



**Parks and Recreation Advisory Board
Meeting Minutes
March 10, 2016**

Members Present: Jackie Hilaire, Gary Feffer, Charles Castle, Mina Liebert, Ron Ilgen, Scot Hume, Alex Johnson, Jason Rupinski

Members Absent: Hank Scarangella

Alternates Present: Bob Lally

Alternates Absent: N/A

Staff Present: Karen Palus, Chris Lieber, Kurt Schroeder, Kim King, Christi Mehew

Called to Order Jackie Hilaire brought the meeting to order at 7:33 a.m.

Citizen Discussion

Judith Rice Jones – General Palmer gave parkland to the citizens not the City. She donated a map that displays the Colorado Springs Park System to the Parks, Recreation and Cultural department and would like it to be displayed in the Parks Board room.

Karen Fleming – (Meadows Park Community Center Manager) Announced it is National Nutrition Month and distributed a handout that describes the upcoming classes offered at the Center.

Jeff Norton – (Pikes Peak Pickleball Association) Announced the various donors to their Association. Donated a check in the amount of \$186,935 to the Parks, Recreation and Cultural Services department. Chris Lieber gave an update on the development of the Monument Valley Pickleball Courts which will take approximately 180 days to construct and will be ready for the tournament in September 2016. Karen Palus complimented Jeff Norton for his dedication to this project.

Approval of Minutes – February 11, 2016

Motion: Scot Hume, Charles Castle, Approved - Unanimous

Action Items

- 1. Stratton Open Space Management Plan** (Presented by Sarah Bryarly – Design and Development Division - [see attachment below](#))
- 2. Bluestem Open Space Management Plan** (Presented by Sarah Bryarly – Design and Development Division- [see attachment below](#))
- 3. University Park Open Space Management Plan** (Presented by Sarah Bryarly – Design and Development Division - [see attachment below](#))

4. Sinton Pond Open Space Management Plan (Presented by Sarah Bryarly – Design and Development Division & Bill Mangle – ERO Resources – [see attachment below](#))

- Stratton, University Park and Bluestem Open Spaces are TOPS properties. All four properties have conservation easements except for University Park, which has a deed restriction. Due to the conservation easements an updated management plan is required.
- These are management plans that cover how to care for the property which includes: sustainable trails; wildlife management and forest management.
- The public process included three public meetings for Stratton Open Space and one public meeting for University Park, Bluestem and Sinton Pond Open spaces.
- Bill Mangle (ERO Resources) – Stated the top issues are vegetation management, forest health management, dog management, trail management, signage and visitor experience. Specific to Bluestem Open Space prairie dog and wildlife management were concerns.
- Bob Parker (Citizen) – Concerned about the increase of the prairie dog population in Bluestem Open Space and in the last 48 hours there have been conversations between Palmer Land Trust and the Parks, Recreation and Cultural Services department regarding this issue. Sarah Bryarly confirmed they have been in contact with Palmer Land Trust. Palmer Land Trust, which holds the conservation easement, is not requiring this plan to identify a trigger point regarding the prairie dog population; however, they ask that the Parks department make it a priority to have a plan in place. An amendment will be added to activate the management strategy plan if the prairie dog threshold is reached.
- Susan Davies (Trails and Open Space Coalition) – Stated she supports the management plans and is pleased to hear that volunteers will help with these projects and offered TOSC's assistance.

Motion – To approve the Stratton, Bluestem, University Park and Sinton Pond Open Space Management Plans.

Motion – 1st - Charles Castle, 2nd - Jason Rupinski – with an amendment to provide the trigger point to activate the management strategy plan if the prairie dog threshold is reached at Bluestem Prairie Open Space.

Approved - unanimous

5. John Venezia Community Park Tennis and Pickleball Court Facility Agreement with Lifetime Fitness (Presented by Sarah Bryarly – Design and Development Division, and Kim King – Parks and Recreation Administration Division - [see attachments below](#))

- The presentation included the services provided and the operational components. A diagram was shown of the area that displays a large pavilion complex, universally accessible playground, sprayground, small scale artificial turf field, 3 parking lots, 3 soccer fields, small playground, in-line hockey rink/basketball court, 6 tennis courts, 4 pickleball courts, pro shop and restrooms.

- The total cost of the project is \$12 million. TOPS Parks (Parks Category) and the Park Land Dedication Ordinance (PLDO) are funding \$10.88 million of the project. Phase One construction is currently underway.
- Details of the agreement were discussed which include: public use of the facility; length of time of the agreement; Lifetime Fitness being a for profit business vs. non-profit business and utilizing park property; and the percentage of revenue that will be given to the Parks department by Lifetime for maintenance of the facility.
- Jeff Norton (Pikes Peak Pickleball Association) stated concerns about free drop-in play on pickleball courts, the oversized tennis court staying in the plan as a potential option for pickleball use and the use of all four courts for tournaments run by PPPA volunteers.

Motion- 1st, Ron Ilgen, 2nd – Jason Rupinski, Approved 8 to 1

Presentations

6. Proposed Land Exchange with the Broadmoor (Presented by Karen Palus – Parks, Recreation and Cultural Services Director - [see presentation below](#))

- The proposed land exchange achieves several goals on the Colorado Springs Parks System Master Plan which includes: 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. The City of Colorado Springs, with this proposal, will acquire 371.21 acres and another 115.4 acres of new public trail easements. The Broadmoor will receive 189.05 acres.
- Appraisals are underway and that information will be shared at the public meeting on March 30th at Gold Camp Elementary School from 6-8 p.m.
- The TOPS Working Committee and Parks and Recreation Board members will tour the parcels of the proposed land exchange on March 24th.
- What's New:
 - Emergency access for Hully Gully on Seven Falls will be provided.
 - The City will retain the first right of refusal if the property is ever considered for sale. The purchase price will be set from the 2016 appraisal value.
 - Public access to future trail system on the 189 acre parcel (Strawberry Hill) will be retained.
 - Support from the Parks Ambassador program will be enlisted.
 - Stewardship will be increased through the PK (Park) zoning deed restriction and the conservation easement.
- Future meeting dates:
 - March 14th, 6-8 p.m., "Listening and Discussion" with Keith King
 - March 30th, 6-8 p.m., Public Meeting
 - April 11th, 1:00 p.m., City Council work session
 - April 14th, 7:30 a.m., Parks and Recreation and Cultural Services Advisory Board meeting
 - City Council Meeting – To be determined
- Britt Haley (City of Colorado Springs City Attorney) spoke in regards to the purpose and definition of a conservation easement. She stated that her background includes working for the Office of the Attorney General and assigned to the Department of

Natural Resources. She was the Director of the State Land Board when they agreed to their first conservation easement.

- Once a Conservation easement is in place you are bound to the terms of the deed forever which is a perpetual obligation and runs in perpetuity with the land, irrespective of the landowner. The landowner that holds the conservation easement is responsible for abiding by the terms and a 3rd party enforces those terms.
- The Land Board was concerned about making sure terms were correct as they had a fiduciary responsibility to the State Land Trust.
- This would be a perpetual obligation and could not be changed once it is written.
- Conservation easements are a tool for perpetual protection of identified values.
- Jack Damioli, The Broadmoor President and CEO, stated the following: some clarifications and modifications to the proposal have been made due to community feedback; the focus is stewardship of the land and the conservation easement; the intent is to have a boutique stable and picnic facility; the development will be less than 5% of the 189 acres; no parking will be allowed on site and shuttles will be used to get to Seven Falls and the Strawberry Hill area; any development in the 5% area will adhere to PK (Park zone) restrictions and will come before the Parks Board for approval; public access will be provided and the property will not be fenced; the area will be for hiking, mountain biking and equestrian use; they ask that individuals respect the property; they will clean up the property and provide fire mitigation; Mesa avenue would be the entrance and exit for the property; the exchange includes many other properties, easements and trails; a building envelope will be provided at the March 30th Public Meeting but a concept plan will probably not be given; however, everything they develop will come before the Parks and Recreation Advisory Board for approval; they have reached out to the Friends of Cheyenne Canon regarding the Ambassadors program; public input would be involved in developing trails for the Strawberry Hill area.
- A master plan will need to be developed for the area and will come before the Parks and Recreation Advisory Board for approval.
- Karen Palus stated other similar land exchanges that the Parks department has been involved in are Seven Falls, Sonderman Park and Garden of the Gods.
- The following materials were provided for meeting attendees: comment cards, maps, conservation easement FAQ's from Palmer Land Trust and the community meeting calendar.
- City staff has received numerous comments, both in favor and in opposition, to the proposed Land Exchange. The majority of comments received from neighbors who reside in close proximity to the Strawberry Hill area have expressed strong opposition to the proposed Land Exchange. Comments have been received via mail, email, comment cards and the City's land exchange website. All comments/letters received to date were provided to each Parks and Recreation Advisory Board member.
- Citizens who spoke "FOR" the Proposed Land Exchange included: John Murphy, Christopher Ellis, Carol Beckman, David Adair (Incline Friends), Kyle Hybl, Spencer

Wren, Steve Schuck, Susan Davies (TOSC), Sandra Matthews, Kurt Ziger, Jurgen Bergeron

- Citizens who spoke “AGAINST” the Proposed Land Exchange included: Donna Strom, Jim Schwerin, Barry Brown, Lois Zehr, Bill Stookey, Joan Hance, Chris Beyer (Friends of Cheyenne Canon), Gary Kesimer

7. Prospect Lake Guidelines (Presented by Kim King – Recreation and Administration Manager – [see presentation below](#))

- The presentation for the Prospect and Quail Lake proposed 2016 Operations included: water use and water-skiing on Prospect Lake; permit fees; current/proposed schedule for the swim beach, motorized and non-motorized boats; pros and cons to the changes in hours; and other impacts to hours.
- This will be an action item at next month’s Parks and Recreation Advisory board meeting after the public has an opportunity to comment.
- Signage regarding hours and guidelines are currently being considered to help participants with lake policies.
- The following citizens spoke in regards to the proposed guidelines: Caroline Lamz (volunteer for special events at Prospect Lake), Jacob Figueroa, Scott Holmberg (Underwater Connection), Andrew VanDerWege (Go West Camps). Concerns stated included hours of use, trash, safety, fisherman behavior and line issues, signage, clean up and shore launch.
- Kurt Schroeder (Park Operations and Development Manager) One police officer per shift will be available to Park staff and will patrol the west side area of the City Park System to include: Gold Hill and Cheyenne Canon area, Memorial Park, Prospect Lake, Section 16 and possibly Quail Lake.

8. Southwest Urban Renewal Project and America the Beautiful Park (Presented by Chris Jenkins – President of Nor’wood Development Group)

- Actively working with neighbors on the southwest Urban Renewal project.
- I-25 and Cimarron project will include trails to connect to America the Beautiful Park and a new gateway will occur.
- America the Beautiful Park is successful on its own without its connection to downtown.
- The Olympic Museum will have a pedestrian bridge to go over the railroad tracks and connect into America the Beautiful Park. The bridge will include designated bike lanes. It will be wide enough to support special event activities, such as vendors, along with pedestrian traffic.
- Interested in a connection to tie the trail by Cimarron and I-25 to the Legacy Loop Trail and America the Beautiful Park.
- A picture of the Olympic Museum and the proposed bridge was shown to the Board members.

Staff Reports

9. Golf Update (Presented by Pat Gentile – Parks and Recreation Department Golf Manager – [see presentation below](#))

- The presentation covered the Valley Hi and Patty Jewett Golf Courses. The topics discussed were: financials; rounds data; days closed; 2016 budget; gallus golf application statistics; engaging the community through social media; golf donations; footgolf; partnering with the Switchbacks; the First Tee of Pikes Peak and Patty Jewett Clubhouse improvements.

10. Cemetery Update (Presented by Jody Sanchez-Skamarak – Interim Cemetery Sexton – [see presentation below](#))

- The presentation included a 2015 year-end review which encompassed community outreach events, tours and presentations, projects, 2015 transition plan, Evergreen Benevolent Society, 2014 and 2015 reports regarding new purchases and burials.

11. Committee Reports/General Comments

Jason Rupinski –The TOPS Working Committee meeting was well attended and public feedback in regards to the land exchange was provided. Richard Skorman spoke and distributed to the committee applications for funding on the parcels of the proposed land exchange with TOPS funds.

Charles Castle – He would like to see signage at the trailhead at the parking lot on the Hewlett Packard property. He requested that trees be planted in the Rockrimmon Open Space and Colorado Springs Utilities project area since it is now completed. Kim King stated the City Auditorium restrooms are demolished, a trailer restroom is in place and more port-a-lets will be delivered. The new restroom floors will be installed soon and the estimated completion date is the beginning of June. The interim City Auditorium manager, Kelly Wetta, has been selected for the manager position and started this week. He sent an email to Christi Mehew and the Board in regards to Meadows Community Park. Jackie Hilaire stated it is against the open meeting policy to email more than one individual on the Board. Karen Palus asked to please send any future emails to Christi Mehew and she will then forward it to Board members.

Mina Liebert – A vendor has been selected for the universal and small playgrounds for Venezia Community Park. A LART meeting will be held today.

Adjournment

Parks and Recreation Advisory Board adjourned at 2:35 pm.

Stratton Open Space Management Plan



Prepared for—

City of Colorado Springs
Parks, Recreation, and Cultural Services
1401 Recreation Way
Colorado Springs, Colorado 80905

Prepared by—

ERO Resources Corporation
1842 Clarkson Street
Denver, Colorado 80218
(303) 830-1188

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DRAFT
for Public Review
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- Appendix A Conservation Easement
- Appendix B Public Involvement Summary
- Appendix C Plant Species List

Plan Preparers

This management plan was completed as a collaborative effort between Colorado Springs Parks, Recreation, and Cultural Services Department, Colorado Springs Utilities, Palmer Land Trust, the ERO consulting team, and the Colorado Springs community. The ERO consulting team consisted of:

- ERO Resources Corporation: Project lead, natural resources
- Tapis Associates: Trails and recreation
- Kezziah-Watkins: Public process and facilitation

This plan was adopted by the City of Colorado Springs Parks and Recreation Advisory Board on _____, 2016.

Summary

Stratton Open Space is a 306.5 acre property at the southwest edge of Colorado Springs, at the transition from residential neighborhoods to the east to expansive public lands to the west, including North Cheyenne Cañon Park and Pike National Forest. The property contains a diverse mosaic of ecological communities, including grasslands, shrublands, and forests which provide habitat for a variety of wildlife species. The property is also a recreational asset, with a variety of trails that provide access for outdoor recreation and serves as a gateway to a regional system of trails.

This Management Plan is intended to provide the City of Colorado Springs Parks, Recreation and Cultural Services Department with a framework for management and stewardship of the property over the next five years. This Management Plan was completed based on existing documentation, field assessments, stakeholder meetings, and community input. This plan provides broad guidance and specific resource management strategies to achieve the following goals:

1. **Vegetation** – Protect and enhance the quality, diversity, and health of native plant communities
2. **Wildlife** – Protect and enhance wildlife habitat on the property
3. **Trails and Facilities** – Manage trails and visitor use facilities to provide high-quality recreational experiences while protecting natural resource values
4. **Visitor Use** – Provide visitor use experiences and opportunities that are enjoyable, safe, and appropriate while minimizing resource impacts and user conflicts.

The *Introduction* provides a background on the property, the process, and relevant planning and policy guidance. The *Existing Conditions* section outlines the natural resources, visitor uses and amenities, and management context of the property. The *Resource Management Plan* section provides general guidance on several key issues, including: noxious weed management, forest management, vegetation management, trail and access management, dog management, South Suburban Reservoir access, and special events on the property. It outlines the recommended timing and priority of specific management strategies. This section also outlines recommended resource monitoring actions.

This Management Plan not only satisfies the requirements of the conservation easement on the property, but also provides a blueprint for proactive management of open space resources over the next five years.



Big bluestem along the Upper Meadows Loop Trail

Introduction

Location and Background

Stratton Open Space consists of 306.5 acres located on the western edge of Colorado Springs. The property is located about 2.5 miles southwest of downtown Colorado Springs, north of Cheyenne Boulevard and west of Cresta Road, and directly abuts North Cheyenne Cañon Park to the west (Figure 1). The property contains a biologically diverse mosaic of plant communities at the foothills transitional zone, is an important community buffer, and is a gateway for outdoor recreational opportunities.

Beginning in the early 1990s, local citizens began working to protect the property as open space. In 1998, the City of Colorado Springs completed the purchase of Stratton Open Space for \$5.9 million. Most of the funding for the purchase came from the then recently-passed (1997) Trails, Open Space, and Parks (TOPS) sales tax in Colorado Springs. The TOPS program contributed \$4.4 million, with the remainder of the purchase price coming from the Great Outdoors Colorado (GOCO) Trust Fund (\$500,000), private donations, and assistance from The Trust for Public Land. As a requirement of the GOCO funding, a conservation easement was placed on the property. The easement is held by the Palmer Land Trust, a private land conservation organization. Stratton Open Space is owned by the City of Colorado Springs and is managed by the City's Parks, Recreation, and Cultural Services Department.

The City of Colorado Springs owns and Colorado Springs Utilities (CSU) manages land that is immediately adjacent to Stratton Open Space on the south side and contains two water supply reservoirs – South Suburban Reservoir and Gold Camp Reservoir - and associated infrastructure. Outside of the fenced reservoir and facility areas, the CSU-managed land is indistinguishable from Stratton Open Space, and several trails and visitor use areas cross between the properties.

Vision and Goals

Vision Statement

Stratton Open Space contains a diverse mosaic of ecological communities at the transition between urban neighborhoods and foothills canyons. The property serves as an important community buffer and aesthetic resource for the city, while also providing visitors with an easily accessible gateway for outdoor recreation. The property is highly valued by the community for its ecological, scenic, and recreational amenities, and is managed to maintain the highest levels of quality and stewardship to maintain these standards.

Goals

The following goals for Stratton Open Space provide a philosophical foundation on which to base the implementation of this Management Plan. These broad goals provide the basis for management actions related to specific resources.

5. **Vegetation** – Protect and enhance the quality, diversity, and health of native plant communities
6. **Wildlife** – Protect and enhance wildlife habitat on the property
7. **Trails and Facilities** – Manage trails and visitor use facilities to provide high-quality recreation experiences while protecting natural resource values
8. **Visitor Use** – Provide visitor use experiences and opportunities that are enjoyable, safe, and appropriate while minimizing resource impacts and user conflicts.

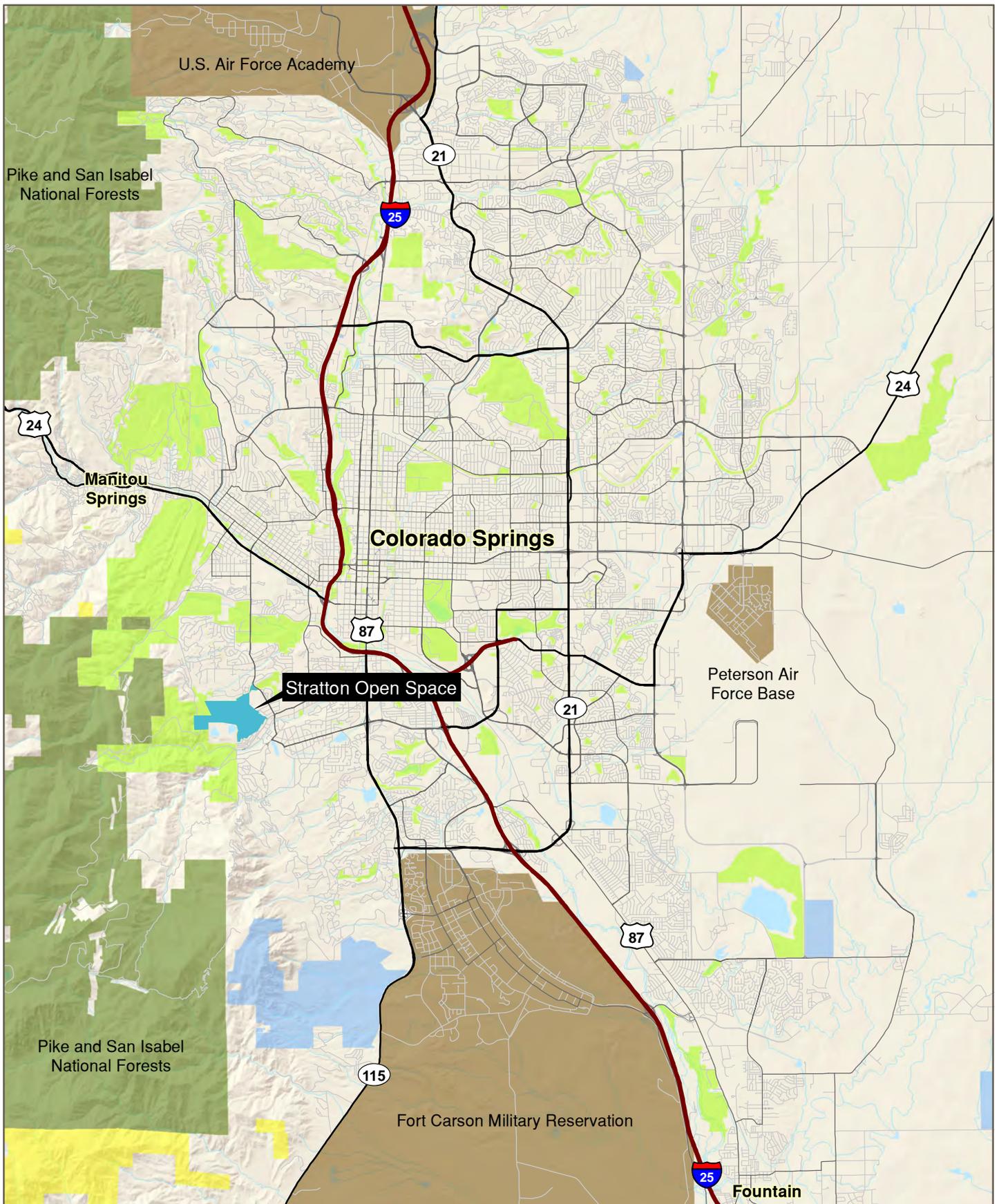


Figure 1. Location

- Parks and Open Space
- Bureau of Land Management
- Department of Defense
- State of Colorado
- U.S. Forest Service



CITY OF COLORADO SPRINGS

Plan Givens

The following “givens” represent existing guidance and decisions that are non-negotiable and set the parameters for the decision making-process and implementation of this management plan.

- The City’s Parks, Recreation and Cultural Services Department is legally responsible for design, maintenance, operations and management of resources and recreation in Stratton Open Space. All elements of the Stratton Open Space Management Plan must conform to the Colorado Springs Parks Rules and Regulations Ordinances.
- Stratton Open Space is subject to the requirements and restrictions of the Trails, Open Space and Parks (TOPS) Ordinance.
- The planning process will respect the terms and conditions of existing utility easements and the conservation easement. Any proposed changes to the existing conservation easement must be approved by the Colorado Springs Parks and Recreation Advisory Board, the Palmer Land Trust, and Great Outdoors Colorado.
- Implementation of the Management Plan will occur as funding allows.
- Any recommendations related to specific recreational use of Colorado Springs Utilities’ South Suburban Reservoir and associated watershed land must be consistent with existing codes, rules, and regulations pertaining to recreational use and open space management.
- Colorado Springs Utilities will continue to access and manage its land and water at South Suburban Reservoir as needed for water storage purposes, independent of any recreational use or management decisions.
- Groups and individuals interested in the property are encouraged to help develop the best possible Management Plan; all voices will be equal in the decision-making process.
- The recommended Stratton Open Space Management Plan will be submitted to the Parks and Recreation Advisory Board for approval.

Planning Process

The City of Colorado Springs hired a consultant team lead by ERO Resources Corporation in August 2015 to undertake the planning process and to develop this management plan. The planning process proceeded in three phases:

1. **Phase One: Information Gathering:** The initial step included personal interviews with eight individuals who have a long history of involvement and familiarity with the Stratton Open Space property. A preliminary list of issues was prepared following the interviews. That list was shared with the community at a workshop on October 20, 2015, and was updated based on workshop responses.

Issues of consistent interest to the community included:

- Dogs
- Forest health management
- Signage
- Trail management
- Vegetation management
- Visitor experience

2. **Phase Two: Public Process:** Based on the issues identified by the community and by analysis of existing conditions on the property, draft management strategies were developed and were reviewed with and discussed by the community at a workshop on November 10, 2015. Necessary adjustments were made to the strategies, based on community responses.

The draft Management Plan was offered for community review both online and at a community open house on January 12, 2016.

3. **Phase Three: Approvals:** The recommended Management Plan was reviewed and approved by the TOPS Working Committee on _____ and by the Parks Advisory Board on _____.

A more detailed summary of community and stakeholder input is provided in Appendix B.

Plan Guidance

Deed of Conservation Easement

The purpose of the conservation easement (Appendix A) is to assure that the Stratton Open Space property “will be retained forever in its natural, scenic, open space and recreation condition and to prevent any use of the property that will significantly impair or interfere with the conservation values of the property.”

Prohibited uses listed in the conservation easement include subdivision; commercial timber harvest; mining or extraction of soil, sand, gravel, rock, oil, natural gas, fuel or any other mineral substance; construction of buildings, roads, trails or other improvements without prior approval of the Palmer Land Trust; dumping of trash; and commercial or industrial activity. In addition, the property must be managed in accordance with an approved land stewardship plan. This management plan serves as that land stewardship plan.

Conservation Values

The conservation easement defines five primary conservation values associated with Stratton Open Space, summarized as follows:

1. **Scenic Viewshed** – As part of the city’s mountain backdrop, the property is visible from public places throughout the city, while the open space trails provide views across grassland, shrub, and forest plant communities toward the city and adjacent mountains.
2. **Native Plant Communities** – The diverse ecosystem is comprised of several native vegetation communities including foothill grassland, shrubland, forests and small areas of riparian forest and wetland.
3. **Wildlife Habitat** – As part of a complex of public lands including North Cheyenne Cañon Park, Pike National Forest, and Colorado Springs Utilities property, Stratton Open Space supports important bird and wildlife habitat and migration routes.
4. **Recreation** – Hikers and cyclists enjoy the trails on the property and those that connect to North Cheyenne Cañon Park and Pike National Forest. The property also provides opportunities for nature study and environmental education.
5. **Geology** – The Ute Pass fault underlying the property is a distinctive geologic feature that defines the soils, topography, vegetation, and character of Stratton Open Space.

Colorado Springs Park System Master Plan

Recommendations from the 2014 Colorado Springs Park System Master Plan that are relevant to management of the property include the following:

- Comprehensively address the management and care needs of the natural environment and open space lands such as erosion control, invasive species, forest management and wildfire.
- The Parks, Recreation and Cultural Services Department should work to eliminate and/or control noxious weeds on park and open space properties as a part of ongoing maintenance. Develop a citywide integrated weed management plan to help effectively and efficiently control weeds.
- Comprehensively address natural resource management and urban forestry through the creation of annual maintenance tasks as part of a long-term natural resource management approach.
- Increase trail maintenance and address the negative impacts of social or unplanned trail creation.
- Work with natural resource managers of wildlife habitat to balance wildlife needs with management for fire, floods and drought.
- Identify and re-route trails that are susceptible to frequent damage from flooding.
- Improve wayfinding by installing signs and maps at key junctions in the trail system and identifying parking locations.
- The Parks, Recreation and Cultural Services Department should establish a policy allowing for programmed events/activities within open space lands as long as the natural and cultural resource values are not impacted.
- Work with Colorado Springs Utilities (CSU) to identify CSU lands that have natural value for use as open space and seek a partnership to jointly manage these lands to conserve their natural values. Determine if public access might be possible on these lands for recreation purposes.
- Develop master plans for all open space properties which address appropriate access and connectivity with neighboring properties, resource sensitivity, existing resources and opportunities for resource enhancement and restoration. Plans should be created and updated for all properties or groups of properties within a contiguous area with progress tracked over time.
- Communicate park rules and “Leave No Trace” ethics to the public through the use of signage and informational campaigns.
- Signs in the Parks, Recreation and Cultural Services system should clearly indicate rules, regulations and expectations of usage to maintain quality of facilities and prevent harmful behaviors that would negatively impact the natural or programmatic features of the parks and trails.
- Enforcement should include ticketing for infringements to the established dog leash law.

Previous Planning Documents

The following previous planning documents were reviewed in the preparation of this management plan:

- Conservation Interest Monitoring Report – Stratton Open Space (2014)
- Land Stewardship Plan, Stratton Open Space (2007)
- North Cheyenne Cañon Park and Stratton Open Space Forest Health Assessment and Management Plan (2004)
- North Cheyenne Cañon Master Plan (1999)

Purpose of the Management Plan

The purpose of this management plan is to guide resource management at Stratton Open Space and to identify priorities for the next five years. More specifically, this plan is also intended to achieve the following objectives:

1. Articulate the overall resource management goals for the property
2. Document existing conditions and resource management issues on the property
3. Identify and prioritize strategies to address resource management issues and maintain the overall integrity of resources on the property
4. Document the agreed-upon goals, strategies, and priorities for resource management on the property that are commonly understood by visitors, stakeholders, and the surrounding community
5. Provide an implementation and monitoring plan for PRCS staff, Friends groups, and volunteers

In addition, this management plan fulfills the requirement under paragraph 3(e) of the Conservation Easement, which states:

The Property must be operated and managed in accordance with a land stewardship plan prepared and accepted with the mutual consent of the Grantor (City of Colorado Springs) and Grantee (Palmer Land Trust). The land stewardship plan will be updated every five (5) years and distributed to the parties.

Existing Conditions

Geographic Setting

Stratton Open Space is located on the western edge of Colorado Springs, about 2.5 miles southwest of downtown near the intersection of Cheyenne Mountain Boulevard and Cresta Road. The property is located in portions of Sections 26, 27, and 35, Township 14 South, Range 67 West. The property is bounded by Cheyenne Mountain High School to the east, residential subdivisions to the north and southeast, Colorado Springs Utilities land to the south, and North Cheyenne Cañon Park to the west (Figure 2).

The property is located at the transition between the rolling Fountain Creek valley and the steep foothill canyons at the base of Pikes Peak. Elevations range from about 6,200 feet at the eastern edge, to about 7,250 feet at the western edge.

Geology

Stratton Open Space is located at the base of the Pikes Peak batholiths, along the Ute Pass Fault, which defines the mountain front geology of the area (Chronic and Williams 2002). Because of this unique location, the property has complex subsurface geology and is underlain by ten geologic units.

Most of the eastern portions of the property are underlain by alluvial deposits (boulders, gravel, and sand) of Holocene to Late Pleistocene origin. A sliver of Pierre Shale bedrock is found near the surface along the eastern edge of the property. The upper, western portions of the property are generally underlain by older fan deposits of Holocene to Late Pleistocene origin, consisting of sand or silty-sand mixed with cobble and gravel. The far western portion of the property, along the east edge of the Ute Pass Fault, is dominated by colluvial deposits (Holocene and late Pleistocene) consisting of weathered bedrock and sediments. Above the fault, the far western edge of the property is dominated by Pikes Peak granite, which is a large homogenous outcrop associated with the Pikes Peak batholith which extends to the west (Carroll and Crawford 2000).

Soils

The Natural Resources Conservation Service has mapped four soil types on the property. These are shown on Figure 3 and are summarized as follows (NRCS 2015):

- Chaseville-Midway complex – Gravelly sandy loam with medium runoff. Found in the lower meadows along the eastern edge of the property.
- Chaseville gravelly sandy loam, 8 to 40 percent slopes – Excessively drained with low runoff. This soil type dominates most of the property.
- Besser sandy loam, 5 to 9 percent slopes – Well drained with low runoff. Isolated in the small meadows in the north-central portion of the property.
- Kutler-Broadmoor-Rock outcrop complex, 25 to 90 percent slopes – Excessively drained with high runoff. This soil type dominates the western edge of the property.

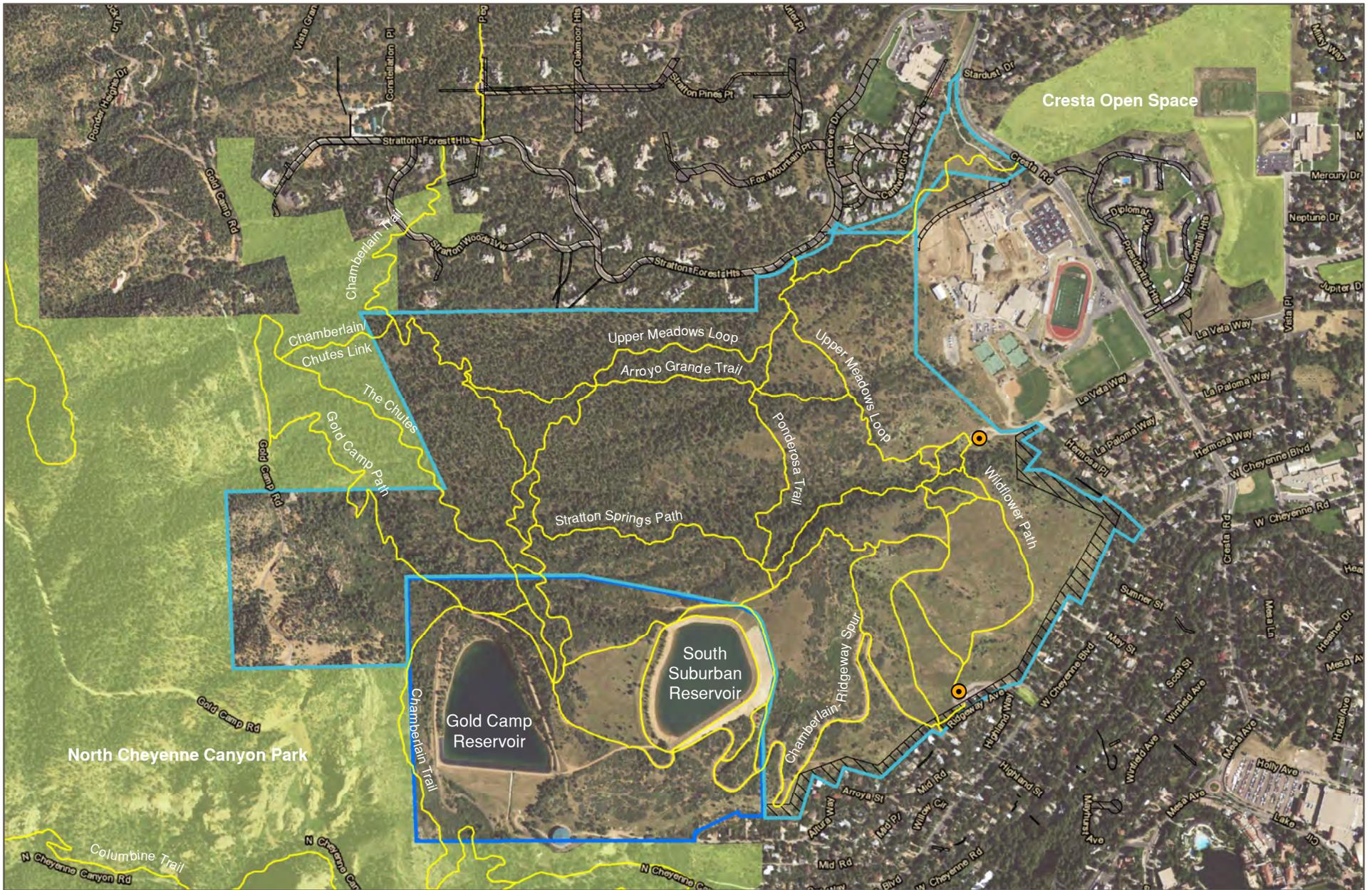


Figure 2. Existing Conditions

- Stratton Open Space
- Colorado Springs Utilities
- Other Parks and Open Space
- Utility Easement
- Trailhead
- Designated Trail



Soils

-  Bresser sandy loam, 5 to 9 percent slopes
-  Chaseville gravelly sandy loam, 8 to 40 percent slopes
-  Chaseville-Midway complex
-  Kutler-Broadmoor-Rock outcrop complex, 25 to 90 percent slopes
-  Water

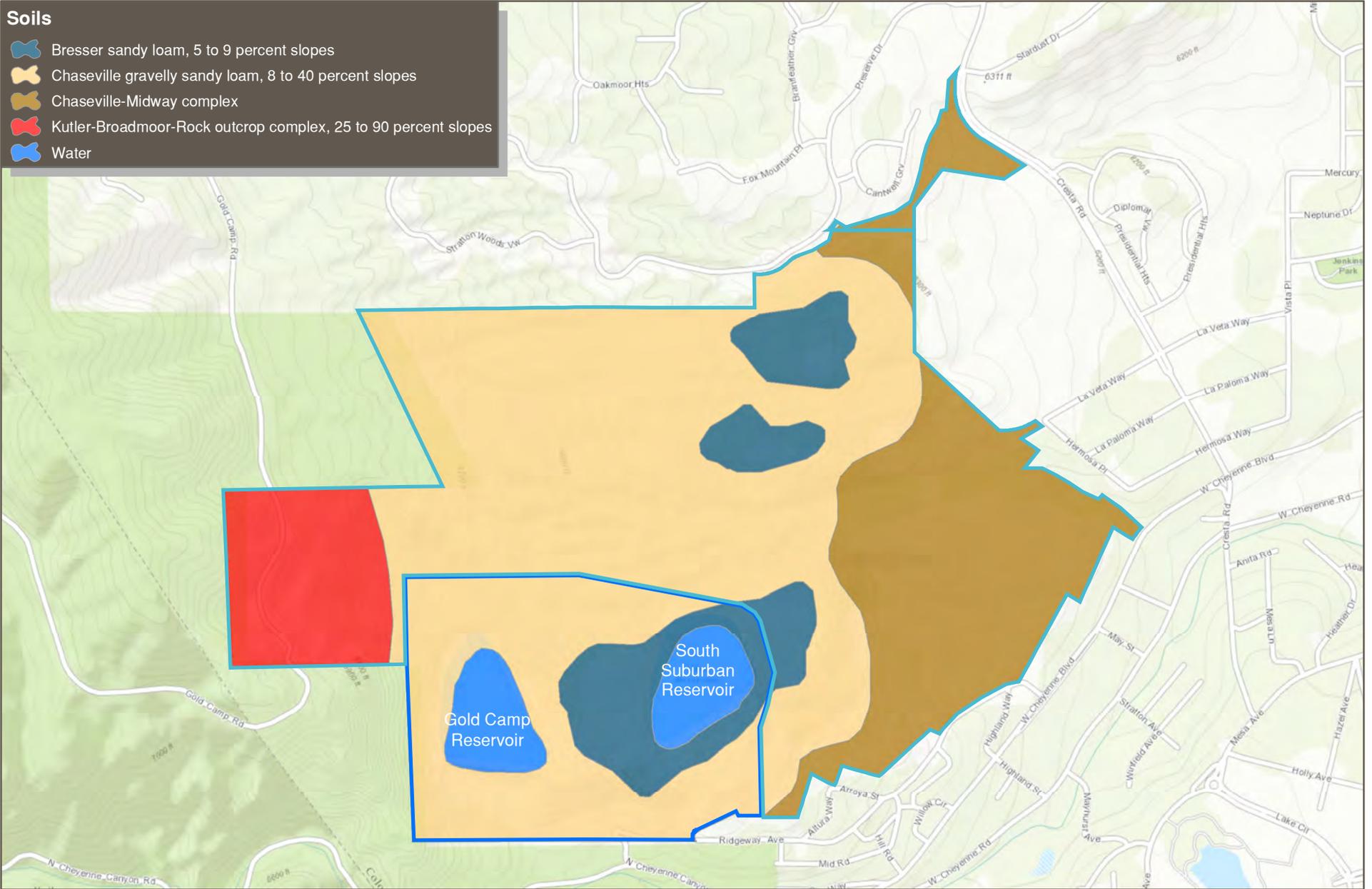


Figure 3. Soils

-  Stratton Open Space
-  Colorado Springs Utilities



Water Resources

Two primary drainages cross the property from west to east, each with multiple minor tributary channels and arroyos. All of the drainages are ephemeral, except for a small section of the larger drainage above the La Veta Trailhead which contains a spring that supplies a small but persistent water supply. (The spring may be the result of reservoir seepage).

Two water supply reservoirs are located on CSU land adjacent to the open space property to the south. These are South Suburban Reservoir and Gold Camp Reservoir.

Vegetation Resources

Native Plant Communities

Stratton Open Space is dominated by seven major plant communities, transitioning from grasslands and shrublands to the east to higher-elevation forests to the west. This diverse mosaic of vegetation types over a relatively small land area contributes to both the scenic beauty of the property and its ecological diversity. Plant communities are shown on Figure 4 and are described below. Descriptions are based on field observations and existing documentation (Obee 2002, Colorado Springs Parks, Recreation, and Cultural Services Department 2004, and Biohabitats 2007).

Foothills grassland

The foothills grassland community is located primarily in the relatively flat, eastern portion of the property. This community is dominated by native prairie grasses such as blue grama, western wheatgrass, needle-and-thread grass, ring muhly, sand dropseed, and threeawn and non-native grasses such as crested wheatgrass, smooth brome, and cheatgrass. Other common prairie species include yucca, prickly pear, rabbitbrush, wild rose, and snowberry, as well as many wildflowers.

This community is interspersed with pockets of foothills shrubland vegetation, which tend to expand and encroach on meadow habitats in the absence of grazing, fire, or mechanical removal. A six-acre wildfire in early 2015 burned a large portion of the lower meadow. While detailed pre-fire vegetation data was not available, the burned area did appear to have significant thatch removal and rigorous grass growth.



Foothills grassland community

Vegetation

- Douglas Fir/Ponderosa Pine
- Foothills Grassland
- Foothills Shrubland
- Ponderosa Pine Forest
- Ponderosa Pine/Foothills Shrubland
- Riparian Forest
- Rock/Gravel

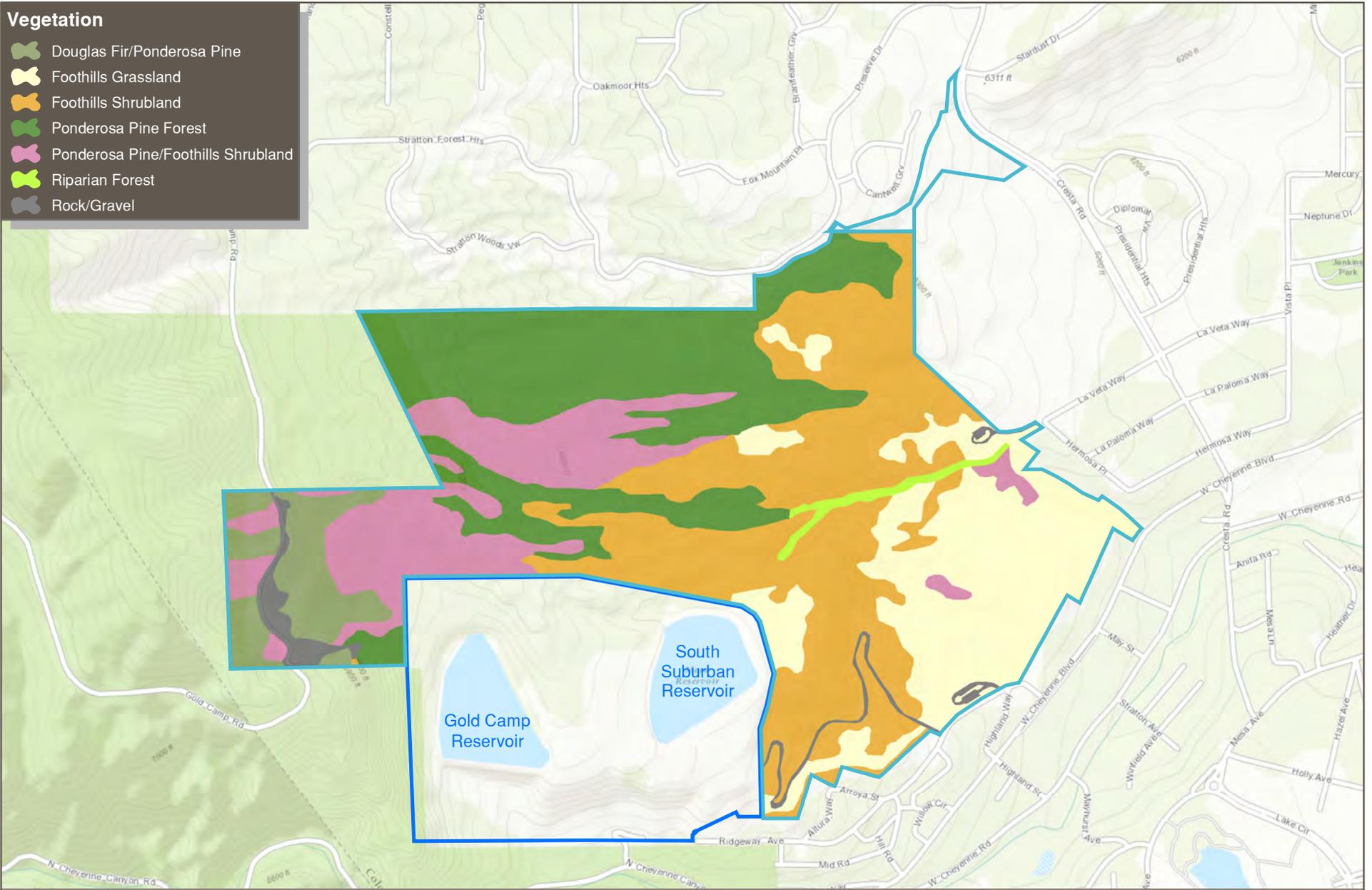


Figure 4. Vegetation

- Stratton Open Space
- Colorado Springs Utilities



Foothills shrubland

The middle slopes of Stratton Open space consists of a foothills shrubland community, dominated by thickets of Gambel oak, mountain mahogany, interspersed with piñon pine, Rocky Mountain juniper, and ponderosa pine. Additional shrubs include chokecherry, wax currant, skunkbrush, and gooseberry. The understory is dominated by grasses such as blue grama, big bluestem, little bluestem, and other native and introduced species. This transitional community includes components of both forest and grassland habitats, which contributes to its ecological diversity and value as wildlife habitat.

Riparian shrubland and forest

A narrow band of riparian shrubland occurs along the lush drainage in the east-central portion of the property. The spring-fed stream and shaded canyon supports a narrow band of riparian shrubland and forest, consisting primarily of narrow-leaf cottonwood, plains cottonwood, and willow along with Douglas-fir, ponderosa pine, and upland shrub species.

Wetland

A small, ephemeral wetland is located in the northeast corner of the property. The wetland is likely fed by a groundwater seep, and consists of a mix of willow, river birch, Nebraska sedge, and cattail. Some decadent aspen and Canada thistle are also present.

Ponderosa pine forest

The upper elevation slopes along the northern edge of the property, as well as the upper drainages, are dominated by ponderosa pine, intermixed with Douglas-fir and patches of Gambel oak and mountain mahogany. The understory consists of patches of grasses including mountain muhly, blue grama, side-oats grama, kinnickinick, and bare soil.

Ponderosa pine/shrubland

South-facing portions of the upper property are dominated by a ponderosa pine/shrubland community. This community is similar to the ponderosa pine forest, except that the pine trees are less dense and the patches of Gambel oak-dominated shrubs are larger and more extensive in some areas. However, a build-up of borer (*Agilus quercicola*) populations in Gambel oak due to years of drought conditions combined with late frost has caused stress and extensive dieback of Gambel oaks.

Douglas-fir/Ponderosa pine forest

The steep, gravelly slopes on the far western edge of the property near Gold Camp Road are dominated by Douglas-fir forest interspersed with ponderosa pine. The understory is sparser but is otherwise similar to the forest communities described above.

Rare Plant Species and Communities

No rare or listed plant species or communities are known to occur on the property (USFWS 2015, CNHP 2001, Biohabitats 2007).

Noxious Weeds

Several noxious weed species are present on Stratton Open Space, based on field observations by city staff and by ERO in 2015. The Colorado Noxious Weed Act classifies noxious weeds in to three lists: List A species are designated for eradication, List B species are targeted for weed

management efforts to stop their continued spread, and List C species should be managed by effective weed management approaches based on local government priorities. Fifteen noxious weed species are known to occur within Stratton Open Space, 10 of which are considered to be management concerns (because they are A- and B- listed species):

List A Weed Species

- Myrtle spurge (*Euphorbia myrsinites*)

List B Weed Species

- Bouncingbet (*Saponaria officinalis*)
- Bull thistle (*Cirsium vulgare*)
- Canada thistle (*Cirsium arvense*)
- Chinese clematis (*Clematis orientalis*)
- Dalmatian toadflax (*Linaria dalmatica*)
- Diffuse knapweed (*Centaurea difussa*)
- Musk thistle (*Carduus nutans*)
- Russian olive (*Elaeagnus angustifolia*)
- Yellow toadflax (*Linaria vulgaris*)



Common mullein

List C Weed Species

- Cheatgrass (*Bromus tectorum*)
- Chicory (*Cichorium intybus*)
- Common burdock (*Arctium minus*)
- Common mullein (*Verbascum thapsus*)
- Field bindweed (*Convolvulus arvensis*)

All completed noxious weed mapping is shown in Figure 5. In addition to noxious weeds, the Parks, Recreation and Cultural Services Department also notes the location of poison ivy in Stratton Open Space. Poison ivy is a native species, but may be controlled in selected areas (e.g., along recreation trail edges) by the Parks, Recreation and Cultural Services Department. The city has also worked to control Siberian elm and common buckthorn, invasive species that are not listed noxious weeds.

Wildlife Resources

Common Wildlife

The diverse vegetation communities at Stratton Open Space support a variety of wildlife species that are typical of the mountain front transition in the Pikes Peak region. Mule deer is the most prevalent large mammal species, but Stratton Open Space is also home to a variety of carnivores including coyote, black bear, mountain lion, gray fox, and bobcat. Small mammals include

chipmunk, cottontail, jackrabbit, deer mouse, pocket gopher, various squirrels, and skunk. Reptiles include fence lizard, garter snake, bullsnake, and rattlesnake.

The diverse mosaic of habitats of the property has been documented to support a wide variety of bird species. A bird list compiled in 1989 documented 76 total species, 30 of which were known to nest on the property (Obee 2002). Common bird species include western bluebird, red-tailed hawk, black-capped chickadee, lesser goldfinch, broad-tailed hummingbird, Stellar's jay, pygmy nuthatch, vesper sparrow, and Virginia's warbler.

Threatened and Endangered Species

Federally threatened and endangered species are protected under the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.). Significant adverse effects to a federally listed species or its habitat require consultation with the U.S. Fish and Wildlife Service (USFWS) under Section 7 or 10 of the Endangered Species Act (ESA). Candidate species are not yet listed as threatened or endangered, but may be listed in the future.

The USFWS indicates that there are several threatened or endangered wildlife species with potential for occurrence in El Paso County. However, based on the site visit, the property does not contain suitable habitat for any listed species (USFWS 2015). Two species – Mexican spotted owl and Pawnee montane skipper – rely on habitat that is similar to habitat found on the property. Each of these is briefly discussed as follows:

- Mexican spotted owl is a federally-listed threatened species under the ESA, and has been known to occur in the foothills forests in the Pikes Peak Region. Much of the area, including the western-most portions of the property, has been designated to be Critical Habitat for the species. However, the Douglas-fir/ponderosa pine forest community on the property is not believed to support the species, because it lacks the steep-walled canyons that are considered to be an integral component of spotted owl habitat, and because it is a relatively small area that is surrounded by roads, residential development, and other human use. Consequently, no spotted owls have been reported on the property.
- Pawnee montane skipper is a federally-listed threatened butterfly species under the ESA, and is known to occur in dry, open, ponderosa pine woodlands on moderately steep slopes derived from Pikes Peak granite and with an understory of blue grama grass and prairie gayfeather and limited tall scrub or conifer growth. This species occurs only in the South Platte Canyon river drainage system northwest of Colorado Springs, and is highly unlikely to occur at Stratton Open Space due to a lack of specific habitat requirements and known occurrences in the area.

Cultural and Historical Resources

The Colorado Cultural Resource On-line Database Compass, provided by the Colorado Office of Archaeology and Historic Preservation (OAHP), was used to conduct a search of cultural resources for Stratton Open Space. This database contains information on documented federal or state studies or findings regarding any cultural resources. According to the search, Gold Camp Road, a portion of which passes through the west side of Stratton Open Space, was converted from a railroad – the Colorado Springs and Cripple Creek District Railroad – into an auto highway between 1922 and 1924 (OAHP 2015).

The Colorado Springs and Cripple Creek District Railroad was created by Irving Howbert, James Burns, and a group of Colorado Springs businessmen to combat the discriminatory freight rates charged by the other railroads. Considered an engineering phenomenon, the new railroad (known as the Shortline because it was only 36.1 miles long) traveled from 26th Street in Colorado City through Bear Creek Cañon, past St. Peter's Dome, and around Mt. Rosa to Victor. Completed in 1901, it soon became a tourist attraction. By 1920, the declining population and gold production of the Cripple Creek District led to the demise of the Shortline. In 1922, it was bought at auction by W.E. Corley. Corley scrapped the railroad, widened the roadbed, and built the Corley Toll Highway, which opened in 1924. Corley made an unsuccessful attempt to gain permission from the U.S. Forest Service to build a 14-mile road from the highway to the top of Pikes Peak. In 1948, Corley deeded the right-of-way to the road to the U.S. Forest Service.

Although no specific sites were identified through the OAHF search, the segment of Gold Camp Road through Stratton Open Space may contribute to the overall historical value of the former railroad alignment. A cultural resource (pedestrian-level) survey for Stratton Open Space has not been conducted. Thus, other cultural or historic resources may occur on Stratton Open Space.

Adjacent Land Uses

Current adjacent land ownership and uses surrounding Stratton Open Space include the following:

Cheyenne Mountain High School

Located to the northeast of the property, Cheyenne Mountain High School is owned by the Cheyenne Mountain School District 12. The 52-acre campus includes academic buildings, sports fields, and parking. A major renovation of the school is currently underway, which includes the construction of a baseball field adjacent to the Stratton Open Space boundary. Most of the other grading and construction will be associated with the academic buildings and parking lots in the central and eastern portions of the campus.

Colorado Springs Utilities

The City of Colorado Springs – Colorado Springs Utilities owns a 112-acre tract of land to the south of the property. This property contains two water storage reservoirs, a water tank, roads, and other associated facilities. The northern portions of the CSU property are indistinguishable from the open space, and are managed accordingly.

Other Open Space

Stratton Open Space is contiguous along its entire western boundary with the 1,600-acre North Cheyenne Cañon Park. The smaller, 18-acre Stratton Forest Open Space abuts the northwestern corner of the property. Another 7-acre city-owned property lies adjacent to the northeast corner of Stratton Open Space.

Residential Areas

The property is bounded on three sides – the southeast, east, and north – by residential subdivisions. Thirty-eight residential parcels directly adjoin the open space property to the south and east, with another eight parcels along the north boundary.

Visitor Use and Improvements

Trails

Stratton Open Space trails are popular and heavily used in all weather conditions. Despite a robust designated trail system, off-trail travel is prevalent and use of non-system (“rogue”) trails is a persistent issue. Many rogue trails are frequently used and are indistinguishable from system trails. Both system and non-system trails contain unsustainable stretches including: poor alignment, too steep of grade, poor construction for the soil conditions, trails in drainages and trails on service roads. These conditions result in trail shortcutting, trail widening, trail braiding (at steps and wet/muddy sections), a proliferation of non-system rogue trails and ongoing maintenance.

Non-system rogue trails are also concentrated at areas near trailheads and neighborhood connections. In addition, individual non-system trails emanate from most adjacent residences creating erosion, impact to the vegetation, visual impact and wayfinding confusion.

Trailheads

Neighborhood and regional visitors use the trailheads at La Veta and Ridgeway. Trailhead facilities include parking, trash receptacle, dog-waste bag station, regulatory signage and trail maps. The La Veta trailhead also provides a restroom. The Ridgeway trailhead has a designated area for equestrian parking.

Inadequate parking at peak times and weekends results in overflow parking on neighborhood streets and the Cheyenne Mountain High School parking lots. A proliferation of non-system rogue trails emanate from both trailheads.

Interpretive and Wayfinding Signage

Interpretive and wayfinding signage is concentrated at the trailheads. Trail directional and trail use designation signage within the open space assumes visitor knowledge of trail names, locations and destinations. Visitors find this content unclear and inadequate. Users have added destination information to augment information provided on trail signs.

Dog Use and Management

Stratton Open Space is a popular destination for walking and hiking with dogs. Dogs are required to be on leash, per city ordinance (6.7.107; Duty to Restrain Animals). However, dog leash compliance is typically low. Impacts to the open space resources and other visitors have been reported due to off-leash dogs and dog waste that is not properly picked up or disposed of.



Chutes Trail

Although not formally designated as an off leash dog area, in recent years, South Suburban Reservoir on the adjoining CSU-owned land has become a destination for off-leash dog use. Visitors to the reservoir access it through the Stratton Open Space trails system.

Resource Management Plan

Implementing this Management Plan will require identification and prioritization of management actions to accomplish objectives and goals. These prioritized management actions should continue to be reviewed on an annual basis to determine annual work programs given budget and staff constraints. Implementation of the Management Plan also needs to be balanced with other resource needs throughout the open space system. Many of the management actions will be implemented within the first few years, while others will take many years to accomplish. Some management actions are ongoing, some are short term, and others are long term, representing considerable investments of time and energy.

Resource Management Issues

Resource management issues are specific occurrences or situations, such as land use practices, visitor use, or noxious weed infestations that can compromise the conservation values of the property. Based on the site visits and public input during this process, management issues for Stratton Open Space are listed below and should be addressed with management actions.

| | |
|---|---|
| <p>Vegetation Management</p> <ul style="list-style-type: none"> • Noxious weed management • Weed inventory and control <p>Forest Health Management</p> <ul style="list-style-type: none"> • Fire mitigation projects • Forest composition and structure • Pest management <p>Dog Management</p> <ul style="list-style-type: none"> • Off-leash dogs: natural resource and visitor impacts • Off-leash and swimming dogs in the South Suburban Reservoir fenced area • Dog waste and dog waste bags <p>Trail Management</p> <ul style="list-style-type: none"> • Designated (system) trails • Rogue (non-system) trails • Trail location (drainages, poor soils, service roads) • Shortcutting • Trail condition (e.g., erosion and widening) • Maintenance, including timber steps • Wet conditions, including trailheads • Connections | <p>Signage</p> <ul style="list-style-type: none"> • Trail/trailhead way-finding • Trail use warnings for mountain bikes • Damaged Ridgeway donor support sign • Reservoir use rules • Dog waste removal <p>Visitor Experience</p> <ul style="list-style-type: none"> • Protection of “wildness” and character of the property • Balance of preservation of natural resource and use • Use designations (hiker-only trails) • Shared use of trails by hikers, bikers, dog owners, and equestrians • Permitted uses, including special events and South Suburban Reservoir access • Inadequate trailhead parking • Vandalism of open space property |
|---|---|

All of these issues were considered during the management planning process. However, not all issues are directly addressed by management strategies. Some issues are more appropriately addressed as part of a separate Master Plan process, while others were determined to not warrant a management response at this time.

Management Considerations

Rogue Trail

Noxious Weeds

- Bouncingbet
- Chicory
- Chinese clematis
- Russian olive
- Canada thistle
- Dalmatian toadflax
- Diffuse knapweed
- Musk Thistle
- Myrtle spurge
- Yellow toadflax

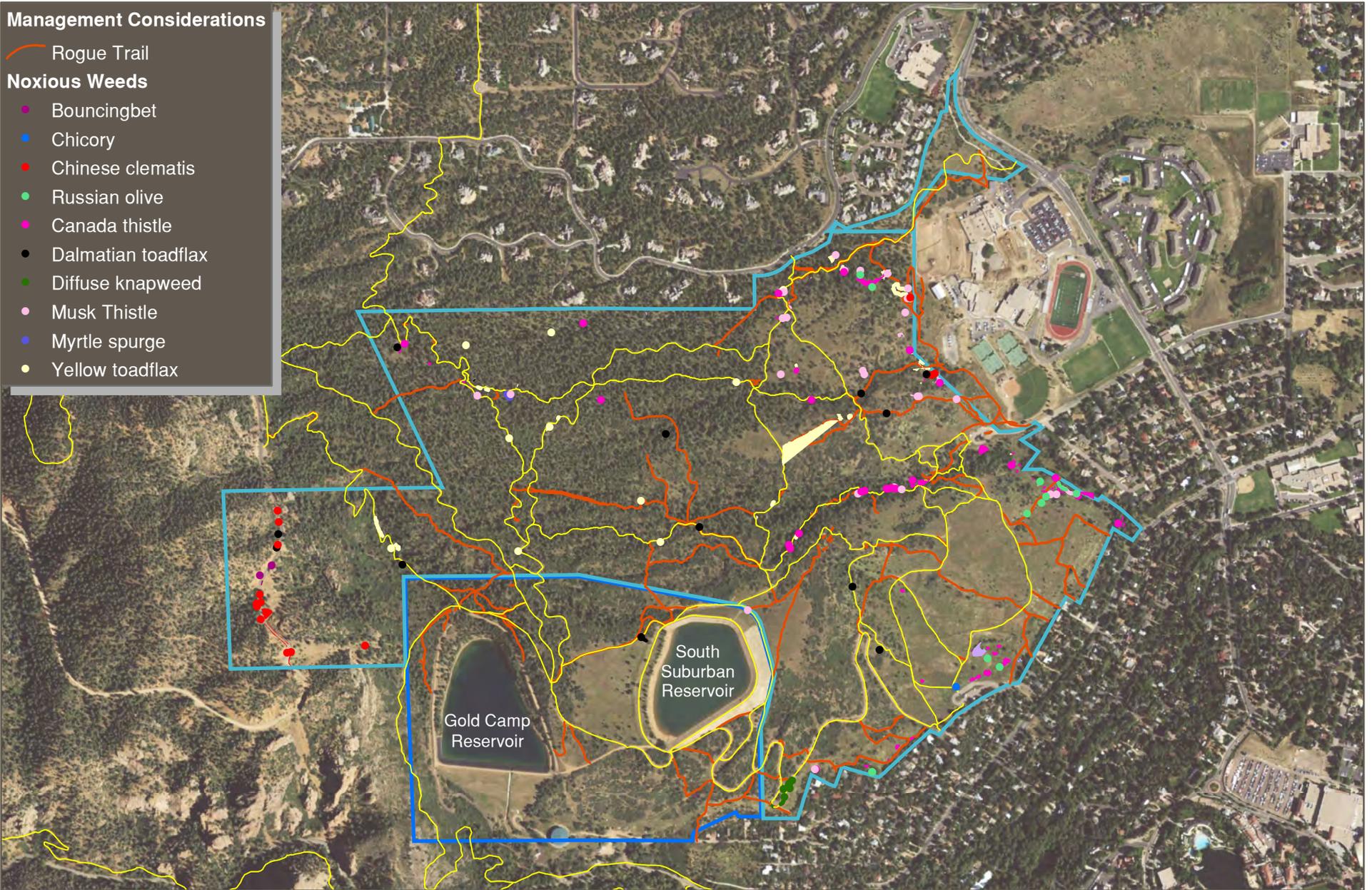


Figure 5. Management Considerations

- Open Space
- Designated Trail
- Colorado Springs Utilities

Discussion of Key Management Issues and Strategies

Noxious Weed Management

Prioritization of weed management efforts is based on several factors. Attempting to control all the non-native species present within Stratton Open Space can be overwhelming and ultimately unsuccessful, so it is important to develop a strategy to ensure the most efficient use of resources. This type of strategy is built upon two principles. First, instead of managing against weeds, the philosophy is to manage for the desired target species and communities within Stratton Open Space. With this spirit, the species that have been identified as management concerns are those that have the potential to threaten the survival of native communities. Second, to minimize the total, long-term weed control workload, the Colorado Springs Parks, Recreation and Cultural Services Department will act to prevent new infestations and contain the spread of plants with expanding ranges. Prioritization of weed management efforts considers legal mandates, weed biology, and species distribution.

In addition to legal mandates and weed biology, the existing distribution of weeds within Stratton Open Space is of primary importance in prioritizing weeds for management activities. The analogy of a wildfire has often been used to describe the spread of noxious weeds. Using this analogy, small, isolated patches of weeds are generally considered a higher priority for control activities than large, well-established infestations. Small, isolated patches are easier to eradicate because there is a smaller distribution of plants, smaller seed bank, less-developed root system, and potentially, a desirable vegetation community. The Colorado Springs Parks, Recreation and Cultural Services Department also notes species that are not yet within Stratton Open Space, but are found nearby and could be problems if they spread to the property. The weed management program includes regularly monitoring Stratton Open Space for these species in order to quickly detect and eliminate them if they ever do appear.

With this reasoning in mind, higher priority will be given to:

- Weeds with a specific management status designation of elimination
- Weed species that are new or relatively rare to the region or Stratton Open Space
- Species not well established in surrounding areas
- Small infestations of species known to be highly invasive
- Infestations likely to spread because of location (e.g., road sides, trail sides, drainages, or wind breaks) or management activities (e.g., trail work or forest treatments)
- Infestations adjacent to or likely to spread into areas containing conservation targets
- Edges of large infestations

Lower priority will be given to:

- Large, well-established infestations for which there is little potential for eradication on Stratton Open Space
- Species that are well established in surrounding areas and thus provide a constant seed source to Stratton Open Space
- Species confined to disturbed areas
- Species that are easier to control relative to others

Forest Management

The forest on Stratton Open Space is relatively young and with the cessation of ranching, has been expanding on the flat to moderate slopes on the outwash mesa below Gold Camp Road. Ponderosa pine stands ranging from somewhat open to dense dominate the overstory while Gambel oak characterizes the understory. The oldest trees, primarily in shaded draws, are over 150 years with a few remnant trees older than 250 years. A large part of the forest is less than 100 years old, even 50 years old.

Natural fire patterns, born out in tree ring studies, were first disrupted on a large scale in the second half of the 19th century with settlement into the area. Along with this was timber cutting that took the largest trees, leaving behind slash, undergrowth, and smaller trees. Based on the photographic record and the previous forest inventory (Colorado Springs Parks, Recreation and Cultural Services Department 2004), Stratton Open Space forest stands still hover near the densest they have ever been. This current condition favors a crown fire regime with a relatively high risk of catastrophic stand-replacing fire. When the region was first settled, these forests were probably at the other extreme, supporting less than 30 percent of the current crown closure.

Douglas-fir is increasingly invading the dominant ponderosa pine/shrubland community in the shaded understory. In much of the forest there is a dense understory of Douglas-fir as well as ponderosa pine regeneration. With an increasing stand density, a significant understory component, and a closing canopy, fire is likely to move from the ground into the crowns of the trees. Stand mortality is less than 10 percent and is associated with several pockets of dwarf mistletoe; many of these trees have been hit by *Ips* engraver beetles. Up to 30 percent of the dieback observed in the Gambel oak stands can be attributed to a build-up of borer (*Agrilus*

quercicola) populations due to years of drought conditions combined with late frost. In addition, Gambel oak is a fire-adapted species. Fire stimulates the regeneration of Gambel oak after top-kill and the species responds to fire through vegetative sprouting.

The Colorado Springs Parks, Recreation and Cultural Services Department (2004) completed the North Cheyenne Cañon Park and Stratton Open Space Forest Health Assessment and Management Plan. The Forest Health Assessment and Management Plan provides the foundation for and continues to be a useful document that guides forest management decisions on Stratton Open Space (Will 2015). Thus, the Forest Health Assessment and Management Plan (in its entirety) is incorporated herein by reference.

In a continuing effort to implement the Forest Health Assessment and Management Plan during 2016-17, the Forestry Division of the Colorado Springs Parks, Recreation and Cultural



Forest treatment area

Services Department intends to complete additional forest management actions (i.e., “treatments”) that will connect to already completed Forestry Division and Fire Department treatment areas from 2005 to 2015 (Figure 6).

The area scheduled for treatment is heavily forested with ponderosa pine (some of which are infected with dwarf mistletoe) and Douglas-fir; it is the last untreated section of Stratton Open Space. Decadent stands of oak brush with limited canopy separation occupy the remaining acreage. The proposed treatments include reducing the basal area in the ponderosa pine/Douglas-fir stand along the creek banks to release native riparian plants, thus facilitating regeneration.

The Forestry Division intends to remove non-native trees, treat stumps to inhibit suckering, and masticate oak brush to create separated mosaics, encouraging healthy clones. Treatment strategies for forest management on Stratton Open Space should include:

- Thinning stands to be relatively open leaving the appropriate amount of downed woody debris
- Restoring the ponderosa pine ecosystem with a diversity of age classes including an old-growth class
- Cutting dead and beetle infested trees in identified pockets
- Monitoring and controlling dwarf mistletoe in ponderosa pine
- Thinning understory regeneration and Gambel oak where appropriate
- Integrating noxious weed management with forest treatments
- Thinning and building upon natural separations in Gambel oak
- Establishing and/or maintaining approximately three large snags per acre

When completed, the 91-acre treatment area will help to protect four water storage facilities, the Cheyenne Cañon Creek watershed and an adjacent residential subdivision. The primary long-term benefits of the project are reduced risk of wildfire in Stratton Open Space and adjacent neighborhoods; protection of water supplies, quality, and infrastructure; improved forest health; as well as greater public awareness of forest restoration. These benefits will be sustained through yearly volunteer projects primarily controlling oak brush sprouts coordinated and funded by the Friends of Stratton Open Space assisted by personnel from the Colorado Springs Parks, Recreation and Cultural Services Department. The Forestry Department will also continue to seek out grants and other funding opportunities to assist with these needs.

Forest Treatment Areas

- Forest Managed in 2011
- Proposed Forest Management in 2016-17

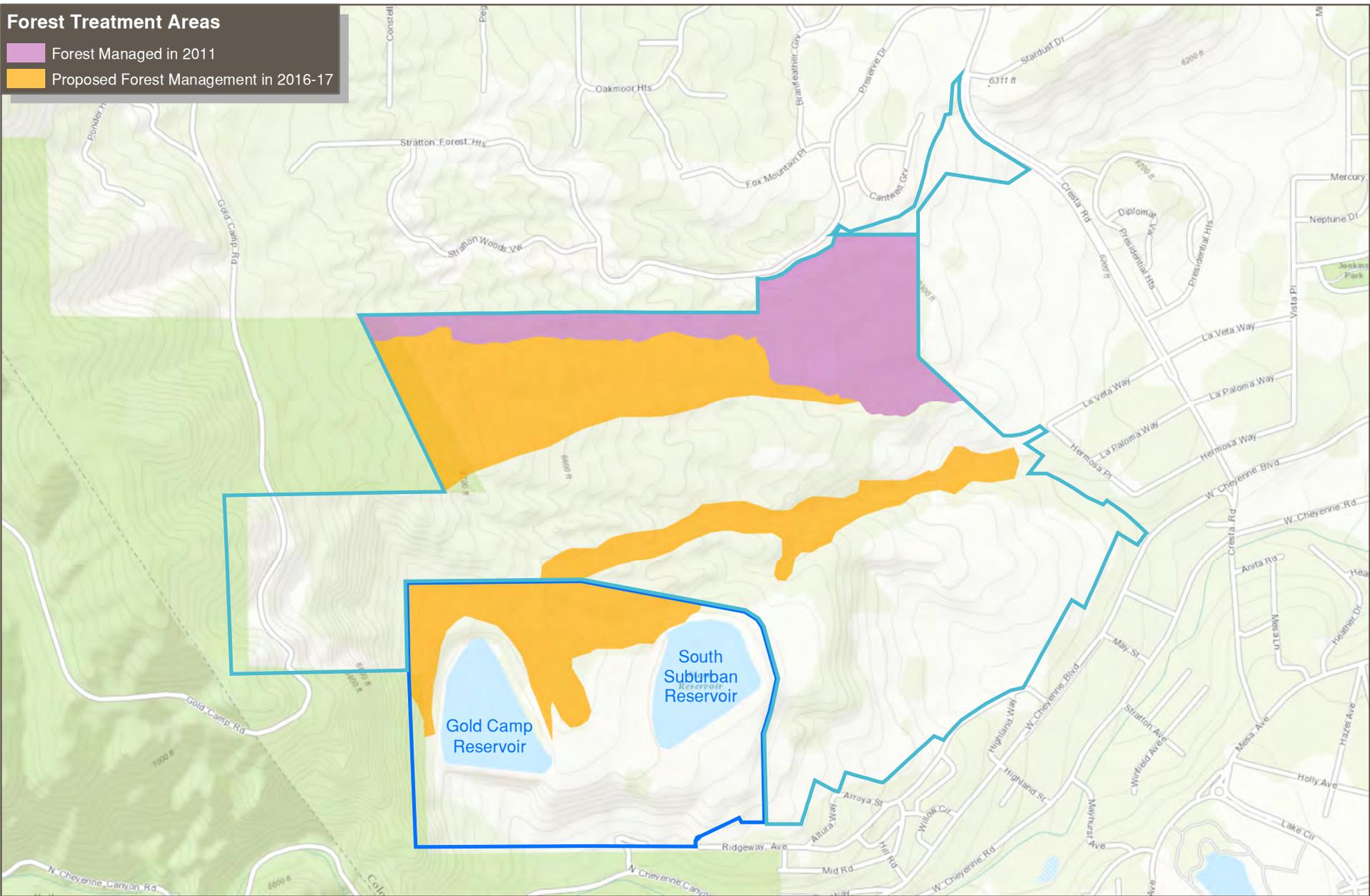


Figure 6. Forest Treatment Areas



- Open Space
- Colorado Springs Utilities



CITY OF COLORADO SPRINGS

Vegetation Management

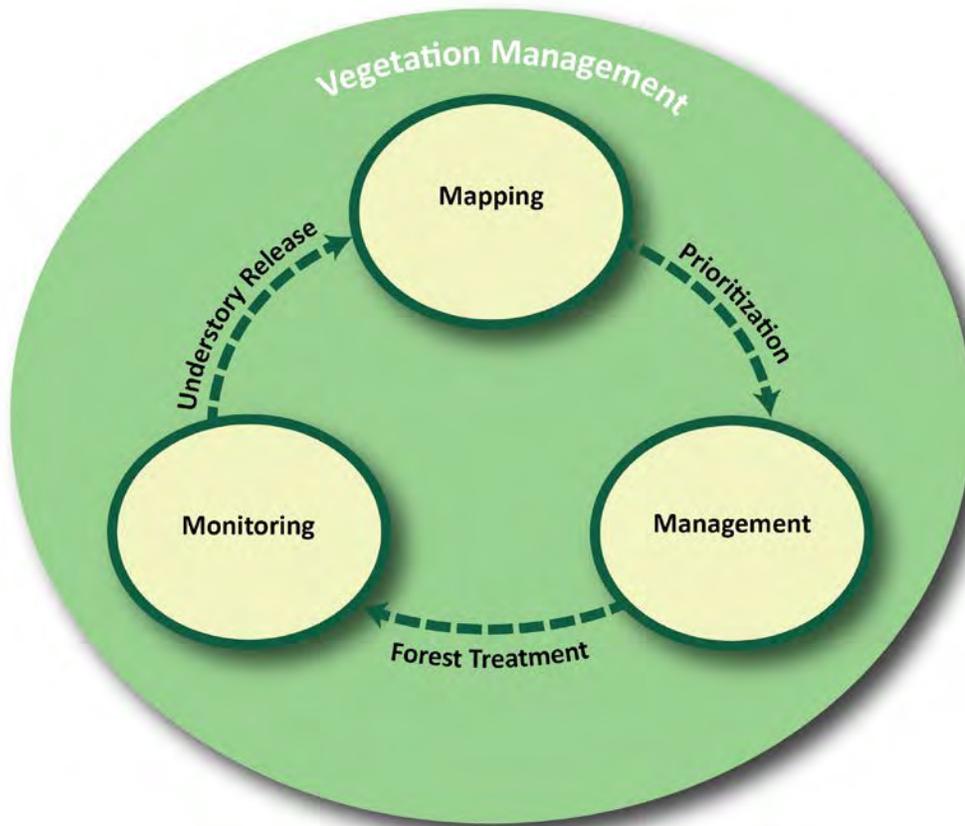
Thinning and other treatments on Stratton Open Space can restore ecological integrity in the ponderosa pine forest that is at risk of unnaturally severe crown fires and disease outbreaks. Such treatments can promote the survival and recruitment of native plant and animal species, but they also represent a significant disturbance that can allow noxious weeds to spread. Noxious weeds, as previously discussed, can cause significant ecological problems. Mitigating their impact must be a high priority during the planning and implementation of restoration treatments.

Most noxious weed species prefer disturbed areas for colonization. For this reason, restoration sites are a highly suitable place for noxious weed migration and proliferation. Severe soil disturbances, including those caused by restoration thinning, may provide an ideal colonization site for these opportunistic species and result in profound changes in understory vegetation.

Leaving forests untreated, though, is not an effective means of dealing with noxious weeds. Severe wildfires, such as those that have occurred in many overly dense ponderosa pine forests in the region, can promote the spread of many noxious weed species. When carefully planned and implemented, restoration treatments that prevent severe fires can help prevent the spread of noxious weeds.

Considering the land-use history of Stratton Open Space, concentrations of invasive seeds may be present within the seed bank at sites where disturbances such as construction, road building, seeding, livestock grazing, and logging occurred in the past. Present-day disturbance in these locations could encourage their emergence from the soil seed bank, and it may be impossible to avoid the colonization of noxious weed species at a treatment site. The graphic below provides a visualization for vegetation management, specifically an approach of how to integrate noxious weed management with forest treatments (e.g., thinning), or even trail restoration. The steps shown in the graphic are outlined below.

- **Mapping.** The planning process for forest treatments (e.g., thinning) should include an inventory of existing plant species located on and near the treatment site. Where possible, areas heavily infested with noxious weeds should not undergo treatments until the infestations have been controlled.
- **Prioritization.** Where invasive exotics are present in treatment areas on Stratton Open Space, thin areas without infestations first, and control existing populations of noxious weeds — otherwise noxious weeds will spread into areas that are currently weed free. Ensure that heavily trafficked sites, such as roads, trail corridors, staging areas, and potential log landings (if any), have no noxious weeds present.



- **Management.** Control noxious weeds before work begins on the ground. If noxious weeds are present in only small numbers in or around the treatment site, it may be feasible and is certainly advisable to eradicate them before any **forest treatment** work begins. A little bit of control before any soil disturbance occurs can avert the need to do a lot of control later on.
- **Monitor.** The prevention of colonization by noxious weeds does not end when on-the-ground forest management activity is complete. The removal of portions of the tree canopy will promote an **understory release** with the potential to increase the density of noxious weeds. Monitoring after treatment is vital and should be done annually. Include intermediate targets, rather than only end targets, in order to ensure that restoration objectives are being met along the way.

Regardless of the best efforts at prevention, some noxious weeds likely will appear following forest treatments. Some are more of a problem than others. For example, common mullein appears to have invaded several forest management sites on Stratton Open Space following treatment. Common mullein tends to be replaced during the course of successional changes within a few years, although viable seeds may remain plentiful in the soil seed bank. (For mullein, hand pulling is effective as is herbicide application during the rosette stage). Other more aggressive species may persist and spread unless managed. It is much easier to remove invasive plant infestations when they are small. A few hours spent dealing with weeds soon after thinning, and before plants reach the reproductive stage, can avert larger infestations later.

Trail and Access Management

Trails at Stratton Open Space are heavily used and appreciated by the community. However, many of the trails (both system and non-system) are showing signs of significant erosion and deterioration, and non-system rogue trails continue to proliferate throughout the property. This results in impacts to vegetation and wildlife habitat, inhibits visitor use and wayfinding, and further constrains resources for management and stewardship. In addition, the concentration of different user types (mountain bikes, hikers, and dog walkers) on a few key trails (e.g., Chutes Trail and Ridge Trail) has resulted in conflict or diminished experiences for some users. The following general strategies are recommended to maintain and improve the trail infrastructure and visitor experiences on the property:

- Monitor the development and use of undesigned rogue trails on the property to understand the extent of rogue trails and the reasons they are created (i.e., desired connection or avoidance of other problem areas)
- Inspect trails following major storm events or other disturbances to identify trail damage or other problems that require immediate attention
- Consistently and aggressively close undesigned rogue trails, using a variety of tools including fencing, signage, vegetation or visual obstructions as appropriate to limit continued use
- Complete trail maintenance and improvement projects, including small reroutes, concurrent with rogue trail closure to provide visitors with a clear and positive experience on designated trails and to discourage the creation of new rogue trails
- Use trailhead signs, wayfinding, and outreach to direct trail users to particular trails or areas that are less prone to crowding and conflict
- Utilize trail surfacing, including decomposed granite, rock armoring, and other methods with site-appropriate materials, to address specific trail locations that are prone to poor drainage, mud, and erosion
- As part of trail maintenance and improvement projects, use a variety of trail design methods to reduce the speed of cyclists in conflict-prone areas by limiting excessive trail grades, providing clear sightlines near turns, using choke points (rocks and logs that narrow the trail) and technical features (armoring, optional lines, or challenging features); emphasize trails that are *interesting* to the rider rather than *fast*



Trail erosion

While the overall trail and facility layout and circulation is to be considered in a future master plan, this management plan includes several specific recommendations to address these issues in the interim. The following trail system maintenance and management priorities should be implemented in the near term, prior to and concurrent with a master planning process. These focus areas and points are listed below and are shown on Figure 7:

Trail Project Focus Areas

- A. Evaluate, redesign and close trails in this area. Provide signage and clear passage for visitors to desired destinations; close redundant trails. Utilize fencing to enforce closures and establish sustainable trail alignments.
- B. Evaluate, consolidate, redesign and close trails in this area. Provide signage and clear passage for visitors to desired destinations; close redundant trails. Utilize fencing to enforce closures and establish sustainable trail alignments. Connect to east/west trail at junction with Upper Meadows Loop. Coordinate with High School to understand their use patterns and education to support compliance. Continue to monitor compliance and new use patterns.
- C. Work with neighbors to consolidate individual access trails and minimize visual impact, erosion and resource damage. Close all trails and access, or consider establishing one or two appropriate access trails and aggressively closing the rest.
- D. Close social trails. Utilize fencing to secure closure.
- E. Close social trails. Utilize fencing to secure closure.
- F. Evaluate, redesign and close trails in this area. Provide signage and clear passage for visitors to desired destinations; close redundant trails. Utilize fencing to enforce closures and establish sustainable trail alignments.
- G. Evaluate, redesign and close trails in this area. Provide signage and clear passage for visitors to desired destinations; close redundant trails. Utilize fencing to enforce closures and establish sustainable trail alignments.



Rogue trail closure

Trail Project Locations

1. Reroute to eliminate entrenched sections
2. Trail maintenance to eliminate braiding due to low area. Restore vegetation along trail edges.
3. Reroute to eliminate steps on Upper Meadows Trail, Ponderosa Trails and connecting trails.
4. Reroute to eliminate unsustainable trail section and relocate trail outside of riparian watercourse. Close existing unsustainable tread.
5. Close social trail. Utilize fencing to secure closure.
6. Close social trail. Utilize fencing to secure closure.
7. Reroute to eliminate unsustainable trail section. Close existing tread.
8. Reroute to eliminate unsustainable trail section. Close existing tread.
9. Reroute to eliminate unsustainable trail section. Close existing tread.



Unsustainable trail tread

Major Trail Intersections

More robust wayfinding and interpretative information should be located at major trail intersections throughout the property. These locations are identified in Figure 7. These are also suitable locations for benches on the property.

Management Considerations

-  Rogue Trail
-  Management Area
-  Major Trail Intersection

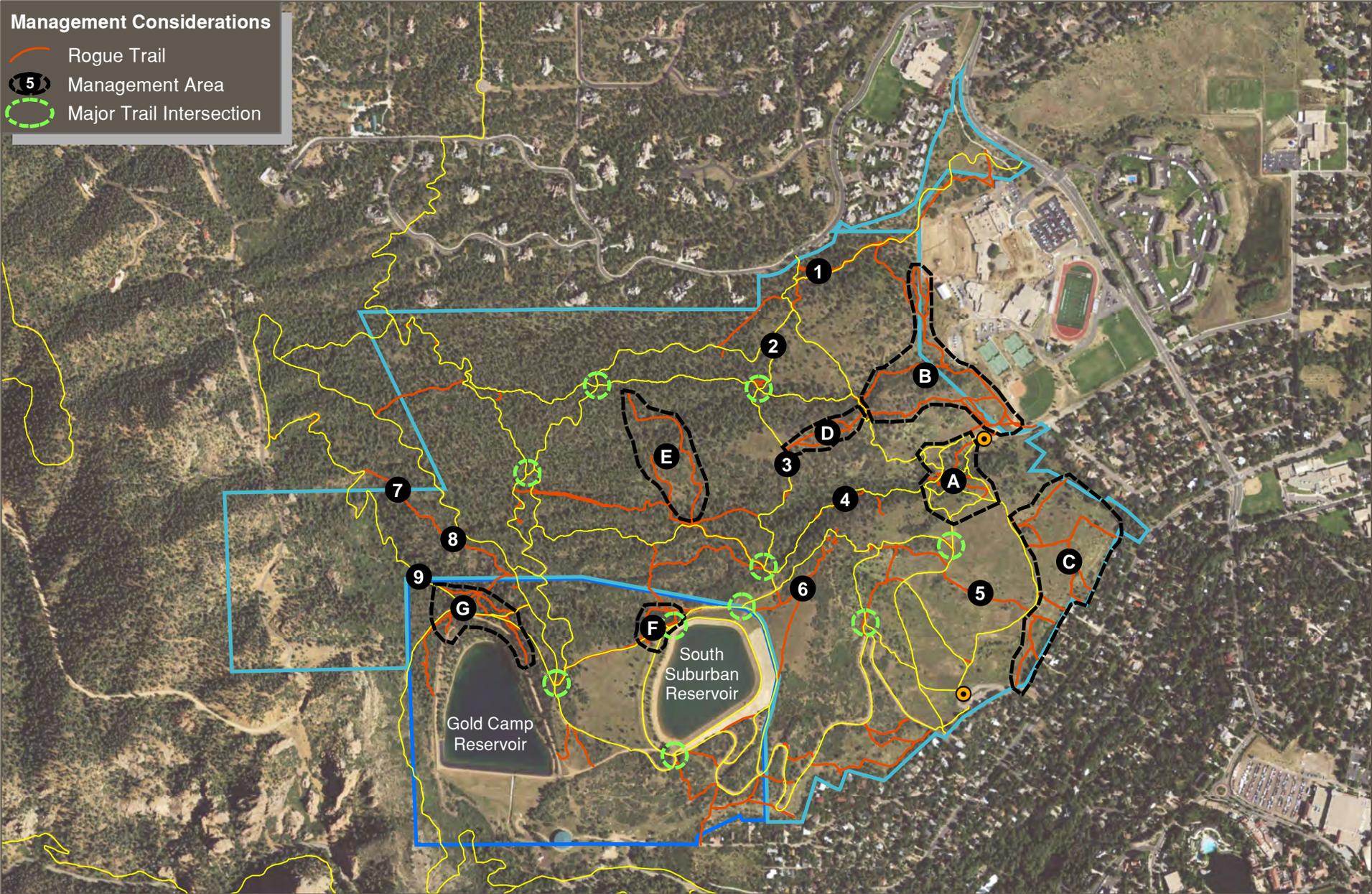


Figure 7. Trail and Recreation Management



-  Open Space
-  Trailhead
-  Colorado Springs Utilities
-  Designated Trail



Dog Management

Per city regulations (Ordinance 6.7.107; Duty to Restrain Animals), dogs are required to be on-leash on city open space land. Off-leash dog use is a prevalent issue at Stratton Open Space as a consequence of common practice, lack of enforcement, and increasing use of South Suburban Reservoir as a destination for dog owners. Enforcement of the regulations is limited, due to a lack of staff capacity and enforcement authority, and resistance from the community. Off-leash dogs present a variety of challenges for resource management and protection, including increased disturbance of wildlife, creating a nuisance for some other visitors, and reduced ability of owners to control aggressive dogs. In addition, dog waste that is not properly disposed of creates both unsightly and unsanitary conditions in the open space. The strategies listed in Table 1, page 34 are intended to improve management of dog-related issues on the property.

South Suburban Reservoir Access

Informal visitor and dog access to South Suburban Reservoir is currently allowed by Colorado Springs Utilities (CSU). However, this use has not been formally approved by the Colorado Springs City Council, and does not meet appropriate best management practices (BMPs) for source water protection. While this use was discussed in the management planning process to gauge the interest of the public to formalize the reservoirs as an off-leash area, this management plan is not the mechanism to evaluate or approve recreational use on CSU property. This management plan does; however, consider the impacts that this use has on Stratton Open Space, and what management actions should be undertaken to mitigate those impacts. Based on staff and community input and field reviews, the primary impacts of this use on Stratton Open Space are off-leash dogs and dog waste.



South Suburban Reservoir

To bring the current recreational uses into compliance, this recreational use on CSU land needs to be formally considered and approved by the Colorado Springs City Council. This would entail a resolution for recreational use at South Suburban Reservoir to be taken to the City Council for formal approval. As part of the considerations for proper health, safety, and resource protection, the City Council will make the final determination on appropriate levels of recreational use including, but not limited to, dog uses. The general steps to for approval include:

1. Community advocates and CSU to propose recreational use of the reservoirs to the Utilities Board.
2. The Utilities Board would be informed of the proposal and would decide on moving a resolution to City Council
3. City Council would consider the resolution and formalize (or deny) recreational use at South Suburban Reservoir
4. If recreational use is approved, Colorado Springs Parks, Recreation and Cultural Services and CSU would develop management strategies, through an Executive Agreement, to clearly define management roles and responsibilities and boundaries for dogs off-leash



Existing regulatory signs

Impacts of this use on Stratton Open Space need to be addressed. To achieve this, the following management strategies are recommended to ensure proper management of this use and to mitigate impacts to open space resources:

- Clearly demarcate the boundary between on-leash and off-leash areas with signs. Parks, Recreation and Cultural Services and CSU would also reserve the right to install double gates if needed to improve compliance.
- Install and maintain trash receptacles at the reservoir to manage dog waste
- Increase outreach and enforcement of leash laws (Ordinance 6.7.107; Duty to Restrain Animals) in the open space
- Monitor and track visitor feedback regarding off-leash dog use at the reservoir and on open space land
- Evaluate, on an annual basis, the status of recreational use of CSU land and the effectiveness of these strategies to reduce impacts to open space resources, as a joint effort between CSU and Colorado Springs Parks, Recreation and Cultural Services
- Pursue the formalization of recreational uses at South Suburban Reservoir in 2016

The implementation of management strategies for Stratton Open Space, and the process to evaluate and potentially approve recreational use on CSU land, would move forward together on to separate but parallel tracks. Approval and implementation of the Stratton Open Space Management Plan will occur independently, by the Parks and Recreation Advisory Board, from CSU's request to formalize off-leash dog use at the South Suburban Reservoir to City Council. The Colorado Springs Parks, Recreation and Cultural Services Department will be responsible for approval and implementation of this management plan. CSU will be responsible for approval of off-leash dog activities within the South Suburban Reservoir.

Special Events

A variety of special events on Stratton Open Space have been proposed in the past, ranging from fundraiser walks to high school cross-country races and mountain bike events. Most events are currently prohibited by city policies and the stipulations of the conservation

easement. If events were to be allowed in the future, policy changes would need to occur at the city-wide level, and the conservation easement would need to be amended. Any changes to the conservation easement must be approved by the Colorado Springs Parks and Recreation Advisory Board, the Palmer Land Trust, and Great Outdoors Colorado. The city currently follows a defined process (“passive recreation criteria”) to determine whether activities should be allowed on open space properties where they are not otherwise prohibited.

In the event that policy changes occur to allow special events, the following presents additional questions to consider at Stratton Open Space in evaluating the passive recreation criteria questions. If the answer to any question is “yes,” the activity would not be allowed.

1. Will the open space resource values be diminished as outlined in the Open Space’s Master Plan, the Forest Health Management Plan/Maintenance Management Plan, or generally accepted guidance?

Issues to consider:

- For running and biking events, consider the proposed route, number of participants, and number of passes along particular trails to evaluate potential for damage to trails and other resources.
- Do not allow events in sensitive areas (such as the Canyon Trail) or on trails that are in poor condition
- Monitor proposed trail sections for widening, braiding, or vegetation trampling associated with events, and consider a reclamation commitment from event organizers to mitigate those impacts
- Consider how spectators will be managed or encouraged to limit shortcutting during events (e.g., routing, signs, temporary fencing, event staff placement)
- Plan for and accommodate participant parking and restrooms outside of the open space

2. Will the event effectively close or significantly limit use of the open space in whole or part to the public?

Issues to consider:

- Events at Stratton Open Space should not begin or end on the property, including trailheads
- Trails used for events should remain open to all users, but signed for the event to remind participants to be aware of other users, and to encourage other users to use alternative routes
- Trail-based events should be routed to allow reasonable use of other trails by non-event visitors
- For running and biking events, event staff or volunteers should be placed at key trail intersections to direct participants and minimize conflict with other visitors

3. Will the event leave anything behind and/or trace (e.g., chalk marks, flags, litter, graffiti, waste)?

Issues to consider:

- All events should require full removal of all materials

Resource Management Strategies

Management strategies for Stratton Open Space, including goals, objectives, and actions are presented in the following table, along with the recommended timing and priority of implementation.

For the purposes of this section of this Management Plan, the following terminology applies:

- **Goal** - Goals broadly describe the desired states for the future regarding resources and related issues. Goals lay the foundation for the objectives that provide guidance in the decision-making process.
- **Objective** - Objectives are the course of action intended to influence and determine the specific actions.
- **Action** - Actions describe some specific tasks that the City of Colorado Springs can take to accomplish the overall vision for the Stratton Open Space.

Timing recommendations are defined as follows:

- **S – Short-term actions** – Should be completed within one year
- **L – Long-term actions** – Should be initiated or completed within five years
- **O – On-going actions** – Should be completed on an on-going, annual basis indefinitely

Priority recommendations are defined as follows:

- **H – High priority actions** - should be accomplished first. These management actions are considered extremely important to the protection of the conservation values of Stratton Open Space. High priority actions are directly related to the accomplishment of other resource objectives and goals.
- **M – Medium priority actions** - considered important, but not urgent, and meet a combination of other resource goals and objectives.
- **L – Low priority actions** - important, but not critical to resource protection needs. Low priority management actions do not have to be completed in the immediate future and primarily fulfill a specific resource goal or objective.

Table 1. Summary of Management Strategies for Stratton Open Space

| Management Strategies | Timing | Priority |
|--|----------|----------|
| VEGETATION | | |
| Goal – Protect and enhance the quality, diversity, and health of native plant communities. | | |
| Objective 1: Manage existing noxious weed infestations and prevent new weed infestations. | | |
| <u>Action:</u> Complete comprehensive noxious weed inventory and mapping on an annual basis | O | M |
| <u>Action:</u> Complete and implement a system-wide noxious weed management plan, including specific treatment approaches for Stratton Open Space | S | H |
| <u>Action:</u> Concentrate immediate weed management efforts along existing trails, adjacent to trailheads, along fence lines, along roads, near adjacent construction areas (e.g., high school campus) and within previously-treated forest management units | O | H |
| <u>Action:</u> Remove all Russian olive (particularly in the lower meadow), and continue to control Siberian elm | S | M |
| <u>Action:</u> Eliminate bull thistle in compliance with management status established for 2015 | S | H |
| <u>Action:</u> Eliminate bouncingbet in compliance with management status established for 2016 | S | H |
| <u>Action:</u> Eliminate Chinese clematis in compliance with management status established for 2020 | L | H |
| <u>Action:</u> Conduct all forest restoration practices with an integrated noxious weed management strategy | O | H |
| <u>Action:</u> Integrate weed management with all management practices, including reclamation of disturbed areas, use of weed-free materials, cleaning maintenance equipment from off-site, and monitoring project areas for new weed infestations | O | M |
| Objective 2: Manage forest communities to reduce the risk of catastrophic wildfire and to reduce encroachment of dense scrub and pine | | |
| <u>Action:</u> Monitor for harmful forest insects and diseases (e.g., dwarf mistletoe, Ips beetle, and tussock moth) | O | M |
| <u>Action:</u> Refine forest management methods to minimize vegetative impacts, including disposing of slash through pile burning or use of an air curtain burner, dispersing chipped materials to avoid impacts to vegetation, and using large-diameter material to facilitate trail closures | S | M |
| <u>Action:</u> Integrate forest management practices with noxious weed management strategies | O | M |

| Management Strategies | Timing | Priority |
|--|----------|----------|
| WILDLIFE | | |
| Goal – Protect and enhance wildlife habitat on the property. | | |
| Objective 1: Plan and implement management projects in a manner that protects and enhances wildlife habitat | | |
| <u>Action:</u> Avoid conducting habitat-disturbing activities (e.g., tree removal, grubbing, grading) during the March-July breeding season for songbirds to avoid the destruction of nests | O | M |
| <u>Action:</u> Close, reclaim, and manage social trail closures to maintain unfragmented habitat for wildlife | L | H |
| <u>Action:</u> Work with friends groups, schools, and other partners to collect data on wildlife observations, including bird counts and opportunistic reporting | L | L |
| TRAILS AND FACILITIES | | |
| Goal – Manage trails and visitor use facilities to provide high-quality recreation experiences while protecting natural resource values | | |
| Objective 1: Develop a trail and facility master plan for Stratton Open Space and contiguous city-owned properties | | |
| <u>Action:</u> Comprehensively address system and non-system trails, trail realignments and closures, possible new trails, neighborhood connections, trailheads, trail standards, and wayfinding signage | L | H |
| <u>Action:</u> Monitor and evaluate use and function of trailheads for consideration in a future master plan | O | L |
| <u>Action:</u> Monitor and evaluate trail impacts during wet (rain, snow and natural springs) trail conditions and following major storm events to identify immediate problems and longer-term issues consideration in future master plan or management plan | O | L |
| Objective 2: Improve and replace trailhead signs and wayfinding to improve visitor experience, aesthetics, and compliance with regulations | | |
| <u>Action:</u> Repair or replace damaged or out-of-date signs at trailheads | S | M |
| <u>Action:</u> Repair, replace, or relocate wayfinding signposts that are in poor condition or are in poor locations | O | M |
| <u>Action:</u> Comprehensively address trail signage messaging that may include trail name, distance to common destinations, distance to nearest trail system map | L | M |
| <u>Action:</u> Install new trail system maps at trailheads, neighborhood connections and a major trail intersections | L | M |
| <u>Action:</u> Locate donor and memorial benches at designated trailheads and designated major trail intersections (see Figure 7) | L | L |

| Management Strategies | Timing | Priority |
|---|--------|----------|
| Objective 3: Implement on-going trail maintenance and management projects, emphasizing erosion and hazard areas, trail braiding, redundant trails, and non-system rogue trails | | |
| <u>Action:</u> Complete short reroutes of system trails to eliminate steep, eroded, or otherwise unsustainable alignments | S | H |
| <u>Action:</u> Complete short reroutes of system trails to minimize trail sections through poorly-drained clay soils or within drainage bottoms | L | M |
| <u>Action:</u> Close unsustainable and redundant trails to prevent resource damage; utilize fencing or other appropriate tools to enforce closures until vegetation re-establishes | S | M |
| <u>Action:</u> Emphasize trail management and maintenance efforts in specific locations (see Figure 7) | S | H |
| <u>Action:</u> Develop an annual work plan for staff, volunteer, and contracted trail maintenance efforts | O | M |
| <u>Action:</u> Collaborate with Friends of Stratton Open Space and other groups to secure sustainable trail maintenance funding | L | M |
| VISITOR USE | | |
| Goal – Provide visitor use experiences and opportunities that are enjoyable, safe, and appropriate while minimizing resource impacts and user conflicts. | | |
| Objective 1: Manage dog use on the property to allow reasonable and enjoyable access that is consistent with regulations, conflict management, and resource protection needs | | |
| <u>Action:</u> Install and maintain clear signs affirming dog on-leash regulations at trailheads, access points, and at South Suburban Reservoir | S | H |
| <u>Action:</u> Actively affirm and enforce dog regulations using a combination of outreach materials, staff presence, and law enforcement | O | H |
| <u>Action:</u> Place and maintain additional dog waste receptacles at trailheads and at South Suburban Reservoir | S | H |
| Objective 2: Manage visitor conflict through a variety of outreach and design tools | | |
| <u>Action:</u> Install and maintain clear signs reminding users of trail yielding etiquette (horses > hikers > bikers) | S | L |
| <u>Action:</u> Consider outreach tools to reduce conflict on the Chutes Trail, including suggested alternate routes for hikers and uphill bikers and yielding signs | O | L |
| <u>Action:</u> Consider establishing alternate preferred routes for downhill bikers to reduce traffic and conflict on the Ridge Trail | L | L |
| <u>Action:</u> Implement trail design features (e.g., trail chokes, turns, and improved visibility) to manage excessive bike speeds in conflict-prone locations | L | M |

| Management Strategies | Timing | Priority |
|---|--------|----------|
| Objective 3: Implement a process to manage dog access to South Suburban Reservoir in a manner that minimizes impacts to Stratton Open Space | | |
| <u>Action:</u> Citizen Advocates and CSU to develop a resolution for recreational use (including dog access) at South Suburban Reservoir for City Council approval | S | H |
| <u>Action:</u> Work with CSU to develop an Executive Agreement, containing an operations plan, for recreation and dog access to South Suburban Reservoir to clearly define allowed uses and management roles and responsibilities | S | H |
| <u>Action:</u> Clearly demarcate boundary between required on-leash and permitted off-leash areas through improved signage and double gates if needed | S | H |
| <u>Action:</u> Install and maintain dog waste receptacles at the reservoir | S | H |
| <u>Action:</u> Monitor and track visitor feedback regarding off-leash dog use at the reservoir and impacts on adjacent open space land | O | L |
| <u>Action:</u> Evaluate, with CSU and on an annual basis, the status of permitted use and unanticipated impacts on reservoir operations or open space resources | O | M |

Monitoring

Annual stewardship monitoring is conducted in partnership with the Palmer Land Trust under the terms of the conservation easement (Appendix A). The monitoring process is documented (i.e., reports, photographs, and maps) and tracked. Documentation generally includes site conditions relative to the enforceable terms of the easement.

Additional monitoring of specific resources and specific management issues is necessary to document the on-going trajectory of management issues and to determine how well management objectives are being met. Monitoring allows the City to make informed decisions about resource management priorities and projects, and provides a feedback mechanism that facilitates on-going learning about resource issues and improvement of techniques to address them.

The monitoring of specific resources and resource issues should be performed on a periodic and on-going basis. While some monitoring is based on informed observations (e.g., trail conditions), some require more scheduled and rigorous surveys (e.g., noxious weeds). The following table provides a summary of monitoring tasks that are recommended to track the progress of the resource management strategies listed above.

Table 2. Summary of Monitoring Actions

| Monitoring Actions | Frequency | Methods |
|--|---------------------------------|-----------------------------------|
| VEGETATION MONITORING | | |
| <u>Action:</u> Inventory and map noxious weed infestations | Annually | Mapping, photos |
| <u>Action:</u> Survey trail corridors and disturbance areas for new noxious weed infestations | Annually | Visual inspection, point mapping |
| <u>Action:</u> Monitor forest management areas and trail closures for new noxious weed infestations | Before/after treatment projects | Visual inspection, point mapping |
| <u>Action:</u> Monitor for harmful forest insects and diseases (e.g., dwarf mistletoe, <i>lps</i> beetle, and tussock moth) | Every 3 years | Visual inspection, point mapping |
| WILDLIFE MONITORING | | |
| <u>Action:</u> Survey for breeding bird nests prior to habitat-disturbing activities (e.g., tree removal, grubbing, grading, trail construction) during the March-July breeding season | Before projects | Surveys |
| <u>Action:</u> Work with friends groups, schools, and other partners to collect data on wildlife observations | Annually | Surveys, counts, observations |
| TRAIL AND FACILITY MONITORING | | |
| <u>Action:</u> Inventory and map rogue trail closures and new rogue trails on the property | Annually | Mapping, photos |
| <u>Action:</u> Monitor and evaluate use and function of trailheads for consideration in a future master plan | Monthly | Visual observation, documentation |

| Monitoring Actions | Frequency | Methods |
|--|-------------------------|--|
| <u>Action:</u> Monitor and evaluate trail impacts during wet (rain, snow and natural springs) trail conditions and following major storm events for immediate issues and longer-term consideration in future master plan or management plan. | Periodically | Visual observation, photos |
| <u>Action:</u> Evaluate condition of wayfinding signs | Annually | Visual observation, photos |
| <u>Action:</u> Document trail sections that are in poor, unsafe, or deteriorating condition | Annually | Visual inspection, point mapping, photos |
| VISITOR USE MONITORING | | |
| <u>Action:</u> Track and document off-leash dog outreach contacts, enforcement, and complaints | Ongoing | Documentation |
| <u>Action:</u> Monitor use and effectiveness of dog waste receptacles | Ongoing | Visual observation, documentation |
| <u>Action:</u> Evaluate and document trail conflict areas, and the effectiveness of conflict reduction efforts | Ongoing | Visual observation, documentation |
| <u>Action:</u> Track and document trail conflict complaints, including location and nature of conflict | Annually | Documentation |
| <u>Action:</u> Monitor and track visitor feedback regarding off-leash dog use at South Suburban Reservoir and impacts on open space land | Annually | Documentation |
| <u>Action:</u> If special events are permitted, monitor affected areas before and after events to track impacts and ensure impacts are appropriately mitigated | Before and after events | Visual inspections, photos |

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Appendices

- A. Conservation Easement
- B. Public Involvement Summary
- C. Plant Species List



DEED OF CONSERVATION EASEMENT

NOTICE: THIS PROPERTY HAS BEEN ACQUIRED IN PART WITH A GRANT FROM THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND (the "BOARD"). THIS DEED CONTAINS RESTRICTIONS ON THE USE AND DEVELOPMENT OF THE PROPERTY WHICH ARE INTENDED TO PROTECT ITS OPEN SPACE VALUES. THE BOARD HAS FOUND THAT THE ADOPTION OF THESE DEED RESTRICTIONS IS IN THE PUBLIC INTEREST.

THIS DEED OF CONSERVATION EASEMENT is made this 8th day of July, 1998, by the City of Colorado Springs, a home rule city and Colorado municipal corporation having an address at 30 S. Nevada Avenue, Colorado Springs, Colorado ("Grantor"), in favor of the William J. Palmer Parks Foundation, Inc. a Colorado nonprofit corporation, having an address at P.O. Box 1281, Colorado Springs, Colorado ("Grantee").

A. Grantor is the sole owner in fee simple of certain real property in El Paso County, Colorado, more particularly described in the attached Exhibit A (the "Property").

B. The Property possesses natural, scenic, open space, and recreational values (collectively, "Conservation Values") of great importance to Grantor, the people of the City of Colorado Springs and the people of the State of Colorado.

C. In particular, the Property presents a unique opportunity to provide the public open space within an urban environment which will complement Grantor's North Cheyenne Canon Park, a regional park offering active and passive recreational opportunities.

D. The specific Conservation Values of the Property are documented in an inventory of relevant features of the Property ("Baseline Documentation"), which will consist of reports, maps, photographs, and other documentation that the parties agree to provide, collectively, an accurate representation of the Property at the time of this grant and which is intended to serve as an objective information baseline for monitoring compliance with the terms of this grant. The Baseline Documentation will be compiled and distributed to the parties no later than August 31, 1999. Once completed, the Baseline Documentation shall be attached to and incorporated into this Deed of Conservation Easement.

E. Grantor intends that the Conservation Values of the Property be preserved and maintained through consistent land use patterns including, without limitation, those uses existing at the time of this Easement grant which do not significantly impair or interfere with those values.

F. Grantor further intends to convey to Grantee the right to preserve and protect the Conservation Values of the Property in perpetuity.

G. Grantee is a publicly supported, tax-exempt nonprofit organization, qualified under Section 501(c)(3) and 170(h) of the Internal Revenue Code, whose primary purpose is to foster, for the people of all ages, open space, park, recreation and leisure time facilities and opportunities, within the City of Colorado Springs, State of Colorado, and County of El Paso, State of Colorado, and areas surrounding or convenient thereto. In furtherance of its purpose, but not otherwise, the Grantee has the following powers:



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1. To seek and accept public or private contributions, gifts, bequests, devises, grants or donations, and to expend, accumulate and invest the same;

2. To acquire by purchase, contribution, gift, bequest, devise, grant or donation or otherwise, and to hold, lease, encumber, sell or otherwise dispose of real, personal tangible or intangible property;

3. To make distributions and donations of money or property to the City of Colorado Springs, State of Colorado, or to the County of El Paso, State of Colorado, or to any national, state, county, municipal, or other governmental unit, board or corporation;

4. To exercise the powers which are now or may hereinafter be conferred upon corporations not for profit organized under the laws of the State of Colorado.

H. Grantee agrees to honor the Grantor's stated intentions and to preserve and protect in perpetuity the Conservation Values of the Property for the benefit of this generation and the generations to come.

IN CONSIDERATION of the mutual covenants, terms, conditions, and restrictions contained in this Easement and pursuant to the laws of the State of Colorado, in particular C.R.S. § 38-30.5-101 *et seq.*, Grantor voluntarily grants and conveys to Grantee a Conservation Easement in perpetuity over the Property of the nature, character and extent set forth below ("Easement").

1. Purpose. The purpose of this Easement is to assure that the Property will be retained forever in its natural, scenic, open space and recreation condition and to prevent any use of the Property that will significantly impair or interfere with the Conservation Values of the Property. Grantor intends that this Easement will confine the use of the Property to those activities consistent with the purpose of this Easement.

2. Rights and Obligations of Grantee. To accomplish the purpose of this Easement, the following rights are conveyed to Grantee:

a. To preserve and protect the Conservation Values of the Property;

b. To enter upon the Property at reasonable times to monitor Grantor's compliance with and otherwise enforce the terms of this Easement. Any entry upon the Property shall be upon prior notice to Grantor. Grantee shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property; and

c. To prevent any activity or use of the Property inconsistent with the purpose of this Easement and to require the restoration of any damaged areas or features of the Property resulting from any inconsistent activity or use.

d. Grantee agrees it shall comply with the Board's Stewardship Policy adopted January 8, 1997, attached as Exhibit B, as may be amended from time to time with the mutual consent of the Board and Grantee.

3. Prohibited Uses. Any activity or use of the Property inconsistent with the purpose of this Easement is prohibited. Without limiting this general prohibition, the following activities and uses are expressly prohibited:

a. Construction of Buildings and Other Structures. The construction or reconstruction of any building or other structure or improvement, except those existing on the date of this Easement, without the advance written permission of Grantee is prohibited except in accordance with paragraphs (b) and (c) below.

b. Fences. Grantor may repair or replace existing fences, or erect new fences necessary for the reasonable and customary management of wildlife, recreation uses or for separation of ownership and uses.

c. New Structures and Improvements. New buildings and other structures and improvements may be built with the advance written permission of Grantee. Grantee must give such permission within a reasonable time unless Grantee determines that the proposed building, structure or improvement will substantially diminish or impair the Conservation Values of the Property. The parties acknowledge that new structures and improvements will be constructed in accord with a Grantee-approved master plan for the Property.

d. Subdivision. Any division or subdivision of title to the Property, whether by physical or legal process, is prohibited.

e. Land Management. The Property must be operated and managed in accordance with a land stewardship plan prepared and accepted with the mutual consent of Grantor and Grantee. The land stewardship plan will be updated every five (5) years and distributed to the parties.

f. Timber Harvesting. Trees may be cut to control insects and disease, to control invasive non-native species, and to prevent personal injury and property damage. Commercial timber harvesting on the Property is prohibited.

g. Mining. The mining or extraction of soil, sand, gravel, rock, oil, natural gas, fuel or any other mineral substance is prohibited except in connection with construction approved pursuant to a Grantee-approved master plan for the Property.

h. Paving and Road and Trail Construction. No portion of the Property may be paved or otherwise covered with concrete, asphalt, or any other paving material without the advance written permission of the Grantee. Nor may any road or trail beyond those necessary to connect the Property to the Grantor's urban trail system be constructed without the advance written permission of Grantee. Grantee must give permission within a reasonable time unless Grantee determines that the proposed paving, construction, or location of any road or trail will substantially diminish or impair the Conservation Values of the Property or is otherwise inconsistent with this Easement. Permission shall not be unreasonably withheld.

i. Trash. The dumping or uncontained accumulation of any trash, refuse or debris on the Property is prohibited.

j. Water Rights. Grantor shall make an effort to obtain water rights to the Property and shall retain and reserve the right to use any water rights sufficient to maintain and improve the Conservation Values of the Property. Grantor may not transfer, encumber, lease, sell or otherwise separate water rights sufficient to maintain and improve the Conservation Values of the Property from title to the Property itself.

k. Commercial or Industrial Activity. All commercial or industrial uses of the Property are prohibited.

4. Reserved Rights. Grantor reserves to itself, its successors and assigns, all rights accruing from ownership of the Property, including the right to engage in or to permit or invite others to engage in all uses of the Property not expressly prohibited and not inconsistent with the purpose of this Easement.

5. Notice of Intention to Undertake Certain Permitted Actions. The purpose of requiring Grantor to notify Grantee prior to undertaking certain activities is to afford Grantee an opportunity to ensure that the activities are assigned and carried out in a manner consistent with the purpose of this Easement. Whenever notice is required, Grantor shall notify Grantee in writing not less than sixty (60) days prior to the date Grantor intends to undertake the activity. Notice shall describe the nature, scope, design, location, timetable, and any other information material to the proposed activity in sufficient detail to permit Grantee to make an informed judgement of its consistency with the purpose of this Easement.

6. Grantee's Approval. Where Grantee's approval is required, Grantee must grant approval or withhold approval in writing within sixty (60) days of receipt of Grantor's written request. Grantee's approval may be withheld only upon a reasonable determination that the action as proposed would be inconsistent with the purpose of this Easement.

7. Enforcement. Grantee shall have the right to prevent, correct or require correction of violations of the terms and purposes of this Easement. Grantee may enter and inspect the Property for violations. If Grantee finds what it believes is a violation, Grantee shall immediately notify Grantor and the Board in writing of the nature of the alleged violation. Upon receipt of this written notice, Grantor must either (a) restore the Property to its condition prior to the violation, or (b) provide Grantee a written explanation of the reason the alleged violation should be permitted. If the Grantor offers justification for permitting the alleged violation, both parties agree to meet as soon as possible to resolve this difference. If a resolution cannot be achieved at the meeting, both parties agree to meet with a mutually acceptable mediator to attempt resolution. When Grantee determines an ongoing or imminent violation could irreversibly diminish or impair the Conservation Values of the Property, Grantee may, at its discretion, take appropriate legal action. Grantor must discontinue any activity which could increase or expand the alleged violation during the mediation process. Should mediation fail to resolve the dispute, Grantee may again, at its discretion, take appropriate legal action. If a court determines that a violation is imminent, exists, or has occurred, Grantee may request a temporary or permanent injunction. A court may also issue an injunction to require Grantor to restore the Property to its condition prior to the violation.

Costs of Enforcement. Any costs incurred by Grantee in successfully enforcing the terms of this Easement against Grantor, including, without limitation, costs of suit and attorneys' fees, and any costs of restoration necessitated by Grantor's violation of the terms of this Easement shall be borne by Grantor. If Grantor prevails in any action to enforce the terms of this Easement, Grantor's costs of suit, including, without limitation, attorneys' fees, shall be borne by Grantee, but only if the mediator, arbitrator, or Judge, as applicable, determines that the Grantee's position was frivolous or substantially without merit.

8. Grantee's Discretion. Enforcement of the terms of this Easement shall be at the discretion of Grantee. Any forbearance by Grantee to exercise its rights in the event of a breach of this Easement shall not be deemed or construed to be a waiver by Grantee of the breach or of any

subsequent breach of the same or any other term of this Easement or of any of Grantee's rights under this Easement. Grantee's delay or omission in exercising any right or remedy upon Grantor's breach shall not impair any right or remedy construed as a waiver.

9. Waiver of Certain Defenses. Grantor hereby waives any defense of laches, estoppel, or prescription. The parties agree that the statute of limitations applicable to contract shall apply to any proceeding to enforce this Conservation Easement. Grantor hereby specifically waives any defense available to Grantor pursuant to C.R.S. § 38-41-119.

10. Acts Beyond Grantor's Control. No event shall be construed to entitle Grantee to bring any action against Grantor for injury to or change in the Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, drought, earth or underground water movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes.

11. Access. In accord with the Code of the City of Colorado Springs 1980, as amended, the general public shall have access to the Property, as appropriate. The Grantor specifically reserves the right to close access to the Property in the interest of the public health, safety and welfare, pursuant to Section 18-2-104 of the Code of the City of Colorado Springs 1980, as amended.

12. Costs and Liabilities. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to ownership, operation, upkeep and maintenance of the Property. Grantor is responsible for (1) the negligent actions of its officials, employees and agents in the performance or failure to perform incident to this Easement, and (2) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause unless due solely to the negligence of the Grantee. Grantor, to the extent permitted by law, shall indemnify and defend Grantee from any third party claims related to Grantor's ownership, operation, upkeep, or maintenance of the Property.

It is agreed that Grantor's liability will not exceed any applicable limit set forth in the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 *et seq.*, as amended. The Grantor does not waive or intend to waive the limitations on liability provided to Grantor under the Colorado Governmental Immunity Act. In assuming responsibility for the negligent acts or omissions of its own officials, agents and employees in the performance or failure to perform incident to this Agreement, the Grantor in no way assumes responsibility for the negligence or intentional misconduct of the employees or agents of Grantee.

13. Extinguishment. If the purpose of this Easement becomes impossible to accomplish, this Easement can only be wholly or partially terminated or extinguished by judicial proceedings in a court of competent jurisdiction. Each party shall promptly notify the other when it first learns of such circumstances, and must also notify the Board of such circumstances. Grantee's proceeds, after the satisfaction of prior claims, from any sale, exchange or involuntary conversion of all or any portion of the Property subsequent to termination or extinguishment, must be in accordance with paragraph 14 below, unless otherwise provided by Colorado law. Grantee shall pay to the Board the proportion of the net proceeds of the sale of the Property, which is equal to a fraction, the numerator of which is the grant and the denominator of which is the acquisition price for the Property. Any remaining proceeds not otherwise allocated between the Board and the Grantee shall be retained by Grantor.

If this Easement is extinguished (in whole or in part) by eminent domain or other legal proceeding, Grantee shall pay to the Board the proportion of the net proceeds of the sale of the Property, which is equal to a fraction the numerator of which is the grant and the denominator of which is the original acquisition price for the Property.

14. Proceeds. This Easement constitutes a real property interest immediately vested in Grantee, which the parties stipulate has a fair market value ("FMV"). The Easement's FMV is determined by multiplying the FMV of the Property unencumbered by the Easement (minus any increase in value after the date of this Easement grant attributable to improvements) by the ratio of the value of the Easement at the time of this Easement grant to the value of the Property, without deduction for the value of the Easement, at the time of this Easement grant. For the purposes of this paragraph, the ratio of the value of the Easement to the value of the Property unencumbered by the Easement will remain constant.

15. Grantee Assignment. This Easement is transferable. Grantee may only assign its rights and obligations under this Easement to an organization that is (a) a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1986, as amended (or any successor provision then applicable), and the applicable regulations promulgated thereunder, (b) authorized to acquire and hold conservation easements under Colorado law, and (c) approved as a transferee by the Board, its successors or assigns. As a condition of transfer, Grantee must ensure that the conservation purposes of this Easement continue to be carried out by the transferee. The Board retains the right to compel Grantee to assign its rights and obligations under this Easement to another organization if Grantee ceases to exist or fails or refuses to enforce the terms and provisions of this Easement.

16. Subsequent Grantor Transfers. Grantor agrees to incorporate the terms of this Easement into any deed or other legal instrument by which it divests itself of any interest in the Property, including without limitation, a leasehold interest. Grantor further agrees to give written notice to Grantee of the transfer of any interest at least thirty (30) days prior to the date of the transfer. Grantor's failure to perform any act required by this paragraph will not impair the validity of this Easement or limit its enforceability in any way.

17. Notices. Any notice, demand, request, consent, approval or communication contemplated by this Easement shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed as follows:

To Grantor: City of Colorado Springs
Director of Parks and Recreation
1400 Recreation Way
Colorado Springs, CO 80905

To Grantee: The William J. Palmer Parks Foundation, Inc.
Executive Director
P.O. Box 1281
Colorado Springs, CO 80901

To the Board: Executive Director
State Board of the Great Outdoors Colorado Trust Fund
225 East 16th Avenue, Suite 1150
Denver, CO 80203

or to other addresses as the parties may designate by written notice to the other.

18. Recordation. This instrument will be recorded with the deed to the Property and other documents evidencing Grantor's acquisition of the Property with the El Paso County, Colorado, Clerk and Recorder. Grantee may re-record it at any time as may be required to preserve its rights in this Easement.

19. General Provisions.

a. Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of Colorado, and the Charter, City Code, Ordinances, Rules and Regulations of the City of Colorado Springs, Colorado, a home rule city and Colorado municipal corporation. Court Jurisdiction shall exclusively be in the District Court for the Fourth Judicial District of Colorado.

b. Liberal Construction. This Easement shall be liberally construed to effect the purpose of the Easement and the policy and purpose of C.R.S. § 38-30.5-101 *et seq.* If any provision in this Deed of Conservation Easement is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

c. Severability. If any provision of this Easement, or its application to any person or circumstance, is found to be invalid, the remaining provisions of this Easement, or its application to other persons or circumstances shall not be affected.

d. Entire Agreement. This Deed of Conservation Easement sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Easement, all of which are merged in this Easement.

e. No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

f. Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties and their respective successors and assigns. This Easement shall continue as a servitude running in perpetuity with the Property.

g. Termination of Rights and Obligations. A party's rights and obligations under this Easement terminate upon transfer of the party's interest in the Easement or Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

h. Captions. The captions in this Deed of Conservation Easement have been inserted solely for convenience of reference, are not a part of the Easement and have no effect upon its construction or interpretation.

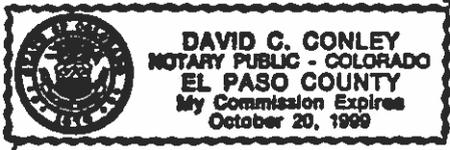
i. Amendment. Should an amendment to or modification of this Easement become appropriate, Grantor and Grantee are free to jointly amend this document. The prior written approval of any amendment or modification of this Easement must be obtained from the Board and the Board must respond within thirty (30) days. Board's failure to respond within thirty (30) days shall be deemed approval of the proposed amendment. Any amendment or modification must be consistent

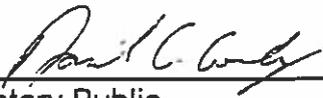
with the conservation purposes of this Easement and may not affect its perpetual duration. Any amendment, must be written, signed by both parties and the Board or its successors or assigns, and recorded in the records of the El Paso County Clerk and Recorder.

j. Termination of the Board. In the event that Article XXVII of the Colorado Constitution, which established the Board, is amended or repealed to terminate the Board or merge the Board into another entity, the rights and obligations of the Board under this Easement shall be assigned to and assumed by another entity as provided by law, or in the absence of such direction, by the Colorado Department of Natural Resources or its successor.

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My Commission expires: _____.





Notary Public

*Leigh
& Whitehead
Associates, Inc.*
ENGINEERS, SURVEYORS & PLANNERS

2720 EAST YAMPA STREET, SUITE 1
COLORADO SPRINGS, CO 80909-5061

TELEPHONE 719-636-5179 / FAX 719-636-5199

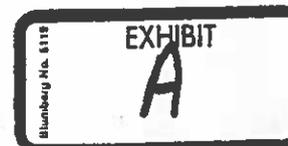
PROPERTY DESCRIPTION

TRACTS 4 AND A

A TRACT OF LAND BEING PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, THE SOUTHEAST QUARTER OF SECTION 26, THE SOUTHWEST QUARTER OF SECTION 26, THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTH HALF OF SECTION 35, ALL IN TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 67 OF THE 6TH P.M., N00°48'27"W A DISTANCE OF 2598.95 FEET. THE BEARING IS A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY A 2" DIAMETER PIPE AND 2½" DIAMETER PIPE CAP, LS 2372, ON THE SOUTH AND A 2½" DIAMETER ALUMINUM CAP LS 19625 ON THE NORTH.

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE N00°48'27"W ON THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.93 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27 AS MONUMENTED BY A 2" DIAMETER PIPE WITH A 2½" DIAMETER PIPE CAP, LS 2372, AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE S89°20'41"W ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 2383 AT PAGE 47 OF THE EL PASO COUNTY RECORDS A DISTANCE OF 1288.74 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S01°09'30"E ON THE WEST LINE OF SAID TRACT A DISTANCE OF 651.40 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; THE S89°16'50"W ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1284.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N02°16'20"W ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1296.67 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N89°12'30"E ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 1601.32 FEET TO A POINT 300 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 910 AT PAGE



359 OF SAID EL PASO COUNTY RECORDS; THENCE N26°13'19"W ON THE EASTERLY LINE OF SAID TRACT A DISTANCE OF 1436.69 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER THAT IS 300 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°08'17"E ON THE NORTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 1617.89 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S89°59'08"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 A DISTANCE OF 1317.98 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N00°49'56"W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 246.44 FEET TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED AT RECEPTION NO. 098057305 OF SAID EL PASO COUNTY RECORDS; THE FOLLOWING FIVE (5) COURSES ARE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID TRACT: (1) THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET THROUGH A CENTRAL ANGLE OF 49°39'02", AN ARC DISTANCE OF 259.97 FEET, THE LONG CHORD OF WHICH BEARS N70°04'28"E A DISTANCE OF 251.91 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET THROUGH A CENTRAL ANGLE OF 26°04'55", AN ARC DISTANCE OF 113.80 FEET, THE LONG CHORD OF WHICH BEARS N58°17'24"E A DISTANCE OF 112.82 FEET; (3) THENCE N69°52'59"E A DISTANCE OF 100.67 FEET; (4) THENCE N59°52'36"E A DISTANCE OF 135.00 FEET; (5) THENCE N17°03'11"E A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH LINE OF THE VILLAGE AT STRATTON PRESERVE AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 997066121 OF SAID EL PASO COUNTY RECORDS; THENCE N89°57'16"E ON THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 604.97 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 97053161 OF SAID EL PASO COUNTY RECORDS; THENCE S00°02'44"E ON THE WEST LINE OF SAID TRACT A DISTANCE OF 893.56 FEET; THENCE S47°10'26"E ON THE SOUTHWESTERLY LINE OF SAID TRACT A DISTANCE OF 845.00 FEET; THENCE S89°00'58"W A DISTANCE OF 163.93 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 73°53'00", AN ARC DISTANCE OF 361.06 FEET; THENCE S15°07'58"W A DISTANCE OF 144.67 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 17°34'58", AN ARC DISTANCE OF 113.54 FEET; THENCE S57°17'04"E A DISTANCE OF 60.00 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET THROUGH A CENTRAL ANGLE OF 47°35'02", AN ARC DISTANCE OF 357.11 FEET, THE LONG CHORD OF WHICH BEARS S56°30'27"W A DISTANCE OF 346.94 FEET; THENCE S80°17'58"W A DISTANCE OF 110.53 FEET; THENCE S22°58'00"W A DISTANCE OF 484.40 FEET; THENCE S04°43'00"W A DISTANCE OF 555.70 FEET; THENCE S23°28'00"E A DISTANCE OF 274.88 FEET; THENCE S29°20'00"W A DISTANCE OF 106.31 FEET; THENCE N87°37'27"W A DISTANCE OF 653.32 FEET TO A POINT ON THE EASTERLY LINE OF THE AFORESAID TRACT DESCRIBED IN BOOK 2383 AT PAGE 47; THE FOLLOWING FIVE (5) COURSES ARE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID TRACT: (1) THENCE N11°37'41"E A DISTANCE OF 243.40 FEET; (2) THENCE N15°48'00"W A

DISTANCE OF 393.71 FEET; (3) THENCE N34°30'48"W A DISTANCE OF 73.45 FEET; (4) THENCE N57°16'58"W A DISTANCE OF 109.45 FEET; (5) THENCE N79°22'56"W A DISTANCE OF 1218.02 FEET TO THE POINT OF BEGINNING: THE DESCRIBED TRACT CONTAINING 242.5556 ACRES, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED RIGHT-OF-WAY FOR GOLD CAMP ROAD.

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 67 WEST, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND BEING 100 FEET WIDE AND BEING 50 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27; THE N89°16'50"E ON THE SOUTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 542.52 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 100 FOOT WIDE STRIP OF LAND; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 358.10 FEET THROUGH A CENTRAL ANGLE OF 28°00'00", AN ARC DISTANCE OF 175.00 FEET, THE LONG CHORD OF WHICH BEARS N34°24'28"W A DISTANCE OF 173.26 FEET; THENCE N48°24'28"W A DISTANCE OF 153.00 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 358.10 FEET THROUGH A CENTRAL ANGLE OF 81°55'12", AN ARC DISTANCE OF 512.00 FEET; THENCE N33°30'44"E A DISTANCE OF 110.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 358.10 FEET THROUGH A CENTRAL ANGLE OF 56°28'48", AN ARC DISTANCE OF 353.00 FEET; THENCE N22°58'04"W A DISTANCE OF 167.72 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE TERMINUS OF SAID CENTERLINE, SAID POINT BEARING N89°12'30"E A DISTANCE OF 347.15 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE EXTERIOR LINES OF SAID TRACT SHALL BE LENGTHENED OR SHORTENED TO INTERSECT THE ALIQUOT QUARTER SECTION LINES: THE DESCRIBED TRACT CONTAINING 3.3762 ACRES, MORE OR LESS.



*Leigh
& Whitehead
Associates, Inc.*

ENGINEERS, SURVEYORS & PLANNERS

2720 EAST YAMPA STREET, SUITE 1
COLORADO SPRINGS, CO 80909-5061

TELEPHONE 719-636-5179 / FAX 719-636-5199

PROPERTY DESCRIPTION

TRACT 2

A TRACT OF LAND BEING PORTIONS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT ONE, BLOCK 11, STRATTON PARK ADDITION ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK D AT PAGES 34 AND 35 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2383 AT PAGE 47 OF SAID EL PASO COUNTY RECORDS; THENCE S89°29'12"E ON THE NORTHERLY LINE OF SAID BLOCK 11 A DISTANCE OF 254.60 FEET; THENCE N17°16'48"E ON THE WESTERLY LINE OF SAID BLOCK 11 A DISTANCE OF 336.40 FEET; THENCE S61°51'49"E ON THE NORTHEASTERLY LINE OF LOT 13 OF SAID BLOCK 11 A DISTANCE OF 151.90 FEET; THENCE S74°25'04"E ON THE BOUNDARY OF SAID STRATTON PARK ADDITION A DISTANCE OF 40.81 FEET; THENCE N28°49'58"E A DISTANCE OF 20.08 FEET TO A POINT ON THE WESTERLY LINE OF LOT 14, BLOCK 9, STRATTON PARK ADDITION, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A TRACT DESCRIBED IN BOOK 2779 AT PAGE 554 OF SAID EL PASO COUNTY RECORDS; THENCE N19°09'22"E ON THE WESTERLY LINE OF SAID TRACT A DISTANCE OF 130.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S75°10'49"E ON THE NORTHERLY LINE OF SAID TRACT AND THE NORTHERLY LINE OF BLOCK 9, STRATTON PARK ADDITION A DISTANCE OF 281.04 FEET TO THE NORTHWEST CORNER OF LAMBERTY SUBDIVISION, A REPLAT OF LOTS 7 AND 8, BLOCK 9, STRATTON PARK ADDITION ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK W-3 AT PAGE 40 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE N48°05'15"E ON THE NORTHWESTERLY LINE OF SAID LAMBERTY SUBDIVISION, SAID BLOCK 9, STRATTON PARK ADDITION, RIDGEWAY SUBDIVISION ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK N-3 AT PAGE 58 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND A TRACT DESCRIBED IN BOOK 6525 AT PAGE 1468 OF SAID RECORDS, A DISTANCE OF 503.64 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S66°16'32"E ON THE NORTHEASTERLY LINE OF SAID TRACT A DISTANCE OF 81.27 FEET; THENCE

N29°30'17"E ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIDGEWAY AVENUE A DISTANCE OF 45.07 FEET; THENCE ON THE APPARENT WESTERLY RIGHT-OF-WAY LINE OF UNDEDICATED RIDGEWAY AVENUE THE FOLLOWING FOUR COURSES: 1) THENCE N41°19'08"E A DISTANCE OF 151.11 FEET; 2) THENCE N56°53'24"E A DISTANCE OF 216.53 FEET; 3) THENCE N61°13'54"E A DISTANCE OF 204.87 FEET; 4) THENCE N79°39'55"E A DISTANCE OF 93.68 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT DESCRIBED IN BOOK 6026 AT PAGE 480 OF SAID RECORDS; THENCE N29°19'55"E ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 164.28 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT DESCRIBED IN BOOK 6066 AT PAGE 897 OF SAID RECORDS; THENCE N28°34'57"E ON THE WESTERLY LINES OF SAID TRACT DESCRIBED IN BOOK 6066, PAGE 897, A TRACT DESCRIBED IN BOOK 6345 AT PAGE 1476 OF SAID RECORDS, LOT 10, BOULEVARD SUBDIVISION ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK L AT PAGE 41 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND A TRACT DESCRIBED IN BOOK 3189 AT PAGE 694 OF SAID RECORDS A DISTANCE OF 564.07 FEET; THENCE S59°07'49"E ON THE NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 3189 AT PAGE 694 A DISTANCE OF 109.63 FEET TO THE SOUTHWEST CORNER OF LOT 1, CRESTA VISTA SUBDIVISION FILING NO. 3 ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK U AT PAGE 74 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE N24°03'50"E ON THE WESTERLY LINE OF SAID CRESTA VISTA SUBDIVISION NO. 3 A DISTANCE OF 602.13 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID CRESTA VISTA NO. 3; THENCE N20°33'50"E ON SAID WESTERLY LINE A DISTANCE OF 154.80 FEET TO THE SOUTHEASTERLY CORNER OF LOT 8, SAID CRESTA VISTA NO. 3; THENCE N55°12'44"W ON THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 164.88 FEET TO THE CENTERLINE OF A 16 FOOT ALLEY VACATED IN BOOK 1637, PAGE 47 OF SAID RECORDS, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF A TRACT DESCRIBED IN BOOK 6124 AT PAGE 849 OF SAID RECORDS; THENCE S39°22'48"W ON THE EASTERLY LINE OF SAID TRACT A DISTANCE OF 39.02 FEET; THENCE N66°01'57"W ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 129.32 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT DESCRIBED IN BOOK 2118 AT PAGE 263 OF SAID RECORDS; THENCE N55°23'56"W ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 119.26 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT DESCRIBED IN BOOK 3013 AT PAGE 942 OF SAID RECORDS; THENCE N60°39'03"W ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 113.90 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT DESCRIBED IN BOOK 2367 AT PAGE 446 OF SAID RECORDS; THENCE N62°47'15"W ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 109.99 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT DESCRIBED IN BOOK 1670 AT PAGE 347 OF SAID RECORDS; THENCE S89°29'00"W ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 130.70 FEET; THENCE N38°58'23"E ON THE NORTHWESTERLY LINE OF SAID TRACT A DISTANCE OF 165.58 FEET TO THE MOST SOUTHERLY CORNER OF LOT 14, CRESTA VISTA NO. 3; THENCE N55°09'40"W ON THE SOUTHWESTERLY LINE OF SAID LOT 14 A DISTANCE OF 156.80 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 14; THENCE N60°26'24"E ON THE NORTHWESTERLY LINE OF SAID LOT 14 A

DISTANCE OF 177.29 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 14; THENCE N50°53'03"W ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LA VETA WAY A DISTANCE OF 64.38 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT TRACT DESCRIBED AT RECEPTION NO. 97053161 OF SAID EL PASO COUNTY RECORDS; THENCE S60°27'10"W ON SAID SOUTH LINE A DISTANCE OF 42.16 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, CONTINUING ON THE SOUTH LINE OF SAID TRACT, THROUGH A CENTRAL ANGLE OF 28°33'48", AN ARC DISTANCE OF 184.45 FEET; THENCE S89°00'58"W, CONTINUING ON SAID SOUTH LINE AND THE WESTERLY EXTENSION THEREOF A DISTANCE OF 217.96 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 73°53'00", AN ARC DISTANCE OF 361.06 FEET; THENCE S15°07'58"W A DISTANCE OF 144.67 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 17°34'58", AN ARC DISTANCE OF 113.54 FEET; THENCE S57°17'04"E A DISTANCE OF 60.00 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET THROUGH A CENTRAL ANGLE OF 47°35'02", AN ARC DISTANCE OF 357.11 FEET, THE LONG CHORD OF WHICH BEARS S56°30'27"W A DISTANCE OF 346.94 FEET; THENCE S80°17'58"W A DISTANCE OF 110.53 FEET; THENCE S22°58'00"W A DISTANCE OF 484.40 FEET; THENCE S04°43'00"W A DISTANCE OF 555.70 FEET; THENCE S23°28'00"E A DISTANCE OF 274.88 FEET; THENCE S29°20'00"W A DISTANCE OF 106.31 FEET; THENCE N87°37'27"W A DISTANCE OF 653.32 FEET TO A POINT ON THE EASTERLY LINE OF THE AFORESAID TRACT DESCRIBED IN BOOK 2383 AT PAGE 47; THE FOLLOWING TWO (2) COURSES ARE ALONG THE EASTERLY LINE OF SAID TRACT: (1) THENCE S18°28'16"W A DISTANCE OF 174.97 FEET; (2) THENCE S01°29'24"E A DISTANCE OF 659.69 FEET TO THE POINT OF BEGINNING. THE DESCRIBED TRACT CONTAINING 75.6030 ACRES, MORE OR LESS.



Stratton Open Space Management Plan
Community Workshop
October 20, 2105

Verbatim Group Comments

Are any issues categories missing from the preliminary list of issues?

Group #1

- Bikes – safety, speed, trail erosion, using unauthorized trails
- Pest management – moths, beetles, caterpillars – sub-category to forest health management

Group #2

- Add more receptacles for dog waste bags, especially around the Reservoir
- Funding of Management Plan missing

Group #3

- Bikes
- Dealing with vandals, especially one man

Which two issues categories on the preliminary issues list are of most importance to your group to be addressed through the Stratton Open Space Management Plan? Why are those issues of special importance to your group?

Group #1

Note: Our group's top priorities are based on widespread, overall impacts

Issue #1: Forest health management

Why? Fire mitigation because of urban interface and the significant negative consequences that can occur due to wildfire.

Issue #2: Vegetation management

Why? Noxious weeds getting out of control. Will have negative impacts across entire ecosystem.

Stratton Open Space Management Plan
Community Workshop
October 20, 2105

Verbatim Individual Comments by Issue Category

Is there anything you'd like to make sure is considered as the Management Plan for Stratton Open Space is developed?

Dogs

- Concerned that with the South Reservoir open to dogs that it will become more and more of a dog park. I was really encouraged by the Humane Society, when they started to TRY to enforce the dogs-on-leash ordinance, but slowly people begin to start with dogs off leash.
- More receptacles for dog waste and more receptacles for bags. Who will remove the waste? Will City do that or Utilities?
- More dog bag disposal areas in the open space
- Allow dogs off leash if they are under voice control
- Leave the reservoir open for dogs to swim
- Off-leash dogs (multiple dogs per person); consistent enforcement?
- Poop bag dispensers
- Trash cans at entrances to Reservoir (Friends of Stratton would be interested in helping fund collection of trash)
- Dog waste
- Trash cans at the Reservoir
- Add dog waste bag dispenser at the Reservoir
- Dog waste containers near Reservoir?
- How can Friends Group support Utilities in keeping Reservoir open?
- Consider how to address groups of unsupervised dogs

Forest Health Management

- Fire mitigation around periphery of Stratton Open Space closest to homes bordering the Stratton Open Space
- From talking with ranger and forester, I know elm removal is important (but didn't seem to appear in the noxious plants review)

Signage

- Better signage – maps (you are here designations)
- Signage – clarify limited use trails
- Maps: “You are here” and an arrow pointing north
- Signage on trails similar to Red Rock
- Consider signage like at Red Rock Canyon
- Would be great to have more signage like the County park at Bear Creek – where the sign says “[Dogs] Must be on leash – report people that violate”.

Trail Management

- Use of mountain bikes on wet muddy trails. Maybe close Stratton Open Space when trails very muddy
- Find solution for “mud holes” – be it wood bridges or more gravel
- Erosion control
- Please re-route the Ladder trail that connects Chamberlain to the upper portion of the Mesa Chutes trail. Please re-route the trail that leaves the LaVeta trailhead (above the restroom). Both of these trails are very eroded, but are viable routes.
- I’m always wondering why there is barbed wire along the trail at the dam – very unsafe
- Trail use by bikes causes wear – what is evolution of trails over years, i.e. roots exposed, rocks, etc. (deepening of route)
- Locate trail standards (best practices) (sustainability) (sight distances-vegetation) and survey for substandard trails – upgrade
- Open trail from Stratton to Bear Creek?
- Park use restrictions following heavy rains/snow storms, etc. Suggest [you] close park til dry.
- Add trail above (?) high school

Vegetation Management

- Control weeds, especially on the face of the dam – possibly plant native plants - make it more attractive

Visitor Experience

- Keep it wild
- Better interface between mountain bikers/hikers/folks with dogs/horseback riders
- High schoolers smoking/lives(?) behind CMHS
- Safety between cyclists and hikers

- Special events in park and parking?
- Bicycles?
- How can Friends Group help influence good behavior in space i.e. best practice for asking people to pick up poop, pass politely on bikes, don't swim in reservoir, etc.?

Other

- PLEASE be sure to develop ADEQUATE FUNDING to IMPLEMENT the resulting management plan!
- Coordinate and prioritize eventual management plan needs with Friends groups (to help implement needs)
- We have been requesting and trying to donate two benches in the Reservoir for visitors to be able to rest and enjoy the view. This to commemorate my wife and son, my wife passed away last April just above the second/west reservoir. Regardless of funds being available, though generous donations, no progress has been made since May. It should not be this hard, the personal losses were hard enough. *(Personal contact information provided and forwarded to the Parks, Recreation and Cultural Services Department staff.)*
- Culvert in Ridgeway Basin – directs water down onto Cheyenne Blvd., then onto residents' properties/houses in times of heavy rains. Tim Mitros [has] info of this culvert and water issues. (Put in by Park and Rec?)
- Vandalizing sign posts and opening closed trails – one gentleman in particular – off of Stratton Open Space for 1 year – what happens when he comes back?

Additional comments submitted via email following the October 20 community workshop

To whom it may concern,

I am an active user of Stratton Open Space with my dog who loves to swim. I know there is a great amount of discussion being had about whether or not dogs should be allowed to swim here. I believe that the open water area should still be used for dogs swimming and recreational use. In the springs, there are not many other places for dogs to go swim like this and it is a big enough swimming hole that each dog has their own space to do so. I do feel like some improvements could be made to have designated trails for each activity, such as dogs on a certain trail, horses on a certain trail, bikers and walkers/hikers on a certain trail. I think this would help trail users to feel as though they can still go and use the open space and trails for what they would like. Some people may not like dogs, so they won't encounter them on the hiking/biking trail and vice versa.

I think it is important to keep Stratton open space for dogs and dog lovers as my family has gotten a lot of use out of it and my dog LOVES it.

Thank you for your time.

Hi,

I was not able to attend the entire meeting last night and wanted to make sure I submitted the following to be considered during the Management Plan.

Overall, I think that time and resources should be put towards areas like signage, vegetation management, fire mitigation and trail management.

Here are some other thoughts:

Dogs - I have used the open space as long as it has existed as both a non-dog owner and dog owner. For the most part, people are very considerate. There have been times when a dog off-leash has been a bit too friendly or interrupted a run, hey they are just dogs. Also, as a dog owner it is true that most dogs are off-leash. I understand that this issue does come up and some dog owners that like to walk with their dogs leashed may end up feeling it's a conflict of interest. I think that we just all need to be considerate of others. Finally, there are people that pick up after their dogs and those that don't. As a frequent user, I just try to make sure I pick up more dog poop than my dogs leave. I just hope that as people see me with full bags of poop they will get the idea.

Parking - Can the empty lot that is along Ridgeway/Cheyenne Blvd be a parking lot? Does it follow the conservation easements? How about signage about other parking areas or encourage them to park along Cheyenne Blvd. That would mean parking in front of my home, but it's better than having them parking on the grass, like I have seen some do in the past.

For the next meeting, I would like the people running the meeting to make sure that no ideas get discussed that would not be allowed due to any rules, easements, etc. I remember the first meetings about the open space, a lot of time was spent discussing if the horses that pastured on the land would be allowed to stay. In the end, the city said they would not be allowed due to liability. I don't want to waste time again. My main concern is the issue of the dog swimming in the reservoir. This is such much loved aspect of the open space. If CSU does not want it to continued, due to water safety, then we should not spend time on the issue. If they are open to keeping going, then we can talk about what needs to be done to keep it open. Or we need to know the reasons they may close it in the future (i.e. water testing results, etc). I also think that spending time talking about dogs off leash is a waste of time. It is already an area that dogs must be on a leash, that does not change. Since that space has been opened to the public, most dogs are off-leash. Unfortunately, I don't think much can be done to change it now.

Dear Sarah:

This may not best be directed your way but you were the only one to offer contact information at the meeting last night. We left at 7:30 when the meeting appeared to be only half over.

I was impressed that the meager turn out of "concerned citizens" likely means that we trail users are pretty happy with our experiences in the Stratton Open Space. Thank you and all for your preparations which were significant.

My wife and I are also happy with our experiences which are nearly daily. We do have observations which I will state here.

Dogs were top of the list and of importance for us. I am one of those who pretty well scour the trail of dog poop each time we are on the property. I must have liked Easter egg hunts as a kid. It was said that someone/s went up and stuck white flags by each dropping to photo the terrible mess, I presume. Facts probably are that a week later the flags would all be in a different place as someone, like me, would have policed it up. I find that regular poop bags are only good for one deposit while market bags can gather a pound or so of dried droppings. The fresh wet numbers are heavy and provide more work for the most appreciated workers who empty those trash cans. Also the photo shown of tied-off bags “littering” the trail were likely left by those who cleaned up after their pet on the way up, with probable intention of picking it up on the return. I get those on my return since why not? So I see it as a problem that does not get too out of hand.

About the stated problem of dog droppings being a pollutant due to their makeup, I note with interest that our top ten dog park has a live stream running through it, while the Stratton has one little trickle. Let’s get real here.

I have been a Skyway resident for fifty years and hiked the Stratton some when it became available. My wife of fifty two years passed and six years ago I remarried to a major dog person and able hiker. I have learned a lot and notably that a dog on leash can be inclined to be aggressive since they feel trapped by the leash. My now six years of up-close experience has left me with not a single bad experience with an off-leash dog. I know that the official answer is for everyone to pile into the 21st St. dog park – if you can find a parking spot. It is not a very satisfying place for a hiker, as most of us are at Stratton. Dogs need to run and many of us like to hike, therein lies the problem. On the highway the problem drivers get collared while in the dog world the good and bad get the same penalty. Tough problem.

Trail comments finally. I know that the improvements of the Ridge Trail and La Veta trail head were engineered by a bicyclist/motorcyclist fellow and these trails have my admiration as being correctly done. Undoubtedly this was costly. By my observation the ongoing management policy is to do nothing until a grand plan can be afforded. Water waits for no one and with each rainy season the problems grow. If I can’t afford a new roof I do not stop patching leaks. Given the simple knowledge that water runs downhill and collects in holes, it is not too difficult to find places where water can be directed off trail and holes can be drained to avoid “braiding.” I was told by a fellow, that I believed knew what he was saying, that as a citizen I do not have the right to start working on these trails on my own. How about a grand plan built around volunteers? A once a year work party would be inadequate. I fully support bicyclists using these trails and a good bicycle trail is a perfect walking trail. I would suggest we identify, through local bike clubs, those who have been educated in trail building by a national mountain bike organization. I know the training exists since my daughter, from Taos Ski Valley, has taken the training. She and her husband have created miles of sustainable bike trails on North Side at Taos Ski Valley.

Social trails help disperse the trail users and, strangely, do not seem to have added significantly to the problem areas. Some or many of these paths date to when horses were the users of the Stratton and some of these are cut deeply. Likely closing these and allowing them to become natural erosion channels is a best plan.

Many, if not most of the timbers that were years ago put across the paths were not thoughtfully placed. They interrupted the flow of water but did not direct water off the trail. They also created a problem for bicyclist who had to find a way around. This showcases the need for skilled guidance in any work done.

The toilet at the La Veta trail head is a bit of a disgrace. So much money spent on a facility that is locked a good half the year and the half when it is most needed. Probably it will just remain a monument to good intentions.

Hi Sarah,

Foremost, thank you for hosting the Stratton Open Space community meeting earlier this week. It is wonderful to see this area receiving attention and, hopefully, greater oversight and maintenance efforts in the future.

Next, after reflecting on the meeting for the past few days, I wanted to reach out in an attempt to gain a better understanding of the issues, goals and related constraints. Plus, I wanted to offer/reiterate some additional thoughts. In that context, please consider the following.

1. Is the Stratton Open Space "conservation easement document" readily available for public review? If so, please let me know how to gain access. I'd like to read it in an attempt to gain a better understanding of what conditions were called out when the property ownership was transferred.
2. Has the City ever been involved with or performed a "compliance assessment" or similar effort which compares current Stratton Open Space conditions and/or activities to the requirements set forth in the "conservation easement document" (or any other relevant document such as ordinances, other easements, agreements, etc.)? If so, can the public (me) access a copy of any such assessment(s)? If so, please let me know how to gain access. Just trying to shortcut the process necessary to identify any current or potentially non-compliant issues.
3. I find it intriguing that CSU (and/or the City) has apparently made a decision to allow an "open gate dog park" within City limits (the lower reservoir is in City limits, correct?) allowing off leash dogs. Has any CSU or City effort been made to determine whether this decision was valid and proper within a) CSU's authority or b) any authority granted to CSU by the City or c) the context of the City's ordinances? In other words, how does CSU's operating decision affecting a publicly accessible reservoir mesh with the City's dog leash rule (for example, even though the land is owned by CSU, doesn't the City own CSU and therefore impose an obligation upon CSU to honor the City's dog leash rule)?
4. If an individual was harmed by an off leash dog within the "reservoir dog park", does the City and/or CSU have adequate defense against claims for damages stemming from decisions to maintain/allow an informal dog park? What if the harm occurred immediately outside of one of the open gates to the "reservoir dog park", either on CSU property or on Stratton Open Space? Does the City and/or CSU believe that a) the "reservoir dog park" and/or b) the open-gate policy at the "reservoir dog park" are well-advised conditions? Does the City and/or CSU believe that the "spillover" effect on Stratton Open Space from having an off leash, open gate dog park in its midst is insignificant?
5. Has the City and/or CSU considered whether the "reservoir dog park" and its open-gate policy represents an "attractive nuisance"? With the many nearby schools and surrounding neighborhoods, it seems reasonably foreseeable that minors could be tempted by the water and either a) injured by an off leash dog as allowed by the City and/or CSU or b) suffer harm or death by an ill-advised decision to enter the water.

6. I have personally been confronted by literally countless dogs off leash in Stratton Open Space, mostly friendly ones. However, one time I genuinely feared for my safety due to the aggressive, threatening behavior by an absolutely ferocious, off-leash 100 pound dog. I have also witnessed an elderly woman who was knocked down by an overly friendly, off-leash dog. Once knocked down, she seemed to be panic-stricken and literally could not get back to her feet without assistance and significant reassurance. She assured me that she would never return to the Open Space. I am reminded of these risks every time I venture back into the area and witness roughly 25% compliance with the leash ordinance, never knowing whether one of the off-leash dogs might come unglued or cause accidental harm and, simultaneously, I keep wondering why leash enforcement efforts seem to be so non-existent or ineffective. Until the "leash culture" (as well as poop scooping) at this area changes, freedom for many to enjoy this absolutely beautiful area is significantly impacted. Given the above, I'm compelled to suggest a prolonged, consistent and consequential dog leash enforcement effort (or, alternatively, turn the entire Stratton Open Space into an off leash area so everyone will know what to expect - however - this could easily create more problems than it would solve).

Please accept the above as constructive, well-intended input toward a thoughtfully generated, viable management plan for Stratton Open Space.

I look forward to your reply and feel free to call and discuss if that's easier than replying by email. Rest assured, I offer the above in the utmost cooperative spirit and wish you and your colleagues the best of luck as you balance the competing goals, conflicting views, constraints, etc. going forward and please let me know if I can help.

Thank you.

Group #2

Note: We want Stratton Open Space to retain its wilderness character

Issue #1: Trail maintenance and sustainability / standards

Why? *(no comments submitted)*

Issue #2: Signage

Why? *(no comments submitted)*

Group #3

Issue #1: Over-zealous weed control

Why? *(no comments submitted)*

Issue #2: More trail maintenance (building and vandalism by one gentleman in particular)

Why? *(no comments submitted)*

Stratton Open Space Management Plan

Community Workshop

November 10, 2105

Group Discussion Questions and Comments

Do you have any questions about any of the preliminary strategies?

- Does the plan include wildfire management?
- Problems occur due to lack of maintenance. Will there be enough funding?
- Explain what you mean by “preferred routes”
- What is the timeline for putting plans into action?
- Can 2D tax funds be used for this plan?
- How do dogs off-leash in CSU area relate to City code?
- What are noxious weeds and are you doing anything beyond Russian olive removal?
- Are you looking at restricting park use during muddy times?
- How do you address the natural spring wet area near the Ridgeway trailhead and what is the purpose of the culvert?
- Explain CSU’s desire for an off-leash dog designation
- Why did the Humane Society stop ticketing off-leash dog owners at the Reservoir?
- What does “trail standards” mean?
- Who do users call to express concerns regarding trail conditions or issues?

Is anything missing that you believe is important to include?

- How the City is planning to deal with the vandalism problem with a specific individual
- Address the overall issue of public safety (fire, off-leash dogs, etc.)

Do you have any comments about any of the strategies?

- Provide a way to collect opinions at trailheads or on website
- Good information
- Bad microphone
- Off-leash dog ordinance should be enforced
- Mixed-use concerns due to mountain bikers and hikers on the same trails
- Link the GOCOSprings phone app on the City website

Stratton Open Space Management Plan
Community Workshop
November 10, 2105

Verbatim Individual Comments by Issue Category

Do you have any comments about any of the preliminary management strategies presented and discussed tonight?

Dogs

- I don't have a problem with off-leash dogs in the fenced area but a few vocal dog owners should not stop enforcement of off-leash regulations that many other users who are not motivated to complain, benefit from and support.
- In terms of dog use, I think it's an issue but would be hard to change the mindset of dog owners and resources should be spent on other areas to benefit the open space. So, let's get along with one another. Bikers, hikers, dog owners, etc.
- We oppose the off-leash area at the South Suburban Reservoir. The leash law should be enforced. I live across from Stratton Open Space, but do not walk in the area because I am intimidated by the dogs off-leash. Having the Reservoir open to dogs increased the impact on the trails and lack of parking in the designated parking areas.
- South Suburban has become an amazing dog swimming resource that wasn't even in anyone's awareness in the original master planning process. If that is going to change, it should be part of a master plan, not just a management plan. I am in favor of dogs off-leash at South Suburban Reservoir.
- As a runner and mountain biker, I enjoy the trails at Stratton Open Space almost every day of the week. I am concerned about off-leash dogs and their possible danger to others.
- I am a mountain biker and the only problem I have ever had has been with off-leash dogs not under control of their owners.
- Keep the Reservoir open to dogs, please! (I happily pick up other's waste). Receptacles for waste are good!
- Dog "monitoring" and "evaluation" programs are very vague. Dogs are a real source of conflict. CSU's decision to allow off-leash dogs is in violation and should stop as both a technical and apparently ethical matter. Increasing dog-leash enforcement, education, consequences, etc. is sorely under-emphasized. A vast, silent majority desires strong leash-law enforcement but fears the backlash from aggressive dog-off-leash practitioners.
- Keep the Reservoir an off-leash area for dogs!! I take my dogs there every day.
- Leave Reservoir an off-leash area.
- Pursue CSU/City designation of the Reservoir as an approved off-leash dog area. This is a unique and valuable resource in the city and needs to be made official.
- The dogs are not a problem – the owners are (no control of dogs) – not picking up the feces.
- Dogs off-leash are an abomination – enforce the ordinance! Do not allow dogs in the South Suburban Reservoir!

Forest Health Management

- Thank you for your consideration of the nesting songbirds when removing trees.
- Respect the habitation of birds (cutting of trees).

Signage

- Signage at intersections should include directions to major features. The Sharpie-d directions are actually useful. The official signs should include information like La Veta Trailhead this-a-way and Ridgeway Trailhead that-a-way. Reservoir is another feature to have signs give direction to. Trailheads are the most important ones to have signs to point to. Very useful. Need signs to help people distinguish from social trails or more signs at real intersections. We find it difficult to navigate in there because we cannot tell some very well-established social trails from system trails.
- Trail signage upgrades should include caution advisories about bikes and courtesy reminders to bikers to respect all users and to ride in control. I'm a regular Chutes mountain biker and I get run off the trail frequently by high-speed downhillers who cannot stop from upcoming traffic or pedestrians.
- Could you provide website contact information at the trailheads so people can leave comments and concerns?
- Yes to way-finding signage! I still get off-course. I am one who appreciates the vandal's comments.
- City website to register problems (trails, etc.) ([per] Melissa)
- Hurrah for trail signage possibilities! I get asked so often for directions (mostly to the Reservoir!) because signage is confusing and/or absent.

Trail Management

- I like the idea of closing some of the redundant social trails. However, this needs to be done with a lot of input from regular users so work done would less likely be undone.
- Trails from La Veta to Reservoir need serious erosion control/re-building. (The trail that heads into the large meadow). Do new extremely fat bikes/tires with studs cause damage that needs to be addressed? They ride in all kinds of bad weather.
- The trail due north of dog Reservoir that has high humps to control erosion – can that be re-routed or de-humped?
- Accelerate damage repair on trails.

Vegetation Management

- Noxious weeds are a huge problem in the open space. They need more than just monitoring.
- Regarding noxious weeds, do you plan to spray? If so, please avoid spraying during nesting season.

Visitor Experience

- Please strongly consider keeping the man who does a lot of vandalizing on the property off permanently!! Any work that gets done by the Friends group gets undone immediately by this man.
- More discussions need to happen between bikers and hikers, with and without dogs.

- Would like La Veta restroom to be open more often.
- Keep open space as wild as possible!
- Manage mountain bike/hiker conflicts on lower trails, parking-to-Reservoir, etc. Maybe designate a specific trail from one parking lot for bikes and other hiking-only.
- Parking! Striping and handicapped parking need to be renewed and made obvious.
- This is a multi-use area and mostly works well as such. Only so much can be done outside of the realm of personal responsibility, courtesy, and cooperation.
- Please keep area in its natural state as much as possible.

Other

- I believe that the high priorities are working on maintenance of the property.
- Good first steps! Keep going.
- I work at Cheyenne Mt. High School and would be happy to help publicize information about the Management Plan and future meetings. (*Contact information provided and forwarded to the City*)
- Being a regular user over the last 20+ years (17 years as an open space), I see little maintenance or park staff presence in the open space. A lack of maintenance seems to lead to more degradation (i.e. weeds, erosion, social trails).
- The direction of the preliminary strategies is decent/OK.

Additional comments submitted to the City via email

I could not find an area to make a comment on the Stratton Open Space project, so here goes:

1. Make the Chutes trail bikers-only. Let them be as stupid, or "adventurous", as they please without risking the health of walkers.
2. Make SOS a "no leashes required" area for dogs. It is, de facto, one already and folks who walk/ride there deal with it. As an alternative, you can start a program similar to the Boulder Voice and Sight Tag program.
3. Fine the idiots who bag dog waste and then toss the bag on the trails....as opposed to putting all in the garbage cans at the trailheads. All they are doing is leaving a bag full of crap on the trail instead of leaving the waste to decompose naturally.

Thank you.

Public Comments on the Review Draft Master Plan - January 2016

Comment

~First, I wanted to say that you and your planning team have done a great job on the Maintenance Plan for Stratton Open Space. You tackled some difficult issues. After 10+ years of use, it was a good time for an update. I scanned over the plan that you posted so forgive me if some of these items were mentioned.

~I have noticed on the Incline a temporary sign about dalmation toadflax, asking people to pull it. I think temporary signage would be helpful for many issues at Stratton whether it is pulling the rosette stage of common mullein or pulling Dalmation toadflax, staying on muddy trails and getting your feet muddy, or nesting birds during critical periods. Some of these things users are doing already (rightly or wrongly) and can affect on a daily basis.

~Also, there were a few trails (i.e. Gold Camp Path, lower meadow trails) that sustained a lot of erosion from September of 2013 and got even worse this last Spring. Maybe it should be mentioned when there are unusual events that there's some kind of inspection of trails, etc. It would be helpful to identify these areas and have them on a project list (you may already do).

~Lastly, a presence by caretakers and staff on occasion, I think is important. That helps them know and understand their open spaces. This may already be happening at some level based on your staffing.

~I do think volunteers and Friends can be a great asset with may of these things. I know the Friends group is on task and working on many things.

Let me begin by saying congratulations to all involved. It is an impressive document and there is far more in it with which I agree than points below where I either disagree or have questions/comments.

Noxious weeds and forest management: Here I do worry a bit about over-kill (excuse the pun). My thinking is pretty much in line with that of botanist George Cameron whom I am copying and from whom I hope you will also get comments. I believe George knows more about the ecology of the open space than any living individual. He has been hiking on this land and observing it for over forty years -- long before it became the Stratton Open Space (SOS). I have been doing so for only about twenty years.

On noxious weeds, I am just not sure how much of a problem we really have. The ones mentioned in the report (although I believe George thought one or two may have been misidentified) have been there all along, but in my experience they have not really expanded their territory or driven out competing native plants. In a wet year like this past year, one does see more toadflax and mullein, but you also see a lot more of all the botanical good guys. If the Parks Department can get volunteers who want to go out and pull up toadflax and mullein (and have the guidance to actually pull up the right plant) then fine, but I do not believe it is worth a major expenditure of TOPS funds. Thus, I worry about all the action items about noxious eradication in the report. As a former bureaucrat myself, I know that when a good manager has a list of things to implement, he/she is supposed to go out and implement them. This usually costs money.

Forest management: Here too I worry about an excess of zeal -- and, believe me, on this subject (when compared to most of my friends on the open space) I am a "moderate." I am also a big fan of Dennis Will. I accept the view that with many years of fire suppression, the SOS is now in a historically vegetation-dense state. And I like Dennis' mantra of trying to "mimic" nature in his forest thinning operations. I think the plan goes a step farther -- to "managing" or "manipulating" nature -- as it does in the final action item on page 34 (and elsewhere in the narrative) of not only calling for cutting back of the Gambel's Oak (mimicking nature) but also controlling (managing nature) the natural re-sprouting that would take place after the cutting back -- or after a fire. Would this be done by using something like garlon?

I would note that there are a lot of people out there who really love the Gambel's Oak. When we were working to save the Stratton land as the first TOPS acquisition, we talked repeatedly about its "five ecosystems," a descriptor originally coined by Dick Beidleman. Right in the middle of this list is the "mixed shrubland" which is first and foremost Gambel's Oak. To permanently suppress the Gambel's Oak would significantly change the entire character and ecology of the SOS -- and the experience people have on it.

There is one plant species I wish had been included in the draft management plan -- the Siberian Elm. In my experience, it is the one non-native that really does aggressively expand its range on the SOS. Let's save the garlon for the Siberian Elms.

Trails: Here I believe the draft plan correctly identifies most of the problem areas. I do have some concerns about the "fixes" recommended. There are a lot of recommendations for using "fencing" to block shortcuts and social trails. Wouldn't a really thorough blocking of these trails with brush (all that cut down Gambel's Oak) work just as well and be far less expensive. It is worth noting that the fencing -- particularly on the shortcuts -- would have to be dog-proof. For example, almost all of the shortcuts on popular Ridge trail to the "dog reservoir" were first pioneered by off-leash dogs. Then they were further opened (and reopened) by a few individuals -- primarily Rick Bergles. In the past couple of weeks, when this part of the open space has been largely snow-covered, the tracks in the snow tell it all. It's the dogs.

One trail enhancement remedy that I have often thought would be helpful in the lower meadow areas, where the soils are predominantly clay (Chaseville-Midway complex -- pages 8 & 9) and the trails become extremely sticky, messy muddy when wet, would be to spread decomposed granite on them. This was done to a limited degree a few years ago on the trails near the Ridgeway trailhead when CSU accidentally flooded that part of the SOS. It worked -- although it is not a permanent fix as the granite does eventually get worked in to the clay base and would have to be renewed from time to time. However, it did make the hiking experience far more pleasant and helped prevent the ever-widening of the trails as people attempted to avoid the mud.

I was surprised by the recommendation about placing possible "memorial" or other benches at certain trail junctures within the SOS (page 35). Despite the precedent created by the Garden of the Goddesses' benches in Red Rock Canyon, I thought the overall policy was to not do this in open spaces. Do we really want to go there? Don't a lot of our easements (even TOPS policy) prohibit the building of anything beyond trails on open spaces?

Dogs: I don't have a dog in this fight. I would note that in the twenty years I have hiked on the SOS, I have been bitten by dogs twice. One was off-leash, one was on-leash. The latter made the much bigger hole. I do believe that the only thing that will work is active enforcement. Otherwise, twenty -- or forty -- years from now a future management plan will describe the same situation we have today.

A final small correction: On page 16, the draft says "equestrian parking facilities are not provided." Not true. There is a "signed" equestrian lane at the Ridgeway parking area. It is regularly -- if not heavily -- used by horse trailers.

I think one of the goals or objectives (whichever is appropriate) of the management plan should be to engage the Friends group for Stratton and volunteers, with objectives or actions to identify parts of the management plan that would be appropriate for volunteer projects, work with the Friends group or other volunteers to identify what they would like to help with and plan and hold projects to accomplish some of them.

Volunteer projects not only help augment scarce Parks and Rec resources but also give people in the community ownership in the open space, and in the changes that might come with the management plan, and with the specific project that they work on. It can also give the members of the community a better understanding of the magnitude of the work and challenges in managing and maintaining the open space. The plan has some mention of the Friends group. But I think it would be good to plan to engage them more generally and use them where appropriate and where they have the interest and resources to help.

Nonsystem trails create several types of problems, so I'm glad to see those addressed in the management plan.

I hope that this action:

Comprehensively address trail signage messaging that may include trail name, distance to common destinations, distance to nearest trail system map means that signs will include pointing toward trailheads, the reservoir, and such. Especially with all the nonsystem trails, it is difficult for people who are not regulars to find their way. The names of the trails don't help as much as an arrow pointing toward the trailhead where they parked or the location that they're trying to reach. It's also good to see invasive weeds being addressed.

I am writing to express my support of keeping the Reservoir open to people and dogs. I have never experienced any conflicts and I think it is a wonderful place to enjoy our beautiful outdoors.

My wife, myself, our family and our dogs have utilized the Stratton Open Space since its purchase and before it existed as a park. We have encountered very little conflict with other users over many years in general. We adhere to the designated trails and pick up the wastes from our dogs and the dogs of others that do not. Most potential conflict has been from others that believe that the trails belong only to them and have little regard for others. Bicyclists that are riding too fast and blindly around corners have exhibited this disregard for others on more than one occasion. We seldom encountered dogs that were a problem or threatening but not every human is in control of themselves or their animals, and the human can become the threat instead, on the trail or on the street. People who create the rogue trails likely all into that category.

The use of South Suburban Reservoir by dogs off leash is a valuable use that needs to be retained by every effort available.

Hope all is well. Nice job on the Management Plan process. I was unable to make the meeting but would like to add a couple of comments.

1. As a user of the space for 17 years, I think we should be proud of how well we have done reconciling the different uses. I am a hiker, mountain biker and yes, even a dog owner and I have never had any real problems with other users of the trails. I understand that this process certainly solicits comments and you hear the vocal minority of folks that can't get along with other users, but I think the vast majority of open-minded users don't have a problem with mountain bikers, equestrians, hikers or dogs (on or off leash). I think continued education as you have proposed is a good idea to continue the positive experience for the vast majority of different users.

2. I also agree with the proposal to minimize trail conflicts in certain areas and would encourage some "trail recommendations" be established and communicated. For example, I think most of us who use the area frequently don't choose to hike or bike up the Chutes because we know there are alternative trails that make the experience more pleasant (even aside from encountering downhill bikes). I think some recommendations for folks that are unfamiliar with the area would go a long way to reducing some of the conflicts (at least on the Chutes trail). For bikes, the Chamberlain and Chamberlain Connector route is a much more pleasant ascent and as a hiker, Gold Camp Path is a beautiful ascent. This is just one example, but others could be noted as well.

3. As for dogs, the South Suburban Reservoir is a community gem for dogs and dog owners and it would be rendered useless if the leash ordinance were enforced at the Reservoir. My experience has shown that the existing fencing is more than adequate to define the area - I don't think additional restrictions to access (ie. double gates) would accomplish much other than making it more difficult for everyone to access the space. I agree that additional signage to educate all users is not a bad idea.

Thanks for adding my comments to the discussion. I look forward to using the Stratton Open Space with an open mind for many years to come!

I am writing to say that I am in favor of allowing dogs to be off-leash at South Suburban Reservoir. I have been using this area of the open space for at least 12-15 years, and I have never witnessed conflict between dogs or between dog owners while I was there. It is a very special place unlike any other in the city for dogs and dog owners alike to exercise and enjoy being in nature.

I would also like to add that I think installing a double-gated system would be an unnecessary expense. I have consistently observed responsible behavior in this setting--users allow their dogs to swim for an average of 10-15 minutes, and then depart the area in an appropriate manner. Usually the dog is tired enough from swimming that he or she is not inclined to run out of control.

This kind of responsible behavior makes sense, given that dog owners who allow their dogs to swim off-leash are accustomed to keeping control of their dogs by voice command, or they would not feel comfortable engaging in this activity in the first place.

I can understand that there are Stratton Open Space users who are uncomfortable around off-leash dogs. That's why I would also support the designation of certain trails for off-leash dog and owner use. Again, the majority of dog owners who I have observed walking with their dogs off-leash are confident in their ability to keep their dogs under control or they wouldn't attempt it. So I don't believe that the off-leash dogs would pose a significant threat to designated on-leash trails. This is an idea I've only recently heard of, but I think it is worth experimenting with.

Thank you for your consideration.

Thank you for your work on an impressive management plan for the Stratton Open Space, and the opportunity for review and comment. I've long studied the land, and wrote a flora in 2001.

Reading the management plan, I focused on weed and forest projects. The phrase "weed control" makes me nervous: I've seen fine native plants be victims of identity confusion, and any control that leaves open ground favors the return of colonizers. On the Stratton land, most colonizers grow on the trampled trailsides. They mostly don't spread to untrampled ground away from the trail. Trailsides will always be trampled, and control efforts there are wasted. As a benefit, the stiff, prickly plants keep people on the trail. On undisturbed ground, extreme drought can create openings for colonizers when wet years follow, as we saw last year. But in a study on another site I saw native plants eventually prevail without intervention.

The plan does not mention Siberian elm. When contour ditches were dug in the 1960's, elms invaded the open ground. Cheyenne Commons labored for years to remove them. But they are persistent, and must be watched.

The vegetation mosaic defines the land. Dense brush and forest allow a lost-in-the-woods thrill in a small space close to the city. But, though I wish otherwise, it is a fire-adapted forest. Dennis Will has a solid understanding and respect for western forests. Cutting oaks to mimic fire is a sound and necessary policy. But the last item on page 34 of the management plan says, "control resprouting." Regrowth is part of re-creating natural conditions. "Control resprouting" sounds like gardening for a tidy urban park. Dennis explained the item to me at the last meeting, but I remain concerned.

Please do not spend tax payer money trying to "fix" something that is not broken. The Open Space is incredibly successful and popular. People like it the way it is. It is Open Space, not a city park. Don't over-manage it. A fancy gate at the reservoir to keep off-leash dogs from getting out into the Open Space - silly and wasteful. Please, less is more!

Just took a walk this morning in the Stratton, and one of the trails shown on your displays marked as 'rouge' is actually the Lower Meadows loop, posted and signed right at the entry on ridge trail :O)

On pages 31-32, the plan discusses special events. You may be including the issue in "policy changes" and making a decision not to address it, but it strikes me that the document doesn't make it clear that if any remuneration is involved in the event, then under the current conservation easement, the event would not be allowed, and this may be a reason to amend the easement. I think it would be useful to put the public on notice about this, so we don't both get a lot of flak if we end up amending the easements for that purpose. Also, I thought you guys were planning to explore this possibility with the public through this process, to see if there was enough public support for it. Have you done that and what has the response been?

Plant Species List for Stratton Open Space

| Common Name | Scientific Name |
|--|---|
| Grasses, Rushes, Sedges and Reeds | |
| Big bluestem* | <i>Andropogon gerardii</i> |
| Blue grama | <i>Bouteloua gracilis</i> |
| Bluegrass | <i>Poa nemoralis</i> subsp. <i>interior</i> |
| Crested wheatgrass | <i>Agropyron cristatum</i> |
| Little bluestem | <i>Schizachyrium scoparium</i> |
| Mountain muhly | <i>Muhlenbergia montana</i> |
| Nebraska sedge | <i>Carex nebrascensis</i> |
| Needle-and-thread | <i>Stipa comata</i> |
| Ring muhly | <i>Muhlenbergia torreyi</i> |
| Sand dropseed | <i>Sporobolus cryptandrus</i> |
| Sideoats grama | <i>Bouteloua curtipendula</i> |
| Squirreltail | <i>Elymus longifolius</i> |
| Smooth brome | <i>Bromus inermis</i> |
| Threeawn | <i>Aristida</i> |
| Western wheatgrass | <i>Pascopyrum smithii</i> |
| Shrubs | |
| Big rabbitbrush | <i>Ericameria nauseosus</i> |
| Chokecherry | <i>Padus virginiana</i> subsp. <i>melanocarpa</i> |
| Common buckthorn (exotic) | <i>Rhamnus cathartica</i> |
| Gambel oak | <i>Quercus gambelii</i> |
| Gooseberry | <i>Ribes uva-crispa</i> |
| Hawthorne* | <i>Crataegus macracantha</i> var. <i>occidentalis</i> |
| Kinnikinnick | <i>Arctostaphylos uva-ursi</i> |
| Morrow's honeysuckle* | <i>Lonicera morrowii</i> |
| Mountain mahogany | <i>Cercocarpus montanus</i> |
| New Jersey tea* | <i>Ceanothus americanus</i> |
| Oceanspray | <i>Holodiscus discolor</i> |
| Prostrate juniper | <i>Juniperus communis</i> subsp. <i>alpina</i> |
| Red raspberry* | <i>Rubus idaeus</i> subsp. <i>melanolasius</i> |
| Rocky Mountain juniper | <i>Juniperus scopulorum</i> |
| Shrubby cinquefoil* | <i>Pentaphylloides fruticosa</i> |
| Skunkbush | <i>Rhus trilobata</i> |
| Snowberry | <i>Symphoricarpos</i> sp. |
| Wax currant | <i>Ribes cereum</i> |
| Wild rose | <i>Rosa woodsii</i> |
| Willow | <i>Salix</i> sp. |
| Yucca | <i>Yucca glauca</i> |
| Trees | |
| Blue spruce | <i>Picea pungens</i> |
| Douglas-fir | <i>Pseudotsuga menziesii</i> |
| Narrowleaf cottonwood | <i>Populus angustifolia</i> |
| Piñon pine* | <i>Pinus edulis</i> |
| Plains cottonwood | <i>Populus deltoides</i> subsp. <i>monilifera</i> |
| Ponderosa pine | <i>Pinus ponderosa</i> subsp. <i>scopulorum</i> |
| River birch | <i>Betula nigra</i> |
| Rocky Mountain maple | <i>Acer glabrum</i> |
| Siberian elm (exotic) | <i>Ulmus pumila</i> |
| Flowers | |
| American vetch | <i>Vicia americana</i> |
| Asparagus | <i>Asparagus officinalis</i> |
| Ball cactus | <i>Pediocactus simpsonii</i> |

| Common Name | Scientific Name |
|----------------------------|---|
| Cattail | <i>Typha</i> sp. |
| Chiming bells | <i>Mertensia lanceolata</i> |
| Common dandelion | <i>Taraxacum officinale</i> |
| Common plantain | <i>Plantago major</i> |
| Curly dock | <i>Rumex crispus</i> |
| Cutleaf evening-primrose | <i>Oenothera coronopifolia</i> |
| Drummond's milkvetch | <i>Astragalus drummondii</i> |
| False indigo | <i>Amorpha fruticosa</i> |
| False Solomon's seal | <i>Maianthemum stellatum</i> |
| Fremont's geranium | <i>Geranium caespitosum</i> subsp. <i>fremontii</i> |
| Gayfeather | <i>Liatris punctata</i> |
| Globeflower | <i>Sphaeralcea coccinea</i> |
| Groundsel | <i>Packera neomexicana</i> |
| Gumweed | <i>Grindelia squarrosa</i> |
| Gunnison's mariposa lily | <i>Calochortus gunnisonii</i> |
| Hairy golden aster | <i>Heterotheca villosa</i> |
| Heartleaf four-o'clock | <i>Oxybaphus nyctagineus</i> |
| Ivy-leaved ground cherry | <i>Physalis hederifolia</i> var. <i>comata</i> |
| Leafy potentilla | <i>Drymocaulis fissa</i> |
| Low milkweed | <i>Asclepias pumila</i> |
| Low penstemon | <i>Penstemon virens</i> |
| Macoun's buttercup | <i>Ranunculus macounii</i> |
| Many-flowered puccoon | <i>Lithospermum multiflorum</i> |
| Miner's candle | <i>Oreocarya virgata</i> |
| Mountain bladderpod | <i>Lesquerella montana</i> |
| Nodding onion | <i>Allium cernuum</i> |
| One-sided penstemon | <i>Penstemon secundiflorus</i> |
| Paintbrush | <i>Castilleja</i> sp. |
| Pasqueflower | <i>Pulsatilla patens</i> |
| Pasture sage | <i>Artemisia frigida</i> |
| Poison ivy | <i>Toxicodendron rydbergii</i> |
| Prairie coneflower | <i>Ratibida columnifera</i> |
| Prairie spiderwort | <i>Tradescantia occidentalis</i> |
| Prickly lettuce | <i>Lactuca serriola</i> |
| Prickly-pear | <i>Opuntia polyacantha</i> |
| Prickly poppy | <i>Argemone hispida</i> |
| Purple locoweed | <i>Oxytropis lambertii</i> |
| Purple pea vine | <i>Lathyrus eucosmus</i> |
| Purple prairie clover | <i>Dalea purpurea</i> |
| Pussytoes | <i>Antennaria parvifolia</i> |
| Rock clematis | <i>Atragene columbiana</i> |
| Rocky Mountain spurge* | <i>Tithymalus montanus</i> |
| Salsify | <i>Tragopogon dubius</i> subsp. <i>major</i> |
| Sand lily | <i>Leucocrinum montanum</i> |
| Scarlet gaura | <i>Gaura coccinea</i> |
| Scorpionweed | <i>Phacelia heterophylla</i> |
| Silver sage | <i>Artemisia cana</i> |
| Silvery potentilla | <i>Potentilla hippiana</i> |
| Slender-flowered scurf pea | <i>Psoraleidum tenuiflorum</i> |
| Spotted coralroot* | <i>Corallorhiza maculata</i> |
| Spreading dogbane | <i>Apocynum androsaemifolium</i> |
| Sticky potentilla | <i>Drymocaulis arguta</i> |
| Thimbleweed | <i>Anemone cylindrica</i> |
| Tumble mustard | <i>Sisymbrium altissimum</i> |

| Common Name | Scientific Name |
|---------------------------------------|--|
| Western wallflower | <i>Erysimum capitatum</i> |
| White dalea (or white prairie clover) | <i>Dalea candida</i> var. <i>oligophylla</i> |
| White prairie clover | <i>Dalea candida</i> var. <i>oligophylla</i> |
| Wild onion | <i>Allium textile</i> |
| Winged buckwheat | <i>Pterogonum alatum</i> |
| Woolly plantain | <i>Plantago patagonica</i> |
| Yarrow | <i>Achillea lanulosa</i> |
| Yellow evening-primrose | <i>Oenothera villosa</i> |
| Yellow stonecrop | <i>Amerosedum lanceolatum</i> |
| Yellow sweet clover | <i>Mellilotus officinalis</i> |
| Ferns | |
| Brittle fern | <i>Cystopteris fragilis</i> |
| Noxious Weeds | |
| Bouncingbet | <i>Saponaria officinalis</i> |
| Bull thistle | <i>Cirsium vulgare</i> |
| Canada thistle | <i>Cirsium arvense</i> |
| Cheatgrass | <i>Bromus tectorum</i> |
| Chicory | <i>Cichorium intybus</i> |
| Chinese clematis | <i>Clematis orientalis</i> |
| Common burdock | <i>Arctium minus</i> |
| Common mullein | <i>Verbascum thapsus</i> |
| Dalmatian toadflax | <i>Linaria dalmatica</i> |
| Diffuse knapweed | <i>Centaurea difussa</i> |
| Field bindweed | <i>Convolvulus arvensis</i> |
| Musk thistle | <i>Carduus nutans</i> |
| Myrtle spurge | <i>Euphorbia myrsinites</i> |
| Russian olive | <i>Elaeagnus angustifolia</i> |
| Yellow toadflax | <i>Linaria vulgaris</i> |

*uncommon

Bluestem Prairie Open Space Management Plan



Prepared for—

City of Colorado Springs
Parks, Recreation, and Cultural Services
1401 Recreation Way
Colorado Springs, Colorado 80905

Prepared by—

ERO Resources Corporation
1842 Clarkson Street
Denver, Colorado 80218
(303) 830-1188

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Plan Preparers

This Management Plan was completed as a collaborative effort between Colorado Springs Parks, Recreation, and Cultural Services Department, Palmer Land Trust, the ERO consulting team, and the Colorado Springs community. The ERO consulting team consisted of:

- ERO Resources Corporation: Project lead and natural resources
- Tapis Associates: Trails and recreation
- Kezziah-Watkins: Public process and facilitation

This plan was adopted by the City of Colorado Springs Parks and Recreation Advisory Board on _____, 2016.

Summary

Bluestem Prairie Open Space consists of 646 acres located southeast of Colorado Springs near Powers Boulevard and Bradley Road at the south end of the Colorado Springs Airport. The namesake “bluestem” highlights the tallgrass species found in northwest portion of the property, while the more predominant shortgrass community in the bowl-shaped valley surrounds the privately-owned Big Johnson Reservoir. Bluestem Prairie Open Space acts as a community buffer and preserves native prairie and wildlife habitat. Combined with the adjacent water resource, Bluestem Prairie Open Space is a haven for a wide variety of migrating bird species.

This Management Plan is intended to provide the City of Colorado Springs Parks, Recreation and Cultural Services Department with a framework for management and stewardship of the property over the next five years. This Management Plan was completed based on existing documentation, field assessments, stakeholder meetings, and community input. This plan provides broad guidance and specific resource management strategies to achieve the following goals:

1. **Vegetation** – Protect and enhance the quality, diversity, and health of native plant communities
2. **Wildlife** – Protect and enhance wildlife habitat on the property
3. **Trails and Infrastructure** – Manage trails and visitor use facilities to provide high-quality recreation experience, while protecting natural resource values

The Introduction provides a background on the property, the process, and relevant planning and policy guidance. The Existing Conditions section outlines the natural resources, visitor uses and amenities, and management context of the property. The Resource Management Plan section provides general guidance on several key issues, including: noxious weed management, black-tailed prairie dog management, and grassland management. It outlines the recommended timing and priority of specific management strategies. This section also outlines recommended resource monitoring actions.

This Management Plan not only satisfies the requirements of the Deed of Conservation Easement for the property, but also provides a blueprint for proactive management of open space resources over the next five years.



Introduction

Location and Background

Bluestem Prairie Open Space consists of 646 acres located southeast of Colorado Springs near Powers Boulevard and Bradley Road, in unincorporated El Paso County south of the Colorado Springs Airport (Figure 1). The property consists of open grasslands in a bowl-shaped valley surrounding the privately-owned Big Johnson Reservoir. Bluestem Prairie Open Space acts as a community buffer and preserves native prairie and wildlife habitat (Figure 2).

The property was purchased by The Trust for Public Land in 2000, who then conveyed the property to the City of Colorado Springs. To complete the acquisition, the City of Colorado Springs used funds from the Trails, Open Space, and Parks (TOPS) sales tax, a grant from Great Outdoors Colorado (GOCO) Trust Fund, and private donations. In 2003, the City of Colorado Springs conveyed a conservation easement to The William J. Palmer Parks Foundation, now known as the Palmer Land Trust.

Vision and Goals

Vision Statement

Bluestem Prairie Open Space provides a unique remnant of native shortgrass and mid-tallgrass prairie, providing habitat for a variety of prairie wildlife species, and remains the City's first and only open space acquisition in this setting. The property also serves as a scenic and community buffer from surrounding development, and provides access for passive and interpretive enjoyment of the natural prairie landscape.

Goals

The following goals for the Bluestem Prairie Open Space provide a philosophical foundation on which to base the implementation of this Management Plan. These broad goals provide the basis for management actions related to issues such as vegetation management, weed management, wildlife habitat, trail management, and overall visitor use.

1. **Vegetation** – Protect and enhance the quality, diversity, and health of native plant communities
2. **Wildlife** – Protect and enhance wildlife habitat on the property
3. **Trails and Infrastructure** – Manage trails and visitor use facilities to provide high-quality recreation experience, while protecting natural resource values



Bluestem Prairie provides a unique grassland remnant

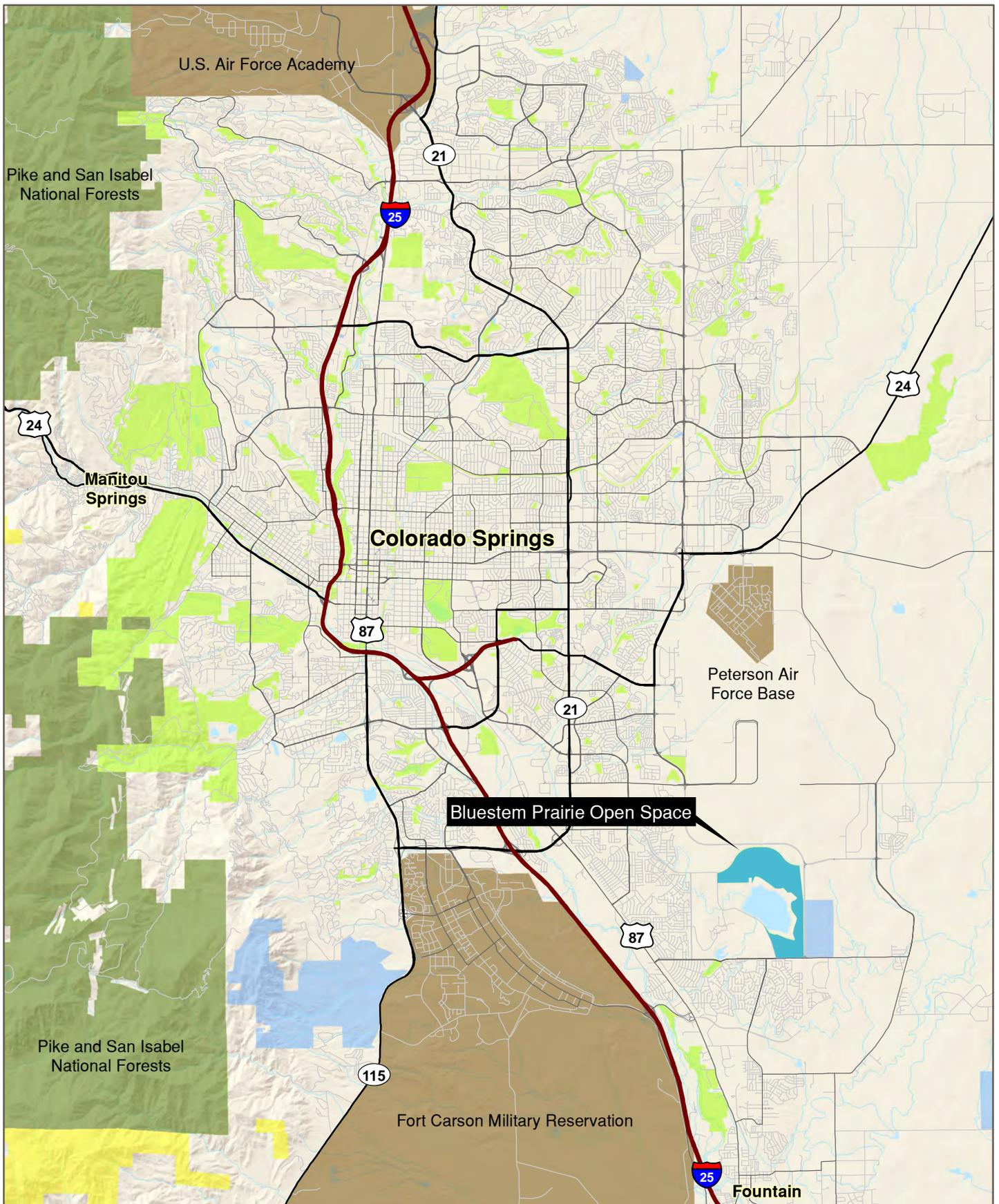


Figure 1. Location

- Parks and Open Space
- Bureau of Land Management
- Department of Defense
- State of Colorado
- U.S. Forest Service



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Plan Givens

The following “givens” represent existing guidance and decisions that are non-negotiable and set the parameters for the decision making-process and implementation of this management plan.

- The City’s Parks, Recreation and Cultural Services Department is legally responsible for design, maintenance, operations and management of Bluestem Prairie Open Space. All elements of the Bluestem Prairie Open Space Management Plan must conform to the Colorado Springs Parks Rules and Regulations Ordinances.
- Bluestem Prairie Open Space is subject to the requirements and restrictions of the Trails, Open Space and Parks (TOPS) Ordinance.
- The planning process will respect the terms and conditions of existing utility easements and the deed restriction on the property. Any proposed changes to the deed restriction must be approved by the Colorado Springs Parks and Recreation Advisory Board, the Palmer Land Trust, and GOCO.
- Implementation of the Management Plan will occur as funding allows.
- Groups and individuals interested in the property are encouraged to help develop the best possible management plan; all voices will be equal in the decision-making process.
- The recommended Bluestem Prairie Open Space Management Plan will be submitted to the Parks and Recreation Advisory Board for approval.

Planning Process

The City of Colorado Springs hired a consultant team lead by ERO Resources Corporation in August 2015 to undertake the planning process and to develop this management plan. The planning process proceeded in three phases:

1. **Phase One: Information Gathering:** The initial step included personal interviews with individuals who have a history of involvement and familiarity with the property.
2. **Phase Two: Public Process:** Based on the issues identified by the community and by analysis of existing conditions on the property, draft management strategies were developed and were reviewed with and discussed by the community at a workshop on December 8, 2015. Necessary adjustments were made to the strategies, based on community responses. The draft Management Plan was offered for online community review for a period of 14 days on February 12, 2016.
3. **Phase Three: Approvals:** The recommended Management Plan was reviewed and approved by the TOPS Working Committee on _____ and by the Parks Advisory Board on _____.

A more detailed summary of community and stakeholder input is provided in Appendix B.

Plan Guidance

Deed of Conservation Easement

The purpose of the conservation easement (Appendix A) is to assure that the Bluestem Prairie Open Space property “will be retained forever in its natural, scenic, open space condition and to prevent any use of the property that will significantly impair or interfere with the conservation values of the property.”

Prohibited uses listed in the conservation easement include subdivision; commercial timber harvest; mining or extraction of soil, sand, gravel, rock, oil, natural gas, fuel or any other mineral substance; construction of buildings, roads, trails or other improvements without prior approval of the Palmer Land Trust; dumping of trash; and commercial or industrial activity. In addition, the property must be managed in accordance with an approved land stewardship plan. This Management Plan serves as that land stewardship plan.

Colorado Springs Park System Master Plan

Recommendations from the 2014 Colorado Springs Park System Master Plan that are relevant to management of the property include the following:

- Comprehensively address the management and care needs of the natural environment and open space lands such as erosion, invasive species, forest management and wildfire.
- Work to eliminate and/or control noxious weeds on park and open space properties as a part of ongoing maintenance. Develop a citywide integrated weed management plan to help effectively and efficiently control weeds.
- Comprehensively address natural resource management and urban forestry through the creation of annual maintenance tasks as part of a long-term natural resource management approach.
- Increase trail maintenance and address the negative impacts of rogue or unplanned trail creation.
- Work with natural resource managers of wildlife habitat to balance wildlife needs with management for fire, floods and drought.
- Identify and re-route trails that are susceptible to frequent damage from flooding.
- Improve wayfinding by installing signs and maps at key junctions in the trail system and identifying parking locations.
- Establish a policy allowing for programmed events/activities within open space lands as long as the natural and cultural resource values are not impacted.
- Develop master plans for all open space properties which address appropriate access and connectivity with neighboring properties, resource sensitivity, existing resources and opportunities for resource enhancement and restoration. Plans should be created and updated for all properties or groups of properties within a contiguous area with progress tracked over time.
- Communicate park rules and “Leave No Trace” ethics to the public through the use of signage and informational campaigns.
- Signs in the parks system should clearly indicate rules, regulations and expectations of usage to maintain quality of facilities and prevent harmful behaviors that would negatively impact the natural or programmatic features of the parks and trails.
- Enforcement should include ticketing for infringements to the established dog leash law.

Previous Planning Documents

The following previous planning documents were reviewed in the preparation of this management plan:

- Big Johnson Open Space Existing Conditions Report (2001)
- Big Johnson Open Space Master Plan (2002)
- Bluestem Prairie Open Space Stewardship Plan (2008)
- Conservation Interest Monitoring Report – Bluestem Prairie Open Space (2014)
- Conservation Interest Monitoring Report – Bluestem Prairie Open Space (2015)

Purpose of the Management Plan

The purpose of this management plan is to guide resource management at Bluestem Prairie Open Space and to identify project priorities for the next five years. More specifically, this plan is also intended to achieve the following objectives:

1. Articulate the overall resource management goals for the property
2. Document existing conditions and resource management issues on the property
3. Identify and prioritize strategies to address resource management issues and maintain the overall integrity of resources on the property
4. Document the agreed-upon goals, strategies, and priorities for resource management on the property that are commonly understood by visitors, stakeholders, and the surrounding community
5. Provide an implementation and monitoring plan for the Parks, Recreation and Cultural Services staff, Friends Groups, and volunteers

In addition, this management plan fulfills the requirement under paragraph 3(e) of the Conservation Easement, which states:

The Property must be operated and managed in accord with a land management plan prepared and accepted with the mutual consent of the Grantor (City of Colorado Springs) and Grantee (Palmer Land Trust). The land stewardship plan will be updated every five (5) years and distributed to the parties.



Bluestem Prairie is the City's first grassland open space

Existing Conditions

Geographic Setting

Bluestem Prairie Open Space is located about 10 miles southeast of downtown Colorado Springs, about one mile south of the Colorado Springs Airport near Powers Boulevard and Bradley Road. The property is located in portions of Sections 7, 8, and 17, Township 15 South, Range 65 West. The property is bounded by residential development along the northwest and southeast edges, private irrigation land (Big Johnson Reservoir) and the Fountain Valley School campus to the west, and undeveloped land to the north and east.

Elevations range from about 5,820 feet near the reservoir in the northeast portion of the property, to about 5,940 feet along the northern edge. Four small and ephemeral drainages are found on the northern half of the property, draining to Big Johnson Reservoir to the south. The reservoir drains to the southwest into Cruse Gulch.

Geology

The property is underlain by Quaternary alluvial sands and gravels dating to the Pinedale and Bull Lake glacial periods, and Pierre Shale.

Soils

The Natural Resources Conservation Service has mapped eight soil types on the property. These are shown on Figure 3 and are summarized as follows (NRCS 2015):

- Blakeland loamy sand, 1 to 9 percent slopes – Loamy sand with slow runoff and moderate erosion hazard. Found in the northeast portions of the property.
- Ellicott loamy coarse, 0 to 5 percent slopes – Loamy soils, with slow runoff and high erosion hazard. Found along a drainage in the northern portion of the property.
- Fort Collins loam, 0 to 3 percent slopes/3 to 8 percent slopes – Well drained loam with medium surface runoff and moderate erosion hazard. This soil type dominates the southern portion of the property.
- Manzanola clay loam, 1 to 3 percent slopes – Well drained loamy alluvium with medium surface runoff and moderate erosion hazard. Found in the eastern portion of the property.
- Nelson-Tassel fine sandy loam, 3 to 18 percent slopes – Well drained sandy loam with slow runoff and moderate erosion hazard. This soil types dominates the eastern edge of the property.
- Stoneham sandy loam, 3 to 8 percent slopes – Well drained sandy loam with medium surface runoff and moderate erosion hazard. Found throughout the northern portions of the property.
- Ustic Torrfluvents, 0 to 3 percent slopes – Well drained soil with slow runoff and moderate to high erosion hazard. Found in the northwest portion of the property.
- Wiley silt loam, 3 to 9 percent slopes – Well drained silty loam with medium surface runoff and moderate erosion hazard. Found in pockets in the northern portion of the property.



Figure 2. Existing Conditions



-  Bluestem Prairie Open Space
-  Trailhead
-  State of Colorado
-  Designated Trail
-  Utility Easement



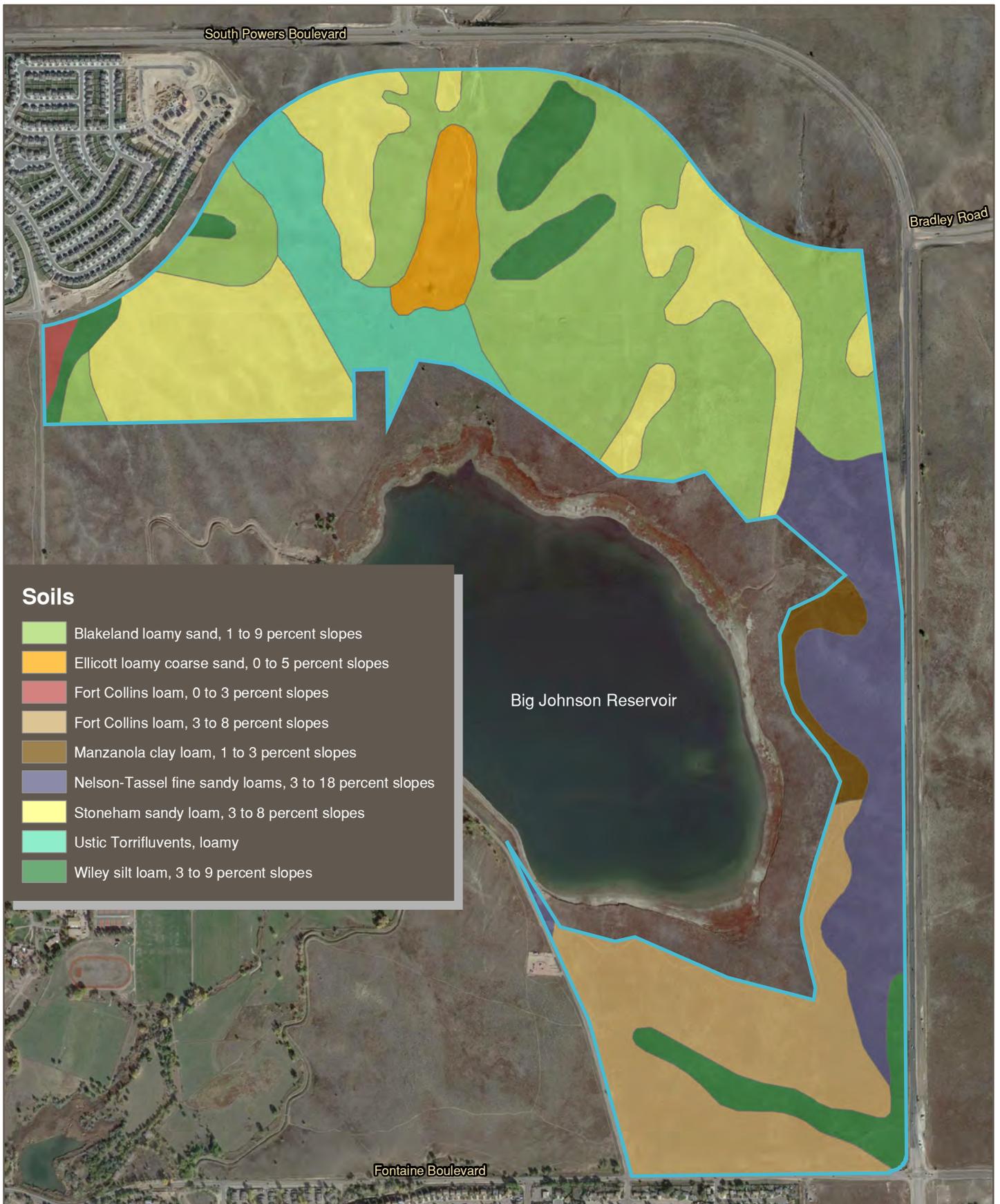


Figure 3. Soils



Bluestem Prairie Open Space



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Water Resources

Bluestem Prairie Open Space is located in a large, bowl-shaped valley dominated by Big Johnson Reservoir. Several ephemeral gulches cross the northern portion of the property, draining into the reservoir. There are no wetlands on the property. Big Johnson Reservoir is located on private land and is not part of the open space property. The reservoir is fed by a canal from the west, and releases water into Cruse Gulch.

A new residential subdivision was recently completed adjacent to the northwest edge of the property. This development is near the upper edge of the property and could potentially contribute surface drainage onto the ephemeral gulches on the property, increasing their flows during and after precipitation events.

Vegetation Resources

Native Plant Communities

Bluestem Prairie Open Space is dominated by native grassland communities, including shortgrass prairie and mid-tallgrass prairie communities. Plant communities are shown on Figure 4 and are described below.

Shortgrass Prairie

This community type is found along the south and east boundaries of the property and is the most common community (Figure 4). This community is dominated by native perennial warm season grasses such as blue grama grass, buffalograss, purple threeawn, and galleta grass. Native perennial forb species such as scarlet globemallow, wild tarragon, hairy false goldenaster, and sanddune wallflower are common within this community. Soapweed yucca is the most dominant shrubby species in this community and can be seen scattered across the landscape.

Mid-Tallgrass Prairie

Found in the northern areas of the property, this community is dominated by native perennial warm season grasses such as big bluestem and little bluestem. Native perennial cool season grasses including as green needlegrass, western wheatgrass, and needle and thread are intermixed with the warm season grasses. Native perennial forb species such as crested prickly poppy, prairie thermopsis, and slimflower scurfpea are common.

Sand Sagebrush Shrubland

Found on the north side of the property, this community type is dominated by sand sagebrush. Understory species such as needle and thread, blue grama grass, and purple threeawn are present. Introduced annual/biennial species such as tall tumble mustard and prickly Russian thistle are prevalent in this community. Canadian horseweed, a native annual that thrives on bare soil, has colonized many open areas. Horseweed is soon crowded out as perennials become established.

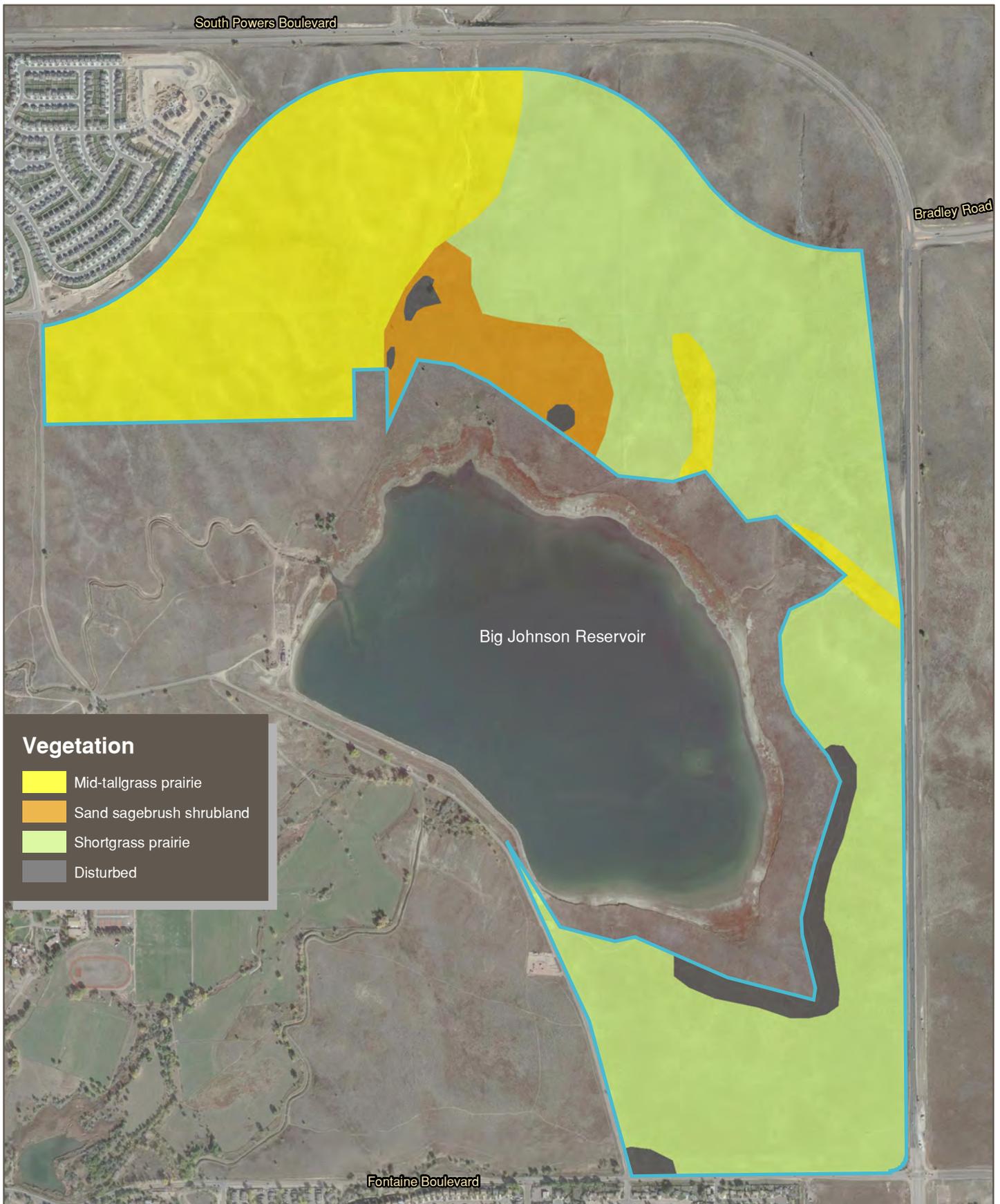


Figure 4. Vegetation

 Bluestem Prairie Open Space



Disturbed Areas

Disturbed areas include vegetation adjacent to the trail, patches dominated by noxious weeds, and areas dominated by introduced weedy species. These areas are the most prone to noxious weed infestations on Bluestem Prairie Open Space.

Noxious Weeds

Several noxious weed species are present on the Bluestem Prairie Open Space, based on field observations by city staff and by ERO in 2015. The Colorado Noxious Weed Act classifies noxious weeds in to three lists: List A species are mandated for eradication, List B species are targeted for weed management efforts to stop their continued spread, and List C species should be managed by effective weed management approaches based on local government priorities. There are no known List A species on the Bluestem Prairie Open Space.



Patches of Canada thistle occur in moist areas on Bluestem Prairie Open Space

All completed noxious weed mapping is shown in Figure 5. Eight noxious weed species are known to occur within Bluestem Prairie Open Space, four of which are considered to be management concerns (because they are B-listed species):

List B Weed Species

- Canada thistle (*Cirsium arvense*)
- Diffuse knapweed (*Centaurea diffusa*)
- Musk thistle (*Carduus nutans*)
- Russian olive (*Elaeagnus angustifolia*)

List C Weed Species

- Cheatgrass (*Bromus tectorum*)
- Chicory (*Cichorium intybus*)
- Common mullein (*Verbascum thapsus*)
- Field bindweed (*Convolvulus arvensis*)

Wildlife Resources

Common Wildlife

Bluestem Prairie Open Space provides habitat for a variety of wildlife species that thrive in a functioning prairie ecosystem, including pronghorn, black-tailed prairie dog, and western burrowing owl.

In addition to prairie dog, other small mammals that are likely to occur on the property include northern pocket gopher, deer mouse, western harvest mouse, thirteen-lined ground squirrel, meadow and prairie vole, and house mouse. The most common member of the hare family observed on the property was the black-tailed jackrabbit. Coyote have also been frequently observed.

Numerous species of birds are likely to occur on the property during the course of the year including species typical of cottonwood riparian, herbaceous wetlands, and grasslands. Breeding birds observed during various site visits include western meadowlark, horned lark, lark bunting, killdeer, mourning dove, red-winged blackbird, and black-billed magpie. During the 2015 site visits, red-tailed hawk and bald eagle were observed foraging over the property.

Threatened and Endangered Species

Federally threatened and endangered species are protected under the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.). Significant adverse effects to a federally listed species or its habitat require consultation with the U.S. Fish and Wildlife Service (USFWS) under Section 7 or 10 of the Endangered Species Act (ESA). Candidate species are not yet listed as threatened or endangered, but may be listed in the future.

The USFWS indicates that there are several threatened or endangered wildlife species with potential for occurrence in El Paso County. However, based on the site visit, the property does not contain suitable habitat for any listed species (USFWS 2015).

Cultural and Historical Resources

The Colorado Cultural Resource On-line Database Compass, provided by the Colorado Office of Archaeology and Historic Preservation (OAHP), was used to conduct a search of cultural resources for Bluestem Prairie Open Space. This database contains information on documented federal or state studies or findings regarding any cultural resources. According to the search, no sites are located on Bluestem Prairie Open Space (OAHP 2015). Although no sites were identified through the OAHP search, other cultural or historic resources may occur on Bluestem Prairie Open Space.



Adjacent Land Uses

Current adjacent land ownership and uses surrounding Bluestem Prairie Open Space include the following:

Big Johnson Reservoir

The Fountain Mutual Irrigation Company owns about 427 acres immediately adjacent to the property to the west, which includes Big Johnson Reservoir. Public access to the reservoir is prohibited.



Big Johnson Reservoir lies to the west of Bluestem Prairie and provides valuable migratory bird habitat

Fountain Valley School

Located west of the southern portion of the property, across Goldfield Drive, the Fountain Valley School owns 1,100 acres as part of its campus.

Residential Development

A new residential development (Painted Sky at Waterview) abuts the property to the northwest. On the southeast side, a residential subdivision is located across Fontaine Boulevard from the property.

Colorado State Land Board

The Colorado State Land Board owns a 305-acre property to the east of Powers Boulevard. This property is leased for cattle grazing and has no public access.

Colorado Springs Municipal Airport

The land to the north of the property, north of Powers Boulevard, is owned and managed as part of the Colorado Springs Municipal Airport.

Undeveloped Land

Several parcels of private, undeveloped land are located adjacent to the property to the north, northeast, southeast, and east.

Visitor Use and Improvements

Visitor use to the property is limited to occasional walkers, runners, photographers, and bird watchers. Dogs are prohibited within the open space due to potential wildlife impacts.

A small trailhead along Goldfield Drive on the southwestern edge of the property provides public access. The trailhead includes spots for 13 cars, a kiosk with a map and regulations, and interpretive signs.

From the trailhead, a designated trail extends around the edge of the property to the east and north for about two miles. The trail was originally constructed to be a four-foot crusher fine surface, but has narrowed to about a two-foot tread due to light use and vegetation encroachment. In many places the crusher fines have been washed down onto the surrounding vegetation, contributing to weed infestations along the trail corridor. Several lightly used social trails extend from the end of the designated trail to the old ranching buildings and to a two-track road that extends to the northwest corner.

Several interpretive signs are placed along the trail, and are generally in poor condition.



Interpretive signs along the trail may need to be replaced or removed based on existing conditions.

Resource Management Plan

Implementing this Management Plan will require identification and prioritization of management actions to accomplish the objectives and goals. These prioritized management actions should continue to be reviewed on an annual basis to determine yearly work programs given budget and staff constraints. Implementation of the Management Plan also needs to be balanced with other resource needs throughout the open space system. Many of the management actions will be implemented within the first few years, while others will take many years to accomplish. Some management actions are ongoing, some are short-term, and others are long-term, representing considerable investments of time and energy.

Resource Management Issues

Resource management issues are specific occurrences or situations, such as land use practices, visitor use, or noxious weed infestations that can compromise the conservation values of the property. Based on the site visits and public input during this process, management issues for Bluestem Prairie Open Space are listed below and addressed with management actions.

| | |
|---|--|
| <p>Vegetation Management</p> <ul style="list-style-type: none"> • Noxious weed management • Weed inventory and control • Grassland enhancement <p>Wildlife Management</p> <ul style="list-style-type: none"> • Refer to other elements presented here <p>Prairie Dog Management</p> <ul style="list-style-type: none"> • Potential impacts from prairie dog colonies • Prairie dog monitoring and management options | <p>Dog Management</p> <ul style="list-style-type: none"> • Maintenance and enforcement of “no dogs” to protect wildlife <p>Visitor Experience</p> <ul style="list-style-type: none"> • Protection of wildlife (especially bird) habitat • Balance of preservation and access <p>Trail Management</p> <ul style="list-style-type: none"> • Designated (system) trails • Connections |
|---|--|

All of these issues were considered during the management planning process. However, not all issues are directly addressed by the proposed management strategies. Some issues are more appropriately addressed as part of a separate Master Plan process, while others did not warrant a management response at this time.

Discussion of Key Management Issues and Strategies

Noxious Weed Management

Prioritization of weed management efforts is based on several factors. Attempting to control all the non-native species present within the Bluestem Prairie Open Space can be overwhelming and ultimately unsuccessful, so it is important to develop a strategy to ensure the most efficient use of resources. This type of strategy is built upon two principles. First, instead of managing against weeds, the philosophy is to manage for the desired target species and communities within Bluestem Prairie Open Space. With this spirit, the species that have been identified as management concerns are those that have the potential to threaten the survival of native communities. Second, to minimize the total, long-term weed control workload, the Parks, Recreation and Cultural Services Department will act to prevent new infestations and contain

the spread of plants with expanding ranges. Prioritization of weed management efforts considers legal mandates, weed biology, and species distribution.

In addition to legal mandates and weed biology, the existing distribution of weeds within Bluestem Prairie Open Space is of primary importance in prioritizing weeds for management activities. The analogy of a wildfire has often been used to describe the spread of noxious weeds. Using this analogy, small, isolated patches of weeds are generally considered a higher priority for control activities than large, well-established infestations. Small, isolated patches are easier to eradicate because there is a smaller distribution of plants, smaller seed bank, less-developed root system, and potentially, a desirable vegetation community. The Parks, Recreation and Cultural Services Department also notes species that are not yet within Bluestem Prairie Open Space, but are found nearby and could be problems if they spread to the property. The weed management program includes regularly monitoring Bluestem Prairie Open Space for these species in order to quickly detect and eliminate them if they ever do appear.

With this reasoning in mind, higher priority will be given to:

- Weeds with a specific management status designation of elimination
- Weed species that are new or relatively rare to the area or Bluestem Prairie Open Space
- Species not well established in surrounding areas
- Small infestations of species known to be highly invasive
- Infestations likely to spread because of location (e.g., road and trail side or drainages) or management activities (e.g., road and trail work)
- Infestations adjacent to or likely to spread into areas containing conservation targets
- Edges of large infestations

Lower priority will be given to:

- Large, well-established infestations for which there is little potential for eradication on Bluestem Prairie Open Space
- Species that are well established in surrounding areas and thus provide a constant seed source to Bluestem Prairie Open Space
- Species confined to disturbed areas
- Species that are easier to control relative to others

Grassland Management

Historically, grasslands co-evolved with various disturbance regimes such as fire and large-scale grazing. Fires worked at the landscape level and faced very few impediments. Large numbers of bison, pronghorn, and black-tailed prairie dogs roamed freely across the vast grasslands, in search of plentiful forage. On Bluestem Prairie Open Space, a relatively small site in an increasingly urbanized setting, prescribed burning and maybe even grazing are not practical. Therefore, some discrete mowing may need to be considered over the long term to retain plant vigor and diversity.

If used judiciously, mowing can act as a substitute for burning or grazing. A flail or mulching mower leaves the prairie looking tidy and makes the dead stems and leaves easier to break down. Mowing should be conducted in random patches and infrequently (once a year at most), except in the first couple of years when controlling weeds as discussed below. Mowing more frequently or along trails will, over the long term, favor annual weeds and kill native warm season grasses. Preliminary surveys for potential ground nesting songbirds should be conducted

prior to mowing operations in grassland areas. For example, the typical nesting season (i.e., from egg laying through fledging) for western meadowlark, which commonly occurs on Bluestem Open Space, is from May through July. With proper notice, volunteers from various organizations (e.g., Aiken Audubon) could be mobilized to assist with ground nest searches in an area scheduled for mowing.

Annual weeds (e.g., Canadian horseweed, kochia, and Russian thistle) should be controlled by mowing before seed production. Mowing is most effective by using a tractor-mounted rotary or flail mower that mulches the cuttings. The blades should be adjusted to about 5 inches from the ground surface so as to avoid cutting most prairie seedlings as they become established.

At some level, native grasses are recovering at Bluestem Prairie Open Space and mowing may be needed every few weeks in the first 2 or 3 years in selected locations. Initially, such frequent mowing is possible, as the prairie plants do not show much aboveground growth, preferring instead to put down a deep, extensive root system to help them survive in the long term. Either way, plant response should be closely monitored.

After three or four years, the native grasses should be well-established and it is important to allow them to go to seed. As the grassland fills in and the amount of bare soil is reduced, annual weed populations should decline significantly. Keeping annual weeds under control will reduce competition with the native species, especially in the crucial first years. Annual weed populations decline substantially over time as the cover of native grasses increases. Control of annual weeds also will help Bluestem Prairie Open Space from becoming an eyesore to the neighborhood or a weed source to adjacent properties.

Trail and Access Management

Bluestem Prairie Open Space provides a unique and somewhat specialized experience for the visitor within the larger open space system managed by the Parks, Recreation and Cultural Services Department. The property represents a unique prairie remnant and was the TOPS Program's first open space acquisition of a grassland area. Placed within the context of the adjacent Big Johnson Reservoir, the property provides a vital stopover point for migratory birds as well important breeding habitat for grassland species. With this in mind, the Parks, Recreation and Cultural Services Department has been conservative with its trail construction and access management. The following general strategies are recommended to maintain and improve the trail infrastructure and visitor experiences on the property:

- Monitor the development and use of undesigned rogue trails on the property to understand the extent of rogue trails and the reasons they are created (i.e., desired connection or avoidance of other problem areas)
- Consistently and aggressively close problematic rogue trails, using fencing, signage, vegetation or visual obstructions as appropriate to limit continued use
- Complete trail maintenance and improvement projects to provide visitors with a clear and positive experience on the designated trail

While the overall trail and facility layout and circulation was determined in the Master Plan (Colorado Springs Parks, Recreation and Cultural Services Department 2002), this Management Plan includes a few specific recommendations to address various issues. These include ongoing management, short-term infrastructure maintenance, and additional trail build out. These focus areas and points are listed below and are shown on Figure 5.

1. Clearly establish the western extent of the existing trail. Monitor demand for trail access from the northwest corresponding to build out in the 2002 Master Plan.
2. Remove the ranch building and associated debris. Secure the windmill tower and evaluate for potential use in situ as a raptor perch or nesting platform.

Black-Tailed Prairie Dog Management

Background on Bluestem Prairie

One of the most important small mammals on the property in terms of its overall abundance, ability to alter habitat, and influence on associated wildlife species is the black-tailed prairie dog ("prairie dog"). Prairie dogs help maintain a shortgrass vegetation community that is home to numerous species. Prairie dogs also provide reliable year-round food resources for both mammalian and avian predators.

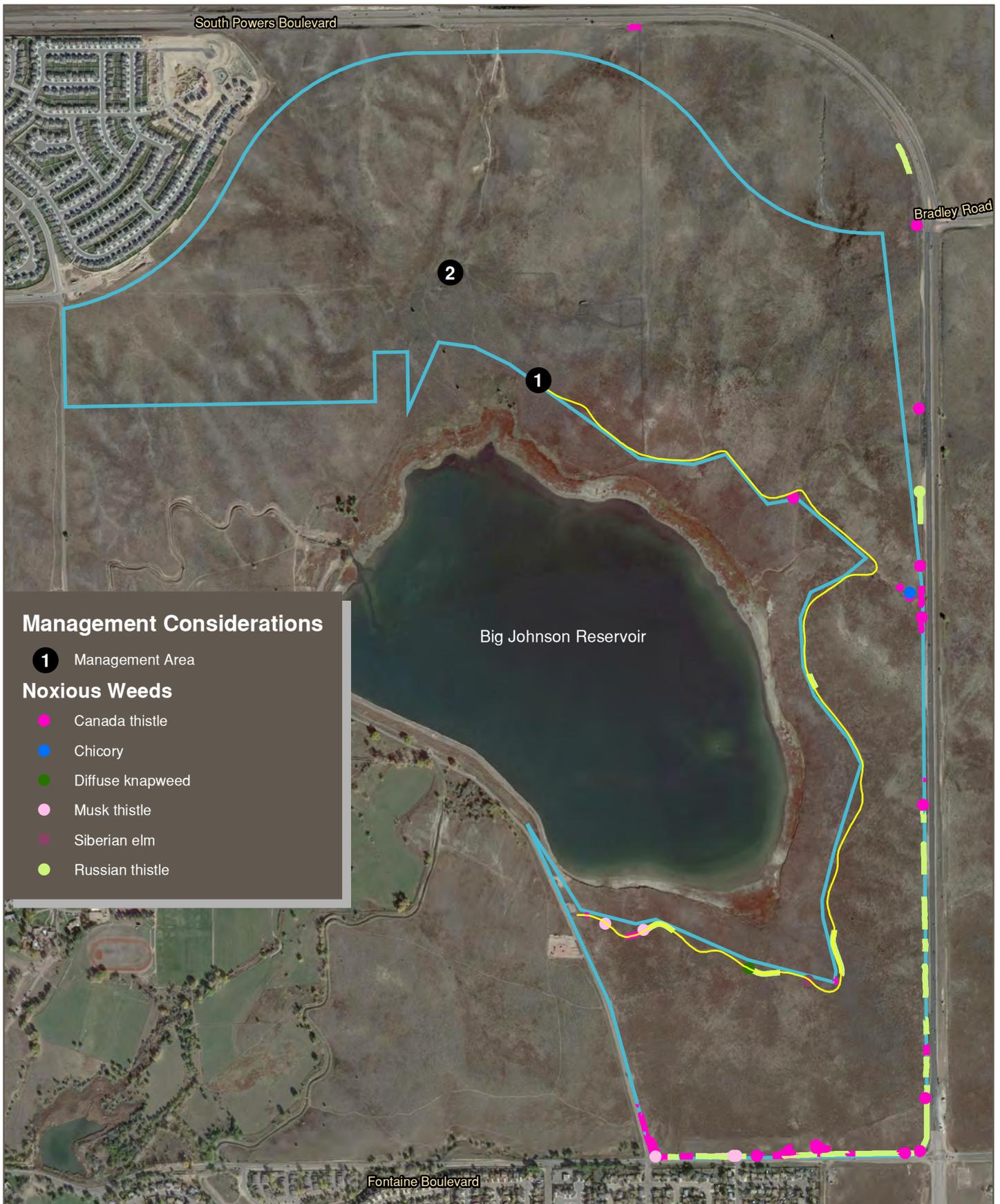
In 2001, prairie dogs occupied the bowl in the southeastern corner of the property. The 2001 Baseline Inventory and 2002 Master Plan for Bluestem Prairie documented the prairie dogs and their importance. Management provisions for monitoring the prairie dogs, species legal status, and presence of other species (e.g., burrowing owl) were provided in the 2002 Master Plan. The 2002 Master Plan also suggested that occupied prairie dog habitat should remain separate and buffered from the footpath proposed along the edge of the property bordering the Big Johnson Reservoir. Both the 2001 Baseline Inventory and 2002 Master Plan were incorporated by reference into the 2003 Deed of Conservation Easement, Sections D and E.



Prairie dogs are a keystone species within the grasslands that are home to numerous species

D. The specific Conservation Values of the Property are documented in an inventory or relevant features of the Property ("Baseline Documentation"), which consists of reports, maps, photographs, and other documentation that provides an accurate representation of the Property at the time of this grant and which is intended to serve as an objective information baseline for monitoring compliance with the terms of this grant. The Baseline Documentation is attached to and shall be incorporated into this Deed of Conservation Easement.

E. Granter intends that the Conservation Values of the Property be preserved and maintained in a manner consistent with the Big Johnson Master/ Management Plan and through consistent land use patterns including, without limitation, those uses existing at the time of this Easement grant which do not significantly impair or interfere with those values.



Management Considerations

1 Management Area

Noxious Weeds

- Canada thistle
- Chicory
- Diffuse knapweed
- Musk thistle
- Siberian elm
- Russian thistle

Figure 5. Management Considerations

▭ Bluestem Prairie Open Space — Designated Trail



CITY OF COLORADO SPRINGS

Prairie Dog Population Trends – 2001 to Present

Between 2001 and 2007, the occupied prairie dog habitat apparently expanded rapidly throughout the property. After that, the prairie dogs were all but wiped out due to a plague outbreak in 2007. The El Paso County Department of Health and Environment’s public health lab confirmed that fleas collected from the property tested positive for plague and dusted the insides of prairie dog mounds with an insecticide to kill all potentially plague-positive fleas. The expansion and plague outbreak, along with the importance of prairie dogs and their habitat, was documented in the Bluestem Prairie Open Space Stewardship Plan dated 2008-2013.

Although no population data is available, a review of monitoring reports (2008 to 2015) completed by the Palmer Land Trust indicate a slow recovery and then rapid decline of prairie dogs on Bluestem Prairie Open Space since completion of the previous management plan.

- The 2008 Monitoring Report confirmed the die off in 2007, with only a few prairie dogs spotted on the northeast part of the property (Palmer Land Trust 2008).
- The 2009 and 2010 Monitoring Reports indicated no prairie dogs and prairie dogs in a few locations respectively (Palmer Land Trust 2009 and 2010).
- The 2011 and 2012 Monitoring Reports noted prairie dogs increasing and a robust population (Palmer Land Trust 2011 and 2012).
- The Palmer Land Trust (2013 and 2014) Monitoring Reports highlighted prairie dogs in the south and eastern portions of the property, as well as expanding north and west.

From an anecdotal standpoint, prairie dogs at Bluestem Prairie Open Space appear to have roughly gone through two six-year cycles since the *Big Johnson Open Space Master Plan: A Resource Management Guide* was completed in 2002. Using field observations and information from the monitoring reports cited above, **this cycle for prairie dogs is shown here.**

2002 → **growth** → 2007 → **die off** → 2008 → **growth** → 2014 → **die off** → 2015.

The Palmer Land Trust (2015) Monitoring Report indicated that the prairie dog population experienced rapid decline due to plague. The report also stated that the prairie dogs were in small groups and need monitoring, but that there was no management concern at present.

General Prairie Dog Management Approaches and Policies

Generally, in cases where an overriding public need or benefit is incompatible with preservation of a prairie dog colony on a specific parcel of City-owned or City-managed land, one (or a combination) of three alternatives are implemented. These alternatives — passive relocation, wild-to-wild relocation, and lethal control — are typically used in decreasing order of preference. This passive relocation protocol is a nonlethal land management activity designed to encourage prairie dogs to relocate to areas outside of their current occupation, but within the same property. Wild-to-wild relocation involves moving prairie dogs to another property entirely. And, lethal control involves extermination by one means or another.

Existing Colorado laws and regulations still strongly reflect an agricultural bias against prairie dogs on private lands and an implied bias against their management on public lands. Prairie dogs are considered an “agricultural pest” by both the U.S. Department of Agriculture and the Colorado Department of Agriculture. A law passed by the Colorado State Legislature (Senate Bill

99-111), prohibits the relocation of prairie dogs across county boundaries without approval from the Board of County Commissioners. And, while relocations within county boundaries are somewhat easier (i.e., at present they do not require County Board approval), CPW still requires a permit for them. Even though the desire to relocate prairie dogs may often be present, impediments to relocation probably results in a higher incidence of poisoning efforts on many prairie dog towns.

As previously documented, prairie dogs and their habitat are specifically highlighted in the establishing documents for Bluestem Prairie Open Space. In addition, it is important to note that although the 2014 Monitoring Report (Palmer Land Trust 2014) described the potential dispersal of prairie dogs from Bluestem Prairie to adjacent properties, it is not the responsibility of the Parks, Recreation, and Cultural Services Department or any party to contain prairie dogs on its property. A significant amount of occupied prairie dog habitat also occurs on the Fountain Mutual Irrigation Company's property adjacent to Big Johnson Reservoir.

Current Conditions on Bluestem Prairie Open Space

The combination of previous ground disturbance by prairie dogs and significant precipitation in the spring and into the summer (2015) created favorable conditions for the germination and establishment of annual weeds, especially Canadian horseweed, kochia, and Russian thistle. It should be noted that in areas of occupied prairie dog habitat and along the recreation trail margins, the native vegetation appeared healthier. This observation is consistent with the clipping action of prairie dogs and mowing operations that keep annual weeds at bay. Additional areas of grassland could potentially benefit from such mowing operations (see below); however, such areas would have to be strategically located away from occupied prairie dog habitat as to not facilitate animal dispersal.



Native grasses such as purple threeawn and blue grama thrive in areas where prairie dogs have clipped annual weeds. A definitive boundary of tall annual weeds can be seen in the background.

Proposed Monitoring Approach and Rationale

The above supports the rationale of the overarching preliminary management strategy to, “monitor and track the size and density of occupied prairie dog habitat.” With the tracking of population and habitat use trends, additional management strategies could be developed in the future if deemed both necessary and in compliance with the establishing documents for Bluestem Prairie Open Space.

The management recommendations listed in Table 1 (page 27) work to address prairie dogs as a potential management issue by initiating and formalizing an objective decision-making process. By evaluating historic colony boundaries and completing mapping of occupied habitat on an annual basis, the Parks, Recreation, and Cultural Services Department would begin to establish objective baseline information upon which to base future management actions. The baseline information would not only document potential expansion and contraction of the occupied prairie dog habitat, but also the use by other species (including seasonality) of occupied habitat. For example, ERO observed three western burrowing owls within occupied prairie dog habitat in September 2015. Typically, western burrowing owls migrate in October/November; however, they are known to over winter in some locations along the Front Range. At least one western burrowing owl was observed on Bluestem Open Space during winter (Hodges 2016).



Closely associated with prairie dogs at Bluestem Prairie Open Space, the burrowing owl is a state-listed threatened species protected by federal and state laws including the Migratory Bird Treaty Act

In an effort to establish a level of “baseline” conditions, ERO mapped habitat occupied by and actively used by prairie dogs on and directly adjacent to Bluestem Prairie Open Space in December 2015 (Figure 6).

Occupied habitat includes those areas with observed prairie dog activity, prairie dog mounds in use, and the extent of vegetation clipping (i.e., foraging area). The mapping is easily repeatable in subsequent years at a relatively low cost. Based on the GPS mapping and subsequent GIS analysis, 100 acres of occupied (i.e., active) prairie dog habitat were mapped on Bluestem Prairie Open Space and adjacent lands owned by the Fountain Mutual Irrigation Company. Of the 100 acres of occupied habitat, 60 acres occur on Bluestem Prairie Open Space; 40 acres occur on Fountain Mutual Irrigation Company property. As of January 2016, the occupied habitat on Bluestem Prairie Open Space represents less than 10 percent of the total habitat available on the property.

Significant annual variation occurs in colony size and several other demographic measures for prairie dogs including, but not limited to, litter size, juvenile emergence date, and mortality rate. This can make determining an appropriate carrying capacity difficult. A density of 35 black-

tailed prairie dog mounds per acre is common, although up to 95 mounds have been reported (Andelt and Hopper 2012). However, neither the number nor the density of burrow entrances accurately predicts the number or density of prairie dogs within colonies (Hoogland 1995). Black-tailed prairie dog numbers vary from about 5 per acre in late winter to 20 per acre after the birth of pups in spring. Spring densities can be as high as 35 per acre (Andelt and Hopper 2012). In short, prairie dog numbers can increase four to seven fold over the course of a year.

Within a colony a family unit of prairie dogs, known as a coterie, consists of 1 adult male, 2-3 adult females and all of their young less than 2 years old. Coterie size is on average 0.75 acre in size, but can range from 0.1 acre to 2.5 acres in size (Hoogland 1995). In theory, the smallest possible unit of area prairie dogs could colonize would be the area of land needed for one breeding pair or family unit which would be about 0.1 acre.

Given the time of year when occupied habitat shown in Figure 6 was mapped, coterie size – in terms of population and associated territory size – was likely at or near their lowest. If managers assume that coterie size on Bluestem Open Space was currently average (i.e., each occupying 0.75 acres) and could expand to 2.5 acres, growth would be 3.3 times existing conditions. Applying this growth factor to current conditions, occupied habitat shown in Figure 6 could potentially expand 3.3 times – ranging from 200 acres (looking at Bluestem Prairie Open Space in isolation) to 330 acres (including Fountain Mutual Irrigation Company property).



Coterie, the smallest family unit of a prairie dog colony or town, are on average 0.75 acre in size, but can range from 0.1 acre to 2.5 acres in size

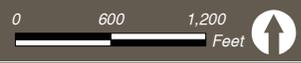
Recommended Monitoring and Evaluation Process

Based on the above data and metrics, and recognizing concerns about the potential effects of excessive prairie dog occupation of the property, the following monitoring and engagement process is recommended:

1. Map occupied prairie dog habitat annually
2. Annually monitor and map noxious weeds throughout the property. Monitor burrowing owl occurrences and other wildlife species use within prairie dog colonies
3. If active prairie dog colonies on the property exceed 200 acres, consult with Colorado Parks and Wildlife biologists and other resource specialists to:
 - a. Review prairie dog, vegetation, burrowing owl, and wildlife monitoring data,
 - b. Evaluate ecological conditions and potential adverse impacts associated with prairie dog colonies, and
 - c. Determine potential management actions (if any) to mitigate adverse impacts on ecological conditions due to prairie dog expansion.



Figure 6. Black-Tailed Prairie Dogs



- ▭ Bluestem Prairie Open Space
- Designated Trail
- Occupied (Active) Habitat 2016



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Resource Management Strategies

Management strategies for Bluestem Prairie Open Space, including goals, objectives, and actions are presented in the following table, along with the recommended timing and priority of implementation. A more detailed discussion of key management issues is presented below the table, on page 16.

For the purposes of this section of this Management Plan, the following terminology applies:

- **Goal** – Goals broadly describe the desired states for the future regarding resources and related issues. Goals lay the foundation for the objectives that provide guidance in the decision-making process.
- **Objective** – Objectives are the course of action intended to influence and determine the specific actions.
- **Action** – Actions describe some specific tasks that the City of Colorado Springs can take to accomplish the overall vision for the Bluestem Prairie Open Space.

Timing recommendations are defined as follows:

- **S – Short-term actions** – Should be completed within one year
- **L – Long-term actions** – Should be initiated or completed within five years
- **O – Ongoing actions** – Should be completed on an ongoing, annual basis indefinitely

Priority recommendations are defined as follows:

- **H – High priority actions** – should be accomplished first. These management actions are considered extremely important to the protection of the conservation values of Bluestem Prairie Open Space. High priority actions are directly related to the accomplishment of other resource objectives and goals.
- **M – Medium priority actions** – considered important, but not urgent, and meet a combination of other resource goals and objectives.
- **L – Low priority actions** – important, but not critical to resource protection needs. Low priority management actions do not have to be completed in the immediate future and primarily fulfill a specific resource goal or objective.



Table 1. Summary of Management Strategies for Bluestem Prairie Open Space

| Management Strategies | Timing | Priority |
|--|----------|----------|
| VEGETATION | | |
| Goal – Protect and enhance the quality, diversity, and health of native plant communities. | | |
| Objective 1: Manage existing noxious weed infestations and prevent new weed infestations. | | |
| <u>Action:</u> Complete comprehensive noxious weed inventory and mapping on an annual basis | O | M |
| <u>Action:</u> Complete and implement a system-wide noxious weed management plan, including specific approaches for Bluestem Prairie Open Space. Use an integrated strategy that may include mowing, pulling, biological control, and herbicides. Herbicide application and timing will be chosen to minimize impacts to non-target vegetation and wildlife. | S | H |
| <u>Action:</u> Concentrate immediate weed management efforts along the trail, adjacent to the trailhead, along all fence lines, within the former agricultural building envelope, and along road rights-of-way surround the property | O | H |
| <u>Action:</u> Integrate weed management to all management practices, including reclamation of disturbed areas, use of weed-free materials, cleaning maintenance equipment from off-site, and monitoring project areas for new weed infestations | O | H |
| Objective 2: Manage trails to minimize the risk of weed introduction and spread, as well as habitat loss | | |
| <u>Action:</u> Maintain the narrowed trail to a two-foot tread | O | M |
| <u>Action:</u> Time mowing operations along the trail to control annual weed seed production | O | H |
| Objective 3: Manage grasslands to retain plant vigor and diversity | | |
| <u>Action:</u> Consider discrete mowing of grassland patches to manage annual weed establishment | O | H |
| <u>Action:</u> Monitor the spread of noxious weeds through the native grasslands by implementing the actions steps from Objective 1 | O | H |
| WILDLIFE | | |
| Goal – Protect and enhance wildlife habitat, including movement corridors, on the property. | | |
| Objective 1: Plan and implement management projects in a manner that protects and enhances wildlife habitat | | |
| <u>Action:</u> Integrate sensitive wildlife habitat in all management activity planning | O | H |
| <u>Action:</u> Enforce policy of “no dogs” to protect wildlife | O | H |
| <u>Action:</u> Partner with volunteer groups (e.g., Aiken Audubon) to assist with ground nest searches in areas scheduled for maintenance activity | O | H |
| <u>Action:</u> Conduct burrowing owl surveys between March 1 and October 31 | O | H |
| <u>Action:</u> Conduct grassland bird surveys between May 1 and July 1 | O | H |
| <u>Action:</u> Conduct mountain plover surveys between May 1 and July 1 | O | H |
| <u>Action:</u> Contact Colorado Parks and Wildlife for raptor and wildlife observations | O | H |

| Management Strategies | Timing | Priority |
|---|---------------|-----------------|
| Objective 2: Plan and implement a program to track the size and density of occupied prairie dog habitat | | |
| <u>Action:</u> Review December 2015 mapping (Figure 6) with the Palmer Land Trust | S | H |
| <u>Action:</u> Map occupied prairie dog habitat annually and compare with previous mapping efforts | O | H |
| <u>Action:</u> Monitor (count) prairie dog numbers and density annually if practicable | O | M |
| <u>Action:</u> Review historical aerial photos and map areas of prairie dog occupation | S | M |
| <u>Action:</u> Prepare a technical memorandum following 2018 documenting information and trends from previous actions for use in decision making | L | H |
| <u>Action:</u> Consult with Colorado Parks and Wildlife and other resource specialists to determine potential management actions (if any) should occupied habitat expand above 200 acres on Bluestem Prairie Open Space | O | H |
| Objective 3: Plan and implement a program to document wildlife use of occupied prairie dog habitat | | |
| <u>Action:</u> Conduct mountain plover surveys between May 1 and July 1 | O | H |
| <u>Action:</u> Conduct burrowing owl surveys between March 1 and October 31 | O | H |
| <u>Action:</u> Conduct grassland bird surveys between May 1 and July 1 | O | H |
| <u>Action:</u> Contact Colorado Parks and Wildlife for wildlife observations | O | H |
| TRAILS AND FACILITIES | | |
| Goal – Manage trails and visitor use facilities to provide high-quality recreation experiences while protecting natural resource values | | |
| Objective 1: Improve and replace trailhead signs and wayfinding to improve visitor experience, aesthetics, and compliance with regulations | | |
| <u>Action:</u> Replace and consolidate signage at the trailhead | S | H |
| <u>Action:</u> Replace and update, or remove, interpretive signage within the property | S | H |
| <u>Action:</u> Assess and repair park signage on a regular basis | O | M |
| Objective 2: Implement ongoing maintenance and management projects, emphasizing visitor safety and resource protection | | |
| <u>Action:</u> Develop an annual work plan for staff, volunteer, and contracted trail maintenance efforts | L | M |
| <u>Action:</u> Maintain fencing as a tool to deter trespass or inappropriate recreational access maintenance efforts | O | H |
| <u>Action:</u> Remove ranch buildings and associated debris | S | H |
| <u>Action:</u> Remove loafing shed and associated corral fencing | L | M |
| <u>Action:</u> Secure and evaluate windmill for removal or as perch site for raptors | L | H |

Bluestem Prairie Open Space Management Plan
 Colorado Springs, Colorado

| Management Strategies | Timing | Priority |
|---|----------|----------|
| VISITOR USE | | |
| Goal – Provide visitor use experiences and opportunities that are enjoyable, safe, and appropriate while minimizing resource impacts and user conflicts. | | |
| Objective 1: Continue to manage dog use on the property that prioritizes resource protection needs | | |
| <u>Action:</u> Install and maintain clear signs affirming “No Dogs Allowed” at the trailhead | O | H |
| <u>Action:</u> Install and maintain clear signs affirming “No Dogs Allowed” on the fence line adjacent to development on the northwest side of the property | O | H |
| <u>Action:</u> Actively affirm and enforce dog regulations using a combination outreach materials, staff presence, and law enforcement | O | H |
| Objective 2: Manage visitor conflict through a variety of outreach and design tools | | |
| <u>Action:</u> Patrol and monitor use at the trailhead parking lot | O | H |
| <u>Action:</u> Monitor northwest corner, adjacent to neighborhoods, for inappropriate use (e.g., off-leash dogs, rogue trails, or dumping) or resource damage | O | H |
| <u>Action:</u> Continue to assess extending trail to neighborhoods in northwest corner of the property, to proactively provide sustainable trail access for new housing residents | L | M |

Monitoring

Annual stewardship monitoring is conducted in partnership with the Palmer Land Trust under the terms of the conservation easement (Appendix A). The monitoring process is documented (i.e., reports, photographs, and maps) and tracked. Documentation generally includes site conditions relative to the enforceable terms of the easement.

Additional monitoring of specific resources and specific management issues may be necessary to document the ongoing trajectory of management issues and to determine how well management objectives are being met. Ongoing monitoring allows the City to make informed decisions about resource management priorities and projects, and provides a feedback mechanism that facilitates on-going learning about resource issues and improvement of techniques to address them.

The monitoring of specific resources and resource issues should be performed on a periodic and on-going basis. While some monitoring is based on informed observations (e.g., trail conditions), some requires more scheduled and rigorous surveys (e.g., noxious weeds). The following table provides a summary of monitoring tasks that are recommended to track the progress of the resource management strategies listed above.

Table 2. Summary of Monitoring Actions

| Monitoring Actions | Frequency | Methods |
|---|-----------|--|
| Vegetation Monitoring | | |
| <u>Action:</u> Inventory and map noxious weed infestations | Annually | Mapping, photos |
| <u>Action:</u> Survey trail corridor, fence lines, and disturbance areas for new noxious weed infestations | Annually | Visual inspection, point mapping |
| <u>Action:</u> Monitor grassland management areas for new noxious weed infestations and prairie dog use | Annually | Visual inspection |
| Wildlife Monitoring | | |
| <u>Action:</u> Monitor the status of the black-tailed prairie dog colonies on the property | Annually | Survey |
| <u>Action:</u> Monitor for the presence of burrowing owls and mountain plover in or around the prairie dog colonies | Annually | Survey |
| <u>Action:</u> Monitor the status and condition of the red-tailed hawk nest or other raptor nests | Annually | Survey |
| <u>Action:</u> Track the results of annual bird surveys at the Big Johnson Reservoir (e.g., International Shorebird Surveys and Christmas Bird Count) | Annually | Work with local Audubon Chapter |
| Trail and Infrastructure Monitoring | | |
| <u>Action:</u> Inventory and map rogue trail closures and new rogue trails on the property | Annually | Mapping, photos |
| <u>Action:</u> Monitor and evaluate the trailhead condition and vandalism | Monthly | Mapping, photos |
| <u>Action:</u> Document trail sections in poor, unsafe, or deteriorating condition | Annually | Visual inspection, point mapping, photos |
| <u>Action:</u> Evaluate informal access and use by the adjacent neighborhood in the northwest corner | Monthly | Visual inspection |

References

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Appendices

Conservation Easement

Public Involvement Summary

Plant Species List



**DEED OF CONSERVATION EASEMENT
Bluestem Prairie Open Space**

NOTICE: THIS PROPERTY HAS BEEN ACQUIRED IN PART WITH A GRANT FROM THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND ("GRANT"). THIS DEED CONTAINS RESTRICTIONS ON THE USE AND DEVELOPMENT OF THE PROPERTY WHICH ARE INTENDED TO PROTECT ITS OPEN SPACE VALUES. THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND HAS FOUND THAT THE ADOPTION OF THESE DEED RESTRICTIONS IS IN THE PUBLIC INTEREST.

THIS DEED OF CONSERVATION EASEMENT is made this 4th day of September, 2003 by the City of Colorado Springs, a home rule city and Colorado municipal corporation having an address at 30 S. Nevada Avenue, Colorado Springs, Colorado ("Grantor"), in favor of the Palmer Foundation Land Trust, a Colorado nonprofit corporation, having an address at P.O. Box 1281, Colorado Springs, Colorado ("Grantee").

A. Grantor is the sole owner in fee simple of certain real property in El Paso County, Colorado, more particularly described in the attached Exhibit A (the "Property").

B. The Property possesses natural, scenic, open space, wildlife habitat and recreational trail features and values (collectively, "Conservation Values") of great importance to Grantor, the people of the City of Colorado Springs and the people of the State of Colorado.

C. In particular, the Property presents a unique opportunity to provide the people with open space, to protect wildlife habitat and to protect a remnant grassland ecosystem.

D. The specific Conservation Values of the Property are documented in an inventory or relevant features of the Property ("Baseline Documentation"), which consists of reports, maps, photographs, and other documentation that provides an accurate representation of the Property at the time of this grant and which is intended to serve as an objective information baseline for monitoring compliance with the terms of this grant. The Baseline Documentation is attached to and shall be incorporated into this Deed of Conservation Easement.

E. Grantor intends that the Conservation Values of the Property be preserved and maintained in a manner consistent with the Big Johnson Master/Management Plan and through consistent land use patterns including, without limitation, those uses existing at the time of this Easement grant which do not significantly impair or interfere with those values.

F. Grantor further intends to convey to Grantee the right to preserve and protect the Conservation Values of the Property in perpetuity.

G. Grantee is a publicly supported, tax-exempt nonprofit organization, qualified under Section 501(c)(3) and 170(h) of the Internal Revenue Code of 1986, as amended, whose primary purpose is to foster, for the people of all ages, open space, park, recreation and leisure time facilities and opportunities, within the City of Colorado Springs, State of Colorado, and County of El Paso, State of Colorado, and areas surrounding or convenient thereto.

H. Grantee agrees to honor the Grantor's stated intentions and to preserve and protect in perpetuity the Conservation Values of the Property for the benefit of this generation and the generations to come.

IN CONSIDERATION of the mutual covenants, terms, conditions, and restrictions contained in this Easement and pursuant to the laws of the State of Colorado, in particular C.R.S. 38-30.5-101 *et seq.*, Grantor voluntarily grants and conveys to Grantee a Conservation Easement in perpetuity over the Property of the nature, character and extent set forth below ("Easement").

1. **Purpose.** The purpose of this Easement is to assure that the Property will be retained forever in a natural, scenic, open space condition and to prevent any use of the Property that will significantly impair or interfere with the Conservation Values of the Property. Grantor intends that this Easement will confine the use of the Property to those activities consistent with the purpose of this Easement.

2. **Rights of Grantee.** To accomplish the purpose of this Easement, the following rights are conveyed to Grantee:

a. To preserve and protect the Conservation Values of the Property;

b. To enter upon the Property to monitor Grantor's compliance with and otherwise enforce the terms of this Easement. Grantee shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property; and

c. To prevent any activity or use of the Property inconsistent with the purpose of this Easement and to require the restoration of any damaged areas or features of the Property resulting from any inconsistent activity or use.

3. **Prohibited Uses.** Any activity or use of the Property inconsistent with the purpose of this Easement is prohibited. Without limiting the foregoing, this Easement shall, in particular, prohibit: (i) the construction or installation on the Property of buildings, structures or other improvements, and (ii) other material alterations of the Property's natural features, except those buildings, structures, improvements and/or alterations that are reasonably necessary for, and otherwise consistent with, the management of the Property by the City for open space purposes in a manner which preserves and protects the Property's Conservation Values. Further, without limiting this general prohibition, the following activities and uses are expressly prohibited:

a. **Construction of Buildings and Other Structures.** The construction or reconstruction of any building or other structure or improvement, except those existing on the date of this Easement, is prohibited except in accord with paragraphs (b) and (c) below. Grantor and Grantee recognize that this Property will be used for public open space purposes. Grantee is familiar with and hereby approves Grantor's open space master plans, as outlined in the attached Exhibit B. Grantee acknowledges that the City's management of the Property for open space purposes will require construction of trails and a trailhead facility as identified in the master / management plan.

b. **Fences.** Grantor may repair or replace existing fences, or erect new fences necessary for the reasonable and customary management of wildlife, management of the grassland ecosystem including grazing of cattle, protection of sensitive natural resources, or for separation of ownership and uses. Grantor shall ensure that any fences do not adversely affect the Conservation Values or purposes of this Easement.

c. **New Structures and Improvements.** New buildings and other structures and improvements may be built with the advance written permission of Grantee. Grantee must give such permission within a reasonable time unless Grantee determines that the proposed building, structure or improvement will substantially diminish or impair the Conservation Values of the Property.

d. **Subdivision.** Any division or subdivision of title to the Property, whether by physical or legal process, is prohibited.

e. **Land Management.** The Property must be operated and managed in accord with a land management plan prepared and accepted with the mutual consent of Grantor and Grantee. The land stewardship plan will be updated every five (5) years and distributed to the parties.

Grantor recognizes the importance of good resource management and stewardship for current and future generations. To this end, all uses of the Property shall be conducted using standard management and stewardship practices, which shall include compliance with governmental noxious weed control regulations.

f. **Mining.** The mining or extraction of soil, sand, gravel, rock, oil, natural gas, fuel or any other mineral substance is prohibited.

g. **Paving and Road and Trail Construction.** No portion of the Property may be paved or otherwise covered with concrete, asphalt or any other paving material, nor may any road, trailhead, or trail except those identified in the master/management plan without the advance written permission of Grantee. Grantee must give permission within a reasonable time unless Grantee determines that the proposed paving, construction, or location of any road or trail will substantially diminish or impair the Conservation Values of the Property or is otherwise inconsistent with this Easement. Permission shall not be unreasonably withheld.

h. **Timber Harvesting.** Trees may be cut to control insects and disease, to control invasive non-native species and to prevent personal injury and property damage. Dead trees may also be cut and removed for firewood or other uses on the Property. Commercial timber harvesting on the Property shall be prohibited.

i. **Water Rights.** Grantor shall retain and reserve the right to use water rights sufficient to maintain and improve the Conservation Values of the Property and shall not transfer, encumber, lease, sell or otherwise separate water rights necessary and sufficient to maintain and improve the Conservation Values of the Property from title to the Property.

j. **Motorized Vehicles.** Use of snowmobiles, all-terrain vehicles, motorcycles or other motorized vehicles off of roads or travelways, except for agricultural or property maintenance purposes, is prohibited.

k. **Signage or Billboards.** No commercial signs, billboards, awnings or advertisements shall be displayed or placed on the Property, except for no trespassing signs, appropriate and customary signs notifying the public of the status of ownership of the Property, directional signs to public entrances to the property and reasonable and necessary signs containing rules or restrictions on public use of the Property. No signs shall materially or adversely affect the Conservation Values of the Property.

l. **Trash.** The dumping or uncontained accumulation of any trash, refuse or debris on the Property is prohibited.

m. **Commercial or Industrial Activity.** All commercial or industrial uses of the Property are prohibited except in accord with Paragraph 3(n), below.

n. **Feed Lot.** The establishment or maintenance of a feed lot is prohibited. For purposes of this Easement, feed lot is defined as a permanently constructed and confined area or facility within which the Property is not grazed or cropped annually, and which is used and maintained for purposes of feeding livestock. Nothing in this paragraph shall prevent Grantor from grazing cattle for the purposes of grassland ecosystem management or from leasing pasture on the Property for the grazing of livestock owned by others, provided grazing activities do not adversely affect the Conservation Values of the Property or the purposes of this Easement.

4. **Reserved Rights.** Grantor reserves to itself, its successors and assigns, all rights accruing from ownership of the Property, including the right to engage in or to permit or invite others to engage in all uses of the Property not expressly prohibited and not inconsistent with the purpose of this Easement.

5. **Notice of Intention to Undertake Certain Permitted Actions.** The purpose of requiring Grantor to notify Grantee prior to undertaking certain activities is to afford Grantee an opportunity to ensure that the activities are designed and carried out in a manner consistent with the purpose of this Easement. Whenever notice is required, Grantor shall notify Grantee in writing

not less than sixty (60) days prior to the date Grantor intends to undertake the activity. Notice shall describe the nature, scope, design, location, timetable, and any other information material to the proposed activity in sufficient detail to permit Grantee to make an informed judgment of its consistency with the purpose of this Easement.

6. **Grantee's Approval.** Where Grantee's approval is required, Grantee must grant approval or withhold approval in writing within sixty (60) days of receipt of Grantor's written request. Grantee's approval may be withheld only upon a reasonable determination that the action as proposed would be inconsistent with the purpose of this Easement.

7. **Enforcement.** Grantee shall have the right to prevent, correct or require correction of violations of the terms and purposes of this Easement. Grantee may enter and inspect the Property for violations. If Grantee finds what it believes is a violation, Grantee shall immediately notify Grantor and the State Board of the Great Outdoors Colorado Trust Fund ("the Board") in writing of the nature of the alleged violation. Upon receipt of this written notice, Grantor must either (a) restore the Property to its condition prior to the violation or, (b) provide Grantee a written explanation of the reason the alleged violation should be permitted. If the Grantor offers justification for permitting the alleged violation, both parties agree to meet as soon as possible to resolve this difference. If a resolution cannot be achieved at the meeting, both parties agree to meet with a mutually acceptable mediator to attempt resolution. When Grantee determines an ongoing or imminent violation could irreversibly diminish or impair the Conservation Values of the Property, Grantee may, at its discretion, take appropriate legal action. Grantor must discontinue any activity that could increase or expand the alleged violation during the mediation process. Should mediation fail to resolve the dispute, Grantee may again, at its discretion, take appropriate legal action. If a court with jurisdiction determines that a violation is imminent, exists, or has occurred, Grantee may request a temporary or permanent injunction. A court may also issue an injunction to require Grantor to restore the Property to its condition prior to the violation.

Grantee may bring an action to recover any damages to which it may be entitled for violation of the terms of this Easement for injury to any Conservation Value protected by this Easement, including damages for the loss of scenic, aesthetic or environmental values. Grantee's remedies described in this paragraph 7 are cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

Any costs incurred by Grantee in successfully enforcing the terms of this Easement against Grantor, including, without limitation, costs of suit and attorneys' fees, and any costs of restoration necessitated by Grantor's violation of the terms of this Easement shall be borne by Grantor. If Grantor prevails in any action to enforce the terms of this Easement, Grantor's costs of suit, including, without limitation, attorneys' fees, shall be borne by Grantee, but only if the mediator, arbitrator, or judge, as applicable, determines that the Grantee's position was frivolous or substantially without merit.

8. **Grantee's Discretion.** Enforcement of the terms of this Easement shall be at the discretion of Grantee. Any forbearance by Grantee to exercise its rights under this Easement in the event of a breach of this Easement shall not be deemed or construed to be a waiver by

Grantee of the breach or of any subsequent breach of the same or any other term of this Easement or of any of Grantee's rights under this Easement. Grantee's delay or omission in exercising any right or remedy upon Grantor's breach shall not impair any right or remedy or be construed as a waiver.

9. **Waiver of Certain Defenses.** Grantor hereby waives any defense of laches, estoppel, or prescription. The parties agree that the statute of limitations applicable to contract shall apply to any proceeding to enforce this Conservation Easement. Grantor hereby specifically waives any defense available to Grantor pursuant to C.R.S. 38-41-119.

10. **Acts Beyond Grantor's Control.** No event shall be construed to entitle Grantee to bring any action against Grantor for injury to or change in the Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, drought, and earth or underground water movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes. The parties also understand and agree that Grantee shall not be entitled to bring any action against Grantor related to any change in the property resulting from actions taken or required by the Colorado Department of Public Health and Environment.

11. **Access.** In accord with the Code of the City of Colorado Springs 2001, as amended, the general public shall have access to the Property, as appropriate. The Grantor specifically reserves the right to close access to the Property in the interest of the public health, safety and welfare in accord with Section 4.2.103 of the Code of the City of Colorado Springs 2001, as amended or recodified. Grantee recognizes the existence of utility easements permitting the holders to access the easements and conduct reasonable maintenance.

12. **Costs and Liabilities.** Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to ownership, operation, upkeep and maintenance of the Property, including weed control and eradication and including adequate self insurance coverage. Pursuant to CRS 38-26-105 (Public Works Contractor Bonds) and to *Flaugh v. Empire Play Products, Inc.*, 402 P. 2d 932 Colo. 1965, the Property shall be kept free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantors. Grantor is responsible for: (1) the negligent actions of its officials, employees and agents in the performance or failure to perform incident to this Easement, (2) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause unless due solely to the negligence of Grantee; and (3) the presence or release of hazardous or toxic substances on, under or about the Property; and shall be responsible for all liability, claims, demands, damages, or costs caused thereby. It is agreed that such liability shall not exceed any applicable limits set forth in the Colorado Governmental Immunity Act now existing, or as may hereafter be amended, nor confer any benefits to any person not a party to this Agreement. By agreeing to this provision, the Grantor does not waive or intend to waive the limitations on liability which are provided to the Grantor under the Colorado Governmental Immunity Act, 24-10-101 *et seq.*, C.R.S. In assuming responsibility for the negligent acts or omissions of its own officials, agents and employees in the performance or failure to perform incident to this Agreement, the Grantor in no way assumes responsibility for the gross negligence or intentional misconduct of the employees or agents of

Grantee. Grantor hereby waives any and all rights to any type of express or implied indemnity or right of contribution from the State of Colorado, Grantee, its officers, agents or employees, for any liability resulting from, growing out of, or in any way connected with or incident to this Easement. For the purpose of this paragraph, hazardous or toxic substances shall mean any hazardous or toxic substance that is regulated under any federal, state or local law. Without limiting the foregoing, nothing in this Deed shall be construed as giving rise to any right or ability in Grantee or the Board, nor shall Grantee or the Board have any right or ability, to exercise physical or managerial control over the day-to-day operations of the Property, or otherwise to become an operator with respect to the Property within the meaning of The Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended.

13. **Condemnation or Other Extinguishment.** If this Easement is taken in whole or in part by the exercise of the power of eminent domain, or if circumstances arise in the future that render the purpose of this Easement impossible to accomplish, this Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction. Each party shall promptly notify the other when it first learns of such circumstances, and shall also notify the Board of those circumstances. The amount of the proceeds to which Grantee shall be entitled, after the satisfaction of prior claims, from any sale, exchange or involuntary conversion of all or any portion of the Property subsequent to easement termination or extinguishment, shall be determined, unless otherwise provided by Colorado law at the time, in accord with paragraph 14 below. In the event of condemnation or termination, the Board shall be entitled to receive that portion of the net proceeds of condemnation or sale of the Property which is equal to a fraction, the numerator of which is that portion of the Board's Grant attributable to the purchase price for the Property and the denominator of which is the full purchase price for the Property.

14. **Proceeds.** This Easement constitutes a real property interest immediately vested in Grantee, which the parties stipulate to have a fair market value (FMV) determined by multiplying the FMV of the Property unencumbered by the Easement (minus any increase in value after the date of this Easement attributable to improvements) by the ratio of the value of the Easement at the time of this Easement to the value of the Property, without deduction for the value of the Easement, at the time of this Easement. The values at the time of this Easement shall be those values used to calculate the deduction for federal income tax purposes allowable by reason of this grant, pursuant to Section 170(h) of the Internal Revenue Code of 1986, as amended. For the purposes of this paragraph, the ratio of the value of the Easement to the value of the Property unencumbered by the Easement shall remain constant.

15. **Grantee Assignment.** This Easement is transferable, however Grantee may only assign its rights and obligations under this Easement to an organization that is (a) a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1986, as amended (or any successor provision then applicable), and the applicable regulations promulgated thereunder, (b) authorized to acquire and hold conservation easements under Colorado law, and (c) approved as a transferee by the Board, its successors or assigns. As a condition of transfer, Grantee must ensure that the conservation purposes of this Easement continue to be carried out by the transferee. The Board retains the right to compel Grantee to

assign its rights and obligations under this Easement to another organization if Grantee ceases to exist or fails or refuses to enforce the terms and provisions of this Easement.

16. **Subsequent Grantor Transfers.** Grantor agrees to incorporate the terms of this Easement into any deed or other legal instrument by which it divests itself of any interest in the Property, including without limitation, a leasehold interest. Grantor further agrees to give written notice to Grantee and the Board of the transfer of any interest at least thirty (30) days prior to the date of the transfer. Grantor's failure to perform any act required by this paragraph will not impair the validity of this Easement or limit its enforceability in any way.

17. **Notices.** Any notice, demand, request, consent, approval or communication contemplated by this Easement shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed as follows:

| | |
|---------------|---|
| To Grantor: | City of Colorado Springs Director of Parks and Recreation and Cultural Services 1400 Recreation Way Colorado Springs, CO 80905 |
| Copy to: | City Attorney's Office 30 South Nevada Avenue, Suite 510 Colorado Springs, CO 80903 |
| To Grantee: | The Palmer Foundation Executive Director P.O. Box 1281 Colorado Springs, CO 80901 |
| To the Board: | Executive Director State Board of the Great Outdoors Colorado Trust Fund 1600 Broadway, Suite 1650 Denver, CO 80202 |

or to other addresses as the parties may designate by written notice to the other.

18. **Recordation.** This instrument will be recorded with the deed to the Property and other documents evidencing Grantor's acquisition of the Property with the El Paso County, Colorado, Clerk and Recorder. Grantee may re-record it at any time as may be required to preserve its rights in this Easement.

19. **General Provisions.**

a. **Controlling Law.** The interpretation and performance of this Easement shall be governed by the laws of the State of Colorado, and the Charter, City Code, Ordinances, Rules and Regulations of the City of Colorado Springs, Colorado, a home rule city and Colorado municipal corporation. Court Jurisdiction shall exclusively be in the

District Court for the Fourth Judicial District of Colorado.

b. **Liberal Construction.** This Easement shall be liberally construed to effect the purpose of the Easement and the policy and purpose of C.R.S. 38-30.5-101, *et seq.* If any provision in this Deed of Conservation Easement is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid. The Recitals at the beginning of this Easement are not mere surplusage but are an integral part of the Easement and are incorporated into the body of this Easement.

c. **Severability.** If any provision of this Easement, or its application to any person or circumstance, is found to be invalid, the remaining provisions of this Easement, or its application to other persons or circumstances shall not be affected.

d. **Entire Agreement.** This Deed of Conservation Easement sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Easement, all of which are merged in this Easement.

e. **No Forfeiture.** Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

f. **Successors.** The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties and their respective successors and assigns. This Easement shall continue as a servitude running in perpetuity with the Property.

g. **Termination of Rights and Obligations.** A party's rights and obligations under this Easement terminate upon transfer of the party's interest in the Easement or Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

h. **Captions.** The captions in this Deed of Conservation Easement have been inserted solely for convenience of reference, are not a part of the Easement and have no effect upon its construction or interpretation.

i. **Amendment.** Should an amendment to or modification of this Easement become appropriate, Grantor and Grantee are free to jointly amend this document. However, the prior written approval of any amendment or modification of this Easement must be obtained from the Board. No amendment may affect the qualifications or validity of this instrument under any law. Any amendment or modification must be consistent with the conservation purposes of this Easement and may not affect its perpetual duration. Any amendment must be written, signed by both parties and the Board or its successors or assigns, and recorded in the records of the El Paso County Clerk and Recorder.

j. **Termination of the Board.** In the event that Article XXVII of the Colorado Constitution, which established the Board, is amended or repealed to terminate the Board or merge the Board into another entity, the rights and obligations of the Board under this Easement shall be assigned to and assumed by another entity as provided by law, or in the absence of such direction, by the Colorado Department of Natural Resources or its successor.

k. **Merger.** No merger shall be deemed to have occurred hereunder or under any documents executed in the future affecting this Deed of Conservation Easement unless the parties expressly state that they intend a merger of estates or interests to occur and the parties have also obtained the prior written consent of the Board approving such merger of estates or interests.

INTENTIONALLY LEFT BLANK

TO HAVE AND TO HOLD by Grantee, its successors, and assigns forever, Grantor and Grantee have executed this Deed of Conservation Easement on the day and year written above.

FOR THE GRANTOR
CITY OF COLORADO SPRINGS

FOR THE GRANTEE
PALMER FOUNDATION LAND TRUST

[Signature]
City Manager

Paula J. Wenham, President
Paula J. Wenham, President

ATTEST
[Signature]
City Clerk

APPROVED AS TO FORM

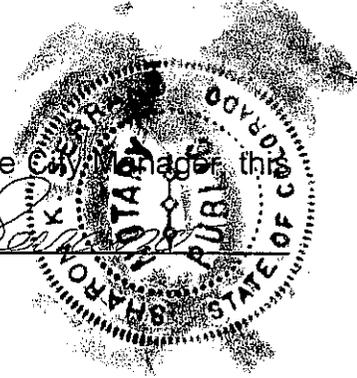
Winnette Marney
Senior Attorney
City of Colorado Springs

STATE OF COLORADO)
) ss:
COUNTY OF EL PASO)

Acknowledged before me by LC Kramer, as the City Manager, this 12th day of September, 2003.

Sharon K. [Signature]
Notary Public

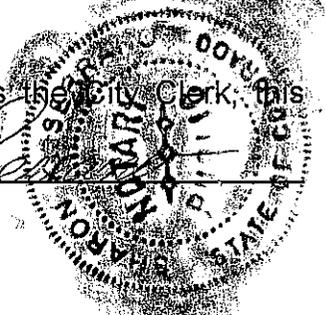
My Commission Expires:
April 6, 2006



STATE OF COLORADO)
) ss:
COUNTY OF EL PASO)

Acknowledged before me by Kathryn M Young as the City Clerk, this 12th day of September, 2003.

Sharon K. Searles
Notary Public

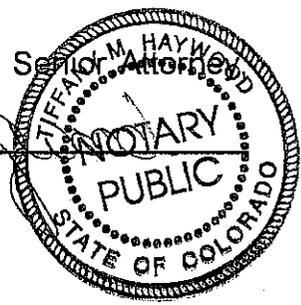


My Commission Expires:
April 6, 2006

STATE OF COLORADO)
) ss:
COUNTY OF EL PASO)

Acknowledged before me by Tiffany M. Haywood as the Senior Attorney, this 12th day of September, 2003.

Tiffany M. Haywood
Notary Public

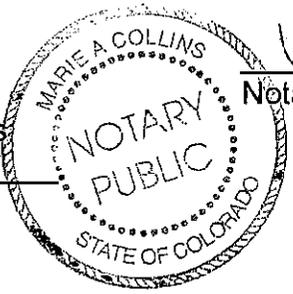


My Commission Expires:
~~MY COMMISSION EXPIRES~~
01/19/2004

STATE OF COLORADO)
) ss:
COUNTY OF EL PASO)

Acknowledged before me by Paula J. Wenham, as President of the Palmer Foundation Land Trust, this 11th day of September, 2003.

Marie A. Collins
Notary Public



My Commission Expires:
07/17/06

EXHIBIT A
(Property Description)

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 7, 8 AND 17, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, THENCE S89°33'35"W, A DISTANCE OF 66.65 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°29'10"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.46 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

THE FOLLOWING THREE (3) COURSES FOLLOW SAID WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD:

1. THENCE S00°29'10"E A DISTANCE OF 4956.30 FEET TO A POINT OF CURVE TO THE RIGHT;
2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 89°44'44", AN ARC LENGTH OF 234.95 FEET, WHOSE LONG CHORD BEARS S44°23'11"W A DISTANCE OF 211.66 FEET;
3. THENCE S00°29'15"E A DISTANCE OF 20.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD, SAID POINT ALSO BEING 30.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 17;
4. THENCE S89°19'30"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE (WHICH IS PARALLEL WITH AND 30.00 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 17), A DISTANCE OF 2355.26 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD, NOW KNOWN AS GOLDFIELD ROAD;

THE FOLLOWING TWO (2) COURSES FOLLOW SAID EASTERLY RIGHT-OF-WAY LINE:

5. THENCE N15°25'04"W A DISTANCE OF 1466.75 FEET;
6. THENCE N24°42'58"W A DISTANCE OF 1806.78 FEET TO INTERSECT THE BOUNDARY OF RESERVOIR NO. 2 OF THE FOUNTAIN VALLEY LAND AND IRRIGATION COMPANY AS RECORDED IN BOOK 601 AT PAGE 303 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING TWENTY-SEVEN (27) COURSES FOLLOW THE BOUNDARY LINE OF SAID RESERVOIR NO. 2:

7. THENCE S32°12'54"E A DISTANCE OF 924.08 FEET;
8. THENCE S75°19'04"E A DISTANCE OF 515.80 FEET;
9. THENCE N77°26'37"E A DISTANCE OF 187.14 FEET;
10. THENCE S66°19'29"E A DISTANCE OF 919.38 FEET;
11. THENCE S75°25'08"E A DISTANCE OF 812.75 FEET;
12. THENCE N08°41'16"E A DISTANCE OF 108.57 FEET;
13. THENCE N14°08'30"W A DISTANCE OF 499.73 FEET;

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14. THENCE N03°26'05"W A DISTANCE OF 160.07 FEET;
15. THENCE N13°56'16"E A DISTANCE OF 500.24 FEET;
16. THENCE N17°29'03"E A DISTANCE OF 792.03 FEET;
17. THENCE N26°31'00"W A DISTANCE OF 258.07 FEET;
18. THENCE N38°34'34"W A DISTANCE OF 498.42 FEET;
19. THENCE N20°33'54"W A DISTANCE OF 291.80 FEET;
20. THENCE N02°58'22"W A DISTANCE OF 440.23 FEET;
21. THENCE N21°04'56"E A DISTANCE OF 249.83 FEET;
22. THENCE N64°32'48"E A DISTANCE OF 339.51 FEET;
23. THENCE N49°52'23"E A DISTANCE OF 261.12 FEET;
24. THENCE N49°22'07"W A DISTANCE OF 826.63 FEET;
25. THENCE S80°23'15"W A DISTANCE OF 276.70 FEET;
26. THENCE N39°37'30"W A DISTANCE OF 589.63 FEET;
27. THENCE S72°24'15"W A DISTANCE OF 309.92 FEET;
28. THENCE N83°37'39"W A DISTANCE OF 499.89 FEET;
29. THENCE N52°37'21"W A DISTANCE OF 460.29 FEET;
30. THENCE N54°36'42"W A DISTANCE OF 999.94 FEET;
31. THENCE N64°11'58"W A DISTANCE OF 357.54 FEET;
32. THENCE N82°16'37"W A DISTANCE OF 328.11 FEET;
33. THENCE S24°06'20"W A DISTANCE OF 672.91 FEET TO A POINT ON THE BOUNDARY LINE OF A TRACT OF LAND AS DESCRIBED IN BOOK 1556 AT PAGE 272 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FOUR (4) COURSES FOLLOW THE BOUNDARY LINE OF SAID TRACT IN BOOK 1556 AT PAGE 272:

34. THENCE N01°00'50"W A DISTANCE OF 527.88 FEET;
35. THENCE S88°58'37"W A DISTANCE OF 299.96 FEET;
36. THENCE S01°00'56"E A DISTANCE OF 447.35 FEET;
37. THENCE S88°59'09"W A DISTANCE OF 2824.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD;

38. THENCE N01°02'36"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 895.11 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT;
39. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 50°18'41", AN ARC LENGTH OF 1848.40 FEET, WHOSE LONG CHORD BEARS N54°02'21"E A DISTANCE OF 1789.59 FEET;
40. THENCE N28°53'00"E A DISTANCE OF 349.75 FEET TO A POINT OF CURVE TO THE RIGHT;
41. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 60°25'32", AN ARC LENGTH OF 1998.51 FEET, WHOSE LONG CHORD BEARS N59°05'46"E A DISTANCE OF 1907.17 FEET;
42. THENCE N89°18'32"E A DISTANCE OF 1051.99 FEET TO A POINT OF CURVE TO THE RIGHT;

43. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF $53^{\circ}55'04''$, AN ARC LENGTH OF 1783.27 FEET, WHOSE LONG CHORD BEARS $S63^{\circ}43'56''E$ A DISTANCE OF 1718.20 FEET;
44. THENCE $S36^{\circ}46'24''E$ A DISTANCE OF 297.03 FEET TO A POINT OF CURVE TO THE LEFT;
45. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1645.00 FEET, A DELTA ANGLE OF $53^{\circ}38'50''$, AN ARC LENGTH OF 1540.25 FEET, WHOSE LONG CHORD BEARS $S63^{\circ}35'49''E$ A DISTANCE OF 1484.60 FEET;
46. THENCE $N89^{\circ}34'46''E$ A DISTANCE OF 105.49 FEET;
47. THENCE $S06^{\circ}24'05''E$ A DISTANCE OF 3312.25 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 646.94 ACRES, MORE OR LESS.

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Bluestem Prairie Open Space Management Plan
Community Workshop
December 8, 2105

Discussion Comments and Questions by Issue Category

Do you have any questions about any of the preliminary management strategies presented and discussed tonight? Is anything missing that you believe is important to include? Do you have any comments about any of the strategies?

Vegetation Management

- Can you compare the amount of noxious weeds today to several years ago? Have they increased dramatically? Are they in new areas?

Wildlife Management/Structures and Infrastructure

- Is there going to be a more active Management Plan in place for the prairie dog population? Palmer Land Trust is asking for the Management Plan to speak to this issue and have an action plan, not just monitoring.
- Does Palmer Land Trust have a specific prairie dog management plan?
- Check for owls in the barn-like structure.
- Why remove the windmill – is it dangerous? Is it a good raptor roosting post?
- What is being done now for the burrowing owls and mountain plovers? The plan says “additional” – are there active surveys? Aiken Audubon Society would love for the City and ERO to consider their volunteer help for surveys/tracking/bird counts.

Visitor Use

- Do you think the trail in the master plan could be in the “weedy area” in the northwest corner?
- The parking lot does attract hanging out and undesirable activities.

Other – City staff asked participants “Should the City encourage increased use?”

- The perception is that it is not well-used.
- Maybe connecting the trail to the neighborhood areas might increase use.
- Very few people in the open space.
- A loop trail would be more likely to draw hikers.
- Seems underused.
- Have seen people with dogs leave when they see the signs.
- Weeds are a big concern.
- More nearby development will increase use and people may want to walk their dogs there.
- What drove the no-dogs policy?

Bluestem Prairie Open Space Management Plan

Community Meeting

December 8, 2105

Verbatim Individual Response Form Responses

Do you have any comments about any of the preliminary management strategies presented and discussed today?

The following comments were submitted by one individual:

- Would like you to focus on noxious weed removal/containment in order to preserve the integrity of the grassland.
- The prairie dog community seems to have waxed and waned over the years, and has basically kept itself in check. Prairie dog towns can provide habitat for burrowing owls. The owls are now nesting on the site, and at least 16 were seen this year.
- Please try to spray early in the season, if you must, before nesting begins, and be particularly mindful of ground nests. April-May would be optimal.
- Please use “best practices” when it comes to any actions/policies regarding birds.
- Consider asking Aiken Audubon to help with bird surveys, nest mapping, etc.

Public Comments on Draft Bluestem Prairie Open Space Management Plan

| First | Last | Comment |
|-------|--------|--|
| Tyler | Stuart | <p>p. 17 (end) - I would ask that the plan better specify the meaning of "keeping nesting songbirds in mind when mowing." Would it be possible to have mower employees walk a cursory transect or two through the area to be mowed, locating any nests?</p> <p>Additionally, Aiken Audubon volunteers would probably be willing to search an area for nests if we knew a week or two ahead of time where mowing was going to occur.</p> <p>p. 18 - Good plan to secure and consider windmill as raptor perch. There are actually two windmills are present. Could both be kept and used as such?</p> <p>p. 25 – The enforcement of the “no dog policy” is clearly stated here. I just want to reiterate that the presence of dogs at Bluestem Prairie is a consistent problem, and I hope that city staff and law enforcement truly do visit and cite those in violation on a regular basis.</p> |
| Linda | Hodges | <p>My thanks also to ERO for doing a thorough job on the plan. Our comments/suggestions are relatively small. First of all, thank you for your concern for the bird and wildlife populations on the property. This is a high priority for Aiken Audubon. We appreciate the opportunity to engage in this process.</p> <p>There are a number of issues of concern for us:</p> <ol style="list-style-type: none"> 1. Under “Resource Management Issues” on p 16, we suggest that “Prairie Dog Management” (in the boxed section) be changed to Wildlife Management – or that Wildlife Management be added separately. 2. The presence of the Burrowing Owls on the property will require attention when mowing/spraying. Certain pesticides have had significant negative survival and reproductive effects on these owls. There is currently a Burrowing Owl on the property that is wintering over. This is a new phenomenon on Bluestem Prairie, and numbers may increase over time. We ask that you note in your Management Strategies (Wildlife Actions, p 24) that Burrowing Owls may be present year-round. 3. We would like to see some of the wording re Burrowing Owls from the 2002 Management Plan included in the current plan. We suggest adding: <i>“The Burrowing Owl is a small owl that occupies prairie dog towns in Colorado during the summer breeding season. Though typically migratory, small numbers are beginning to remain year-round. The owl is active during the day and uses abandoned prairie dog burrows for nesting and roosting. Although not a threatened or endangered species, federal and state laws – including the Migratory Bird Treaty Act - prohibit the killing of Burrowing Owls .”</i> 4. Would you please tell us what kind of pesticide you plan to use? 5. Regarding mowing: would this be only on weedy areas? Is there evidence that this discourages weeds? 6. As far as spraying on the property, we suggest that, if you must spray, that you consider spraying in April, which is 7. Wildlife Goal (p 24): “Protect and enhance wildlife habitat on the property.” Consider adding: “as well as movement corridors.” 8. Wildlife Actions (p 24): Consider stating that you will “integrate sensitive wildlife habitat in all management plans.” 9. Consider using Colorado Parks and Wildlife as a partner in obtaining wildlife observations, as their raptor monitors visit the property regularly. 10. Management strategies (p 25). Re the Mountain Plover: we believe that it is highly unlikely that the Mountain Plover would breed on Bluestem Prairie, and that any references to it may be removed (e.g. Mtn Plover surveys). 11. Re the windmill mentioned on p 25. There are two windmills on the property – do you plan to secure and evaluate both? 12. Visitor Use (p 25). Please note that the trailhead attracts nefarious users, and their activities should be monitored and addressed. |

Fax:

(719) 385-6599

Sarah Bryarly

**Landscape Architect
Parks, Recreation, and Cultural Services**

Date: 2/24/2016

Re: comments on Bluestem Prairie Management Plan

From: Robert M. Parker [bobparker002@centurylink.net]

165 B. Watch Hill Drive

Colorado Springs, CO. 80906

719-576-8458

Number of Pages [including cover sheet] 6

Response desired: *CONFIRM receipt via email*

February 24, 2016

Sarah,

I'd hoped I might hear from you re: my request for an extension to the timeline. In the absence of that I'm commenting here about the management plan draft for Big Bluestem Prairie.

As you will note, I've indicated what I like and what I think needs correction. The latter varies from a few word changes [to improve clarity] to what "appears" misleading, to errors, and finally to significant concerns. My largest concern is with the section on Prairie Dog Management.

Please be advised that I am sharing these observations with others.

Vegetation:

Bullet 1: fine as is

Bullet 2: "Complete and implement a noxious weed management plan, including timing, specific approaches [e.g. chemical, mechanical, or biological], strategies, and costs".

[this removes the words "specific treatment"]

Bullet 3: "Identify areas of noxious weeds on adjacent properties".

[this removes the words "concern with"]

Bullet 4: Consider multiple strategies such as mowing, grazing, and judicious use of fire

[don't assume ahead of time that the second and third can't be done]

Bullet 5: what about other internal parts of the grassland than the "agricultural building envelope" and the "existing trail"? After all, the prairie dogs have laid bare vast areas of the grasslands.

Bullet 6: Integrate on-going management practices to minimize noxious weed manifestation. Specify how "reclamation will take place.

Wildlife:

Bullets 1 and 2 are good

Insert a bullet 3: "conduct surveys of prairie dog predators" [e.g. raptors, rattlers, coyotes]

Existing bullet 3- now # 4

Final bullet "avoid disturbances [mowing, grazing, fire, chemical sprays]. Specify the last and its target.

Structure & Infrastructure:

Bullet 1: can't buildings and windmill serve as "shelter" for certain species

Bullet 2-fine

Add Bullet 3: "maintain and extend planned existing trail to west.

Visitor Use:

All bullets seem appropriate. I like attention given the northwest area where development now exists.

Key Management Issue: Grasslands:

I have two objections to this section.

First {I}, it dismisses two of the three major strategies available for fostering healthy and productive grassland ecosystems and minimizes the third. Secondly {II}, let me make a suggestion for clarifying the current convoluted text.

{I} "On Bluestem Open Space, a relatively small site in an increasingly urbanized setting, prescribed burning and maybe even grazing are not practical. Therefore, some discrete mowing may need to be considered over the long term to retain plant vigor and diversity".

My point: whereas there are challenges to use of fire and grazing, I see those as important options that trained individuals can and do carry out. Do we have the will to try, at least in some degree.

{II} Create separate paragraphs to discuss three topics in place of the large single paragraph on page 4.

***The most effective means:* a mulch/filch mower with a blade set to 5 inches.**

***Frequent mowing-*during the first 2-3 years, mow every few weeks to meet the threat of non-native species [weeds]. This is possible because the native grasses are still focusing on establishing their deep root systems.**

***Infrequent mowing-*after three years mow once/year at most and in random patches. To do more would result in killing native warm-season grasses**

Key Management Issue: Prairie Dogs:

Lack of clarity. Paragraph 4-2nd sentence: did ERO not see degradation when on site or did it not visit the property?

Errors:

Firth paragraph. final sentence:

The actual name for the ditch company is the “Fountain Mutual Irrigation Company”. The use of “Fountain Valley” could be confused with Fountain Valley School, which is a shareholder in that company.

Paragraph 1-2nd sentence: “prairie dogs maintain a shortgrass vegetation community. Prairie dogs can be members of such a community but are not alone nor key to its success as an ecology.

Paragraph 4-errors of omission 2014 is not the only year in which PLT monitored the property. It seeks to do such every year including 2015.

Paragraph 4- next to last sentence: "It is not the responsibility of Park & Rec. or any party to contain prairie dogs on their property".

They may not have legal responsibility, in the strict use of that word, but like any landowner they have ethical responsibilities to manage the property in such a way as to not harm contingent owners.

Misleading:

Paragraph 3-It is true [is sentence] that prairie dogs did expand after 2001 and only a plague ended this. Does "expansion and plague outbreak" refer to 2001-2007 or from 2008-2013/14?

Poor Arguments:

Paragraphs 6 and 8: the management recommendation of tracking and monitoring seems grossly inefficient. What is needed first is some statement of what criteria defines an expansion that must be responded to. Secondly, it needs to include suggested action steps to contain the expansion. Doing nothing ultimately could lead to a property which would not reflect the conservation values for which it was set aside.

Paragraph 7: 1st and 2nd sentences: " the combination of ground disturbance by prairie dogs and significant precipitation in 2015 created an ideal situation for the germination of annual weeds".

Weeds are what could over power the native plant species that are desired for a healthy ecosystem. I would hardly describe that as IDEAL.

“It should be noted that in areas of occupied prairie dog habitat, the vegetation appeared healthier”.

What vegetation and when? According to whom? My own walks on this prairie would suggest the opposite.

Bluestem Prairie Open Space Plant Species

| | | | | Vegetation Community Type | | | |
|--|--------------------------------|---------------------------------|----------------|---------------------------|-----------------------|-----------------|--|
| Common Name | Species Name | Synonym | Sand Sagebrush | Shortgrass Prairie | Mid-Tallgrass prairie | Disturbed Areas | |
| Native Annual or Biennial Forbs | | | | | | | |
| curlycup gumweed | Grindelia squarrosa | | ■ | ■ | | ■ | |
| fetid marigold | Dyssodia papposa | | | | | ■ | |
| field sagewort | Oligosporus pacificus | O. campestris ssp. caudatus | ■ | ■ | | | |
| mountain tansymustard | Descurainia incana | Descurainia richardsonii | | | | ■ | |
| narrowleaf goosefoot | Chenopodium leptophyllum | | | | | ■ | |
| pygmyflower rockjasmine | Androsace septentrionalis | | | ■ | | | |
| spreading fleabane | Erigeron divergens | | | ■ | ■ | | |
| wavyleaf thistle | Cirsium undulatum | | ■ | ■ | ■ | | |
| Introduced Annual or Biennial Forbs | | | | | | | |
| burning-bush | Bassia sieversiana | Kochia scoparia, K. sieversiana | ■ | | | ■ | |
| Canadian horseweed | Conyza canadensis | | ■ | | | ■ | |
| common mullein | Verbascum thapsus | | ■ | | | ■ | |
| lambsquarters | Chenopodium album | | | | | ■ | |
| musk thistle | Carduus nutans ssp. macrolepis | | | ■ | | | |
| prickly lettuce | Lactuca serriola | | ■ | | | ■ | |
| prickly Russian thistle | Salsola australis | Salsola iberica | ■ | | | ■ | |
| tall tumblemustard | Sisymbrium altissimum | | ■ | ■ | | ■ | |
| Native Annual Grasses | | | | | | | |
| little barley | Critesion pusillum | Hordeum pusillum | | ■ | | ■ | |
| sixweeks fescue | Vulpia octoflora | Festuca octoflora | | ■ | | | |
| Introduced Annual Grasses | | | | | | | |
| cheatgrass | Anisantha tectorum | Bromus tectorum | ■ | ■ | ■ | ■ | |

| | | | | Vegetation Community Type | | | |
|-----------------------------------|--|------------------------------------|----------------|---------------------------|-----------------------|-----------------|--|
| Common Name | Species Name | Synonym | Sand Sagebrush | Shortgrass Prairie | Mid-Tallgrass prairie | Disturbed Areas | |
| Native Perennial Forbs | | | | | | | |
| bractless blazingstar | Nuttallia nuda | Mentzelia nuda | | | ■ | | |
| common starlily | Leucocrinum montanum | | | ■ | | | |
| crested pricklypoppy | Argemone polyanthemus | | ■ | | ■ | | |
| Cuman ragweed | Ambrosia psilostachya var. coronopifolia | | | ■ | | | |
| fineleaf hymenopappus | Hymenopappus filifolius | | ■ | ■ | | | |
| hairy false goldenaster | Heterotheca villosa | | | ■ | | | |
| Hooker's Townsend daisy | Townsendia hookeri | | | ■ | | | |
| lambstongue ragwort | Senecio integerrimus | | | ■ | | | |
| manyflowered stoneseed | Lithospermum multiflorum | | | ■ | ■ | | |
| mountain bladderpod | Lesquerella montana | | | ■ | | | |
| narrowleaf stoneseed | Lithospermum incisum | | | | ■ | | |
| prairie thermopsis | Thermopsis rhombifolia | | | | ■ | | |
| purple milkvetch | Astragalus agrestis | | | ■ | | | |
| sanddune wallflower | Erysimum capitatum | | | ■ | ■ | | |
| scarlet beeblossom | Gaura coccinea | | | ■ | | | |
| scarlet globemallow | Sphaeralcea coccinea | | | ■ | | | |
| shaggy dwarf morning-glory | Evolvulus nuttallianus | | | ■ | | | |
| slimflower scurfpea | Psoraleidium tenuiflorum | Psoralea tenuiflora | | | ■ | | |
| twogrooved milkvetch | Astragalus bisulcatus | | ■ | | ■ | | |
| upright prairie coneflower | Ratibida columnifera | | | ■ | | | |
| white sagebrush | Artemisia ludoviciana | | ■ | | ■ | | |
| wild tarragon | Oligosporus dracunculus ssp. glaucus | Artemisia dracunculus ssp. glaucus | ■ | ■ | ■ | | |
| Introduced Perennial Forbs | | | | | | | |
| alfalfa | Medicago sativa | | | | | ■ | |
| curly dock | Rumex crispus | | | | | ■ | |
| field bindweed | Convolvulus arvensis | | ■ | | | ■ | |

| | Common Name | Species Name | Synonym | Vegetation Community Type | | | |
|---|------------------------|-----------------------------------|-----------------------|---------------------------|--------------------|-----------------------|-----------------|
| | | | | Sand Sagebrush | Shortgrass Prairie | Mid-Tallgrass prairie | Disturbed Areas |
| Native Perennial Cool Season Grasses | | | | | | | |
| | green needlegrass | Nassella viridula | Stipa viridula | | | ■ | |
| | needle and thread | Hesperostipa comata | Stipa comata | | | ■ | |
| | sleepygrass | Achnatherum robustum | Stipa robusta | | | ■ | |
| | western wheatgrass | Pascopyrum smithii | Agropyron smithii | | ■ | ■ | |
| Native Perennial Warm Season Grasses | | | | | | | |
| | big bluestem | Andropogon gerardii | | | | ■ | |
| | blue grama grass | Chondrosom gracile | Bouteloua gracilis | | ■ | ■ | |
| | buffalograss | Buchloe dactyloides | Bouteloua dactyloides | | ■ | | |
| | galleta grass | Hilaria jamesii | | | ■ | | |
| | little bluestem | Schizachyrium scoparium | Andropogon scoparium | | | ■ | |
| | purple threeawn | Aristida purpurea | | | ■ | ■ | |
| | sideoats grama | Bouteloua curtipendula | | | | ■ | |
| Native Subshrubs | | | | | | | |
| | broom snakeweed | Gutierrezia sarothrae | | ■ | ■ | ■ | ■ |
| | prairie sagewort | Artemisia frigida | | ■ | | ■ | |
| Native Shrubs | | | | | | | |
| | rubber rabbitbrush | Chrysothamnus nauseosus | Ericameria nauseosa | | | ■ | ■ |
| | sand sagebrush | Oligosporus filifolius | Artemisia filifolia | ■ | | | |
| Native Trees | | | | | | | |
| | plains cottonwood | Populus deltoides ssp. monilifera | | | | ■ | |
| Introduced Trees | | | | | | | |
| | Russian olive | Elaeagnus angustifolia | | | | | ■ |
| | Siberian elm | Ulmus pumila | | | | | ■ |
| Native Succulents | | | | | | | |
| | nylon hedgehog cactus | Echinocereus viridiflorus | | ■ | | ■ | |
| | twistspine pricklypear | Opuntia macrorhiza | | ■ | ■ | ■ | |
| | | | | | | | |
| Native Agavoids | | | | | | | |
| | soapweed yucca | Yucca glauca | | ■ | ■ | ■ | ■ |

University Park Open Space Management Plan



Prepared for—

City of Colorado Springs
Parks, Recreation, and Cultural Services
1401 Recreation Way
Colorado Springs, Colorado 80905

Prepared by—

ERO Resources Corporation
1842 Clarkson Street
Denver, Colorado 80218
(303) 830-1188

March 2016

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Plan Preparers

This management plan was completed as a collaborative effort between Colorado Springs Parks, Recreation, and Cultural Services Department, Palmer Land Trust, the ERO consulting team, and the Colorado Springs community. The ERO consulting team consisted of:

- ERO Resources Corporation: Project lead and natural resources
- Tapis Associates: Trails and recreation
- Kezziah-Watkins: Public process and facilitation

This plan was adopted by the City of Colorado Springs Parks and Recreation Advisory Board on _____, 2016.

Summary

University Park Open Space is a 74.6 acre property in north-central Colorado Springs, between North Nevada Avenue and Academy Boulevard, immediately adjacent to the University of Colorado – Colorado Springs campus. The property primarily consists of two large meadows at the bottom of a broad valley that are surrounded by scrub and forest-vegetated slopes. The ridgelines and mesa tops surrounding the valley are dominated by residential subdivisions, underscoring the importance of the property as a community buffer, scenic resource, and a local destination for outdoor recreation.

This Management Plan is intended to provide the City of Colorado Springs Parks, Recreation and Cultural Services Department with a framework for management and stewardship of the property over the next five years. This Management Plan was completed based on existing documentation, field assessments, stakeholder meetings, and community input. This plan provides broad guidance and specific resource management strategies to achieve the following goals:

1. **Vegetation** – Protect and enhance the quality, diversity, and health of native plant communities
2. **Wildlife** – Protect and enhance wildlife habitat on the property
3. **Visitor Use, Trails, and Infrastructure** – Manage trails and visitor use facilities to provide high-quality recreation experience and to meet stormwater maintenance requirements, while protecting natural resource values

The *Introduction* provides a background on the property, the process, and relevant planning and policy guidance. The *Existing Conditions* section outlines the natural resources, visitor uses and amenities, and management context of the property. The *Resource Management Plan* section provides general guidance on several key issues, including: noxious weed management, forest management, vegetation management, trail and access management, and utility road access and management. It outlines the recommended timing and priority of specific management strategies. This section also outlines recommended resource monitoring actions.

This Management Plan not only satisfies the requirements of the deed restriction on the property, but also provides a blueprint for proactive management of open space resources over the next five years.

Introduction

Location and Background

University Park Open Space consists of 74.6 acres located in north-central Colorado Springs. The property is located about 3 miles north of downtown Colorado Springs, between North Nevada Avenue and Academy Boulevard, immediately adjacent to the University of Colorado – Colorado Springs campus. The property is part of a complex of open space land and is nearly surrounded by Austin Bluffs Open Space, and is typically referred to and managed as part of that complex (Figure 1). The property primarily consists of two large meadows at the bottom of a broad valley that are surrounded by scrub and forest-vegetated slopes. The ridgelines and mesa tops surrounding the valley are dominated by residential subdivisions, underscoring the importance of the property as a community buffer, scenic resource, and a local destination for outdoor recreation.

The University Park Open Space property was acquired in 1999. The land where University Park now lies was once slated for an office/research park and housing development and zoned as R HS (Residential Hillside), but development did not occur. For several years, residents have used University Park for passive recreation. Evidence of this use consists of undesigned trails that are present on the Property as well as on surrounding open space areas. The City stated in its grant application to Great Outdoors Colorado (GOCO) that the “most essential issue in preserving this land is to establish this area as a buffer...if not conserved and developed, the surrounding land loses much of its value as wildlife habitat and passive recreation area”. Secondary reasons for the property acquisition included the Property’s functions as a nongame wildlife habitat, community separator, and urban open space.

Most of the funding for the purchase came from the then recently-passed Trails, Open Space, and Parks (TOPS) sales tax in Colorado Springs. As a requirement of the GOCO funding, a deed restriction/covenant was placed on the property, which is to be monitored and enforced by the Palmer Land Trust, a private land conservation organization. University Park Open Space is owned by the City of Colorado Springs and is managed by the City’s Parks, Recreation, and Cultural Services Department.



Ponderosa pine/Gambel oak woodland on University Park Open Space

Vision and Goals

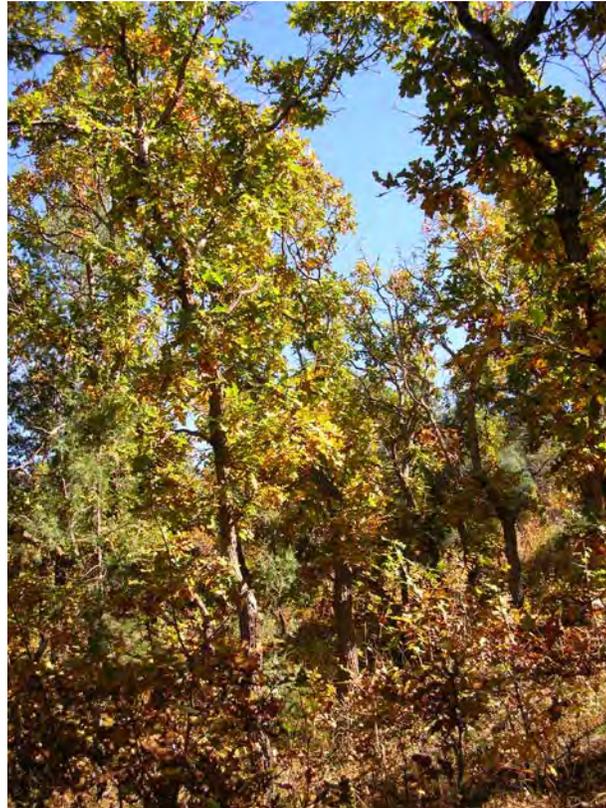
Vision Statement

University Park Open Space contains an enclave of native meadow and forest habitat as part of a complex of open space land that protect the unique bluff and mesa formations in north-central Colorado Springs. The property serves as a neighborhood buffer, wildlife habitat, and aesthetic resource for the city, while also providing the surrounding community with easily accessible opportunities for outdoor recreation. As part of a complex of open space land, the property is managed to maintain and improve these values.

Goals

The following goals for the University Park Open Space provide a philosophical foundation on which to base the implementation of this Management Plan. These broad goals provide the basis for management actions related to specific resources.

1. **Vegetation** – Protect and enhance the quality, diversity, and health of native plant communities
2. **Wildlife** – Protect and enhance wildlife habitat on the property
3. **Visitor Use, Trails, and Infrastructure** – Manage trails and visitor use facilities to provide high-quality recreation experience and to meet stormwater maintenance requirements, while protecting natural resource values



Gambel oak thickets provide valuable wildlife habitat

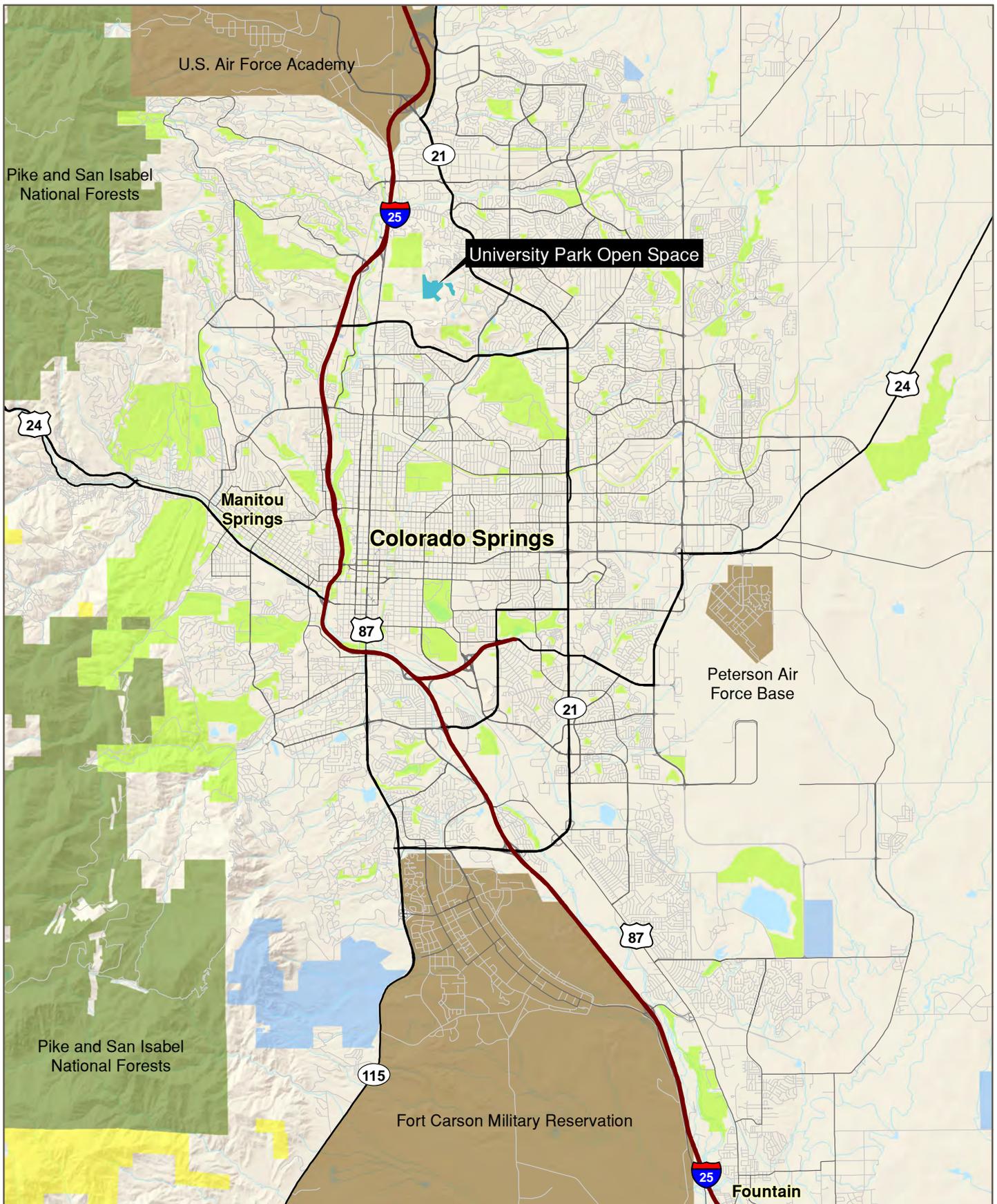


Figure 1. Location

- Parks and Open Space
- Bureau of Land Management
- Department of Defense
- State of Colorado
- U.S. Forest Service



CITY OF COLORADO SPRINGS

Plan Givens

The following “givens” represent existing guidance and decisions that are non-negotiable and set the parameters for the decision making-process and implementation of this management plan.

- The City’s Parks, Recreation and Cultural Services Department is legally responsible for design, maintenance, operations and management of University Park Open Space. All elements of the University Park Open Space Management Plan must conform to the Colorado Springs Parks Rules and Regulations Ordinances.
- University Park Open Space is subject to the requirements and restrictions of the TOPS Ordinance.
- The planning process will respect the terms and conditions of existing utility easements and the deed restriction on the property. Any proposed changes to the deed restriction must be approved by the Colorado Springs Parks and Recreation Advisory Board, the Palmer Land Trust, and Great Outdoors Colorado.
- The City Public Works Department and Colorado Springs Utilities will continue to be allowed access to the property in order to monitor and maintain their infrastructure.
- Implementation of the Management Plan will occur as funding allows.
- Groups and individuals interested in the property are encouraged to help develop the best possible Management Plan; all voices will be equal in the decision-making process.
- The recommended University Park Open Space Management Plan will be submitted to the Parks and Recreation Advisory Board for approval.

Planning Process

The City of Colorado Springs hired a consultant team lead by ERO Resources Corporation in August 2015 to undertake the planning process and to develop this management plan. The planning process proceeded in three phases:

1. **Phase One: Information Gathering:** The initial step included personal interviews with individuals who have a history of involvement and familiarity with the property.
2. **Phase Two: Public Process:** Based on the issues identified by the community and by analysis of existing conditions on the property, draft management strategies were developed and were reviewed with and discussed by the community at a workshop on December 8, 2015. Necessary adjustments were made to the strategies, based on community responses.

The draft Management Plan was offered for community review both online during a period of 14 days from February 5, 2016 to February 19, 2016.

3. **Phase Three: Approvals:** The recommended Management Plan was reviewed and approved by the TOPS Working Committee on _____ and by the Parks Advisory Board on _____.

A more detailed summary of community and stakeholder input is provided in Appendix B.

Plan Guidance

Deed Restriction Language

In 2000, the City of Colorado Springs established a Declaration of Covenants, Conditions and Restrictions (e.g., “deed restriction”) for University Park Open Space. The purpose of the deed restriction (Appendix A) is to preserve and protect in perpetuity the open space values of the property.

Prohibited acts listed in the deed restriction include construction of buildings or other structures, subdivision, mining, paving and road or trail construction, dumping of trash, and commercial or industrial activity. A 2007 amendment clarified that road or trail construction can be permitted if it has been included in an approved land management plan or is approved by the Palmer Land Trust. In addition, the property must be managed in accordance with an approved land management plan.

Colorado Springs Park System Master Plan

Recommendations from the 2014 Colorado Springs Park System Master Plan that are relevant to management of the property include the following:

- Comprehensively address the management and care needs of the natural environment and open space lands such as erosion control, invasive species, forest management and wildfire.
- The Parks, Recreation and Cultural Services Department should work to eliminate and/or control noxious weeds on park and open space properties as a part of ongoing maintenance. Develop a citywide integrated weed management plan to help effectively and efficiently control weeds.
- Comprehensively address natural resource management and urban forestry through the creation of annual maintenance tasks as part of a long-term natural resource management approach.
- Increase trail maintenance and address the negative impacts of rouge or unplanned trail creation.
- Work with natural resource managers of wildlife habitat to balance wildlife needs with management for fire, floods and drought.
- Identify and re-route trails that are susceptible to frequent damage from flooding
- Improve wayfinding by installing signs and maps at key junctions in the trail system and identifying parking locations.
- The Parks, Recreation and Cultural Services Department should establish a policy allowing for programmed events/activities within open space lands as long as the natural and cultural resource values are not impacted.
- Work with Colorado Springs Utilities (CSU) to identify CSU lands that have natural value for use as open space and seek a partnership to jointly manage these lands to conserve their natural values. Determine if public assess might be possible on these lands for recreation purposes.
- Develop master plans for all open space properties which address appropriate access and connectivity with neighboring properties, resource sensitivity, existing resources and opportunities for resource enhancement and restoration. Plans should be created

and updated for all properties or groups of properties within a contiguous area with progress tracked over time.

- Communicate park rules and “Leave No Trace” ethics to the public through the use of signage and informational campaigns.
- Signs in the Parks, Recreation and Cultural Services system should clearly indicate rules, regulations and expectations of usage to maintain quality of facilities and prevent harmful behaviors that would negatively impact the natural or programmatic features of the parks and trails.
- Enforcement should include ticketing for infringements to the established dog leash law.

Previous Planning Documents

The following previous planning documents were reviewed in the preparation of this management plan:

- Management Plan for Austin Bluffs (University Park) Open Space (2003)
- Conservation Interest Monitoring Report – University Park Open Space (2014)

Purpose of the Management Plan

The purpose of this management plan is to guide resource management at University Park Open Space and to identify priorities for the next five years. More specifically, this plan is also intended to achieve the following objectives:

1. Articulate the overall resource management goals for the property
2. Document existing conditions and resource management issues on the property
3. Identify and prioritize strategies to address resource management issues and maintain the overall integrity of resources on the property
4. Document the agreed-upon goals, strategies, and priorities for resource management on the property that are commonly understood by visitors, stakeholders, and the surrounding community
5. Provide an implementation and monitoring plan for Parks, Recreation and Cultural Services staff, Friends groups, and volunteers

In addition, this management plan fulfills the requirement under paragraph 3 of the deed restriction, which states:

“The Property shall be operated and managed in accordance with a land management plan, prepared by Declarant (City) and reasonably approved by Land Trust (Palmer Land Trust)... (The land management plan) ...shall be updated every five years and submitted to Land Trust and the Board (GOCO) for Approval as set forth therein.”

Existing Conditions

Geographic Setting

University Park Open Space is located in north-central Colorado Springs, about 2.5 miles north of downtown between North Nevada Avenue and Academy Boulevard. The property is located in portions of Sections 20 and 21, Township 13 South, Range 66 West. The property is bounded by Austin Bluffs Open Space on all sides, except for the west side which is bounded by the University of Colorado – Colorado Springs campus.

The property is located in a broad valley at the foot of the unique mesa topography that is characteristic of northern Colorado Springs, about one mile east of Monument Creek and three miles east of the Front Range escarpment. Elevations range from about 6,350 feet at the western edge, to about 6,500 feet at the southernmost point.

Geology

University Park Open Space is located at the base of the Pulpit Rock Formation of Upper Cretaceous and Paleocene origin; while lower portions of the property are comprised of younger units consisting of alluvial and colluvial deposits (Thorson 2011, Thorson, Carroll and Morgan 2002).

Soils

The Natural Resources Conservation Service has mapped one soil type on University Park Open Space. The Travessilla-Rock outcrop complex (8 to 90 percent slopes) is a moderately erosive and unconsolidated sandy loam (NRCS 2015).

Water Resources

One primary drainage crosses the property from east to west, fed primarily from street runoff from the east. A city-owned stormwater detention pond is located just off of the property in this drainage, within Austin Bluffs Open Space.



The sandy nature of soils along trails on University Park Open Space

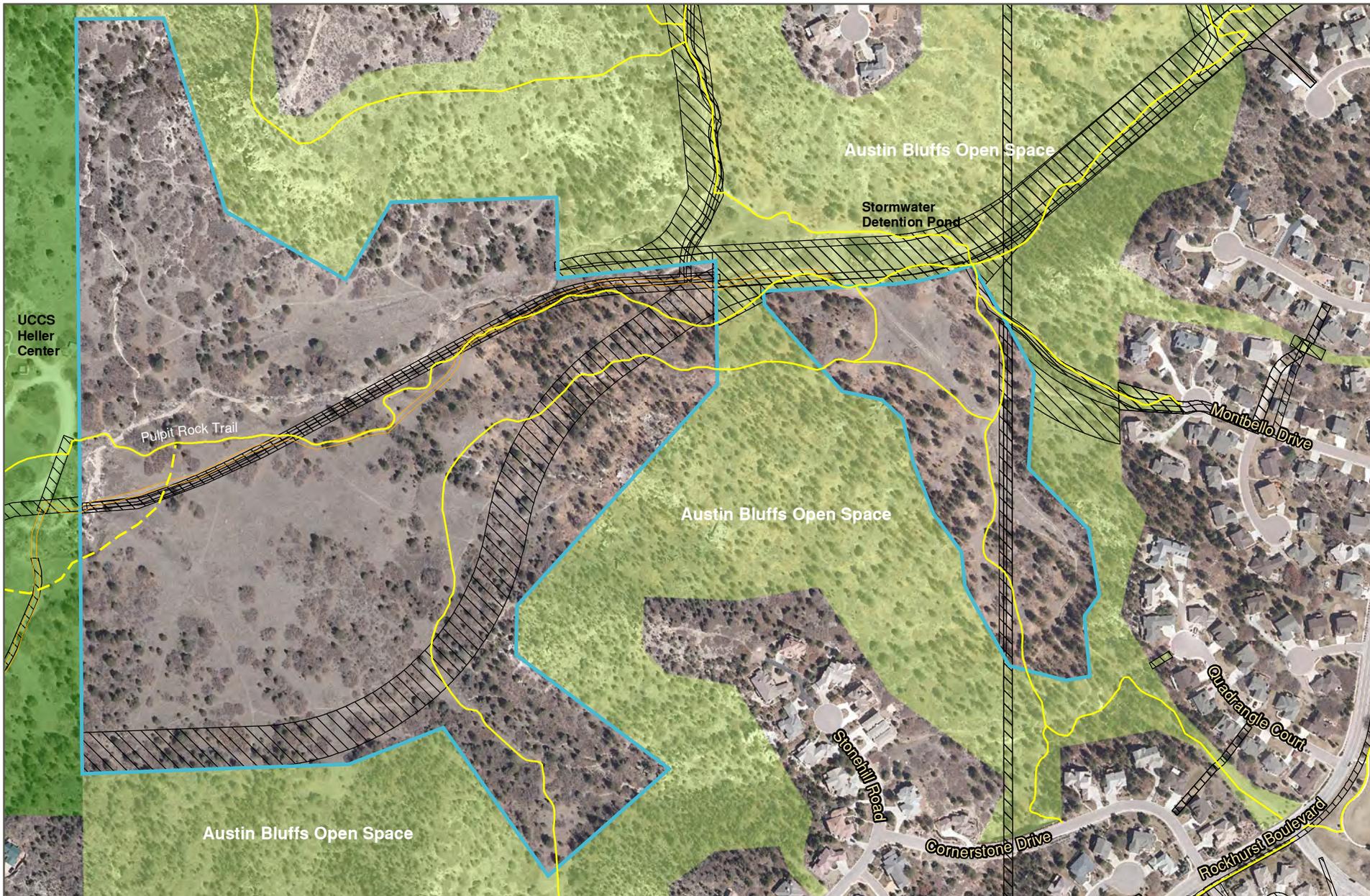


Figure 2. Existing Conditions

- University Park Open Space
- Other Parks and Open Space
- University of Colorado - Colorado Springs
- Designated Trail
- Proposed Trail
- Utility Easement
- Public Works Access Road



CITY OF COLORADO SPRINGS

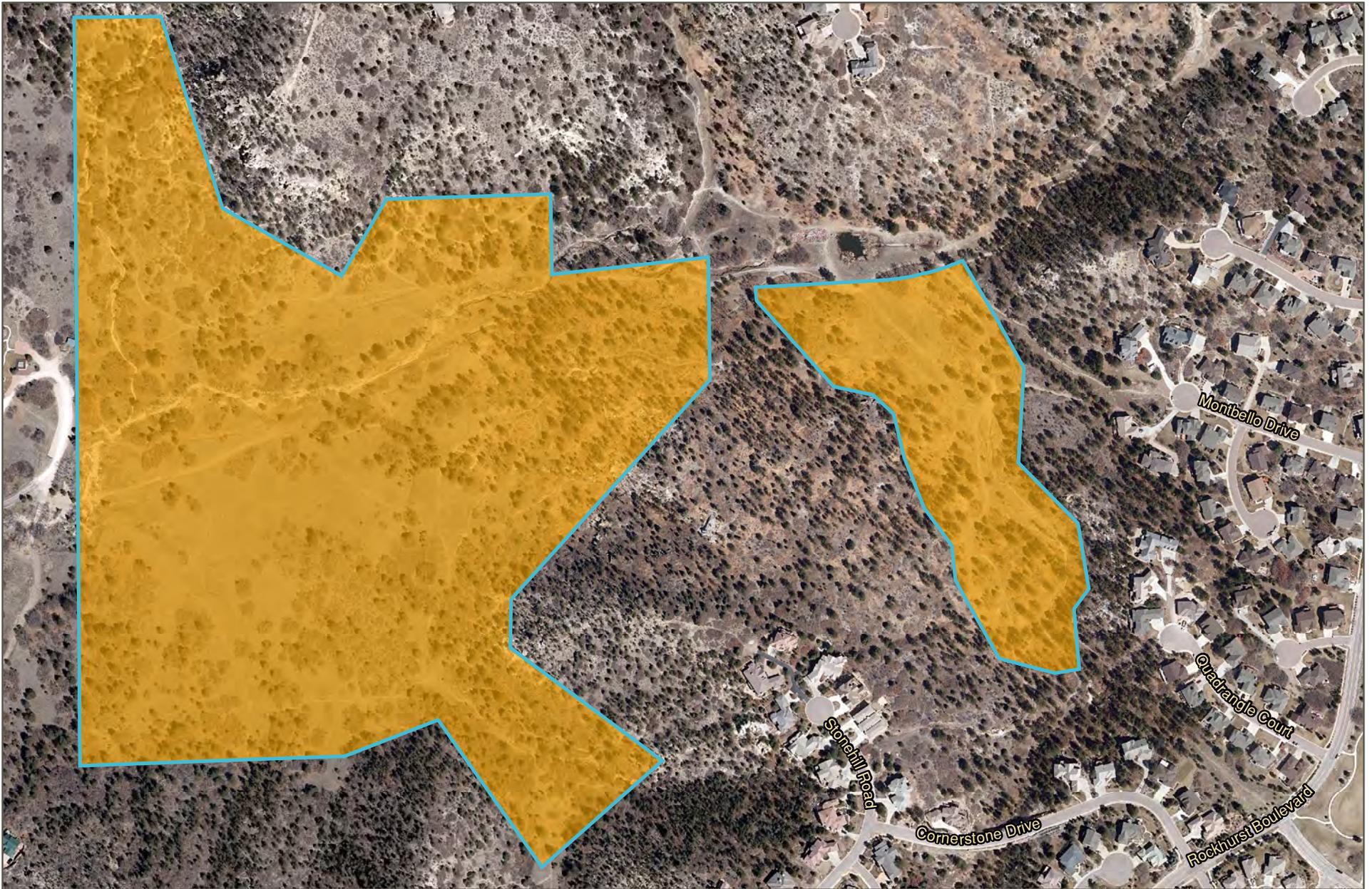


Figure 3. Soils

 University Park Open Space

Soils

 Travessilla-Rock outcrop complex, 8 to 90 percent slopes



Vegetation Resources

Native Plant Communities

University Park Open Space is dominated by two open grassland meadows surrounded by scrubland and pine forest communities. Plant communities are shown on Figure 4 and are described below.

Foothills Grassland

The foothills grassland community is found within the lower elevations of University Park Open Space, and is dominated by native prairie grasses such as blue grama, big bluestem, and prairie sandreed. The grasslands are interspersed with cluster shrub species – primarily Gambel oak and mountain mahogany. Both grasslands gently slope uphill to the east where they transition into shrubland and forest communities.



Foothills grassland community within lower elevations on the open space

Foothills Shrubland

The upper slopes of the property consist of a foothills shrubland community, dominated by thickets of Gambel oak, mountain mahogany, and skunkbush interspersed with piñon pine, Rocky Mountain juniper, and ponderosa pine. The understory consists of small shrubs, cactus, and grasses such as blue grama, little bluestem, and other native and introduced species.

Ponderosa Pine Woodland

The upper margins of the property, along the south and eastern edges, transition into a ponderosa pine-dominated woodland community. This woodland is generally dominated by ponderosa pine, but includes both piñon pine, and Rocky Mountain juniper.

Riparian Forest

The narrow ephemeral drainage that crosses the property supports a sparsely-vegetated riparian forest community. This community consists of narrowleaf cottonwood, plains cottonwood, willow, Siberian elm, and chokecherry.

Rare Plant Species and Communities

No rare or listed plant species or communities are known to occur on the property (USFWS 2015, CNHP 2001).

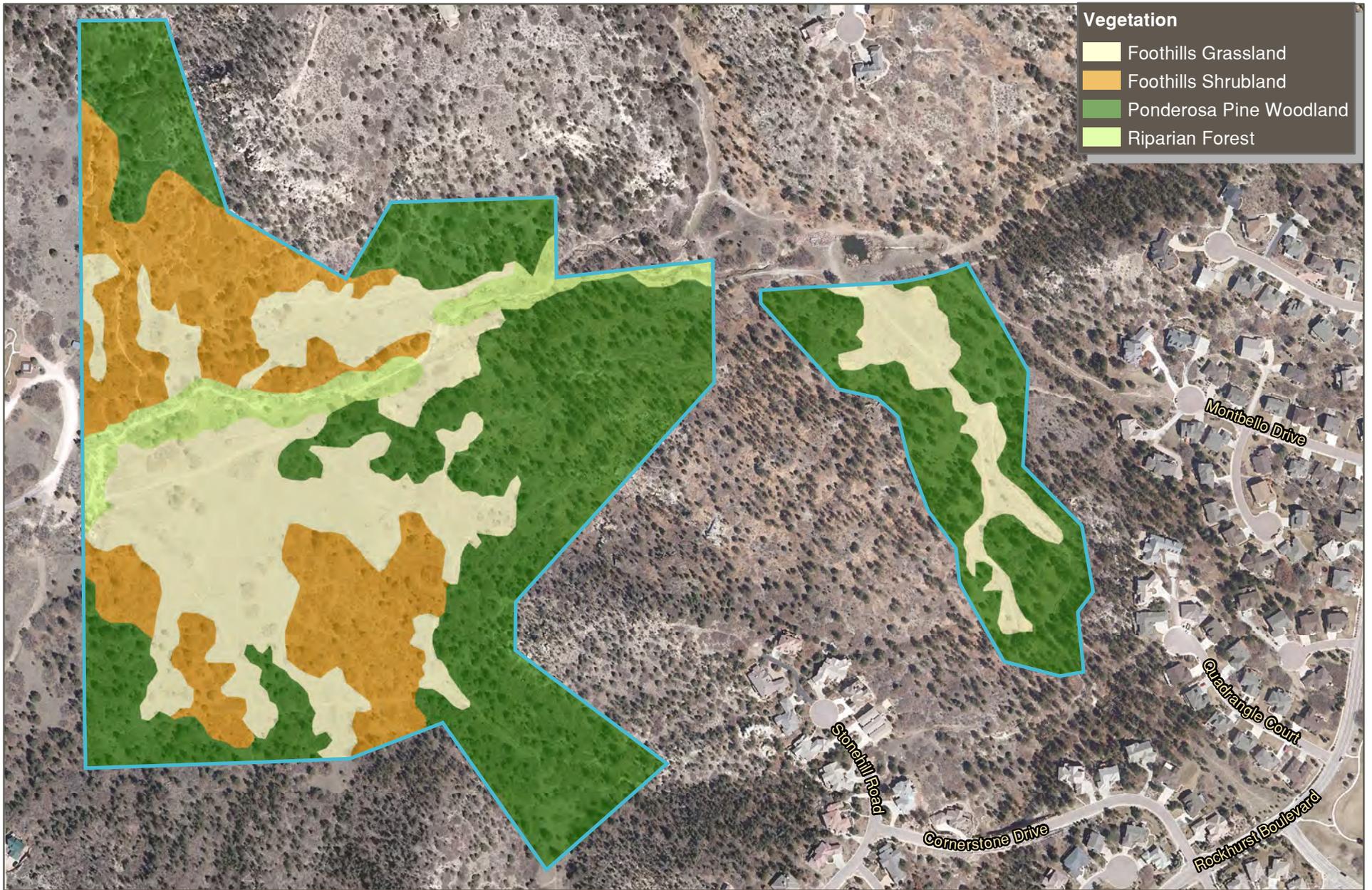


Figure 4. Vegetation

 University Park Open Space

Noxious Weeds

Several noxious weed species are present on University Park Open Space, based on field observations by city staff and by ERO in 2015. The Colorado Noxious Weed Act classifies noxious weeds into three lists: List A species are mandated for eradication, List B species are targeted for weed management efforts to stop their continued spread, and List C species should be managed by effective weed management approaches based on local government priorities.

All completed noxious weed mapping is shown in Figure 5. Twelve noxious weed species are known to occur within University Park Open Space, eight of which are considered to be management concerns (because they are B-listed species). There are no known List A species on the property.

List B Weed Species

- Bull thistle (*Cirsium vulgare*)
- Canada thistle (*Cirsium arvense*)
- Chinese clematis (*Clematis orientalis*)
- Diffuse knapweed (*Centaurea diffusa*)
- Leafy spurge (*Euphorbia esula*)
- Musk thistle (*Carduus nutans*)
- Russian olive (*Elaeagnus angustifolia*)
- Yellow toadflax (*Linaria vulgaris*)

List C Weed Species

- Cheatgrass (*Bromus tectorum*)
- Common burdock (*Arctium minus*)
- Common mullein (*Verbascum thapsus*)
- Field bindweed (*Convolvulus arvensis*)

Wildlife Resources

Common Wildlife

As part of a complex of open space in the Austin Bluffs area, the property supports an enclave of native habitat for wildlife surrounded by urban development. This habitat supports a variety of wildlife species that are common in the region, including mule deer, coyote, fox squirrel, cottontail rabbit, and other mammals. Reptiles include garter snake, rattlesnake, bullsnake, and several species of lizard. Bird species include red-tail hawk, northern flicker, black-capped chickadees, mountain bluebirds and broad-tailed hummingbirds.

Threatened and Endangered Species

Federally threatened and endangered species are protected under the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 et seq.). Significant adverse effects to a federally listed species or its habitat require consultation with the U.S. Fish and Wildlife Service (USFWS) under Section 7 or 10 of the ESA. Candidate species are not yet listed as threatened or endangered, but may be listed in the future.

The USFWS indicates that there are several threatened or endangered wildlife species with potential for occurrence in El Paso County. However, based on the site visit, the property does not contain suitable habitat for any listed species (USFWS 2015).

Cultural and Historical Resources

The Colorado Cultural Resource On-line Database Compass, provided by the Colorado Office of Archaeology and Historic Preservation (OAHP), was used to conduct a search of cultural resources for University Park Open Space. This database contains information on documented federal or state studies or findings regarding any cultural resources. According to the search, no sites are located on University Park Open Space (OAHP 2015). Although no sites were identified through the OAHP search, a cultural resource (pedestrian-level) survey for University Park Open Space has not been conducted. Thus, other cultural or historic resources may occur on the University Park Open Space.

Adjacent Land Uses

Current adjacent land ownership and uses surrounding University Park Open Space include the following:

Austin Bluffs Open Space

The smaller eastern enclave of the property is entirely surrounded by the city's Austin Bluffs Open Space property, while the larger western section is surrounded by the Austin Bluffs Open Space on three sides.

University of Colorado Colorado Springs

The property is bounded to the west by land owned and managed by the University of Colorado Colorado Springs (UCCS) as its "North Campus." The Heller Center complex is located adjacent to the property. The Heller Center is a former residence that is used for art exhibits, seminars, and special events. The 2012 UCCS Master Plan provides a framework for extensive development of the North Campus area, primarily for athletic fields and facilities. Under the plan, the eastern portions of the campus adjacent to the University Park Open Space property would continue to be maintained as campus open space (UCCS 2012).

Visitor Use and Improvements

Trails

As part of the overall Austin Bluffs complex, University Park Open Space includes an extensive network of both designated and undesignated trails. Trail use is dominated by visitors from nearby neighborhoods and the UCCS campus. This pattern of use has likely contributed to the establishment of multiple undesignated "rogue" trails to create multiple trail loops on the property and adjacent open space.

Designated trails include a primary regional trail connection adjacent to the main drainage, which extends west from Rockhurst Boulevard down through the property toward the UCCS property and Nevada Avenue to the west, eventually reaching the Pikes Peak Greenway Trail. Other designated trails follow the lateral drainages to the north and south to connect to the

surrounding neighborhoods. Prolific creation of rogue trails have created extensive secondary loops and shortcuts throughout the property and on the adjacent open spaces. Except for the regional trail, the designated trail system evolved from rogue routes on the property. Some of the rogue trails are in good condition and function as primary system trails, while others are in poor condition or are in unsustainable locations.

Both designated and rogue trails contain unsustainable stretches including: poor alignment, too steep of grade, poor construction for the soil conditions, trails in drainages and trails on service roads. These conditions result in trail shortcutting, trail widening, trail entrenchment, trail braiding (at wet/muddy sections), a proliferation of non-system rogue trails and ongoing maintenance requirements. In addition, poor alignment and construction of both system and rogue trails create erosion, impact to the vegetation, visual impact and wayfinding confusion.



Soil conditions and trails through drainages has led to severe erosion in areas

There are no official trailheads on the University Park Open Space, though there are

several nearby access points associated with Austin Bluffs Open Space. An informal trailhead is located on the western edge of the property, where the primary designated trail crosses onto UCCS property. This informal gateway is signed as open space. There are several parking spots associated with the UCCS Heller Center at this location, but these spots are not intended to be open to the public.

A new regional trail connection has been planned for the western edge of the University Park Open Space, extending south of the Heller Center and across UCCS property to reach Nevada Avenue. This trail is anticipated to be constructed in 2016, at which time existing trail access to the UCCS Heller Center area will be closed.

Interpretive and Wayfinding Signage

Wayfinding signage on the property is very limited, and is mostly located at the trail entry points to the east. Additional signage can be found on the surrounding open spaces adjacent to the University Park Open Space. A small entry sign is located on the western edge of University Park Open Space near the UCCS Heller Center. Visitors rely on their memory from previous visits to navigate the trail system. There are no interpretive signs on University Park Open Space.

Resource Management Plan

Implementing this Management Plan will require identification and prioritization of management actions to accomplish the objectives and goals. These prioritized management actions should continue to be reviewed on an annual basis to determine yearly work programs budget and staff constraints. Implementation of the Management Plan also needs to be balanced with other resource needs throughout the open space system. Many of the management actions will be implemented within the first few years, while others will take many years to accomplish. Some management actions are ongoing, some are short-term, and others are long-term, representing considerable investments of time and energy.

Resource Management Issues

Resource management issues are specific occurrences or situations, such as land use practices, visitor use, or noxious weed infestations that can compromise the conservation values of the property. Based on the site visits and public input during this process, management issues for University Park Open Space are listed below and addressed with management actions.

| | |
|---|--|
| <p>Vegetation Management</p> <ul style="list-style-type: none"> • Noxious weed management • Weed inventory and control <p>Forest Health Management</p> <ul style="list-style-type: none"> • Fire mitigation projects • Forest composition and structure • Pest management <p>Visitor Experience</p> <ul style="list-style-type: none"> • Protection of “wildness” and character of the property • Balance of preservation of natural resource and use | <p>Trail Management</p> <ul style="list-style-type: none"> • Trail/trailhead wayfinding • Designated (system) trails • Rogue (non-system) trails • Trail location (e.g., drainages and poor soils) • Shortcutting • Trail condition (e.g., erosion and widening) • Connections <p>Dog Management</p> <ul style="list-style-type: none"> • Off-leash dogs: natural resource and visitor impacts • Potential dog waste and dog waste bags |
|---|--|

All of these issues were considered during the management planning process. However, not all issues are directly addressed by the proposed management strategies. Some issues (e.g., trail system) are more appropriately addressed as part of a separate Master Plan process, while others did not warrant a management response at this time.

Discussion of Key Management Issues and Strategies

Noxious Weed Management

Prioritization of weed management efforts is based on several factors. Attempting to control all the non-native species present within the University Park Open Space can be overwhelming and ultimately unsuccessful, so it is important to develop a strategy to ensure the most efficient use of resources. This type of strategy is built upon two principles. First, instead of managing against weeds, the philosophy is to manage for the desired target species and communities within University Park Open Space. With this spirit, the species that have been identified as

management concerns are those that have the potential to threaten the survival of native communities. Second, to minimize the total, long-term weed control workload, the Colorado Springs Parks, Recreation and Cultural Services Department will act to prevent new infestations and contain the spread of plants with expanding ranges. Prioritization of weed management efforts considers legal mandates, weed biology, and species distribution.

In addition to legal mandates and weed biology, the existing distribution of weeds within University Park Open Space is of primary importance in prioritizing weeds for management activities (Figure 5). The analogy of a wildfire has often been used to describe the spread of noxious weeds. Using this analogy, small, isolated patches of weeds are generally considered a higher priority for control activities than large, well-established infestations. Small, isolated patches are easier to eradicate because there is a smaller distribution of plants, smaller seed bank, less-developed root system, and potentially, a desirable vegetation community. The Colorado Springs Parks, Recreation and Cultural Services Department also notes species that are not yet within University Park Open Space, but are found nearby and could be problems if they spread to the property. The weed management program includes regularly monitoring University Park Open Space for these species in order to quickly detect and eliminate them if they ever do appear.

With this monitoring in mind, higher priority will be given to:

- Weeds with a specific management status designation of elimination
- Weed species that are new or relatively rare to the region or University Park Open Space
- Species not well established in surrounding areas
- Small infestations of species known to be highly invasive
- Infestations likely to spread because of location (e.g., road sides, trail sides, drainages, or wind breaks) or management activities (e.g., trail work or forest treatments)
- Infestations adjacent to or likely to spread into areas containing conservation targets
- Edges of large infestations

Lower priority will be given to:

- Large, well-established infestations for which there is little potential for eradication on University Park Open Space
- Species that are well established in surrounding areas and thus provide a constant seed source to University Park Open Space
- Species confined to disturbed areas
- Species that are easier to control relative to others

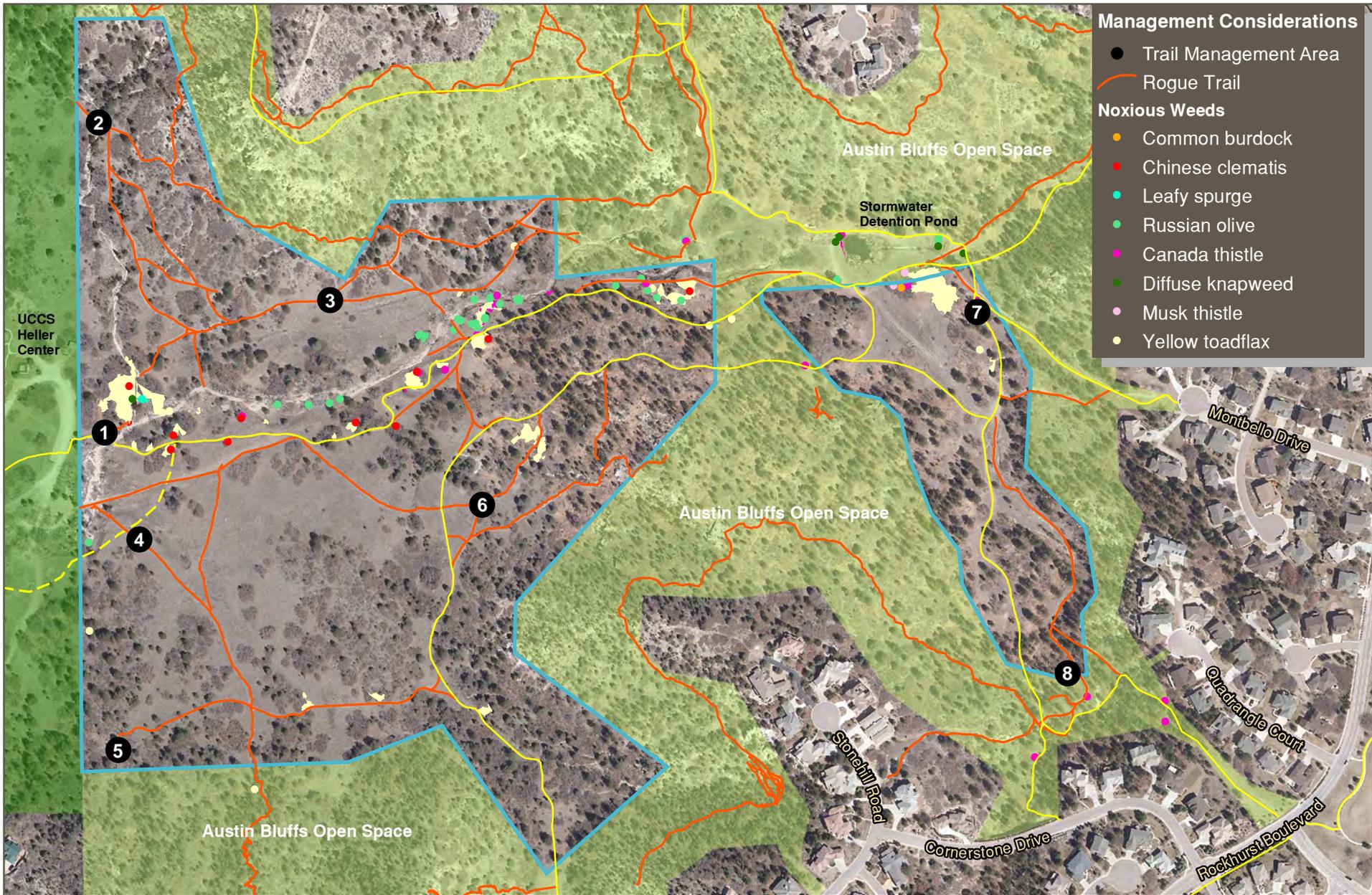


Figure 5. Management Considerations

- University Park Open Space
- Other Parks and Open Space
- University of Colorado - Colorado Springs
- Designated Trail
- Proposed Trail



Vegetation Management

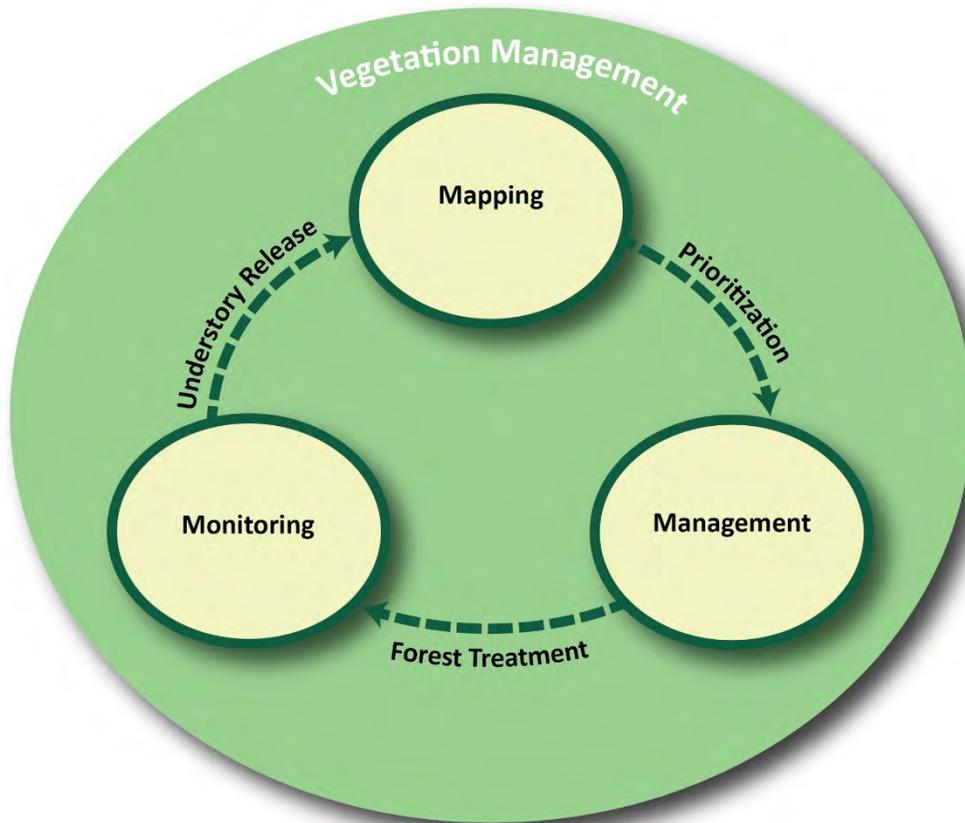
Thinning and other treatments on University Park Open Space can restore ecological integrity in the ponderosa pine forest that is at risk of unnaturally severe crown fires and disease outbreaks. Such treatments can promote the survival and recruitment of native plant and animal species, but they also represent a significant disturbance that can allow noxious weeds to spread. Noxious weeds, as previously discussed, can cause significant ecological problems. Mitigating their impact must be a high priority during the planning and implementation of restoration treatments.

Most noxious weed species prefer disturbed areas for colonization. For this reason, restoration sites are a highly suitable place for noxious weed migration and proliferation. Severe soil disturbances, including those caused by restoration thinning, may provide an ideal colonization site for these opportunistic species and result in profound changes in understory vegetation.

Leaving forests untreated, though, is not an effective means of dealing with noxious weeds. Severe wildfires, such as those that have occurred in many overly dense ponderosa pine forests in the region, can promote the spread of many noxious weed species. When carefully planned and implemented, restoration treatments that prevent severe fires can help prevent the spread of noxious weeds.

Considering the land-use history of University Park Open Space, concentrations of invasive seeds may be present within the seed bank at sites where disturbances such as construction, road building, seeding, livestock grazing, and logging occurred in the past. Present-day disturbance (e.g., new home or trail construction) in these locations could encourage their emergence from the soil seed bank, and it may be impossible to avoid the colonization of noxious weed species. The graphic on page 20 provides a visualization for vegetation management, specifically an approach of how to integrate noxious weed management with forest treatments (e.g., thinning), or even trail restoration. The steps shown in the graphic are outlined below.

- **Mapping.** The planning process for forest treatments (e.g., thinning) should include an inventory of existing plant species located on and near the treatment site. Where possible, areas heavily infested with noxious weeds should not undergo treatments until the infestations have been controlled.
- **Prioritization.** Where invasive exotics are present in treatment areas on University Park Open Space, thin areas without infestations first, and control existing populations of noxious weeds — otherwise noxious weeds will spread into areas that are currently weed free. Ensure that heavily trafficked sites, such as roads, trail corridors, staging areas, and potential log landings (if any), have no noxious weeds present.



- **Management.** Control noxious weeds before work begins on the ground. If noxious weeds are present in only small numbers in or around the treatment site, it may be feasible and is certainly advisable to eradicate them before any **forest treatment** work begins. A little bit of control before any soil disturbance occurs can avert the need to do a lot of control later on.
- **Monitor.** The prevention of colonization by noxious weeds does not end when on-the-ground forest management activity is complete. The removal of portions of the tree canopy will promote an **understory release** with the potential to increase the density of noxious weeds. Monitoring after treatment is vital and should be done annually. Include intermediate targets, rather than only end targets, in order to ensure that restoration objectives are being met along the way.

Regardless of the best efforts at prevention, some noxious weeds likely will appear following forest treatments. Some are more of a problem than others. For example, common mullein may invade forest management sites on University Park Open Space following treatment. Common mullein tends to be replaced during the course of successional changes within a few years, although viable seeds may remain plentiful in the soil seed bank. Other more aggressive species (e.g., diffuse knapweed) on University Park Open Space may persist and spread unless managed. It is much easier to remove invasive plant infestations when they are small. A few hours spent dealing with weeds soon after thinning, and before plants reach the reproductive stage, can avert larger infestations later.

Trail and Access Management

University Park Open Space includes a network of designated and rogue trails, with a range of quality and condition. Trails and access patterns cross boundaries between University Park Open Space, Austin Bluffs Open Space, Pulpit Rock, and UCCS land. The overall layout and circulation of trails needs to be considered in a future master plan that incorporates these multiple properties. In the interim, ongoing management of problematic rogue trails needs to continue to prevent trail widening and braiding, to manage erosion and to protect habitat resources. The following general strategies are recommended to maintain and improve the trail infrastructure and visitor experiences on the property:

- Monitor the development and use of undesigned rogue trails on the property to understand the extent of rogue trails and the reasons they are created (i.e., desired connection or avoidance of other problem areas)
- Consistently and aggressively close problematic rogue trails, using fencing, signage, vegetation or visual obstructions as appropriate to limit continued use
- Complete trail maintenance and improvement projects, including small reroutes, concurrent with rogue trail closure to provide visitors with a clear and positive experience on designated trails and to discourage the creation of new rogue trails

While the overall trail and facility layout and circulation is to be comprehensively evaluated in a future master plan for the property and surrounding open space lands, this management plan includes several specific recommendations to address these issues in the interim. The following trail system maintenance and management priorities should be implemented in the near term, prior to and concurrent with a master planning process. These focus areas and points are listed below and are shown on Figure 5.

1. Close and reclaim existing designated and rogue trails accessing west boundary after regional trail is completed
2. Stabilize or reroute and reclaim arroyo crossing to create a sustainable trail tread and minimize continued erosion and braiding
3. Improve drainage and sustainability of contour trail in this area with drainage improvements, grade dips, and minor reroutes
4. Close, reroute, and consolidate trails in the meadow to create a single, well-designed and sustainable trail connection
5. Close and reclaim. rogue trails in southwest corner of the property
6. Close and reclaim rogue trails
7. Close, reroute, and consolidate trails along east meadow to improve experience and sustainability
8. Close and reclaim steep and erosive trails

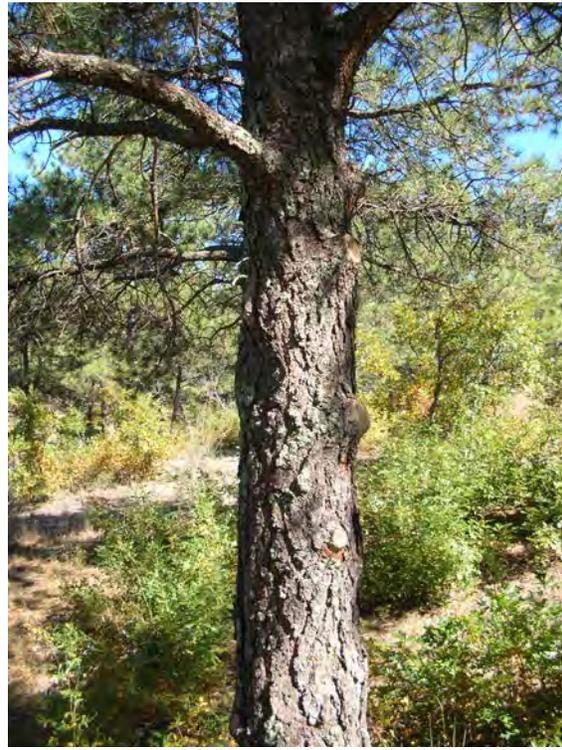


Example of rogue trail development

Forest Management

Natural fire patterns in the Colorado Springs area were first disrupted on a large scale in the second half of the 19th century with settlement into the region. At the same time, the common logging practice was driven by timber cutting that took the largest trees, leaving behind slash, undergrowth, and smaller trees. This land use history helped to develop into the current conditions in the region that favor a crown fire regime with a relatively high risk of catastrophic stand-replacing fire.

In a continuing effort to promote forest health and address the fire hazard in the wildland-urban interface, the Forestry Division of the Parks, Recreation and Cultural Services Department intends to complete additional forest management actions (i.e., “treatments”) that will connect to previously completed treatment areas from 2013 to 2014 (Figure 6). The areas scheduled for future treatment when funding is available are forested with ponderosa pine, some of which is infected with dwarf mistletoe.



Limbed trees help to reduce ladder fuels

Treatment strategies for forest management on University Park Open Space should include:

- Thinning stands leaving the appropriate amount of downed woody debris
- Restoring the ponderosa pine ecosystem with a diversity of age classes
- Monitoring and controlling dwarf mistletoe in ponderosa pine
- Thinning understory regeneration, juniper thickets, and Gambel oak where appropriate
- Integrating noxious weed management with forest treatments
- Establishing and/or maintaining one or two large snags per acre

Utility Road Access and Management

The City of Colorado Springs Public Works Department and Colorado Springs Utilities maintains a stormwater detention pond immediately adjacent to the property on Austin Bluffs Open Space. Primary access to this pond for maintenance is along a two-track road that crosses the property from the west. This road follows the drainage and the designated regional trail alignment, as well as an underground sanitary sewer main. Several small portions of the trail are co-located with the road. Most of the road is filled in by mixed grassland vegetation, and it also functions as a trail in some of the areas where it deviates from the regional trail alignment.

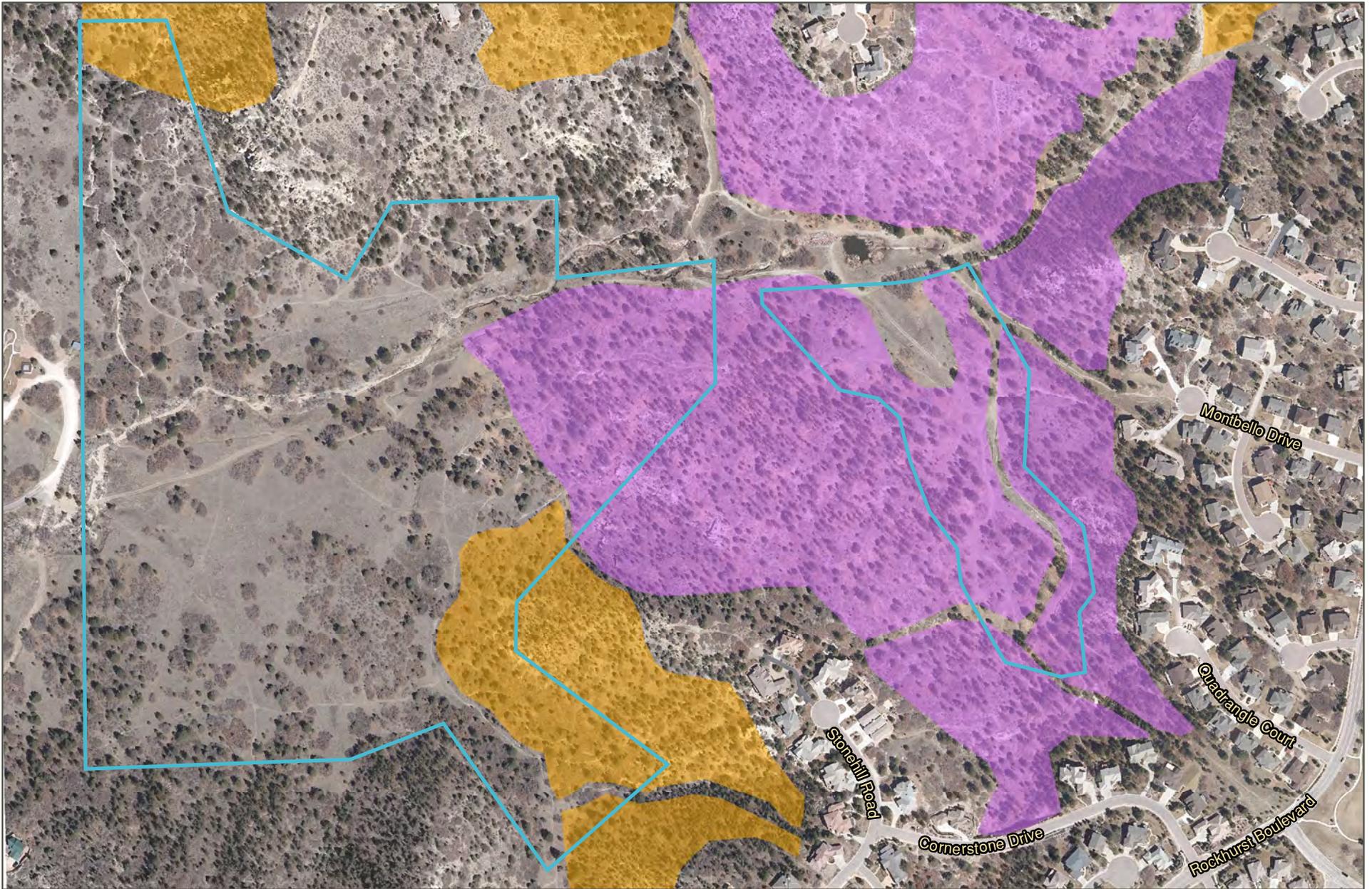


Figure 6. Forest Treatment Areas

 University Park Open Space

Forest Treatment Areas

 Forest Managed in 2013-14

 Future Management Area



To accommodate maintenance equipment, such as a track hoe excavator, the Public Works Department and Colorado Springs Utilities requires access to a road bed with a width of 12 feet and an occasional 16-foot turning radius. While equipment access is infrequent, it is expected to occur as needed to maintain the storm water pond. During and after major maintenance projects, the road bed would likely become wider, more disturbed, and therefore more prone to erosion and the invasion of noxious weeds.

Several ongoing management strategies are recommended to maintain suitable access while minimizing impacts to open space resources. These include establishing native, low grassland vegetation along the road bed to minimize its aesthetic impacts and

reduce noxious weed infestation; trimming or removing shrubs or woody vegetation that encroach into the road bed; and monitoring and managing for noxious weeds, erosion, and drainage concerns along the road.

The eastern meadow of the property contains a secondary two-track road that has been used for infrequent equipment access. This road, and other temporary or unnecessary roads (including those used for forest treatment projects), should be revegetated and closed to prevent erosion, noxious weeds, and rogue trail development.



Colorado Springs Utilities' two-track access road on the open space

Resource Management Strategies

Management strategies for University Park Open Space, including goals, objectives, and actions are presented in the following table, along with the recommended timing and priority of implementation. A more detailed discussion of key management issues is presented below the table.

For the purposes of this section of this Management Plan, the following terminology applies:

- **Goal** – Goals broadly describe the desired states for the future regarding resources and related issues. Goals lay the foundation for the objectives that provide guidance in the decision-making process.
- **Objective** – Objectives are the course of action intended to influence and determine the specific actions.
- **Action** – Actions describe some specific tasks that the City of Colorado Springs can take to accomplish the overall vision for the University Park Open Space.

Timing recommendations are defined as follows:

- **S – Short-term actions** – Should be completed within one year
- **L – Long-term actions** – Should be initiated or completed within five years
- **O – Ongoing actions** – Should be completed on an ongoing, annual basis indefinitely

Priority recommendations are defined as follows:

- **H – High priority actions** – should be accomplished first. These management actions are considered extremely important to the protection of the conservation values of University Park Open Space. High priority actions are directly related to the accomplishment of other resource objectives and goals.
- **M – Medium priority actions** – considered important, but not urgent, and meet a combination of other resource goals and objectives.
- **L – Low priority actions** – important, but not critical to resource protection needs. Low priority management actions do not have to be completed in the immediate future and primarily fulfill a specific resource goal or objective.

Table 1. Summary of Management Strategies for University Park Open Space

| Management Strategies | Timing | Priority |
|--|----------|----------|
| VEGETATION | | |
| Goal – Protect and enhance the quality, diversity, and health of native plant communities. | | |
| Objective 1: Manage existing noxious weed infestations and prevent new weed infestations. | | |
| <u>Action:</u> Complete comprehensive noxious weed inventory and mapping on an annual basis | O | M |
| <u>Action:</u> Complete and implement a system-wide noxious weed management plan, including specific treatment approaches for the University Park and Austin Bluffs Open Space complex. Use an integrated strategy that may include mowing, pulling, biological control, and herbicides. Herbicide application and timing will be chosen to minimize impacts to non-target vegetation and wildlife. | S | H |
| <u>Action:</u> Concentrate immediate weed management efforts along existing trails, roads, and new construction (e.g., storm drain work on west side) | O | H |
| <u>Action:</u> Eliminate bull thistle in compliance with management status established for 2015 | S | H |
| <u>Action:</u> Eliminate Chinese clematis in compliance with management status established for 2020 | L | H |
| <u>Action:</u> Remove all Russian olive; some may be adjacent to University Park Open Space | S | M |
| <u>Action:</u> Continue Siberian elm removal effort through the use of open space volunteers | S | M |
| <u>Action:</u> Coordinate with the Public Works Department and Colorado Springs Utilities to manage and monitor vehicle access and disturbances across the property | O | H |
| <u>Action:</u> Conduct all future forest restoration practices with an integrated noxious weed management strategy | O | H |
| <u>Action:</u> Integrate weed management into all management practices, including reclamation of disturbed areas, use of weed-free materials, cleaning maintenance equipment from off-site, and monitoring project areas for new weed infestations | O | M |
| Objective 2: Manage forest communities to reduce the risk of catastrophic wildfire and to reduce encroachment of dense pine, juniper, and shrubs | | |
| <u>Action:</u> Monitor for harmful forest insects and diseases (e.g., dwarf mistletoe) | O | M |
| <u>Action:</u> Refine forest management (i.e., slash disposal) methods to minimize vegetative impacts. This includes disposing of slash through pile burning or use of an air curtain burner if permissible through the Colorado Springs Fire Department. In areas where burning may be restricted, chip and haul slash off site for reuse/recycling, or disperse chipped materials to a depth of no more than two inches. Large-diameter material should be used to facilitate trail closures if warranted. | S | M |
| <u>Action:</u> Integrate forest management practices with noxious weed management strategies | O | M |
| WILDLIFE | | |
| Goal – Protect and enhance wildlife habitat on the property. | | |
| Objective 1: Plan and implement management projects in a manner that protects and enhances wildlife habitat | | |

| Management Strategies | Timing | Priority |
|---|---------------|-----------------|
| <u>Action:</u> Avoid conducting habitat-disturbing activities (e.g., tree removal, grubbing, grading) during the March–July breeding season for songbirds to avoid the destruction of nests | O | H |
| <u>Action:</u> Close and reclaim rogue trails to maintain unfragmented habitat for wildlife | L | H |
| VISITOR USE, TRAILS, AND INFRASTRUCTURE | | |
| Goal – Manage trails and infrastructure to provide high-quality recreation experience and to meet stormwater maintenance requirements, while protecting natural resource values | | |
| Objective 1: Develop a comprehensive trail and visitor use Master Plan for the University Park, Austin Bluffs and Pulpit Rock Open Space complex of properties | | |
| <u>Action:</u> Collaborate with UCCS staff and neighborhood groups to comprehensively integrate trail and property management needs | O | M |
| <u>Action:</u> Comprehensively address system and non-system trails, trail realignments and closures, possible new trails, neighborhood connections, trailheads, trail standards, and wayfinding signage | S | H |
| <u>Action:</u> Install current and consistent trail system maps and regulatory signs at primary trailheads and entry points as part of future master plan implementation | L | H |
| Objective 2: Implement ongoing trail maintenance and management projects, emphasizing erosion and hazard areas, trail braiding, redundant trails, and non-system rogue trails | | |
| <u>Action:</u> Collaborate with neighborhood groups and UCCS staff to plan and implement trail maintenance projects | O | M |
| <u>Action:</u> Complete short reroutes of system trails to eliminate steep, eroded, or otherwise unsustainable alignments | S | M |
| <u>Action:</u> Complete short reroutes of system trails to minimize trail sections through riparian habitat areas | S | M |
| <u>Action:</u> Close unsustainable and redundant trails to prevent resource damage; install fencing to enforce closures until vegetation re-establishes | S | M |
| <u>Action:</u> Emphasize trail management and maintenance efforts in specific locations (see Figure 5) | S | H |
| <u>Action:</u> Develop an annual work plan for staff, volunteer, and contracted trail maintenance efforts | O | H |
| Objective 3: Manage dog use on the property to allow reasonable and enjoyable access that is consistent with regulations, conflict management, and resource protection needs. | | |
| <u>Action:</u> Install and maintain clear signs affirming dog on-leash regulations at primary trailheads and entry points. | S | M |
| <u>Action:</u> Actively affirm and enforce dog regulations using a combination of outreach materials, staff presence, and law enforcement | O | M |
| Objective 4: Coordinate with the Public Works Department and Colorado Springs Utilities to define and allow necessary equipment access to storm water facilities while minimizing resource impacts | | |
| <u>Action:</u> Designate access points along the existing road to allow for suitable equipment access (12-foot road with a 16-foot turning radius) | S | M |
| <u>Action:</u> Vegetate access road with native grass species that are suitable for road use, and manage the road to minimize encroachment by shrubs and other impediments | O | M |
| <u>Action:</u> Monitor access road for noxious weeds, excessive erosion, drainage problems, and other issues that could degrade other resources | O | M |

Monitoring

Annual stewardship monitoring is conducted in partnership with the Palmer Land Trust under the terms of the deed restriction (Appendix A). The monitoring process is documented (i.e., reports, photographs, and maps) and tracked. Documentation generally includes site conditions relative to the enforceable terms of the deed restriction.

Additional monitoring of specific resources and specific management issues is necessary to document the on-going trajectory of management issues and to determine how well management objectives are being met. Monitoring allows the City to make informed decisions about resource management priorities and projects, and provides a feedback mechanism that facilitates ongoing learning about resource issues and improvement of techniques to address them.

The monitoring of specific resources and resource issues should be performed on a periodic and ongoing basis. While some monitoring is based on informed observations (e.g., trail conditions), some requires more scheduled and rigorous surveys (e.g., noxious weeds). The following table provides a summary of monitoring tasks that are recommended to track the progress of the resource management strategies listed above.

Table 2. Summary of Monitoring Actions

| Monitoring Actions | Frequency | Methods |
|--|-----------------------|--|
| Vegetation Monitoring | | |
| <u>Action:</u> Inventory and map noxious weed infestations | Annually | Mapping, photos |
| <u>Action:</u> Survey trail corridors and disturbance areas for new noxious weed infestations | Annually | Visual inspection, point mapping |
| <u>Action:</u> Monitor forest management areas and trail closures for new noxious weed infestations | Before/after projects | Visual inspection, point mapping |
| <u>Action:</u> Monitor for harmful forest insects and diseases (e.g., dwarf mistletoe) | Every 3 years | Visual inspection, point mapping |
| Wildlife Monitoring | | |
| <u>Action:</u> Survey for breeding bird nests prior to habitat-disturbing activities (e.g., tree removal, grubbing, grading, trail construction) during the March–July breeding season | Before projects | Surveys |
| <u>Action:</u> Work with neighborhood volunteers, Aiken Audubon Society, and other partners to collect data on wildlife observations | Annually | Surveys, counts, observations |
| Trail and Infrastructure Monitoring | | |
| <u>Action:</u> Inventory and map rogue trail closures and new rouge trails on the property | Annually | Mapping, photos |
| <u>Action:</u> Monitor and evaluate use and function of trailheads for consideration in a future master plan | Monthly | Visual observation, documentation |
| <u>Action:</u> Monitor and evaluate trail impacts during wet trail conditions for consideration in future master plan or management plan | Periodically | Visual observation, photos |
| <u>Action:</u> Document trail sections that are in poor, unsafe, or deteriorating condition | Annually | Visual inspection, point mapping, photos |

References

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- Colorado Natural Heritage Program (CNHP). 2001. Survey of Critical Biological Resources, El Paso County, Colorado. Prepared for El Paso County Parks and Leisure Services.
- Colorado Springs Parks, Recreation, and Cultural Services Department. 2014. City of Colorado Springs Park System Master Plan. September 23, 2014.
- Natural Resources Conservation Service. 2015. Web Soil Survey. Available at: <<http://websoil survey.sc.egov.usda.gov/App/HomePage.htm>>. Last accessed November 24, 2015.
- Thorson, J.P., Carroll, C.J., and Morgan, M.L. 2002. Geologic Map of the Pikeview 7.5 Minute Quadrangle, El Paso County, Colorado. Colorado Geological Survey. Open-File Report OF01-03.
- Thorson, Jon P. 2011. Geology of Upper Cretaceous, Paleocene and Eocene Strata in the Southwestern Denver Basin, Colorado (Southern Part). Colorado Geological Survey, Department of Natural Resources. Denver, Colorado.
- U.S. Fish and Wildlife Service (USFWS). 2015. IPaC Trust Resource Report – El Paso County, CO. IPaC Information for Planning and Conservation. Report generated November 25, 2015.
- University of Colorado Colorado Springs (UCCS). 2012 (revised July 2014). Master Plan. Available at: <http://www.uccs.edu/Documents/facsrvs/Master%20Plan/Master%20Plan%20-%20UCCS_v8_2014-0715%20pages%207%20and%2085%20updated.pdf>. Last accessed: December 22, 2015.

Appendices

Deed Restriction

Public Involvement Summary

Plant Species List

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200084281



**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
UNIVERSITY PARK OPEN SPACE**

Notice: A grant from the State Board of the Great Outdoors Colorado Trust Fund has been utilized to assist in the acquisition of the University Park Open Space. This declaration contains restrictions on the use and development of this property which are intended to protect its open space values. The State Board of the Great Outdoors Colorado Trust Fund has found that the adoption of these restrictions is in the public interest.

RECITALS

- A. The City of Colorado Springs a home rule city and Colorado municipal corporation ("Declarant") is the fee simple title holder of that specific parcel of real property located in El Paso County, Colorado, legally described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").
- B. Declarant intends to subject the Property to this Declaration of Covenants, Conditions and Restrictions (the "Declaration") to preserve and protect in perpetuity the open space values of the Property.
- C. Declarant will hereinafter convey the Property subject to this Declaration.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held and (if all or any part is sold in the future) conveyed subject to the following covenants, conditions, restrictions, uses, and obligations, all of which are declared and agreed to be burdens running with the land for the protection of the open space values of the Property.

1. **Purpose.** The purpose of this Declaration is to preserve and protect in perpetuity the open space values of the Property. It is acknowledged and agreed that active recreational uses of the Property, including but not limited to playgrounds, ball fields, golf courses, and motorized vehicular uses are inconsistent with the open space values. Notwithstanding anything to the contrary herein, by execution of this Declaration, Declarant does not intend to create or

convey an interest in real property in favor of any third party or entity, including but not limited to the Board (as hereafter defined), but intends to expressly limit the use and development of the Property as more particularly set forth herein.

2. ***Prohibited Acts.*** Declarant shall not perform nor allow others over whom they have reasonable means of control to perform, any act on or affecting the Property that is inconsistent with the covenants below. In consideration of the State Board of the Great Outdoors Colorado Trust Fund (the "Board") providing a grant to assist Declarant in its acquisition of the Property and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, Declarant hereby authorizes the Board and the William J. Palmer Parks Foundation ("Land Trust") to enforce this Declaration in the manner described below. Declarant, Land Trust and the Board understand and agree that nothing in this Declaration relieves or replaces any obligation or restriction on the use of the Property imposed by applicable law.

3. ***Approved Land Management Plan.*** The Property shall be operated and managed in accordance with a land management plan, prepared by Declarant and reasonably approved by Land Trust. Pursuant to Paragraph 4 below, Declarant shall submit to both the Board and Land Trust the proposed land management plan (and any update thereto) for their review. The Board will consult with Land Trust, but any comments and/or approval shall be conveyed by Land Trust to Declarant. Land Trust shall approve the proposed land management plan, unless after consultation with the Board, Land Trust determines that an item contained therein will have a material adverse impact on the open space values. If Land Trust, after consultation with the Board, determines that an item contained in the proposed land management plan could have a material adverse impact on the open space values, Land Trust shall notify Declarant of its determination and thereafter Declarant shall revise the proposed land management plan. If the Land Trust, after consultation with the Board, approves the proposed land management plan, then such plan shall be designated the "Approved Land Management Plan" and thereafter it shall be updated every five years and submitted to Land Trust and the Board for Approval as set forth herein.

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4. **Approval Process.** Declarant is not required to obtain Land Trust's permission before taking actions permitted under this Declaration except where this Declaration specifies that Declarant must obtain the Land Trust's permission. In those circumstances where this Declaration specifies that Land Trust's permission is required, Declarant shall notify Land Trust (with a copy to the Board) in writing to seek such permission. Land Trust, in consultation with the Board, shall have 45 days to review and comment on any submittal by Declarant (or to request additional information prior to issuing a more formal response). If Land Trust fails to respond to the submittal within the 45 day period (or requests additional information and time to review the additional requested information), then Declarant shall notify Land Trust and the Board that it has not received any response on the submittal (or that it has received the request for additional information and time) and Land Trust shall thereafter have an additional 30 days to respond to the submittal. If Land Trust fails to respond within the additional 30 day period, the submittal shall be deemed approved.

5. **Restrictions.** In the event the construction or reconstruction of a building, structure or other improvement is expressly authorized hereunder or under the Approved Land Management Plan, then the prior written consent of Land Trust and the Board shall not be required provided that both Land Trust and the Board are notified in writing at least 30 days in advance of Declarant's intent to exercise the pre-approved development right which notice refers to the specific provision in either the Approved Land Management Plan or this Declaration where the consent was previously given. Except as expressly authorized in the Declaration or the Approved Land Management Plan, the following restrictions apply to all portions of the Property:
 - a. **Construction of Buildings and Other Structures.** The construction or reconstruction of any building or other structure or improvement is prohibited, except: (i) those existing on the date of this Declaration as referenced in the Baseline Inventory (as hereafter defined), so long as there is no material change to the use, location, appearance or size of such building, structure or improvement; and (ii) those authorized below.

 - b. **Fences.** Declarant may repair or replace existing fences (as reflected in the Baseline Inventory) provided there is no

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material change to the use, location, appearance or size of such fence, and new fences may be built for purposes of reasonable and customary management of livestock and wildlife, and for separation of ownership and uses.

- c. **Subdivision.** Any division or subdivision of title to the Property, whether by physical or legal process, is prohibited.
 - d. **Timber Harvesting.** Trees may be cut to control insects and disease, to control invasive non-native species, to prevent personal injury and property damage, and for approved development on the Property. Dead trees may be cut for firewood and other uses on the Property. Commercial timber harvesting on the Property is prohibited.
 - e. **Mining.** The mining or extraction of soil, sand, gravel, rock, oil, natural gas, fuel, or any other mineral substance is prohibited.
 - f. **Paving and Road and Trail Construction.** No portion of the Property shall be paved or otherwise covered with concrete, asphalt, or any other paving material, nor shall any road or trail be constructed on the Property (collectively referred to as "Paving").
 - g. **Trash.** The dumping or uncontained accumulation of any kind of trash or refuse on the Property by Declarant is prohibited.
 - h. **Commercial or Industrial Activity.** No commercial or industrial uses shall be allowed on the Property.
6. **Enforcement.** Notwithstanding anything set forth below, when, in either the Board's or Land Trust's opinion, an ongoing or imminent violation could irreversibly diminish or impair the open space values of the Property, either the Board or Land Trust may, in their sole, arbitrary and absolute discretion, take appropriate legal action. For purposes of this paragraph, the Board and Land Trust may hereafter be collectively referred to as "Reviewer." The Board and Land Trust, either individually or collectively, shall have the right to enter the Property for the purpose of inspecting for violations. The Board and Land Trust, either individually or collectively, shall have the right to prevent, correct or require correction of violations of the terms and provisions of this Declaration. If Reviewer finds what it believes is a

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violation, either the Board or Land Trust shall immediately notify Declarant in writing of the nature of the alleged violation. Upon receipt of this written notice, Declarant shall either (a) restore the Property to its condition prior to the violation; or (b) provide a written explanation to Reviewer of the reason why the alleged violation should be permitted. If the condition described in clause (b) above occurs, the parties agree to meet as soon as possible to resolve this difference. If a resolution of this difference cannot be achieved at the meeting, the parties may meet with a mutually acceptable mediator to attempt to resolve this dispute. Declarant shall discontinue any activity which could increase or expand the alleged violation during the mediation process. Should mediation fail to resolve the dispute, the Reviewer may, in its sole, arbitrary, and absolute discretion, take appropriate legal action. If a court with jurisdiction determines that a violation is imminent, exists, or has occurred, the Reviewer may get an injunction to stop it, temporarily or permanently. A court may also issue an injunction to require Declarant to restore the Property to its condition prior to the violation. In any case where a court finds that a violation has occurred, Declarant shall reimburse Reviewer for all fees and expressed incurred in stopping and correcting the violation, including, but not limited to, reasonable attorneys' fees. In any case where a court fails to find that a violation has occurred and that Reviewer's position was frivolous or substantially without merit, Reviewer shall reimburse Declarant for all fees and expenses incurred to litigating such dispute, including, but not limited to, reasonable attorneys' fees. Declarant shall not be liable for acts of third parties over whom Declarant has no supervision obligation or reasonable control.

7. **Baseline Inventory.** The parties acknowledge that an inventory of baseline data (the "Baseline Inventory") relating to the Property has been completed by competent professionals familiar with the Property, and furnished by Declarant, the Board and Land Trust. The parties acknowledge that this collection of baseline data contains an accurate representation of the condition of the Property (including but not limited to the improvements located thereon) and the natural resources associated with the Property as of the date of the execution of the Declaration. Notwithstanding the foregoing, in the event of a controversy arising with respect to the nature of the biological and/or physical condition of the Property, the parties shall not be foreclosed from using any and all other relevant or material documents, surveys, reports and other information to assist in the resolution of that controversy.

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8. **Condemnation.** If the Property is taken in whole or in part by exercise of eminent domain or other legal proceedings, or if this Declaration is otherwise terminated by legal proceedings or otherwise, the Board shall be entitled to receive forty-three percent (43.00%) of the net proceeds of condemnation or sale of the Property.
9. **Permitted Exceptions.** This Declaration is subject to existing easements, covenants and conditions of record.
10. **Notices.** Any notice, demand, request, consent, approval, or communication that a party desires or is required to give shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed to the addresses listed in this Declaration as follows:

if to the Board:

Executive Director
State Board of the Great Outdoors Colorado Trust Fund
1600 Broadway, Suite 1650
Denver, CO 80202

if to Declarant:

Parks, Recreation and Cultural Services Manager
City of Colorado Springs
1400 Recreation Way
Colorado Springs, CO 80905

if to Land Trust:

President
William J. Palmer Parks Foundation
P.O. Box 1281
Colorado Springs, CO 80901

or to such other address as a party from time to time shall designate by written notice to the other.

11. **Successors.** The terms of this Declaration shall be binding upon and inure to the benefit of the parties hereto and their

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representatives, heirs, successors, and assigns, and shall run with the land in perpetuity. The Board shall have the right, in its sole, absolute and arbitrary discretion, to assign, delegate and/or transfer all or any part of its enforcement rights under the Declaration. Land Trust may only assign its rights and obligations under this Easement to an organization that is (a) a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1986, as amended (or any successor provision then applicable), and the applicable regulations promulgated thereunder, (b) authorized to acquire and hold conservation easements under Colorado law, and (c) approved as a transferee by the Board, its successors or assigns. As a condition of transfer, Land Trust must ensure that the conservation purposes of this Declaration of Covenants, Conditions and Restrictions continue to be carried out by the transferee. The Board retains the right to compel Land Trust to assign its rights and obligations under this Declaration to another organization if Land Trust ceases to exist or fails or refuses to enforce the terms and provisions of this Declaration.

12. **Amendments.** This Declaration may only be amended in a written agreement, signed by both parties, which document is recorded in the records of the Clerk and Recorder or El Paso County.

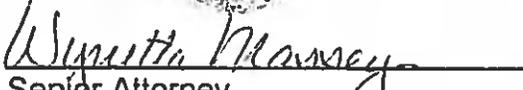
13. **Severability.** Any provision of this Declaration invalidated in any manner whatsoever shall not be deemed to impair or affect in any manner the validity, enforcement, or effect of the remainder of this Declaration and in such event, all of the other provisions of this Declaration shall continue in full force and effect as if such invalid provision had never been included herein.

IN WITNESS WHEREOF, the Declarant has executed this Declaration on the 30th
day of June, 2000.

FOR CITY OF COLORADO SPRINGS, a home
rule city and Colorado municipal corporation


Mary Lou Makepeace, Mayor


ATTEST
CITY CLERK
APPROVED AS TO FORM:


Senior Attorney
Office of the City Attorney

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LEGAL DESCRIPTION
For University Park Land Acquisition

Two tracts of land in the NE ¼ of Section 20 and the NW ¼ of Section 21, Township 13 South, Range 66 West in the 6th PM, City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

Commencing at the South ¼ corner of said Section 20, said point being monumented by a 3 ½" aluminum monument stamped "JR ENG RLS 10377" along with appropriate markings, thence N00°26'33"W on the west line of the East ½ of said Section 20, a distance of 2588.01' to the Point Of Beginning of the first tract described:

thence N88°00'10"E a distance of 534.35' to a point of curve; thence on the arc of a non-tangent curve to the left, whose chord bears N49°38'06"E, having a delta of 73°06'10", a radius of 700.00', and a distance of 833.77'; thence N10°55'04"E, a distance of 68.23' to a point of curve; thence on the arc of a non-tangent curve to the right, whose chord bears N32°41'30"E, having a delta of 43°13'54", a radius of 820.00', and a distance of 604.16'; thence N54°19'10"E, a distance of 232.62' to a point of curve; thence on the arc of a non-tangent curve to the right, whose chord bears N60°57'49"E, having a delta of 12°19'10", a radius of 760.00', and a distance of 163.10'; thence N00°46'16"W, a distance of 22.72'; thence S83°32'58"W, a distance of 462.48'; thence N00°39'25"W, a distance of 236.54'; thence S88°11'25"W, a distance of 483.59'; thence S30°27'31"W, a distance of 260.76'; thence N60°23'28"W, a distance of 401.87'; thence N17°51'04"W, a distance of 590.84'; thence S89°20'09"W, a distance of 247.53' to the west line of the East ½ of said Section 20, thence S00°26'33"E, a distance of 2074.29' along said west line to the Point Of Beginning of said tract. Above described tract contains 46.92 acres more or less

together with a tract described as follows:

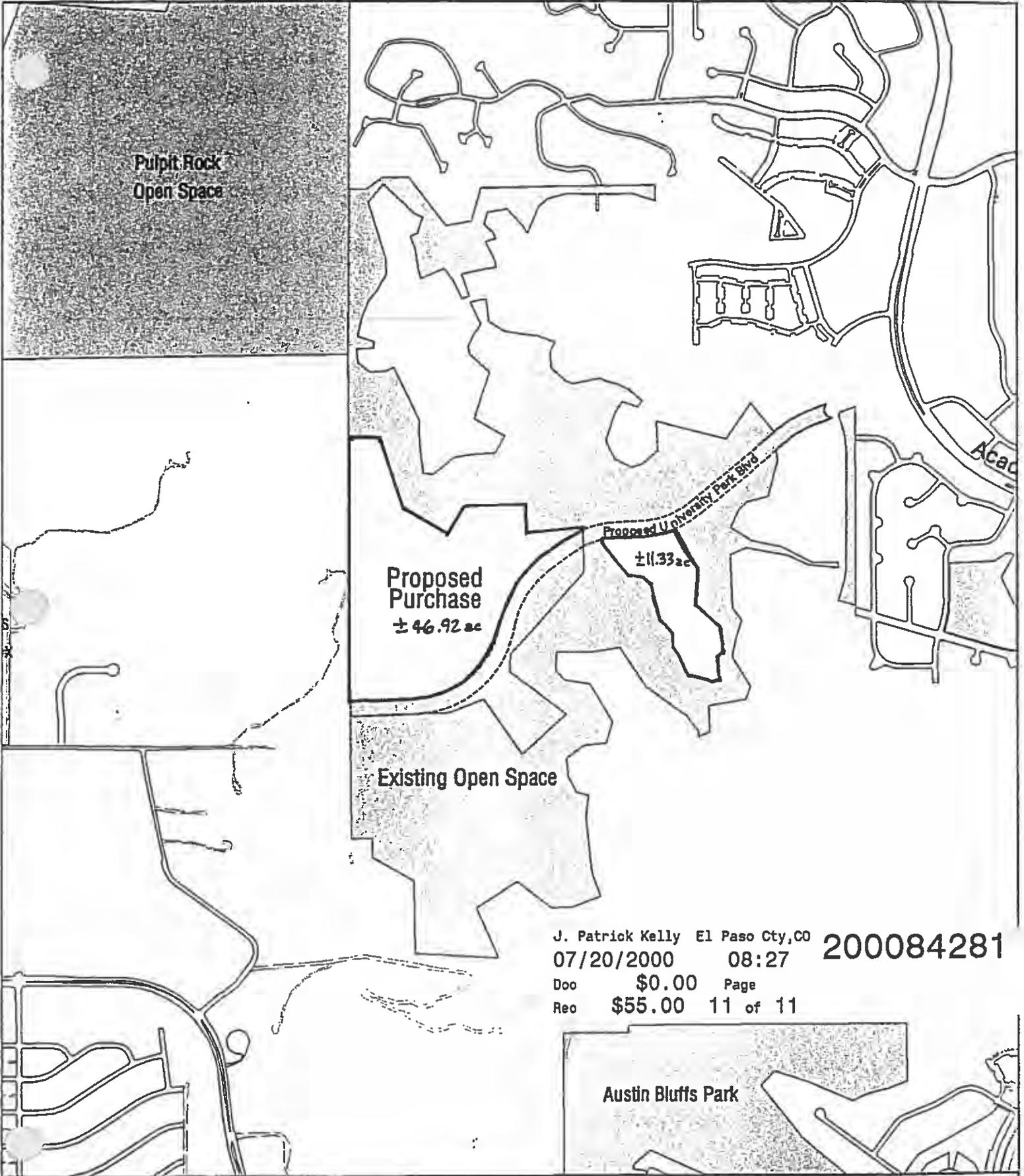
commencing at the South ¼ corner of said section 20; thence N26°52'24"E, a distance of 4335.44; thence N86°38'29"E, a distance of 76.67' to the Point Of Beginning of said tract;

thence continue N86°38'29"E, a distance of 309.61' to the point of curve; thence on the arc of a curve to the left, having a delta of 17°35'10', a radius of 760.00', a distance of 233.27 to a point on curve; thence S28°52'42"E, a distance of 360.23'; thence S03°31'15"W, a distance of 279.25'; thence S44°11'03"E, a distance of 247.86'; thence S09°17'58"E, a distance of 195.31'; thence S37°02'20"W, a distance of 74.43'; thence S05°03'53"E; a distance of 175.27'; thence S80°35'38"W, a distance of 72.28'; thence N75°02'44"W, a distance of 168.88'; thence N29°12'20"W, a distance of 222.87'; thence N27°55'24"W, a distance of 43.48'; thence N05°41'08"W, a distance of 100.81'; thence N36°03'50"W, a distance of 136.80'; thence N20°42'26"W, a distance of 160.18'; thence N13°41'54"W, a distance of 131.47'; thence N47°39'12"W, a distance of 82.53'; thence N77°23'07"W, a distance of 116.45'; thence N41°41'35"W, a distance of 339.38'; thence N03°21'31"W, a distance of 29.81' to a point of curve; thence on a non-tangent curve to the right, whose chord bears N79°23'52"E, having a delta of 06°55'25", a radius of 640', and a distance of 77.29', to the Point Of Beginning of said tract. Above described tract contains 11.33 acres more or less.

The above described tracts of land DO NOT represent an actual monumented boundary survey. It is the intent of this legal description to aid in determining the approximate legal boundary of the proposed land acquisition.

Prepared by:
Colorado Springs Parks & Recreation Department
1401 Recreation Way
Colorado Springs, CO. 80905-1024
March 5, 1999

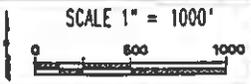
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EXHIBIT A: PROPOSED LAND ACQUISITION



State Plane Coordinates
 Colorado Central Zone
 NAD83 - US Survey Feet
 Vertical Datum - NAVD83

Lower Left: 3195501, 1386687
 Upper Right: 3201501, 1394137
 MAP VERSION: 07-08-1999

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FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
UNIVERSITY PARK OPEN SPACE

This First Amendment is between the City of Colorado Springs, a home rule city and Colorado municipal corporation ("Declarant") and the William J. Palmer Parks Foundation d/b/a The Palmer Land Trust (the "Land Trust").

Declarant and Land Trust entered into a Declaration of Covenants, Conditions and Restrictions which was recorded on July 20, 2000 in the real property records of El Paso County at Reception No. 200084281 (the "Declaration").

The Declaration in Section 5(f) prohibits construction of any road or trail on the Property as defined in the Declaration. Notwithstanding this prohibition, the Declaration at Section 3 refers to an Approved Land Management Plan and further provides in Section 5 that prior written consent of the Land Trust is not required for the construction of any improvements that are expressly authorized either under the Declarations or under the Approved Land Management Plan.

In 2000, the Land Trust accepted the Approved Land Management Plan for the Property and such plan specifically authorizes the construction of trails as more thoroughly described in the Approved Land Management Plan.

In order to avoid any disagreement or uncertainty arising over the apparent conflict between the approval of trails and the Approved Land Management Plan and the prohibition of trails in Section 5(f), the parties have agreed to amend the declaration.

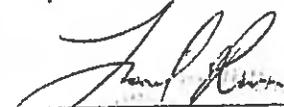
Therefore, in consideration of mutual promises and covenants contained in this First Amendment, the parties hereby amend the Declaration as follows:

1. Section 5(f) is hereby deleted in its entirety and is replaced with the following:
 - f. **Paving and Road and Trail Construction.** No portion of the Property shall be paved or otherwise covered with concrete, asphalt, or any other paving material (collectively referred to as "Paving"). No road or trail shall be constructed on the Property unless the proposed road or trail has been included in an Approved Land Management Plan or has been approved by the Land Trust under Section 4 of this Declaration.
2. Accepted as revised by this Amendment, all the terms and conditions of the Declaration shall remain in full force and effect.



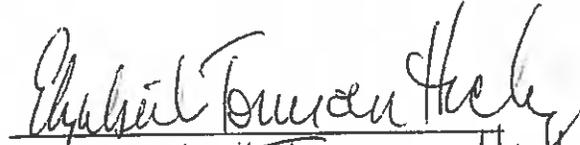
IN WITNESS WHEREOF, the Declarant has executed this Declaration on the 7th
day of June 2006.

FOR CITY OF COLORADO SPRINGS,
a home rule city and Colorado municipal
corporation

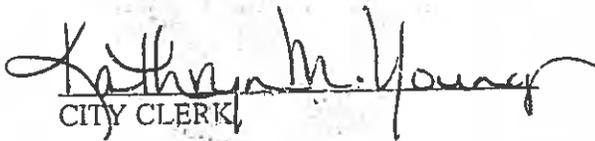


Lionel Rivera, Mayor

William J. Palmer Parks Foundation
d/b/a Palmer Land Trust


By: Elizabeth Tormoen Higley
as President

ATTEST

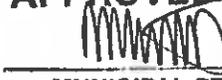


CITY CLERK

APPROVED AS TO FORM:

Senior Attorney
Office of the City Attorney

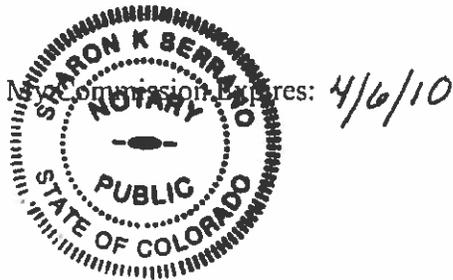
APPROVED AS TO FORM

 4126107

MUNICIPAL STAFF ATTORNEY
CITY OF COLORADO SPRINGS

STATE OF COLORADO)
)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me on this 26th day of July, 2007, by Lionel Rivera, Mayor for the City of Colorado Springs.



Sharon K. Berrano
Notary

STATE OF COLORADO)
)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me on this 7th day of June, 2007, ELIZABETH TAMMEN HICKS for Palmer Land Trust.

My Commission Expires: 7/9/08

Linda L. Gardner
Notary

University Park Open Space Management Plans
Community Workshop
December 8, 2105

Discussion Comments and Questions by Issue Category

Do you have any questions about any of the preliminary management strategies presented and discussed tonight? Is anything missing that you believe is important to include? Do you have any comments about any of the strategies?

Vegetation Management

- What changed to cause the increase in noxious weeds in University Park?
- Do you leave cut trees down on the ground?
- The pond is “glutted” with plants and silt. Might be from too much fertilizer used nearby.

Visitor Experience

- I think the point of open space is to keep it natural. I’m against signs.
- Agree it should be kept natural, but many people don’t know where they are. It is not clear.
- It is not clear which are official main trails and which are social trails.
- I think the trails are clearly marked.
- Exploring is a way to learn.
- Aware of the Ute Indian prayer (culturally modified) trees – do we know where those are? Consider visitor use issues.
- Consider issues regarding visitor use of hoodoos as well. They become party sites with litter.
- Neat and unique place because of the trails that are there. Concerned about closure of really nice trails for one trail.
- Different trails were created because people went to interesting places.
- Could you use footbridges on trails with erosion (from this year’s heavy rains) to keep them open?
- Erosion issue near Eagle Rock. What are the plans to work on this?
- Would like to see circular trails maintained.
- Keep trails that connect to UCCS and Pulpit Rock.
- What is the purpose of the realignment of the trail to UCCS?
- Taking the underpass trail to the Greenway Trail is very dangerous. Cars not yielding to cyclists is an issue.
- I think cars are pretty good about yielding to cyclists.
- Who is going to make the decision on which social trails to close? Will users get to weigh in? What is the time frame for doing a master plan?
- What funding does Austin Bluffs Open Space get?
- What is the intent regarding dogs?
- Keep it accessible to bikes
- Need to keep the trails in University Park. People bought houses to be near the trails. It’s the number one reason I bought my house. Leave the trails as is.
- May not need to do more than get the trails back to the way they were before the unusual and significant rain event(s) this year.

- Want to see a master plan done. Have noticed increased use and new trails coming off the hills. Don't want trails every 5 feet.
- Erosion was occurring before this year.

Wildlife Management

- Have you seen any specific types of ground nesting birds?

Verbatim Individual Response Form Responses

Do you have any comments about any of the preliminary management strategies for the University Park Open Space property presented and discussed tonight?

Vegetation

- Agree with the ordering of priorities for noxious weed management.
- Agree with the vegetation and plan to cut back on casual social trails that was addressed by the presenter.

Visitor Experience

- We enjoy hikers, bikers, even equestrian horses but City-sponsored big (large) events are not the purpose of an open space – they should use a City park, where wider trails, signage and erosion is managed for event use.
- Maybe need to remove some City pipes laying around unused and half-buried, but broken or rusted.
- Dogs are not a problem in this open space. Many of these “social trails” are animal trails – animals like trails. Deer, bears, coyotes, porcupine, bobcats, rabbits, squirrels, martin, occasional mountain lions – all use these trails. Let's make sure that we don't make this an issue that doesn't exist.
- Think homeowners in the area need education on noxious weeds. Would like to see some signage for major trails in University Park
- Concern on any signage, besides at perimeter trailheads.
- I'm not confident one bit that this issue of “social trails” is a concern. The so-called “social trails” are the nicest, least-used trails in this open space.
- Did not address truck trails from City vehicles; these erode and become wider over time.
- What is the maximum width City designates for our main designated trails? They have become quite wide in this open space.

Wildlife Management

- Whenever possible, please leave downed trees and brush for wildlife.

Other

- This open space is one of the nicest spots in the city – I've lived here for 15 years and it is as nice today as it was in 2001. I'm extremely concerned that this management plan will be a “solution” in search of a “problem.” Most of the officials represented at this meeting will virtually never use this

open space. I understand the government tendency to assert control. I get it. Please don't make it worse for the people who really do use it.

- Did not mention who is leading and is our contact for further input and feedback on the Plan.
- Good overview. Timeline would have been helpful. Thanks for information.
- We would be happy to walk/bike with anyone in that space to show how it is used. (*Contact information provided and forwarded to City staff*)

Public Comments on Draft University Park Open Space Management Plan

| First name | Last Name | Comment |
|------------|-----------|---|
| Ron | Beck | <p>I commend all those who worked on the very comprehensive plan. What a lot of work! I have lived in University Park for 15 years and have enjoyed walking in the open space weekly. During this time the open space has deteriorated from its more natural state.</p> <p>Social and rogue trails continue to be a negative. I note that figure 5 even shows in yellow some trails that used to be social trails. Lets do everything possible to discourage more rogue trails...we don't want to look like Palmer Park which is out of control with erosion. Bikes have added to erosion on the social trails.</p> <p>Fire mitigation a couple of years ago created new tracks used by trucks that have yet to be restored and reseeded. This needs to be a priority. Utility access tracks are used by bikes and walkers as short cuts and are now more worn than the official nearby trails. Boo hoo!</p> <p>The majority of dogs I see are off leash. How can we enforce leash laws better in the open space? I found it interesting that the list of native wildlife did not include rattlesnakes...even though the city warns of them on entrance signs. Overall I would like to see OS kept as natural as possible, without excessive signage and minimize trails.</p> |
| Kathleen | Beck | <p>I have read with great interest the draft of a master plan for University Park Open Space. We have lived on the northern edge of the open space since 2001 and frequently walk there. Over the years we have seen some big improvements (the central trail) and some less desirable consequences of increasing usage.</p> <p>Vegetation: Noxious weeds are a concern, especially in wet years. While weed control in areas like this is difficult, given the amount of disturbed ground and the proximity to residential areas, it is important to keep non-native species from choking out the native ones. How can we residents help?</p> <p>Wildlife: We have noticed a decline in the number of animals we see in the open space. No doubt increased use contributes to this, and of course people aren't going to go away. Declines in small predators like coyotes and foxes have led to increased rodent and rabbit populations, which in turn adversely affect the natural balance. We hope the master plan will consider ways to encourage hospitable wildlife habitats. (Could do without the rattlesnakes, though!)</p> <p>Thinning of trees and undergrowth: Thank you! Any decrease in fire risk is welcome. Would like to see more prompt restoration of resulting roads and disturbed areas.</p> <p>Pond: We understand that reeds and such are a natural part of wetlands. But given that the retention pond is artificial and has a specific purpose, it seems reasonable to keep it clear of willows and other growth which limits the area of the pond, and to minimize algae to the extent possible.</p> |

| | |
|-------------------------|---|
| | <p>Trails: Attention to trail development and maintenance is urgent. The open space has deteriorated significantly in the past few years, with extensive social trails opening up and a lot of erosion, much of which seems to come from bicycles (as evidenced by the narrow ruts in the middle of the trails). We really don't want to have a replica of Palmer Park in this area, with its severe trail deterioration. Cyclists routinely ignore efforts to block trails, such as the wooden barriers with "this is not a trail" designation that were installed a few years ago, and to create new routes across sensitive areas. Please make trails a high priority.</p> <p>Dogs: The person who commented that unleashed dogs are rare must not use the same areas we do! We rarely walk in the open space without seeing a number of free-ranging dogs, which chase wildlife and occasionally menace other users. Dog waste is an ongoing concern. A few citations might help to raise awareness of leash laws among dog owners. Certainly the current signs have little effect.</p> <p>We are very glad to see the attention you are giving to the open space. Many thanks to the Parks Department and to TOPS for helping to establish and manage this beautiful area.</p> |
| <p>Susan Mishowitch</p> | <p>I'm following up the public meeting & the draft work with my comments. Thanks for the opportunity to participate.</p> <p>1. The question I have is "is signage effective and does it encourage the correct behavior?"</p> <p>If it is effective, please add more items to the dog & waste items. As a volunteer, I see signs of camping, fires, littering, drinking, smoking, breaking glass & defacing rock (photos). If signage helps prevent activity, please add these items.</p> <p>2. Can trash can be located near trail heads? This might encourage people to bag their trash & carry it out.</p> <p>If the Parks Service needs location of burn sites or rock defacing, please let me know & I will provide details or show someone the location</p> <p>From page 2 summary: Implement signage system to inform visitors of open space regulations and information Clarify all park regulations including dog leash and waste removal regulations at the trailhead and any new neighborhood connections</p> |

| | |
|--------------------------|--|
| <p>Susan Larsen</p> | <p>I see everything we discussed on 8 Dec, at least for the Open Space plan, which I attended. However, I do not view anything that is drafted for the recommendations to Council based upon our input. I urge the Council to consider an Open Space is not the same as a Park and should not have the signage, except only where the cars may park. The idea is to amble, scrounge, discover along the trails without being directed to everything. Developed parks are for more directed usage, like Garden of the Gods or Shook's Run. The sights and smells in an open space should be able to change with the wind. The perimeter volunteers like me, are happy to help as long as we know when and where so that the city does not feel a burden in taking on the noxious weeks removal. We volunteers have already learned which ones they are (some of them) and are told we are free to take them out when we come upon them. Trail maintenance is another activity we enjoy helping on, fixing erosion problems or removing unwanted debris. At the 8 Dec meeting I don't recall going over what those "ordinances" are. Those could be another attachment to the website. (unless I missed them) What I enjoy about volunteering is learning more about the plants and animals, trails and birds, from those I am volunteering with or just from focusing more on how the park is affected. I'd like see the recommendation to council and to know what date/time the recommendation will be presented to them. Thank you for giving us the information and opportunity to speak up for our open space areas.</p> |
| <p>Jeffrey Hansen</p> | <p>Thanks for sharing these. As for comments, I'm just wondering what the process will be for determining which trails will close- to the user, rogue trails are indistinguishable from formal trails, and so I'd hope there's some limited public involvement in the determinations for some trails (e.g. it'd be a shame to lose all the trails in the SW corner).</p> <p>Additionally, I sit on the trails committee for Medicine Wheel Trail Advocates and would be happy to help assemble trail work volunteers on scheduled work days to help maintain and rebuild trails as needed.</p> |
| <p>Christina Randell</p> | <p>On behalf of the Division of the Fire Marshal, we have reviewed the draft management plans for University Park and Sinton Pond. We very much appreciate that you are addressing wildfire risk in regards to adjacent neighborhoods as well as the resources. We do have a couple of comments regarding the slash disposal noted in the plans.</p> <p>In the plan, it notes pile burning or use of an air curtain burner.</p> <ol style="list-style-type: none"> 1. Any open burning, pile burning or use of an appliance (i.e. air curtain burner) requires a permit issued by the Division of the Fire Marshal. 2. Any open burning or pile burning requires a CSFD approved burn plan. 3. CSFD does not issue open burn permits for areas in the city adjacent to neighborhoods at risk. (Typically these are used for city assets at risk outside city limits and away from neighborhoods like CSU property and watersheds.) |

Our recommended practice for mitigation in the city is chip and scatter to a depth of no more than 4 " in areas with less than 25% slope, with no piles left. Or in areas where there is slope greater than 25%, chip and haul of site, to be recycled (at Rocky Top Resources.) If you or ERO has any specific questions regarding fuels treatment or prescribed burning, please don't hesitate to contact me. Thanks again for letting us comment and working with us to improve fire safety!

Plant Species List for University Park Open Space

| Common Name | Scientific Name |
|--|---|
| Grasses, Rushes, Sedges and Reeds | |
| Big bluestem* | <i>Andropogon gerardii</i> |
| Blue grama | <i>Bouteloua gracilis</i> |
| Crested wheatgrass | <i>Agropyron cristatum</i> |
| Little bluestem | <i>Schizachyrium scoparium</i> |
| Mountain muhly | <i>Muhlenbergia montana</i> |
| Nebraska sedge | <i>Carex nebrascensis</i> |
| Needle-and-thread | <i>Stipa comata</i> |
| Prairie sandreed | <i>Calamovilfa longifolia</i> |
| Sand dropseed | <i>Sporobolus cryptandrus</i> |
| Sideoats grama | <i>Bouteloua curtipendula</i> |
| Smooth brome | <i>Bromus inermis</i> |
| Threeawn | <i>Aristida</i> |
| Western wheatgrass | <i>Pascopyrum smithii</i> |
| Shrubs | |
| Big rabbitbrush | <i>Ericameria nauseosus</i> |
| Chokecherry | <i>Padus virginiana</i> |
| Common buckthorn (exotic) | <i>Rhamnus cathartica</i> |
| Gambel oak | <i>Quercus gambelii</i> |
| Kinnikinnick | <i>Arctostaphylos uva-ursi</i> |
| Mountain mahogany | <i>Cercocarpus montanus</i> |
| Prostrate juniper | <i>Juniperus communis</i> subsp. <i>alpina</i> |
| Rocky Mountain juniper | <i>Juniperus scopulorum</i> |
| Skunkbush | <i>Rhus trilobata</i> |
| Snowberry | <i>Symphoricarpos</i> sp. |
| Wax currant | <i>Ribes cereum</i> |
| Wild rose | <i>Rosa woodsii</i> |
| Willow | <i>Salix</i> sp. |
| Yucca | <i>Yucca glauca</i> |
| Trees | |
| Douglas-fir | <i>Pseudotsuga menziesii</i> |
| Narrowleaf cottonwood | <i>Populus angustifolia</i> |
| Piñon pine* | <i>Pinus edulis</i> |
| Plains cottonwood | <i>Populus deltoides</i> subsp. <i>monilifera</i> |
| Ponderosa pine | <i>Pinus ponderosa</i> subsp. <i>scopulorum</i> |
| Siberian elm (exotic) | <i>Ulmus pumila</i> |
| Flowers | |
| Ball cactus | <i>Pediocactus simpsonii</i> |
| Common dandelion | <i>Taraxacum officinale</i> |
| Common plantain | <i>Plantago major</i> |
| Curly dock | <i>Rumex crispus</i> |
| Gayfeather | <i>Liatris punctata</i> |
| Low penstemon | <i>Penstemon virens</i> |
| Paintbrush | <i>Castilleja</i> sp. |
| Pasqueflower | <i>Pulsatilla patens</i> |
| Pasture sage | <i>Artemisia frigida</i> |
| Poison ivy | <i>Toxicodendron rydbergii</i> |
| Prairie coneflower | <i>Ratibida columnifera</i> |
| Prickly-pear | <i>Opuntia polyacantha</i> |
| Sand lily | <i>Leucocrinum montanum</i> |
| Silver sage | <i>Artemisia cana</i> |
| Silvery potentilla | <i>Potentilla hippiana</i> |

| Common Name | Scientific Name |
|----------------------|-------------------------------|
| Tumble mustard | <i>Sisymbrium altissimum</i> |
| Yarrow | <i>Achillea lanulosa</i> |
| Noxious Weeds | |
| Bull thistle | <i>Cirsium vulgare</i> |
| Canada thistle | <i>Cirsium arvense</i> |
| Cheatgrass | <i>Bromus tectorum</i> |
| Chinese clematis | <i>Clematis orientalis</i> |
| Common burdock | <i>Arctium minus</i> |
| Common mullein | <i>Verbascum thapsus</i> |
| Diffuse knapweed | <i>Centaurea difussa</i> |
| Field bindweed | <i>Convolvulus arvensis</i> |
| Musk thistle | <i>Carduus nutans</i> |
| Myrtle spurge | <i>Euphorbia myrsinites</i> |
| Russian olive | <i>Elaeagnus angustifolia</i> |
| Yellow toadflax | <i>Linaria vulgaris</i> |

*uncommon

Sinton Pond Open Space Management Plan



Prepared for—

City of Colorado Springs
Parks, Recreation, and Cultural Services
1401 Recreation Way
Colorado Springs, Colorado 80905

Prepared by—

ERO Resources Corporation
1842 Clarkson Street
Denver, Colorado 80218
(303) 830-1188

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- Appendix B Public Involvement Summary
- Appendix C Plant Species List

Plan Preparers

This Management Plan was completed as a collaborative effort between Colorado Springs Parks, Recreation, and Cultural Services Department, Palmer Land Trust, the ERO consulting team, and the Colorado Springs community. The ERO consulting team consisted of:

- ERO Resources Corporation: Project lead and natural resources
- Tapis Associates: Trails and recreation
- Kezziah-Watkins: Public process and facilitation

This plan was adopted by the City of Colorado Springs Parks and Recreation Advisory Board on _____, 2016.

Summary

Sinton Pond Open Space is a 13 acre property located north of downtown Colorado Springs, between Interstate 25 and Monument Creek. The property consists of a three-acre pond surrounded by riparian and upland vegetation in an area otherwise dominated by commercial and light industrial development. Sinton Pond Open Space acts as a community buffer and the Sinton Trail serves as an important trail link to the Pikes Peak Greenway and Templeton Gap Trail.

This Management Plan is intended to provide the City of Colorado Springs Parks, Recreation and Cultural Services Department with a framework for management and stewardship of the property over the next five years. This Management Plan was completed based on existing documentation, field assessments, stakeholder meetings, and community input. This plan provides broad guidance and specific resource management strategies to achieve the following goals:

1. **Vegetation** – Protect and enhance the quality, diversity, and health of native plant communities
2. **Wildlife** – Protect and enhance wildlife habitat on the property
3. **Trails and Infrastructure** – Manage trails and visitor use facilities to provide high-quality recreation experience within the urban environment

The *Introduction* provides a background on the property, the process, and relevant planning and policy guidance. The *Existing Conditions* section outlines the natural resources, visitor uses and amenities, and management context of the property. The *Resource Management Plan* section provides general guidance on several key issues, including: noxious weed management, forest management, vegetation management, and trail and access management. It outlines the recommended timing and priority of specific management strategies. This section also outlines recommended resource monitoring actions.

This Management Plan not only satisfies the requirements of the conservation easement on the property, but also provides a blueprint for proactive management of open space resources over the next five years.

Introduction

Location and Background

Sinton Pond Open Space consists of about 13 acres located north of downtown Colorado Springs between Interstate 25 and Monument Creek (Figure 1). The property consists of a three-acre pond surrounded by riparian and upland vegetation in an area otherwise dominated by commercial and light industrial development. Sinton Pond Open Space acts as a community buffer and the Sinton Trail serves as an important trail link to the Pikes Peak Greenway and Templeton Gap Trail (Figure 2).

In 1996, the City of Colorado Springs purchased the property with a grant from Great Outdoors Colorado (GOCO) Trust Fund. The City of Colorado Springs subsequently conveyed a conservation easement to The William J. Palmer Parks Foundation, now known as the Palmer Land Trust.

Vision and Goals

Vision Statement

Sinton Pond Open Space provides a natural oasis in an otherwise densely developed urban setting, providing public access to the natural environment and connections to broader trail systems. The property serves as a community buffer and an aesthetic resource, while also preserving habitat for wildlife including songbirds and waterfowl.

Goals

The following goals for the Sinton Pond Open Space provide a philosophical foundation on which to base the implementation of this Management Plan. These broad goals provide the basis for management actions related to specific resources.

1. **Vegetation** – Protect and enhance the quality, diversity, and health of native plant communities.
2. **Wildlife** – Protect and enhance wildlife habitat on the property.
3. **Trails and Infrastructure** – Manage trails and visitor use facilities to provide high-quality recreation experience within the urban environment.

Plan Givens

The following “givens” represent existing guidance and decisions that are non-negotiable and set the parameters for the decision making-process and implementation of this Management Plan.

- The City’s Parks, Recreation and Cultural Services Department is legally responsible for design, maintenance, operations and management of Sinton Pond Open Space. All elements of the Sinton Pond Open Space Management Plan must conform to the Colorado Springs Parks Rules and Regulations Ordinances.
- Sinton Pond Open Space is subject to the requirements and restrictions of the Trails, Open Space and Parks (TOPS) Ordinance.

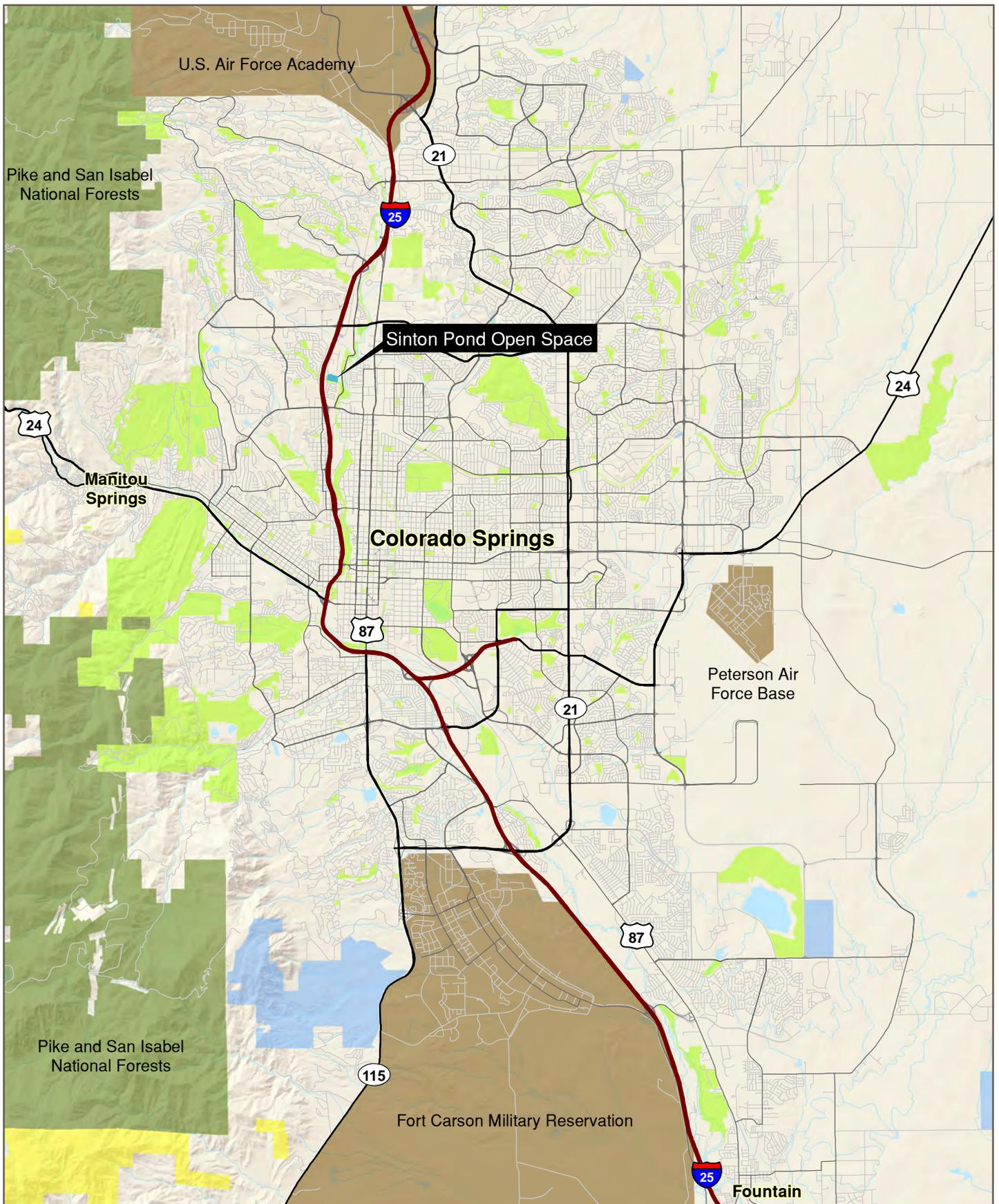


Figure 1. Location

- Parks and Open Space
- Bureau of Land Management
- Department of Defense
- State of Colorado
- U.S. Forest Service



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- The planning process will respect the terms and conditions of existing utility easements and the conservation easement on the property. Any proposed changes to the conservation easement must be approved by the Colorado Springs Parks and Recreation Advisory Board, the Palmer Land Trust, and GOCO.
- The City Public Works Department and Colorado Springs Utilities will continue to be allowed access to the property in order to monitor and maintain their infrastructure.
- Implementation of the Management Plan will occur as funding allows.
- Groups and individuals interested in the property are encouraged to help develop the best possible management plan; all voices will be equal in the decision-making process.
- The recommended Sinton Pond Open Space Management Plan will be submitted to the Parks and Recreation Advisory Board for approval.

Planning Process

The City of Colorado Springs hired a consultant team lead by ERO Resources Corporation in August 2015 to undertake the planning process and to develop this management plan. The planning process proceeded in three phases:

1. **Phase One: Information Gathering:** The initial step included personal interviews with individuals who have a history of involvement and familiarity with the property.
2. **Phase Two: Public Process:** Based on the issues identified by the community and by analysis of existing conditions on the property, draft management strategies were developed and were reviewed with and discussed by the community at a workshop on December 8, 2015. Necessary adjustments were made to the strategies, based on community responses. The draft Management Plan was offered for online community review for a period of 14 days on February 12, 2016.
3. **Phase Three: Approvals:** The recommended Management Plan was reviewed and approved by the TOPS Working Committee on _____ and by the Parks Advisory Board on _____.

A more detailed summary of community and stakeholder input is provided in Appendix B.

Plan Guidance

Deed of Conservation Easement

The purpose of the conservation easement (Appendix A) is to assure that the Sinton Pond Open Space property “will be retained forever in its natural, scenic, open space and recreation condition and to prevent any use of the property that will significantly impair or interfere with the conservation values of the property.”

Prohibited uses listed in the conservation easement include subdivision; commercial timber harvest; mining or extraction of soil, sand, gravel, rock, oil, natural gas, fuel or any other mineral substance; construction of buildings, roads, trails or other improvements without prior approval of the Palmer Land Trust; dumping of trash; and commercial or industrial activity. In addition,

the property must be managed in accordance with an approved land stewardship plan. This Management Plan serves as that land stewardship plan.

Colorado Springs Park System Master Plan

Recommendations from the 2014 Colorado Springs Park System Master Plan that are relevant to management of the property include the following:

- Comprehensively address the management and care needs of the natural environment and open space lands such as erosion control, invasive species, forest management and wildfire.
- Work to eliminate and/or control noxious weeds on park and open space properties as a part of ongoing maintenance. Develop a citywide integrated weed management plan to help effectively and efficiently control weeds.
- Comprehensively address natural resource management and urban forestry through the creation of annual maintenance tasks as part of a long-term natural resource management approach.
- Increase trail maintenance and address the negative impacts of rogue or unplanned trail creation.
- Work with natural resource managers of wildlife habitat to balance wildlife needs with management for fire, floods and drought.
- Identify and re-route trails that are susceptible to frequent damage from flooding.
- Repair and maintain existing trail assets, including trails damaged by fires and floods.
- Improve wayfinding by installing signs and maps at key junctions in the trail system and identifying parking locations.
- Establish a policy allowing for programmed events/activities within open space lands as long as the natural and cultural resource values are not impacted.
- Comprehensively address the management and stewardship needs of the natural environment and open space lands such as erosion control, invasive species, and wildfire.
- Management and stewardship practices will evolve and be revised over time, and all open spaces should have a designated management strategy in place, and natural resource management plans created for sites that must balance park user and natural resource needs.
- Develop master plans for all open space properties which address appropriate access and connectivity with neighboring properties, resource sensitivity, existing resources and opportunities for resource enhancement and restoration. Plans should be created and updated for all properties or groups of properties within a contiguous area with progress tracked over time.
- Communicate park rules and “Leave No Trace” ethics to the public through the use of signage and informational campaigns.
- Signs in the parks system should clearly indicate rules, regulations and expectations of usage to maintain quality of facilities and prevent harmful behaviors that would negatively impact the natural or programmatic features of the parks and trails.
- Enforcement should include ticketing for infringements to the established dog leash law.

Previous Planning Documents

The following previous planning documents were reviewed in the preparation of this management plan:

- Sinton Pond Open Space Stewardship Plan (2008)
- Sinton Pond – Baseline for the Conservation Easement (1997)

Purpose of the Management Plan

The purpose of this Management Plan is to guide resource management at Sinton Pond Open Space and identify project priorities for the next five years. More specifically, this plan is also intended to achieve the following objectives:

1. Articulate the overall resource management goals for the property
2. Document existing conditions and resource management issues on the property
3. Identify and prioritize strategies to address resource management issues and maintain the overall integrity of resources on the property
4. Document the agreed-upon goals, strategies, and priorities for resource management on the property that are commonly understood by visitors, stakeholders, and the surrounding community
5. Provide an implementation and monitoring plan for the Parks, Recreation and Cultural Services staff, Friends Groups, and volunteers

In addition, this Management Plan fulfills the requirement under paragraph 3(e) of the Conservation Easement, which states:

The Property must be operated and managed in accordance with a land stewardship plan prepared and accepted with the mutual consent of the Grantor (City of Colorado Springs) and Grantee (Palmer Land Trust). The land stewardship plan will be updated every five (5) years and distributed to the parties.



Existing Conditions

Geographic Setting

Sinton Pond Open Space is located in an intensely developed area of Colorado Springs, about 2 miles north of downtown between Interstate 25 and Monument Creek. The property is located in Sections 25, Township 13 South, Range 67 West, and Section 30, Township 13 South, Range 68 West. The property is bounded by light industrial and commercial and residential development, including the Sinton Dairy facility to the north, an office building to the west, and a residential trailer park to the south. The Burlington Northern-Santa Fe railroad line is adjacent to the east.

The property is located along the Monument Creek corridor, near its confluence of Douglas Creek, a small tributary drainage from the west. Elevations range from about 6,170 feet in the northwest corner, to about 6,130 feet in the southwest corner.



Sinton Pond is an oasis in an intensely developed area of Colorado Springs

Geology

Sinton Pond Open Space is located along younger, alluvial deposits associated with Monument Creek (Thorson 2011), including Terrace alluvium three (late-middle Pleistocene) and artificial fill (Thorson, Carroll and Morgan 2002).

Soils

The Natural Resources Conservation Service has mapped three soil types on the property. These are shown on Figure 3 and are summarized as follows (NRCS 2015):

- Chaseville gravelly sandy loam, 1 to 8 percent slopes – Gravelly sandy loam with slow runoff and moderate erosion hazard. Found along the western edge of the property.
- Razor-Midway complex – Clay soils, with medium runoff and moderate erosion hazard. This soil type dominates most of the property.
- Truckton sandy loam, 3 to 9 percent slopes – Well-drained, sandy loam with slow to medium surface runoff and moderate erosion hazard. This soil type dominates the lower, eastern edge of the property.



Figure 2. Existing Conditions

- Sinton Pond Open Space
- Other Parks and Open Space
- Designated Trail
- Utility Easement when Acquired



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Figure 3. Soils



 Sinton Pond Open Space

Water Resources

The primary water resource on the property is the three-acre Sinton Pond, which was originally created by an impoundment as part of the Sinton Dairy operation. The inflow to the pond is primarily from groundwater.

North Douglas Creek defines the south side of the property. It is an intermittent drainage that now conveys higher flows associated with urban runoff. North Douglas Creek does not feed Sinton Pond, but is rather a tributary to Monument Creek.

Prior to the acquisition of the property by the City of Colorado Springs, Trichloroethene (TCE) and Tetrachloroethene (PCE) contamination was discovered in North Douglas Creek and Sinton Pond. The source of the contamination was traced to Hewlett



The three-acre pond surrounded by large trees and shrubs defines the property

Packard Corporation and a mitigation plan was prepared to provide greater water surface area in the two drainages to enhance water volatilization of chlorinated volatile organic compounds (VOCs) detected in Sinton Pond. Hewlett Packard has monitoring wells and groundwater monitoring at Sinton Pond, and the mitigation has been effective. Any future construction activities that include dewatering will require treatment of the water before it is discharged. Documents and information associated with the mitigation are on file with the Utilities and Parks, Recreation and Cultural Services Departments.

Vegetation Resources

Native Plant Communities

Sinton Pond Open Space is dominated by introduced and native grassland communities, a riparian community, and a wetland. Plant communities are shown on Figure 4 and are described below.

Introduced Grassland

The introduced grassland community dominates the eastern side of Sinton Pond Open Space. This community is dominated by introduced perennial cool season grasses such as smooth brome, and crested wheatgrass. Introduced perennial forbs such as alfalfa and common dandelion are also present.

Native Grassland

Several patches of remnant native grassland community are found in the eastern portion of the property. This community is dominated by native agavoids such as soapweed yucca; native succulents such as twistspine pricklypear; native shrubs such as rubber rabbitbrush and Woods' rose; and prairie sagewort, a native sub-shrub.

Riparian Area

The western half of the property is dominated by a riparian area, which includes a combination of native, introduced, and ornamental tree and shrub species. Native trees include plains cottonwood, ponderosa pine, and Rocky Mountain juniper. Introduced and ornamental trees such as Lombardy poplar and domestic apple are common. Invasive trees such as Siberian elm and Russian olive dominate the overstory in various areas. Native shrubs such as black chokecherry, golden currant, and western snowberry are common understory species in the riparian area. A full list of trees and shrubs, many of which were ornamentals planted by the Sinton Family and subsequent owners of the property, can be found in Appendix C.

Wetlands

Wetlands are found along the margins of Sinton Pond, adjacent to springs, and in lowland depression areas. Wetlands are dominated by native perennial cool season graminoids such as broadleaf and narrow leaf cattail and softstem bulrush. Native perennial forb species such as American speedwell and yellow cress are common. Sandbar willow, a native shrub, is found in some wetlands along Sinton Pond.

Rare Plant Species and Communities

No rare or listed plant species or communities are known to occur on the property (USFWS 2015, CNHP 2001).

Noxious Weeds

Several noxious weed species are present on the Sinton Pond Open Space, based on field observations by city staff and by ERO in 2015. The Colorado Noxious Weed Act classifies noxious weeds in to three lists: List A species are mandated for eradication, List B species are targeted for weed management efforts to stop their continued spread, and List C species should be managed by effective weed management approaches based on local government priorities.

All completed noxious weed mapping is shown in Figure 5. Twelve noxious weed



Characteristic wetland habitat found along the pond margin

species are known to occur within Sinton Pond Open Space, six of which are considered to be management concerns (because they are or B-listed species). There are no known List A Species on the property.

List B Weed Species

- Bouncingbet (*Saponaria officinalis*)
- Canada thistle (*Cirsium arvense*)
- Chinese clematis (*Clematis orientalis*)
- Diffuse knapweed (*Centaurea difussa*)
- Musk thistle (*Carduus nutans*)
- Russian olive (*Elaeagnus angustifolia*)

List C Weed Species

- Cheatgrass (*Bromus tectorum*)
- Common burdock (*Arctium minus*)
- Common mullein (*Verbascum*)
- Field bindweed (*Convolvulus*)
- Poison hemlock (*Conium maculatum*)
- Redstem filaree (*Erodium cicutarium*)



Canada thistle, a List B noxious weed species, is associated with moist soils on Sinton Pond Open Space

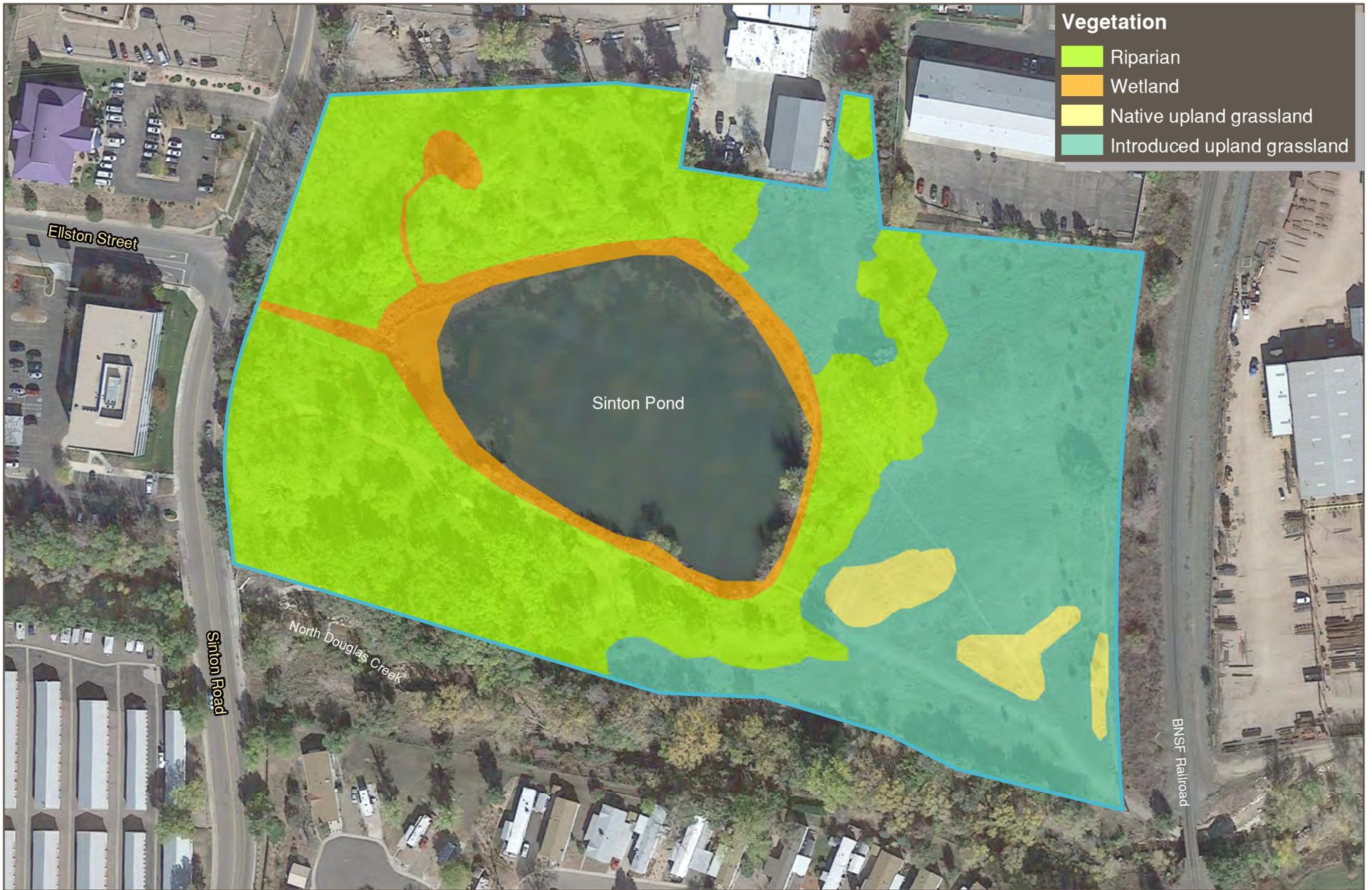


Figure 4. Vegetation



 Sinton Pond Open Space

Wildlife Resources

Common Wildlife

Sinton Pond Open Space is a small enclave of natural habitat in an otherwise urban setting, and is located near Monument Creek and along the North Douglas Creek corridor. As such, it supports a variety of wildlife that are known to occur in urban settings and along riparian corridors. The most common mammals are rodent species such as deer mouse, western harvest mouse, house mouse, and meadow vole, as well as small carnivores such as red fox, raccoon, and coyote. Mule deer are occasional visitors to the property. Native painted turtle and the non-native red-eared slider can be seen basking on logs or other debris in Sinton Pond, especially in the morning. Carp are likely the most prolific fish species in the water.

The pond and riparian habitat support a variety of bird species, including waterfowl such as Canada geese and mallards, shorebirds such as great blue heron, migratory songbirds, and resident birds such as northern flicker, American robin, and black-billed magpie. Various raptor species including red-tailed hawk and great horned owl use the property for roosting and foraging. No raptors were observed during the site visits.

Threatened and Endangered Species

Federally threatened and endangered species are protected under the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 et seq.). Significant adverse effects to a federally listed species or its habitat require consultation with the U.S. Fish and Wildlife Service (USFWS) under Section 7 or 10 of the ESA. Candidate species are not yet listed as threatened or endangered, but may be listed in the future.

The USFWS indicates that there are several threatened or endangered wildlife species with potential for occurrence in El Paso County. However, based on the site visit, the property does not contain suitable habitat for any listed species (USFWS 2015). In addition, the property is within an area designated by the USFWS as the Preble's meadow jumping mouse Colorado Springs block clearance zone. In designating a block clearance zone, the USFWS eliminated the need for individuals or agencies to coordinate with the USFWS prior to conducting activities in habitats that otherwise would be deemed to have the potential to support Preble's meadow jumping mouse.

Cultural and Historical Resources

The Colorado Cultural Resource On-line Database Compass, provided by the Colorado Office of Archaeology and Historic Preservation (OAHP), was used to conduct a search of cultural resources for the Sinton Pond Open Space. This database contains information on documented federal or state studies or findings regarding any cultural resources. The search confirmed the previously-documented site in which flash flooding along North Douglas Creek in 1994 partially exposed Native American remains (OAHP 2015). Archeologists identified additional artifacts under the supervision of the State Office of Archaeology and Historic Preservation. These artifacts dated circa 680 to 950. Although no additional sites were identified through the OAHP search, a cultural resource (pedestrian-level) survey for Sinton Pond Open Space has not been conducted. Thus, other cultural or historic resources may occur on the Sinton Pond Open Space.

Visitor Use and Improvements

Trailheads and Trails

Visitor use of Sinton Pond is limited, and primarily consists of access from neighboring businesses and communities for fishing and brief walks. Some use associated with the regional Sinton Trail also occurs. The Sinton Trail is a Tier 1 trail within the Parks trail system. Persistent use of the property for illegal camping is a deterrent for other, legitimate visitors.

The trailhead to Sinton Pond Open Space is approximately 200 feet south of the property within the Goose Gossage Youth Sports Complex. The Sinton Trail connects to the Pikes Peak Greenway Trail which also connects visitors to parking opportunities. Within the Sports Complex, the trail begins and heads west to Sinton Pond. A side trail to the north leads to the Sinton Loop. This 0.28-mile loop circumvents Sinton Pond. The Sinton Trail continues west across Sinton Road for about 2.9 miles to 30th Street and Garden of the Gods Road, where it connects to the Foothills Trail, which runs east and west. A series of rogue trails have developed from the Sinton Trail to the Sinton Loop.

The trail system within the Sinton Pond Open Space contains unsustainable stretches including: adjacent street drainage onto the trails, poor alignment, poor construction for the soil conditions, trails along unstable embankments and trails on service roads. In addition, the chain gate does not provide much of a deterrent against illegal vehicle access on both sides of Douglas Creek. These conditions result in trail widening, trail braiding and trampling of the vegetation.



Drainage from Sinton Road during storm events has caused trail erosion

Interpretive and Wayfinding Signage

There is no interpretive signage within the Sinton Pond Open Space. Wayfinding and regulation signs are minimal, dated, and are in disrepair. The pond is not visible from the adjacent regional Sinton Trail and there is no signage to direct regional trail users to the pond.

Adjacent Land Uses

Current adjacent land ownership and uses surrounding Sinton Pond Open Space include the following:

Commercial Development

Commercial (light industrial) development abuts the property to the north. Two office complexes lie west of the property across Sinton Road.

Residential Development

MHC Holiday Village Colorado LLC owns a 38-acre residential mobile home park on the south side of Sinton Pond Open Space.

Burlington Northern-Santa Fe Railroad

The Burlington Northern-Santa Fe Railroad runs north-south along the east side of Sinton Pond Open Space.



Wayfinding and regulation signage on Sinton Pond should be updated

Resource Management Plan

Implementing this Management Plan will require identification and prioritization of management actions to accomplish the objectives and goals. These prioritized management actions should continue to be reviewed on an annual basis to determine yearly work programs given budget and staff constraints. Implementation of the Management Plan also needs to be balanced with other resource needs throughout the open space system. Many of the management actions will be implemented within the first few years, while others will take many years to accomplish. Some management actions are ongoing, some are short-term, and others are long-term, representing considerable investments of time and energy.

Resource Management Issues

Resource management issues are specific occurrences or situations, such as land use practices, visitor use, or noxious weed infestations that can compromise the conservation values of the property. Based on the site visits and public input during this process, management issues for Sinton Pond Open Space are listed below and addressed with management actions.

| | |
|--|--|
| <p>Vegetation Management</p> <ul style="list-style-type: none">• Noxious weed management• Weed inventory and control <p>Urban Forest Health Management</p> <ul style="list-style-type: none">• Urban forest composition and structure <p>Visitor Experience</p> <ul style="list-style-type: none">• Protection of “wildness” and character of the property in an urban setting• Balance of preservation of natural resource and use | <p>Trail Management</p> <ul style="list-style-type: none">• Trail/trailhead way-finding• Designated (system) trails• Rogue (non-system) trails• Shortcutting• Trail condition (e.g., erosion and widening)• Connections <p>Dog Management</p> <ul style="list-style-type: none">• Off-leash dogs: natural resource and visitor impacts• Potential dog waste and dog waste bags |
|--|--|

All of these issues were considered during the management planning process. However, not all issues are directly addressed by the proposed management strategies. Some issues are more appropriately addressed as part of a separate Master Plan process, while others did not warrant a management response at this time.



Management Considerations

— Rogue Trail

Noxious Weeds

- Bouncingbet
- Burdock
- Canada thistle
- Diffuse knapweed
- Mullein
- Musk thistle
- Poison hemlock
- Russian olive

Figure 5. Management Considerations

□ Sinton Pond Open Space — Designated Trail



Discussion of Key Management Issues and Strategies

Noxious Weed Management

Prioritization of weed management efforts is based on several factors. Attempting to control all the non-native species present within the Sinton Pond Open Space can be overwhelming and ultimately unsuccessful, so it is important to develop a strategy to ensure the most efficient use of resources. This type of strategy is built upon two principles. First, instead of managing against weeds, the philosophy is to manage for the desired target species and communities within Sinton Pond Open Space. With this spirit, the species that have been identified as management concerns are those that have the potential to threaten the survival of native communities. Second, to minimize the total, long-term weed control workload, the Parks, Recreation and Cultural Services Department will act to prevent new infestations and contain the spread of plants with expanding ranges. Prioritization of weed management efforts considers legal mandates, weed biology, and species distribution.

In addition to legal mandates and weed biology, the existing distribution of weeds within Sinton Pond Open Space is of primary importance in prioritizing weeds for management activities. The analogy of a wildfire has often been used to describe the spread of noxious weeds. Using this analogy, small, isolated patches of weeds are generally considered a higher priority for control activities than large, well-established infestations. Small, isolated patches are easier to eradicate because there is a smaller distribution of plants, smaller seed bank, less-developed root system, and potentially, a desirable vegetation community. The Parks, Recreation and Cultural Services Department also notes species that are not yet within Sinton Pond Open Space, but are found nearby and could become problems if they spread to the property. The weed management program includes regularly monitoring Sinton Pond Open Space for these species in order to quickly detect and eliminate them if they ever do appear.

With this reasoning in mind, higher priority will be given to:

- Weeds with a specific management status designation of elimination
- Weed species that are new or relatively rare to the region or Sinton Pond Open Space
- Species not well established in surrounding areas
- Small infestations of species known to be highly invasive
- Infestations likely to spread because of location (e.g., road sides, trail sides, drainages, or wind breaks) or management activities (e.g., trail work or forest treatments)
- Infestations adjacent to or likely to spread into areas containing conservation targets
- Edges of large infestations

Lower priority will be given to:

- Large, well-established infestations for which there is little potential for eradication on Sinton Pond Open Space
- Species that are well established in surrounding areas and thus provide a constant seed source to Sinton Pond Open Space
- Species confined to disturbed areas
- Species that are easier to control relative to others

Forest Management

In 1880, the Melvin M. Sinton Family relocated from Ithaca, New York to Colorado Springs for health reasons. The family established a dairy business, which expanded to include the Sinton Pond location. In 1952, Herbert Sinton built a home, barn, and an ice house by Sinton Pond (Colorado Springs 1997). The Sinton Family and future owners of the property likely planted many of the horticultural tree species found on Sinton Pond Open Space. This land use history helped to develop the property into the current condition – the urban forest surrounding Sinton Pond.

In a continuing effort to promote urban forest health and address potential fire hazard, the Forestry Division of the Parks, Recreation and Cultural Services Department intends to complete additional forest management actions within previously treated areas in 2012 (Figure 6). When funding is available, another 30 percent of trees – primarily Siberian elm – would be removed in the areas along North Douglas Creek and on the southwest side of Sinton Pond. With additional funding, the west and north sides of Sinton Pond would also be treated.

Treatment strategies for forest management on Sinton Pond Open Space should include:

- Immediately removing Russian olive
- Removing Siberian elm in a graduated fashion as to preserve tree canopy elements
- Thinning understory regeneration (i.e., suckering) of Siberian elm
- Integrating noxious weed management with forest treatments
- Establishing and/or maintaining 10 to 15 large snags on the property



Siberian elm (living and dead) dominate the tree canopy

Vegetation Management

Siberian elm and Russian olive removal and other treatments can restore vigor to the urban forest on the Sinton Pond Open Space. Such treatments can promote the survival and recruitment of native shrubs (e.g., chokecherry) and enhance wildlife (e.g., songbird) species, but these treatments also represent a significant disturbance that can allow noxious weeds to spread. Noxious weeds, as previously discussed, can cause significant ecological problems. Mitigating their impact must be a high priority during the planning and implementation of restoration treatments.

Most noxious weed species prefer disturbed areas for colonization. For this reason, restoration sites are a highly suitable place for noxious weed migration and proliferation. Severe soil disturbances, including those caused by restoration thinning, may provide an ideal colonization site for these opportunistic species and result in profound changes in understory vegetation.

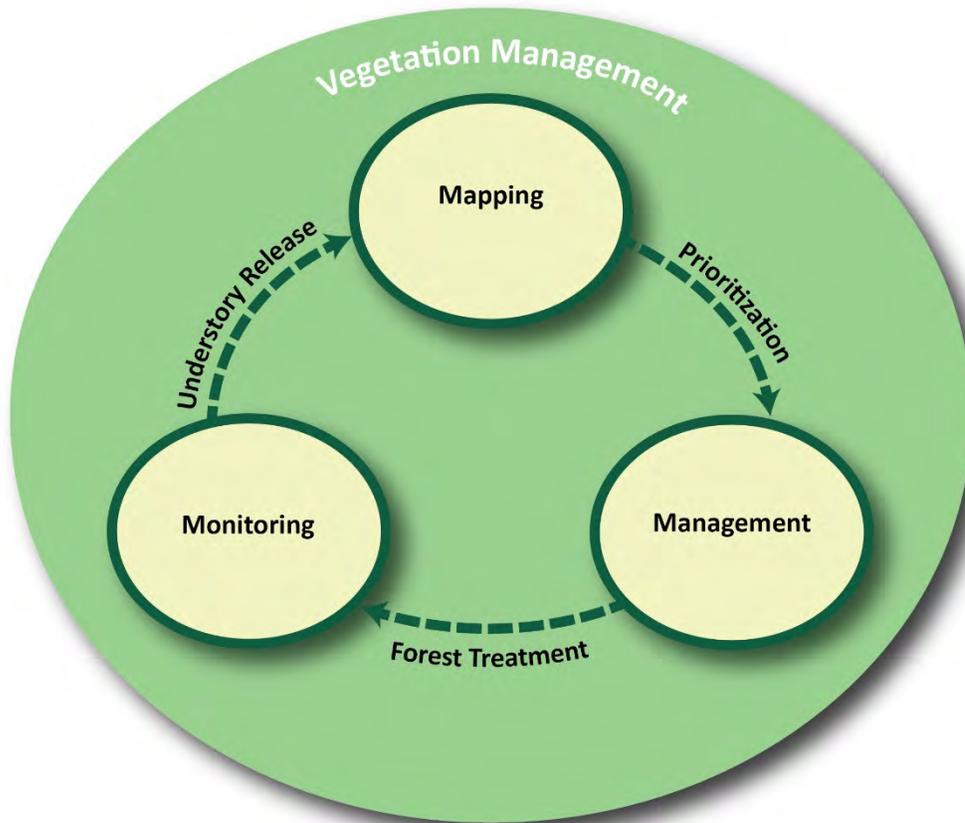
Leaving forests untreated, though, it is not an effective means of dealing with noxious weeds. Severe wildfires, such as those that have occurred in many overly dense ponderosa pine forests in the region, can promote the spread of many noxious weed species. When carefully planned and implemented, restoration treatments that prevent severe fires can help prevent the spread of noxious weeds.

Considering the land-use history of Sinton Pond Open Space, concentrations of invasive seeds may be present within the seed bank at sites where disturbances such as construction, dam building, seeding, livestock grazing, and industrial uses occurred in the past. Present-day disturbance (e.g., trail construction or dam rehabilitation) in these locations could encourage their emergence from the soil seed bank, and it may be impossible to avoid the colonization of noxious weed species.

The graphic on page 22 provides a visualization for vegetation management, specifically an approach of how to integrate noxious weed management with forest treatments (e.g., thinning), trail restoration, or even dam rehabilitation. The steps shown in the graphic are outlined immediately following.



Forest treatments have promoted the recruitment of native shrubs such as chokecherry



- **Mapping.** The planning process for forest treatments (e.g., Siberian elm or Russian olive removal) should include an inventory of existing plant species located on and near the treatment site. Where possible, areas heavily infested with noxious weeds should not undergo treatments until the infestations have been controlled.
- **Prioritization.** Where invasive exotics are present in treatment areas on Sinton Pond Open Space, thin areas without infestations first, and control existing populations of noxious weeds — otherwise noxious weeds will spread into areas that are currently weed free. Ensure that heavily trafficked sites, such as trail corridors, staging areas, and potential log landings (if any), have no noxious weeds present.
- **Management.** Control noxious weeds before work begins on the ground. If noxious weeds are present in only small numbers in or around the treatment site, it may be feasible and is certainly advisable to eradicate them before any **forest treatment** work begins. A little bit of control before any soil disturbance occurs can avert the need to do a lot of control later on.
- **Monitor.** The prevention of colonization by noxious weeds does not end when on-the-ground forest management activity is complete. The removal of portions of the tree canopy will promote an **understory release** with the potential to increase the density of noxious weeds. Monitoring after treatment is vital and should be done annually. Include intermediate targets, rather than only end targets, in order to ensure that restoration objectives are being met along the way.



Figure 6. Forest Treatment Area

- ▭ Sinton Pond Open Space
- ▭ Forest Managed in 2012



Regardless of the best efforts at prevention, some noxious weeds likely will appear following forest treatments. Some are more of a problem than others. For example, Chinese clematis may invade treatment areas on the Sinton Pond Open Space where the forest canopy has been removed allowing more light to reach the forest floor. Chinese clematis prefers sunny areas but have shown to be somewhat shade tolerant. An aggressive species (e.g., Chinese clematis) on Sinton Pond Open Space may persist and spread unless managed. It is much easier to remove invasive plant infestations when they are small. A few hours spent dealing with weeds soon after thinning, and before plants reach the reproductive stage, can avert larger infestations later.

Trail and Access Management

Access to Sinton Pond and trail amenities on the property are somewhat ad hoc and are in poor condition. The primary access points from Sinton Road are heavily eroded, and create an unsafe interface between the trail and the road. In addition regulatory and wayfinding signage is sparse and in poor condition. These conditions, compounded by persistent illegal camping, contribute to a recreational setting that is uncomfortable for many visitors. The following strategies are focused on improving the safety and aesthetics of trails and access patterns, to provide a more comfortable environment for legitimate recreational uses. First and foremost, the recommendations include establishing safe and clear access points for individuals crossing Sinton Road and using the regional Sinton Trail, with regulatory and wayfinding signs that establish the property as a component of the City's parks and trails system – users may be unaware that parking on the east side can be found at the Goose Gossage Youth Sports Complex. From there, additional efforts can be pursued to maintain and improve the trails, and to consider improved recreational amenities such as wheelchair-accessible access to the pond or an improved loop trail around the pond.

Based on the above strategies, this Management Plan includes a few specific recommendations to address various issues. These include ongoing management, short-term infrastructure maintenance, and future infrastructure changes. These focus areas and points are listed below and are shown on Figure 7:

1. Clearly establish a single access point on the west side of Sinton Pond Open Space. This will likely involve working with the Planning, and Public Works Departments and Colorado Springs Utilities to determine the appropriate location for a crosswalk and potential speed and sight line adjustments on Sinton Road. Severe erosion at the existing access points should be addressed immediately.
2. Close rogue trails in the near term. These designated segments are unlikely to be tied to the dam rehabilitation project (see item 4).
3. Replace and relocate out dated wayfinding, directional, and safety signs in the principal locations designated on Figure 7.
4. Close rogue trails in association with the Sinton Pond dam rehabilitation project. Any dam rehabilitation would likely raise the elevation of the structures. Rogue trails, if not addressed, would likely increase in severity. The dam rehabilitation may be a significant enough event to warrant a new master plan for Sinton Pond.
5. Revegetate and address erosion at the trail intersection point.



Management Considerations

- 1** Management Area
- Rogue Trail

Figure 7. Trail and Recreation Management

Sinton Pond Open Space Designated Trail



Resource Management Strategies

Management strategies for Sinton Pond Open Space, including goals, objectives, and actions are presented in the following table, along with the recommended timing and priority of implementation. A more detailed discussion of key management issues is presented below the table, on page 25.

For the purposes of this section of this Management Plan, the following terminology applies:

- **Goal** – Goals broadly describe the desired states for the future regarding resources and related issues. Goals lay the foundation for the objectives that provide guidance in the decision-making process.
- **Objective** – Objectives are the course of action intended to influence and determine the specific actions.
- **Action** – Actions describe some specific tasks that the City of Colorado Springs can take to accomplish the overall vision for the Sinton Pond Open Space.

Timing recommendations are defined as follows:

- **S – Short-term actions** – Should be completed within one year
- **L – Long-term actions** – Should be initiated or completed within five years
- **O – Ongoing actions** – Should be completed on an ongoing, annual basis indefinitely

Priority recommendations are defined as follows:

- **H – High priority actions** – should be accomplished first. These management actions are considered extremely important to the protection of the conservation values of Sinton Pond Open Space. High priority actions are directly related to the accomplishment of other resource objectives and goals.
- **M – Medium priority actions** – considered important, but not urgent, and meet a combination of other resource goals and objectives.
- **L – Low priority actions** – important, but not critical to resource protection needs. Low priority management actions do not have to be completed in the immediate future and primarily fulfill a specific resource goal or objective.

Table 1. Summary of Management Strategies for Sinton Pond Open Space

| Management Strategies | Timing | Priority |
|--|----------|----------|
| VEGETATION | | |
| Goal – Protect and enhance the quality, diversity, and health of native plant communities. | | |
| Objective 1: Manage existing noxious weed infestations and prevent new weed infestations. | | |
| <u>Action:</u> Complete comprehensive noxious weed inventory and mapping on an annual basis | O | M |
| <u>Action:</u> Complete and implement a noxious weed management plan, including specific treatment approaches for Sinton Pond Open Space. Use an integrated strategy that may include mowing, pulling, biological control, and herbicides. Herbicide application and timing will be chosen to minimize impacts to non-target vegetation and wildlife. | S | H |
| <u>Action:</u> Concentrate immediate weed management efforts along existing trails, railroad right-of-way, and new construction (e.g., dam rehabilitation) | O | H |
| <u>Action:</u> Coordinate with Burlington Northern-Santa Fe Railroad for noxious weed control efforts within railroad right-of-way | O | M |
| <u>Action:</u> Remove all Russian olive with focus in northwest corner of property | S | M |
| <u>Action:</u> Conduct all forest health management with an integrated noxious weed management strategy | O | H |
| <u>Action:</u> Integrate weed management into all management practices, including reclamation of disturbed areas, use of weed-free materials, cleaning maintenance equipment from off-site, and monitoring project areas for new weed infestations | O | M |
| <u>Action:</u> Eliminate Chinese clematis in compliance with management status established for 2020 | L | H |
| Objective 2: Manage urban forest community to enhance native shrub recruitment and wildlife habitat | | |
| <u>Action:</u> Refine forest management (i.e., slash disposal) methods to minimize vegetative impacts. This includes disposing of slash through pile burning or use of an air curtain burner if permissible through the Colorado Springs Fire Department. In areas where burning may be restricted, chip and haul slash off site for reuse/recycling, or disperse chipped materials to a depth of no more than two inches. Large-diameter material should be used to facilitate trail closures if warranted. | S | M |
| <u>Action:</u> Integrate forest management practices with noxious weed management strategies | O | M |
| WILDLIFE | | |
| Goal – Protect and enhance wildlife habitat on the property. | | |
| Objective 1: Plan and implement management projects in a manner that protects and enhances wildlife habitat | | |
| <u>Action:</u> Avoid conducting habitat-disturbing activities (e.g., tree removal, grubbing, grading) during the March–July breeding season for songbirds to avoid the destruction of nests | O | H |
| <u>Action:</u> Consider sensitive wildlife habitat in management actions | O | M |
| <u>Action:</u> Continue to aggressively remove invasive woody plant species | S | H |
| <u>Action:</u> Close and reclaim rogue trails to enhance urban habitat for wildlife | L | M |

| Management Strategies | Timing | Priority |
|--|----------|----------|
| TRAILS AND FACILITIES | | |
| Goal – Manage trails and visitor use facilities to provide high-quality recreation experiences while protecting natural resource values | | |
| Objective: Establish safe and suitable access points for Sinton Pond and the contiguous city-owned regional Sinton Trail | | |
| <u>Action:</u> Address unsafe and eroded trail junctions along Sinton Road | S | H |
| <u>Action:</u> Pursue parking agreement and signage with office buildings across Sinton Road, and provide a signed crosswalk | S | M |
| <u>Action:</u> Realign current connection to paved regional Sinton Trail to encourage legitimate trail use around the pond | L | M |
| Objective 2: Improve, consolidate, and replace trailhead signs and wayfinding to encourage legitimate use and improve visitor experience, aesthetics, and compliance with regulations | | |
| <u>Action:</u> Augment, repair or replace damaged or out-of-date signs | S | H |
| <u>Action:</u> Clarify all park regulations and wayfinding at the access points | S | H |
| <u>Action:</u> Install new directional signs to encourage access from regional trail | L | M |
| Objective 3: Implement ongoing trail maintenance and management projects, emphasizing erosion mitigation, hazard areas, trail braiding, legitimate use, and safety | | |
| <u>Action:</u> Evaluate trail crossings at Sinton Road for safety. Take action as needed. | S | H |
| <u>Action:</u> Identify areas and complete short reroutes or maintenance to eliminate muddy, eroded, or otherwise unsustainable trail segments. Use native soil fill to restore entrenched trail segments. | O | M |
| <u>Action:</u> Address visibility issues along the regional Sinton Trail at railroad underpass location | H | S |
| <u>Action:</u> Consider improving access amenities for regional trail users and wheelchair-accessible opportunities | L | L |
| <u>Action:</u> Remove and dispose of concrete debris in Douglas Creek, especially near Sinton Road overpass | L | M |
| <u>Action:</u> Develop an annual work plan for staff, volunteer, and contracted trail maintenance efforts | O | H |

Monitoring

Annual stewardship monitoring is conducted in partnership with the Palmer Land Trust under the terms of the conservation easement (Appendix A). The monitoring process is documented (i.e., reports, photographs, and maps) and tracked. Documentation generally includes site conditions relative to the enforceable terms of the easement.

Additional monitoring of specific resources and specific management issues is necessary to document the ongoing trajectory of management issues and to determine how well management objectives are being met. Monitoring allows the City to make informed decisions

about resource management priorities and projects, and provides a feedback mechanism that facilitates ongoing learning about resource issues and improvement of techniques to address them.

The monitoring of specific resources and resource issues should be performed on a periodic and ongoing basis. While some monitoring is based on informed observations (e.g., trail conditions), some requires more scheduled and rigorous surveys (e.g., noxious weeds). The following table provides a summary of monitoring tasks that are recommended to track the progress of the resource management strategies listed above.

Table 2. Summary of Monitoring Actions

| Monitoring Actions | Frequency | Methods |
|--|---------------------------------|--|
| Vegetation Monitoring | | |
| <u>Action:</u> Inventory and map noxious weed infestations | Annually | Mapping, photos |
| <u>Action:</u> Survey trail corridors and disturbance areas for new noxious weed infestations | Annually | Visual inspection, point mapping |
| <u>Action:</u> Monitor forest management areas and trail closures for new noxious weed infestations | Before/after treatment projects | Visual inspection, point mapping |
| Wildlife Monitoring | | |
| <u>Action:</u> Survey for breeding bird nests prior to habitat-disturbing activities (e.g., tree removal, grubbing, grading, trail construction) during the March–July breeding season | Before projects | Surveys |
| <u>Action:</u> Work with neighborhood volunteers, Aiken Audubon Society, and other partners to collect data on wildlife observations | Annually | Surveys, counts, observations |
| Trail and Infrastructure Monitoring | | |
| <u>Action:</u> Inventory and map rogue trail closures and new rogue trails on the property | Annually | Mapping, photos |
| <u>Action:</u> Monitor and evaluate use and function of trailheads for consideration in a future master plan | Monthly | Visual observation, documentation |
| <u>Action:</u> Monitor and evaluate trail impacts during wet trail conditions for consideration in future master plan or management plan | Periodically | Visual observation, photos |
| <u>Action:</u> Document trail sections that are in poor, unsafe, or deteriorating condition | Annually | Visual inspection, point mapping, photos |

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Appendices

Conservation Easement

Public Involvement Summary

Plant Species List

55
K**DEED OF CONSERVATION EASEMENT**

NOTICE: THIS PROPERTY HAS BEEN ACQUIRED IN PART WITH A GRANT FROM THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND. THIS DEED CONTAINS RESTRICTIONS ON THE USE AND DEVELOPMENT OF THE PROPERTY WHICH ARE INTENDED TO PROTECT ITS OPEN SPACE VALUES. THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND HAS FOUND THAT THE ADOPTION OF THESE DEED RESTRICTIONS IS IN THE PUBLIC INTEREST.

THIS DEED OF CONSERVATION EASEMENT is made this 14th day of May, 1996, by the City of Colorado Springs, a home rule city and Colorado municipal corporation having an address at 30 S. Nevada Avenue, Colorado Springs, Colorado ("Grantor"), in favor of the William J. Palmer Parks Foundation, Inc. a Colorado nonprofit corporation, having an address at P.O. Box 1281, Colorado Springs, Colorado ("Grantee").

A. Grantor is the sole owner in fee simple of certain real property in El Paso County, Colorado, more particularly described in the attached Exhibit A (the "Property").

B. The Property possesses natural, scenic, open space, and recreational values (collectively, "Conservation Values") of great importance to Grantor, the people of the City of Colorado Springs and the people of the State of Colorado.

C. In particular, the Property presents a unique opportunity to provide the people with an urban aquatic habitat that will also serve as a vital link in the Grantor's urban trail system.

D. The specific Conservation Values of the Property are documented in an inventory of relevant features of the Property ("Baseline Documentation"), which will consist of reports, maps, photographs, and other documentation that the parties agree to provide, collectively, an accurate representation of the Property at the time of this grant and which is intended to serve as an objective information baseline for monitoring compliance with the terms of this grant. The Baseline Documentation will be compiled and distributed to the parties no later than June 30, 1997. Once completed, the Baseline Documentation shall be attached to and incorporated into this Deed of Conservation Easement.

E. Grantor intends that the Conservation Values of the Property be preserved and maintained through consistent land use patterns including, without limitation, those uses existing at the time of this Easement grant which do not significantly impair or interfere with those values.

F. Grantor further intends to convey to Grantee the right to preserve and protect the Conservation Values of the Property in perpetuity.

G. Grantee is a publicly supported, tax-exempt nonprofit organization, qualified under Section 501(c)(3) and 170(h) of the Internal Revenue Code, whose primary purpose is to foster, for the people of all ages, open space, park, recreation and leisure time facilities and opportunities, within the City of Colorado Springs, State of Colorado, and County of El Paso, State of Colorado, and



areas surrounding or convenient thereto. In furtherance of its purpose, but not otherwise, the Grantee has the following powers:

(1) To seek and accept public or private contributions, gifts, bequests, devises, grants or donations, and to expend, accumulate and invest the same;

(2) To acquire by purchase, contribution, gift, bequest, devise, grant or donation or otherwise, and to hold, lease, encumber, sell or otherwise dispose of real, personal tangible or intangible property;

(3) To make distributions and donations of money or property to the City of Colorado Springs, State of Colorado, or to the County of El Paso, State of Colorado, or to any national, state, county, municipal, or other governmental unit, board or corporation;

(4) To exercise the powers which are now or may hereinafter be conferred upon corporations not for profit organized under the laws of the State of Colorado.

H. Grantee agrees to honor the Grantor's stated intentions and to preserve and protect in perpetuity the Conservation Values of the Property for the benefit of this generation and the generations to come.

IN CONSIDERATION of the mutual covenants, terms, conditions, and restrictions contained in this Easement and pursuant to the laws of the State of Colorado, in particular C.R.S. § 38-30.5-101 *et seq.*, Grantor voluntarily grants and conveys to Grantee a Conservation Easement in perpetuity over the Property of the nature, character and extent set forth below ("Easement").

1. Purpose. The purpose of this Easement is to assure that the Property will be retained forever in its natural, scenic, open space and recreation condition and to prevent any use of the Property that will significantly impair or interfere with the Conservation Values of the Property. Grantor intends that this Easement will confine the use of the Property to those activities consistent with the purpose of this Easement.

2. Rights of Grantee. To accomplish the purpose of this Easement, the following rights are conveyed to Grantee:

a. To preserve and protect the Conservation Values of the Property;

b. To enter upon the Property at reasonable times to monitor Grantor's compliance with and otherwise enforce the terms of this Easement. Any entry upon the Property shall be upon prior notice to Grantor. Grantee shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property; and

c. To prevent any activity or use of the Property inconsistent with the purpose of this Easement and to require the restoration of any damaged areas or features of the Property resulting from any inconsistent activity or use.

3. Prohibited Uses. Any activity or use of the Property inconsistent with the purpose of this Easement is prohibited. Without limiting this general prohibition, the following activities and uses are expressly prohibited:

a. Construction of Buildings and Other Structures. The construction or reconstruction of any building or other structure or improvement, except those existing on the date of this Easement, is prohibited except in accordance with paragraphs (b) and (c) below.

b. Fences. Grantor may repair or replace existing fences, or erect new fences necessary for the reasonable and customary management of wildlife or for separation of ownership and uses.

c. New Structures and Improvements. New buildings and other structures and improvements may be built with the advance written permission of Grantee. Grantee must give such permission within a reasonable time unless Grantee determines that the proposed building, structure or improvement will substantially diminish or impair the Conservation Values of the Property.

d. Subdivision. Any division or subdivision of title to the Property, whether by physical or legal process, is prohibited.

e. Land Management. The Property must be operated and managed in accordance with a land stewardship plan prepared and accepted with the mutual consent of Grantor and Grantee. The land stewardship plan will be updated every five (5) years and distributed to the parties.

f. Timber Harvesting. Trees may be cut to control insects and disease, to control invasive non-native species, and to prevent personal injury and property damage. Dead trees may also be cut for firewood or other uses on the Property. Commercial timber harvesting on the Property is prohibited.

g. Mining. The mining or extraction of soil, sand, gravel, rock, oil, natural gas, fuel or any other mineral substance for a commercial purpose is prohibited.

h. Paving and Road and Trail Construction. No portion of the Property may be paved or otherwise covered with concrete, asphalt, or any other paving material. Nor may any road or trail beyond those necessary to connect the Property to the Grantor's urban trail system be constructed without the advance written permission of Grantee. Grantee must give permission within a reasonable time unless Grantee determines that the proposed paving, construction, or location of any road or trail will substantially diminish or impair the Conservation Values of the Property or is otherwise inconsistent with this Easement. Permission shall not be unreasonably withheld.

i. Trash. The dumping or uncontained accumulation of any trash, refuse or debris on the Property is prohibited.

j. Water Rights. Grantor shall make an effort to obtain water rights to the Property and shall retain and reserve the right to use any water rights sufficient to maintain and improve the Conservation Values of the Property. Grantor may not transfer, encumber, lease, sell or otherwise

separate water rights sufficient to maintain and improve the Conservation Values of the Property from title to the Property itself.

k. Commercial or Industrial Activity. All commercial or industrial uses of the Property are prohibited.

4. Reserved Rights. Grantor reserves to itself, its successors and assigns, all rights accruing from ownership of the Property, including the right to engage in or to permit or invite others to engage in all uses of the Property not expressly prohibited and not inconsistent with the purpose of this Easement.

5. Notice of intention to Undertake Certain Permitted Actions. The purpose of requiring Grantor to notify Grantee prior to undertaking certain activities is to afford Grantee an opportunity to ensure that the activities are assigned and carried out in a manner consistent with the purpose of this Easement. Whenever notice is required, Grantor shall notify Grantee in writing not less than thirty (30) days prior to the date Grantor intends to undertake the activity. Notice shall describe the nature, scope, design, location, timetable, and any other information material to the proposed activity in sufficient detail to permit Grantee to make an informed judgement of its consistency with the purpose of this Easement.

6. Grantee's Approval. Where Grantee's approval is required, Grantee must grant approval or withhold approval in writing within thirty (30) days of receipt of Grantor's written request. Grantee's approval may be withheld only upon a reasonable determination that the action as proposed would be inconsistent with the purpose of this Easement.

7. Enforcement. Grantee shall have the right to prevent, correct or require correction of violations of the terms and purposes of this Easement. Grantee may enter and inspect the Property for violations. If Grantee finds what it believes is a violation, Grantee shall immediately notify Grantor and the State Board of the Great Outdoors Colorado Trust Fund ("the Board") in writing of the nature of the alleged violation. Upon receipt of this written notice, Grantor must either (a) restore the Property to its condition prior to the violation, or (b) provide Grantee a written explanation of the reason the alleged violation should be permitted. If the Grantor offers justification for permitting the alleged violation, both parties agree to meet as soon as possible to resolve this difference. If a resolution cannot be achieved at the meeting, both parties agree to meet with a mutually acceptable mediator to attempt resolution. When Grantee determines an ongoing or imminent violation could irreversibly diminish or impair the Conservation Values of the Property, Grantee may, at its discretion, take appropriate legal action. Grantor must discontinue any activity which could increase or expand the alleged violation during the mediation process. Should mediation fail to resolve the dispute, Grantee may again, at its discretion, take appropriate legal action. If a court determines that a violation is imminent, exists, or has occurred, Grantee may request a temporary or permanent injunction. A court may also issue an injunction to require Grantor to restore the Property to its condition prior to the violation.

8. Grantee's Discretion. Enforcement of the terms of this Easement shall be at the discretion of Grantee. Any forbearance by Grantee to exercise its rights in the event of a breach of this Easement shall not be deemed or construed to be a waiver by Grantee of the breach or of any subsequent breach of the same or any other term of this Easement or of any of Grantee's rights

under this Easement. Grantee's delay or omission in exercising any right or remedy upon Grantor's breach shall not impair any right or remedy construed as a waiver.

9. Waiver of Certain Defenses. Grantor hereby waives any defense of laches, estoppel, or prescription.

10. Acts Beyond Grantor's Control. No event shall be construed to entitle Grantee to bring any action against Grantor for injury to or change in the Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, drought, earth or underground water movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes. The parties also understand and agree that Grantee shall not be entitled to bring any action against Grantor related to any change in the property resulting from actions taken or required by the Colorado Department of Public Health and Environment.

11. Access. In accord with the Code of the City of Colorado Springs 1980, as amended, the general public shall have access to the Property, as appropriate. The Grantor specifically reserves the right to close access to the Property in the interest of the public health, safety and welfare, pursuant to Section 18-2-104 of the Code of the City of Colorado Springs 1980, as amended.

12. Costs and Liabilities. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to ownership, operation, upkeep and maintenance of the Property. Grantor is responsible for (1) the negligent actions of its officials, employees and agents in the performance or failure to perform incident to this Easement, (2) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause unless due solely to the negligence of the Grantee; and (3) the Grantor's release of hazardous or toxic substances on, under or about the Property. Grantor is also responsible for all related liability, claims, demands, damages, or cost.

It is agreed that Grantor's liability will not exceed any applicable limit set forth in the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 *et seq.*, as amended. The Grantor does not waive or intend to waive the limitations on liability provided to Grantor under the Colorado Governmental Immunity Act. In assuming responsibility for the negligent acts or omissions of its own officials, agents and employees in the performance or failure to perform incident to this Agreement, the Grantor in no way assumes responsibility for the negligence or intentional misconduct of the employees or agents of Grantee. Grantor does waive its right to any type of express or implied indemnity or right of contribution from the State of Colorado or Grantee, its officers, agents or employees, for any liability related to this Conservation Easement. For the purpose of this Section 12, "hazardous or toxic substances" are defined as any hazardous or toxic substance which is regulated under any federal, state or local law. "Hazardous or toxic substances" do not include any known condition of the property monitored by the Colorado Department of Public Health and Environment as of the date of closing.

13. Extinguishment. If the purpose of this Easement becomes impossible to accomplish, this Easement can only be wholly or partially terminated or extinguished by judicial proceedings in

a court of competent jurisdiction. Each party shall promptly notify the other when it first learns of such circumstances, and must also notify the Board of such circumstances. Grantee's proceeds, after the satisfaction of prior claims, from any sale, exchange or involuntary conversion of all or any portion of the Property subsequent to termination or extinguishment, must be in accordance with paragraph 14 below, unless otherwise provided by Colorado law. The Board shall be entitled to receive the net proceeds from sale of the Property, not to exceed the Board's grant amount used to acquire the Property multiplied by a fraction, the denominator of which shall be the Consumer Price Index ("CPI") figure published for the most recent month immediately preceding the month in which the grant was given, and the numerator of which shall be the CPI figure published for the most recent month immediately preceding the date the Easement is terminated or extinguished. "Consumer Price Index" or "CPI" shall mean the U.S. Department of Labor's Bureau of Labor Statistics' Consumer Price Index All Urban Consumers All Items, Denver, Colorado (1982-84 equals 100), or the successor of this Index. Grantee must use all such proceeds in a manner consistent with the conservation purposes of this Easement. Any remaining proceeds not otherwise allocated between the Board and the Grantee shall be retained by Grantor.

14. Proceeds. This Easement constitutes a real property interest immediately vested in Grantee, which the parties stipulate has a fair market value ("FMV"). The Easement's FMV is determined by multiplying the FMV of the Property unencumbered by the Easement (minus any increase in value after the date of this Easement grant attributable to improvements) by the ratio of the value of the Easement at the time of this Easement grant to the value of the Property, without deduction for the value of the Easement, at the time of this Easement grant. The value at the time of this Easement grant shall be the value used to calculate the deduction for federal income tax purposes allowable by reason of this grant, pursuant to Section 170(h) of the Internal Revenue Code of 1986, as amended. For the purposes of this paragraph, the ratio of the value of the Easement to the value of the Property unencumbered by the Easement will remain constant.

15. Grantee Assignment. This Easement is transferable. Grantee may only assign its rights and obligations under this Easement to an organization that is (a) a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1986, as amended (or any successor provision then applicable), and the applicable regulations promulgated thereunder, (b) authorized to acquire and hold conservation easements under Colorado law, and (c) approved as a transferee by the Board, its successors or assigns. As a condition of transfer, Grantee must ensure that the conservation purposes of this Easement continue to be carried out by the transferee. The Board retains the right to compel Grantee to assign its rights and obligations under this Easement to another organization if Grantee ceases to exist or fails or refuses to enforce the terms and provisions of this Easement.

16. Subsequent Grantor Transfers. Grantor agrees to incorporate the terms of this Easement into any deed or other legal instrument by which it divests itself of any interest in the Property, including without limitation, a leasehold interest. Grantor further agrees to give written notice to Grantee of the transfer of any interest at least thirty (30) days prior to the date of the transfer. Grantor's failure to perform any act required by this paragraph will not impair the validity of this Easement or limit its enforceability in any way.

17. Notices. Any notice, demand, request, consent, approval or communication contemplated by this Easement shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed as follows:

To Grantor: City of Colorado Springs
Director of Parks and Recreation
1400 Recreation Way
Colorado Springs, CO 80905

To Grantee: The William J. Palmer Parks Foundation, Inc.
Executive Director
P.O. Box 1281
Colorado Springs, CO 80901

To the Board: Executive Director
State Board of the
Great Outdoors Colorado Trust Fund
225 East 16th Avenue, Suite 1150
Denver, CO 80203

or to other addresses as the parties may designate by written notice to the other.

18. Recordation. This instrument will be recorded with the deed to the Property and other documents evidencing Grantor's acquisition of the Property with the El Paso County, Colorado, Clerk and Recorder. Grantee may re-record it at any time as may be required to preserve its rights in this Easement.

19. General Provisions.

a. Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of Colorado, and the Charter, City Code, Ordinances, Rules and Regulations of the City of Colorado Springs, Colorado, a home rule city and Colorado municipal corporation. Court Jurisdiction shall exclusively be in the District Court for the Fourth Judicial District of Colorado.

b. Liberal Construction. This Easement shall be liberally construed to effect the purpose of the Easement and the policy and purpose of C.R.S. § 38-30.5-101 *et seq.* If any provision in this Deed of Conservation Easement is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

c. Severability. If any provision of this Easement, or its application to any person or circumstance, is found to be invalid, the remaining provisions of this Easement, or its application to other persons or circumstances shall not be affected.

d. Entire Agreement. This Deed of Conservation Easement sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussions,

negotiations, understandings or agreements relating to the Easement, all of which are merged in this Easement.

e. No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

f. Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties and their respective successors and assigns. This Easement shall continue as a servitude running in perpetuity with the Property.

g. Termination of Rights and Obligations. A party's rights and obligations under this Easement terminate upon transfer of the party's interest in the Easement or Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

h. Captions. The captions in this Deed of Conservation Easement have been inserted solely for convenience of reference, are not a part of the Easement and have no effect upon its construction or interpretation.

i. Amendment. Should an amendment to or modification of this Easement become appropriate, Grantor and Grantee are free to jointly amend this document. The prior written approval of any amendment or modification of this Easement must be obtained from the Board. Any amendment or modification must be consistent with the conservation purposes of this Easement and may not affect its perpetual duration. Any amendment, must be written, signed by both parties and the Board or its successors or assigns, and recorded in the records of the El Paso County Clerk and Recorder.

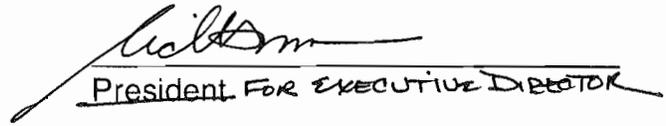
j. Termination of the Board. In the event that Article XXVII of the Colorado Constitution, which established the Board, is amended or repealed to terminate the Board or merge the Board into another entity, the rights and obligations of the Board under this Easement shall be assigned to and assumed by another entity as provided by law, or in the absence of such direction, by the Colorado Department of Natural Resources or its successor.

INTENTIONALLY LEFT BLANK

APPROVED AS TO FORM:


Senior Corporate Attorney
City of Colorado Springs

FOR THE STATE BOARD OF THE GREAT
OUTDOORS COLORADO TRUST FUND


President FOR EXECUTIVE DIRECTOR

ATTEST:


Secretary

Grantor and Grantee agree that the Board's execution of this Deed of Conservation Easement is solely for the purpose of acknowledging the Board's acceptance of its notice, approval and monetary rights hereunder, and that no interest in real property is being transferred to or created in the Board by its execution hereof.

EXHIBIT A

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, INTERSTATE BUSINESS PARK FILING NO. 10 AS RECORDED IN PLAT BOOK E-5 AT PAGE 268; THENCE N 83°58'06" W (THE PRECEDING COURSE BEING THE BASIS FOR BEARINGS USED IN THIS DESCRIPTION) ON THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 290.23 FEET; THENCE N 03°58'06" W A DISTANCE OF 144.50 FEET; THENCE N 80°27'01" W A DISTANCE OF 32.79 FEET; THENCE S 09°32'59" W A DISTANCE OF 109.94 FEET; THENCE N 80°27'01" W A DISTANCE OF 163.01 FEET; THENCE N 09°32'59" E, A DISTANCE OF 84.45 FEET; THENCE N 83°12'01" W A DISTANCE OF 84.84 FEET; THENCE S 87°59'16" W A DISTANCE OF 315.85 FEET TO THE EASTERLY RIGHT-OF-WAY OF SINTON ROAD; THENCE ON SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES: (1) S 19°35'58" W A DISTANCE OF 286.58 FEET TO A POINT OF CURVE; (2) ON A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 25°29'30" AND AN ARC LENGTH OF 177.97 FEET; (3) S 05°53'32" E A DISTANCE OF 69.85 FEET; THENCE S 72°37'03" E A DISTANCE OF 490.63 FEET; THENCE S 87°03'55" E A DISTANCE OF 118.32 FEET; THENCE S 72°46'26" E A DISTANCE OF 140.33 FEET; THENCE S 62°36'35" E A DISTANCE OF 85.00 FEET; THENCE S 75°44'24" E A DISTANCE OF 187.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE RAILROAD; THENCE ON A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2929.74 FEET, A CENTRAL ANGLE OF 12°01'43", AN ARC LENGTH OF 615.07 FEET AND A CHORD BEARING N 02°36'21" E A DISTANCE OF 613.94 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EL PASO COUNTY, COLORADO.

Sinton Pond Open Space Management Plans
Community Workshop
December 8, 2105

Discussion Comments and Questions by Issue Category

Do you have any questions about any of the preliminary management strategies presented and discussed tonight? Is anything missing that you believe is important to include? Do you have any comments about any of the strategies?

Vegetation Management

- What makes the area near Ephemeral Pond so wet and marshy?
- What is the proper way to get rid of Russian Olive and Siberian Elm trees?

Visitor Experience

- Can you clarify where parking and trail access would be?
- There is heavy bike use on the nearby trail
- Retain access to Ephemeral Pond
- The connector trail to Sinton Road may be difficult to keep closed since bikers use it. A cross walk might make a difference.

Wildlife Management

- Is there anything you can do about fishing line (that is left behind) to protect birds? One idea I've seen is cans for disposal of line.

Verbatim Individual Response Form Responses

Do you have any comments about any of the preliminary management strategies for the Sinton Pond Open Space property presented and discussed tonight?

The following comments were submitted by one individual:

- Please spray discretely in April-May, if possible.
- Leave downed trees/brush for wildlife.
- What to do with homeless in the Open Space?
- Please consider re-routing social trails to the east – the steep ones.

The following comment was posted on the City's Facebook page:

- Not sure we can make it tonight but we would love to see Sinton Pond opened to Stand Up Paddleboarding (SUP) and recreational kayaking.

Public Comments on Draft Sinton Pond Open Space Management Plan

| First name | Last Name | Comment |
|------------|-----------|---|
| Jackie | Heyda | <p>Spraying for noxious weeds wasn't mentioned in the article. Is that going to be addressed? Could a pesticide be a quick solution but one that could have lasting effects? If this is dig/pull operation, nothing will ever be done effectively. The weeds, of course, will continue to grow.</p> <p>Are there other drainage issues from the dairy like there were from the Hewlett Packard Corp?</p> <p>How are improvements approved or rejected by the Palmer Land Trust? Who decides that?</p> <p>Since the City Public Works and the Colorado Springs Utilities have access for work related jobs, how much access do they have and do they have to clean up before leaving the site?</p> |
| Tyler | Stuart | <p>p. 20 - Good to establish or maintain 10 to 15 large snags!</p> <p>p. 21 - In caption, graphic is said to be on p. 21, but is actually on p. 22</p> <p>p. 24 - Near middle of page, is the justification for potentially adding an improved trail around the pond for wheelchair access? Other than for wheelchair access, I would oppose a paved trail around the pond. It would drastically change the semi-natural feel, and make it feel too much like everything else surrounding the open space. A high-quality unimproved trail with a few small bridges for the places where water frequently runs over the trail would be a great addition.</p> <p>p. 29 - How does the city plan to "Work with neighborhood volunteers and other partners to collect data on wildlife observations?" What sort of interface would exist here? Audubon volunteers might be willing to join city employees on days of wildlife monitoring.</p> <p>I would also suggest having the employee(s) doing the habitat-disturbing work walk through the area first, especially if spraying chemicals, to flush any birds that are in the vicinity, and send them out of the direct spraying.</p> <p>Otherwise, both plans are well thought out and presented. I appreciate that the city is working to improve both of these spaces. They may be lightly-used, but they are well appreciated by those who do visit.</p> |

| | | |
|-------|--------|--|
| Susan | Larsen | <p>I see everything we discussed on 8 Dec, at least for the Open Space plan, which I attended. However, I do not view anything that is drafted for the recommendations to Council based upon our input. I urge the Council to consider an Open Space is not the same as a Park and should not have the signage, except only where the cars may park. The idea is to amble, scrounge, discover along the trails without being directed to everything. Developed parks are for more directed usage, like Garden of the Gods or Shook's Run. The sights and smells in an open space should be able to change with the wind. The perimeter volunteers like me, are happy to help as long as we know when and where so that the city does not feel a burden in taking on the noxious weeds removal. We volunteers have already learned which ones they are (some of them) and are told we are free to take them out when we come upon them. Trail maintenance is another activity we enjoy helping on, fixing erosion problems or removing unwanted debris. At the 8 Dec meeting I don't recall going over what those "ordinances" are. Those could be another attachment to the website. (unless I missed them) What I enjoy about volunteering is learning more about the plants and animals, trails and birds, from those I am volunteering with or just from focusing more on how the park is affected. I'd like see the recommendation to council and to know what date/time the recommendation will be presented to them. Thank you for giving us the information and opportunity to speak up for our open space areas.</p> |
| Linda | Hodges | <p>The Aiken Audubon Society would like to thank you for the opportunity to engage in this process. We appreciate the effort put into this plan.</p> <p>A few comments follow:</p> <ol style="list-style-type: none"> 1. On page 10, it is noted that, regarding water contamination by HP, a "mitigation plan was prepared to provide greater water surface area in the two drainages..." Was that mitigation plan enacted? If not, will it be? What is the current contamination level? 2. Resource Management Plan, p 17. We suggest that you add "Wildlife Management." This is an important migratory bird corridor, and we'd like to see management address that. 3. Re Wildlife, p 27, include "Integrate sensitive wildlife habitat in all management actions." 4. In the same section as above, Objective 1: we would suggest adding that, if spraying must be done, that it be done manually and discretely. We suggest April as the optimum time to spray for noxious weeds, but spraying should be avoided again until the fall. 5. What pesticide(s) do you plan to use? 6. There doesn't seem to be any mention of spraying in the Sinton document. Since spraying was done last summer, I presume it will be continued. Would you address that? <p>And what herbicide do you plan to use?</p> |

| | |
|-------------------|--|
| Christina Randall | <p>On behalf of the Division of the Fire Marshal, we have reviewed the draft management plans for University Park and Sinton Pond. We very much appreciate that you are addressing wildfire risk in regards to adjacent neighborhoods as well as the resources. We do have a couple of comments regarding the slash disposal noted in the plans.</p> <p>In the plan, it notes pile burning or use of an air curtain burner.</p> <ol style="list-style-type: none">1. Any open burning, pile burning or use of an appliance (i.e. air curtain burner) requires a permit issued by the Division of the Fire Marshal.2. Any open burning or pile burning requires a CSFD approved burn plan.3. CSFD does not issue open burn permits for areas in the city adjacent to neighborhoods at risk. (Typically these are used for city assets at risk outside city limits and away from neighborhoods like CSU property and watersheds.) <p>Our recommended practice for mitigation in the city is chip and scatter to a depth of no more than 4 " in areas with less than 25% slope, with no piles left. Or in areas where there is slope greater than 25%, chip and haul of site, to be recycled (at Rocky Top Resources.) If you or ERO has any specific questions regarding fuels treatment or prescribed burning, please don't hesitate to contact me. Thanks again for letting us comment and working with us to improve fire safety!</p> |
|-------------------|--|

Sinton Pond Open Space Plant Species

| Common Name | Species Name | Vegetation Community Type | | | |
|---|--|---------------------------|-----------------------------|-------------------------|---------|
| | | Riparian | Introduced Upland Grassland | Native Upland Grassland | Wetland |
| Native Annual/Biennial Forbs | | | | | |
| Canadian horseweed | <i>Conyza canadensis</i> | | ■ | ■ | |
| curlycup gumweed | <i>Grindelia squarrosa</i> | | ■ | ■ | |
| velvetweed | <i>Gaura mollis</i> | | ■ | ■ | |
| Introduced Annual/Biennial Forbs | | | | | |
| common mullein | <i>Verbascum thapsus</i> | | ■ | | |
| cutleaf vipergrass | <i>Scorzonera laciniatum</i> | | ■ | ■ | |
| diffuse knapweed | <i>Centaurea diffusa</i> | | ■ | | |
| lesser burdock | <i>Arctium minus</i> | ■ | | | |
| poison hemlock | <i>Conium maculatum</i> | ■ | | | |
| prickly lettuce | <i>Lactuca serriola</i> | | ■ | | |
| yellow salsify | <i>Tragopogon dubius</i> subsp. <i>major</i> | | ■ | ■ | |
| Introduced Annual Grasses | | | | | |
| cereal rye | <i>Secale cereale</i> | | ■ | | |
| cheatgrass | <i>Bromus tectorum</i> | | ■ | | |
| Native Perennial Forbs | | | | | |
| American speedwell | <i>Veronica americana</i> | | | | ■ |
| aster | <i>Aster</i> spp. | | ■ | ■ | |
| prairie thermopsis | <i>Thermopsis rhombifolia</i> | ■ | | ■ | |
| twogrooved milkvetch | <i>Astragalus bisulcatus</i> | | ■ | | |
| white prairie aster | <i>Aster ericoides</i> (group) | ■ | ■ | ■ | |
| yellowcress | <i>Rorippa</i> sp. | | | | ■ |
| Introduced Perennial Forbs | | | | | |
| alfalfa | <i>Medicago sativa</i> | | ■ | | |
| Canada thistle | <i>Cirsium arvense</i> | | ■ | | |
| common dandelion | <i>Taraxacum officinale</i> | | ■ | ■ | |
| common plantain | <i>Plantago major</i> | | | | ■ |
| curly dock | <i>Rumex crispus</i> | | ■ | | |
| garden asparagus | <i>Asparagus officinalis</i> | ■ | | | |
| Native Perennial Cool Season Graminoids | | | | | |
| broadleaf cattail | <i>Typha latifolia</i> | | | | ■ |
| narrowleaf cattail | <i>Typha angustifolia</i> | | | | ■ |
| softstem bulrush | <i>Schoenoplectus tabernaemontani</i> | | | | ■ |
| Introduced Perennial Cool Season Grasses | | | | | |
| crested wheatgrass | <i>Agropyron cristatum</i> | | ■ | | |
| Kentucky bluegrass | <i>Poa pratensis</i> | | ■ | ■ | |
| smooth brome | <i>Bromus inermis</i> | ■ | ■ | | |

| Common Name | Species Name | Vegetation Community Type | | | |
|--------------------------|---|---------------------------|-----------------------------|-------------------------|---------|
| | | Riparian | Introduced Upland Grassland | Native Upland Grassland | Wetland |
| Native Shrubs | | | | | |
| black chokecherry | <i>Prunus virginiana</i> ssp. <i>melanocarpa</i> | ■ | | | |
| golden currant | <i>Ribes aureum</i> | ■ | | ■ | |
| roundleaf snowberry | <i>Symphoricarpos oreophilus</i> | ■ | | ■ | |
| rubber rabbitbrush | <i>Ericameria nauseosa</i> | | ■ | ■ | |
| sand bar willow | <i>Salix exigua</i> | ■ | | | |
| wax currant | <i>Ribes cereum</i> | ■ | | | |
| western snowberry | <i>Symphoricarpos occidentalis</i> | ■ | | | |
| Woods' rose | <i>Rosa woodsii</i> | ■ | | ■ | |
| Introduced Shrubs | | | | | |
| common lilac | <i>Syringa vulgaris</i> | ■ | | | |
| honeysuckle | <i>Lonicera</i> spp. | ■ | | | |
| Native Subshrubs | | | | | |
| prairie sagewort | <i>Artemisia frigida</i> | ■ | | ■ | |
| Native Trees | | | | | |
| blue spruce | <i>Picea pungens</i> | ■ | | | |
| bristlecone pine | <i>Pinus aristata</i> | ■ | | | |
| Engelmann spruce | <i>Picea engelmannii</i> | ■ | | | |
| plains cottonwood | <i>Populus deltoides</i> subsp. <i>monilifera</i> | ■ | | | |
| ponderosa pine | <i>Pinus ponderosa</i> subsp. <i>scopulorum</i> | ■ | | ■ | |
| Rocky Mountain juniper | <i>Juniperus scopulorum</i> | ■ | | | |
| silver maple | <i>Acer saccharinum</i> | ■ | | | |
| twoneedle pinyon | <i>Pinus edulis</i> | ■ | | ■ | |
| Introduced Trees | | | | | |
| domestic apple | <i>Malus pumila</i> | ■ | | | |
| Lombardy poplar | <i>Populus nigra</i> | ■ | | | |
| ornamental juniper | <i>Juniperus</i> sp. | ■ | | | |
| swamp white oak | <i>Quercus bicolor</i> | ■ | | | |
| walnut | <i>Juglans</i> sp. | ■ | | | |
| Native Succulents | | | | | |
| twistspine pricklypear | <i>Opuntia macrorhiza</i> | | | ■ | |
| Native Vines | | | | | |
| riverbank grape | <i>Vitis riparia</i> | ■ | ■ | | |
| Virginia creeper | <i>Parthenocissus inserta</i> | ■ | | | |
| Native Agavoids | | | | | |
| soapweed yucca | <i>Yucca glauca</i> | | | ■ | |

BRIARGATE PARKWAY
(165' R.O.W.)

JOHN VENEZIA COMMUNITY PARK



“The Homestead”:
 Large Pavilion Complex
 2 Orchards
 Parking Lot with 144 Spaces

“The Corral”:
 Universally Accessible Playground
 Shade Shelters

“The Watering Hole”:
 Spayground
 Restroom / Maintenance Building with Shade

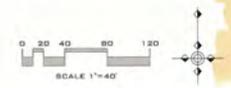
“The Round Pin”:
 Small Scale Artificial Turf Field

“The Range”:
 2 Parking Lots with 159 Spaces
 39 On-Street Parking Spaces
 3 Size “A” Soccer Fields
 Small Playground
 In-Line Hockey Rink/Basketball Court
 6 Tennis Courts
 4 Pickle Ball Courts
 Public Restrooms
 Plaza overlooking Multi-Use Fields

“The Pastures”:
 Shade Shelters
 Gravel Walking Loops
 Parking Lot with 72 Spaces
 Maintenance Facility

Miscellaneous
 Briargate Trail (along Briargate Parkway)
 2 miles of interior Sidewalks
 ~2 acres of Bluegrass

UNION BOULEVARD



DESIGNED BY: [Logo]
 DATE: [Date]
 SCALE: [Scale]
 REVISIONS:

CITY OF COLORADO SPRINGS
 PARKS, RECREATION AND COMMUNITY SERVICES

TITLE: VENEZIA COMMUNITY PARK
 SITE DEVELOPMENT PLANS

SHEET
 OF SHEETS

FILE NUMBER:

JOHN VENEZIA PARK TENNIS AND PICKLEBALL FACILITY AGREEMENT

This Venezia Park Tennis and Pickleball Facility Agreement (“Agreement”), effective January __, 2016, is made between Lifetime Fitness, a [need to fill in what type of corporation and where incorporated] (“Life Time”) and the City of Colorado Springs, a home rule city and Colorado municipal corporation. Life Time and City may be referred to in this Agreement individually a “Party” or collectively, the “Parties”.

I. RECITALS:

WHEREAS, the City, by and through its Department of Parks, Recreation and Cultural Services, is responsible for the development and management of facilities and programs at the John Venezia Community Park (“Venezia Park”); and

WHEREAS, the City wishes to partner with a willing organization to establish a Tennis and Pickleball Facility (“Facility”) at Venezia Park and City desires to develop, construct, and offer the Facility to the public; and

WHEREAS, Life Time has expressed a willingness to assist in the establishment of the Facility, contribute funds for the construction of the Facility and operate programs at the Facility; and

WHEREAS, Life Time desires to assist with the establishment of a Facility as depicted on Schedule A for the City and its customers; and

WHEREAS, the City recognizes the public benefit provided by this partnership which makes it possible for the City to develop and operate the Facility for public use on a timeline that is earlier than would have been previously possible with available City funds and staffing.

A. AGREEMENT:

NOW, THEREFORE, in consideration of the recitals above and the mutual covenants and agreements below, the receipt and sufficiency of which are acknowledged by the Parties, the Parties agree as follows:

1. Services. City shall provide to Life Time use of and access to the Facility for the purpose of implementing, managing, operating and directing tennis and pickleball programs and activities for the public at the Facility. The Facility shall include office space, restrooms, electricity, water and a secure equipment storage area. In addition, the Parties intend that there will be six (6) tennis courts and four (4) pickle ball courts. Permitted programs and activities include but are not limited to court usage, court rental, instruction, tournament play and scheduling of social events. Life Time shall also be permitted to sell merchandise through a Pro Shop at the Facility in accord with the provisions of this Agreement.

2. Operations.

- a. Annual Hours. In cooperation with the City, Life Time will provide and administer tennis and pickleball programming including instruction and/or classroom instruction. Subject to the terms of this Agreement, Life Time shall be the exclusive manager and operator of the Facility. Hours of operation shall be conducted within the standard hours of operation for Venezia Park. At least one (1) tennis court and one (1) pickleball court shall be kept available for public open play at all times.
- b. Supplies. Life Time agrees to supply all court teaching supplies including but not limited to, balls, racquets, nets, hoppers, baskets, targets, prizes, gifts, awards, and other items deemed necessary by Life Time in relation to tennis and pickleball programming.
- c. Registration. Life Time agrees to register all participants and collect all payments related to activities and merchandise purchases at the Facility. Accessibility to courts and participation in all events and programs shall be available to the general public and participants registering for events shall not be required to be members of Life Time Fitness to participate. With regard to accessibility to courts and programs at the Facility, no preference shall be given to current Life Time members.
- d. Improvements and Machinery. Life Time shall provide all point of sale, furniture and machinery necessary to manage and operate the Facility including its Pro Shop. To the extent that City staffing is needed or desired to conduct City business at the Facility, City shall be responsible for providing all equipment necessary to conduct City business.
- e. Monthly Accounting. Life Time shall submit to the City, an accurate monthly report accounting for all revenues collected and expenses incurred at the Facility on or before the 20th day of each month.
- f. Revenue Sharing. Life Time shall pay City a monthly amount which shall be equal to xx percent of the gross revenue collected for all activities provided at the Facility. Additionally, Life Time agrees to pay a monthly amount that shall be equal to xx percent of gross revenue collected for all merchandise sold at the Facility. Full payment shall be remitted to City on a monthly basis on or before the twentieth (20th) day of each following month.
- g. Marketing, Promotional and Communication Activities. Life Time shall provide all marketing and promotional activities for the Facility at its sole expense. City agrees to coordinate with Life Time to inform the Public of special events, contact information and concerning communication of Facility information to the public. All marketing and promotional materials intended to be used in connection with operation of the Facility or programs at the Facility, shall be submitted to City for review and approval at least forty five (45) days prior to their intended use. City shall review and either approve or disapprove all materials within ten (10) business days of receipt. Marketing and promotional materials shall not be used by Life Time for the Facility without prior City approval, which approval shall not be unreasonably delayed or withheld.
- h. Special Events. Life Time may conduct special events at the Facility. Life Time shall submit to City a schedule of proposed special events on the first Monday of each new year for upcoming events during the calendar year. If a special event is

proposed to be added during the course of the calendar year, the special event request shall be submitted at least thirty (30) days in advance of the proposed event; and 90 days in advance of the proposed event if alcohol is intended to be served.

- i. Annual Plan and Price List. Life Time shall provide an Annual Plan to City for the upcoming fiscal year, by the prior February 1st. The Annual Plan shall include a preliminary operating budget, showing expenses and gross revenues for the Facility for the prior year and estimates for the next fiscal year. The Annual Plan shall include a proposed price list for goods and a fee schedule for services to be provided to the public. The fee schedule shall be subject to prior City approval. The Annual Plan shall also include a list of all third-party contracts or agreements related to the Facility and a marketing and promotion plan for the Facility reporting the activities undertaken during the current year, and projections for the ensuing fiscal year.

3. Personnel.

- a. Life Time Responsibility for Screening, Employment and Training. Life Time shall be responsible for the screening, employment and training of all of Life Time's employees and volunteers, including, but not limited to its tennis and pickle ball instructors.
- b. Background Checks. Life Time agrees to perform a Colorado Bureau of Investigations or Federal Bureau of Investigations background check at its expense on all Life Time employees and volunteers in compliance with state law. Life Time shall furnish a copy of the background check for any employee or volunteer upon City's request. Workers found to have a conviction for a criminal offense for drug use, violent offenses, child abuse, domestic violence, sexual abuse or any criminal offense that is categorized as a felony shall not be permitted to provide services under this Agreement.
- c. Supervision of Participants. Life Time and all Life Time tennis instructors and other Life Time employees or volunteers shall be responsible for the supervision of the program participants and shall insure the safe and respectful use of the Facility by all persons accessing the Facility as a part of this Agreement. Life Time agrees to ensure that at least two (2) adult Life Time employees or volunteers are present at all times during any activities with minors.
- d. Removal of Employees. The City may restrict or prohibit any Life Time employees, instructors, or volunteers from utilizing the Facility following any abusive, disrespectful or detrimental behavior. Additionally, Life Time agrees to notify the City of any arrest or conviction related to any Life Time instructors, other employees or volunteers. Any arrest or conviction may be considered detrimental behavior based upon the specific circumstances and may constitute grounds for removal.

- e. Non-discrimination. Life Time shall not discriminate against any participant, employee, volunteer, or applicant for employment or volunteerism because of disability, race, creed, color, sex, sexual orientation, religion, age, national origin, ancestry, or veteran status. Life Time will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their race, color, sex, or national origin.

4. Fiscal Obligations, Insurance, Records and Waiver Requirements

- a. Insurance Requirements. Life Time shall, at its own expense, obtain and keep in force during the term of this Agreement a policy of combined single limit, public liability, bodily injury and property damages insurance insuring Life Time against any liability arising out of the use of the Facility by Life Time and its participants, instructors, employees, officers, agents, contractors, representatives, and invitees. Such insurance shall be a combined single limit policy in an amount no less than one million (\$1,000,000) dollars, with an aggregate limit of two million (\$2,000,000) dollars, shall name the City as an additional insured and contain a waiver of subrogation claims against the City. The monetary limits of the insurance policy shall not limit the liability of Life Time or provide a mechanism for City contribution in the case of any injuries.

- b. Workers' Compensation. Life Time shall obtain and keep in force during the term of the Agreement a policy of Workers' Compensation insurance that complies with Colorado state law and covers all Chapter employees and volunteers who work at the Facility.

- c. Public Records

- i. City including specifically the City Auditor, shall have the right, subject to reasonable written notice, to conduct a review of Life Time's records related to this Agreement. Life Time shall cooperate fully with City in the conduct of the audit and provide City access to all reports, data, schedules, etc. which may be required to conduct the audit. If, upon audit of Life Time's records, it is determined that Life Time is not operating within the requirements of this Agreement, the City may terminate the Agreement.
- ii. The Parties acknowledge and understand that is Agreement is subject to the requirements of the Colorado Open Records Act ("CORA"), Colorado Revised Statutes §§ 24-72-202 et seq. and that City may be required by law to publically release a copy of this Agreement or of any records made, maintained or kept by the Parties upon request pursuant to that law. In the event a CORA request is submitted to City for such records, the Parties agree to cooperate to gather the records

within the time period identified by law which is presumed to be three working days. Life Time agrees to clearly mark any records containing material that Life Time considers to be a trade secret or confidential to enable City to properly protect the marked records or to allow Life Time the opportunity to object to release of the records before a court of competent jurisdiction.

- d. Liability Waivers. Life Time will obtain a liability waiver, approved by the Office of the City Attorney, signed by each participant in programming offered by Life Time pursuant to this Agreement and the participant's parent or guardian. Life Time will provide the City a copy of each liability waiver within thirty (30) days of receipt and will maintain and make available to the City each original form for the term of the Agreement upon request.
- e. Facility Construction, Operations and Maintenance. Facility construction, operations and maintenance are subject to the following terms:
- i. Construction: Life Time agrees to contribute \$XXX,XXX to be placed in a gift trust account, expressly for the purpose of constructing tennis and pickleball facilities at Venezia Park. This financial contribution shall be remitted to the City by (DATE).
 - ii. Ownership of all improvements and property shall be and remain in the name of the City. City shall provide the Facility in "as is" condition.
 - iii. Operations: City shall provide and pay for all utilities, except for internet service, necessary to provide the services at Facility.
 - iv. Maintenance: Life Time shall keep the Facility free of trash, debris, and water and maintain the overall cleanliness of the Facility, including its restrooms. Life Time shall install, adjust, remove and maintain the Facility's nets and windscreens. City shall provide at its sole cost all repairs and general Facility maintenance during the term of this Agreement that are not the result of actions caused by the negligence of Life Time or its employees or volunteers if any. City's repair and maintenance responsibilities shall include, providing appropriate bins for trash and recycle materials, lawn care around the Facility such as watering, cutting, and leaf removal, snow plowing and snow removal, light replacement, plumbing, building wear, electrical and fence maintenance. Except for emergency maintenance events, Life Time agrees to notify City within twenty four (24) hours of any maintenance needs of the Facility. In the case of an emergency, Life Time shall notify City immediately of the maintenance need to protect the Facility asset.
 - v. City agrees to consider providing additional Venezia Park areas for tennis or pickleball related events upon request from Life Time on a case by case basis. A request for use of additional areas shall constitute a special event and Life Time agrees to abide by all City special event

requirements. City may approve, deny or condition a request for use of additional Park areas in its sole discretion. Consideration of a request will depend on other activities taking place within the Venezia Park.

5. Term. Subject to the provisions contained herein, this Agreement shall become effective on _____, 2016 and shall terminate on January 1, 2021. The Agreement may be extended for four (4) additional five (5) year terms upon the written agreement of the Parties. The Parties agree to evaluate the Agreement at the end of each term prior to any decision to extend the Agreement.

6. Termination. This Agreement shall be subject to the following termination provisions.

a. Default or Sale of Facility. City may terminate this Agreement effective immediately upon Life Time's dissolution or in the event the Facility is in part or in whole sold, the use of the Facility is materially altered (including but not limited to a repurposing of the operations of part or all of the Facility), or operations of the Facility are transferred to another entity.

b. Mutual Agreement. Upon mutual agreement, Life Time and the City may terminate this Agreement for any reason. If either party desires to initiate mutual termination, it shall give thirty (30) days written notice to the other party and that party, in its discretion, may agree to the mutual termination at an agreed upon date in the future.

c. Termination by Either Party for Cause. In the event that Life Time or the City substantially fails to honor its contractual commitments, the non-defaulting party may terminate this Agreement for cause upon thirty (30) days written notice. Notice of termination for cause shall specify the manner in which the defaulting party has failed to perform its contractual undertakings. The defaulting party shall have fifteen (15) days to respond to the notice of termination and, in addition, shall have fifteen (15) days to cure the conduct giving rise to the notice of termination. If the non-defaulting party reasonably determines that the defaulting party has satisfactorily implemented corrective action, the notice of termination shall be withdrawn.

7. Indemnification. Life Time shall indemnify, defend and hold harmless the City from and against any and all claims, demands or causes of action for injury or death to person or damage to property (including all costs and reasonable attorneys' fees incurred in defending any claim, demand or cause of action), to the extent arising out of or resulting from an act or failure to act constituting negligence, bad faith, willful neglect or knowing and intentional breach by Life Time or its personnel or agents in the course of performance under this Agreement.

8. Appropriation of Funds. Notwithstanding paragraph 6 of this Agreement, in accord with the City Charter, performance of the City's obligations under this Agreement is expressly subject

to appropriations of funds by the City Council. In the event funds are not appropriated in whole or in part sufficient for performance of the City's obligations under this Agreement, or appropriated funds may not be expended due to City Charter spending limitations, then the City may immediately terminate this Agreement without compensation to Life Time.

9. General Provisions.

- a. Amendments. This Agreement may be amended only in writing and must be signed by both the parties.
- b. Entire Agreement. This Agreement, attached exhibits, and future amendments constitute the entire understanding and agreement of the parties and supersedes any prior written or oral agreement pertaining to the subject matter of the Agreement.
- c. Compliance with Terms. Failure to insist upon strict compliance with any of the terms of this Agreement (by way of waiver or breach) by either party shall not be deemed to be a continuous waiver in the event of any future breach or waiver of any condition.
- d. Severability. If any portions of this Agreement shall, for any reason, be invalid or unenforceable, such portions shall be ineffective only to the extent of any such invalidity or unenforceability, and the remaining portion or portions shall nevertheless be valid, enforceable and of full force and effect; provided, however, that if the invalid provision is material to the overall purpose and operation of this Agreement, then this Agreement shall terminate.
- e. Assignment/Delegation. Neither party may assign its rights or delegate its duties under this Agreement without the prior written consent of the other party.
- f. Governing Law. This Agreement shall be construed in accord with the laws of the State of Colorado and the City Charter, City Code, ordinances, rules and regulations of the City. Exclusive jurisdiction for any matter arising from this Agreement shall be in the El Paso County District Court for Colorado's Fourth Judicial District.
- g. Headings. The headings or captions contained in this Agreement are for convenience and reference only and do not in any way modify, interpret or construe the intention of the parties or affect any of its provisions.
- h. Independent Contractor. In the performance of the obligations under this Agreement, the Parties agree that Life Time is at all times acting and performing as an independent contractor. The City shall neither have, nor exercise, any control or direction over the manner and means by which Life Time performs its obligations, except as otherwise stated in this Agreement. Life Time understands and agrees that its employees are not City employees. Life Time is solely

responsible for payment of salaries, wages, payroll taxes, unemployment benefits or any other form of compensation for benefit to its employees under this Agreement. Further, it is expressly understood and agreed that Life Time's employees are not entitled to any City payroll, insurance, unemployment, workers' compensation, retirement, or any other benefits.

i. No Third Party Beneficiaries. It is specifically agreed between the Parties that this Agreement is not intended by any of its terms, provisions, or conditions to create in the public or any individual member of the public a third party beneficiary relationship, or to authorize any person not a party to this Agreement to maintain suit for personal injuries or property damage pursuant to the terms, conditions or provisions of this Agreement. In requiring Life Time to procure insurance under this Agreement, the City specifically does not waive or intend to waive any protection, immunity, or other provision of the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 to 120, as now written or amended in the future.

j. Notices. All notices, requests, demands and other communication regarding this Agreement shall be in writing and shall be deemed to have been duly given (a) on the date of delivery if delivered personally, or (b) on the next business day if sent by overnight national courier service, or (c) on the third business day after being mailed (registered or certified mail, postage prepaid, return receipt requested) addressed as follows:

If to Life Time:

Name: _____
Title: _____
Address: _____

If to City of Colorado Springs:

Name: Kim King
Title: Recreation and Administration Manager
1401 Recreation Way
Colorado Springs, CO 80905

With a copy to:

Office of the City Attorney
P.O. Box 510-MC1575
Colorado Springs, CO 80901-1575

Or to such other address as any Party may have furnished to the other in writing.

EXHIBITS:

Exhibit A - Facility Description

IN WITNESS WHEREOF, the Parties hereto have executed the foregoing Agreement as of the date first set above.

Life Time Fitness- Colorado Springs

By: _____
Title

City of Colorado Springs

By: _____
Karen Palus
Director Parks, Recreation and Cultural Services

Approved as to Form
Office of the City Attorney

DRAFT

Exhibit A

Proposed Land Exchange

**Parks, Recreation and Cultural Services
Advisory Board Meeting
March 10, 2016**

Proposed Land Exchange

Achieve several goals on the Colorado Springs Parks System Master Plan including:

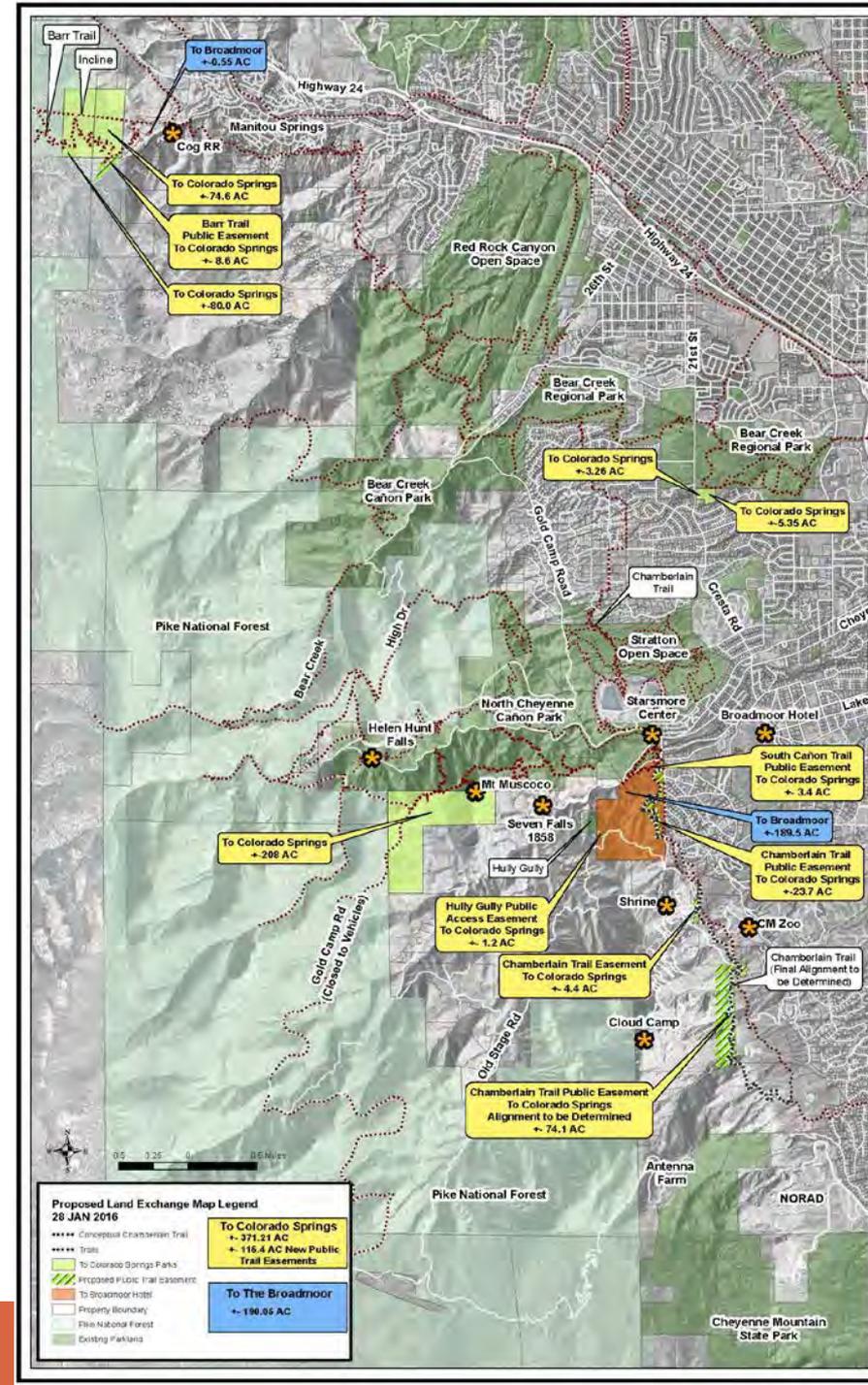
- Preserving and expanding our open space system,
- Connecting our trail system,
- Securing public access to valued recreational trail corridors that currently traverse private lands,
- Providing additional recreational opportunities within our community for horseback riding and picnicking.

To City of Colorado Springs

- +- 371.21 AC
- +- 115.4 AC New Public Trail Easements

To Broadmoor

- +- 190.05 AC



Proposed Land Exchange

OVERALL FAQ'S

Q: Have independent appraisals been obtained to determine the value of the properties proposed for the land exchange?

A: Appraisals are currently underway to evaluate the value of the lands proposed for the exchange. Preliminary figures suggest that the value of the land the City is receiving is approximately twice what the Broadmoor is receiving. More information about the appraisals will be made available once the appraisals are complete.

Q: Can the zoning be changed?

A: Yes, zoning could be changed in the future. To change the zoning from PK (Park) to another zone classification would require public notification, a public process, action by the Parks and Recreation Advisory Board, action by the Planning Commission, and action by City Council. The Broadmoor has agreed to a deed restriction to keep the property zoned PK (Park).

Q: What is the timeline for this proposal?

A: The timeline is still to be determined based upon community feedback and the City's Real Estate process.

Q: Who in the City has the final authority to approve this proposed land exchange?

A: Colorado Springs City Council.

Q: How can I get more information about this proposal?

A: At this time, we are encouraging the community to provide feedback on the proposal and are providing multiple ways for individuals to engage in the process. Please see the Proposed Land Exchange Public Process poster and handout (Opportunities include upcoming meetings as well as the proposal website at: www.ColoradoSprings.gov/ProposedLandExchange .

Proposed Land Exchange

WHAT'S NEW

Barr Trail and Mt Manitou Incline

- *Enlarged public access easement for Barr Trail Connector*

North Cheyenne Cañon Park – Southwestern 208 ac parcel

- *The Broadmoor will allow public access to Green Settlement and Greenwood Park*

North Cheyenne Cañon Park – South Cañon 189 ac parcel (Strawberry Hill)

- *Provide emergency access for Hully Gully on Seven Falls*
- *The City will retain the first right of refusal if the property is ever considered for sale. Purchase price set from 2016 appraisal value*
- *Retain public access to future trail system on the 189 ac parcel (Strawberry Hill)*
- *Enlist the support of the Parks Ambassador program*
- *Increase stewardship through the Park zoning deed restriction and the Conservation Easement*

Proposed Land Exchange

WHAT'S NEW

Additional Meetings and Opportunities for Public Comment

Listening & Discussion Session with Councilman Keith King

March 14, 2016; 6-8 p.m.

Broadmoor Community Church

315 Lake Avenue; Colorado Springs, CO 80906

Public Meeting

March 30, 2016; 6-8 p.m.

Gold Camp Elementary School

1805 Preserve Drive; Colorado Springs, CO 80906

City Council Work Session

April 11, 2016, 2016; 1:00 p.m.

City Hall

107 N. Nevada Avenue; Colorado Springs, CO 80903

Parks, Recreation & Cultural Services Advisory Board Meeting

April 14, 2016; 7:30 a.m.

Parks, Recreation & Cultural Services Headquarters

1401 Recreation Way; Colorado Springs, CO 80905

City Council Meeting

Date to be determined

City Hall

107 N. Nevada Avenue; Colorado Springs, CO 80903

Proposed Land Exchange

CONSERVATION EASEMENT

- A binding legal agreement that offers voluntary, permanent restrictions of a property to protect its conservation values.
- Focus is often on limiting development of the property and restricting subdivision. If appropriate, a conservation easement can ensure perpetual public access.
- Can be used on public or private land, and the landowner retains ownership and use of the land consistent with the easement.
- Conservation easement restrictions remain with the property forever, no matter who may own the land in the future.
- A qualified land trust holds the easement, and is given the right to enforce the restrictions laid out within the easement.

Modifications to the proposal from Community Feedback

Proposed Development

- *No visitor parking*
 - *Guests of the picnic and riding facility will be shuttled from the hotel*
- *Deed restriction requires Park (PK) zoning uses*

Public Access

- *The property will not be fenced*
- *Public use will be allowed on future trails on the 189 acre parcel (Strawberry Hill)*
 - *Non-motorized recreational use (Hiking, Mountain Biking and Equestrian)*
 - *Ask for individuals to respect the property*

Modifications to the proposal from Community Feedback

Land Stewardship

- *Commitment to fuels management (fire mitigation)*
- *Commitment to clean up the property*

Land Conservation

- *Commitment for a conservation easement on the property*
- *Park zoning permitted development envelope to be excluded from conservation easement*
 - *Access from Mesa Ave to be specifically defined*
 - *Building envelope and site access to be available within the next few weeks*

Proposed Land Exchange COMMUNITY CALENDAR

Listening & Discussion Session with Councilman Keith King

March 14, 2016; 6-8 p.m.

Broadmoor Community Church

315 Lake Avenue; Colorado Springs, CO 80906

Public Meeting

March 30, 2016; 6-8 p.m.

Gold Camp Elementary School

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1401 Recreation Way; Colorado Springs, CO 80905

City Council Meeting

Date to be determined

City Hall

107 N. Nevada Avenue; Colorado Springs, CO 80903

For current information on the proposal and to submit comments, visit

<https://coloradosprings.gov/proposedlandexchange>

Prospect and Quail Lake – Proposed 2016 Operations

Parks and Recreation Advisory Board
March 10, 2016

Kim King,
Recreation and Administration Manager



Watercraft Highlights

- Water Use on Prospect Lake
 - During hours of operation for all motorized watercrafts, no more than five (5) watercraft, shall be permitted to operate on the lake at any time.
 - During motorized watercraft operation, all traffic shall be in a counter-clockwise direction.
 - Swimming or diving from any watercraft is prohibited.
 - Operation of all watercraft is prohibited during an electrical storm.
 - All motorized watercrafts can only launch and load from the boat ramp. No staging or cleaning on the ramp.
 - During hours of operation for all motorized watercrafts, no more than five (5) watercraft, shall be permitted to operate on the lake at any time. “Operate being defined as moving in the rotation of boat traffic. Anchored boats are excluded from the 5 watercraft limit.”

Watercraft Highlights

- **Water-Skiing on Prospect Lake**
 - **Water-skiing shall be permitted only during “wake allowed” operation times.**
 - **Each water-skier shall wear a USCG-approved personal floatation device in serviceable condition.**
 - **Water-skiing is prohibited within fifty feet (50') of shore.**
 - **No watercraft shall follow a water-skier closer than one hundred fifty feet (150'), except when their own skier is in the water.**
 - **The launching and discharging of water-skiers at the shore shall be limited to the designated area only.**
 - **Water ski towropes shall be no longer than one hundred feet (100') in length.**
 - **Watercraft towing water-skiers shall have the right of way over other watercraft.**
 - **Watercrafts operator must be aware of shoreline and swimming areas at all times.**
 - **The gate must be closed and locked after vessel is launched and vehicle is parked.**
 - **Parking of trailers and vehicles must be in marked locations only.**

Permit Fees

Permit Types:

Identification Plate and User Fee:

Motorboat & Motorized Personal Watercraft

\$125

Non-motorized Watercraft

- **Sailboat**
- **Float Tubes, Belly Boats, Hand Propelled Watercraft**

\$ 50

\$ 50

Dealer (*any vessel type includes 3 permits*)

\$225

Daily Pass

\$ 5

A \$10 key deposit will be assessed when purchasing a permit. The key deposit can be credited to the following year's account or a refund can be processed when the annual key is returned.

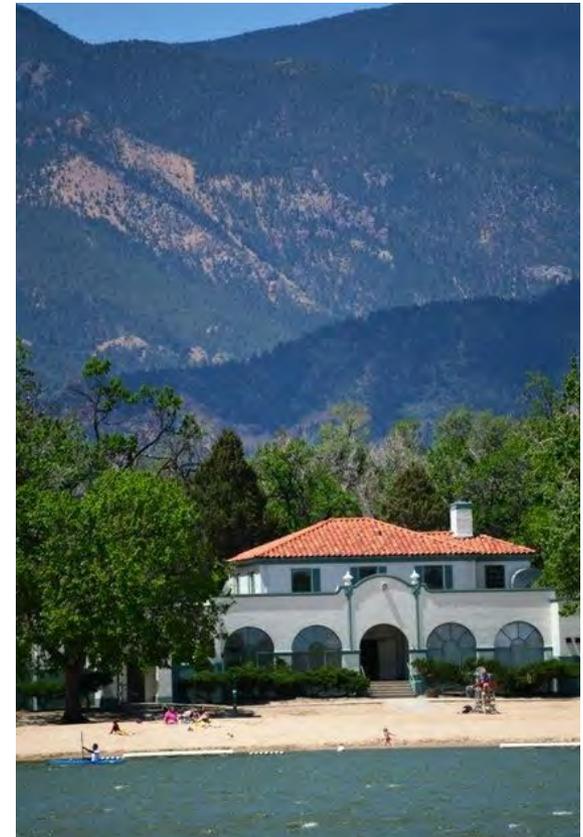
Current/Proposed Schedule

PROSPECT SWIM BEACH

- *Operated by the YMCA (approximately Memorial Day thru Labor Day)*

Hours of Operation :

- Daily 11 AM to 5 PM
- **Mon – Fri 11 AM to 4 PM**
- **Sat 2 PM to 6 PM
(special events/rentals only)**
- **Sun 12 PM to 5 PM**



Current/Proposed Schedule

PROSPECT LAKE YEAR ROUND BOATING HOURS

- *All Motorized Watercraft (Wake Allowed)*
- *Non-motorized Watercraft (Wakeless - Sail, Float Tubes, Belly Boats and Hand Propelled Watercraft)*

Wake Allowed Hours :

- M/W/F: Sunrise-Sunset ALL MOTORIZED WATERCRAFT
- SAT/SUN: Sunrise-1 PM MOTORIZED BOATS ONLY
- 1-5 PM PERSONAL WATERCRAFT ONLY

- **Mon – Fri** Sunrise to 11 AM and 5 PM to Sunset (except Wed evening)
- **Wed** 5 PM to Sunset (Personal Watercraft Only)

- **Sat** Sunrise to 11 AM (Motorized Boats Only)
11 AM to 2 PM (Personal Watercraft Only)

- **Sun** Sunrise to 12 PM and 5 PM to Sunset (Motorized Boats Only)

Current/Proposed Schedule

PROSPECT LAKE YEAR ROUND BOATING HOURS

- *All Motorized Watercraft (Wake Allowed)*
- *Non-motorized Watercraft (Wakeless - Sail, Float Tubes, Belly Boats and Hand Propelled Watercraft)*

Wakeless Hours :

- T/TH: Sunrise-Sunset ALL NON-MOTORIZED WATERCRAFT
- SAT/SUN: 5 PM-Sunset ALL NON-MOTORIZED WATERCRAFT

- **Mon – Fri** **11 AM To 5 PM**

- **Sat** **2 PM To Sunset**

- **Sun** **12 PM to 5 PM**

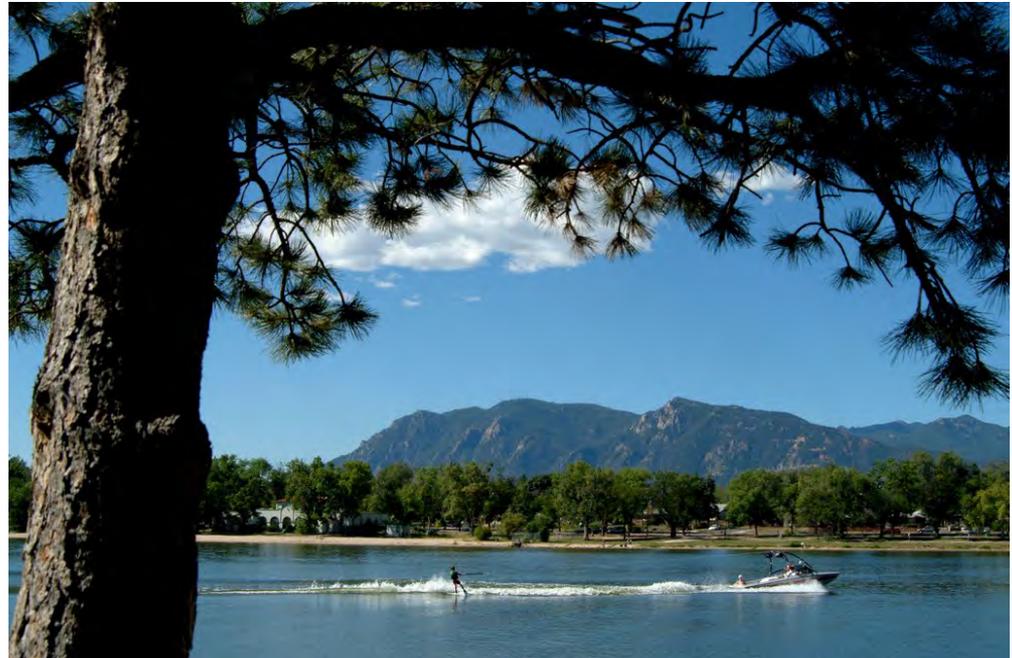
Current/Proposed Schedule

- Changes in schedule results in the following hours* of usage on the lake:

| | |
|------------------------------|--------|
| – 2015 Motorized Hours = | 221.25 |
| – 2016 Motorized Hours = | 210.25 |
| – 2015 Non-Motorized Hours = | 127.50 |
| – 2016 Non-Motorized Hours = | 162.50 |

- Changes in permits sold:

| | |
|------------------------|----------|
| – 2014 Motorized = | 84 |
| – 2015 Motorized = | 94 |
| – 2014 Non-Motorized = | 64 |
| – 2015 Non-Motorized = | 102 |
| – 2014 Day Passes = | 14 |
| – 2015 Day Passes = | 190 |
| – 2014 Revenue = | \$14,270 |
| – 2015 Revenue = | \$17,800 |



**Hours are based on an estimated available time for the total of a week in March, May, July and September.*

Changes in Hours

- **Pros:**
 - **Acts as an incentive to potential vendors**
 - **Allows increased lake supervision through vendor operation**
 - **Increases safety for swim beach area and reduces liability**
 - **Addresses initial feedback provided during public meeting held on February 24, 2016**
- **Cons:**
 - **No one has a “full day” on the lake**



Other Impacts to Hours

| DATE | EVENT NAME | LAKE/PARK IMPACT |
|----------------------|------------------------------------|--|
| February 27 | Special Olympics Polar Plunge | N/A - Beach closed for season |
| June 4 | Get Outdoors Day (Fishing) | N/A |
| June 18-19 | Pikes Peak Celtic Festival | Some park road closures |
| July 3-4 | 4th of July Summer Symphony | Full Lake Closure (Sunday/Monday) |
| July 21 | RMSG Stand-up Paddleboard | During non-motorized hours |
| July 22-23 | RMSG Triathlon | Full Lake Closure (8:00 am Friday-12:00 pm Saturday); Road closures Saturday AM |
| July TBD | ROAR Adventure Race (SUP) | During non-motorized hours |
| August 13-14 | Springs Spree | Some park road closures |
| August 22-26 | GWN Dragon Boat Practice | During non-motorized hours |
| August 27 | GWN Dragon Boat Festival | Half Lake Closure for set-up (Thursday/Friday); Full Lake Closure (Saturday) |
| September 3-5 | Labor Day Lift-Off | Full Lake Closure (Saturday-Monday) |
| September 17 | IAFF Fallen Firefighter Memorial | Significant road closures all day |
| September 25 | COS Half Marathon | Significant road closures until 10:00 am |

Other Impacts to Hours

- **The lake is also CLOSED:**
 - **Wednesdays, from mid June – first of August, 8 AM to 3:30 PM for the Adaptive Water-Ski program**
 - **Tuesday, August 23 for the Splish Splash Bash**
 - **Tuesday, August 16, 30 and September 6 from 8:30 AM to 1:30 PM for Adaptive Kayaking**



Other Changes

- **Opening of boat house through vendor operator (seasonal basis) – RFP to go out in next few weeks**
- **Vendor operator will include a “supervision” component for the lake**
- **New signage will be placed throughout the boating and lake area**
- **Spruce up of boat house and surrounding area will begin in next few weeks**
- **Sertich will serve as point of contact in off season**

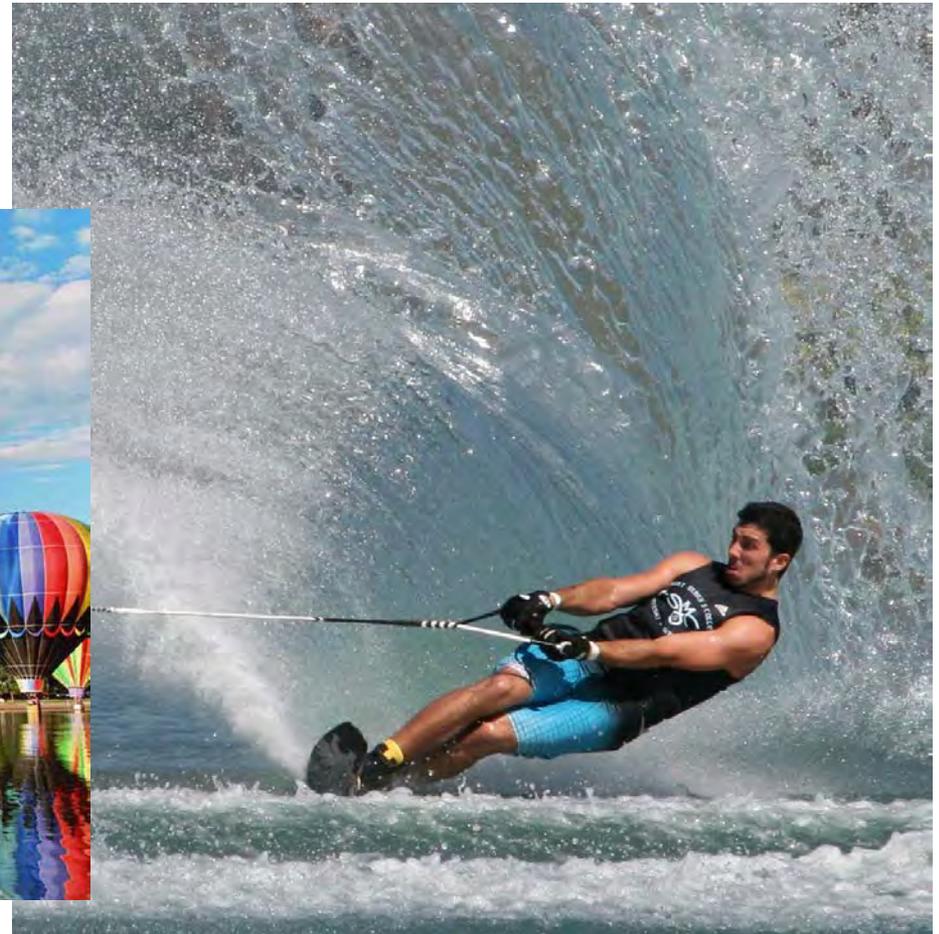
Current Schedule at Quail Lake

- **Boating hours** **Daily** **Sunrise-Sunset**

- Gas powered motorized watercraft are prohibited on lake.
- All boats/vessels to be operated in a wakeless manner.



Questions?



2015 Parks, Recreation and Cultural Services Advisory Board

Golf Presentation

Valley Hi
Patty Jewett

Patrick Gentile CGCS
Golf Manager

1

2015 Financials

Patty Jewett

| | Budgeted` | Actual | Difference |
|-----------------------------------|----------------|----------------|--------------|
| Revenue | \$2,181,665.00 | \$1,995,822.00 | \$185,843.00 |
| Expenses | \$2,235,795.00 | \$1,845,868.00 | \$389,927.00 |
| Fund Contribution (Withdrawal) | \$(54,130.00) | \$149,954.00 | |

Valley Hi

| | Budgeted | Actual | Difference |
|-----------------------------------|----------------|---------------|--------------|
| Revenue | \$1,150,842.00 | \$921,643.00 | \$229,199.00 |
| Expenses | \$1,153,231.00 | \$952,576.00 | \$200,655.00 |
| Fund Contribution (Withdrawal) | \$(2,389.00) | \$(30,943.00) | |

2015 Financials Cont.

- Patty Jewett is projected to contribute \$149,954 to its fund balance.
- We are planning to take care of some much needed repairs to the clubhouse and maintenance shop, which will reduce the contribution

• Projected Fund Contribution \$149,954.00

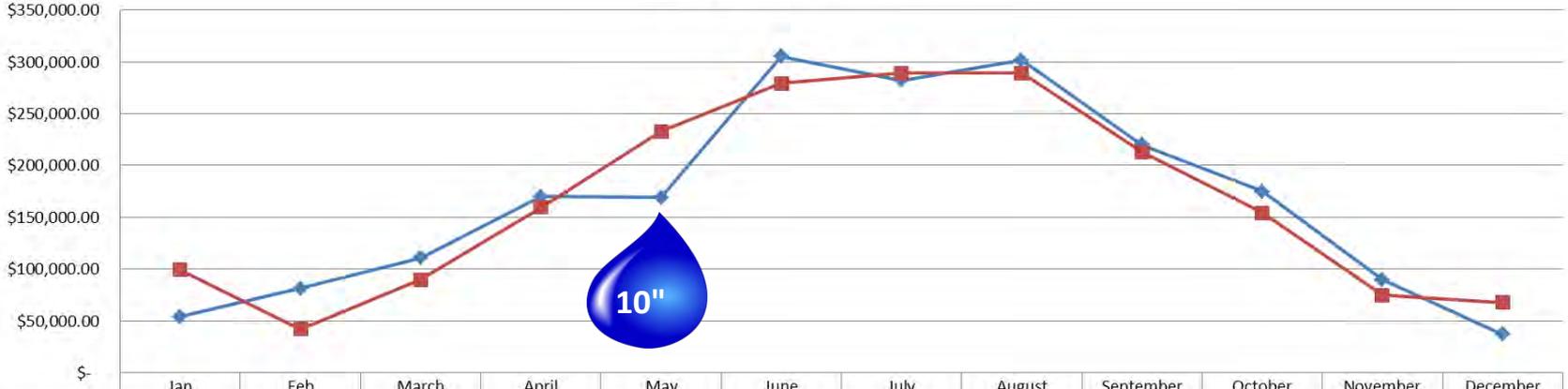
• Planned Repairs:

- Carpet for clubhouse \$ 40,000.00
- Replace concrete floor in clubhouse basement \$ 16,533.00
- Window replacements \$ 5,700.00
- Heating for maintenance shop \$ 13,695.00

• Projected Net Fund Contribution \$ 74,026.00

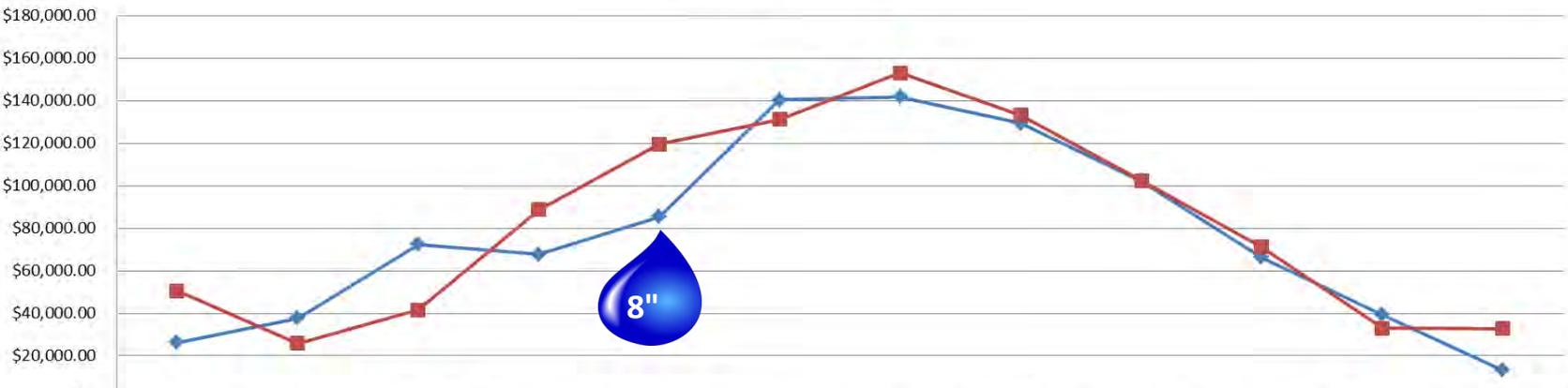
2015 Revenue

Patty Jewett



| | Jan | Feb | March | April | May | June | July | August | September | October | November | December |
|-------------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|
| Actual Revenue | \$53,881.00 | \$81,495.00 | \$110,914.00 | \$169,787.00 | \$169,099.00 | \$305,423.00 | \$282,115.00 | \$301,429.00 | \$219,956.00 | \$174,839.00 | \$89,621.00 | \$37,258.00 |
| Projected Revenue | \$99,316.00 | \$41,924.00 | \$89,657.00 | \$159,559.00 | \$232,942.00 | \$279,057.00 | \$288,961.00 | \$289,035.00 | \$212,971.00 | \$154,415.00 | \$74,574.00 | \$67,595.00 |

Valley Hi



| | Jan | Feb | March | April | May | June | July | August | September | October | November | December |
|-------------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|-------------|
| Actual Revenue | \$26,230.00 | \$37,755.00 | \$72,339.00 | \$67,681.00 | \$85,390.00 | \$140,400.00 | \$141,695.00 | \$129,209.00 | \$102,131.00 | \$66,279.00 | \$39,348.00 | \$13,181.00 |
| Projected Revenue | \$50,541.00 | \$25,853.00 | \$41,617.00 | \$88,657.00 | \$119,529.00 | \$131,173.00 | \$153,071.00 | \$133,216.00 | \$102,396.00 | \$71,225.00 | \$32,916.00 | \$32,655.00 |

2015 Rounds Data

Patty Jewett

| | <u>2014</u> | <u>2015</u> |
|---------------|-------------|-------------|
| 9-Hole Rounds | 108,700 | 99,834 |

Estimated 4,733 rounds lost in May compared to 2014

Valley Hi

| | <u>2014</u> | <u>2015</u> |
|---------------|-------------|-------------|
| 9-Hole Rounds | 55,599 | 48,043 |

Estimated 3,327 rounds lost in May compared to 2014

Days Closed

| | <u>2014</u> | <u>2015</u> |
|--------------|-------------|-------------|
| Patty Jewett | 78 | 97 |
| Valley Hi | 76 | 90 |

Closed day = less than \$250.00 golf revenue

It rained 26 days out of the 31 days in May (closed 3 days)

It rained 12 days out of the 30 days in June

Patty Jewett received 25.84 inches of precipitation in 2015 compared to 12.84 inches in 2014

Valley Hi received 23.50 inches of precipitation in 2015 compared to 10.83 inches in 2014

2016 Budget

Patty Jewett

Revenue \$2,148,529

Expense \$2,104,752

Valley Hi

Revenue \$1,114,875

Expense \$1,135,911

Gallus Golf App Stats

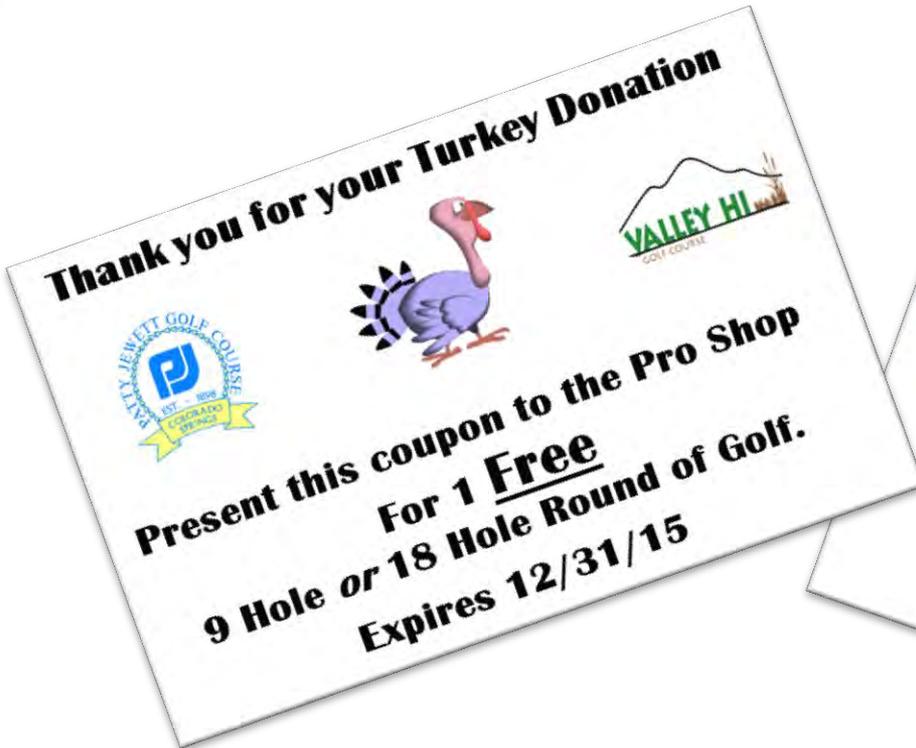
| | 2014 | 2015 |
|-----------------------|-------|-------|
| Push Notifications | 26 | 17 |
| Tee Reservations Made | 1,252 | 2,654 |
| 563 New users | | |
| 20,523 Sessions | | |



Engaging the Community through Social Media



Donated 50 rounds of golf to community fundraisers



**12 Turkeys for
Care & Share**



**20 new unwrapped toys
for Christmas Unlimited**

Valley Hi Golf Course

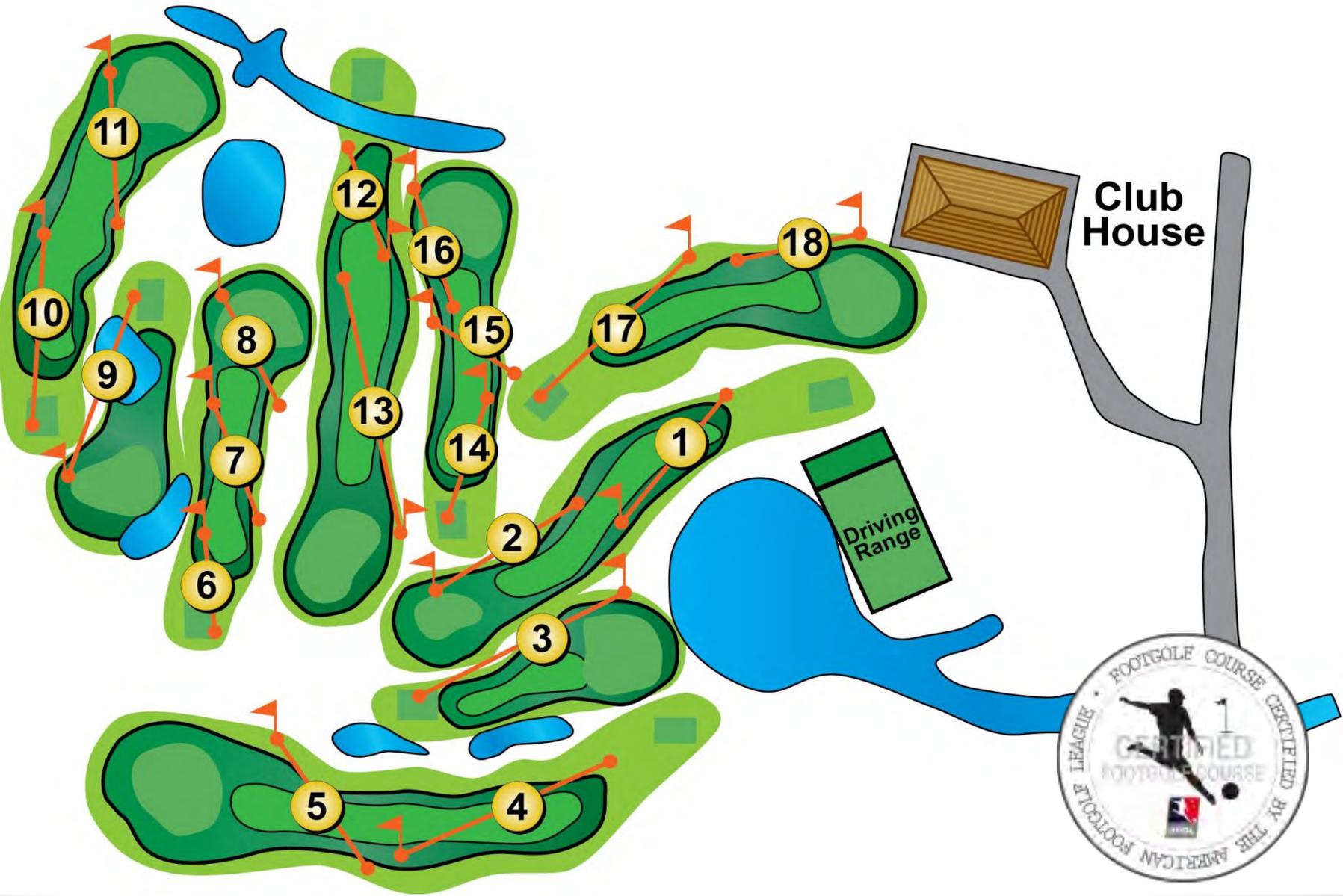
Brian Fox
Superintendent



FOOTGOLF

AT VALLEY HI

GOLF COURSE



SCORECARD WITH HANDICAP AND PAR

| HOLE | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | In | Total | |
|--------------|-----|-----|-----|-----|-----|----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|-------|
| Orange/Black | 187 | 187 | 100 | 270 | 110 | 98 | 119 | 208 | 212 | 1491 | 187 | 275 | 197 | 208 | 113 | 101 | 188 | 117 | 154 | 1540 | 3031 |
| Orange/Blue | 154 | 140 | 78 | 200 | 82 | 79 | 103 | 133 | 165 | 1134 | 143 | 218 | 154 | 165 | 92 | 74 | 144 | 93 | 109 | 1192 | 2326 |
| Orange/Red | 78 | 75 | 45 | 110 | 54 | 63 | 71 | 76 | 92 | 664 | 85 | 112 | 91 | 92 | 72 | 55 | 78 | 72 | 72 | 729 | 1393 |
| HANDICAP | 5 | 9 | 11 | 7 | 15 | 13 | 17 | 3 | 1 | | 8 | 4 | 6 | 2 | 14 | 18 | 12 | 16 | 10 | | |
| PAR | 4 | 4 | 3 | 5 | 3 | 3 | 3 | 4 | 4 | 33 | 4 | 5 | 4 | 4 | 3 | 3 | 4 | 3 | 3 | 33 | 66 |
| PLAYERS | | | | | | | | | | | Out | | | | | | | | | In | Total |
| Scorer: | | | | | | | | | | | | | | | | | | | | | |
| Attest: | | | | | | | | | | | | | | | | | | | | | |
| Date: | | | | | | | | | | | | | | | | | | | | | |



VALLEY HI GOLF COURSE
610 South Chelton
Colorado Springs, CO 80910
www.coloradospringsgolf.com
Pro Shop: 719-385-6917
Pro Shop Hours: Daily, 8:30 AM to Dusk
Pro Shop: www.proshop@coloradospringsgolf.com

FOOTGOLF HOURS
Wednesdays, Fridays and Saturdays
1 to 3 pm

TEE TIMES
Reservations can be made up to 7 days in advance, in person, via telephone at 719-385-6917 or online at <https://go.teetips.com/18321>

FOOTGOLF which combines the popular sports of soccer and golf, is now available at Valley Hi Golf Course. To play FootGolf, athletes use soccer balls on a traditional golf course with 2 1/2-inch diameter cups. The holes are shorter in length compared to the traditional golf layout; each FootGolf hole has 3 sets of tees with varying lengths to challenge players of all abilities. Valley Hi FootGolf Course has 18 holes built within the front nine of the golf course and is designed to be able play both traditional golf and FootGolf simultaneously. The rules largely correspond to the rules of golf.

FootGolf uses golf's basic model including tee boxes, greens, bunkers, hazards and 18 holes of play. Scorecards display par scores for each hole as in regular golf; the players' intent is to kick a ball into the hole with the least amount of strokes possible. The sport is governed by the Federation for International FootGolf and has grown primarily internationally. FootGolf is approved and supported by the PGA, GC&AA, NCCGA, and the NCF. Valley Hi FootGolf course is certified by the AFGL.

Sign up today for regular play, parties, tournaments, and leagues.

Valley Hi is excited to bring this new sport to our golf course.

FOOTGOLF HOURS
Wednesdays, Fridays and Saturdays; 1 to 3 pm

TEE TIMES
Reservations can be made up to 7 days in advance, in person or via telephone at 719-385-6917 or online. To book your tee times online at <https://go.teetips.com/18321>

VALLEY HI GOLF COURSE
610 South Chelton
Colorado Springs, CO 80910
(719) 385-6917
www.coloradospringsgolf.com

FOOTGOLF BASIC RULES

All Golf Rules and Etiquette Apply

- Wear appropriate clothing
- Your ball must be easy to identify.
- Review the score card and wait for your turn. Make sure your kick will not interfere with other players.
- Kick off your ball from a position up to two yards behind the tee markers.
- The ball must be played in a single movement. You are not allowed to push the ball with the top or bottom of your foot. Your foot should be set separate from the ball, clearly behind, before each kick.
- Wait to play until the ball has completely come to rest. (It is not legal to stop the ball from rolling with the wind.)
- Play the ball from where it lies. You are not allowed to move the ball or remove jammed objects. *Exception: You may wash the gear and dirt the ball when it impeded the other player's kick or ball in way.*
- The player farthest from the hole is the first to kick the ball.
- Play Ready FootGolf
 - If the ball lands in a water hazard, retrieve or replace it within 2 steps from the closest land point from where the ball entered the hazard (annotated by red line), receiving a one stroke penalty or you can place the ball at the position of the previous kick and receive one stroke penalty.

LOCAL RULES

- Keep Carts off all Golf Greens, and Tees and FootGolf Greens and bunkers.
- Keep Carts on paths as much as possible.
- Keep up with the group ahead of you and maintain an appropriate place of play.
- To play, you must be dressed appropriately. Tennis shoes and artificial turf shoes are recommended (No Soccer Cleats). A size 5 soccer ball is recommended.
- Non-potable waters used for irrigation. Do NOT drink!
- Play at your own risk when lightning is threatening. Management advises you to stop play and seek shelter.

VALLEY HI FOOTGOLF 18 HOLE COURSE

Play at your own risk when lightning is threatening. Management advises you to stop play and seek shelter.

NON-POTABLE WATER USED FOR IRRIGATION DO NOT DRINK

| HOLE | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | Out | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | In | Total |
|--------------|-----|-----|-----|-----|-----|----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-------|
| Orange/Black | 187 | 187 | 100 | 270 | 110 | 98 | 119 | 208 | 212 | 1491 | 187 | 275 | 197 | 208 | 113 | 101 | 188 | 117 | 154 | 1540 | 3031 |
| Orange/Blue | 154 | 140 | 78 | 200 | 82 | 79 | 103 | 133 | 165 | 1134 | 143 | 218 | 154 | 165 | 92 | 74 | 144 | 93 | 109 | 1192 | 2326 |
| Orange/Red | 78 | 75 | 45 | 110 | 54 | 63 | 71 | 76 | 92 | 664 | 85 | 112 | 91 | 92 | 72 | 55 | 78 | 72 | 72 | 729 | 1393 |
| HANDICAP | 5 | 9 | 11 | 7 | 15 | 13 | 17 | 3 | 1 | | 8 | 4 | 6 | 2 | 14 | 18 | 12 | 16 | 10 | | |
| PAR | 4 | 4 | 3 | 5 | 3 | 3 | 3 | 4 | 4 | 33 | 4 | 5 | 4 | 4 | 3 | 3 | 4 | 3 | 3 | 33 | 66 |
| PLAYERS | | | | | | | | | | | Out | | | | | | | | | In | Total |
| Scorer: | | | | | | | | | | | | | | | | | | | | | |
| Attest: | | | | | | | | | | | | | | | | | | | | | |
| Date: | | | | | | | | | | | | | | | | | | | | | |



2015 Footgolf

Footgolf was available Wednesdays, Fridays, and Saturdays
Tee times could be made from 1:00 pm to 3:00 pm

181 rounds where played in 2015
Total Revenue was \$1,810.00



Handed out kickoff flyers at Colorado Switchback game.

Hosted "Closest to the Pin" contest at halftime.

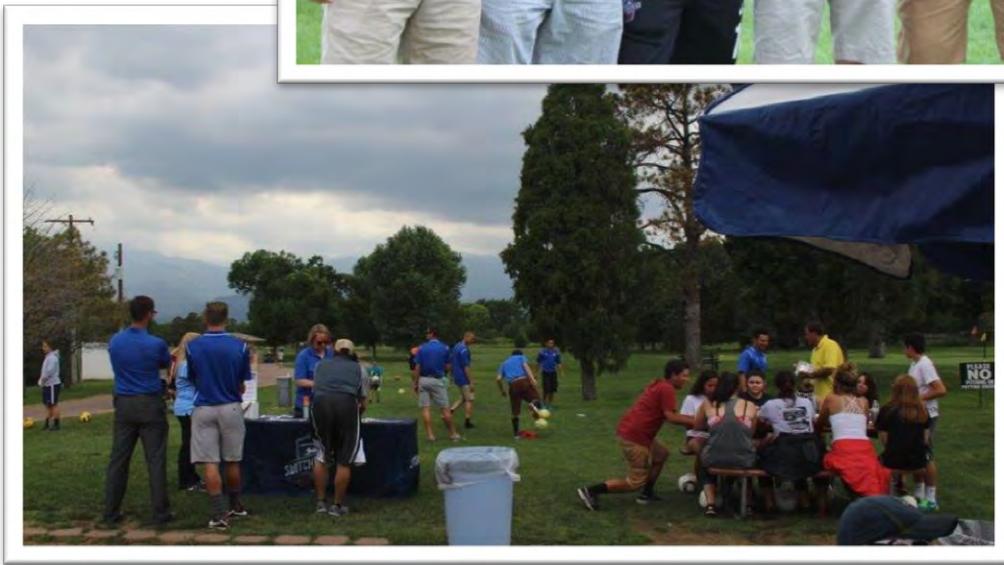




**Kicked off the Season
June 26, 2015**

Partnered with the
Colorado Springs Switchbacks

47 community members
12 Switchback Players



First Tee of Pikes Peak



Valley Hi Golf Course - First Tee Program



State Plan Coordinates
Colorado Central Zone
NAD83-US Survey Feet
Vertical Datum-NGVD29

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The Short Course Project















The Short-Game Practice Area Project















First Tee of Pikes Peak Dedication









Clubhouse Improvements







Providing Recreation and Beauty for our Community





Patty Jewett Golf Course

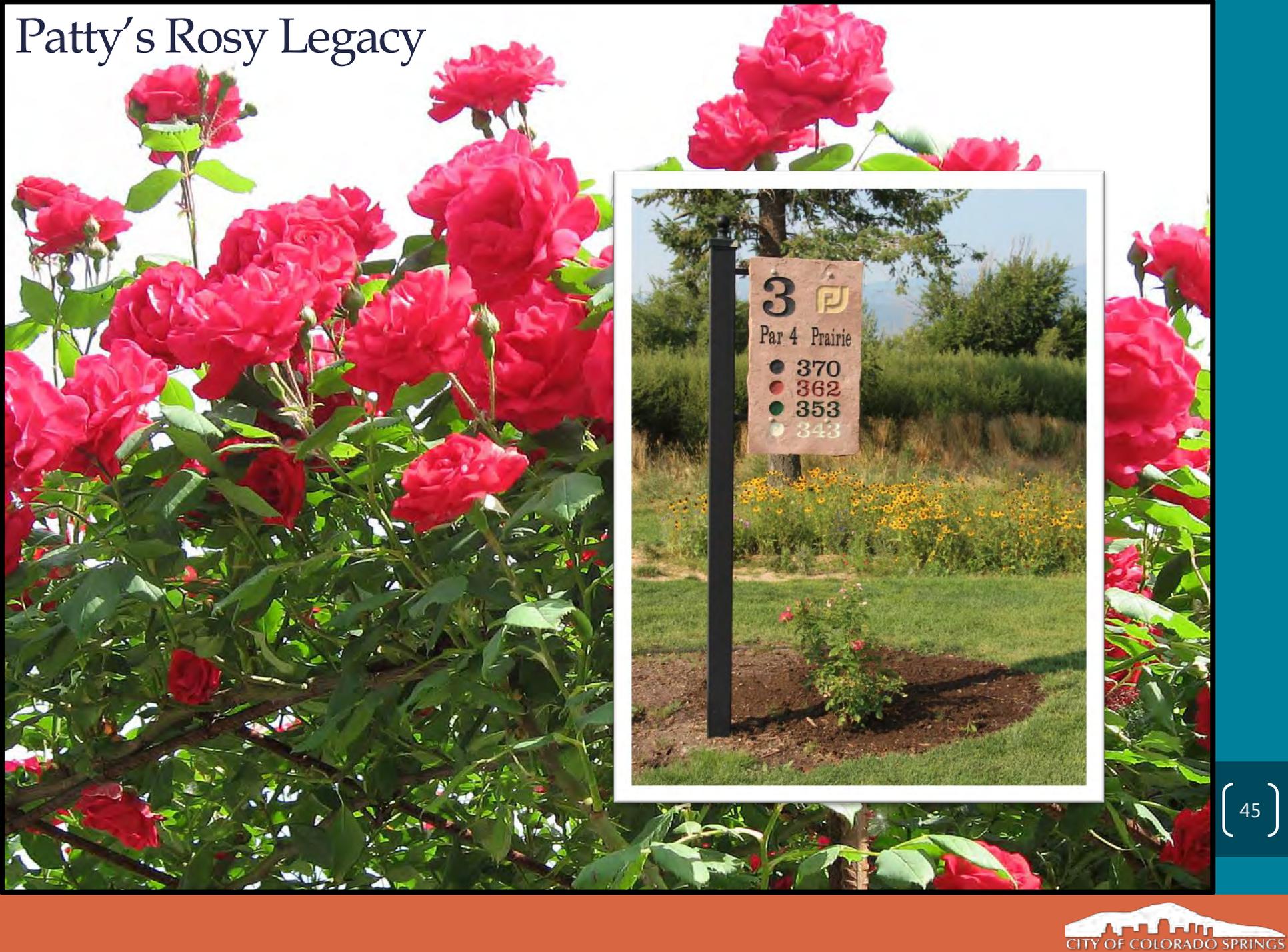
Jeff Wichman
Superintendent



Clubhouse Improvements



Patty's Rosy Legacy



New Tee on 5 Plains







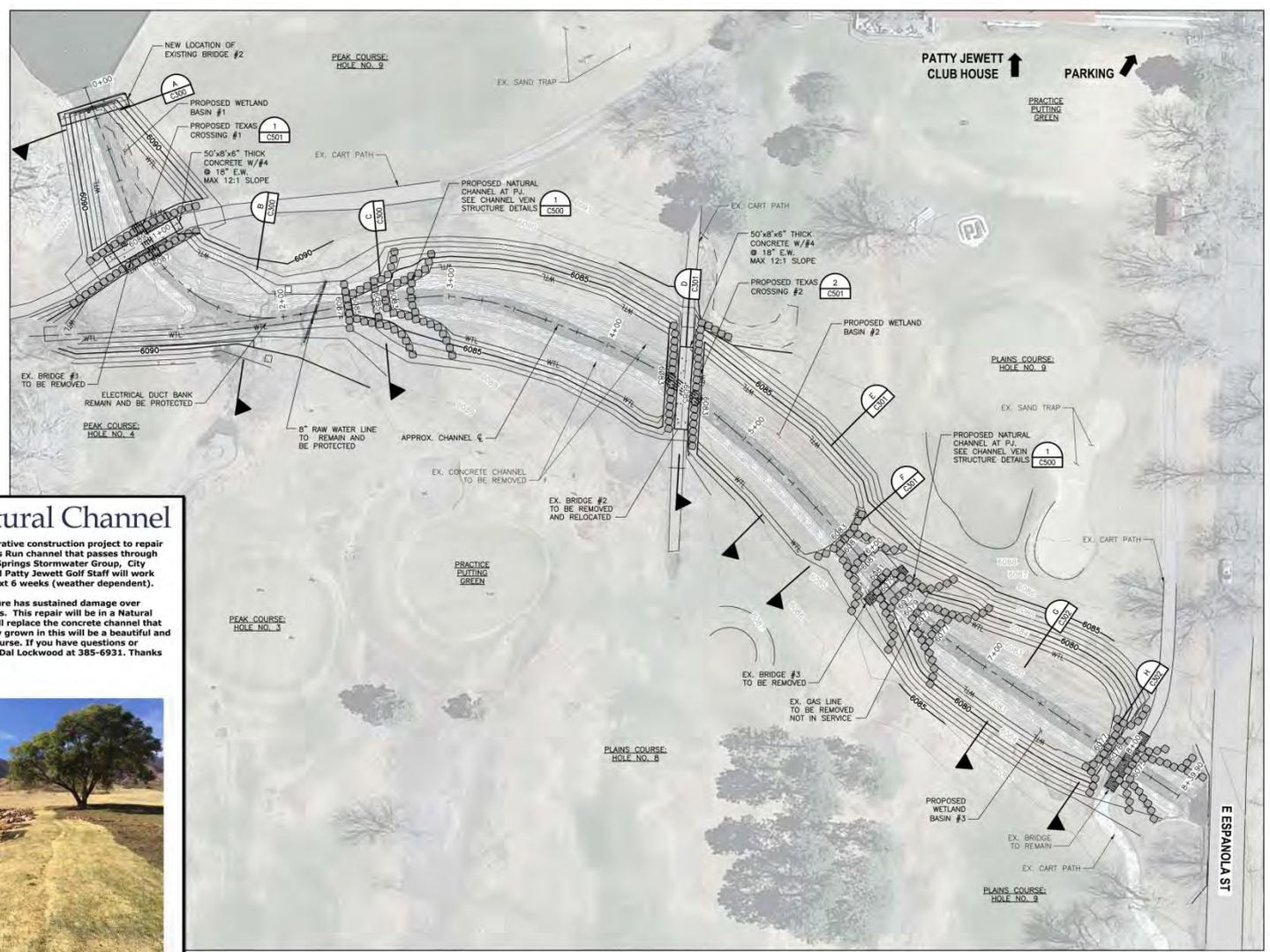
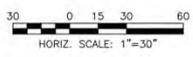




Shooks Run Stormwater Improvement Project

CONSTRUCTION NOTES:

1. THE GRADES SHOWN ON THESE PLANS ARE NOT SURVEYED, BUT SHOWN AS RELATIVE GRADES ONLY.
2. ALL EXISTING TOPOGRAPHY, INCLUDING LOCATIONS OF DRAINAGE FEATURES, SHALL BE FIELD VERIFIED PRIOR TO BEGINNING OF CONSTRUCTION.



Patty Jewett Natural Channel

Starting in Mid-February we will begin a cooperative construction project to repair and rebuild the concrete portion of the Shooks Run channel that passes through Patty Jewett golf course. The City of Colorado Springs Stormwater Group, City Engineering Department, CMS Construction and Patty Jewett Golf Staff will work together to complete the project within the next 6 weeks (weather dependent).

As many of you are aware this drainage structure has sustained damage over multiple years and has had only minimal repairs. This repair will be in a Natural Channel style (as noted on the display) that will replace the concrete channel that has been in place for over 60 years. When fully grown in this will be a beautiful and functional improvement to Patty Jewett golf course. If you have questions or concerns regarding this project please contact Dal Lockwood at 385-6931. Thanks very much.



What we are planning

We are looking at a natural, aesthetically pleasing channel.

| NO. | REVISION | BY | DATE |
|-----|----------|----|------|
| | | | |
| | | | |

PROJECT MANAGER: M. CHAVES
 DESIGNED BY: S. BURKE
 DRAWN BY: M. NAGAMATSU
 CHECKED BY: B. SHEETS
 PROJECT NUMBER: 2014-C-011

VERIFY SCALES:
 THIS IS ONE INCH ON ORIGINAL DRAWING
 1" = 30'

CITY OF COLORADO SPRINGS
 PUBLIC WORKS / CITY ENGINEERING
 PO BOX 1575, MAIL CODE 410
 30 S. NEVADA AVE., SUITE 401
 COLORADO SPRINGS, CO 80903

CAPITAL IMPROVEMENT PROGRAM
PATTY JEWETT NATURAL CHANNEL
CHANNEL IMPROVEMENTS
OVERALL SITE PLAN

| | |
|----------|----------------|
| SCALE | HORIZ 1"=30' |
| | VERT 1"=30' |
| FILENAME | 01C100.dwg |
| SHEET | C100 |
| | 5 OF 13 SHEETS |





































Providing Recreation and Beauty for our Community







Cemetery Enterprise 2015 Year End Review

Parks and Recreation Advisory Board Meeting
March 10, 2016



Community Outreach

2015 Events

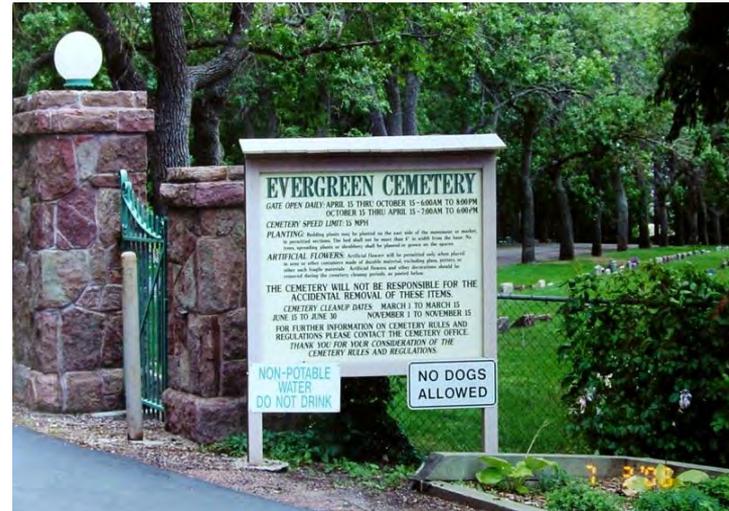
- Memorial Day Celebration – including butterfly release and Buffalo Soldiers
- CSU Partnership and community Volunteers



Community Outreach

2015 Tours

- Park & Recreation Staff Tour
- Divine Redeemer Tour
- Fairview Cemetery Crawl



Community Outreach

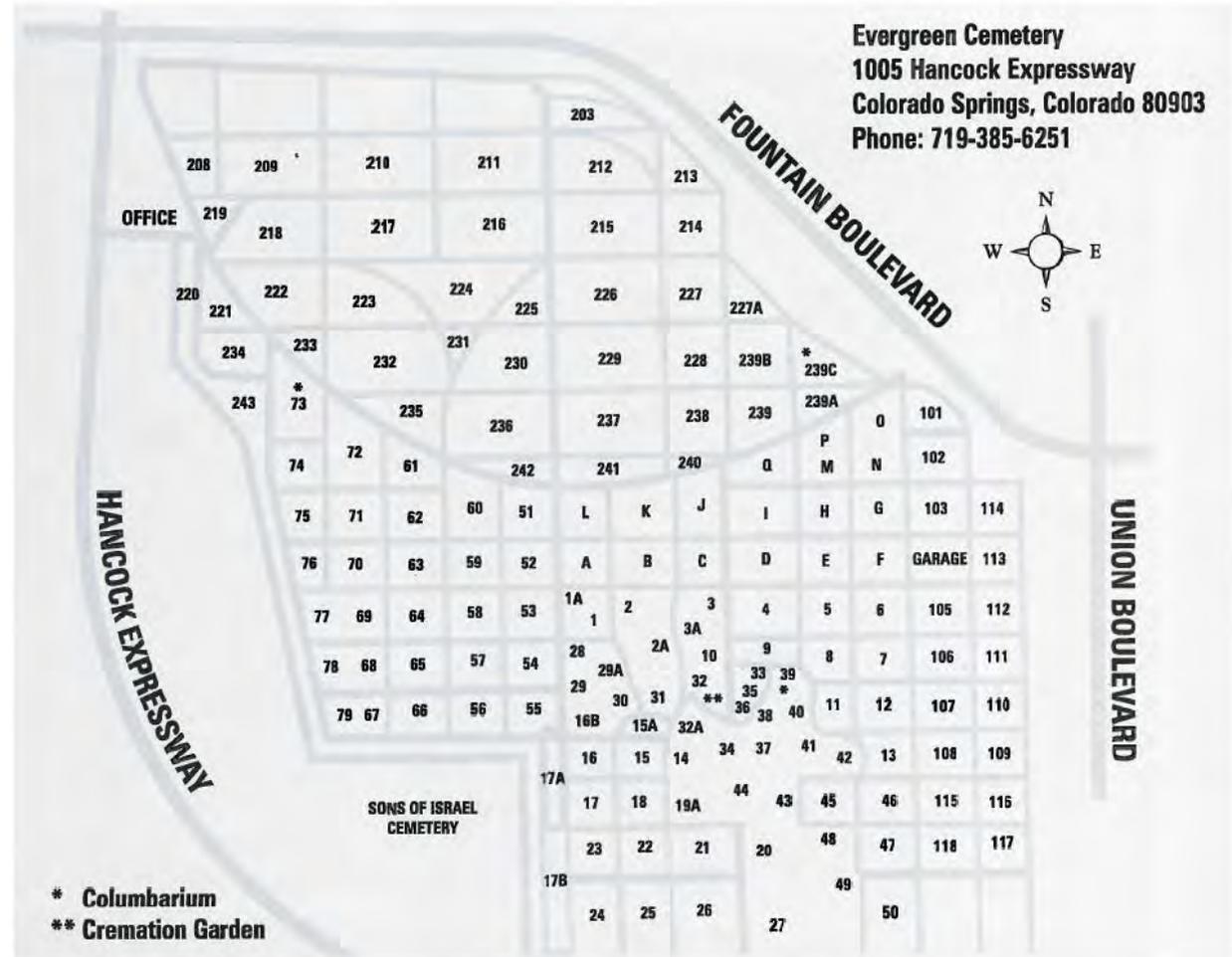


2015 Presentations

- Theaterwork's Production of "Ghosts at the Chapel"
- Blue Moon Legacy Production at Fairview Cemetery

2015 Cemetery Projects

- Fall sales in new Blocks 203, 212, and 213
- Fall Clean-up first in many years



2015 Transition Plan

- Staffing
 - Jody Sanchez-Skamarak, Cemetery Specialist - Interim
- Business analysis of the Cemetery Enterprise
 - Staffing structure
 - Operational analysis
 - Hosting Agreement for Update Cemetery Software
 - Preneed Sales for Interment fees and Vault Supervision fees



Evergreen Benevolent Society

2015 Completed Projects

- Story Boards for tours
- Historic Speakers Series
- Lantern tours
- Colorado Day celebration
- Raised rows of infant headstones in the older section of the cemetery



2015 Burial Report

| Month | Cremains | Disinte | Double Depth | Infant | Premier | Premium | Regular | Social Services | Child | Unendowed | Total |
|--------------|------------|----------|--------------|-----------|-----------|-----------|------------|-----------------|----------|-----------|------------|
| Jan | 16 | | 6 | 1 | 1 | 5 | 29 | | | | 58 |
| Feb | 10 | | 2 | 2 | | 3 | 24 | 1 | | | 42 |
| Mar | 16 | | 1 | 1 | | 4 | 18 | 1 | | | 41 |
| April | 20 | 1 | 2 | | 4 | 7 | 19 | | | | 53 |
| May | 18 | | | 1 | 3 | 4 | 17 | 1 | | | 44 |
| June | 31 | | 2 | 3 | 2 | 5 | 20 | | | | 63 |
| July | 10 | 1 | 1 | | 1 | 3 | 15 | | | 1 | 32 |
| Aug | 26 | 2 | | | 2 | 4 | 13 | 1 | | | 48 |
| Sept | 23 | | 1 | 2 | 4 | 6 | 17 | 1 | | | 54 |
| Oct | 27 | | | 3 | 2 | 6 | 18 | | | | 56 |
| Nov | 21 | | | 2 | 1 | 3 | 19 | | 2 | | 48 |
| Dec | 13 | | 3 | 2 | 1 | 2 | 24 | 1 | | 2 | 48 |
| Total | 231 | 4 | 18 | 17 | 21 | 52 | 233 | 6 | 2 | 3 | 587 |

231

309

2014 Burial Report

| BURIAL DATE | TYPE | | | | | | | | | GRAND TOTAL |
|--------------------|------------|--------------|--------------|-----------|-----------|-----------|------------|--------------|-----------|-------------|
| | Cremains | Disinterment | Double Depth | Infant | Premier | Premium | Regular | Social Svcs. | Unendowed | |
| January 2014 | 13 | | 1 | | 3 | 8 | 31 | 3 | | 59 |
| February 2014 | 5 | 1 | 1 | 1 | 3 | 5 | 16 | | | 32 |
| March 2014 | 25 | | 1 | | 1 | 6 | 24 | 1 | 1 | 59 |
| April 2014 | 13 | 1 | | 2 | 4 | 10 | 22 | | 1 | 53 |
| May 2014 | 15 | 1 | 2 | | 3 | 6 | 25 | 2 | | 54 |
| June 2014 | 22 | 1 | 2 | 3 | 1 | 4 | 22 | 1 | | 56 |
| July 2014 | 28 | | | 3 | 2 | 3 | 22 | | | 58 |
| August 2014 | 20 | | | | 2 | 4 | 16 | | | 42 |
| September 2014 | 19 | | 1 | 4 | 2 | 3 | 14 | 1 | | 44 |
| October 2014 | 22 | | 3 | 2 | | 3 | 15 | | | 45 |
| November 2014 | 11 | | 2 | 1 | 3 | 7 | 20 | | | 44 |
| December 2014 | 12 | | 2 | 1 | 1 | 13 | 22 | 2 | 1 | 54 |
| GRAND TOTAL | 205 | 4 | 15 | 17 | 25 | 72 | 249 | 10 | 3 | 600 |

↓
205

↘ ↙
378

2015 New Purchases

Type

| Columbaria | Cremains | Infant | Child | DHS | Unendowed | Regular | Premium | Premier | Double Depth |
|------------|----------|--------|-------|-----|-----------|---------|---------|---------|--------------|
| 19 | 85 | 12 | 2 | 5 | 4 | 50 | 155 | 70 | 6 |

104

281

A Look Ahead...

What's Coming Up

- Sales in new sections
- More ECBS activities
- Continued search for abandoned spaces
- Exploring a new operating irrigation system for Evergreen Cemetery

