



STRAWBERRY FIELDS

FOREVER

WHY ARE WE HERE?

- TOPS is the normal mechanism for the City to acquire new open space land and trail easements.
- The current land swap proposal short-circuits that process.
- We believe TOPS WC and the established TOPS evaluation process are the best means of establishing the true worth and priority of a given acquisition.
- By making these applications, we hope to involve the TOPS WC in the process.
- If the trade does not go through, we can hit the ground running to evaluate, prioritize and negotiate to pay fair market value for the properties currently included in the trade, with or without a willing seller at the moment.



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

7 FALLS/MUSCOCO

208 ACRES, NEARLY 3/5 OF THE BROADMOOR LAND SWAP OFFERINGS.

BROADMOOR VALUE: \$634,000. COUNTY ASSESSOR VALUE: \$118,000



Pro's

- Extends public open space holdings & Cheyenne Cañon Park.
- Public access to the Mount Muscoco Overlook.
- Secures western part of Daniels Pass Trail to the closed section of Gold Camp Road.
- Access given by Broadmoor to Green Settlement and Greenwood Park on 7 Falls Property to fence across South Cheyenne Creek.



Con's

- The Broadmoor's appraisal probably overvalues property; City needs own appraisal.
- It is extremely remote and hard to access to all but the hardiest of hikers.
- Muscoco Overlook is barely 50/100 feet from city-owned Muscoco summit.
- West Daniels Pass easement already granted by previous owner of 7 Falls in 1999.
- Added potential maintenance costs to city. Fire danger mitigation and Tussock Moth eradication.
- No parking or easy access for car traffic.

MANITOU INCLINE/BARR TRAIL

154.5 ACRES. BROADMOOR VALUATION: \$1.3 MILLION. COUNTY ASSESSOR: UNDER \$500,000.



Pro's

- Secures public access and ownership of this section of Barr Trail.
- Secures public ownership of Incline.
- Protects open space and mountain backdrop.
- Makes possible a future north access trail to Incline to relieve pressure from Incline.



Con's

- Broadmoor appraisal probably overvalues property. City needs own appraisal.
- Easement already offered to USFS in Craggs Land exchange bill now in congress.
- Incline access already secured in licensing agreement with the Broadmoor.
- Some expert opinion suggest north access to Incline would be environmentally destructive and unsustainable.
- Added maintenance costs to City.

EASEMENT PROPERTIES

BARR TRAIL: 8.6 ACRES. BROADMOOR VALUATION: \$35,600. COUNTY ASSESSOR VALUATION: \$2,580

CHAMBERLAIN TRAIL: 79.5 ACRES. BROADMOOR VALUATION: \$259,500. COUNTY ASSESSOR VALUATION: \$45,000



Pro's

Con's

Barr Trail

- A useful addition to the Barr Trail. Especially during the marathon.

Chamberlain Trail

- Secures trail easements for future development of Chamberlain Trail and Cheyenne Mountain Heritage Trail. A high Masterplan priority.



Barr Trail

- Never a city priority before. Simply adds another moving part to an already complex deal.

- Broadmoor appraisal probably overvalues property. City needs to do its own appraisal.

Chamberlain Trail

- Pursuit of this single objective was probably the genesis of this entire land swap deal and, thus, the cause of the potential city loss of 189 acres of legacy parkland.

- Many linkages still needed to complete. Some of these may never be available.

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189.5 ACRES. BROADMOOR VALUATION: \$1.6 MILLION. COUNTY ASSESSOR: \$2.4 MILLION.



- If it was retained in city ownership (especially now after so much attention), a friends group could be formed and private fundraising undertaken to make improvements on the property as well as maintain it in the future.
- This will allow City to bring in hikers, bicyclists, disability community, Friends of Cheyenne Canon and other possible stakeholders to do a Master Plan of the 189 acres.
- This would allow the city to discover if there is a new public purpose for Strawberry Fields, particularly now that South Cheyenne Cañon Trail has been built that allows new access to the south side of Mesa Road and connects to 6 public parking areas.
- If a small amount of TOPS money (maybe from TOPS Parking monies or Open Space Stewardship monies were used, then the power lines could be buried, trails developed, and signage placed near the area notifying the public of this new recreational opportunity (of course as it relates to the Master Plan).
- The Chamberlain Trail could be planned to traverse Strawberry in a way that it would provide a much more secluded experience. For example: allow it to cross Mesa from its current end on Stratton Ppen Space and then go into Strawberry instead of down to Starsmore and into Strawberry along Alta Vista near the houses.



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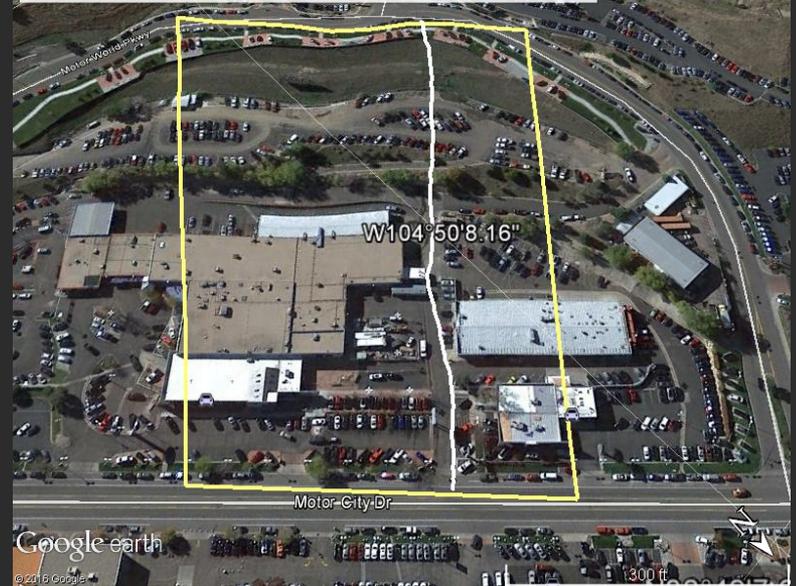
Strawberry Hill - Broadmoor 8.5 Acre Siteplan - Elevation Gain 120 ft.



Google earth

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Motor City Terraces - 8.5 Acres - Elev. Gain 120 ft.



Google earth

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DAILY HIKE OFFERED AT 10AM AND 3:30PM.

MEET AT SACRED GROUNDS COFFEE SHOP.

<https://www.youtube.com/watch?v=SSftkYdA0RE>

STRAWBERRY FIELDS

189.5 ACRES. BROADMOOR VALUATION: \$1.6 MILLION. COUNTY ASSESSOR: \$2.4 MILLION.

- This property should have never been put on the bargaining table by Parks staff. It does not belong to them, but to all the people of Colorado Springs. This is a violation of public trust.
- If Strawberry Fields is to be traded, the matter should be put to a public vote of the people. This is current TOPS policy and Strawberry Fields was acquired by a vote of the people.
- Current “confidential” City appraisals grossly undervalue the property. If it were valued using the same value used at Bear Creek, then it would be valued in the \$10-12 million range.
- Slippery slope: Let’s buy Garden of the Gods and Palmer Park with TOPS money. Then, TOPS can be used for their maintenance too.



BEAR CREEK



- This is the 800 pound gorilla in the room. These 8.6 acres account for nearly half of the Broadmoor's monetary value in the trade.
- We did not submit an application for them because: a) another party has already done so; and, b) we frankly do not believe they are worth acquiring. Their inclusion in this swap is simply another artifice used by the Broadmoor (and Parks staff) to make the swap look like a good deal for the city.



CONCLUSION: WHAT CAN THE TOPS WORKING COMMITTEE DO?



- We hope the WC will take these applications seriously. After all, simply by virtue of the proposed swap, the Broadmoor has proven itself a “willing seller”. Now, we just need to get the best deal for the city - NOT the Broadmoor.
- Put the applications on your agenda for the May meeting as an action item.
- Ask Parks Board to defer action on swap until applications and other means of meeting city objectives can be considered.



THANK YOU!