below

Kim King  
Karen Palus

\*Citizen comments for item 1 and 2 will be limited to three minutes.

Resolution & Exhibits A-F

[https://coloradosprings.gov/sites/default/files/resolution\\_and\\_exhibits\\_a-f.pdf](https://coloradosprings.gov/sites/default/files/resolution_and_exhibits_a-f.pdf)

Attachment A: Overall Map

[https://coloradosprings.gov/sites/default/files/attachment\\_a\\_-\\_overall\\_map.pdf](https://coloradosprings.gov/sites/default/files/attachment_a_-_overall_map.pdf)

Attachment B1: January 28, 2016 Citizen Response Cards

[https://coloradosprings.gov/sites/default/files/attachment\\_b1\\_-\\_january\\_28\\_2016\\_citizen\\_response\\_cards.pdf](https://coloradosprings.gov/sites/default/files/attachment_b1_-_january_28_2016_citizen_response_cards.pdf)

Attachment B1a – January 28, 2016 Citizen Post-It Notes

[https://coloradosprings.gov/sites/default/files/attachment\\_b1a\\_-\\_january\\_28\\_2016\\_citizen\\_post\\_it\\_notes.pdf](https://coloradosprings.gov/sites/default/files/attachment_b1a_-_january_28_2016_citizen_post_it_notes.pdf)

Attachment B2- February 24, 2016 Citizen Response Cards

[https://coloradosprings.gov/sites/default/files/attachment\\_b2\\_-\\_february\\_24\\_2016\\_citizen\\_response\\_cards.pdf](https://coloradosprings.gov/sites/default/files/attachment_b2_-_february_24_2016_citizen_response_cards.pdf)

# Parks, Recreation and Cultural Services

Attachment B3 – March 2, 2016 TOPS Citizen Response Cards

[https://coloradosprings.gov/sites/default/files/attachment\\_b3\\_-\\_march\\_2\\_2016\\_tops\\_citizen\\_response\\_cards.pdf](https://coloradosprings.gov/sites/default/files/attachment_b3_-_march_2_2016_tops_citizen_response_cards.pdf)

Attachment B4 – March 10, 2016 Parks Board Citizen Response Cards

[https://coloradosprings.gov/sites/default/files/attachment\\_b4\\_-\\_march\\_10\\_2016\\_parks\\_board\\_citizen\\_response\\_cards.pdf](https://coloradosprings.gov/sites/default/files/attachment_b4_-_march_10_2016_parks_board_citizen_response_cards.pdf)

Attachment B5 – March 14, 2016 Council Member King Meeting Response Cards

[https://coloradosprings.gov/sites/default/files/attachment\\_b5\\_-\\_march\\_14\\_2016\\_council\\_member\\_king\\_mtg\\_response\\_cards.pdf](https://coloradosprings.gov/sites/default/files/attachment_b5_-_march_14_2016_council_member_king_mtg_response_cards.pdf)

Attachment B6 – March 30, 2016 Community Meeting Response Cards

[https://coloradosprings.gov/sites/default/files/attachment\\_b6\\_-\\_march\\_30\\_2016\\_community\\_meeting\\_response\\_cards.pdf](https://coloradosprings.gov/sites/default/files/attachment_b6_-_march_30_2016_community_meeting_response_cards.pdf)

Attachment B7 – Emails from Citizens

[https://coloradosprings.gov/sites/default/files/attachment\\_b7\\_-\\_emails\\_from\\_citizens.pdf](https://coloradosprings.gov/sites/default/files/attachment_b7_-_emails_from_citizens.pdf)

Attachment B8 – Online Survey Results

[https://coloradosprings.gov/sites/default/files/attachment\\_b8\\_-\\_online\\_survey\\_results.pdf](https://coloradosprings.gov/sites/default/files/attachment_b8_-_online_survey_results.pdf)

Attachment C – Palmer Land Trust Letter of Intent

[https://coloradosprings.gov/sites/default/files/attachment\\_c\\_-\\_palmer\\_land\\_trust\\_letter\\_of\\_intent.pdf](https://coloradosprings.gov/sites/default/files/attachment_c_-_palmer_land_trust_letter_of_intent.pdf)

## **Presentations**

3. Centennial Boulevard Extension and Sonderman Park Aaron Egbert

## **Staff Reports**

4. Manitou Incline Rules and Regulations Sarah Bryarly  
5. Venezia/Lifetime Fitness Agreement Sarah Bryarly  
6. Colorado Natural Areas Program Designation at Corral Bluffs Update Chris Lieber

## **Board Business**

7. Committee Reports/General Comments

## **Adjournment**

## **Closed Executive Session**

*In accord with the City Charter Art. III, §3-60(d) and the Colorado Open Meetings Act, C.R.S. § 24-6-402(4) (a, b and e), the Parks and Recreation Advisory Board, in Open Session, is to determine whether it will hold a Closed Executive Session. The issues to be discussed involve receipt of legal advice and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators regarding a land acquisition matter. The Chair shall poll the Park and Recreation Advisory Board members, and, upon consent of two-thirds of the members present, may hold a closed executive session. If consent to the closed executive session is not given, the item may be*

# **Parks, Recreation and Cultural Services**

*discussed in open session or withdrawn from consideration.*

8. Negotiations Pertaining to a Land Matter

# COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

## PARKS AND RECREATION ADVISORY BOARD

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**Date:** April 14, 2016  
**Item Number:** Action – Item #1  
**Item Name:** Prospect Lake Schedule for 2016

**BACKGROUND:** Prospect Lake is located in the southeast corner of Memorial Park. The land where the Lake is located was deeded by General William Jackson Palmer in 1890. It served as the reservoir to irrigate Evergreen Cemetery until a non-potable irrigation system was installed in 1950. Since that time, Prospect Lake has served as a recreational amenity for the citizens of Colorado Springs.

**CURRENT STATUS:**

As one of only a few public lakes within the City limits, Prospect Lake is very popular for both motorized and non-motorized uses. In 2015, 196 annual boating permits for both motorized and non-motorized watercraft were issued. Another 190 non-motorized day passes were issued during the same year resulting in a total revenue of \$17,800. To accommodate these varied user groups in a safe and efficient manner, hours of operation are posted. Per standard practice, an annual public meeting was held on February 24, 2016 to review proposed hours of operation for the coming boating season. A number of factors were considered this year in recommending the hours of operation for Prospect Lake including:

- Addressing safety concerns from the YMCA regarding operation of motorized watercraft while the Swim Beach was open;
- Potentially incentivizing a vendor to operate the Boat House during the summer season if more non-motorized hours were available; and
- Having more oversight of the Lake by providing more opportunities for positive activation through an on-site vendor.

Based on feedback from staff and the public, the Parks and Recreation Advisory Board presented the proposed schedule changes for Prospect Lake at its March 10<sup>th</sup> Board meeting. Based on no additional recommendations from the Board, the proposed year-round schedule for Prospect Lake is as follows:

**Wake Allowed Hours:**

Monday – Friday	Sunrise to 11 AM and 5 PM to Sunset (except Wednesday evening)
Wednesday	5 PM to Sunset (Personal Watercraft Only)
Saturday	Sunrise to 11 AM (Motorized Boats Only) 11 AM to 2 PM (Personal Watercraft Only)
Sunday	Sunrise to 12 PM and 5 PM to Sunset (Motorized Boats Only)

Wakeless Hours:

Monday – Friday      11 AM to 5 PM

Saturday                2 PM to Sunset

Sunday                 12 PM to 5 PM

Any special event/program days or times will be noted within the annual guide and on the City's website as well as being posted onsite. Examples include days reserved for the Department's Therapeutic Recreation program as well as special events including the Labor Day Lift-Off and the Rocky Mountain State Games triathlon.

**RECOMMENDATION:**

Staff recommends approval of the Prospect Lake 2016 schedule as presented.

**PROPOSED MOTION:**

A motion to approve the Prospect Lake 2016 schedule as presented.

**PARTIES NOTIFIED OF THIS MEETING:**

Boating Permit Holders and Interested Parties

# COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

## PARKS AND RECREATION ADVISORY BOARD

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**Date:** April 14, 2016  
**Item Number:** Action Item #2  
**Item Name:** Proposed Land Exchange with the Broadmoor

### Summary:

The City of Colorado Springs Parks, Recreation and Cultural Services Department has proposed a land exchange between the City of Colorado Springs and the Manitou and Pike's Peak Railway company, COG Land and Development Company, PF LLC, and The Broadmoor Hotel, Inc., collectively referred to as "Broadmoor". The proposed land exchange provides an opportunity to achieve several major goals identified in the Colorado Springs Parks System Master Plan including: preserving and expanding our open space system; connecting our trail system; securing public access to valued recreational trail corridors that currently traverse private lands; and providing additional recreational opportunities within our community for horseback riding and picnicking. In total, the City would receive approximately 371.21 acres of land as well as approximately 115.4 acres of new public trail easements. In exchange, the Broadmoor would receive approximately 190.05 acres of land. Please refer to Attachment A for a map of the locations.

### Background:

The Parks, Recreation and Cultural Services Department has conducted a comprehensive public process. The following list shows the opportunities to date for public education and comment regarding the proposal:

Jan 14, 2016	Stakeholder Meeting
Jan 25, 2016	City Council Briefing
Jan 28, 2016	Community Meeting - Open House
Feb 11, 2016	Parks and Recreation Advisory Board Meeting
Feb 17, 2016	Media Tour
Feb 24, 2016	Community Meeting
Mar 2, 2016	TOPS Working Committee Meeting
Mar 10, 2016	Parks and Recreation Advisory Board Meeting
Mar 14, 2016	Council Member King's Listening Session
Mar 24, 2016	TOPS Working Committee Meeting and Parks Board Tour
Mar 30, 2016	Community Meeting
Apr 11, 2016	City Council Briefing

An online survey utilizing SpeakUP! has been in place to accept comments and questions from the public as well. In total, 626 comment submissions had been received through emails, surveys and comment cards completed at public meetings. Please refer to Attachments B1 through B8 to review these submissions.

As a result of this extensive public process, the City and the Broadmoor have refined the land exchange proposal. The following enhancements have been agreed upon since the City Council briefing on January 25, 2016:

Barr Trail and Mt Manitou Incline. There is now an enlarged public trail easement to provide access along the traditional Pikes Peak Marathon and Ascent route.

North Cheyenne Canon Park - Southwestern 208 acre parcel. The Broadmoor will allow public access to the Green Settlement and Greenwood Park.

North Cheyenne Canon Park - South Canon 189.5 acre parcel (Strawberry Hill). A number of enhancements have been agreed upon including providing emergency access from Hully Gully through Seven Falls; providing the City first right of refusal if the property is ever considered for sale with a purchase price set from the 2016 appraisal value; retaining free public access on the property as well as any trail system developed; enlisting the support of the Park Ambassador program; and increasing stewardship through the Park (PK) zoning deed restriction and a conservation easement. The 189.5 acre conservation easement includes an 8.5 acre building envelope for a picnic area and horse stable. Refer to Exhibit A: Terms, Conditions and Restrictions for specific restrictions and allowable uses.

A conservation easement is a voluntary, legally-binding land agreement that permanently protects the conservation values of a property. Though the landowners retain their ownership right, they agree to extinguish other rights in exchange for perpetual protection of the conservation values. Each easement is specifically tailored to the unique character of the land and the landowner's individual goals and values. The specific conservation values associated with the 189.5 acre parcel known as Strawberry Hill include the preservation of open space and the preservation of public access for recreation. A typical conservation easement takes between eight and twelve months to complete. The City and Broadmoor have signed a letter of intent with the Palmer Land Trust to begin their due diligence process.

This item supports the City's strategic goal relating to excelling in City Services by significantly increasing the available recreational amenities and opportunities for both citizens and visitors alike.

**Previous Council Action:**

An initial briefing of the proposed land exchange was brought before City Council on January 25, 2016. An update briefing of the proposed land exchange was brought before City Council on April 11, 2016.

**Financial Implications:**

Except for the costs associated with exchanging properties, such as appraisals, surveys and titlework, there are no monetary commitments required. The City has had an independent appraiser evaluate its properties resulting in a total appraised value of \$2,161,000. The Broadmoor has also had an independent appraiser evaluate its properties and easements resulting in a total appraised value of \$3,611,200.

**Board/Commission Recommendation:**

Staff presented the land exchange proposal to the Parks and Recreation Advisory Board on February 11, 2016 and March 14, 2016 as an information item. Public comment was taken during these meetings. On April 4, 2016, the TOPS Working Committee recommended the Parks and Recreation Advisory Board delay action on the Land Exchange until more information is provided and can be considered.

**Stakeholder Process:**

There has been an extensive public process which began on January 14, 2016, at the onset of the project, when staff sought input from key stakeholders including:

City of Manitou Springs  
Colorado Springs Utilities (CSU)  
Canon Conservationist  
Council of Neighbors and Organizations (CONO)  
El Paso County

Friends of Bear Creek Regional Park  
Friends of Cheyenne Canon  
Friends of the Peak  
Incline Friends  
Medicine Wheel  
Park and Recreation Advisory Board  
Pikes Peak Climbers Alliance  
Rocky Mountain Field Institute (RMFI)  
Park and Recreation Advisory Board  
Trails and Open Space Coalition (TOSC)  
TOPS Working Committee  
U.S. Forest Service

Since this initial gathering, there have been a total of eleven meetings and/or property tours to date. Additional outreach efforts through social media outlets, including the City's website, have also been pursued. The next steps in the process include at least three meetings scheduled between April and May as noted below:

April 14, 2016	Parks and Recreation Advisory Board Meeting
April 25, 2016	City Council Work Session
April TBD	Utility Board Meeting
May TBD	City Council Formal Session

**Alternatives:**

Decline the proposed Land Exchange.

**Proposed Motion:**

A motion recommending that City Council approve the Resolution authorizing a Land Exchange between the City of Colorado Springs and the Broadmoor.

**Attachments:**

Resolution: A Resolution Authorizing a Land Exchange between the City of Colorado Springs and the Broadmoor  
Exhibit A: Terms, Conditions and Restrictions  
Exhibit B: North Cheyenne Cañon Property (Strawberry Hill)  
Exhibit C: Colorado Springs Utilities Property  
Exhibit D: Bear Creek Property  
Exhibit E: North Cheyenne Cañon Property (208 acres)  
Exhibit F: Chamberlain Trail Easements  
Attachment A: Overall Map  
Attachment B1 – January 28, 2016 Citizen Response Cards  
Attachment B1a – January 28, 2016 Citizen post it notes  
Attachment B2 – February 28, 2016 Citizen Response Cards  
Attachment B3 – March 2, 2016 TOPS Citizen Response Cards  
Attachment B4 – March 10, 2016 Parks Board Citizen Response Cards  
Attachment B5 – March 14, 2016 Council Member King mtg Response Cards  
Attachment B6 – March 30, 2016 Community Meeting Response Cards  
Attachment B7 – Emails from Citizens  
Attachment B8 – Online Survey Results  
Attachment C – Palmer Land Trust Letter of Intent