



# **Red Rock Canyon Open Space Master and Management Plan**

## **Appendices**

City of Colorado Springs  
Parks, Recreation and Cultural Services Department

January 2013





# **Red Rock Canyon Open Space Master and Management Plan**

Appendices

prepared by



Tapis Associates, Inc.

KezziahWatkins

ERO Resources Corporation

Mountain High Tree Consultants

Donley & Associates, Inc.

January 2013







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## Red Rock Canyon Master and Management Plan

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## Appendix A - Public Process Responses

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If names of individuals appeared in comments, they have been removed to protect their privacy.



**Educational Survey Results**

*What do you hope can be accomplished through the master plan which will expand to include Section 16, White Acres and Red Rock Canyon?*

Trails that go all the way through to Bear Creek Park would make a great expansion
Areas generally open to THRD climbing: Section 16 and RRC, Exclude Section 16 and RRC from the ban on solo climbing
Create and then maintain a balance between human access and activities and keeping the area as wild as possible
Naturalist/geology walks would be great
Public education of the area and what it includes/offers
Increased access, learning, activity access
Compromise and compassion all properties for all peoples...education of citizens to utilize properties and not abuse them
no motorized bikes, trails maintained in good shape
Redevelopment of trail, placement of benches, closure of social trails, pavilion to stay on White Acres
I hope to see even greater expansion of resources reserved for habitat and respectful appreciation of such
Offer educational opportunities along with protecting and allowing the space to be enjoyed by cyclists, hikers, and climbers alike
Rational plan for trails that will help unify the areas, meet need of various users, and enhance/protect the land
More awareness and appreciation for this swath of public space. Perhaps new trails to accommodate cyclists in Section 16
Eventually connecting Cheyenne Mountain State Park to Garden of the Gods via trails

*What concerns do you have as the master plan is developed?*

That the areas will become too traffic-ed (like cement pathways and such, it takes the allure away)
Any master plan should include the exclusion of wheeled vehicles
There need to be regulations "followed through on" regarding unleashed dogs and dog poop. All parks in the city are being affected and it is becoming a health concern. If tickets were issued, this problem will resolve
I am not concerned of what this includes
That bikes and climbing/bouldering will be excluded, multimodal travel may get excluded over the wants of one
Satisfying all parties, developing trails for all groups, sharing maintenance with trail organization, educating public about creating social trails
Open meeting as you are doing
That hikers will not have enough input. The parks department will not be open to suggestions
It will be closed to cyclists or opened to motorcycles. It won't stay free
Parking/access at White Acres. Some trails overused, erosion
All user groups are represented
To make sure that habitats are disturbed as little as possible while allowing appropriate use



**How would you like to use the properties? Are there specific uses you believe to be most important to include, particularly on Section 16 and White Acres?**

I would love to see the pavilion used for lectures, small concerts, to bring culture into the open space in innovative and sustainable ways
Recreational uses - hiking, mountain biking, rock climbing, horseback riding. Parking a concern at White Acres
Bikes, educational series like this one
I am a hiker, but see use for cycling and rock climbing as good for the community
Picnics at White Acres pavilion. Separate horse and bike trails
Hiking ban...all...just kidding...Mostly outdoor excursion into properties allow occasional fund raising opportunities to include races (biking, running, climbing)...open up pavilion for outdoor venues (weddings, art, theatre, folk music)
Hike, bike, climb, education, groups, picnic areas
Hiking, mountain biking
Nature interpretation
Educational
Hiking and climbing
Pathways for hiking and possibly mountain biking. (Please no motorbikes, it disturbs the atmosphere) also highlight historical things like fossils and local info

**What information did you hear tonight (below is a compilation of all three educational sessions) that you believe might be of interest to other through an interpretive program?**

Mentioned was a section that dinosaur bones are visible in Section 16. If more info is given on it or if there is a way we can preserve them for future generations
All interesting, maybe add a "map" to the locales discussed or possibly "lesson" with activity to convey importance and excitement
Dinosaur bones
This was great!
I came because I am interested in the process and for the information being offered. As a student at UCCS I enjoy learning and think free public sessions are wonderful
History, geology of area
Everything!
All of it!
I am filling this out before the program. I'd like to attend other programs on geology and botany
The "zone of influence" to wildlife

This is a compilation of all three educational session evenings

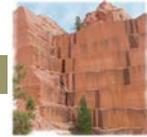


### Red White and 16 Master and Management Plans Educational Sessions

#### Questionnaire Responses - Verbatim

**1. *What do you hope can be accomplished through the master plan which will expand to include Section 16, White Acres and Red Rock Canyon?***

- Trails that go all the way through to Bear Creek Park would make a great expansion
- Areas generally open to THRD climbing; Section 16 and RRC Open Space, Exclude Section 16 and RRC from the ban on solo climbing
- Create and then maintain a balance between human access and activities and keeping the area as wild as possible
- Naturalist/geology walks would be great
- Public education of the area and what it includes/offers
- Increased access, learning, activity access
- Compromise and compassion all properties for all peoples...education of citizens to utilize properties and not abuse them
- no motorized bikes, trails maintained in good shape
- Redevelopment of trail, placement of benches, closure of social trails, pavilion to stay on White Acres
- I hope to see even greater expansion of resources reserved for habitat and respectful appreciation of such
- Offer educational opportunities along with protecting and allowing the space to be enjoyed by cyclists, hikers, and climbers alike
- Rational plan for trails that will help unify the areas, meet need of various users, and enhance/protect the land
- More awareness and appreciation for this swath of public space. Perhaps new trails to accommodate cyclists in Section 16
- Eventually connecting Cheyenne Mountain State Park to Garden of the Gods via trails
- Keep it natural. Don't over manage it. Just some nice trails - like Palmer Trail
- Keep it open to horses
- Overall unified approach to park management from an ecologic, environmental, and archeological standpoint. Planning and maintenance of an incredible space
- Need more info on what the master plan hopes to accomplish
- One open space -"Red Rock Canyon Regional Open Space." Establish a good baseline plan. Don't want to see a Palmer Park result. Protect it from overuse. Conservative passive use and interpretation. A detailed maintenance plan
- More wildflowers
- Hiking
- More hiking trails



**2. What concerns do you have as the master plan is developed?**

- That the areas will be become too trafficked (like cement pathways and such, it takes the allure away)
- Any master plan should include the exclusion of wheeled vehicles
- There need to be regulations "followed through on" regarding unleashed dogs and dog poop. All parks in the city are being affected and it is becoming a health concern. If tickets were issued, this problem will resolve
- I am not concerned
- That bikes and climbing/bouldering will be excluded, multi-model gravel may get excluded over the wants of one
- Satisfying all parties, developing trails for all groups, sharing maintenance with trail organization, educating public about creating social trails
- Open meeting as you are doing
- That hikers will not have enough input. The parks department will not be open to suggestions
- It will be closed to cyclists or opened to motorcycles. It won't stay free
- Parking/access at White Acres. Some trails overused, erosion
- All user groups are represented
- To make sure that habitats are disturbed as little as possible while allowing appropriate use
- Let mother nature be your guide. Don't turn it into an amusement park
- Trail maintenance, social trail closure, preservation of paleontological finds, an easement and management of the one open space for current and future users
- Preservation of the land and foliage. Preservation of erosion
- Want to see conservation easement on White Acres as an outcome
- Limit of motorized vehicles. Control poison ivy around Roundup Trail
- Don't really know enough about the master plan to have concerns

**3. How would you like to use the properties? Are there specific uses you believe to be most important to include, particularly on Section 16 and White Acres?**

- I would love to see the pavilion used for lectures, small concerts, to bring culture into the open space in innovative and sustainable ways
- Recreational uses - hiking, mountain biking, rock climbing, horseback riding. Parking a concern at White Acres
- Bikes, educational series like this one
- I am a hiker, but see use for cycling and rock climbing as good for the community
- Picnics at White Acres pavilion. Separate horse and bike trails
- Hiking ban...all...just kidding...Mostly outdoor excursion into properties allow occasional fund raising opportunities to include races (biking, running, climbing)...open up pavilion for outdoor venues (weddings, art, theatre, folk music)
- Hike, bike, climb, education, groups, picnic areas
- Hiking, mountain biking
- Nature interpretation
- Educational
- Hiking and climbing
- Pathways for hiking and possibly mountain biking. (Please no motorbikes, it disturbs the atmosphere). Also highlight historical things like fossils and local info
- Hiking and biking
- Horseback riding

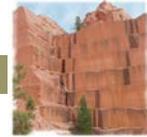


## Red Rock Canyon Master and Management Plan

- Primarily hiking. It also provides a wonderful opportunity for rock climbers. It would be nice if some fund-raising activities such as races could be held in the open space
- Mostly areas for hiking and rock climbing. Close-in picnic areas. Educational programs especially on the geology of the area.
- Preserve the conservation values. Connect trails. Trailhead in White Acres
- Large rocks every 2 blocks for older people to sit on or to set baby carriers or back packs on
- Hiking and biking
- Hiking

#### **4. *What information did you hear tonight that you believe might be of interest to other through an interpretive program?***

- Mentioned was a section that dinosaur bones area visible in Section 16. If more info is given on it or if there is a way we can preserve them for future generations
- All interesting, maybe add a "map" to the locales discussed or possibly "lesson" with activity to convey importance and excitement
- Dinosaur bones
- This was great!
- I came because I am interested in the process and for the information being offered. As a student at UCCS I enjoy learning and think free public sessions are wonderful
- History, geology of area
- Everything!
- All of it!
- I am filling this out before the program. I'd like to attend other programs on geology and botany
- The "zone of influence" to wildlife
- The history and use of the area by humans. The stonework and description of it remnants. Local use of the quarry stone
- Somehow relate the prehistoric and historic value of the area
- Native peoples "history." Mining/quarry history. Trail history interpretation



On-Site Exit Survey Results - Summer 2011

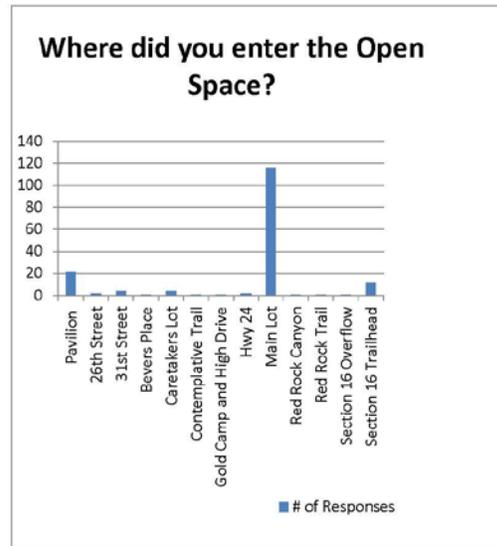
collected by the Friends of Red Rock Canyon on behalf of the City

summary and verbatim

Parking Lot Exit Survey Questionnaire Results

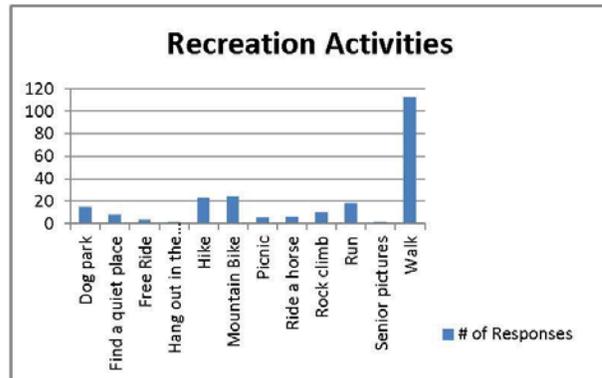
1. From what location did you enter today?

<u>Parking Lot Location</u>	<u># of Responses</u>
Pavilion	21
26th Street	2
31st Street	4
Bevens Place	1
Caretakers Lot	4
Contemplative Trail	1
Gold Camp and High Drive	1
Hwy 24	2
Main Lot	116
Red Rock Canyon	1
Red Rock Trail	1
Section 16 Overflow	1
Section 16 Trailhead	12



2. While you were here, what did you do?

<u>Activity</u>	<u># of Responses</u>
Dog park	15
Find a quiet place	8
Free Ride	3
Hang out in the shade	1
Hike	23
Mountain Bike	24
Picnic	5
Ride a horse	6
Rock climb	10
Run	18
Senior pictures	1
Walk	113





## Red Rock Canyon Master and Management Plan

### 3. Where did you go today? Do you happen to know which trail or trails you were on?

<u>Trail</u>	<u># of Responses</u>
Free ride area	3
Codell Trail	2
Contemplative Trail	29
Dog loops	9
Greenlee Canyon Trail	28
High Drive	4
Hogback Valley Trail	6
Intemann Trail	3
Lower Hogback Trail	3
Lyon Trail	6
Mesa Trail	39
Palmer Loop	4
Pavilion	4
Quarry Pass Trail	31
Red Rock Canyon Path	5
Red Rock Canyon Trail	43
Red Rock Rim Trail	3
Roundup Trail	37
Sand Creek Canyon Trail	20
Section 16 Trail	17



#### Other individual responses

- |  |   |
|--|---|
| 26th Street  | Picnic table near parking lot                                       |
| 56-minute hike   | Random trails   |
| A bunch and quite a few non-trails                                   | Seven Bridges   |
| All  | The Black Trail   |
| All of them  | Top of Section 16   |
| All trails   | Top of Section 16 - No experience on new steps off of Gold Camp Rd. |
| All trails   | Up and down   |
| Around the entire perimeter  | Upper hogback   |
| Back in there  | Upper Red Rock Trail  |
| Black  | Whale   |
| Blue and green paths   | White Acres   |
| Canyon Trail   |   |
| Captain Jacks  |   |
| Climbing areas   |   |
| Frosties Park  |   |
| Hang glider point  |   |
| Loop up ridge and down the dirt road with short walk back to parking |   |
| Lower Gold Camp  |   |
| Next to reservoirs   |   |
| Nowhere except to sit by stream                                      |   |



4a. How was your experience today when it comes to interaction with other users?

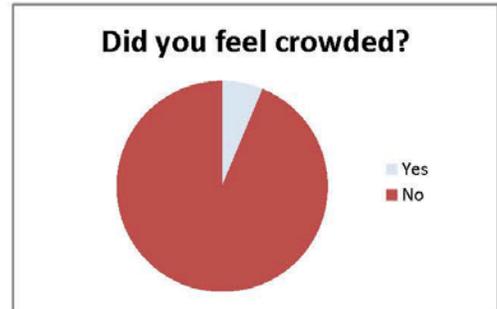
*Did you feel crowded?*

<u>Do you feel crowded?</u>	<u># of Responses</u>
Yes	10
No	149

**Individual responses\***

- Yes on weekends
- Yes at parking lot
- Yes on Red Rock Canyon Trail

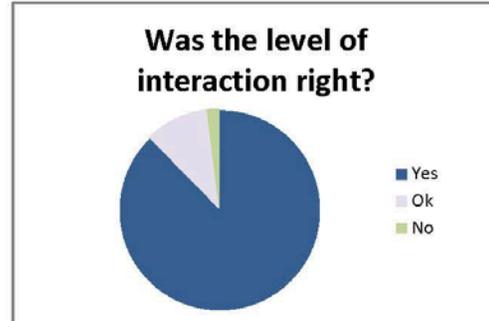
\*These responses are considered "yes" responses for charting purposes





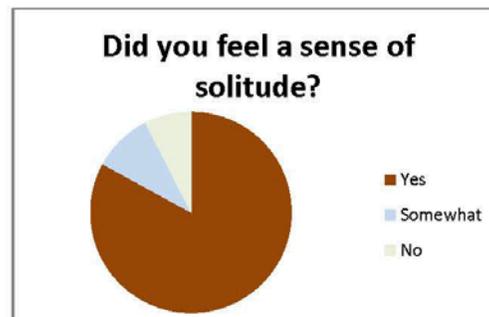
**4b. Did you feel like the level of interaction was about right?**

<u>Level in interaction right?</u>	<u># of Responses</u>
Yes	135
Ok	16
No	3



**4c. Did you feel a sense of solitude?**

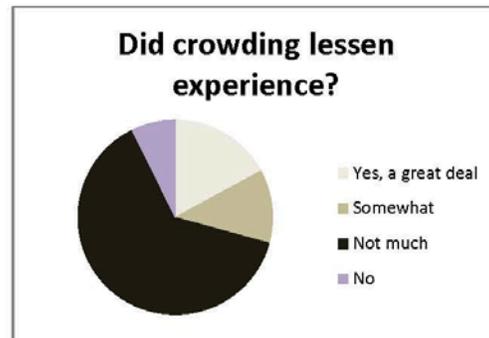
<u>Sense of solitude?</u>	<u># of Responses</u>
Yes	122
Somewhat	14
No	11



**4d. Did feeling crowded lessen the overall quality of your experience?**

(\*Note: This question was only asked of individuals who felt crowded.)

<u>Lessen experience?</u>	<u># of Responses</u>
Yes, a great deal	7
Somewhat	5
Not much	26
No	3



**Additional Comments:**

- Great
- People we climb with absolutely love the experience
- Plenty of open space
- Lots of dogs off leash
- Dogs off leash problem
- Some bikes going fast, only polite sometimes



hot  
 like it  
 like the open space  
 I know the summer is busy with tourists  
 love the area  
 great  
 we loved it, got lost, I told them about the pond and rock climbing so they extended their stay  
 no crowds  
 keep up the good work  
 Even on weekends it is pleasant

**5. How long were you here today?**

<u>Time spent during visit</u>	<u># of Responses</u>
Less than 1 hour	27
1 to 2 hours	116
3 to 4 hours	28
More than 4 hours	2

**Average length of visit = 1.64 hours**

**Verbatim Comments from On Site Exit Surveys**

- Maps
- Steps very steep, dog waste, unleashed dogs
- Stay natural
- Love it here
- Need markers at trail junctions - maintained well
- Need to improve security in lots 7-10 (Section 16, Section 16 South, Caretaker's Parking Lot and Lot below Caretaker's House), broken into 2 times
- Too many steps for mountain biking
- Seems less crowded this year than last year
- Connect bike trails
- More trail markers, clean outhouse
- Love park
- Visitor - great
- Nice landscaping, interpretive signs, sons go rock climbing
- More water in lake
- \*Three groups of mentally or physically handicapped returning from the Red Rock Canyon Trail in Parking Lot #1
- \*One woman being wheeled from parking lot #1 to lot #2
- First-time visitors, concerned about level of pond!
- Rock climbers - nice folks
- Head phones - need to remind people not to wear
- A lakes - green - clearly need weeding - first aid station or call box
- Contemplative trail is busy - 31 street parking lot is quiet
- Love it, contemplative trail is favorite



## Red Rock Canyon Master and Management Plan

- Need more freeride areas plus downhill
- Toilet paper, need new maps with contours, more signage
- Beautiful
- More interesting than Garden of the Gods, make a bridge across Rt (sic - Highway) 24 to Garden of the Gods for horse and all user traffic
- Nice short hikes
- Intemann Trail - private property to RRC needs easement
- Trails - good
- Nice
- Great place to hike
- We come often - love it
- Love it and that it is free
- Beautiful
- We love the five mile trails
- Cactus in dog park - need to get rid of
- Great park - not touristy like Garden of the Gods
- Enjoy improvements
- Hot, best park for short hikes
- Hot, hot, hot
- Out-of-towner, great location for easy to find, extremely hard to get in and out of main parking area due to Hwy 24 traffic
- Need garbage cans at caretakers and Section 16 trailhead to encourage people to clean up after their dogs
- Need a garbage can with bags at caretakers and Section 16 trailhead. Thanks for putting garbage can back at trailhead
- Very clean
- Use the park 4-6 times per week
- Really pretty and clean
- Beautiful and clean
- Trails are best shared by all through active education not trail restrictions
- I hike here 1-4 times per week
- Wish people would keep their dogs on leashes
- I'd be glad to help with repair work and new features
- Nice park - I hike here often
- Great place! Best use of my tax money to buy it!
- We love to hike here
- I want to get a horse and come back
- Great park, trails well marked
- Just great!
- Wonderful
- Great signage
- Great parking
- Nice visiting from Texas
- Like the educational signs
- Lack of law enforcement of regulations
- Will do today with 4 others, here very often
- Great hike
- Port-o-potties need maintained and cleaned, loved trails; clean, well marked



- Trail maintenance needed, erosion, trail uneven. Dogs need to be on a leash, dog cleanup, rock defacing is an issue
- People need to pick up poop
- Quarry trail—rocks too far apart to hike easily
- Like quarry area
- Hike very often
- More dog disposal stations, more port-a-potties, mountain lion sign is always up—should be only when present
- Coming into upper Gold Camp Rd-need marker
- Better trail markings (Mt. Buckhorn). Need port-a-pots at Section 16
- Dog droppings and dog bags
- Favorite trail
- Mountain bikers respectful
- Trail condition good
- Signage is a big problem - family of 4 got lost and had to turn around - need detailed maps
- Love this place, time saver, close to home
- Great park
- Renegade trails! Create trail to top of quarries
- Need trash cans in the back area!
- Too kind, favorite park
- Toilets need pumping! "Disgusting"
- Need more signage for contemplative trail
- Love trails
- 1st time here
- Crossing Hwy 24 - hard to get to RRC. Live in Manitou Springs. Need bridge across Hwy 24 to link Manitou and RRC
- Like hiking here
- Bridge across Hwy 24
- More bike trails - casual
- Keep dogs on leash, too many off leash
- Hot and fun
- Add bathrooms
- Great park
- Lift climbing restrictions
- Signage
- Wonderful park
- Beautiful
- Signage not pointing the right way
- Saw black bear for the first time in the open space
- Dogs need to be leashed
- Very nice
- Need disposals for dogs
- Not commercialized - great!
- Beautiful, I'll be back often
- Awesome place - love it
- Love this park
- It is Saturday and the park has many visitors on the weekends
- Tremendous



## Red Rock Canyon Master and Management Plan

- It was great
- Love this park - how about more free ride areas?
- Very well marked trails, exceptionally clean, trails very well maintained
- Good restoration
- Beautiful
- Great hike - thanks!
- Wonderful place
- Wonderful open space
- Great! Thank you for protecting this amazing resource for the city
- Nice relaxing place to come
- Gorgeous
- Great time - excellent opportunity to take pictures
- Nice to see trails in city
- Need trash cans by the dog area



Web-based Survey Results - Summer 2011

In 2004, hundreds of area residents came together to develop a plan for use and protection of 787-acre Red Rock Canyon on the City's southwestern edge. The high-profile property had just recently been purchased by the City of Colorado Springs through the Trail, Open Space and Parks (TOPS) Program. Fast forward to 2011 and the TOPS Program has come through again with purchases in the last two years of the White Acres property which abuts Red Rock Canyon Open Space and of nearby Manitou Section 16. The City Parks, Recreation and Cultural Services Department is inviting the community to help build upon the Red Rock Canyon plan by producing an integrated approach to conservation, management and use of the three popular open space properties. This survey is one of the first steps in an extensive public involvement process.

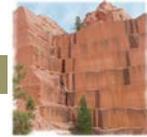
1. What is important to you about a master plan for the Section 16, White Acres and Red Rock Canyon properties?

- A master plan should provide long range goals for development that meet the needs of the community while preserving and maintaining the park's ecology and beauty.
- Separate hiking & bike trails; along with multi-use trails. Trails on hogbacks, protection of fossils. A visitors center to display artifacts, provide information to visitors.
- That Sec 16 and White Acres be kept as natural as possible. And some way to keep mtn bikers off hiking trails (can bikers build their own)?
- That it preserves them basically as they are, with no major changes/improvements without careful consideration. No dog parks, free ride areas, etc.
- trails public input access
- keeping it in good shape for hikers, out of towners to enjoy the beauty
- To ensure the open space will be protected for future generations to enjoy.
- Hiking trails in Section 16 and White Acres and climbing access trails in Section 16.
- How will the properties be protected for future generations?
- My name is Rick Bergles. I have been ticketed for hiking at Stratton Open Space! My sin was documenting the cutting and stacking of both living and dead vegetation in the 40 acres south and west of the La Veta trail head. I am banned from the area for a year, although the fire marshal is on my side: Parks has been ordered to cease the stacking of wildfire fuel. See <http://s1139.photobucket.com/home/rbergles>
- Avoid what has happened to RRC and GOG: Million dollar parking lots at RRC, landscaping of the parking lots (!?), inappropriate signs at both locations. (Just 2 examples: backward maps in GOG, sign in RRC extolling the beautiful rock formations with photo of vandalized rock)
- Preservation of existing natural terrain
- Direct maintenance and improvements for the future; be inclusive to the broad range of users - walking, running, biking, dog walking, nature interpretation, outdoor classroom opportunities, etc.
- Hiking trails (exclusive hiking trails-not bicycle, horses, ect just hiking trails) and natural environment. At least offer some trails that are only used by foot.
- That we keep the land as open space with trails for hiking biking and other activities.
- Long term protection, care, and preservation of the natural conditions of the property. Restoration of areas damaged by previous owners or neglected areas.
- Responsible rock climbing should be encouraged. Having such awesome climbing so close to home is extremely valued by my family and friends.
- scenic, thoughtfully connected, non over-crowded hiking trails.
- The preservation of existing and development of new open space available for walking/hiking, horseback riding and other non-motorized activities.
- To ensure what is already there is preserved and continues to be a place to escape the city and hike trails and take in the beautiful Colorado landscape
- Keep it simple. We don't need interpretive signs all over the parks. We just want good, solid trails that don't erode and the feeling that we are out in the middle of nowhere.



## Red Rock Canyon Master and Management Plan

<b>2. What do you believe are the most important issues to consider as the master plan is developed?</b>
Improvements must be maintainable. Trails should be built with little or no artificial improvements to make them easier. Railroad ties and other means of leveling should be avoided.
Not to let one group, bikers, rock climbers, horse rides, or hikers to come in to the meetings & overwhelm what they want, but to allow each group to put in equal thoughts & ideas.
Keeping cars out. If people want to picnic, they need to pack it in - pack it out. Maybe RRC picnic area for true picnickers - more tables close to parking. Sec 16-hiking, without being run over by mtn bikers on same trails, is a key interest. If mtn bikers want to build their own trail, away from hiking trails, in area approved by users & CCS-ok. And if hikers want to safely "climb-walk" upon rocks to sit and contemplate - see views, this too should be permitted. "Rock climbing-ropes-rapelling, etc" needs to be contained in the RRC designated area. My 6 year old loves 'walking' up on the Sec 16 rocks and listening to the silence. She told me she knows God is there. Dogs on leashes on hiking trails-pick up after dogs. Dog *parks*, again, belong close to parking area. Too much *interface* of various activities is a prescription for disaster. Majority of Mtn bikers are not thoughtful of hikers! Sec 16 would be a great place to horseback ride, yet really needs to be in their own area - no horses getting spooked by bikers or inconsiderate hikers.
Land preservation, trail integrity, trail signage, trail links (as needed after careful consideration), improved parking area(s) at Section 16 trailhead
preserving the properties as open space even in the event of a future sale, i.e. put WA under conservation easement
to not let to many rock climbers or bicycles in there to ruin the hiking trails
Not to disturb the natural environment and the wild life, yet make the area accessible for outdoor enthusiasts.
Updating the trail plan to reflect current use patterns in Red Rock Canyon. Creating a trail plan which allows future flexibility, since no plan can be perfect from the start. Keeping Section 16 open to traditional and solo climbing. Opening most of the current Red Rock Canyon Open Space to trad and solo climbing.
Types of recreational uses and the capacity of the area to handle the pressure.
no motorized vehicles
My name is Rick Bergles. The Gazette has dubbed me the "Rogue Hiker." To me, the most important aspect of the master plan is that it keep the three areas natural and accessible. Stratton Open Space, for a counter example, is littered throughout with "keep out" signs (which do not delineate a specific area, and are therefore impossible to obey. Thus, my ticket and punishment.) I will advocate for a feeling of welcome, not exclusion. The president of Cheyenne Commons is on video saying that the open space BELONGS to Parks, so they can do as they like. I disagree. Please see Parks Dept. is being subsumed under the Planning/Public Works department.
Development should be at the bottom of the list. Ranger presence is a major part preservation. Please fund rangers with clout. A ranger told me he was told NOT to get involved with climbers damaging the rocks.
Parking and public access
Direct maintenance and improvements for the future; be inclusive to the broad range of users - walking, running, biking, dog walking, nature interpretation, outdoor classroom opportunities, etc.
Recycling Bins-city can obtain some funds from recycled products!
Traffic, parking,
Develop a balanced plan that allows use of the property but retains its natural qualities. Do not allow special interests to demand a use of the property that will diminish or damage the natural characteristics.
ensuring equal access for all activities.
environmental protection, reducing impact of over-use, keeping some trails bike-free, adequate toilet facilities, erosion control
Accessibility, trail maintenance and public education to avoid boundary violations
Preservation
Aside from keeping it simple, I would like to see fewer mixed-use trails so that I don't always encounter cyclists, who tear up the trail. And NO HORSES. They poop everywhere and destroy the trails.



3. Are there specific uses you believe to be most important to include, particularly on Section 16 and White Acres?		
Hiking	24	100%
Horseback riding	8	33%
Mountain biking	10	42%
Free-ride biking	3	12%
Running	15	62%
Rock climbing	12	50%
Enjoying nature	22	92%
Picnicking	13	54%
Going to the dog park	5	21%
Paragliding	3	12%
Are there other uses you would like to have considered?	6	25%

4. Have you ever been to the Open Space?		
Yes	24	100%
No	0	0%
<b>Total</b>	<b>24</b>	<b>100%</b>

5. If you have been to the Open Space, how do you usually get there?		
Walk	5	21%
Bike	1	4%
Drive	18	75%
<b>Total</b>	<b>24</b>	<b>100%</b>

6. If you drive, where do you usually park?		
off highway 24		
Parking area/lot		
Section 16 trailhead		
upper Red Rock parking lot		
hwy 24 parking lot		
Either the main parking lot or off of 31st street		
Main lot		
I use the upper lot because there are fewer break-ins there.		
sec 16 trailhead, inner lot at RRC		
Main lot off Ridge Rd		
In parking area provided.		
Yes		
hwy 24 lot		
big (first) parking lot off highway 24		
in the parking lot		
Hwy 24		
Bear Creek Park		
In the designated parking areas		
Red Rock parking lot		

**Thanks for responding! Please check the web site for information about the public master plan meetings and put the dates on your calendar.**



Red, White and 16 Master and Management Plans  
September 7, 2011 Public Workshop

The Issues To-Date

Access

- ADA access policy
- Access points into Manitou are important to the Manitou Springs Open Space Advisory Committee
- Maintain access into Crystal Hills
- Opportunity to connect to Crystal Park
- Limit parking in the cul de sac and neighborhood streets at Bevers Place
- Motorized access concerns
- Roadway access: vehicular access at Highway 24/Ridge
- Pedestrian and cyclist access at 31<sup>st</sup> and Highway 24 intersections
- Parking capacity: availability; equestrian trailers; boulders
- East-west trail connections in vicinity of landfill
- Parking/access to White Acres
- Gold Camp Road congestion and parking
- Maintain access to Intemann Trail
- Chamberlain Trail connection
- Stephany's Trail connection
- Trail connections to Bear Creek Park
- Trail connections to Cheyenne Mountain State Park and Garden of the Gods

*“Ensure equal access for all activities.”*

*“Keep cars out. If people want to picnic, they need to pack it in, pack it out.”*

Annexation of Section 16

Conservation

- Level of commitment by the community; balance with use
- Locally unique and sensitive habitats
- Wildflowers
- Protect paleontologically and historically sensitive areas?

*“Compromise and compassion on all properties for all peoples; education of citizens to utilize properties and not abuse them.”*

Conservation easement for White Acres

Dogs

- On/off leash
- Waste clean-up
- Cactus in dog park
- Enforcement

Experience and Uses

- Amenities: where/if they should be located: benches; signage; restrooms
- Free-ride opportunities: access to top of area without crossing TOPS property; proximity to quarry
- Rock climbing: should solo climbing be allowed?
- White Acres pavilion: should it be retained?
- Definition of experience/capacity of each of the three properties
- Quality of user experience
- Application of active and passive policy
- Concern about over-building and commercialization

*“Having such awesome climbing so close to home is extremely valued by my family and friends.”*



- Cultural events at the pavilion
- Rock climbing opportunities
- Paragliding opportunities
- Concerns about security in parking lots

*"I would love to see the pavilion used for lectures, small concerts, to bring culture into the open space in innovative and sustainable ways."*

Interpretation

Interpretation: access/education/protection

Management

- Roles and responsibilities of City and volunteer entities: **decision-making; communication; capacity**
- Parking lot security
- First aid station or call box
- Garbage cans at Section 16
- Enforcement of existing rules
- Resources: revenue and volunteers
- Fire mitigation strategy?
- Forest management
- Landfill considerations
- Poison ivy
- Comprehensive approach to management
- Revenue opportunities such as weddings and races
- Port-a-let maintenance and port-a-let at Section 16
- Ranger presence is needed
- Recycling bins
- Signage

*"I think the City should have a meeting with all the volunteer groups every fall to de-brief the summer and see what projects groups have coming up that they need help with. It would reinforce that we're all in this together."*

*"We need an overall, unified approach to park management from an ecologic, environmental, and archeological standpoint—planning and maintenance of an incredible space."*

Ponds

- Aesthetics
- Regulatory issues
- Resources
- Wildlife

Process

- Satisfying all parties
- Open meetings?
- Hikers do not have enough input
- Parks Department is not open to suggestions
- It's important that all user groups are represented
- One user group should not overwhelm the process

*"The most foolish fight you can have is between bikers and hikers."*

Trails

- User conflicts
- Connections within 3 properties and to other areas
- New trails
- All multi-use?
- Trail re-routes: criteria for decisions
- Trail connectivity: cohesive trail system
- Trail way-finding
- Elimination of bandit trails
- Safety of all trail users
- More trails means more maintenance

*"Create a trail plan which allows future flexibility, since no plan can be perfect from the start."*

*"We just want good, solid trails that don't erode and the feeling that we are out in the middle of nowhere."*



## Red Rock Canyon Master and Management Plan

Trail loop opportunities

Separate trail users

Design: agreement on the use/kind of trail before it's designed; design expertise

### Wildlife

Impacts

Spotted owl habitat

Raptor habitat?

*"I hope to see even greater expansion  
of resources reserved for habitat and  
respectful appreciation of such."*



Public Meeting 1 - 07 September 2011

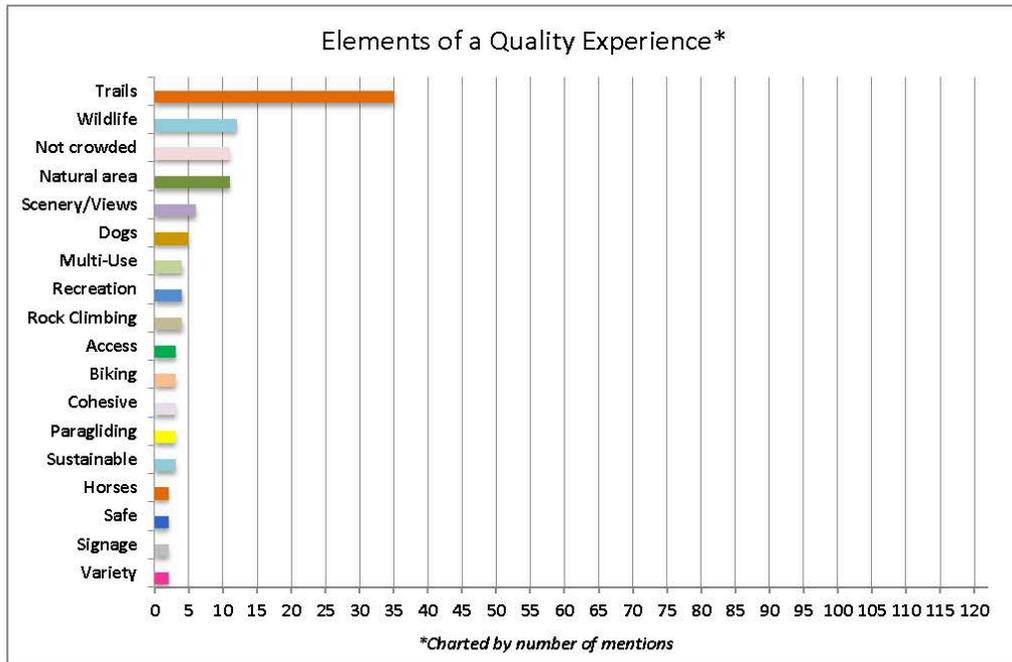


Red White and 16 Master and Management Plans  
September 7, 2011 Public Workshop

Small Group Responses

**Task #1**

***Discuss and decide what makes for a quality experience on the properties. Please provide your group's list below:***



**Verbatim Comments**

Trails (35 mentions)

- Limited use of bandit trails
- Well maintained trails
- Opportunity to explore off established trails
- Sustainable trails
- Technical trail
- Well posted trail marking
- Narrow trails! – less than 18"
- Good quality trails
- Less strenuous trails
- Many different combinations of trails and loops
- Connections to other trail systems



## Red Rock Canyon Master and Management Plan

- Provide access options and create trail connections
- Sustainable trails
- Consistent trail design and construction
- Maintain steep trail for Section 16, keep strenuous hike
- Minimize number of trails in Section 16. Red Rock Canyon is overrun with trails. Don't want this to happen to Section 16 or White Acres
- Post right-of-way signs at trail head (hiker/biker/horse)
- Construct the trails to limit speed on trails with limited visibility
- Loop trails and ones that go into Section 16
- "Climbers trail" sign to show user destination of trail use
- Trails – quality trails (maintenance, planning and respect)
- Keep single track – not double!
- Keep it from becoming another Garden of the Gods (no paved trails)
- Bike trails – rating and possible directional trails
- Bike-only trails
- Horse-designated trails
- Educated, shared use, "trail etiquette"
- Renegade trails / reduction of non-inventory trails
- Varied nature of trails
- Clear marking of approved trails
- Single track trails have periodic passing areas
- Trail users are educated on trail manners
- Modern trail design and construction (not railroad ties)
- Good trail connectivity
- Maintained trails

### Wildlife (12 mentions)

- Wildlife experience
- Wildlife
- Wildlife viewing
- Pond – needed for wildlife
- Nature settings
- Wilderness/backcountry experience
- Wilderness-like experience
- A wild experience
- Pond – needed for wildlife
- Wilderness/backcountry experience
- Wilderness-like experience
- A wild experience

### Not crowded (11 mentions)

- Not too crowded
- Not too crowded for meditation
- Sense of solitude
- Solitude
- Solitude
- Solitude
- Not overcrowded
- Peace
- Solitude



- Trails that create a feeling of solitude
- Peace and quiet

Natural area (11 mentions)

- Restoring natural habitat (noxious weeds, elm)
- Quality experience of the resource
- Protect the flora and fauna
- Natural character--wildlife sightings, recreational rocks
- An end in itself, the essence of Colorado
- Natural features
- Maintain conservation values
- Natural setting
- Pristine areas left
- Interaction with nature
- Nature settings

Scenery/Views (6 mentions)

- Scenery
- Aesthetically attractive
- Scenery
- Views, vistas, and aesthetics
- Aesthetics
- Variety of views

Dogs (5 mentions)

- Well-behaved dogs
- Dogs on leash
- Lack of dog bags along trail
- Dogs should be leashed except in dog park area
- Dog waste should be removed

Multi-Use (4 mentions)

- Different users
- Avoid user conflicts by maintaining multi-modal access
- Courtesy among users
- Accommodating multi-use including equestrian

Recreation (4 mentions)

- Exercise
- Appreciation for outdoor recreation
- Recreation
- Physical challenge (not sanitized)

Rock Climbing (4 mentions)

- Traditional and solo climbing in any area
- Allow continued rock climbing
- Maintain climbing access. There is some good climbing in Section 16, have it accessible
- Two cliffs have been developed over 30+ years. Climbing is already an established use at Section 16



## Red Rock Canyon Master and Management Plan

### Access (3 mentions)

- Having access!
- Easy to access
- Reasonable access to all parts, more access points

### Biking (3 mentions)

- Keep biking allowed
- Allow continued mountain biking
- Mountain bikers want to maintain “level of technicality” on trails where can be sustainable

### Cohesive (3 mentions)

- Continuity
- Cohesive
- Integrated with the entire area, connected to other parks

### Paragliding (3 mentions)

- Wind sock at the top of Section 16 for paragliding
- Allow continued paragliding
- Maintain access for paragliding – it’s the only place in town

### Sustainable (3 mentions)

- Keep it aesthetically attractive (trash, dog waste, sustainable trail, dogs on leash)
- Balance use and conservation values
- Sustainable

### Horses (2 mentions)

- Lack of horse waste along trail
- Horse owners pick up manure in parking area

### Safe (2 mentions)

- Safety when constructing - i.e. steps sometimes do not work for horses (Intemann Trail)
- Safety – trails, parking lot, all aspects

### Signage (2 mentions)

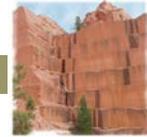
- Adequate signage to show where you are and how to connect
- Good signage

### Variety (2 mentions)

- Variety
- Versatility (diversity)

### Other (7 mentions)

- Cultural experience
- Medicinal experience
- Quality experience
- Socialization
- Enforcement
- Clean
- Rest areas with benches are situated with a good view and blend in with the natural environment



**Task #2**

**Does your group believe there are any areas that should be protected by limiting public access? If so, what are those areas and why should they be protected?**

Area(s)	Why protection is needed
<i>Five groups:</i> Areas of archeological or paleontological significance	<ul style="list-style-type: none"> <li>- Educational value</li> <li>- Cultural/archeo/paleo significance</li> <li>- Why it needs protection: To prevent degradation and destruction</li> <li>- Vandalism</li> <li>- Fragile because of paleontology</li> </ul>
<i>Four groups:</i> Ponds, shoreline and wetlands	<ul style="list-style-type: none"> <li>- Sensitive plants and wildlife, not useful for trails anyway; 100 ft. buffer around waterways</li> <li>- Wetland</li> <li>- Protect from domestic animal contamination</li> <li>- Wildlife access to water; water</li> </ul>
<i>Four groups:</i> Any significant, fragile, sensitive habited area and blocks; not fragmented area	<ul style="list-style-type: none"> <li>- Anything of historic value or wildlife habitat (keep trails away from there)</li> <li>- Wildlife</li> <li>- Degradation leads to weeds and disruption of wildlife</li> <li>- Wildlife habitat; conservation</li> </ul>
<i>Two groups:</i> Steep areas on higher terrain in Section 16	<ul style="list-style-type: none"> <li>- Sensitive soils, steep slopes, difficult to maintain. Careless 5 minutes can take 3 hours to fix</li> <li>- Too unsustainable for a trail, critical habitat for owls and raptors</li> </ul>
<i>Two groups:</i> Canyons (e.g. narrow canyon southwest of lower Red Rock Canyon in Section 16)	<ul style="list-style-type: none"> <li>- Sensitive riparian ecosystem and habitat, not a good trail corridor</li> <li>- Aesthetics, maintain wilderness corridors</li> </ul>
<i>Two groups:</i> Limit access from main trails to limit shortcuts; block/close social trails	<ul style="list-style-type: none"> <li>- So it doesn't become over-run with too much access in the park</li> <li>- Unsustainable, interrupt wildlife, confuse trail users</li> </ul>
<i>One group:</i> Raptor nesting sites	<ul style="list-style-type: none"> <li>- Habitat</li> </ul>
<i>One group:</i> Big rock slabs on eastern sides, keep them pristine	<ul style="list-style-type: none"> <li>- Keep it natural</li> </ul>
<i>One group:</i> Western side of White Acres	<ul style="list-style-type: none"> <li>- Keep it natural</li> </ul>
<i>One group:</i> White Acres conservation easement	<ul style="list-style-type: none"> <li>- Conservation issues</li> </ul>
<i>One group:</i> Belief that trails are made and maintained to keep people out of sensitive areas	<ul style="list-style-type: none"> <li>- (no reason submitted)</li> </ul>
<i>One group:</i> Please determine by those who know	<ul style="list-style-type: none"> <li>- Defer to expert judgment for wildlife habitat</li> </ul>
<i>One group:</i> Climbing areas	<ul style="list-style-type: none"> <li>- Enforce rules, don't expand areas</li> </ul>
<i>One group:</i> Don't limit access, but don't advertise by building trails or fencing, etc.	<ul style="list-style-type: none"> <li>- (no reason submitted)</li> </ul>
<i>One group:</i> Have interpretive signage at "Standard Mill Site"	<ul style="list-style-type: none"> <li>- (no reason submitted)</li> </ul>
<i>One group:</i> Protect ridges	<ul style="list-style-type: none"> <li>- Wildlife habitat</li> </ul>
<i>One group:</i> Views of mountains	<ul style="list-style-type: none"> <li>- Beautiful</li> </ul>



Red White and 16 Master and Management Plans  
September 7, 2011 Public Workshop

### Individual Responses

#### **1. Is there anything in particular you would like the City and the Tapis Team to understand as planning approaches are developed?**

##### Trails (31 mentions)

- This equates to preserved areas [near?] main trails, so pointless connectors and “renegade” trails are unnecessary
- Make switchbacks much longer so limit user conflicts and trail skid from bikes
- Consider some bike only or one-way trail flow like current hike only trails
- Look at building more trails for all different levels of use and using a rating system on the signs
- Consistency in building trails
- Close social trails
- Most recreational users in the Springs seem to embrace inclusivity rather than exclusivity when it comes to allowing multiple uses in the area’s parks. My hope is that the City continues to encourage as many compatible multiple uses whenever possible in design / layout of public recreation / open space parks
- Consider sustainable trail corridors
- Importance of many groups being accommodated
- Protect existing trail systems; be open to new trails
- Trail design and development that accommodates [the] safety of multiple user groups. For example, is there space on the trails or areas for right-of-way passage? Can bikers and horseback riders see each other in time to yield, etc.?
- Use common sense. Any trails built should be properly designed to be sustainable and not always need repair
- Trail design: “water bars” don’t work. See Sand Canyon trail for an example
- Safe trail connectivity to adjacent trail systems; also connections between free ride park and other trails in RRC
- Every trail should be accessible to all non-motorized trail users
- Rehabilitate, maintain trails in poor condition – Section 16
- Build sustainable trails that will last
- That all trail users are equal. If hike only trails are in place then bike only trails need to be in place as well
- Please do not pave any trails
- Multi-use should be maintained on all existing trails
- Would like to see dedicated “hiker only” and “bike only” trails (loops) added to trail system, [preferably in] Section 16



- Bike Specific Trails: Increasing popularity of sport deserves attention; economic impact of bike-recreation-related Travel and Tourism generates TOPS tax revenue which in turn has paid for the purchase of Section 16, Red Rocks and White Church. Mountain bikers demand representation and accountability for how TOPS revenue is used
- Removal of Trail Closures: trail closures are being removed by rogue individuals; many of these closures were agreed upon in public meetings during park master planning processes. In Bear Creek Park approximately \$7,000 in donated funds were used to repair and close social trails that have now been re-opened by hikers and dog walkers
- Narrow trails are important
- Multi-use is fun!
- Lots of trails and lots of variety is good
- Closure of social trails
- Keep development minimal, but give us a good, long, somewhat difficult trail
- Vegetate social trails that have popped up in White Acres
- See if we can re-route Section 16 to avoid the muddy, icy sections
- For varied users, short loops of trails close, then longer distance trails being more secluded (e.g. Palmer connector)

Management (22 mentions)

- Some way to educate all users that horses should be yielded to, not because they are more important but that they kick or the rider can fall and be injured
- Wheelchairs v. horses could be an issue; horses are afraid of things they don't regularly see
- If horses are allowed, it would be good to have trailer parking areas which are clearly marked or look like the lot at Homestead Park with "slots" for trailers, which discourages cars from parking in them
- Better signage for trail connections
- Without enforcement many of the "Issues" will continue
- Great resources available with volunteers; many people will help if they are asked. We need to figure out who to ask and make sure they feel like they are / can make a difference
- Recognizing and utilizing open spaces – including RRC, Section 16, and White Acres as a means to help Colorado Springs in developing its 'branding' in addition to its well-recognized "cultural and medicinal traditions". Boulder is doing so on many levels including promotion of local agriculture, local hospitality / food and beverage, and local sustainability – also local economy. They are an example to consider
- Trail maintenance and etiquette go hand in hand; making resources / signs available could help keep the new and existing trails around longer for more to enjoy!
- Do not create any more than 10% additional trail acreage until existing trails are improved
- Encourage volunteer work in new park; volunteer posting board in larger parking area
- You heard several people say their groups wanted amenities such as signs and better-made trails to accommodate horses, bikes, or hikers. But bear in mind that these are volunteers you are asking to do even more than they are doing now
- Keep thinking about maintenance and encouraging volunteers



## Red Rock Canyon Master and Management Plan

- More emphasis [on] maintenance
- Please keep current policies and regulations in mind
- Conservation Easements: limit future trail expansion and future uses of park; land value is diminished and funds used for purchase become lost forever; 3.8 million purchase price, 1 mil from GOCO, @2.6 mil TOPS; City parks must answer to a non-public agency, Palmer Land Trust, for all land use decisions and ultimately permission to modify / construct / repair facilities, on publicly-owned land
- Volunteer Work Days: Individuals have co-opted volunteer work days to pursue an agenda of limiting access of other user groups they might disagree with
- Interpretive signs should be limited, especially not spread throughout [the] area; limit the number; also limit areas that have them
- Security of vehicles at trailheads
- I feel some signage / trail maps would be helpful
- Dismantle the Forrest Allen bench
- I feel that the majority of issues should be directed toward maintaining the aesthetic quality of the area. This may range from enforcing dog leash laws and littering to protecting the archaeological aspects of the park
- One big piece is education of users to the sustainability of the park; use of signs to designate trails; often people feel like they are on a “trail” that turns out to be a renegade trail

### Experience and Use (17 mentions)

- Keep it simple and more natural. Sometimes less is more, so better quality trails that can be maintained better.
- Mountain biking on these trails is very important to me
- Mountain bike access to these areas is very important
- Mountain biker input on trail maintenance / construction is also important
- We would like to see paragliding maintained as a safe and accepted use of this property. The launch at Section 16 overlook is the only paragliding site local to Colorado Springs. We would like this site to specifically be included in the master plan as well as provisions for a windsock at launch and the landing zone
- Continue recreation opportunities – rock climbing, mountain biking, paragliding, hiking, horseback riding
- I would like to see preservation of the non-motorized multi-use aspect and attitude toward trails! It’s important to be inclusive for all users
- Allow mountain bike access to continue
- I disagree with comments suggesting there is already enough rock climbing; I do think we should develop more safe climbing
- Find ways to get culture in park! (and therefore more users)
- Need more fundraiser events allowed in RRC
- Please leave Section 16 undeveloped
- Restrooms: no permanent facilities; keep it that way
- The master plan should be congruent with the social culture of the Colorado Springs community; the urban / wilderness boundary should emphasize socialization in wilderness over a solitary wilderness experience
- Red Rock plays a large role in the identity of COS. Our community is a large and diverse group of individuals with a common interest of love of the outdoors and mountains and the love of outdoor activity. Continuing to bring the values of Coloradans to be highlighted in one single park on the edge of COS will ensure the project is a success
- Bathrooms (pit toilets) are needed



- Use of open spaces should be expanded to include community activities, even ones that can make monies: concerts, group activities

### Process (9 mentions)

- Always good to get the input of citizens relative to changes, possible plans, etc.
- Surveys may not have captured all user groups, so not [as] diverse as could [have been]
- Keep communication open on status of process and substantive decisions
- Sensitivity to all user groups
- Make sure all groups are represented equally; don't allow any one group to "overpower" another group
- LISTEN, LISTEN, LISTEN!
- Nah, you're all smart!
- No
- Please consider talking with the non-profit trolley organization and new Metro Management group. Public land appreciation and public transportation encourage lower use of cars and parking development; encourages the comprehensive open space plan to fold into a comprehensive city plan. Thank you

### Conservation (8 mentions)

- Balance, balance, balance. More trails vs. so many trails the experience is degraded; More access vs. overcrowding
- Balance public recreation / use with preservation
- Open space is "permanently protected"; will City / team ask if every proposal in the master plan supports the above? Likewise with the goal to provide a quality experience
- Keep large undeveloped acreage intact; "no additional trails"
- Review conservation easements
- Diminished conservation values since opening
- Erosion prevention
- Ecosystems

### Dogs (4 mentions)

- Using these trails with my dog is also important to me; I prefer to allow my dog to be off leash on these properties
- Advise dog walkers to take their plastic bags of dog poop as they hike and not leave it by the trail
- Off-leash dogs have made this a park to avoid
- Pets: Red Rock has become a dog park; pet owners now [are] using Section 16 as an off-leash dog area. Feces along some trails smell horrible, spread disease and negatively impact vegetation. Weed seed is dispersed in animal fur and paws; off-leash pets disperse the seed further out into the open space areas where control is difficult; wildlife impacts are noticeable and degrade conservation values of [the] property. Red Rock is too big and encourages use of [the] entire park as off-leash dog park

### Ponds 3 (4 mentions)

- The pond issue needs to be worked out; water is needed for wildlife
- Pond?? Usage? Purpose? Unfortunately, not answered
- Fill in the RRC ponds – or make them more aesthetically pleasing somehow



### Wildlife (1 mentions)

- Seasonal closures to allow wildlife room

## 2. What do you believe was the greatest value of this workshop?

### Process (20 mentions)

- Consensus
- Open to suggestions from many
- To pool everyone's information
- Public input
- Various interest group interaction
- Small group exercise
- Collaboration / meeting in groups; group reports at end
- All community input
- Exchange of ideas
- Seeing and helping create a vision and purpose
- Meeting others from community / trail users
- Sharing of ideas from multi-user groups
- Democracy
- Good dialogue!
- Bring all groups / public together to do what is best for the open space
- Recognizing common beliefs
- Communication
- Meet key players in process
- Diffuse frustration of user groups
- Transparency. Public input and process. Accountability and a building of relationships with all involved in the process

### Hearing what others have to say (16 mentions)

- Discussing issues with other trail users
- Hearing others' points of view
- Input from diverse users
- Varied input from all user groups
- Teamwork with different views at the table – collaboration and understanding each person's desire to be at this meeting for the future of the park
- Different people's experiences that help shape a better open space
- Hearing the opinions of others and voicing my own
- Understanding other user groups
- Finding out what other people think and since I am an equestrian (also bike and hike) that not everyone hates horses
- Introduction to the process and meeting other people and their viewpoints
- Heard other users' views and solutions to differences
- Talking with fellow hikers / bikers / horseback riders, finding common issues and discussing solutions; hearing other opinions and ideas as to space usage, trail design and trail etiquette
- User feedback



- Understanding different views, from hiking to paragliding
- Hearing everyone’s input and support; I think it is clear people want a wilderness experience
- Meeting other people and hearing their values; bringing so many mountain bikers together

### Learning and Information (14 mentions)

- Learning about the process of public land planning
- Learning more about the plans
- Acquainting with the team and the plan
- Information on the plans – master plans for the future
- Learning about the resource values (biology, forestry, etc.)
- Learning about all the different aspects that have to be considered such as trees, wildlife, drainage, easements, etc.. A lot to consider!!
- The background given by the speakers on the details of the area and the handouts which supplied additional information
- Being able to see the presentation
- Getting the background on the master plan for Red Rock
- Resources overview
- List of previous issues highlighted on sheet provided
- Learning about the properties
- Becoming educated about the features of the properties and issues regarding usage
- Learned more about parks and process for their use / planning

### Chance to speak (4 mentions)

- To express opinions
- Letting you hear from us
- Talking with like-minded people
- Great opportunity to vent, dispute, or otherwise propose the public will

### Other (2 mentions)

- Unsure
- Get the ball rolling



### 3. Do you have any suggestions for workshop improvements?

#### Shorter Presentations (11 mentions)

- Shorter presentations
- Could we do this partly online? To speed it up a little?
- Shorter meetings and refreshments! P.S. Thanks for the pen
- Shorter. Too much information covered. Should be 1½ to 2 hours
- Shorter Power Point. Scares off people with limited time. Put tech stuff on a handout of a web site and limit “speech time”. Maps located at the tables for reference when talking
- Keep presentations shorter. Too much repetitive information
- Tighten up presentation (fewer presenters)
- The first 20 minutes took an hour
- Keep as short as possible, but well done in this respect. Much information covered
- Start on time; keep on time
- Shorten length of time of the workshops

#### Have maps available (8 mentions)

- Maps as part of “small groups exercises” to mark specific areas to preserve or where specific items needed/or not needed
- Possibly have maps at the tables for our discussions
- Maps available per table to help decipher the different areas during the write up
- Have a property map at each table
- Better tools at tables—maps. Hard copies of Power Point presentation so we can study information in detail
- Provide maps so we can mark areas when working at protected areas
- Maps should be made available prior to meetings so that informed discussion may take place. I now see that you did that already
- Use terrain photos to explain areas and particulars

#### Communication (7 mentions)

- Keep us informed even if we do not make all sessions
- Team members should identify themselves when speaking
- Presentation could have been a little more animated/energizing. Slideshow detailing features, inventories on newly acquired lands
- Allow questions to be asked about the presentations
- More time—there are lots of issue we couldn’t really discuss at length to give everyone’s concerns a voice. I know time is always an issue when it comes to discussions like this—thanks also for having your team around to answer questions
- Make agendas available in advance
- Time to ask questions, although I agree with the plan to exclude them tonight



Process (4 mentions)

- Have break-outs for specific “action items” on/in the master plan
- Structure is very good
- We should be checking off issues, not trying to think of more
- Make sure every table has a mix of volunteers from all groups. Put together task groups/think tanks

Information (4 mentions)

- No baseline information provided in handouts for reference
- Printed copies of the slides shown for people attending so they could study them
- Label the slides according to the presenter’s organization
- You all are doing a great job! Very informative with lots of information and data from a variety of perspectives and considerations. The added step of updating plans and forming a comprehensive plan of great value to the community and local economy

Other (15 mentions)

- Can’t think of any
- Pizza and beer
- Food (haha)
- User group pre-designation
- No
- Loved the groups!
- Room was too cold
- Good work!
- None
- None
- Better acoustics
- NATT
- Have some on weekends to get different participants
- You might alert folks that the entrance is on the north side of the street
- I found the workshop well organized and informative. The only suggestion would be to change the time to earlier in the day if possible



### 4. How did you hear about this workshop?

#### Organizations (27 mentions)

- Friends of Red Rock Canyon newsletter
- Medicine Wheel
- Facebook post on Medicine Wheel
- Friends of Red Rock Canyon
- Cory Sutela
- E-mail from a user group
- USHPA (hang gliding organization) e-mail
- Friends of Red Rock Canyon
- Friends of Red Rock Canyon
- TOPS and e-mail
- MTBR.com
- From horseback riding groups and club
- Kit Carson Riding Club meeting announcement of meeting; e-mail reminder
- Medicine Wheel
- My friend is part of Medicine Wheel. He got an e-mail about the meeting. I don't bike but I enjoy hiking in the Springs and was interested in finding out more about this planning process—exciting!
- Medicine Wheel e-mail
- TOSC
- TOSC web site
- On the board of directors – RRC
- [www.MTBR.com/Medicine Wheel](http://www.MTBR.com/Medicine Wheel)
- TOPS minutes
- Medicine Wheel
- Medicine Wheel
- Online mountain bike forum
- E-mail from Friends of Red Rock Canyon
- Mail, TOSC, TOPS, FORRC
- E-mail and newsletter

#### Personal contacts (16 mentions)

- Forwarded through employee e-mail list at Carmichael Training Systems
- Medicine Wheel
- Friend
- Personal contact and *Westside Pioneer*
- Verbally told by member of Horsetail Riding Club
- E-mail from consultant
- E-mail
- E-mail/Westider
- Word of mouth (friend)



- A friend at work
- My finance'
- President of Friends of Red Rock Canyon
- Scott Abbot
- E-mail and phone call
- From Don Ellis

Sign posted on site (3 mentions)

- Post at Red Rock
- Poster at Red Rock Canyon
- Sign at Section 16 trailhead

Handouts/cards (2 mentions)

- Handouts
- A card handed out to hikers

Newspaper (2 mentions)

- From *Westide Pioneer* and Mtbr.com site
- Newspaper

Website (2 mentions)

- City web site
- KOAA web site



### Red White and 16 Master and Management Plans

October 5, 2011

#### Comments At Open Forum

- Equestrian access is important – especially at 31 Street; need sufficient parking at 31<sup>st</sup> Street Trailhead
- Accountability is important for building and maintaining trails; All trail user groups need to be involved in building and maintaining trails; Hikers do most of the work
- Trails are missing and not shown on the resource maps, i.e. The Waterfall Trail, Intemann Trail Connection to Manitou
- Biker only trail is needed on Section 16
- Obstacle course for horses would be nice
- The term “bikers” means cyclists, not motor bikes
- Hikers, bikers, and equestrians all work together on volunteer trail projects. G.I.’s and the military contribute too
- I’m opposed to cyclist only trails
- All trails should be multi-use
- Adequate parking is the biggest issue
- Medicine Wheel is an advocate for multi-use trail. Prefer no biker only trails
- Ensure trails are not built or designed to exclude any trail users
- A consistent approach to trail design is needed
- A large map with all the trails would be useful
- Consider trail usage at different times throughout the day. There is low impact during certain times of the day
- Concerned about the White Acres pavilion. Concerned about noise, parking, fire – especially at 2:00 am. How can this be managed?



- Where will parking be located for White Acres?
- Solitude in an urban park is difficult to achieve. The plan needs to accommodate lots of users. Let's keep reality in mind
- Ponds, ponds, ponds! Ponds are important for lots of reasons including wildlife, photos, etc...
- Concerned about the effects of drought and very heavy use. How much use and frequency of use can the land sustain? Will the land be managed similarly to Garden of the Gods?
- A conservation easement is needed on White Acres to ensure protection of the land in perpetuity
- Education is needed for casual users to prevent short cutting of trails. Education is needs to be part of the plan
- More technically challenging trails are needed
- There are advantages to education and management in Red Rock Canyon (over Garden of the Gods) because most of the users in Red Rock Canyon are local
- Safety of trail users is a concern
- Limiting the size of the parking lots will help control the number of users and reduce user conflicts
- Concerned about the steps on Section 16 and the impacts to cyclists



## Red Rock Canyon Master and Management Plan



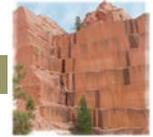
Red, White and 16 Master and Management Plans  
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Group Map Exercise

### Program Areas – Group Responses

Map #	2004 Group Picnic Area and associated lower parking (Lower Sand Canyon)
1	Avoid bottleneck with Sand Canyon; move to north and west more; protect viewscape; ample parking with big groups
2	Restrooms
3	Not opposed; maybe limit parking (not have a huge lot)
4	Provide trash containers; Keep this!
5	Could not reach consensus
6	Fine area for picnics - why groups only and not for everyone?
7	Opposed to this proposal
8	Yes to picnicking; how to remove/address trash; trash removal at both picnic areas; non-reservation; first come - first served
9	Require reservations; open dusk till dawn; ok with dirt road access; need restrooms; adjacent home development be communicated with on frequent basis
10	Plant trees? Add bathrooms? Low priority of this group
11	No group picnic area; sensitive area for wildlife (deer, mountain lions); Concern for social trails developing off drainage area. Is there a need for another picnic area in the pristine section?
12	Remove all elms and stumps; construct picnic tables with covered pavilions! Open circle; Pave; Cooking allowed- if so how? Type of burners, toilets and trash cans

Map #	Possible Rock Climbing Areas (Section 16 and RRC)
1	Concern about safety; no commercial use; no consensus
2	Happy to have
3	Unsure about southernmost suggested area in Section 16; (Access and sustainability questions); not opposed, just have questions; the rest are ok
4	Erosion control and vegetation impacts at base of climbs
5	Go with it
6	Where are the trails to it?; How will climbers access?; Still on permit system to control?
7	Yes!!
8	Explore based environmental assessment in rock climbing area - establish routes, per permit system
9	No change
10	Need to build approach trail built by climbers
11	Yes!
12	Ok, but need to establish rock climbing side trails - duly noted; Include new areas in master plan so no climbers are bandits



Map #	2004 Future Compatible Use (Hwy 24 Frontage)
1	Good viewscape for Hwy 24; leave alone
2	Trees for buffer (sound); Connection to Midland Trail
3	Leave it alone; no commercial development; maintenance facility in northeast corner? (if necessary)
4	Possible park amenities - playgrounds, etc...; permanent restroom facilities - compostable toilets; naturally integrated amphitheater
5	Possible structures, i.e. toilets, maintenance, Forest Service
6	Leave it open or maybe a visitor center or information kiosks; petting zoo?
7	Leave as a buffer zone from highway 24, please
8	Equestrian obstacle area; additional picnic area and/or parking; explore ADA access for use
9	Leave undeveloped; equestrian skills park
10	East/west connection trail would be great
11	National Forest Service office would be great
12	Bow bridge, under Hwy 24 - multi use

Map #	2004 Interpretive /Activity Area and parking (above RRC lower pond dam)
1	Leave alone; Improve landscaping for wedding, etc...
2	No building
3	Don't use - omit from master plan
4	Fill ponds with water - especially one at pavilion
5	Parking should be handicap only; add static displays about significant and interesting features of the park
6	More geology info; more wildlife info
7	No parking; good on interpretive idea
8	No parking; establish interpretive area for flora, fauna, geology, etc...
9	Develop appropriate use for existing area/structure
10	Go for it
11	Important that trail continuity be maintained
12	N/A, pavilion uses - fee based? Open up?



## Red Rock Canyon Master and Management Plan

Map #	2004 Trailhead (near maintenance facility)
1	We agree with some parking
2	Parking; use existing road
3	Potential bike park trailhead
4	Move to roadside parking by White Acres
5	Yes, same location as planned, with parking
6	Can we assume parking? Not safe without parking
7	Good
8	Trail access and parking off 26th Street; mitigate impact to homeowners
9	Develop protected parking lot with curbs
10	Would need major trail work first; not worth it?
11	Yes! It would be a good idea to move proposed trailhead to maintenance facility
12	Open, improve it, move back to maintenance area - work both together

Map #	Possible Group Picnic Area (White Acres)
1	Need parking appropriate; keep the structure
2	Parking - where? Noise controlled
3	Remove pavilion (recycle material for other areas or trail use); don't develop
4	Keep this; trash removal
5	Possible 1st picnic priority because it is partially developed
6	Good for picnic and interpretive area. Why just groups?
7	Yes, with parking area
8	Gated, fee, picnic area - reservation area only; look at ADA accessibility
9	Lock for reservations only; close
10	Low priority; Bear Creek is close
11	Opposed to this unless there is patrolling; remove pavilion due to the fire hazard - attractive nuisance
12	Keep open! Improve parking and access. Why shut it down? Strong signage about usage

Map #	Possible Paragliding Launch Site (Section 16)
1	Concern about commercial uses; Where do they land?
2	Need it. Keep access and wind sock
3	We're ok with it
4	Keep! Maintain windsock; continue erosion control
5	Leave as is; allow launch site
6	It is already being used for that. If it is safe we like to see them
7	Yes!!
8	Establish official area for paragliding use
9	Keep; no change
10	What's involved?
11	Ok with us
12	Keep open, improve trail



Map #	2004 Regional Maintenance Facility (off 26th Street)
1	Needs to be attractive; concern that a cute trail will be lost
2	Add to existing facility across the street
3	Potential bike park (jump course/dual slalom) like smaller Valmont Park
4	Move this to other side of 26th Street near "dome"; this area could be an optional free ride or BMX track area
5	Better located adjacent to industrial area and switch yard near 31st Street
6	Ok - don't know much but do not object
7	Like this proposal
8	Leave as is, per future funding; optional parking and equestrian obstacle area
9	Explain need for regional maintenance facility? Possible to locate at the "future compatible use" area?
10	What maintenance?
11	Parking and possible picnic/pavilion area; possible equestrian parking
12	Future parking-go! Park and Recreation office/maintenance gear/ATV's/tools, et, al.; Excellent location! Low cost Quonset hut.

Map #	Others
1	
2	Restroom at Bock House; Potential for more trail in upper Section 16
3	Equestrian cross-county skills area on plateau @ NE corner of RRC (between Hwy 24 and 31st Street Parking)
4	Equestrian obstacle course in close proximity to good parking area - maybe off of 31st Street
5	Water should be put in ponds, period!!!; add more toilets
6	What about docents and guided hikes?; Maybe sign up at GOG and drive from there; Keep the ponds even if we have to buy the water; More parking near White Acres and Section 16
7	Possibly use 2004 compatible use area as a free ride area for adults with longer hill, ramps and obstacles
8	Picnic area somewhere - where you can make a reservation; education of recreation / use overall
9	Locate rock climbing permit in the interpretive area
10	Permanent restroom facilities
11	Legal access to White Acres; No parking area needed uphill from picnic use; Need trail connection at 30th Street and Hwy 24 to Midland Trail; Permanent restroom facilities
12	



Red White and 16 Master and Management Plans  
October 5, 2011 Public Workshop Results

### Verbatim Suggestions for Consideration Categorized by Issue

***Please consider the following ideas for inclusion in the Master and Management Plan:***

#### Access

- Remove the boulders along the road by White Acres
- Handicapped parking only at site above ponds
- Traffic light or ped(estrian) crossing at 36<sup>th</sup> and Highway 24
- This park area, along with many others in town, needs to take into account the needs of handicapped and elderly. I would like to see a small portion of the park made handicapped-accessible with static displays and views of the area
- Access for bikers, hikers across U.S. 24 to Midland Trail; very hard to cross currently
- Finally, I am very concerned about putting in a parking area on Gold Camp at the gate. The road curves at that location and has poor visibility. Even now it is difficult to pass bikes without driving blindly into the oncoming lane of traffic. I think a better location for a parking lot is off of the 26th St. entrance at the bottom of the first curve. This provides access for White Acres, Red Rocks and a possible free ride or equestrian area.

#### Annexation of Section 16

- Do not annex Section 16 and White Acres

#### Conservation

- Leave area alone at head of Sand Canyon
- How much use can the Open Space sustain over 10, 20, 100+ years?
- Open green / meadow
- 2004 Future Compatible use – trailer parking or leave natural
- Maintain native grasses

#### Conservation Easement for White Acres

- The most important thing that could develop out of the Master Plan would be the conservation easement on White Acres

#### Experience and Uses

- Permit solo climbing; climbing restrictions under Ordinance (*insert reference, can't read*), as currently on the books apply only to North Cheyenne Canyon and Garden of the Gods, so this is compatible with existing ordinance
- Current free ride area up to where house was never authorized in original Master Plan, is eyesore. Area is historic with old quarry, house that existed. Free ride at bottom rarely used



- There should be reasonable accommodation for off-trail walking to accommodate people who take it on themselves to pick up trash, pull noxious weeds, or who go off-trail for nature study and photography
- Keep picnic area at White Acres pavilion
- Would like a few picnic tables at Sand Canyon but reservation area at White Acres
- Seasonal closure for hunting – J(ust)K(idding)
- I would love to see a picnic area for equestrians to use also. This picnic area would have hitching rails where horses can be tied while riders dismount and picnic. It wouldn't be near a parking lot, but in an area along a trail that enables riders to break after riding for a while. A picnic table could be provided, but don't need trash cans – riders should carry out any trash in their saddle bags. Mueller has this, but without hitching rails and we have to tie horses to trees
- Horse / equestrian obstacle course – logs, bridge, gate, small jump, steps / platform – in a safe area, not near roadway traffic
- We'd like to consider removal of the pavilion from White Acres because of the fire potential due to the fire pit (or lack of use of the fire pit). Also, without constant maintenance and regulation, this area attracts vandals, loiterers, and partiers at night. This is still a great picnic area and could still be used as such, but the pavilion looks abandoned and draws negative attention and vandalism
- Erosion to climbing areas off of Roundup Trail; at top of Soual (??) Trail (near historic site)
- 2004 Picnic Area – law enforcement; reservation only to limit folks; add restrooms and open White Acres group picnic area
- 2004 Future Compatible Use – no Visitors Center because more people come to park
- Paragliding area – yes; add area for folks to walk up near there and watch activities
- Add more free ride area – a loop of obstacles (maybe in the 2004 Compatible Area) made for older folks / adults
- Maintain aeronautical windsock atop paraglider launch site
- More technical mountain biking
- Consider that rock climbers tend to need access along the base of the climbing area, and may not be overly visible to others if a simple access to the base is available
- Horse skills area on flat area by 24
- Bike area down close to present pavilion area
- Question climbing area to south (?); may be too hard to get to for rescuers
- Remove pavilion

Interpretation

- Set aside significant cultural and paleo / geological area for preservation and interpretation to the extent that the resource could be preserved
- 2004 Interpretive Area – information on sensitive areas and ponds
- 2004 Interpretation – ADA access
- Better management of historic inscriptions; they are being lost to graffiti and neglect; need to record what is left (remains)
- Develop access to historic mills foundation and place signage with photos of historic operations

Management

- Would like to see Master Plan created as a living document, easily adaptable to changing use patterns and environmental conditions
- Sufficient trash bins and dog waste bags at all trailheads



## Red Rock Canyon Master and Management Plan

- Climbing subtleties – the fact that climbing organizations charge a fee to learn how to climb. Instructors use the climbing areas in Red Rock Canyon to “cash in” on their student fees. Is the County receiving a permit fee? Where are the monies going? NO FEE? Why are running / biking clubs not allowed to host a seasonal 10K or ½ marathon on a lottery or something fair? The fees could be used for maintenance
- Toilets in upper parking lot for climbers and public
- Proposed trail changes must provide total agreement from all user groups and budget for feeding and perhaps paying trail builders. Changes to trails are overwhelming the volunteer base. Have you studied the age demographics of trail builders?
- Multi-use open space – climbing, hiking, mountain biking, horseback riding, paragliding
- Add restrooms in two areas to Red Rock Canyon and White Acres
- 2004 Picnic Ground – close (in) parking and trash cans; ADA access
- Bathrooms with locks to prevent vandalism
- Reservation picnic areas
- Is there any thought of a full-time caretaker and residence?
- What is the plan to be complying with the Americans with Disabilities Act?
- Restrooms / Porta Potties available near parking areas and high use areas, like near where the old house by the lakes was
- Work on ways to educate / encourage outdoor ethics among park visitors
- Encourage user groups to police each other. For example, “good” cyclists can correct other cyclists who are off designated trails
- Improve restrooms: composting toilets; PV lighting / fans
- No new maintenance building
- Speaking as a neighbor, we are very concerned about late night access to the picnic area. Beer parties and fires have been an issue in the past. The City does not have the resources to patrol the area or to lock and unlock the gate every day and night. One solution would be to make it a reservation-only picnic area and require the person to pick up the gate key from a City office.

### Ponds

- Ponds, ponds, ponds! It’s criminal they are drying up. Shame shame!
- **From Friends of Red Rock Canyon:**  
The ponds are an important resource to the entire open space in regards to wildlife, aesthetic beauty, and public enjoyment. Though the ponds are manmade and lack a sufficient natural water supply, there needs to be a plan to continue their existence.

Support for the ponds has been shown by the City of Colorado Springs Park and Recreation, TOPS (Trails, Open Space and Parks), Friends of Red Rock Canyon and people visiting the canyon. As stated on the sign at the Red Rock Canyon Pavilion parking lot:

*Although the ponds in the Open Space are manmade, they are important to local conservation and a valuable part of Colorado’s environment, where wetlands account for less than one percent of the landmass.*

TOPS presently uses an older picture of one of the ponds when it was full as the opening page to their website. Quoting from *Red Rock Canyon Volunteer Stewardship Plan 2010 – 2015* (Wildlife Goal, Objective 2), which TOPS helped to create:

*Since the water source for the ponds has been turned off, the Parks Department, in conjunction with the volunteering agency, needs to come up with options for the future of the ponds and how to either refill them and restore them to their*



*original water levels or how to improve them with the reduced water levels, realizing without supplemental water the ponds will never return to their original levels.*

The time is now to put forth a plan which will put water back into the ponds as part of the Master Plan for Red, White, and 16.

- Have water in the ponds

#### Process

- You should have consulted the trail-building / maintenance groups before preparing a map showing what trails to close and re-route
- Before any new trails are proposed, there should be established smaller trail work groups which include the local trail-building and maintenance groups in proposing trail changes
- I know this is a long shot – but who knows – in the future this could happen organically. Consider trail use based on volunteer trail-building groups, i.e. 6 trail-building groups are hikers and build hiking only trails. One trail group rides horses and builds trails designed for horse use. Bicyclists can build their own trails for cyclists only. Such a process fairly addresses the needs of volunteers

#### Trails

- How can a trail provide safety? Hiking / horses / mountain bikers are all an acceptable risk for user groups
- Is it necessary to close sections of Section 16 that are steep if they can be made sustainable?
- Do not lose character of Section 16 by building Red Rocks-type trails
- When determining how to re-route trails, need to ask the major trail-building group for their input and assistance
- Another trail in upper Section 16
- Extend trail re-route in Section F to go farther north along the ridgeline (kind of parallel to all the sensitive areas along the ridgeline)
- Another trail on upper Section 16
- Need trails in White Acres that connect to Section 16 and Red Rock
- Set aside some areas / trails for “contemplation” and “solitude”, like the existing Contemplative Trail in Red Rock Canyon Open Space. Needed for Section 16
- Concerned about trail re-routes. Sometimes one just needs to walk their mountain bike like I currently do. Concerned about impact of re-routes on environmental values and maintainability, e.g. all the switchbacks easily cut and hard to fix. Prioritize re-routes! (also hard-to-rides)
- Biker-only trail in Section 16 vs. Contemplative Trail in Red Rock Canyon: how can you have a hiker-only trail in one spot and forbid bikers from this trail?
- Yes! Close the Waterfall Trail
- I am concerned that the re-routes to the main Section 16 Trail will destroy its current appeal as an alternate workout trail to the Incline. Don't lengthen it
- Yes, provide a sustainable loop across the top of the landfill meadow and close the existing ones that follow drainages down
- Equestrian access at Section 16 trailhead
- How will this process affect ongoing trail work on Section 16 Trail?
- Move the 26<sup>th</sup> Street trailhead to the proposed maintenance facility area
- In our experience, 10 – 12% is just a bit too steep for true sustainability; between 6% and 10% is much preferred



## Red Rock Canyon Master and Management Plan

- Trail connectors across 24
- Leave potential to further develop upper Section 16 for new trails into Cheyenne Cañon and National Forest and high loops
- Midland Trail connection (tunnel or bridge)
- Change trails as little as possible
- Some changes should be made to protect the property and wildlife. However, if it is likely the closed trails will be used, extra effort should not be expended to add a trail which will not be utilized
- Multiple-use trails; no trails for separate users
- Work on connecting trails between Red Rock Canyon and Section 16 – re-route, close “renegade” trails, etc.
- Despite my familiarity with many of the trails, I found the map hard to follow. I even went to the City web site to look at it again. It is difficult to determine where the existing trails are being re-routed and where the re-routes go. It is also difficult to determine which social trails you propose to close. Also, while I have no doubt that the re-routes make for a better and more sustainable trail, I am concerned that pristine areas will be carved up for the reroutes and that there is no good way to re-vegetate the existing trails that are being closed for re-routes. In the end, the existing trails will become non-designated social trails. I know that Tapis didn't want to lead any hikes, but I think it is the only way to really show us the proposed trails. Maybe you can lead a hike for stakeholders and then the stakeholders can lead hikes for the general public. Another idea is to have photographs and video of the pertinent trail areas for next week's meeting.
- Eliminate steps
- I like the proposed re-route of the trail thru White Acres and over the hogback



Red White and 16 Master and Management Plans  
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Verbatim Individual Response Form Comments

***Is there anything you'd like to add about the program areas and uses?***

- White Acres picnic area: reservation only; locked when not in use; ADA accessible
- Manual note 1 on Map 2 (Hogback Valley) – trail in fall line and needs re-route to move trail around valley to shed water and speed by potential cyclists
- Camping opposite cemetery?
- Do we need equestrian area when there is one at lower Bear Creek Park that is unused and already has jumps and obstacles?
- Implement group picnic area as per 2004 Plan
- Need more toilets at parking lots
- Really like the new landfill crossing
- Also like the idea of connecting pavilion to top of ridge
- Remove picnic area from bottom of Sand Canyon; sensitive wildlife area
- Don't add more parking up the hill toward the old Bock house
- 26<sup>th</sup> Street maintenance facility (2004) – use land instead for bike park from Gold Camp intersection down to bottom of 26<sup>th</sup> Street switchback. Think smaller version of Valmont Park in Boulder
- Equestrian XC trail skills area on plateau above Highway 24 / 31<sup>st</sup> Street; can use parking on both sides (Highway 24 and 31<sup>st</sup> Street lots)
- Sustainable trails, whether re-routes, maintenance / new trails, are imperative
- New “flow” trail (multi-use) from top of Section 16 down to parking area on Highway 24 ('Flow' [is a] mountain biking term). Roads are the only N / S trails in Red Rock Canyon – no singletrack trails exist ('Roads' in RRC aren't really trails)
- Connections to urban trails are important (Midland Trail, etc.)
- Too many special use areas and it becomes a city park rather than an open space; there are also issues with [the] cost of maintaining special use areas
- Accountability – special interest users should participate in trail building. If you want it, help to build it and maintain it
- Enforcement needed to keep dogs on leash. Dogs chase wildlife and occasionally intimidate human trail users
- Please install benches at beautiful sites and important trail intersections



## Red Rock Canyon Master and Management Plan

- Educate public on damage that social trails cause to land, causing erosion and interrupting wildlife
- Recycle bin for plastic and cans
- Trailhead near 26<sup>th</sup> and Bear Creek or White Acres
  
- Conservation is more important on the drainage areas. Trails should not interfere with the habitats of animals and plants excessively.
- Limited use of trail areas along drainage areas is desirable
- I see no difference in impact between equestrian, hikers and bikers, where simple human presence is an intrusion
  
- Rock climbing in 2 new designated areas – YES
- Paragliding site – YES
- Put self-composting toilets in main parking areas
- No Group Area in North part of park – use White Acres as Group Area
- Restroom at White Acres
- Larger free ride area for adults in 2004 Future Compatible Use area
  
- Rock climbing areas – Yes
- Paragliding – Yes
- Keep areas and structures that can be vandalized in view or easy to patrol
- 1 self-composting toilet [in] lower canyon and 1 in upper Section 16 area
  
- Rock climbing – Yes
- Keep current and 2004 plans!
  
- Speaking on behalf of the paragliders, we are committed to maintaining a safe and ecologically sound launch site. We would like to have the ability to maintain a plaque signifying it as the Section 16 launch site and a wind sock for safety
  
- 2004 picnic area seems unnecessary as current picnic tables are lightly used
- Need legal access and legal trails in White Acres. When purchased, proponents said it was an essential connection but it is closed. You said no new trails, which implies that White Acres will remain closed
- Need trailhead and parking for White Acres. Person familiar with area suggested the area marked “Maintenance” would be a good area for parking and trailhead
- Restrooms rather than Port-a-Potties
- 2004 Interpretive – leave undeveloped
- White Acres pavilion and fireplace seem to be a fire hazard and attractive nuisance
  
- I’m happy with existing trails and uses. If any changes are needed, I would like to see a bike / equestrian bypass around the stairs
  
- Having meetings only on Wednesday evenings excludes those with ongoing obligations on Wednesdays



- If the “corporate” picnic areas can serve as sustainment and maintenance revenue source for the rest of the Open Space, then I’m all for it
- Open Section 16 granite and hogback Dakota sandstone to traditional climbing



### Red White and 16 Master and Management Plans October 5, 2011 Public Workshop Results

#### Verbatim Suggestions for Consideration

***Please consider the following ideas for inclusion in the Master and Management Plan:***

- Would like to see Master Plan created as a living document, easily adaptable to changing use patterns and environmental conditions
- There should be reasonable accommodation for off-trail walking to accommodate people who take it on themselves to pick up trash, pull noxious weeds, or who go off-trail for nature study and photography
- The most important thing that could develop out of the Master Plan would be the conservation easement on White Acres
- Remove the boulders along the road by White Acres
- Permit solo climbing; climbing restrictions under Ordinance (*insert reference, can't read*), as currently on the books apply only to North Cheyenne Canyon and Garden of the Gods, so this is compatible with existing ordinance
- Do not annex Section 16 and White Acres
  
- Current free ride area up to where house was never authorized in original Master Plan, is eyesore. Area is historic with old quarry, house that existed. Free ride at bottom rarely used
- Ponds, ponds, ponds! It's criminal they are drying up. Shame shame!
- Keep picnic area at White Acres pavilion
- Leave area alone at head Sand Canyon
- Would like a few picnic tables at Sand Canyon but reservation area at White Acres
- Handicaped parking only at site above ponds
  
- How can a trail provide safety? Hiking / horses / mountain bikers are all an acceptable risk for user groups
- Is it necessary to close sections of Section 16 that are steep if they can be made sustainable?
  
- Do not lose character of Section 16 by building Red Rocks type trails
- Traffic light or ped(estrian) crossing at 36<sup>th</sup> and Highway 24
- Seasonal closure for hunting – J(ust)K(idding)
  
- When determining how to re-route trails, need to ask the major trail building group for their input and assistance
- Sufficient trash bins and dog waste bags at all trailheads



- Another trail in upper Section 16
- Extend trail re-route in Section F to go farther north along the ridgeline (kind of parallel to all the sensitive areas along the ridgeline)
- Another trail on upper Section 16
- Need trails in White Acres that connect to Section 16 and Red Rock
- Set aside some areas / trails for “contemplation” and “solitude”, like the existing Contemplative Trail in Red Rock Canyon Open Space. Needed for Section 16
- Set aside significant cultural and paleo / geological area for preservation and interpretation to the extent that the resource could be preserved
- Concerned about trail re-routes. Sometimes one just needs to walk their mountain bike like I currently do. Concerned about impact of re-routes on environmental values and maintainability, e.g. all the switchbacks easily cut and hard to fix. Prioritize re-routes! (also hard to rides)
- Erosion to climbing areas off of Roundup Trail; at top of Soual (??) Trail (near historic site)
- Climbing subtleties – the fact that climbing organizations that charge a fee to learn how to climb. Instructors use the climbing areas in Red Rock Canyon to “cash in” on their student fees. Is the County receiving a permit fee? Where are the monies going? NO FEE? Why are running / biking clubs not allowed to host a seasonal 10K or ½ marathon on a lottery or something fair? The fees could be used for maintenance
- Biker-only trail in Section 16 vs. Contemplative Trail in Red Rock Canyon; how can you have a hiker only trail in one spot and forbid bikers from this trail?
- Toilets in upper parking lot for climbers and public
- Proposed trail changes must provide total agreement from all user groups and budget for feeding and perhaps paying trail builders. Changes to trails are overwhelming the volunteer base. Have you studied the age demographics of trail builders?
- I would love to see a picnic area for equestrians to use also. This picnic area would have hitching rails where horses can be tied while riders dismount and picnic. It wouldn't be near a parking lot, but in an area along a trail that enables riders to break after riding for a while. A picnic table could be provided, but don't need trash cans – riders should carry out any trash in their saddle bags. Mueller has this, but without hitching rails and we have to tie horses to trees
- Horse / equestrian obstacle course – logs, bridge, gate, small jump, steps / platform – in a safe area, not near roadway traffic
- We'd like to consider removal of the pavilion from White Acres because of the fire potential due to the fire pit (or lack of use of the fire pit). Also, without constant maintenance and regulation, this



## Red Rock Canyon Master and Management Plan

- area attracts vandals, loiterers, and partiers at night. This is still a great picnic area and could still be used as such, but the pavilion looks abandoned and draws negative attention and vandalism
- Move the 26<sup>th</sup> Street trailhead to the proposed maintenance facility area
  - You should have consulted the trail-building / maintenance groups before preparing a map showing what trails to close and re-route
  - Before any new trails are proposed, there should be established smaller trail work groups which include the local trail-building and maintenance groups in proposing trail changes
  - Multi-use open space – climbing, hiking, mountain biking, horseback riding, paragliding
  - Some changes should be made to protect the property and wildlife. However, if it is likely the closed trails will be used, extra effort should not be expended to add a trail which will not be utilized
  - 2004 Picnic Area – law enforcement; reservation only to limit folks; add restrooms and open White Acres group picnic area
  - 2004 Future Compatible Use – no Visitors Center because more people come to park
  - 2004 Interpretive Area – information on sensitive areas and ponds
  - Paragliding area – yes; add area for folks to walk up near there and watch activities
  - Add more free ride area – a loop of obstacles (maybe in the 2004 Compatible Area) made for older folks / adults
  - Add restrooms in two areas to Red Rock Canyon and White Acres
  - Open green / meadow
  - 2004 Picnic Ground – close (in) parking and trash cans; ADA access
  - 2004 Future Compatible use – trailer parking or leave natural
  - 2004 Interpretation – ADA access
  - Reservation picnic areas
  - Bathrooms with locks to prevent vandalism
  - Yes! Close the Waterfall Trail
  - I am concerned that the re-routes to the main Section 16 Trail will destroy its current appeal as an alternate workout trail to the Incline. Don't lengthen it
  - Yes, provide a sustainable loop across the top of the landfill meadow and close the existing ones that follow drainages down
  - I know this is a long shot – but who knows – in the future this could happen organically. Consider trail use based on volunteer trail-building groups, i.e. 6 trail-building groups are hikers and build hiking only trails. One trail group rides horses and builds trails designed for horse use. Bicyclists can build their own trails for cyclists only. Such a process fairly addresses the needs of volunteers



- Equestrian access at Section 16 trailhead
- How will this process affect ongoing trail work on Section 16 Trail?
  
- How much use can the Open Space sustain over 10, 20, 100+ years?
- What is the plan to be complying with the Americans with Disabilities Act?
- Is there any thought of a full-time caretaker and residence?
  
- Maintain aeronautical windsock atop paraglider launch site
- Maintain native grasses
  
- Work on connecting trails between Red Rock Canyon and Section 16 – re-route, close “renegade” trails, etc.
- Work on ways to educate / encourage outdoor ethics among park visitors
- Encourage user groups to police each other. For example, “good” cyclists can correct other cyclists who are off designated trails
  
- More technical mountain biking
- Access for bikers, hikers across U.S. 24 to Midland Trail; very hard to cross currently
- Have water in the ponds
  
- In our experience, 10 – 12% is just a bit too steep for true sustainability; between 6% and 10% is much preferred
  
- Restrooms / Porta Potties available near parking areas and high use areas, like near where the old house by the lakes was
- Consider rock climbers tend to need access along the base of the climbing area, and may not be overly visible to others if a simple access to the base is available
  
- Trail connectors across 24
  
- This park area, along with many others in town, needs to take into account the needs of handicap and elderly. I would like to see a small portion of the park made handicap accessible with static displays and views of the area
  
- Leave potential to further develop upper Section 16 for new trails into Cheyenne Canyon and National Forest and high loops
- Midland Trail connection (tunnel or bridge)
  
- Better management of historic inscriptions; they are being lost to graffiti and neglect; need to record what is left (remains)



## Red Rock Canyon Master and Management Plan

- Develop access to historic mills foundation and place signage with photos of historic operations
- Improve restrooms: composting toilets; PV lighting / fans
- Change trails as little as possible
- No new maintenance building
- Remove pavilion
- Horse skills area on flat area by 24
- Bike area down close to present pavilion area
- Question climbing area to south (?); may be too hard to get to for rescuers
- Eliminate steps
- Multiple-use trails; no trails for separate users

### Friends of Red Rock Canyon

#### Position on Ponds in Master Planning Process adding Section 16 and White Acres

The ponds are an important resource to the entire open space in regards to wildlife, aesthetic beauty, and public enjoyment. Though the ponds are manmade and lack a sufficient natural water supply, there needs to be a plan to continue their existence.

Support for the ponds has been shown by the City of Colorado Springs Park and Recreation, TOPS (Trails, Open Space and Parks), Friends of Red Rock Canyon and people visiting the canyon. As stated on the sign at the Red Rock Canyon Pavilion parking lot:

*Although the ponds in the Open Space are manmade, they are important to local conservation and a valuable part of Colorado's environment, where wetlands account for less than one percent of the landmass.*

TOPS presently uses an older picture of one of the ponds when it was full as the opening page to their website. Quoting from *Red Rock Canyon Volunteer Stewardship Plan 2010 – 2015* (Wildlife Goal, Objective 2), which TOPS helped to create:

*Since the water source for the ponds has been turned off, the Parks Department, in conjunction with the volunteering agency, needs to come up with options for the future of the ponds and how to either refill them and restore them to their original water levels or how to improve them with the reduced water levels, realizing without supplemental water the ponds will never return to their original levels.*

The time is now to put forth a plan which will put water back into the ponds as part of the Master Plan for Red, White, and Blue.

#### Submitted by email:

##### Trails:

Despite my familiarity with many of the trails, I found the map hard to follow. I even went to the City web site to look at it again. It is difficult to determine where the existing trails are being rerouted and

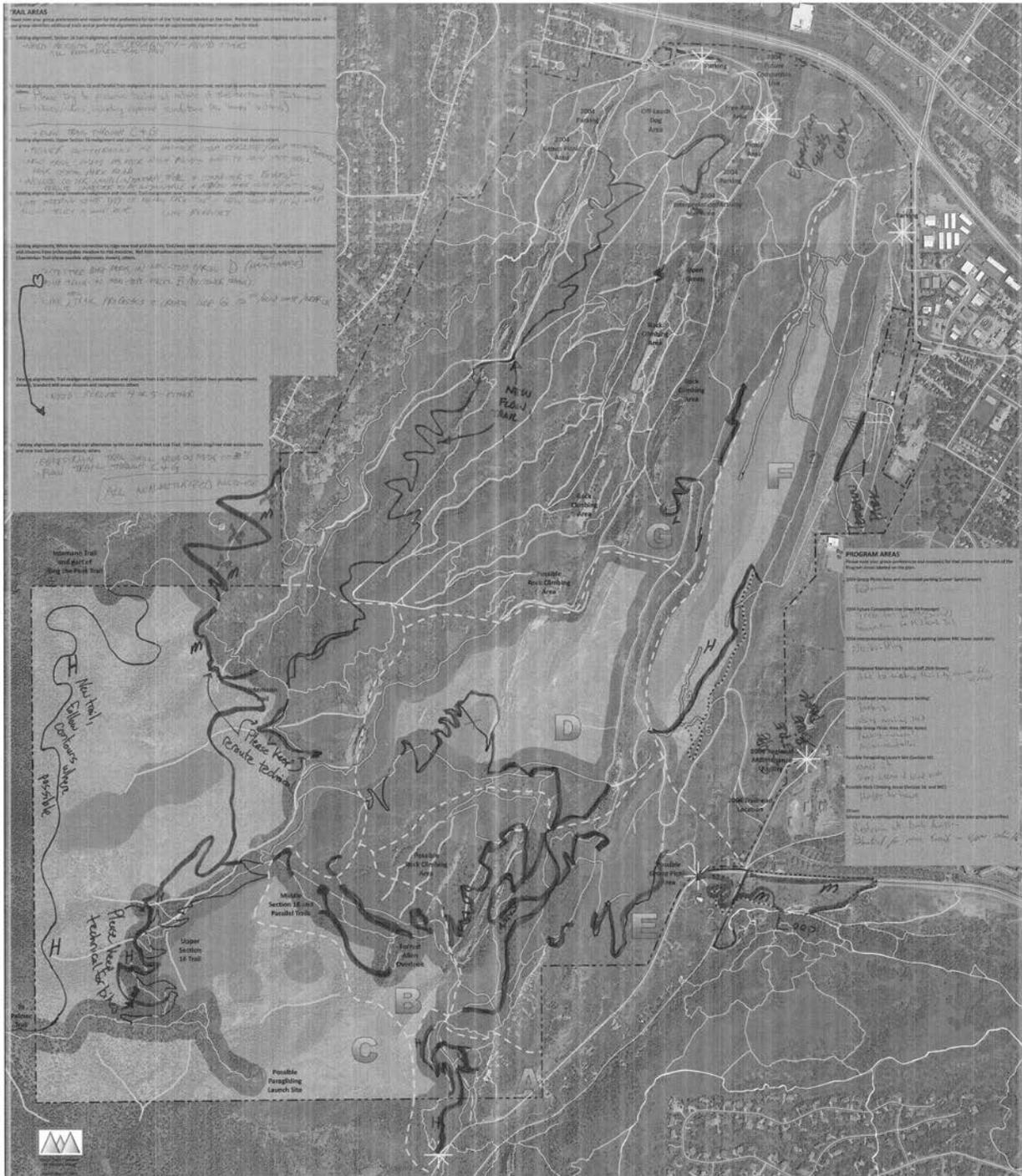


where the reroutes go. It is also difficult to determine which social trails you propose to close. Also, while I have no doubt that the reroutes make for a better and more sustainable trail, I am concerned that pristine areas will be carved up for the reroutes and that there is no good way to revegetate the existing trails that are being closed for reroutes. In the end, the existing trails will become nondesignated social trails. I know that Tapis didn't want to lead any hikes, but I think it is the only way to really show us the proposed trails. Maybe you can lead a hike for stakeholders and then the stakeholders can lead hikes for the general public. Another idea is to have photographs and video of the pertinent trail areas for next week's meeting.

White Acres:

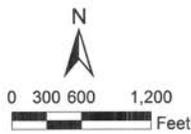
Speaking as a neighbor, we are very concerned about late night access to the picnic area. Beer parties and fires have been an issue in the past. The City does not have the resources to patrol the area or to lock and unlock the gate every day and night. One solution would be to make it a reservation only picnic area and require the person to pick up the gate key from a City office. I like the proposed reroute of the trail thru White Acres and over the hogback. Finally, I am very concerned about putting in a parking area on Gold Camp at the gate. The road curves at that location and has poor visibility. Even now it is difficult to pass bikes without driving blindly into the oncoming lane of traffic. I think a better location for a parking lot is off of the 26th St entrance at the bottom of the first curve. This provides access for White Acres, Red Rocks and a possible free ride or equestrian area.





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### Red Rocks Canyon Open Space Master Plan Update



Trail Reroute	Trailhead	Cold Conifer
Existing Trail	2004 Program Areas	Sensitive Areas
Trail Closure	Archaeo Paleo Add'l Study	Habitat Patches >50 acres
Drainages		Trail Area Outline

KEZZA-WATKINS  
**ERO**  
ERO Resource Corp.  
MOUNTAIN HIGH  
TAPIS  
ASSOCIATES, INC.



# Red Rock Canyon Master and Management Plan



③

## Red Rocks Canyon Open Space Master Plan Update

<ul style="list-style-type: none"> <li> Trail Reroute</li> <li> Existing Trail</li> <li> Trail Closure</li> <li> Drainages</li> </ul>	<ul style="list-style-type: none"> <li> Trailhead</li> <li> 2004 Program Areas</li> <li> Archaeo Paleo Add'l Study</li> </ul>	<ul style="list-style-type: none"> <li> Cold Conifer</li> <li> Sensitive Areas</li> <li> Habitat Patches &gt;50 acres</li> <li> Trail Area Outline</li> </ul>
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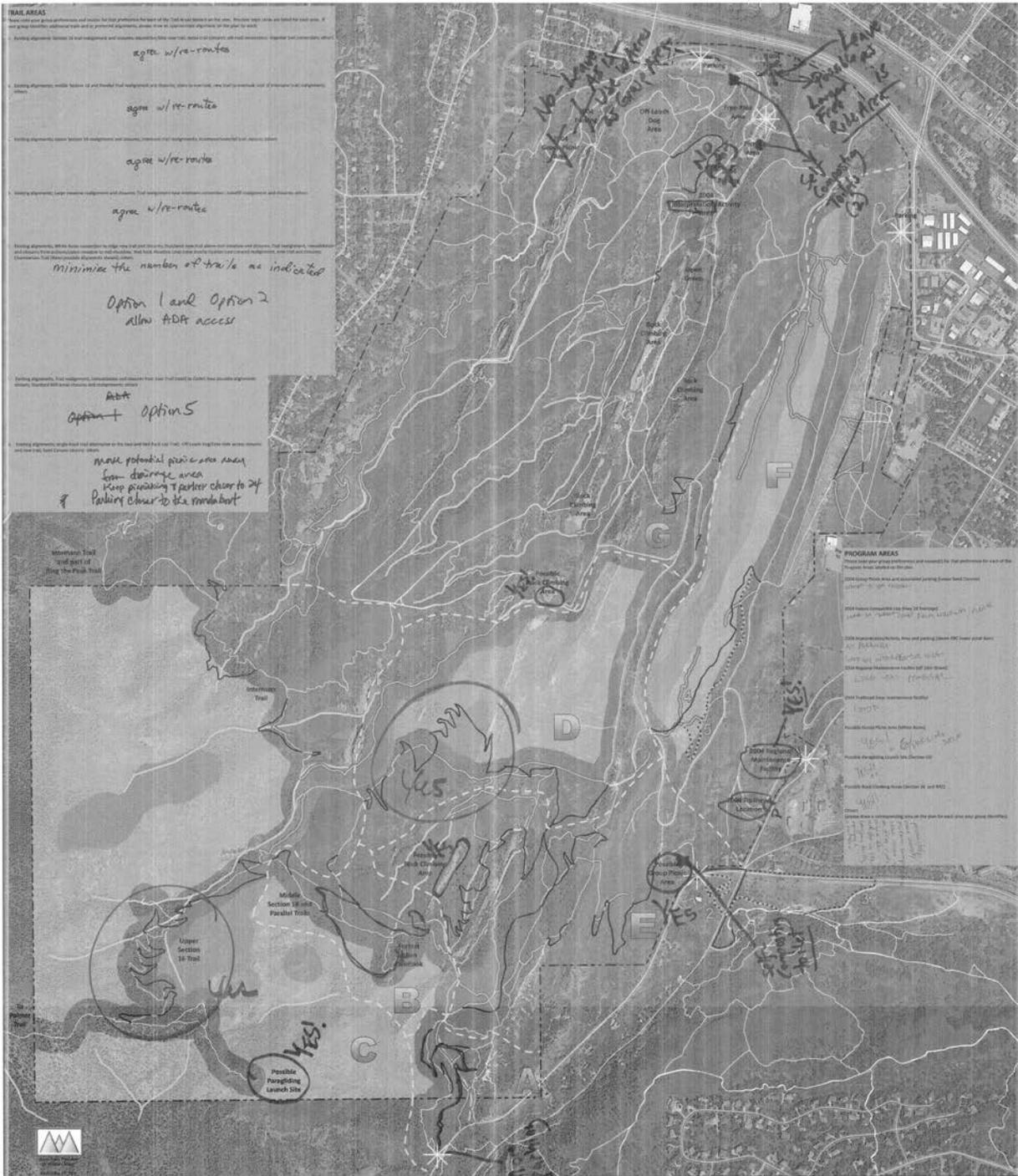
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### Red Rocks Canyon Open Space Master Plan Update

Trail Reroute	Trailhead	Cold Conifer
Existing Trail	2004 Program Areas	Sensitive Areas
Trail Closure	Archaeo Paleo Add'l Study	Habitat Patches >50 acres
Drainages		Trail Area Outline



# Red Rock Canyon Master and Management Plan



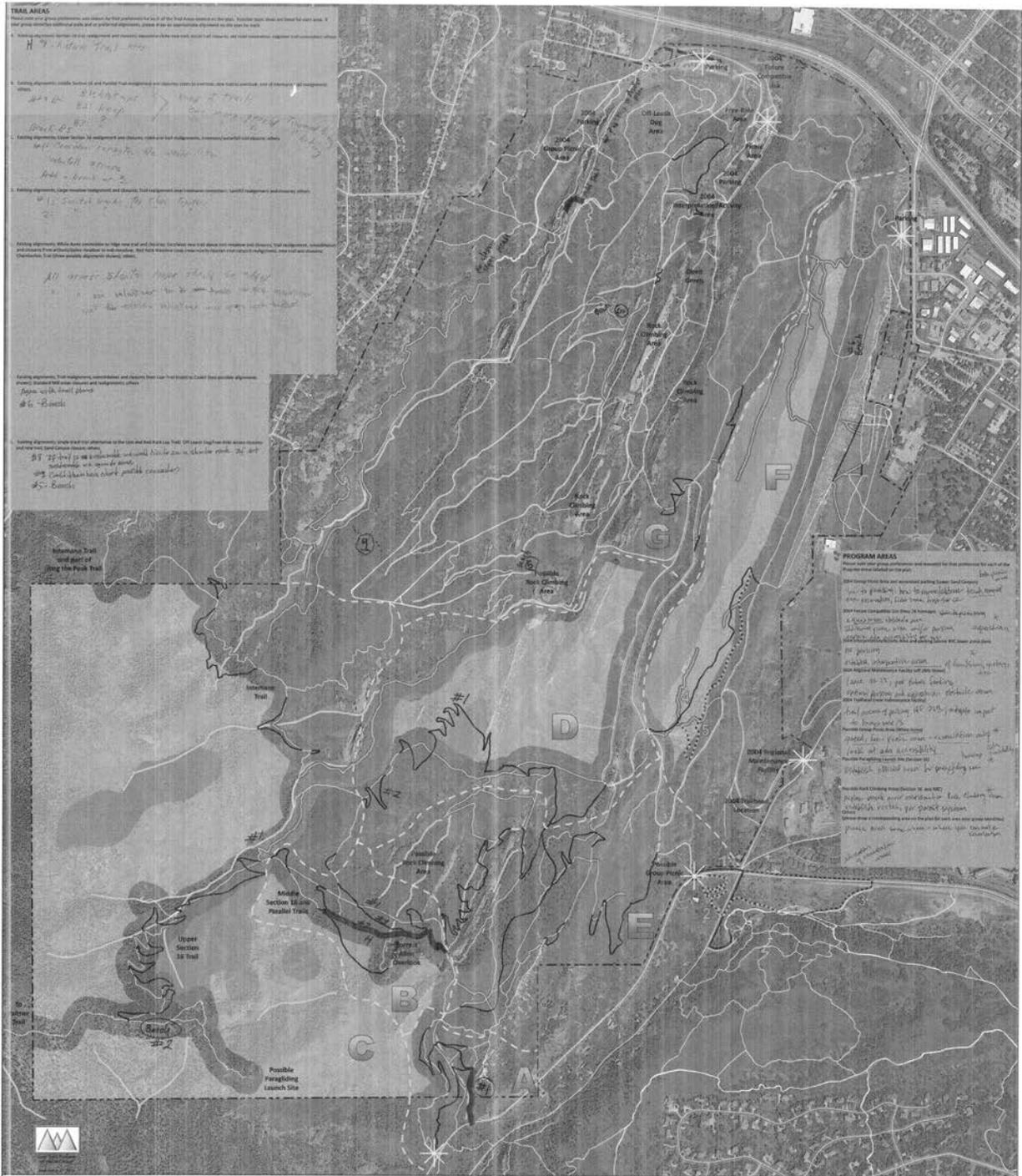
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## Red Rocks Canyon Open Space Master Plan Update

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KEZZANWORTH  
**ERO**  
ERO Resources Corp.  
MOUNTAIN HIGH  
Trail Care & Consulting  
International Open Space Institute

**TAPIS**  
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## Red Rocks Canyon Open Space Master Plan Update

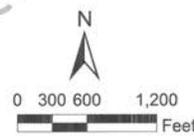
Trail Reroute	Trailhead	Cold Conifer
Existing Trail	2004 Program Areas	Sensitive Areas
Trail Closure	Archaeo Paleo Add'l Study	Habitat Patches >50 acres
Drainages	Trail Area Outline	



# Red Rock Canyon Master and Management Plan



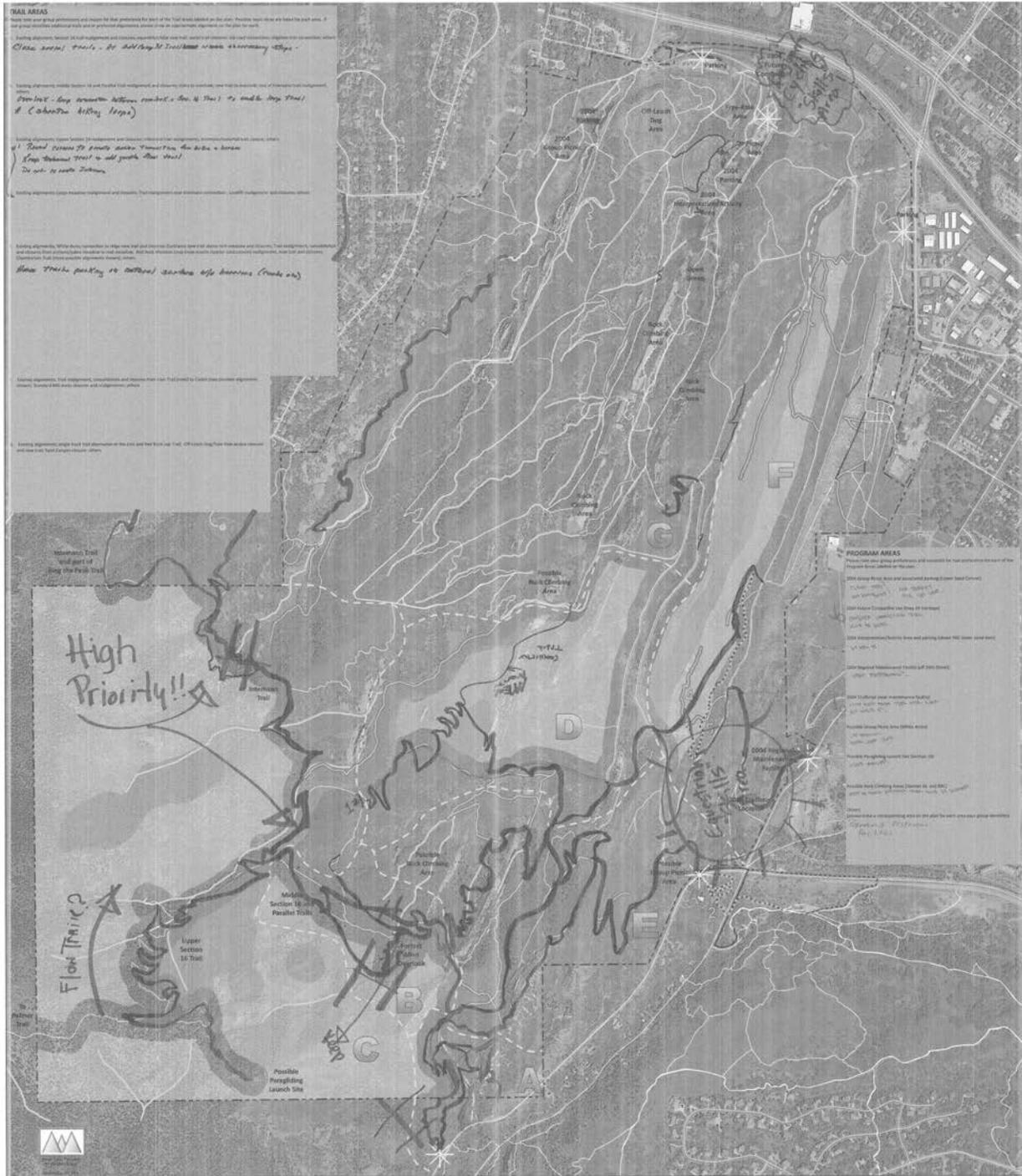
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## Red Rocks Canyon Open Space Master Plan Update

	Trail Reroute		Trailhead		Cold Conifer
	Existing Trail		2004 Program Areas		Sensitive Areas
	Trail Closure		Archaeo Paleo Add'l Study		Habitat Patches >50 acres
	Drainages		Trail Area Outline		





### Red Rocks Canyon Open Space Master Plan Update




# Red Rock Canyon Master and Management Plan



## Red Rocks Canyon Open Space Master Plan Update

<ul style="list-style-type: none"> <li> Trail Reroute</li> <li> Existing Trail</li> <li> Trail Closure</li> <li> Drainages</li> </ul>	<ul style="list-style-type: none"> <li> Trailhead</li> <li> 2004 Program Areas</li> <li> Archaeo Paleo Add'l Study</li> </ul>	<ul style="list-style-type: none"> <li> Cold Conifer</li> <li> Sensitive Areas</li> <li> Habitat Patches &gt;50 acres</li> <li> Trail Area Outline</li> </ul>
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### Red Rocks Canyon Open Space Master Plan Update

Trail Reroute	Trailhead	Cold Conifer
Existing Trail	2004 Program Areas	Sensitive Areas
Trail Closure	Archaeo Paleo Add'l Study	Habitat Patches >50 acres
Drainages	Trail Area Outline	



# Red Rock Canyon Master and Management Plan



## Red, White and 16 Master and Management Plans October 19, 2011 Public Workshop Results

### Individual Responses to Group Trail Maps

Group #1 Map	
Like Best and Why	Like Least and Why
<ul style="list-style-type: none"> <li>- No major re-routes of Intemann</li> <li>- Keep Waterfall cut-off</li> <li>- New cyclist-friendly trail at Gold Camp trailhead</li> <li>- Keep Section 16 mostly as it is</li> <li>- Easy parking at 16 with White Acres parking access</li> <li>- Less congestion at lots=yes! (even though I don't drive)</li> <li>- Agree with basically everything</li> <li>- Liked suggestions for Intemann trail</li> <li>- Re-route of Section 16 good. Like keeping option of riding down eroded trail—but is this reasonable? Who will maintain?</li> <li>- Have 2 trails in one Section A</li> <li>- High priorities in Sections G and E</li> <li>- Liked idea in Section D</li> <li>- Fewer switchbacks</li> <li>- Better landfill route</li> <li>- Sections A and E match with ours</li> <li>- Re-routes in some more steep/technical areas, but keep technical as an option</li> <li>- Section E—White Acres up ridge</li> <li>- Old road up Palmer in Red Rock loop, Section C minor changes</li> <li>- Section D Intemann Trail to dump connecting trail</li> <li>- Re-routes in Sections A and D</li> <li>- Shorten some switchbacks</li> <li>- Re-routes</li> <li>- Closures</li> <li>- Remove timber steps off Section 16</li> <li>- White Acres trail in Section 16</li> <li>- Re-route area around stairs</li> <li>- Re-route around sensitive area rather than through in [Section] D</li> <li>- OK to close the dra(?) trail if bike access up Section 16 is provided</li> <li>- White Acres parking</li> </ul>	<ul style="list-style-type: none"> <li>- Agree to re-route of Intemann. Don't see it possible and like the technical challenge of the trail as is</li> <li>- Didn't like the switchbacks south of sensitive area in [Section] D</li> <li>- Agree with [no] Intemann re-route which I disagree with—trail is perfect as is. Agree with [no] closure of technical Section 16—too fun to close!</li> <li>- Left out Intemann issues</li> <li>- Ignored bad re-routes on Intemann</li> <li>- Section 16 trailhead up old road should stay with re-route for sustainability</li> <li>- Re-route of Upper 16</li> </ul>



Group #2 Map	
Like Best and Why	Like Least and Why
<ul style="list-style-type: none"> <li>- Keep some trails very technical</li> <li>- Access around stairs on Section 16</li> <li>- Preserve technical nature of trail</li> <li>- Slope-style area in Section E</li> <li>- Equestrian skills area</li> <li>- Don's trail</li> <li>- Contour trail from Palmer to Crystal Park</li> <li>- Agree with everything, really like proposals for new pump track and slope-style bike areas, as well as Palmer Trail to Intemann connection</li> <li>- Like new flow trail</li> <li>- Liked suggestion for high altitude connection trail in [Section] C</li> <li>- New high trail (8K?)</li> <li>- Contour trail to Crystal Park, yea!</li> <li>- D.H. [downhill] trail proposal on switchback on 26<sup>th</sup> St.</li> <li>- Pump track=great idea</li> <li>- Equestrian park=great idea</li> <li>- Specific areas for specific users, nice</li> <li>- New "flow trail" on west of park near Sand Canyon. Makes nice to bottom trail</li> <li>- New flow trail above "Round Up Trail" to connect with Intemann above</li> <li>- Liked new trail idea (Palmer High Point 9,000' trail)</li> <li>- New flow trail</li> <li>- Redo trail by Manitou water tower</li> <li>- Lengthening switchbacks</li> <li>- "New Flow Trail"—would be great ride/hike</li> <li>- OK—great flow trail</li> <li>- High trail "8,130"</li> <li>- Improve Bevers to Intemann social trail</li> <li>- Updating Bevers link good</li> <li>- Contour trail on Section C</li> <li>- [Section] G—equestrian skills park!</li> <li>- Like keeping various technical sections</li> <li>- New flow trail in Sand Canyon is an interesting idea</li> <li>- Connector from White Acres to Bear Creek</li> <li>- New trail to Forrest Allen</li> <li>- Contour trail on west side</li> <li>- Palmer to Intemann</li> <li>- Re-routes and priority</li> <li>- New route for Section 16 access to bypass</li> <li>- Technical section, i.e. for green or blue riders</li> <li>- Nothing stood out</li> <li>- New trail to Crystal Park</li> <li>- Like new trails to Crystal Park</li> <li>- White Acres free ride area</li> <li>- Pump track</li> <li>- Equestrian skills area</li> <li>- I like the trail on the west side. I like the new flow trail too</li> <li>- High line trail from Palmer Trail to Intemann Trail</li> <li>- Long flow trail from Section 16 all the way to Highway 24 parking</li> <li>- 8,000' loop trail addition</li> <li>- Terrain parks</li> <li>- Equestrian access</li> <li>- Nature center loop</li> <li>- Horse skills trail near equestrian parking makes sense</li> <li>- A (?) sensitive area in [Section] D</li> <li>- Like the proposed N &amp; S trail on the western boundary</li> <li>- High trail connector</li> <li>- Section 16 downhill re-route</li> <li>- Water tower re-route</li> <li>- Trail going between Palmer Trail and Section 16</li> <li>- Keep Waterfall Trail</li> <li>- Keep Parallel Trail to Section 16 trail</li> <li>- Minimize switchbacks</li> <li>- Adding bike trail to lower Section 16</li> </ul>	<ul style="list-style-type: none"> <li>- Re-route of Upper Section 16</li> <li>- Re-route of Intemann</li> <li>- New trail for uphill access from Section 16 parking lot</li> <li>- Try to fix existing trails instead of building new in such tight spot</li> <li>- Didn't like new trail in Section G</li> <li>- Don't like closure of Parallel Trail</li> <li>- Equestrian training area?</li> <li>- Not sure about call for brand new long ("High Trail") (N-S) on west side of map. Seems popular with cyclists but what about long-term maintenance?</li> <li>- Switchback increases on upper Palmer Trail. May be difficult to prevent cutting</li> <li>- Keep Waterfall Trail—sustainability concerns and lack of suitability for anything other than hiking</li> <li>- New trail in undeveloped area</li> <li>- Too many re-routes</li> </ul>



## Red Rock Canyon Master and Management Plan

Group #3 Map	
Like Best and Why	Like Least and Why
<ul style="list-style-type: none"> <li>- Adds a "flow" trail from Red Rocks trail to Intemann</li> <li>- Keep Waterfall Trail open</li> <li>- Repair existing trail middle Section 16</li> <li>- High trail</li> <li>- My group—all good</li> <li>- Keep Waterfall Trail</li> <li>- High trail (contour?) trail</li> <li>- Loved the new trail proposal from high point of Palmer Trail north to Intemann skirting west of the purple zone creating a great loop opportunity and relieving pressure on the top of Section 16</li> <li>- Like a new 8,000' trail from Section 16 to Intemann</li> <li>- I like keeping the historic trail open in Section B</li> <li>- Like suggestion for high altitude connector trail in [Section] B</li> <li>- Leave Waterfall Trail</li> <li>- High trail to Crystal Park 8,000'</li> <li>- Leave some technical (but not sustainable) trails for bikers</li> <li>- Don's trail!</li> <li>- 9,000 ft. high trail</li> <li>- Free ride trail in [Section] E</li> <li>- Like route across meadow to White Acres</li> <li>- Don's trail</li> <li>- Keeps main technical section of Section 16 Trail (coming from Intemann)</li> <li>- Waterfall Trail stays</li> <li>- 8,130 trail—look at it!</li> <li>- Keep existing trails</li> <li>- Keep Waterfall Trail</li> <li>- Keep Waterfall Trail open</li> <li>- High priority for attention to eroded areas</li> <li>- Close social trails by Glenn's house</li> <li>- Don's trail—would like a higher elevation trail with <u>fewer cyclists</u></li> <li>- Get rid of Forrest Allen Trail—no need for little dead-end trail and <u>no one</u> remembers who Forest Allen is (I called at least 2 dozen people in City parks, County parks, trail users, map makers—no one knows him!)</li> <li>- "Don's trail"</li> <li>- Keep both Parallel Trail and current Palmer / Red Rocks Trail</li> <li>- Re-routes in Sections D and A</li> <li>- Intemann—landfill closure</li> <li>- Keep Waterfall Trail</li> <li>- Proposed trail from 26<sup>th</sup> Street parking area up to White Acres picnic area</li> <li>- Group worked well together. We were pushed to complete but we needed it to get through and not get stuck in one area</li> <li>- 8,000' loop trail</li> <li>- New trail in White Acres</li> <li>- High trail</li> <li>- Re-route on Intemann</li> <li>- Pioneer Trail</li> <li>- Don't re-route unless necessary; work with existing trails where possible</li> </ul>	<ul style="list-style-type: none"> <li>- Re-route of Intemann</li> <li>- Didn't like equestrian skills area in [Section] G</li> <li>- Eliminates valuable "overlook" trail for Forrest Allen</li> <li>- Equestrian skills area on TOPS-purchased land where some desired things could not be built</li> <li>- Agreed with Intemann re-routes—didn't explain pluses to that</li> <li>- Re-routes to Intemann accomplish little on western sections</li> <li>- Don't care about trail to 26<sup>th</sup> St. switchback</li> <li>- Section A—Section 16 trailhead—don't do proposed alternate trail near current trail</li> <li>- Free ride in White Acres</li> <li>- Keeping Waterfall Trail—not sustainable</li> <li>- 8,000' trail</li> </ul>

### Notes submitted on Maps #1 - #3

- Overall, great process for public input!
- Paragliding and horses should be kept separate—horses would be afraid of these and it would cause accidents
- Keep group area at Highway 24 / 30<sup>th</sup> St.
- Caught onto this paper use later—no comments where I was behind in the learning curve
- I'd really like to see some sort of "flow" trail that runs from up high down to the Highway 24 parking area. Most of the trails (?)
- Keep loop Forrest Allen overlook from Parallel Trail to Section 16. Equestrian skills are near White Acres
- Like the consensus that existing trails be used whenever possible. Opposed to too many re-routes. Save pristine areas whenever possible. You have not done a good job of describing how you (Tapis) will make decisions based on all the data provided by the public meeting or describing why you proposed trail closures or re-routes



- Re-routes are OK if necessary. Please try to keep from disturbing more land, though. Keep costs minimal. Please get name of open space right—Red Rock Canyon Open Space. Though I'm all for multi-use, I do love the idea of having a trail (like 8130') that is more for hikers (following Shanti's philosophy). I hike Section 16 a lot and always get bombarded by cyclists
- In general, I support multi-use trails maintaining access for all groups, keeping the technical nature of existing trails, building new technical trails that challenge bikers, and only using stairs as a last resort. I also support opening as much climbing access as possible
- Avoid re-routing of trails where possible. Best to maintain / repair existing trails vs. build new ones. Love idea of high access trail from Palmer to upper Intemann
- Good ideas from every group. Overall opinion would be to maintain existing trails rather than build, build, build. Emphasis of certain uses on certain trails seems like a good idea
- I like the idea of lengthening (farther apart) switchbacks so that people are less likely to cut them. With so many trails to build / close, use more existing trail and just use maintenance to make them more sustainable. Need two trails at Section 16 trailhead
- I would love to see more technically challenging trails in Red Rocks. The proposed idea of MTB only or directional DH trails should be considered
- Common themes I like: 1. Preserve technical nature of trails for bikes; 2. Use existing trails as much as practical; and 3. Orient some trails to certain user groups but do not prohibit any user group from specific trails
- Really like attitude to change as little as possible. Leave main Section 16 trail alone (despite steepness) and build future trails (in some cases) to accommodate different users (single track for cyclists in a few places). Respect sensitive area but don't ignore financial realities in plan



## Red Rock Canyon Master and Management Plan

Group #4 Map	
Like Best and Why	Like Least and Why
<ul style="list-style-type: none"> <li>- Intemann re-routes of eroded area</li> <li>- Like the idea of seasonal closure for owl habitat</li> <li>- Too many switchbacks close together leads to switchback cutting</li> <li>- Seasonal closure for spotted owl</li> <li>- High trail on Section 16</li> <li>- Maintain character of existing trail</li> <li>- Re-route from sensitive area</li> <li>- OK</li> <li>- Re-route Section C</li> <li>- Landfill trail access improvement good</li> <li>- Improve trail from landfill</li> <li>- Asked for detail about spotted owl / Waterfall Trail</li> <li>- Keep Waterfall Trail</li> <li>- So-so</li> <li>- Liked trail from Intemann to landfill</li> <li>- Re-route only high priority trails down from Intemann</li> </ul>	<ul style="list-style-type: none"> <li>- Waterfall</li> <li>- No attention to majority of park</li> <li>- Lack of other re-route considerations</li> <li>- Don't like seasonal closure in [Section] C</li> <li>- Re-route of 16; really, mountain bikes will take path of least resistance...</li> <li>- Don't like seasonal closure on Waterfall</li> </ul>

Group #5 Map	
Like Best and Why	Like Least and Why
<ul style="list-style-type: none"> <li>- Less re-route</li> <li>- Peds only</li> <li>- Keep Waterfall Trail</li> <li>- Free ride area</li> <li>- In support of sustainable trail routes</li> <li>- Use existing trails where possible rather than re-route</li> <li>- Technical loop</li> <li>- Ridge trail near Section 16 trailhead</li> <li>- Slope-style / free ride on 2004 maintenance</li> <li>- Don't go crazy with switchbacks—widens them</li> <li>- 26<sup>th</sup> St. bike skills area</li> <li>- Options at Section 16 trailhead in section "A"</li> <li>- Free ride area in White Acres</li> <li>- Minimize switchbacks</li> <li>- Waterfall open</li> <li>- Free ride area near dump</li> <li>- Nothing stood out</li> <li>- [Sections] A, B, C</li> <li>- Agree with concern about switchbacks being too close—fear of cut-throughs</li> <li>- Work with existing trails</li> <li>- New extra switchbacks often unadvisable</li> <li>- Area near Section 16 parking lot improved</li> <li>- Work with existing trails as much as possible</li> <li>- Keep Waterfall</li> <li>- Concern about too many trails and re-routes</li> <li>- Keep Waterfall Trail</li> <li>- My group—trail—through <u>white rocks to ridge</u></li> <li>- Use existing trails instead of new switchbacks</li> <li>- Keeping trail along white (?) outcrop open</li> <li>- Two trails off Section 16 parking lot</li> <li>- Free ride area in White Acres</li> <li>- Maintains parallel trails!</li> <li>- Leave Intemann to work directly with existing trail team</li> <li>- Three trails at Section 16 trailhead</li> <li>- Our group—this is the best map☺</li> <li>- Liked ideas for multiple trails to Section 16 trailhead</li> <li>- Liked the free ride area idea for bikes</li> <li>- Liked reducing the number of switchbacks</li> <li>- All good!</li> <li>- Not a lot of new trails</li> <li>- Too many new trails suggested</li> <li>- Free ride / slope-style area</li> </ul>	<ul style="list-style-type: none"> <li>- Waterfall</li> <li>- Disagree with the need for fewer switchbacks</li> <li>- Second free ride area</li> <li>- [Section] D</li> <li>- Not having switchbacks in some areas</li> <li>- One free ride area is probably enough</li> <li>- Free ride area at White Acres—think there could be problems with that</li> <li>- Section 16 trailhead—steps area</li> <li>- The comment that Parallel Trail should be targeted for hikers not bikers isn't one I agree with</li> <li>- Didn't like map criticism of switchbacks through [Section] D</li> <li>- Re-route from 16 entrance; believe to keep drainage would be best</li> <li>- Too many proposed switchbacks on re-routes</li> </ul>



Group #6 Map	
Like Best and Why	Like Least and Why
<ul style="list-style-type: none"> <li>- Switchbacks yes</li> <li>- Connector through dump</li> <li>- White Acres new trail</li> <li>- Agree with the need for switchbacks on upper 16 trail</li> <li>- Close switchbacks leads to switchback cuts</li> <li>- Take out social trails</li> <li>- Look at upper Section 16 trail</li> <li>- Switchbacks</li> <li>- Don't go crazy with switchbacks—widen them</li> <li>- Ridge trail across landfill</li> <li>- New trail on west side of dump area</li> <li>- Social trail closures in [Section] F</li> <li>- [Sections] A, B or D</li> <li>- Trail below Codell Trail on east side</li> <li>- Interesting that they don't like alignment of 2<sup>nd</sup> trail. I'm OK with 2<sup>nd</sup> trail—don't really care—just keep re-routes, etc. to a minimum</li> <li>- Trail across landfill</li> <li>- Again, switchbacks shouldn't be too close together</li> <li>- Ridgeline landfill trail</li> <li>- Good point about close together switchbacks—having to put in fences (?)</li> <li>- Sand Canyon open</li> <li>- Multi-use trails</li> <li>- Keep trail on western border, down along Sand Creek</li> <li>- Keeping stream bed trails</li> <li>- Two trails off Section 16</li> <li>- New trail (marked #4 on map)</li> <li>- Trails in Section D across or near dump</li> <li>- Ridge trail in Section D</li> <li>- Liked trail from possible picnic area in [Section] E to Section A</li> <li>- Drainage trail off 16 access</li> <li>- New access up free ride (#4)</li> <li>- All good!</li> </ul>	<ul style="list-style-type: none"> <li>- Landfill</li> <li>- Disagree with the need to keep open the Sand Creek Trail</li> <li>- Ridgeline trail with dump Section "D"</li> <li>- Sand Creek</li> <li>- Who's going to bring in fences to upper Section 16?</li> <li>- Eliminating proposed new trail from Gold Camp trailhead</li> <li>- Closing trail along white outcrop near Gold Camp Road</li> <li>- Disagree with closing additional trail from Section 16 parking lot</li> <li>- Section 16 parking lot—needs a sustainable trail</li> <li>- Didn't like trail through landfill</li> <li>- Didn't like the removal of the proposed re-routes in Section A</li> <li>- Re-route of upper Section 16</li> <li>- Closure of Sand Creek</li> </ul>

Notes submitted on Maps #4 - #6

- Skills area for mountain bikes off Ridge Road parking
- A more diverse set of trails coming from the top of Section 16, especially one going from Palmer Trail to Intemann. Keep Intemann Waterfall [Trail]



## Red Rock Canyon Master and Management Plan

Group #7 Map	
Like Best and Why	Like Least and Why
<ul style="list-style-type: none"> <li>- Handicap access area</li> <li>- Condensed trails in Section E</li> <li>- Flip parking and picnic—Sand Canyon</li> <li>- ADA access only at Nature Center along road</li> <li>- Nothing stood out</li> <li>- [Sections] A, B, C, D, E</li> <li>- Do something to help upper Section 16 but nothing dramatic</li> <li>- Section E—ADA trail along road</li> <li>- ADA</li> <li>- Good!</li> <li>- Switching picnic and parking locations</li> <li>- Composting toilets</li> <li>- More parking on Highway 24 area</li> <li>- More parking at Section 16 trailhead</li> <li>- More toilets at parking area</li> <li>- Like ADA access</li> <li>- Liked free ride area</li> <li>- Condensed Section A</li> <li>- Reverse picnic / parking lots to Highway 24</li> </ul>	<ul style="list-style-type: none"> <li>- ADA</li> <li>- Disagree with keeping the option 3 trail in Section E. This is a sidewalk, not a trail</li> <li>- Trail along road to Nature Center</li> <li>- I think we need to keep the Meadow Rock loop re-routes</li> <li>- Too much re-route</li> <li>- No to more parking at trailhead—trail already over-used</li> <li>- Re-routes in [Sections] B and C are mostly <u>bad</u></li> <li>- Agreed with Intemann re-routes—didn't explain why</li> <li>- Not enough small loops</li> <li>- Re-route of any of Section 16</li> <li>- Too willing to re-route—so much work!</li> <li>- Two trails to parking lot</li> </ul>

Group #8 Map	
Like Best and Why	Like Least and Why
<ul style="list-style-type: none"> <li>- Philosophical opinions about multi-use</li> <li>- Contemplative</li> <li>- Agree with the requirement for multi-use trails while some trails will emphasize one use group due to the characteristics of the trail</li> <li>- Not all white trails are in the Master Plan</li> <li>- Good question: are all current trails on Master Plan suggested trails for separate use?</li> <li>- Emphasis on difference uses on trails, "qualifiers", etc....not formal ID</li> <li>- Benches at outlook</li> <li>- Are all trails that are white on the original Master Plan?</li> <li>- Benches</li> <li>- Consider user-appropriate trails by design (but not exclusion)</li> <li>- All trails multi-use!</li> <li>- Nothing stood out</li> <li>- [Sections] F,G</li> <li>- Keep Sand Canyon open unless there's a good reason to close—like the obscurity back there</li> <li>- Connector trail between Contemplative Trail and Sand Canyon</li> <li>- Trails emphasized for hikers, bikers or horses are a good idea</li> <li>- Parallel Trail good to keep</li> <li>- Notes that not all white lines are in original Master Plan for RRC</li> <li>- Keep Parallel Trail</li> <li>- Keep trail if sustainable</li> <li>- OK</li> <li>- Suggestion of benches</li> <li>- Item #1</li> <li>- Align with Master Plan</li> <li>- Connect Contemplative Trail to Sand Canyon</li> <li>- Move trails Section 16 parking lot</li> <li>- Recommendations, not rules on "single-use" trails</li> <li>- Keep Parallel Trail</li> <li>- Liked idea for bench near possible paragliding launch site in [Section] C</li> <li>- Keep Parallel Trail—splits up traffic</li> <li>- Review vs. new Master Plan</li> <li>- Connection of Sand Canyon / short loops in Red Rocks</li> <li>- Hiking and biking "preferred" trails↔!!!↔Section 16</li> </ul>	<ul style="list-style-type: none"> <li>- Short loops</li> <li>- No need to connect contemplative trail to the Sand Creek trail if Sand Creek trail is closed</li> <li>- Benches development</li> <li>- Parallel trails to accommodate traffic</li> <li>- Small loops degrade habitat and leads to more trail development</li> <li>- [Sections] A, B</li> <li>- Trails with emphasis for particular user groups</li> <li>- Benches</li> <li>- Don't agree with 'emphasis' strategy (i.e. for different user types)</li> <li>- Don't like 3 parallel trails through Forrest Allen overlook</li> <li>- Hiker-only trails</li> </ul>



Group #9 Map	
Like Best and Why	Like Least and Why
<ul style="list-style-type: none"> <li>- High trail in Section 16</li> <li>- Skills area</li> <li>- Add equestrian skills area and bike skills area</li> <li>- Add trail with boundary Section C</li> <li>- Keep some existing trails rather than add new trails in pristine areas</li> <li>- Add trailer parking area near equestrian skills area</li> <li>- 8130 trail—nice trail for longer rides</li> <li>- 8,000 ft. trail</li> <li>- Bike skills</li> <li>- Equestrian skills</li> <li>- Bike skills area</li> <li>- Horse equestrian skills area</li> <li>- High trail in Section 16</li> <li>- Slope-style bike park in 2004 maintenance</li> <li>- Equestrian skill area; not location, though</li> <li>- Area C high line trail from Palmer Trail to Intemann Trail. Would like to see a topo map of area</li> <li>- Trail on west side</li> <li>- New higher trail</li> <li>- Keep Waterfall [Trail]</li> <li>- Nothing stood out</li> <li>- [Section] B</li> <li>- Canyon Trail "M" Section D</li> <li>- Section C—trail "M" to connect to Intemann</li> <li>- Love Don's trail—high priority; no bikes, please</li> <li>- 8130</li> <li>- Section C new trail</li> <li>- Section F equestrian skill area</li> <li>- Keep Waterfall Trail</li> <li>- Keeping Parallel Trail and Section 16 trail</li> <li>- Trail 8130</li> <li>- 8130 trail!</li> <li>- Equestrian area!!!</li> <li>- Consideration of likelihood that too many close switchbacks would end up in people short-cutting</li> <li>- Re-route of Section 16 trail instead of building new trail</li> <li>- Re-route of east part of Meadow Red Rock loop</li> <li>- High trail from Palmer Trail</li> <li>- Keeping Parallel Trails at [Section] B</li> <li>- Trail from Palmer to Intemann Trail at higher elevation (8130) trail</li> <li>- Continue trail along ridge by entry</li> <li>- Good ideas at Section 16 parking lot</li> <li>- Bike skills area White Acres</li> <li>- Equestrian skills area</li> <li>- High trail (8K ft?) Palmer to Section 16</li> <li>- Like idea for fewer switchbacks in [Section] E</li> <li>- Point 8130 / Crystal Park access / Contour Trail</li> <li>- SkillZ park</li> <li>- Keeping open the Canyon Trail that connects to bottom of Roundup from Intemann</li> <li>- Don's trail!</li> <li>- 8130 trail or high trail</li> <li>- Keep both Section 16</li> <li>- Bike skills area in White Acres</li> <li>- Equestrian skills area</li> <li>- Like to keep Parallel Trail</li> <li>- Like the new trail in Section C</li> <li>- Trail going between Palmer Trail and Intemann</li> </ul>	<ul style="list-style-type: none"> <li>- Box canyons</li> <li>- Switchbacks—too many too close together</li> <li>- Use contours—make them sweeping</li> <li>- New trail—breaks undeveloped area</li> <li>- Skills area</li> <li>- Two trails for users</li> <li>- Sand Canyon trail</li> <li>- No mention of Intemann re-route issue</li> <li>- Leave existing Section 16 trail open from Gold Camp parking area</li> <li>- Don't like "gully" trail at Section 16. Eliminates existing Section 16 trail for no reason</li> </ul>

Notes submitted on Maps #7 - #9

- Any bike skills or pump track area as well as an area for equestrians are good ideas



## Red Rock Canyon Master and Management Plan

Group #10 Map	
Like Best and Why	Like Least and Why
<ul style="list-style-type: none"> <li>- Horse, biking, hiking "preferred" trail</li> <li>- Preserve technical nature of Intemann and Section 16</li> <li>- High trail</li> <li>- Equestrian skills area</li> <li>- Flow trail!</li> <li>- Equestrian perspective</li> <li>- Keep Intemann as is! Yes!</li> <li>- Keep Waterfall loop</li> <li>- Connection trail through west side of dump</li> <li>- Keep Section 16 as is</li> <li>- Liked the idea of <u>not</u> labeling a trail explicitly for one user group or another, but it's OK to make a given trail option more friendly for a given group. Also keep technical challenge of all trails—don't dumb them down, especially Section 16</li> <li>- Keep technical nature of Section 16</li> <li>- Flow trail from top of Palmer Trail</li> <li>- Appreciation for technical trails and existing loops</li> <li>- Awesome!</li> <li>- Overlook loop</li> <li>- High trail "8130"</li> <li>- Let design of trail help guide usage</li> <li>- No re-routes of Intemann</li> <li>- Keep Waterfall Trail</li> <li>- Emphasizing use on trails rather than closing to groups is good and works</li> <li>- No changes to Intemann or Waterfall</li> <li>- Forrest Allen loop maybe</li> <li>- Proposals for trails at Section 16 trailhead</li> <li>- Proposed equestrian skills area</li> <li>- [Sections] A, B, C, D</li> <li>- A re-router</li> <li>- Keep technical difficulty intact</li> <li>- Flow trail</li> <li>- Consider user-appropriate trails by design, but not exclusion</li> <li>- Stair-avoidance re-route</li> <li>- Flow trail!!</li> <li>- Equestrian skills area—but not location!</li> <li>- Trail use determined by the person—example, some will not use technical trails, maybe label such trails to inform users</li> <li>- Equestrians need dirt surface in parking area</li> <li>- Don't use generic trail design, keep technical and theme of trail</li> <li>- Equestrian skills and designated parking areas</li> <li>- Flow trail</li> <li>- Change equestrian skills area</li> <li>- Natural surface equestrian parking</li> <li>- Natural trail selection by user, not restrictions</li> <li>- Keep all trails multi-use!</li> <li>- Keeps trails challenging</li> <li>- Keeps technical feature</li> <li>- Trail design to manage use</li> <li>- Trail design to hike↔bike</li> </ul>	<ul style="list-style-type: none"> <li>- Loop of Overlook Trail</li> <li>- Equestrian area <u>should</u> be on 31<sup>st</sup> St. Leave White Acres (non-TOPS part) for D.H. [downhill] biking trails—this is really the only place to fulfill demand for steep D.H. bike trail</li> <li>- Having equestrian skills park in White Acres</li> <li>- I'm opposed to giving equestrian access closer to upper mountain trails—makes it too easy for them...and the damage can be hard to repair</li> <li>- Enough horse access exists now</li> <li>- Equestrian skills area—should be low priority, funding availability</li> <li>- [Section] D connector does not look feasible—steep slopes</li> <li>- Don't want Section 16 invaded—trail on perimeter better</li> <li>- Overlook Trail not made into loop trail</li> <li>- Keep all trails as is</li> <li>- Looped Overlook Trail</li> <li>- New trail—breaks up undeveloped area</li> <li>- Skills area—development</li> <li>- Flow from Section 16 -&gt;Intemann</li> </ul>



Group #11 Map	
Like Best and Why	Like Least and Why
<ul style="list-style-type: none"> <li>- Like the connector trail from White Rocks to Section 16</li> <li>- Waterfall Trail open</li> <li>- Best group ever!</li> <li>- Keep Section 16 and Waterfall [Trail]</li> <li>- Leave 16 alone</li> <li>- White Acres re-route by [Section] "E"</li> <li>- Connection for White Acres</li> <li>- Consideration of shorter loops for hikers</li> <li>- I[n]temann T[rail] C[ommittee]. Agree</li> <li>- Encourage walking trails and bike trails though both multi-use</li> <li>- Keep Intemann as is</li> <li>- Main Section 16 trail for horses and Parallel Trail for hikers (maybe cyclists too)</li> <li>- Ours</li> <li>- Connecting White Acres on Section E</li> <li>- Social trail closure in [Section] G</li> <li>- Leave Intemann as is</li> <li>- Leave Section 16 as is</li> <li>- Eques[trian]</li> <li>- Higher priority to connect White Acres to RRC</li> <li>- Waterfall loop</li> <li>- White Acres trail</li> </ul>	<ul style="list-style-type: none"> <li>- Lack of fist-pounding (just kidding)</li> <li>- [Sections] A, B, C, D</li> <li>- Forrest Allen loop—should stay spur to overlook</li> <li>- Spent too much time in only one area</li> <li>- Waterfall [Trail]</li> </ul>

Group #12 Map	
Like Best and Why	Like Least and Why
<ul style="list-style-type: none"> <li>- I agree with lengthening switchback so they will not be cut as much</li> <li>- Keep Section 16 upper as is</li> <li>- Keep Parallel Trail—great for hiking</li> <li>- Re-design in Section A</li> <li>- Keep Intemann and Waterfall</li> <li>- Bike skills area</li> <li>- Like the 16 entrance—keep the wash for bikes</li> <li>- Intemann—pull out railroad ties to gain uphill bike access (give it back!)</li> <li>- Keep Waterfall Trail open</li> <li>- Re-design of Section 16 trailhead—remove some wood</li> <li>- Keep Waterfall Trail</li> <li>- Bike challenge area</li> <li>- Keeps existing Section 16 trailhead trail. Good for hikers, but don't eliminate steps</li> <li>- Not to open switchbacks</li> <li>- Preserving upper Section 16 trail as is, maintaining technical nature</li> <li>- Lengthen switchbacks</li> <li>- I[n]temann T[rail] C[ommittee]. Awesome</li> <li>- Not many switchbacks</li> <li>- Distinction noted between trail "designers" and "builders"</li> <li>- Intemann as is</li> <li>- Waterfall Trail—keep</li> <li>- Intemann as is and Waterfall too</li> <li>- [Section] A</li> <li>- Close social trails in [Section] F</li> <li>- Don't over-do switchbacks</li> <li>- Slope-style bike park in 2004 maintenance</li> <li>- Do not change steps just done—make parallel trail for bikes and equestrian</li> <li>- Wider switchbacks on Intemann Trail</li> <li>- Bike challenge course</li> <li>- Need to see area to really decide</li> <li>- Need to remove steps at Section 16 trailhead. Easy to pull railroad ties</li> <li>- Waterfall loop</li> <li>- White Acres new trail</li> </ul>	<ul style="list-style-type: none"> <li>- Not in favor of simply taking out every other step at the Section 16 trailhead. That is not enough to restore its bike-able character. Yes it would make it "ride-able," but it wouldn't be much fun. It needs to be re-routed to fix the damage caused by the steps</li> <li>- Eliminates new trail at Section 16 trailhead in favor of "gully." Bikes need way up that is ride-able</li> <li>- Not re-routing Intemann Trail, NW-most section</li> <li>- Not sure of need for maintenance facility</li> <li>- [Section] C</li> <li>- Lengthen switchbacks in [Section] B. Not good bike area</li> <li>- Don't close Code!! Trail</li> <li>- Waterfall</li> </ul>



## Red Rock Canyon Master and Management Plan

### Notes submitted on Maps #10 - #12

- Not all social trails are bad
- Keep things rocky and technical. Build a new trail on the west of Palmer Trail. Watch the switchbacks so they aren't too tight
- #13? Connector off of Contemplative Trail
- Equestrian, biking skills areas needed. Stroller trails for families need to be considered. Equestrian parking on White Acres on Section 16

### Additional Comments

- Please provide more rationale on proposed trail closures
- Please do not allow individuals to subvert the agenda and force the group's attention on political prerogatives. This undermines the integrity of the public process!
- Equestrian obstacle course—similar idea to the mountain bike free ride area. Mostly natural obstacles—ravines, climbs, rocks to traverse and navigate between / around, bridge similar to ones used on local trees. Dream obstacle would be a small pond or stream for crossing. Steps would also be good as well as log or deadfall crossings. The key would be practical things to allow people to practice before going on the trail. Funding / building expertise could be provided by equestrian groups such as trail riding clubs, 4-H groups and other individuals who are interested in helping
- Areas for parking horse trailers would be best with pull-through spaces and easy to get back out and down to Highway 24
- At major horse trailer parking areas, provide area for manure pile and offer to community as fertilizer for gardens—possibly even community gardens
- Multi-use
- Group rental
- Maintenance
- Restrooms
- Play areas for children
- Areas for parties, etc.
- Recycling areas to be initiated
- Add equestrian skills area and bicycle skills area in Area F
- Add trailer parking near equestrian skills area large enough to maneuver trailers
- Add long trail in Area C in area along west boundary
- Maintain technical areas
- Add horse water spigot near equine area or equine trailer parking area
- In general consider keeping some existing rather than to create new trails into pristine / unused areas or do minor trail adjustments rather than build new
- Consider trails with specific emphasis—mountain bike, equestrian, hiking
- Switchbacks—vary proximity to nearby switchbacks—if too close will encourage cutting corners. Make them more sweeping
- Equestrians need to know which trails are deemed appropriate (safe) for horses and warned which trails to avoid, or use caution (for advanced riders and horses). While the trails are considered "multi-use," there will be trails that are more suitable and safe for novice equestrians
- Where roads and land allow use machines to build trail and dig out water bars
- Have all horse trails made by trail machine
- Have user groups (?)



528 S. 26th Street, Colorado Springs, CO 80904 • (719) 473-4143 • [itc@intemann-trail.com](mailto:itc@intemann-trail.com)

Statement for Red Rock Canyon Open Space meeting, Oct. 19, 2011:

After getting a chance to walk the Intemann Trail with City Parks and to look at the city-proposed reroutes in Section 16 last Saturday, the Intemann Trail Committee (ITC) sees conceptual possibilities in a couple of areas. However, we believe that any such work should be deemed very low priority, in comparison with other trail work that is likely to be necessary in the size-increased Red Rock Canyon Open Space.

As for the proposal by the city and its consultant to close off the Waterfall Connector Trail – with no reroute at all – we have been provided no information at this time that would convince us to support this decision. The only reason we have heard is that the narrow valley the trail goes through is on the edge of a potential spotted owl habitat. This is hardly a sufficient reason for undoing the work of dozens of volunteers... not to mention removing access to the intermittent waterfall, which is one of Section 16's natural wonders, as well as eliminating a popular hiking/biking loop that connects the Intemann and Palmer/Red Rock trails.

Finally, we urge the city, in the strongest of terms, never again to draft reroute proposals without first talking to our volunteer committee, which helped lead the construction of the Intemann Trail 25 years ago and which has seen to its maintenance and signage ever since.



Public Meeting 4 - 1 August 2012



Red Rock Canyon, White Acres and Section 16  
Master, Amendment and Management Plan  
Workshop #4, August 1, 2012

Results of Small Group Discussion and Ranking  
of Support for Restoration of the Upper Pond

Small groups' rankings:

*(Rankings based on a 10-point scale, with 0 representing absolutely no support and 10 indicating complete support):*

- Group #1 - 7 ranking
- Group #2 - 10 ranking
- Group #3 – 6.5 ranking
- Group #4 – 10 ranking
- Group #5 – 8 ranking
- Group #6 – 6.5 ranking
- Group #7 – 9 ranking

**Average ranking: 8.1**

Reasons listed for the rankings

Positives

- Wildlife attracted by or depend upon water; support of wildlife (7 mentions)
- Aesthetics (5 mentions)
- Oasis; water offers diversity to an otherwise desert area; potential of keeping vegetation hydrated (3 mentions)
- Fire hydrant could be useful in case of wildfire (2 mentions)
- History of property (2 mentions)
- Uniqueness for the open space (and area)
- Tranquil
- May be other benefits to bring the water line in
- Water is rare in City parks
- Ponds are part of archeology and history of area
- Picnic areas
- Adds to recreation
- Conservation
- Habitat and diversity
- Social interest in it – Friends want to raise \$250,000



## Red Rock Canyon Master and Management Plan

### Negatives

Cost: for maintenance; it is very expensive; are other, better, uses for the money? (4 mentions)

Ponds are artificial and not "natural" to area (is it really archeology?) (4 mentions)

Liability issues (3 mentions)

Safety issues: signage issues; keeping people out of pond (2 mentions)

Aesthetics

Trail use is #1 reason to visit park, not to see water

Would lack of water flow cause stagnation?

City encroaches on wildlife

Concerns about digging up road

Pipe it in

Concern about trail erosion from drainage outlet

Inefficient use of our water resources

Mosquitos

### Comments

Every effort should be made to find private (3<sup>rd</sup> party) funding

Suggest if we do fill it we install an interpretive sign to inform visitors "This is filled, not a natural pond"

Signature feature of Red Rock Canyon Open Space



**Red Rock Canyon, White Acres and Section 16  
Master and Management Plan  
Workshop #5 August 22, 2012**

Public Meeting 5 - 22 August 2012



verbatim

Individual Response Form Results by Participants Who Listed Both Likes and Dislikes

Idea: Disc Golf Course	Like and Why	Dislike and Why
	<p>I consider it an active sport and therefore inconsistent with open space</p> <p>They are in competition for space in RRC that might be better used by activities that integrate better with trails such as horse skills park</p> <p>The numbers they might produce would make a huge impact on parking (up to 300 players per day)</p> <p>Possibilities of user conflicts?</p> <p>Concern about special uses eating away at natural areas in open space</p> <p>Deer like the brush that would be removed?</p> <p>May conflict with other plans for the area</p> <p>Do not feel that this meets the passive recreation TOPS goal</p> <p>Too commercial</p> <p>More for City urban park, not open space</p> <p>Too much cement</p> <p>Too much space required</p> <p>Should <u>not</u> be a pay course</p> <p>18 holes takes a lot of acreage, 20 – 30</p> <p>Need to ensure suggested area is appropriate</p> <p>How do you reserve the space for the use?</p> <p>Large space required</p> <p>And worry about the visual impact</p> <p>Not applicable to wide user base</p>	<p>They are a new sport trying to get their toe in the door and not getting any spt (support?)</p> <p>Another, positive user group</p> <p>Could help with maintenance</p> <p>I know there's a need for course but are there other locations possible?</p> <p>Meets a need</p> <p>Not too much impact</p> <p>That they would clean the area</p> <p>Increases use of park—makes use of unused area</p> <p>Great idea</p> <p>Use White Acres since it is flat? and has road to it?</p> <p>Easier to put course in there</p> <p>Great to see new uses</p> <p>Like the cleaning aspects/stewardship of their area</p>



## Red Rock Canyon Master and Management Plan

Idea: Conservation Easement	Like and Why	Dislike and Why
<i>Note: No participant listed a "Dislike" comment</i>		
<b>Idea: 8130' Trail</b>	<p>I like concept of connecting two trails</p> <p>Would it reduce some traffic on Section 16?</p> <p>Like the idea of trail</p> <p>If Parks staff supported way to make sustainable and respectful to env[ironmental] values of affected area—OK</p> <p>Nice large loop rides/runs</p> <p>Stop unplanned trail-building</p> <p>Bikers need to ride!</p> <p>Can it be biker-only to limit damage?</p> <p>Wouldn't need as much to build a trail if it is single use trail</p> <p>Logical connection</p> <p>Big plus for multiple users</p>	<p>I am a huge advocate of protecting sensitive areas. If they can accomplish this by passing sensitive areas, I could fully support</p> <p>There are already many miles of trail—do we need to break up every block of forest?</p> <p>Don't like disturbing one of the few remaining open areas</p> <p>If Parks staff supported way to make sustainable and respectful to env[ironmental] values of affected area—OK</p> <p>Do we need to develop the entire park?</p> <p>Loss of large block of undisturbed area</p> <p>Habitat</p> <p>Environmental issue of losing the acreage and erosion</p> <p>Cuts through contiguous acreage</p> <p>Tend [toward] no</p>
<b>Idea: Equestrian Skills Park</b>	<p>Makes sense to have this resource</p> <p>Seems to integrate well into what is primarily trails use area with minimal impact</p> <p>Horses and riders would really benefit in learning how to properly use trails</p> <p>Practice of common/basic trail skills</p> <p>Buy into this could be safer for all users as well as trail preservation</p> <p>Overall, good idea</p> <p>Allow a contained area for them to gain skills</p>	<p>Seems that this could be built somewhere else or integrated into the high level user course at Bear Creek Park</p> <p>Cost/financing not clear</p> <p>Location not clear</p> <p>Think the Bear Creek/Penrose area close to 8<sup>th</sup> St. could provide the same use if it was designed to meet the beginner skills obstacles desired. And that area is close to Penrose and it does not currently see much use</p>



	<p>Sounds like a useful idea</p> <p>I can see the need for it Doesn't impact large area</p> <p>Meets a need</p> <p>Need more common skills for horses and riders Near 26<sup>th</sup> Street switchback access? May reduce horse damage to other trails Don't forget to have users provide maintenance! Will improve horsemanship for equestrians</p> <p>Perhaps meets a need</p> <p>If a bike skills area is expanded then the horse skills area should be established for equal balance of users</p> <p>Unique to open space? Education Small space required</p> <p>I'm OK with this It gives a space for horse riding safely</p>	<p>Horse trailer parking lot is not near any acreage that might work for this</p> <p>Concerned about special interest area and their impact on open space Could little-used equestrian area in Bear Creek be converted?</p> <p>Seems like it could be merged with existing x-country area in Bear Creek Park near 8<sup>th</sup> Street</p> <p>Possible environmental impact with horse feces and damage from hoofs</p> <p>Not sure where it would go</p> <p>Probably not a passive use, may not be appropriate in TOPS/Conservation Easement</p> <p>Neither is great for open space or preservation</p> <p>Not applicable to all park users</p> <p>Horse trails should be in safe areas not in biker areas Machines should be used to build horse trails</p>
<p><b>Idea: Social Trails/Benches Urban Trail Interface</b></p>	<p><b>Like and Why</b></p> <p>Excellent to be looking at future as users change I like that they are looking at variety and ways to accommodate the future Seems to be a creative, pragmatic approach</p> <p>Need to prioritize trails to close. Current high use social trails may never be closed. Users will still use. Is it better to manage them and keep them open? Loops are good but I recognize City's concerns regarding trails but social trails are often difficult to close</p> <p>Nice with trails with dead-ends (?) and benches</p>	<p><b>Dislike and Why</b></p> <p>I am concerned about over use of RRC</p> <p>Criteria for which to keep open and which to close many not have been logical—slides too quick to see for sure</p> <p>There are already several short loops and trails. I don't know what he's proposing</p> <p>I rarely see benches in use and don't use them myself</p> <p>Making social trails legitimate may cause more trails</p>



## Red Rock Canyon Master and Management Plan

	<p>Takes into account more urban environment Aging of current users See many of these users now in areas near parking lots Family/multi-generational use accounted for Like evaluation of social trails—they will not just go away! For all mentioned (?) Like benches—will help direct public to spots for contemplation view, etc. All for loops where possible and trails that eliminate undesirable social trails</p> <p>Like to prioritize trail closures</p> <p>More remote/advanced trails shouldn't be pushed down priority list—need to be high priority</p> <p>Prioritize social trail closures Access to all levels of fitness Develop current social trails for overlook trails</p> <p>Trails near parking makes sense Localize more dense use Agree [prioritize trail closures] Should do this [consider social trails as "real trails"] now at master planning process and stick with decision</p>	<p>Not sure about effectiveness of working out differences via public meetings (mainly between more active users) May not alleviate stress on overall open space over time Need plan on how to shut down undesirable social trails effectively—perhaps "red rocks" could be a prototype (Palmer Park as example has many and proliferating trails. Perhaps some benches and designation of rest spots would be good, they will exist anyway</p> <p>Why so many benches?? <u>Maybe</u> next to parking lots but benches aren't a wilderness experience</p> <p>Top of Sand Canyon Trail suggestion may be accommodated by flow trail suggested on map #2 from earlier meetings</p> <p>Maybe added maintenance</p> <p>Can't neglect closing social trails Need effort to dissuade new social trails</p>
<p><b>Idea: Waterfall Trail Loop</b></p>	<p><b>Like and Why</b></p> <p>Popular, well-known trail that may be difficult to close Only in short section of drainage Already an existing trail Seemed to be well-liked Community support Well-built and established Logical loop, nice destination Once known, ever traveled...</p>	<p><b>Dislike and Why</b></p> <p>Would need to be improved to keep it open Could use additional upkeep/maintenance In sensitive area Across sensitive area</p>



Idea: Community Bike Park	Like and Why	Dislike and Why
	<p>My comments are similar to those for equestrian Is RRC the best place to build, and yet to train folks on trail?</p> <p>Could eliminate trails that meet needs not met Could also alleviate some off trail used in other parks such as Palmer Park</p> <p>There is a growing user group that is building illegal trails already (Garden of the Gods) Maybe, but finding a good location is difficult Use upper off-leash area Meets a need</p> <p>After discussion: very good idea More skills always better Maybe could go in a dry lake bed? (the upper, dry holding pond?) Or maybe on the landfill or old gravel quarry or upper dog area?</p> <p>Small acreage use May dissuade social trail development Group works to solve problems If a bike skills area is expanded then the horse skills area should be established for equal balance of users Need to reinvigorate our bike park Would be good to serve more users 2 – 10 acres</p>	<p>Where does it stop in adding these resources? How much more competition will there be for valuable space? <u>Overuse</u>—how do we not kill the goose who laid the golden egg?</p> <p>Concerned about acreage required to make effective Could be moved to another part of the park which would better fit the need and moving it may allow the historical benefit of the existing area to be re-captured</p> <p>It damages area May conflict with other plans for the area Already have bike-only area, may need retro-fit? Bike-only trails will be obeyed by hikers about as much as bikers obey hiker-only Don't we already have this in free-ride area? Concerned about devoting too much space to one user group Probably not a passive use, may not be appropriate in TOPS/Conservation Easement Would close area to other uses and users Neither is great for open space or preservation Need to work on location</p>



### Red Rock Canyon Open Space Master and Management Plans Workshop #6 September 5, 2012

#### Individual Response Form Results

1. *Regarding the draft program area, interpretive and education and design guideline, is there anything missing? Is there anything that you would remove—that should not be included? If so, why?*
  - Better signage, more specifics where users will end up at end of trail
  - Will races be allowed in Red Rocks by nonprofits interested in raising \$ to benefit Red Rocks?
  - Permanent conservation easement
  - Better signage, more specifics, where you will end up at terminus of trail
  - Can races be held in Red Rocks by nonprofits to raise \$ for resource?
  - Signage is fine if it doesn't ruin the vibe. Signs at parking lots are fine
  - We want 2 or 3 experimental benches at more isolated viewpoints. Should be tried to allow wanderers and adventurers to get away from people (CATS and Friends will manage the bench experiment – Shanti)
  - Need parking on east side – 31<sup>st</sup> OK, Section 16 trailhead – overused so consider White Acres parking next to pavilion off of Gold Camp Road
  - Rework pavilion – area doesn't work for meetings and education workshop – no shelter from rain; needs to be practical and not a cultural statement, interpretive and events area
  - Would like some parking near White Acres and regional maintenance facility
  - Pavilion should have some protection from rain and sun for users
  - Additional parking in White Acres area off of 31<sup>st</sup> Street; Section 16 parking is often overflowed with cars parked alongside of the road, making it dangerous for drivers as well as cyclists, hikers and equestrians
  - Pavilion – would be more user-friendly with the addition of some sort of shelter and restroom facilities
  - I still don't see any extra parking near White Acres and Section 16 – and every weekend I am up there and it is packed
  - Please tell me the “free ride” area does not contain more teeter totters and so forth!
  - What will become of parking lot with pavilion on White Acres area?
  - Would like to see more details about protecting the natural resources from overuse
  - Compost [green / solar restrooms]: good teaching demo tool
  - Teaching signs re: dog safety (coyotes! Leash v. off-leash)
  - Bike racks for folks who ride to the park to then hike
  - Signage encouraging carpool: teaching tool
  - No
  - Expansion of off-leash dog area



- Additional restrooms and locations
- Continue removing non-native species and replanting
- Restrooms at family picnic areas and main parking lot
- Can parking lot at group picnic area at Sand Canyon be smaller?
- Bike rack at main parking area
- Rock climbing areas are good; paragliding sites good
- Hiking parking area by maintenance facility
- ☺ educational composting toilets should be spread throughout the trail system ☺
- Seriously, it would be nice to have a bike rack to secure my bike to if I want to ride to the open space area but then hike the trails
- Composting toilet at White Acres
- Dog waste disposal pit somewhere up on the trails would be nice
- No
- Expand parking at regional maintenance facility or close off access
- Improvements to pavilion?
- Does the paragliding launch site spur trail need more official maintenance / signage?
- Does the dog [off-]leash area get enough use to justify having it? Could some other use fit that area better?
- What's happening with the White Acres pavilion? Could there be a picnic area?
- Dog off-leash area – with the 21<sup>st</sup> Street dog park so popular and well-maintained, is this one necessary? Could this be used to expand the bike park instead? Or a community garden?
- Having dogs under control, picking up and taking dog poop with them
- Try to limit trails to slow down erosion
- Make picnic areas more inviting
- More education for dog owners who leave dogs off leash, don't pick up or leave dog poop on trail bagged or unbagged
- Education on why to stay on trails and not use social trails
- Picnic area very unattractive
- Dog park underused and will probably remain so if not fenced
- GROUP RESPONSE:
  - o Better signage, more specific information, information on where users will end up at end of trail
  - o All races in Red Rocks by non-profits interesting in raising \$ to benefit RR
  - o Permanent conservation easement on White Acres
  - o Permanent ranger housed in RR – full time on site



2. *Are there any areas of enforcement of concern to you that are not listed?*
- (Already on list) Yes. Social trail creation a real problem. Fence off and manage
  - (Already on list) Too many off-leash dogs; start enforcement
  - Hire and empower rangers to issue tickets
  - Sharing the trail – trail etiquette – who has right-of-way: hikers v. cyclists v. horses; also uphill v. downhill
  - Littering
  - Unauthorized “new” trails created by walkers or bikes where they are not designed
  - Is there a possibility of having volunteer enforcement officers, similar to a ski patrol, trained and “on duty” to patrol, but basically unpaid?
  - Give some tickets!
  - Post: ban cigarettes, matches, fires all year, any burning
  - Post: ban firearms
  - Social trail creation
  - Problem with car break-ins – possible video cameras in two lots
  - Car break-ins in parking lot – video surveillance? – call box?
  - Creation of social trails
  - More restrictions on rock climbing so the rocks aren’t damaged by ropes
  - Control of elm trees, scrub oak
  - Off trail and or social trails used by bikes
  - Ropes damaging rocks, wearing channels
  - GROUP RESPONSE
    - No camping / homeless
    - Rangers should be allowed to ticket for minor offenses (requires proper training)
    - Allow solo climbing

*From the list on page VII.3 of the pre-draft document and any that you added above, what are your three highest priorities for enforcement?*

#1

- We are against overdevelopment for special uses
- Close social trails; enforce closures
- Sharing the trail
- Usage trails
- Dog waste
- Unleashed dogs
- Dog ↔ people ↔ wildlife safety guide – posted
- Trail closures ignored (creation of social trails)
- Dog leash areas enforced
- Parking lot security – curb break-ins of vehicles



- Parking lot surveillance
- Dog waste / loose dogs
- Dog waste – plastic bags left on the trailside (should leave dog poop rather than bag it and leave it)
- Dog waste
- Empower rangers to issue citations
- Widespread use of RRC unleashed dog area
- GROUP RESPONSE: Defacing rocks, fossils, archaeology

#2

- Beautiful signs low to the ground (maybe by kids reminding people to protect nature)
- Provide more rangers; empower to give tickets
- Littering
- Dogs off-leash
- Dog poop bags
- Kiosk information area more comprehensive re: wildlife, etc.
- Dog waste
- Motorcycles on trail
- Unleashed dogs
- More toilets
- Preventing social trails
- Archaeological damage
- Off-trail travel
- Educate on trail closures
- Dog waste
- GROUP RESPONSE: Unleashed dogs

#3

- Dogs need to be under control (leash or command)
- Off-leash dogs; enforce the rules; ticket violators
- Damaging archaeological and paleontological sites
- Off-trail use
- Off-trail explanation: why harmful
- Fire rings!
- Off-trail use and unroped rock scrambling
- Parking
- Defacing rocks
- Trail closures ignored
- Provide in-park enforcement
- GROUP RESPONSE: Off-trail travel / trail closures ignored



3. Please add any ideas you have for revenue and sponsorship that are not already listed on pages VI. 1 – 7 of the pre-draft document.

- Benches should be only labeled if the City gets significant extra money or volunteer support
- User groups should pay for extra expenses they create
- Chris: name tags “in memory of” make me feel bad or sad
- Set up a RRC Open Space foundation and pursue funding from private and corporate donors
- Corporate – Sports Authority, Dick’s Sporting Goods
- Colorado State University – College students earning degrees in forestry, landscape architecture, wildlife often need internships or other practical experience in real, hands-on work
- Modest visitor center
- “Suggested” donation rates posted at initial entry information area (typical national park metal post receptacle OR flyer with mailing address)
- No – you have lots of great sources there
- Bake sales and coffee stands at certain times
- Water bottles
- Weddings
- Visitor center
- GROUP RESPONSE
  - Again, we need [to] allow non-profits [to] host \$-making events that benefit property
  - Raise taxes to support parks (sales and property)

### Additional Comments

- OTHER: Change ‘consider’ to ‘pursue’ White Acres conservation easement. We need consistent protection of all parts of the RRC Open Space
- Other general comments: maps show mostly existing trails, but some existing trails are left off and some non-existent trails (or sporadic, unfinished social ones) are drawn in
-



Public Meeting 7 - 11 September 2012

Red Rock Canyon Open Space Master and Management Plan  
September 11, 2012 Workshop Responses

***Please list below the aspects of the pre-draft trails system that your group agrees you like best – and why:***

- New links are good
- Intemann re-routes may be mostly agreeable
- Liked that you used suggestions from previous meetings
- Well researched and staff bent over backwards to take all special interests into account and were willing to make appropriate compromises
- We like the uninterrupted, unfragmented areas to preserve wildlife habitat
- New reroutes were reasonable
- Closing unsustainable trails is good ; redundancy avoided
- Good job providing loop opportunities
- Difficulty level designation is good
- White Acres Trail
- New Section 16 to Red Rock connections
- New black from hogback to Ridge / Chamberlain
- We all think you have paid attention to valid criteria for changing or abandoning present trails and social trails; however, details of these changes may be open to some debate
- Also we like that you've approved of some social trails which serve a purpose such as the Lion Trail and the "Lower Codell Trail"

***Please list below the aspects of the pre-draft trails system that your group agrees you like least – and why:***

- No 8130 Trail
- Not enough technical, advanced trails
- Believe that Waterfall Trail is short enough and small enough impact to warrant trade-off as-is
- Show all existing, established trails with reroutes and new trails clearly indicated
- Please keep entire Parallel Trail open; shale rock on Intemann Trail is difficult for horses
- Would like to keep the view of the Canyon – Ted Smith's outlook
- Our concern about [the] environment remains: too many trails (example: we support closure of the Parallel Trail); trails still going through sensitive areas (cool conifers, 50 acres)
- We could support rerouting the Waterfall Trail
- We want to focus on preserving the sensitive areas; there are miles of trails to satisfy multiple experiences; we don't have to meet every need; we don't need to put trails through sensitive areas

verbatim



## Red Rock Canyon Master and Management Plan

- More trail signs with trail etiquette needed to educate users
- More single-track trails needed for backcountry hikers, especially running north to south
- Suggestion: use TOPS money to build trails
- Suggestion: south to north single-track flow trail between Sand Canyon and Mesa Trails; could close roads on S[and] C[anyon] and Mesa Trails
- Suggestion: Revisit 8130 trail idea to skirt sensitive area and provide loop in future
- Do we need new facilities building when one exists across street?
- We can live with the new Waterfall Trail but fail to see what is wrong with the one we presently have
- We are concerned with the many social trails between the upper and lower Codell Trails from approximately the power lines north. One trail should access the few ruins there
- Reroute the dump trail a little south so it overlooks the scenic canyon

### Additional comments

- Hogback is on valley floor; needs to move upslope to shed water
- End of ridgeline (north end) needs reroute as again at valley bottom, fast and steep; could go east or west of ridges on each side
- Close spur trail / road
- Chamberlain Trail on road is steep, needs reroute
- Re-contour entry

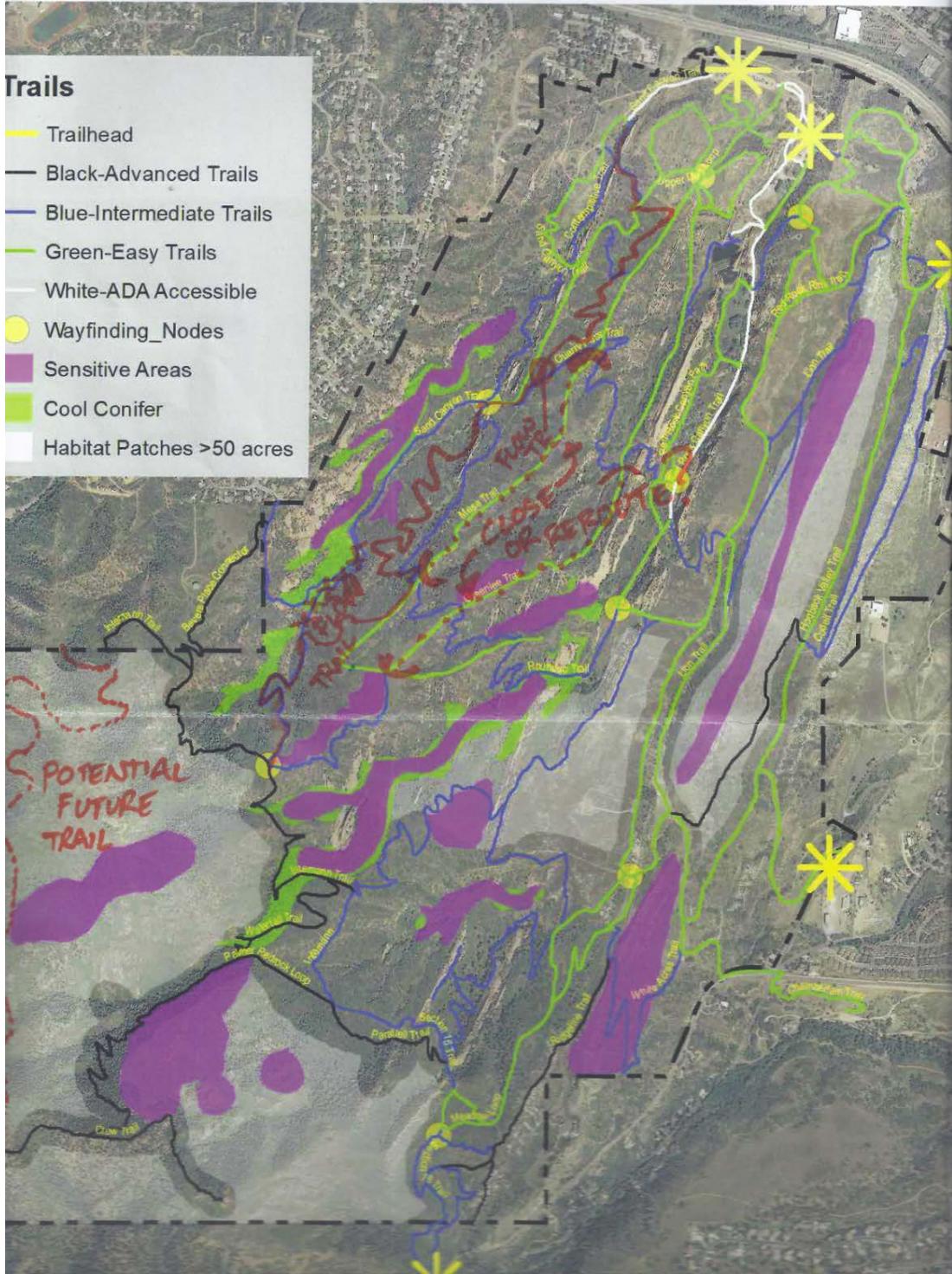


System Plan

*ORANGE MAP*

Trails

- Trailhead
- Black-Advanced Trails
- Blue-Intermediate Trails
- Green-Easy Trails
- White-ADA Accessible
- Wayfinding\_Nodes
- Sensitive Areas
- Cool Conifer
- Habitat Patches >50 acres



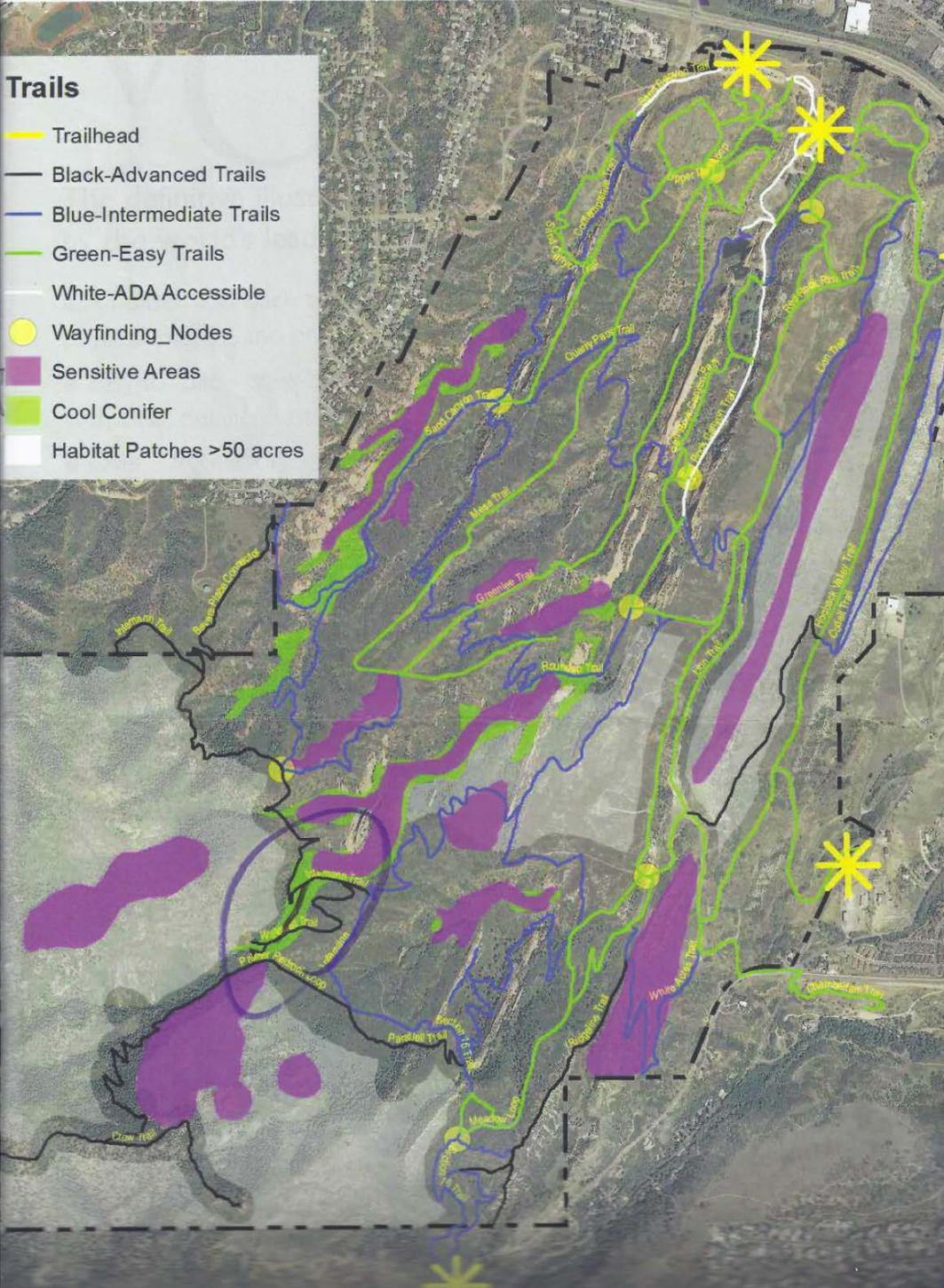






System Plan

PURPLE MA # TRAIL





Open House - 24 October 2012

Red Rock Canyon Master and Management Plan

October 24 Public Open House Comments

- Can we have a map that shows just those trails being added / needing construction?
- Keep the steep and challenging trails!
- Would like to see trail "8130" included
- Great work. Thanks for all the effort. Protect the animals and the land for future use
- Great process. Great master plan. Thank you
- As much as explained—still feel leaving off trail off top of Section 16 down to Intemann (by Manitou—proposed trail to build in future—call 8130) limits use of area
- Great work on the Master Plan. It incorporates lots of good compromises for recreation but still preserves the natural resource. I appreciate the Parks Dept. listening and then making the right decisions about the future sustainability of the park land
- 1) Please, please improve the "trail" along the wash located on the far western side of Red Rocks Park into an official hiking-only trail. While I know that area is sensitive, it is also one of the most beautiful places in the entire open space. 2) Please keep as many of the trails open to mountain bikers as possible. If closure of more than a few trails to cyclists is being seriously considered, PLEASE INSTEAD try to accommodate for allowing cyclists on as many trails as is feasible, based on certain days each week (most simple would be on even or odd days; another suggestions to only restrict cyclists on weekends). 3) Very happy that there is a plan for limited parking off of 26<sup>th</sup> St.! Thank you
- Themes: Maintain a back-country experience—worry that a lot of benches take away from this—even if they are built to blend in. Seems there are a lot of rocks in the area people can sit on to enjoy the view or rest—or maybe just a large log. Trail maintenance: who determines maintenance to be done? Who ensures maintenance efforts do not alter any part of the trail from its green, blue or black level? Who ensures the trails stay compatible for multiple users? Thanks!
- Trail from Section 16 to Intemann "8130"—would like to see. Otherwise, as expected per meetings. Like that some "unsustainable" black trails still exist and that Waterfall Trail has been preserved
- I did like the proposed 8130 (?) from the top of Palmer Trail. I think this trail would have relatively little impact on the resource, and would add a fantastic new long ride option
- Good job with the paraglider stuff. Thanks
- Please involve Medicine Wheel with construction and maintenance of especially the "black" trails. Thanks for keeping the Palmer / Section 16 descent—we will help maintain it!
- Western area of Roundup Trail is not safe for horses (slanted rock slab). Perhaps signage would be appropriate, i.e. "Horse use not recommended." Concerns about congestion at the north end and safety factor for equestrian traffic
- Put down plan for the pond restoration in Recommendations Section



## Red Rock Canyon Master and Management Plan

- Manitou connection at Crystal Hills Boulevard. Robert's Roost close to stop sign at Southerland Road. Contact Dan Folke
- Ponds, ponds, ponds
- Sustainability of trails is good. I like the whole thing. Great job



## Red Rock Canyon Comments:

### Existing Conditions:

- 1 Protect the land and wildlife habitat/corridors at the expense of trail development

### Program Areas:

- 1 I am very much against purchasing water to fill the ponds at Red Rocks open space, for several reasons. We don't have the money for it. We don't even have the money to pay for maintenance of what we have now. Spending the money on water is irresponsible at this point. The wildlife population of the immediate area (deer, raccoons, skunks, etc) is already out of control. They are turning into pests, constantly raiding the nearby homes and yards. Fostering more wildlife by providing unnatural sources of water is not in the best interests of the surrounding area or in the best interests of the wildlife, either. The terrain cannot support such volumes of deer, raccoon, and skunks. Seeing them dead in the roadways is terrible. Seeing them starving from overpopulation is even worse.

### Trails:

- 1 Improve current trails and close social trails before considering development of add'l trails
- 2 Keep trails to a minimum. Leave more of the land wild.
- 3 I do like the landfill ridge trail (blue trail to west of landfill), and the upper meadows area (blue trails near the new climbing area in S16 - those rock formations are dear to my heart).
- 4 The waterfall trail is not remotely important to me, and i'd rather see the sensitive area protected.
- 5 The Tapis-proposed reroute between the Red Rock Canyon link intersection and the Bevers Place access is still shown on the draft maps, despite our previously stated objections. Exploring that possibility in the field with Chris Lieber in August revealed no clear crossing situations nor a tenable line. The current layout, while not perfect, represents a sustainable layout in difficult terrain, as has been shown by the ITC having maintained the ENTIRE Section 16 segment with an average of one workday a summer for the past quarter century. The reroute suggested by the consultant would only make the trail longer with no certainty of an improvement. Not only that, the Tapis proposal strays into the largest Habitat Zone identified on the map.
- 6 For the record, we also are not in favor of the partial Waterfall Trail reroute. We believe the current line is popular with the public -- as was reflected in the 90-plus percent comments in favor of that trail at the late-August meeting -- and does not cause any harm to the environment nor any animals there. This can be seen by the trail having been in place 10 years with no discernible ill effects. We believe this reflects a somewhat arbitrary protectiveness by the city's consultant, as well as City Parks itself, in accepting what the consultant has proposed. (To support the term "arbitrary," note again the above reroute proposal, in which the consultant's proposed reroute goes into a Habitat Zone, despite there being no clear advantage to that change.)
- 7 We do support (or at least do not object to) the other Section 16 Intemann reroute proposals in the draft, which we also explored in the field with Chris Lieber with positive discussion and results.
- 8 Closure of upper section of Parallel trail: The parallel trail is in excellent shape except where it meets the section 16 trail at the upper end. A better, sustainable connection can be built in a few hours. The parallel trail provides a level and peaceful alternative to the rocky, steeper and crowded section 16 trail. It also provides direct access to the Forest Allen trail for hikers coming down (south) sec 16. There is no compelling reason to close the parallel trail
- 9 New section 16 trail at trailhead: I am concerned that the new black trail at the south end of the ridgeline trail will be too close to the dinosaur bone rocks and will funnel 100s of people into that area. The dinosaur bones have been damaged and chipped out over the years and need to be better protected. This new trail will also funnel more people into the fragile white rock area that has a soft clay ground covering. I am concerned that bikes will cause severe damage to this area. I suggest that the existing blue trail be used as the only connection between the south end of the ridgeline trail and the section 16 trail.



## Red Rock Canyon Master and Management Plan

- 10 I am excited to see that existing unsustainable links between trails are being kept through rerouting to sustainable treads.
- 11 I was also happy to see the new black trail between Lion & Hogback Valley Trails, replacing the popular, but unsustainable social trail there.
- 12 Nice to see the new link between Intemann Trail and the Sand Canyon Trail – again replacing a social trail network with an official trail.
- 13 Thank you for the new section of trail circumventing the newly placed stairs on the Section 16 Trail. This is very necessary given the difficulty in traversing the stairs for certain user groups. One small addition that might be useful – can we somehow come up with a link between the existing Section 16 Trail, just above where the stairs start, and the new trail segment. I know it is redundant to a certain extent, but as the new segment is currently drawn, you don't get to use the top portion of the existing Section 16 Trail, which is actually quite fun on a bike. I don't see cyclists riding that section and then backtracking to take the new trail, but if it were an option to start down the Section 16 Trail and then cut over, it would probably see a fair amount of use.
- 14 I would still like to see the high altitude contour trail along the western edge of Section 16. While I understand that this is new trail within an unbroken area of >50 acres, it would still leave that area virtually intact and also skirt the sensitive (purple) habitat area while providing the one thing that this open space is lacking, the opportunity for an advanced difficulty (black) trail loop. There are loop opportunities for blue and green trail users, but none for black. At the very least, I would like to see the trail included in the plan, labeled as a potential future trail. The public support for this trail throughout the master planning process was huge and there ought to be some way to accommodate its inclusion.
- 15 The "flow" trail included on Map #2 from the October 19, 2011 public meeting (page A.57 of the draft plan) also garnered much public support but was not included in the draft plan. All of the current North-South trails are on existing road beds. The Sand Canyon Trail has narrowed, through preferential use, to a singletrack in sections, but it is a road bed nonetheless. The rest of the N-S Trails are actual dirt roads. The suggested flow trail provides an opportunity for a true N-S singletrack trail (blue or intermediate level) to run virtually the entire length of the open space, developed from scratch to co-exist with the natural terrain and not be forced to onto a graded road bed – the only one in the whole open space! While that map shows the trail location as being between Sand Canyon Trail and Mesa Trail, it could just as easily be placed between Mesa Trail and Greenlee Trail. This trail would not encroach on any sensitive habitat areas. The trail would also provide numerous blue trail loop opportunities as it would intersect with several trail junctions on its way down to the main parking lot. I have referred to this as a "flow" trail, which means that it is a fairly new type of trail that primarily caters to bicyclists. A flow trail is a trail
- 16 We do not agree with closing the Parallel Trail. It provides a less travelled alternative to the main trail.
- 17 We accept the COS Parks position that the 8150' proposed trail will not be part of the Master Plan, but ask that it be reconsidered in a maximum of four years.



## **Management / Maintenance:**

- 1 I would like to see the dog leash laws enforced at Red Rocks. I have completely stopped using the trails after being accosted numerous times by unleashed dogs and their owners who seem to feel it there right to ignore these rules. It is very scary to be charged by a large or small running, barking dog when on the trails. The owners just don't seem to understand or care and often get aggressive themselves when asked to follow the rules.
- 2 White Acres conservation easement: The word "consider" should be changed to "pursue" to better reflect the strong support expressed at the meetings. The word "pursue" is used in the explanation sentence and there is no reason to water it down with the word "consider". I can envision those who oppose the easement pointing to the word "consider" to support their argument that there is no compelling reason to establish the easement.
- 3 The entire park has become a dog park, and to me, it is totally unacceptable! The wildlife is constantly on the run, as am I! Please do what you can to help control this problem. We do need some sort of official on the premises to patrol the area. The amount of dog poop, and bagged dog poop, on the trails is gross. Also, graffiti has started appearing on rocks in the Contemplative Trail. I think larger and more signs about dogs might help some, but people seem to feel entitled to do whatever they want, and how dare I try to curtail their dogs' freedom!!
- 4 Regarding the Citizen and Advocacy Group, Ref pg. IV.2 (Pg. 68): We feel that thrusting capital and fundraising tasks onto a 501c3 such as FoRRC is unreasonable and unrealistic, not part of their mission and would set a precedent other COS friends groups could be required to follow. We feel that they should be able to choose whether they wanted to accept these tasks. Similarly, TOSC respectfully declines to participate. We have revised this section to reflect the above concerns. See Attachment 1.
- 5 Regarding Conservation Easements and Legal Arrangements, Ref pg VII.1: We are not in agreement with the proposal to pursue modifications to the conservation easements for special events without further discussion. Regarding TOPS ordinance provisions, there is a process in place to better evaluate whether special events are appropriate.  
Revise to read: Recommendations:  
Review special event applications using the TOPS process developed to better define 'passive recreation' in the TOPS Ordinance. Ref 1.I.(7) of the ordinance.  
Place a conservation easement on the White Acres parcel. The public process revealed strong support and a willing donor for placing a conservation easement on White Acres. This easement is envisioned to be similar to the adjoining Section 16 and Tract A conservation easements with the Palmer Land Trust.'

## **General Comments:**

- 1 Page II.3 there is a bullet that says: "Four trail segments in light ambiguous earlier small group participant response" - please clarify.
- 2 Acknowledgements in the master plan: I think all organizations and groups which participated in the master plan process should be recognized and that individuals should not be recognized, except for park dept employees. I was disturbed to see a listing of Palmer Land Trust committee members whose only contribution to the process was to read and approve a draft of the master plan but no listing of the community and friends group members who put their blood, sweat, time and tears into the process. I understand that you cannot list everyone without offending others and that is why I recommend only listing organizations and groups but not individuals.



## Red Rock Canyon Master and Management Plan

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## Appendix B - Vegetation Inventory

### Vegetation Communities

*Vegetation Communities are shown on the map at the end of this Appendix*

#### Mountain Shrub Community

Red Rock Canyon Open Space is dominated by the mountain shrub community. It is characterized by three major components: Gambel oak (scruboak; *Quercus gambelii*), mountain mahogany (*Cercocarpus montana*), and three-leaf sumac (skunkbush; *Rhus trilobata*). Gambel oak is a fire-evolved species found along the foothills of the southern Front Range. It grows in solid shrub stands or associated with ponderosa pine and mixed-conifer stands. A dense thicket structure is common because of its vigorous sprouting nature. It does well on lesser-developed soils. It's resistant to stress and disturbance and survives large disturbances such as fire.

This mountain shrub community also contains an understory of mixed grasses. This understory differs across the property but includes sage (*Artemisia spp.*), rabbitbrush (*Ericameria parryi*), yucca (*Yucca glauca*), and cactus. Native grasses that occur in the open space include western wheatgrass (*Pascopyrum smithii*), big bluestem (*Andropogon gerardii*), side oats grama (*Bouteloua curtipendula*), blue grama (*Bouteloua gracilis*), mountain muhly (*Muhlenbergia montana*), needle-and-thread (*Hesperostipa comata*) and Parry oatgrass (*Danthonia parryi*). Associations of mountain mahogany and mountain muhly are considered to be a rare and sensitive association (see *Rare Plants and Associations* below). In the Red Rock Canyon Open Space the mountain shrub community are mapped as typical, dense, sparse, and meadow.

In Colorado Springs, dense oak and mountain mahogany thickets used to run continuously from Cheyenne Mountain through the Red Rock Canyon area north to the Palmer Divide, an extensive belt now fragmented by development. This community is important nesting and feeding habitat for birds, residential and migratory, and for many species of butterflies, including the Colorado hairstreak (*Hypaurotis crysalus*), which feeds exclusively on Gambel oak.

#### Mixed Conifer Forest

As the elevation rises quickly, especially in the Section 16 property, the forest changes to a fir-dominated forest from the ponderosa-gambel oak ecotone. Douglas-fir (*Pseudotsuga menziesii var. glauca*) has an extensive range and is most common at elevations from 6,500-9,500 feet in mixed conifer associations. It thrives in cooler, moister soils on north and east facing slopes and is very shade tolerant although mature trees can thrive on exposed and xeric sites. Its adaptation to shaded environments gives the species a competitive edge in dense forests. High fire frequency reduces its dominance relative to ponderosa pine. It is rare to find fire scars on Douglas-firs. There are many very old Douglas-fir trees throughout the property that have been protected from fire, drought, wind and logging by the large rock formations.

Rocky Mountain white fir (*Abies concolor*) is also a component of the open space both in the mixed conifer forest and in the cool conifer community. It is a relatively slow growing, conically shaped true fir that may reach great ages if conditions permit. The rooting habit of white fir is very adaptable to environmental conditions, and can either be extensive, spreading across a wide soil base, or intensive, sinking roots deep into fertile soils to gather available resources. Either way, though, white fir does not maintain a significant taproot and is therefore very susceptible to windthrow if stand conditions are open. White fir is very shade tolerant, however seems to be slightly less tolerant than Douglas-fir.

The difference between mixed conifer and cool conifer communities is that mixed conifer areas are more open and contain more equal proportions of the southern slope species of piñon pine (*Pinus edulis*) and ponderosa pine (*Pinus ponderosa var. scopulorum*) and the north facing slope species of Douglas fir and white fir. The shrubs, primarily Gambel oak and mountain mahogany, show up as understory components because the mixed conifer community shows up on areas with less of a slope angle than the cool conifer communities.



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### Mixed Grass Community

The mixed grass communities are found among the mountain shrub communities in large openings and meadows. The grasses found in these openings are similar to the grasses that constitute the understory of the mountain shrub communities, and additionally include dropseed (*Sporobolus* spp.), wheatgrass, and Indian rice grass (*Achnatherum hymenoides*). Native grass communities such as this constitute important foraging grounds for many animal species, and are becoming increasingly rare along Colorado's Front Range due to urban development, weed infestations, and woody plant encroachment.

### Piñon -Juniper Community

The piñon -juniper community is only found on the western edge of the property in very rocky soil on exposed slopes. This community is dominated by piñon pine, Rocky Mountain juniper (*Juniperus scopulorum*) and one-seed juniper (*Juniperus monosperma*). Understory components include mixed grasses that are similar to the mountain shrub community, but more typically the understory is very open with a low cover of forbs and graminoids. Piñon pine, a shrubby form conifer, reproduces in the shade of other trees when its seed is scattered by birds or animals. It is generally drought tolerant and prefers sites with a high percentage of clear days, intense solar radiation and even windy conditions. Its range is limited by freezing temperature and extremely low precipitation. Juniper occurs on drier mountains and foothills on clay, rocky or sandy slopes, in canyons or wash areas, as well as fields and woodlands. It is found over most of the piñon range and mixed with Douglas-fir, Gambel oak or ponderosa pine. Juniper forms open woodlands with sagebrush and grasses and can form pure stands. They can live centuries but are easily killed by fire.

### Cool Conifer Community

The major components of the cool conifer community are Douglas fir, and ponderosa pine. Also included are white fir and the piñon pine. While this community is usually limited to north-facing slopes, the depth of some of the canyons found on the Red Rock Canyon property allows the cool conifer forests to grow on both north and south-facing slopes deep in the canyons. Generally, the understory in this community is relatively sparse.

Some of the deep, cool canyons on the property support small patches of narrow-leaf cottonwood (*Populus angustifolia*) dominated riparian communities. These communities do not have a map code due to the small area covered. This habitat type can support more mesic vegetation and greater diversity due to cooler temperatures, higher humidity, and increased water catchment than other parts of the property. These communities are sensitive to disturbance, and provide an important habitat component for many wildlife species on the property. Narrow-leaf cottonwood, chokecherry (*Prunus virginiana* var. *melanocarpa*), box elder (*Acer negundo*) and sandbar willow (*Salix exigua*.) dominate this community type. Other species include Bebb willow (*Salix bebbiana*), wild rose (*Rosa woodsii*), snowberry (*Symphoricarpos* spp.), and ninebark (*Physocarpus* spp.). One association found within this community type - narrowleaf cottonwood/chokecherry association - is very unusual in Colorado (see *Rare Plants and Associations* discussion below).

### Ponderosa Pine and Gambel Oak Community

Ponderosa pine and Gambel oak community occurs along some of the sandstone formations on the property usually on east or west-facing slopes. It is a listed community by the CNHP with an S4 rating. This means that, although this community type is fairly abundant, it is being fragmented and diminished from its prior extent. The major components of this community type are the ponderosa pine and Gambel oak. Limber pine (*Pinus flexilis*) was also found on the edges of this community.

Ponderosa pine is a component the Red Rock Canyon forest dominating elevations near 6,500 feet. Their extensive lateral root networks make them extremely resistant to windthrow as well as extremely drought resistant. Ponderosa forests are adapted to short interval fires where the understory is burned. It can live to be extremely old. There are many old ponderosa pines throughout the open space.



### Niobrara Community

Many of the community types thus far have been associated with topography. The Niobrara community is differentiated by its unusual bedrock and soils. This community occurs only in the calcareous layer of the Niobrara Formation on the eastern edge of the property. The major components here include four-winged saltbrush (*Atriplex canescens*), winterfat (*Krascheninnikovia lanata*), and mountain mahogany.

### Rare Plants and Associations

#### Known and Potential Rare Plant Associations

**Narrow-leaf Cottonwood-Chokecherry Association.** This association is very unusual in Colorado. Currently, it receives an S1 rating, the highest conservation concern for the state. In addition to being rare, this community also provides a major food source for wildlife, especially bears in the fall, as well as for many bird species. The dense-layered vegetation here provides critical habitat for a number of resident and migratory bird species year round.

**Mountain Mahogany- Mountain Muhly Community.** This association could potentially occur within the mountain shrublands on the property. The mountain mahogany – mountain muhly association is considered to be rare and sensitive, and is listed by the CNHP as GU - unable to assign rank because of lack of information. This association is found mainly along the Front Range foothills; development has substantially diminished this community type which has led to its conservation rating.

#### Potential Rare Plant Occurrences

Based on soils, location, and overarching vegetation communities, some areas on Red Rock Canyon Open Space have potential to support rare plant species. Potential rare plant species are as follows:

- **Brandegee wild buckwheat (*Eriogonum brandegeei*)** – G1G2/S1S2 - Possible habitat on lower slopes of Morrison formation on west quarter of White Acres and southeast corner of Section 16. This plant occurs on grayish soils with bentonite clay derived from Morrison formation or Quaternary derived strata. Associated with four-wing saltbush, blue grama, Indian ricegrass, and Sideoats grama.
- **Torrey's rush (*Carex torreyi*)** – G4/S1 - Possible habitat occurs in moist meadows around streams in Section 16.
- **Prairie violet (*Viola pedatifida*)** – G5/S2 – Possible habitat in open areas throughout both sites. Found on rocky sites in prairies and open woodlands in the lower edge of the Front Range foothills.
- **Bell's twinpod (*Physaria bellii*)** – G2G3/S2S3 – Possible habitat on Niobrara shale outcrops on the eastern edge of White Acres. This species has been found in the Cheyenne Mountain quadrangle north to Fort Collins on Niobrara shale outcrops and slopes. Associated species include mountain mahogany, blue grama, and Indian ricegrass.
- **Wild currant (*Ribes americanum*)** - G5/S2 - Possible habitat in the woody riparian areas along streams in Section 16.

### Forest Ecology

Fire, insects and diseases all have had a role in shaping the forest landscape of the open space. A fire regime is the role fire plays in an ecosystem, characterized by frequency, predictability, seasonality, intensity, duration and scale. Fire shapes the structure of a landscape, habitats within it and the successional path of the forest. Most fire-adapted ecosystems have a natural range of variability. Fires in this region can be low intensity periodic fires or high intensity stand replacing burns. The geography of Red Rock Canyon has been protective of the forest. The characteristic large rock outcrops prevented fire from spreading easily and also created cool shaded environments supporting diverse microclimates.



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There is ample evidence of fire having occurred throughout Red Rock Canyon. Undoubtedly there were periodic fires and even the “Big Burn” recorded in the anecdotal record in the early 1850’s probably touched parts of the open space. The east, southeast, south, southwest aspects tend to support the fire adapted plant communities, and are more prone to fire. In combination with slopes greater than 30%, these are areas that fire can spread quickly.

### Forest Pathogens

Insect and disease attacks are other natural thinning agents. Bark beetles are native to western forests and under normal conditions occur at endemic or low levels. Mountain pine beetle (*Dendroctonus ponderosa*), red turpentine beetle (*Dendroctonus valens*) and Douglas-fir beetle (*Dendroctonus pseudotsugae*) are larger beetles that attack older, thick-barked trees. Mountain pine beetle attacks ponderosa, lodgepole and limber pines. Trees greater than 8 inches in diameter and that grow slowly due to old age, crowding, poor growing conditions, drought, or root diseases are most susceptible. The old thick-barked ponderosa pines are particular targets. Douglas-fir beetle affects mature trees that are stressed by drought or other insects or diseases. It prefers larger trees with thicker bark, but can attack trees as small as 6 inches in diameter. Red turpentine beetle is a larger reddish bark beetle that tends to attack larger pines stressed by drought or fire. The signs are large pinkish pitch tubes and crumbly sawdust in the lower few feet of the trunk. There can be two or three generations of this beetle per year. They rarely kill trees.

Over the last decade, widespread drought and an overgrown condition of the forest has caused a buildup of a population of groups of smaller bark beetles. *Ips* engraver beetle (*Ips* spp.) in ponderosa and pinyon pines and a *Scolytus* and pole beetle (*Pseudohylesinus nebulosus*) in Douglas-fir are some of these. These smaller bark beetles prefer slash and smaller diameter stems, branches and tops of trees.

Outbreaks of western spruce budworm (*Choristoneura occidentalis*) occur on a cyclical basis in Douglas-fir, spruce and true fir stands. It is the most serious defoliator of native forests in the region. During outbreaks, trees may be extensively defoliated; causing serious stress that can directly kill the tree or make it susceptible to secondary pests such as Douglas-fir beetle.

Southwestern dwarf mistletoe (*Arceuthobium vaginatum*) is a naturally occurring mistletoe that has evolved in the ponderosa pine forest and is present in the open space. It is a leafless parasitic plant that spreads by ejecting seeds in late summer and that lives by creating an extensive root network in the cambium of the host tree. Spread of the parasite is slow, only 1 to 2 feet per year. The visible portion of the parasite is orange, yellow or green vegetative growth on the branches. It tends to build up initially in the lower part of the crown and gradually spreads upward. Over time this leads to the production of the profusely branched, dense masses of distorted branches called “witches’ brooms”. Spread of the parasite is slow, only 1 to 2 feet per year outward in a forested stand. Birds and mammals contribute to the longer range dispersal of seeds. Effects of dwarf mistletoe include growth reduction, loss of wood quality, poor growth form, a predisposition to other insect and disease problems, and premature death.



Distribution is patchy with discrete areas of infection surrounded by areas without the pathogen. It is not of much concern at endemic levels in non-commercial forests because it will not kill the host tree on its own, however in drought years, trees do not have extra resources that can be shared with the parasite. The infected trees can survive for decades, even with additional stresses. Evidence suggest that dwarf mistletoes have evolved with conifers and been in Western forests for tens of thousands of years. Because of increasing forest densities especially in ponderosa



pine forests, dwarf mistletoes are probably more abundant than in the 1800's. Historically, the spread of this parasitic plant was probably controlled by fire and an open stand structure. Historic, frequent low intensity fires tended to be a natural control of dwarf mistletoe through creation of natural openings in the stand and removal of small misformed trees and scorching of low broomed branches, thus slowing the spread and development of the parasite. Because dwarf mistletoes have evolved with the forests, they are part of the ecosystem providing food, storage site and resting sites for insects, birds and mammals. Climate, topography and site conditions affect the distribution of dwarf mistletoe. Southwestern dwarf mistletoe is not found farther north than northern Colorado. A January mean temperature less than 6° C seems to be the limiting factor. *Arceuthobium vaginatum* are more abundant where the elevation is between 6,590 and 8,690 feet or the lower elevational range of ponderosa pine. Studies have shown that this mistletoe in ponderosa pine is more abundant on ridge tops, moderate on slopes and low in bottom areas. It also appears to be more abundant on south-facing slopes less than 30 percent.

### Exotic Species

Seven noxious weeds species (cheatgrass, Canada thistle, diffuse knapweed, Dalmatian toadflax, tamarisk, Russian olive, and common mullein) are known to occur within Red Rock Canyon Open Space. Canada thistle (*Cirsium arvense*), diffuse knapweed (*Centaurea diffusa*), tamarisk (*Tamarix chinensis*), Russian olive (*Elaeagnus angustifolia*) and Dalmatian toadflax (*Linaria dalmaticai*) are on the State of Colorado's "B" list, while cheatgrass (*Bromus tectorum*) and common mullein (*Verbascum thapsus*) are on the "C" list.

Many exotic trees and shrubs have naturalized in Red Rock Canyon. Siberian elm (*Ulmus pumila*) has naturalized in many areas of the open space. Black locust (*Robinia pseudoacacia*) and some fruit trees were also noted.





## Appendix C - 2012 Conservation Easements

Held and monitored by the Palmer Land Trust

Red Rock Canyon Open Space Easement, 05/03/06

### DEED OF CONSERVATION EASEMENT Red Rock Canyon Open Space- El Paso County

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

THIS DEED OF CONSERVATION EASEMENT is made this 15<sup>th</sup> day of May, 2006, by the City of Colorado Springs, a home rule city and Colorado municipal corporation, having an address of 30 South Nevada Avenue, Colorado Springs, CO 80901. ("Grantor"), in favor of **WILLIAM J. PALMER PARKS FOUNDATION, INC.**, a charitable nonprofit Colorado corporation, having an address at P.O. Box 1281, Colorado Springs, Colorado 80901 ("Grantee").

#### RECITALS:

A. Grantor is the sole owner in fee simple of approximately 652 acres of real property in El Paso County, Colorado, more particularly described in Exhibit A attached hereto and incorporated by this reference (the "Property").

B. The Property possesses natural, scenic, open space, wildlife, historical, aesthetic, recreational, ecological and environmental values (collectively, "Conservation Values") of great importance to Grantor, the Grantee, the people of El Paso County and the people of the State of Colorado which are worthy of protection in perpetuity. Grantor and Grantee recognize that economic development of the Property would have an adverse impact on and greatly impair these Conservation Values.

C. In particular, the Property possesses at least the following Conservation Values identified in the Baseline Inventory Document for the Red Rock Canyon Open Space Property, prepared by Greystone Environmental Consultants and dated August 2004 (the "Baseline Documentation"):

(1) Biological Resources. There are several native plant communities that are characteristic of the Colorado Front Range on the Property. They include mountain shrub, mixed-grass, pinyon-juniper, and cool conifer. These habitats, in turn, support a diversity of wildlife species. The native habitats on the Property may also be suitable for the Preble's meadow jumping mouse and Mexican spotted owl, two federally protected species.

(2) Aquatic and Wetland Resources. There are two man-made ponds and other ephemeral drainages on the Property. Wetland vegetation occurs in association with one of the man-made ponds at the intersection of Greenlee and Red Rock Canyons. These aquatic and wetland resources provide water and habitats that are often scarce in the Front Range foothills.



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(3) Scenic Open Space. The Red Rock Canyon Open Space Property is an important scenic resource because of its rich heritage and natural landscape forms. The majority of this site remains in its natural state, offering unique opportunities to view geologic formations, natural plant communities, associated wildlife, and impressive vistas of the surrounding foothills. The historical features of the Property contribute to the value of its open space by providing visitors with opportunities to experience aspects of early settlement of the region.

(4) Public Educational and Recreational Opportunities. Red Rock Canyon Open Space offers a variety of educational and recreational opportunities. With informative kiosks, interpretive signs and markers, visitors have the opportunity to learn about the unique geological features, cultural and historical significance, and biological resources of the Property. The variety of landscapes, topography, and the network of trails provides non-motorized recreational opportunities for users with many interests and skill levels.

(5) Historical, Archaeological, and Cultural. Red Rock Canyon Open Space is rich in historical, archaeological, and cultural value. Artifacts from prehistoric and historic periods indicated that early cultures used this site. Several Native American tribes have important cultural associations with the Property based on historical use and occupation. The quarries and mines that were operated by early Euro-American settlers provided important resources and jobs to the new regional economy. Evidence of early mining, quarrying, and homesteading is still apparent at the site.

D. The parties acknowledge that specific Conservation Values of the Property have been documented in the Baseline Documentation. A copy of the Baseline Documentation has been signed by both the Grantor and the Grantee and is kept on file at the offices of both parties. The Baseline Documentation consists of reports, maps, photographs, and other documentation that the parties agree 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.

E. The Property has been used by the Grantor as public open space since December 2003. The Grantor intends that the Property's natural characteristics and Conservation Values, as cited above, be preserved by the continuation of such use or similar use that will be compatible with the purposes of the Grant.

F. Grantor further intends, as owner of the Property, to convey to Grantee the affirmative right to preserve and protect the Conservation Values of the Property in perpetuity exclusively for conservation purposes.

G. Grantee is a publicly supported, tax-exempt nonprofit organization, qualified under Sections 501(c)(3) and 170(h) of the Internal Revenue Code, whose primary purpose is the preservation, protection, or enhancement of land in its natural, scenic, historical, agricultural, forested, and/or open space condition. Grantee is also a charitable organization as required under C.R.S. § 38-30.5-101 et seq., which provides for conservation easements to maintain land in a natural, scenic or open condition, for wildlife habitat, or for agricultural and other uses or conditions consistent with the protection of open land in Colorado.



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H. Grantee agrees by accepting this grant to honor the intentions of Grantor stated herein and to preserve and protect in perpetuity the Conservation Values of the Property for the benefit of this generation and the generations to come;

**NOW, THEREFORE**, in consideration of the above recitals and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of the State of Colorado, and in particular C.R.S. § 38-30.5-101 et seq., Grantor hereby voluntarily grants and conveys to Grantee a Deed of Conservation Easement (hereafter, "Easement" or "Deed") in perpetuity over the Property of the nature and character and to the extent hereinafter set forth.

1. Purpose. It is the purpose of this Easement to assure that the Property will be retained forever predominantly in its natural, scenic, forested, and open space condition, to preserve and protect in perpetuity the wildlife, historical, aesthetic, recreational, ecological and environmental values and the forestry characteristics of the Property, and to prevent any use of the Property that will impair or interfere with the Conservation Values of the Property. This purpose is in accordance with §170(h) of the Internal Revenue Code. To achieve this purpose, Grantor intends to convey this Deed of Conservation Easement to Grantee to ensure that the Conservation Values of the Property will be preserved and protected forever. Subject to the purpose of this Easement, Grantor and Grantee intend to permit only uses of the Property which do not substantially diminish or impair the Property's Conservation Values and to prevent any use of the Property that will substantially impair or interfere with protecting the Property's Conservation Values, and Grantor intends that this Easement will confine the use of the Property to such activities as are consistent with the purpose of this Easement.

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

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

b. To enter upon the Property at reasonable times upon prior notice to the Grantor in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement and to observe, study and make educational and scientific observations on the Property; provided, however, that such right of entry shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property consistent with this Easement; and

c. To enjoin or prevent any activity on or use of the Property that is inconsistent with the purpose of this Easement and to require the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

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

a. New Structures and Improvements. New buildings, improvements, or other structures may not be built without the advance written permission of Grantee and the Board. Grantee or the Board may withhold such permission, in Grantee's or the Board's reasonable



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discretion respectively, if Grantee or the Board determines that the proposed building, structure, or improvement will diminish or impair one or more of the Conservation Values of the Property. Whenever a question arises as to the location of the easement boundary, Grantor, upon the request of Grantee, shall temporarily mark or delineate the easement boundary.

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

c. Timber Harvesting. Trees may be cut to control insects and disease, to control invasive non-native species, to implement appropriate tree thinning and fire mitigation plans approved by Grantee, and to prevent personal injury and property damage. Dead trees may also be cut for firewood and other uses on the Property. Commercial timber harvesting on the Property shall be prohibited.

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

e. Road Construction, Trail Construction and Paving. Other than the interior roads and trails that exist as of the date of this Easement and that are indicated in the Baseline Documentation or identified as proposed in the Red Rock Canyon Open Space Master Plan dated October 2004 as applicable to the Property, Grantor shall not construct any new paved or unpaved roads or paved trails without first obtaining Grantee's and the Board's written consent. Grantee or the Board may withhold their permission if Grantee or the Board reasonably determines that the proposed road or trail will diminish or impair any of the Conservation Values of the Property. No portion of the Property shall be paved or otherwise covered with concrete, asphalt, or any other paving material, without the advance written permission of Grantee and the Board. Grantee and the Board shall give such permission unless Grantee or the Board determines that the proposed paving or covering of the soil will diminish or impair any of the Conservation Values of the Property or is otherwise inconsistent with this Deed.

f. Trash. The dumping or uncontained accumulation of any kind of trash or refuse on the Property, or the storage or any other deposit of abandoned or inoperable vehicles, is prohibited. However, Grantor shall be permitted to conduct remedial efforts to complete burial of existing concrete debris partially buried at the site, as documented in the Baseline Documentation, provided the ground over the site is revegetated to give it a natural appearance.

g. Water Rights. Grantor shall exercise its best effort to 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 any water rights associated with the Property from title to the Property itself.

h. Alteration of Watercourses and Topography. The Grantor shall not change, disturb, alter, excavate, or impair any natural watercourse or wetland or alter the land surface through grading or soil dumping or trenching, except as may be necessary for activities related to the purpose of this Easement such as water development projects related to recreational uses, wildlife enhancement, habitat restoration, and soil management, subject to the regulatory limitations imposed



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by various authorities. Grantor shall take reasonable steps to maintain the existing ponds in the same condition as they exist as of the conveyance date of this Easement.

i. Water Pollution. The material degradation or pollution of any surface or sub-surface water on the Property is prohibited, above and beyond that incidental degradation which may occur from normal passive recreational practices which are permitted hereunder.

j. Commercial or Industrial Activity. No commercial or industrial uses shall be allowed on the Property. However, permits for specialized uses of the Property for public recreation, such as rock climbing, may be required and a permit fee may be collected by the Grantor for such specialized uses.

k. Motor Vehicles. The use of motorized vehicles, including, but not limited to, automobiles, snowmobiles, ATV's, four wheelers, and motorcycles, is prohibited on the Property, except such vehicular use as is necessary for emergency purposes, open space or forestry management purposes, and other permitted uses and practices, stated in Paragraph 4, which motorized vehicle use shall not substantially diminish or impair the Conservation Values of the Property. Off-road vehicle courses for snowmobiles, all-terrain vehicles, motorcycles, or other motorized vehicles are prohibited.

l. Billboards. The construction, placing or erection of any commercial signs, billboards, awnings or advertisements on the Property is prohibited. Grantor may place customary signs on the Property identifying the name and designation of the Property as a natural area and/or open space and the ownership of Grantor, for providing directional or interpretive information to the public, and for notifying the public of any applicable rules and regulations. In addition, Grantor shall erect one or more signs visible from the nearest public roadway, or from an alternative location approved by the Board, identifying the Board's Grant and investment in this Property to the public. No signs shall significantly diminish or impair the Conservation Values of the Property.

m. Hazardous Materials. The storage, dumping or other disposal of toxic and/or hazardous materials or of non-compostable refuse on the Property is prohibited, except for the above ground storage and use of fuels, fertilizers, treated lumber and legal chemicals as necessary for park and land management operations. All materials shall be stored in accordance with all applicable laws and regulations, and in a manner which prevents spillage, leakage, and dumping, and which prevents soil, and surface water or groundwater contamination, and in a manner which is consistent with the preservation of the Conservation Values of the Property.

n. Wind and Solar Energy Generation. The construction of commercial wind, solar, or other energy generation facilities is prohibited on the Property.

o. Weed Control. The Property shall be managed to control noxious weeds to the extent reasonably possible, however Grantor shall comply with the Colorado Noxious Weed Act and any other governmental noxious weed control regulations.

p. Feedlots. The establishment or maintenance of a commercial feedlot is prohibited. For purposes of this Deed, "commercial feedlot" is defined as a permanently constructed confined area or facility within which the property is not grazed or cropped annually, and which is used and



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maintained for purposes of engaging in the business of the reception and feeding of livestock.

q. Recreation. Active recreational uses of the Property, including, but not limited to, playgrounds, athletic fields, golf courses, and camping, are prohibited on the Property. Those low impact, non-motorized passive recreational uses such as hiking, mountain biking, horseback riding, off-leash dog walking, and limited rock climbing, nature study, and other similar low-impact recreational uses that do not substantially diminish or impair the Conservation Values of the Property, are permitted. Public access to the Property for permitted recreational uses shall be through trailheads and designated trail systems.

r. Development Rights. Grantor hereby grants to Grantee all development rights except as otherwise expressly reserved by Grantor herein, and the parties agree that such rights are hereby released, terminated and extinguished, and may not be used on or transferred off of the Property to any other property adjacent or otherwise or used for the purpose of calculating permissible lot yield of the Property or any other property.

4. Reserved Rights. Grantor reserves to itself and to its successors and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Easement. Grantor retains the right to control access to the Property by all persons, except that Grantee and its designated agents shall have the right of ingress and egress at reasonable times and upon giving prior notice to Grantor for the purpose of inspecting the Property to insure compliance with the terms of this Easement. Grantor and Grantee acknowledge that the present uses of the Property identified in the Baseline Documentation and the Red Rock Canyon Open Space Master Plan dated October 2004 are permitted uses hereunder. The following uses and practices, though not an exhaustive recital of consistent uses and practices, are permitted under this Easement, and these uses and practices are not to be precluded or prevented by this Easement, to the extent that these uses and practices are consistent with the purpose of this Easement. Grantor retains the following rights:

a. To conduct such forestry and open space management activities on the Property as are consistent with the overall purposes of this Easement, including, without limitation, tree thinning, fire mitigation measures, tree planting, pest control and/or other necessary forest and pasture maintenance in accordance with the recommendations from the Natural Resource Conservation Service and the Colorado State Forest Service or any other successor or governmental agency which similar interests and purposes.

b. To maintain, repair, replace or eliminate existing trails, roads, fences, ditches and improvements (excluding buildings) on the Property and to construct such additional trails, roads, fences, corrals, ditches, minor structures or minor improvements on the Property (such as small kiosks, benches and interpretive signs, but excluding buildings) as may be desirable to provide access for passive public recreation, open space management, or other permitted uses on the Property, as provided herein and consistent with the Conservation Values of the Property. Any additional fences and other minor structures constructed on the Property shall be designed and constructed in a manner that minimizes any potential adverse affect of such structures on the natural features and shall not substantially diminish or impair the Conservation Values of the Property. In the event of destruction, deterioration, or obsolescence of any said minor structures, Grantor may



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replace such minor structures with structures in the same general location and size and having similar function and capacity. For any improvements not included in the Red Rock Canyon Open Space Master Plan dated October 2004 as applicable to the Property, Grantor shall obtain the prior written approval from the Board and shall give Grantee written notice in accordance with Paragraph 6 before any construction is commenced to ensure the location and nature of any such new road or improvement is consistent with the conservation purposes of this Easement. The Board or Grantee may withhold such permission, in the Board's or Grantee's reasonable discretion respectively, if the Board or Grantee determines that the proposed structure or improvement will diminish or impair one or more of the Conservation Values of the Property.

c. To control soil erosion, conserve soil and existing desirable vegetation and control weeds, invasive and non-native plants and parasitic plants on the Property in a manner consistent with good conservation practices as established by the Natural Resource Conservation Service or any successor governmental agency with similar interests and purposes. Notwithstanding this reserved right, Grantor has the responsibility to control weeds in a manner consistent with state laws and county ordinances, subject to the following:

(i) All control techniques shall be consistent with the labeled instructions of the application materials which constitute the reasonable minimum necessary to control and/or eradicate the weeds, and which reasonably minimize impacts on the Conservation Values of the Property;

(ii) Aerial application of any weed control is prohibited without the Grantee's prior written approval; and

(iii) Biological (insect) control of weeds which do not materially adversely impact any of the Conservation Values of the Property shall be deemed consistent with the purposes of this Easement.

d. To maintain, repair and operate existing pipeline facilities, sewer line facilities, electrical lines, natural gas lines, telephone and cable television lines, provided Grantor must restore and re-vegetate any ground disturbed by maintenance or repair of said utility lines with vegetation substantially similar to the vegetation that is native to that site. For any improvements not included in the Red Rock Canyon Open Space Master Plan dated October 2004 as applicable to the Property, Grantor shall give Grantee written notice in accordance with Paragraph 6 before any maintenance or repair is commenced to ensure the location and nature of any such improvements is consistent with the conservation purposes of this Easement and the Conservation Values of the Property. Grantee may withhold such permission, in its reasonable discretion, if Grantee determines that the proposed maintenance or repair will diminish or impair one or more of the Conservation Values of the Property.

e. To construct, implement, and maintain improvements identified in the Red Rock Canyon Master Plan dated October 2004 as applicable to the Property and as approved by the Parks, Recreation and Cultural Services Advisory Board or the Colorado Springs City Council.



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f. To sell, mortgage, bequeath, or donate the Property, subject to the requirements of Paragraph 17. Any conveyance shall remain subject to the terms of the Conservation Easement and the subsequent Owner shall be bound by all obligations in this Deed.

5. Land Management. To facilitate periodic communication between Grantor and Grantee about management issues that may impact the Property's Conservation Values, the Property shall be operated and managed in accordance with the Management Plan for Red Rock Canyon Open Space dated August 2004 (the "Land Management Plan") prepared and accepted with the mutual consent of Grantor and Grantee. The Land Management Plan shall be updated at least every five years and distributed to the parties and the Board.

6. Notice of Intention to Undertake Certain Permitted Actions. The purpose of requiring Grantor to notify Grantee prior to undertaking certain permitted activities is to afford Grantee an opportunity to ensure that the activities in question 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 in question. The notice shall describe the nature, scope, design, location, timetable, and any other material aspect of the proposed activity in sufficient detail to permit Grantee to make an informed judgment as to its consistency with the purpose of this Easement.

7. Grantee's Approval. Where Grantee's approval is required Grantee shall grant or withhold its approval in writing within sixty (60) days of receipt of Grantor's written request therefor. This sixty (60) day period shall be extended only if winter weather should delay Grantor in its inspection of the Property, when such inspection is necessary for such approval. Grantee's approval may be withheld upon a reasonable determination by Grantee that the action as proposed would be inconsistent with the purpose of this Easement.

8. Enforcement. Grantee shall have the right to prevent and correct or require correction of violations of the terms and purposes of this Deed. Grantee may enter the Property upon ten (10) days prior written notice to Grantor for the purpose of inspecting for violations (except in the case of any ongoing or imminent violation, in which case such notice is not required). 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 shall either (a) immediately cease the activity constituting the violation and promptly restore the Property to its condition prior to the violation to the reasonable satisfaction of Grantee, or (b) immediately provide a written explanation to Grantee of the reason why the alleged violation should be permitted.

If the condition described in clause (b) above occurs, both parties agree to meet as soon as possible to resolve this difference. Grantor shall discontinue any activity which could increase or expand the alleged violation during this process. If a resolution of this difference cannot be achieved at the meeting, both parties agree to meet with a mutually acceptable mediator to attempt to resolve the dispute, but only if Grantor has ceased, and agrees to postpone during such mediation, any further activity that constitutes the alleged violation. If either party believes that efforts to mediate the dispute will be futile or if the mediation efforts are unsuccessful, then either party may pursue legal action.



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When, in Grantee's opinion, an ongoing or imminent violation could diminish or impair any of the Conservation Values of the Property, Grantee may, at its discretion, take appropriate legal action without waiting to pursue the mediation process described above. If a court with jurisdiction determines that a violation is imminent, exists, or has occurred, Grantee may seek an injunction *ex parte* to stop the alleged violation, temporarily or permanently. A court may also issue an injunction to require Grantor to restore the Property to its condition prior to the violation. Grantor agrees that Grantee's remedies at law for any violation of the terms of this Easement may be inadequate and that Grantee shall therefore be entitled to the injunctive relief described in this Paragraph 8, both prohibitive and mandatory, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

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 Values protected by this Easement, including damages for the loss of scenic, aesthetic, or environmental values. Grantee's remedies described in this Paragraph 8 are cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

9. Costs of Enforcement. Any costs incurred by Grantee in enforcing the terms of this Easement against Grantor, including, without limitation, costs of suit, expert witness fees 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, expert witness fees and attorneys' fees, shall be borne by Grantee, but only if the court determines that the Grantee's position was frivolous or substantially without merit.

10. 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 any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term 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. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

11. Waiver of Certain Defenses. Grantor hereby waives any defense of laches, estoppel, or prescription. Grantor hereby specifically waives any defense available to Grantor pursuant to C.R.S. Section 38-41-119.

12. Acts Beyond Grantor's Control. Nothing contained in this Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and earth 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. Grantor agrees to diligently protect and defend the Property from any violation of this Easement by any third party and agrees to diligently pursue immediate action against any third party in which Grantor has actual or constructive knowledge that a violation has occurred, is occurring, or has actual knowledge that a violation will occur in the future by a third party.



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13. Access. Grantor shall permit public access to the Property on such terms and conditions as Grantor deems appropriate, and it is Grantor's intent to maintain the park open to the public unless public health, safety, or resource management concerns dictate partial, seasonal, or complete closures of the Property.

14. 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 the maintenance of adequate comprehensive general liability insurance coverage. Grantors shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantors. Grantor and Grantee acknowledge that the Property has a governmental tax exemption due to its ownership by a governmental entity and shall remain tax exempt with this Easement. In the event Grantor transfers the Property to an entity that is not tax exempt ("Transferee"), the Transferee shall be solely responsible for payment of all taxes and assessments levied against the Property. If Grantee is ever required to pay any taxes or assessments on its interest in the Property, Transferee shall reimburse Grantee for the same. If for any reason Transferee fails to pay any taxes, assessments or similar governmental charges, Grantee may pay such taxes, assessments or similar governmental charges and may bring an action against Transferee to recover all such taxes, assessments, and similar governmental charges. Subject to the extent allowed by law, Grantor is responsible for and shall hold harmless, indemnify, and defend Grantee and its members, directors, officers, employees, agents, and contractors and the heirs, personal representatives, successors, and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments, arising from or in any way connected with: (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; (3) the obligations specified in Paragraphs 8 and 9; and (4) 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 Deed. 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 Deed, 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



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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.

15. Real Property Interest. This Easement constitutes a real property interest immediately vested in Grantee. The parties stipulate that this Easement shall have a fair market value determined by multiplying the fair market value of the Property unencumbered by the Easement (minus any increase in value after the date of this grant 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 parties further stipulate that the fair market value of this Easement has not been determined as of the date this Easement is first recorded. 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, whether or not Grantor claims any deduction for federal income tax purposes. 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.

16. Condemnation or Other Extinguishment. If this Easement is taken, in whole or in part, by exercise of the power of eminent domain, or if circumstances arise in the future so as to render the purpose of this Easement impossible to accomplish, this Easement can be terminated or extinguished, whether in whole or in part, only by judicial proceedings in the District Court for the Fourth Judicial District of the State of Colorado. Each party shall promptly notify the other and the Board when it first learns of such circumstances. A change in the potential economic value of any use that is prohibited by or inconsistent with this Easement, or a change in any current or future uses of neighboring properties, shall not constitute a change in conditions that makes it impossible or impractical for continued use of the Property for conservation purposes and shall not constitute grounds for terminating the Easement. Grantee shall be entitled to compensation in accordance with applicable law, after the satisfaction of prior claims, from any sale, exchange, condemnation, or other involuntary or voluntary conversion of all or any portion of the Property subsequent to such termination or extinguishment. Grantee's compensation shall be an amount equal to the Easement value percentage as determined in accordance with Paragraph 15, above, multiplied by the amount of the full proceeds from any sale, exchange, condemnation, or other involuntary or voluntary conversion of all or a portion of the Property. The Board shall be entitled to receive 8% of Grantee's proceeds. Grantee shall promptly remit the Board's share of these proceeds to the Board. Grantee shall use its proceeds in a manner consistent with the conservation purposes of this Easement.

17. Additional Board Refund. The Board's Grant will provide partial consideration for Grantor's acquisition of fee title to the Property, associated water rights, and/or partial real estate interest in the Property above and beyond the Easement; therefore, any voluntary sale, conveyance, transfer, or other disposal of all or any portion of Grantor's interest in the Property or associated water rights ("Sale"), excluding any lease of the Property or the water rights to a third party in the ordinary course of using the Property for permitted purposes, shall constitute a material change to the Grant that shall require prior written Board approval and may require a separate refund to the Board (the "Additional Board Refund"), in addition to any payment that the Board may be entitled to receive under Paragraphs 15 and 16 above.

a. Amount. The amount of the Additional Board Refund shall be based upon a percentage of Grantor's net proceeds from the Sale, which shall be defined as the fair market



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value of the Property being sold in the Sale, minus direct transaction costs (“Net Proceeds”). The Additional Board Refund shall be determined by: a) first dividing the Board’s Grant amount by the original purchase price for fee title to the Property; b) then by multiplying the resulting ratio by the Net Proceeds; and c) adding interest figured from the Grant payment date at the Prime Rate listed by the Federal Reserve Bank of Kansas City, Missouri that is most current on the effective date of the Sale. The Board may, in its sole discretion, waive the requirement for payment of interest or reduce the amount of interest due at the time of the Sale. The Additional Board Refund shall be paid to the Board in cash or certified funds on or before the effective date of the Sale.

b. Possible Exception to Refund Requirement. If a Sale occurs to a third party which is eligible to receive open space funding from the Board, and the Board has provided written confirmation of the third party’s eligibility, Grantor shall not be required to pay the Board an Additional Board Refund, unless the Board determines in its sole discretion that one or more aspects of the Grant have changed that reduce the Grant project’s scope from that of the original Grant as approved by the Board. (For example, if the Grantor proposed that the Grant project would include public access to the Property, and the Sale will result in substantially the same amount and type of public access, the Board will deem that a material change in the Grant project’s scope has not occurred, and Grantor shall not be required to pay the Board an Additional Board Refund, unless another aspect of the Grant project has changed that reduces the Grant project’s scope from that of the original Grant as approved by the Board.)

18. Assignment and Subsequent transfers.

(a) With the prior written consent of Grantor and the Board, Grantee may assign its rights and obligations under this Easement only to an organization that (i) is 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; (ii) is authorized to acquire and hold conservation easements under Colorado law; and (iii) agrees to assume the responsibilities imposed on Grantee by this Easement and to carry out the conservation purposes that this grant is intended to advance. Grantee shall provide the Board with a written request to assign the Easement at least forty-five (45) days prior to the date of the assignment transaction. The Board may disapprove of the transfer for any reason, including but not limited to, the holder’s desire to sell its interest in the Property. In no event may Grantee assign its interests in this Easement to a governmental entity without the written consent of Grantor, which consent may be withheld in Grantor’s absolute discretion.

(b) The Board shall have the right to require Grantee to assign its rights and obligations under this Easement to a different organization if Grantee ceases to exist or, after receiving at least thirty (30) days prior written notice from the Board, fails or refuses to enforce the terms and provisions of this Easement. If Grantee ceases to exist prior to an assignment of this Easement, then the Easement shall automatically transfer to an organization designated by the Board 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 regulation promulgated thereunder; and (b) authorized to acquire and hold conservation easements under Colorado law.



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(c) If Grantee desires to transfer this Deed to a qualified organization having similar purposes as Grantee, but Grantor or the Board has refused to approve the transfer, a court with jurisdiction shall transfer this Deed to a qualified organization having similar purposes that agrees to assume the responsibility imposed on Grantee by this Deed, provided that Grantee, Grantor and the Board shall have adequate notice of and an opportunity to participate in the court proceeding leading to the court's decision on the matter.

(d) Grantor shall incorporate the terms of this Easement by reference into any deed or other legal instrument by which Grantor divests itself of any interest in all or a portion of 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 forty-five (45) days prior to the date of such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way. Any transfer of the Property shall be subject to the requirements of Paragraph 17.

(e) There shall be assessed by the Grantee and collected from any subsequent purchaser or purchasers of the Property, a transfer fee equal to one percent of the sales price or other consideration paid in connection with the transfer of any interest in such Property, which transfer fee shall be paid to the Grantee at the time of the transfer. In the event of non-payment of such transfer fee, Grantee shall have the right to file a lien for such unpaid transfer fees which shall be a lien on the Property but which lien shall be subordinate to this Conservation Easement and to the lien of any first mortgage on the Property that predates such transfer. Any such lien may be enforced and/or foreclosed in accordance with the laws of the State of Colorado. Grantee may require the Grantor and/or any subsequent purchaser to provide reasonable written proof of the applicable sales price, such as executed closing statements, contracts of sale, and copies of deeds or other such evidence. Any transfer subsequent to the conveyance of this Conservation Easement without consideration shall be exempt from the assessment of such transfer fee. These exempt transactions shall include any transfer by gift, will or devise and any transfer without consideration from an owner to a family trust, family partnership or family limited liability company created and controlled by such owner. However, any transfer of the Property, whether or not an exempt transaction pursuant to this Paragraph 18(e), shall be subject to the requirements of Paragraph 17. An exchange of properties pursuant to IRC Section 1031, or similar statute, shall be deemed to be for consideration based on the market value of the Property received at the time of such transfer. For the purposes of this Paragraph 18(e) only, market value shall be determined by agreement of the Grantor and the Grantee, or in the absence of such agreement by an MAI appraiser selected by the Grantee, whose appraisal fee shall be paid by the subsequent purchaser.

19. No Extinguishment Through Merger. Should Grantee in the future own all or a portion of the fee interest in the Property with the prior written approval of the Board, (i) Grantee, as successor in title to Grantor, shall observe and be bound by the obligations of Grantor and the restrictions imposed upon the Property by this Easement, as provided herein; (ii) this Easement shall not be extinguished, in whole or in part, through the doctrine of merger in view of the public interest in its enforcement; and (iii) Grantee shall immediately assign the Grantee's interests in this Easement of record to another holder in conformity with the requirement of Paragraph 18. It is the intention of the parties and the Board that this Easement shall not merge into the fee title and this Easement



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shall not merge with the fee title without the prior written approval of the Grantor, the Grantee, and the Board, which approval each may withhold in its sole discretion.

20. Notices. Any notice, demand, consent, or approval that either party is required to give to the other party or the Board 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  
1401 Recreation Way  
Colorado Springs, CO 80905-1075

WITH COPY TO:

**City Attorney's Office**  
P.O. Box 1575-MC510  
Colorado Springs, CO 80901-1575

To Grantee:

**Palmer Land Trust**  
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 such other address as either party or the Board from time to time shall designate by written notice to the other.

21. Recording. Grantee shall have Grantor, at Grantor's expense, record this instrument in a timely fashion in the official records of El Paso County and Grantee may re-record it at any time as may be required to preserve its rights in this Easement.

22. Warranty of Title. Grantor warrants that it has good and sufficient title to the Property and hereby promises to defend the same against all claims from persons claiming by, through, or under Grantor, that it has good right, full power and lawful authority to grant and convey this Easement, that any mortgages or liens on the Property are and shall remain subordinate to the terms of this Easement, and that the Property is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever which are not subordinate to the terms of this Easement. If required, or if requested by Grantee, the Grantor shall warrant and forever defend the title to the Easement in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.



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23. General Provisions.

a. Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of Colorado. The parties agree that the statute of limitations applicable to contracts shall apply to any proceeding to enforce this Conservation Easement. Grantor hereby specifically waives any defense available to Grantor pursuant to C.R.S. Section 38-41-119.

b. Venue. Court jurisdiction for any dispute under this Easement shall exclusively be in the District Court for the Fourth Judicial District of Colorado.

c. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the grant to effect the purpose of this Easement and the policy and purpose of C.R.S. § 38-30.5-101 et seq. If any provision in this instrument 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.

d. Severability. If any provision of this Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

e. Entire Agreement. This instrument 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 herein.

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

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

h. Termination of Rights and Obligations. Provided that the Board has consented to a transfer of this Easement or the Property, 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.

i. Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

j. No Third Party Beneficiaries. This Easement is entered into by and between Grantor and Grantee, and is solely for the benefit of Grantor, Grantee, and the Board and their



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respective successors and assigns for the purposes set forth herein, and does not create rights or responsibilities in any third parties beyond Grantor, Grantee, and the Board.

k. Amendment. If circumstances arise under which an amendment to or modification of this instrument would be appropriate, Grantor and Grantee are free to jointly amend this instrument; provided that no amendment shall be allowed that will affect the qualifications of this instrument under any applicable laws, and provided further, that the prior written approval of the Board shall be required. Any amendment must be consistent with the conservation purposes of this instrument, may not affect its perpetual duration and must not lessen the Conservation Values. Any amendment must be in writing, signed by both parties, and recorded in the records of the Clerk and Recorder of El Paso County. The Grantee may require the Grantor to reimburse Grantee for its reasonable expenses incurred in evaluating a proposed amendment including costs for staff, travel, consultants and attorneys.

l. Termination of the Board. In the event that Article XXVII of the Colorado Constitution, which established the State Board of the Great Outdoors Colorado Trust Fund, is amended or repealed to terminate the Board or merge the Board into another entity, the rights and obligations of the Board hereunder shall be assigned to and assumed by such other entity as provided by law, but in the absence of such direction, by the Colorado Department of Natural Resources or its successor.

m. Representations. The parties acknowledge that both the Grantor and the Grantee have been represented in this transaction by their respective, independent legal counsel. Grantee and Grantor represent that the execution and delivery of this conservation easement has been duly authorized, and that all requisite actions have been taken to make this agreement valid and binding on Grantee and Grantor.

n. Counterparts. This Easement may be signed in counterparts which when combined shall constitute but a single document.



Red Rock Canyon Open Space Easement, 05/03/06

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

IN WITNESS WHEREOF Grantor and Grantee have executed this Deed of Conservation Easement on the day and year first above written.

GRANTOR:

City of Colorado Springs

By: [Signature]

Title: Director of Parks, Recreation & Cultural Services

APPROVED AS TO FORM

[Signature]

MUNICIPAL STAFF ATTORNEY  
CITY OF COLORADO SPRINGS

GRANTEE:

William J. Palmer Parks Foundation, Inc.  
A charitable nonprofit Colorado corporation

By: [Signature]

Title: President

STATE OF COLORADO )

) ss.

COUNTY OF El Paso )

The foregoing document was acknowledged before me this 5<sup>th</sup> day of May, 2006 by Paul D. Butcher, as Grantor.

Witness my hand and official seal.

My commission expires: 1-9-2010

[Signature]  
Notary Public

STATE OF COLORADO )

) ss.

COUNTY OF El Paso )

The foregoing document was acknowledged before me this 15<sup>th</sup> day of May, 2005 by Elizabeth Tommoen Hickey, as

President of the William J. Palmer Parks Foundation, Inc., Grantee

Witness my hand and official seal.

My commission expires: 7/9/08

[Signature]  
Notary Public





EXHIBIT A – LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF SECTIONS 3, 9, 10, AND 15, IN TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 15, WHICH CORNER IS ALSO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19; THENCE S 00 DEGREES 32 MINUTES 30 SECONDS W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 15, 1,552.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

THENCE N 85 DEGREES 03 MINUTES 30 SECONDS E, 124.80 FEET;

THENCE S 56 DEGREES 38 MINUTES 53 SECONDS E, 317.31 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT DESCRIBED AS PARCEL B IN DEED RECORDED IN BOOK 2084 AT PAGE 552 UNDER RECEPTION NO. 423931 OF THE RECORDS OF EL PASO COUNTY, COLORADO, WHICH POINT IS 44.83 FEET NORTHERLY FROM THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 336 AT PAGE 455 UNDER RECEPTION NO. 93866 OF SAID EL PASO COUNTY RECORDS, SAID NORTHERLY LINE ALSO BEING THE NORTHERLY LINE OF BUSH CRESCENT SUBDIVISION AS RECORDED IN PLAT BOOK K AT PAGE 9 OF SAID EL PASO COUNTY RECORDS;

THENCE S 00 DEGREES 37 MINUTES 52 SECONDS W, ALONG THE EASTERLY LINE OF THAT TRACT DESCRIBED IN BOOK 2084 AT PAGE 552 UNDER RECEPTION NO. 423931 OF SAID EL PASO COUNTY RECORDS, 44.83 FEET TO THE NORTHERLY LINE OF SAID BUSH CRESCENT SUBDIVISION;

THENCE N 89 DEGREES 37 MINUTES 30 SECONDS W, ALONG THE NORTHERLY LINE OF SAID BUSH CRESCENT SUBDIVISION, 16.60 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE S 26 DEGREES 45 MINUTES 49 SECONDS W, 75.86 FEET TO THE MOST EASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 116 AT PAGE 348 OF SAID EL PASO COUNTY RECORDS;

THENCE S 58 DEGREES 35 MINUTES 04 SECONDS W, 401.59 FEET TO INTERSECT THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 AT A POINT 16 FEET SOUTH OF THE POINT WHERE AN EXISTING PIPELINE INTERSECTS THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE S 00 DEGREES 32 MINUTES 30 SECONDS W, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, 605.29 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE S 89 DEGREES 59 MINUTES 58 SECONDS W, ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, 2563.79 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE N 00 DEGREES 04 MINUTES 36 SECONDS W, ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, 2680.82 FEET TO THE SECTION CORNER COMMON TO SAID SECTION 9, 10, 15 AND 16;

THENCE N 89 DEGREES 21 MINUTES 05 SECONDS W, ALONG THE SOUTH LINE OF THE

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SOUTHEAST QUARTER OF SAID SECTION 9, 2593.40 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9;

THENCE N 00 DEGREES 04 MINUTES 59 SECONDS E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 1286.85 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9;

THENCE S 89 DEGREES, 59 MINUTES, 08 SECONDS E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 389.63 FEET TO INTERSECT A LINE 350 FEET SOUTHEASTERLY OF AND PARALLEL WITH A LINE DRAWN FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE N 26 DEGREES 13 MINUTES 05 SECONDS E, 1453.45 FEET ON SAID PARALLEL LINE TO INTERSECT THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE N 89 DEGREES 35 MINUTES 10 SECONDS E, 156.61 FEET ON AFORESAID NORTH LINE TO INTERSECT A LINE 490 FEET SOUTHEASTERLY OF AND PARALLEL WITH A LINE DRAWN FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE N 26 DEGREES 15 MINUTES 19 SECONDS E, 1450.04 FEET ON SAID PARALLEL LINE TO INTERSECT THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE N 89 DEGREES 21 MINUTES 03 SECONDS E, 267.04 FEET ON SAID NORTH LINE TO A POINT THEREON 500 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE N 29 DEGREES 47 MINUTES 14 SECONDS E, 1016.70 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 9 THAT IS 433.20 FEET SOUTH THEREON FROM THE NORTHEAST CORNER OF SAID SECTION 9;

THENCE N 00 DEGREES 05 MINUTES 55 SECONDS E, 433.20 FEET ON SAID EASTERLY LINE TO THE NORTHEAST CORNER OF SAID SECTION 9;

THENCE N 89 DEGREES 49 MINUTES 13 SECONDS E, 135.81 FEET ON THE NORTH LINE OF SAID SECTION 10 TO INTERSECT THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF GARDEN STREET AS SHOWN ON THE PLAT OF EAST MANITOU;

THENCE S 13 DEGREES 17 MINUTES 37 SECONDS W, 45.27 FEET ON SAID EXTENDED LINE TO A POINT 150 FEET SOUTHWESTERLY THEREON FROM THE MOST NORTHERLY CORNER OF LOT 9 IN BLOCK 12 IN EAST MANITOU;

THENCE S 76 DEGREES 42 MINUTES 23 SECONDS E, 400 FEET PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 9 TO INTERSECT THE SOUTHWESTERLY EXTENSION

Continued on next page



## Red Rock Canyon Master and Management Plan

OF THE EASTERLY LINE OF SAID BLOCK 12 IN EAST MANITOU;

THENCE N 13 DEGREES 17 MINUTES 37 SECONDS E, 141.10 FEET ON SAID SOUTHWESTERLY EXTENSION TO INTERSECT THE NORTH LINE OF SAID SECTION 10;

THENCE N 89 DEGREES 49 MINUTES 13 SECONDS E, 102.83 FEET ON SAID NORTH LINE TO THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 13 IN EAST MANITOU;

THENCE N 13 DEGREES 17 MINUTES 37 SECONDS E, 150.94 FEET ON THE WEST LINE OF SAID LOT 2 TO THE SOUTHERLY LINE OF HIGH STREET IN SAID EAST MANITOU;

THENCE S 76 DEGREES 42 MINUTES 23 SECONDS E, 400 FEET ON THE SOUTH RIGHT OF WAY LINE OF SAID HIGH STREET TO THE EASTERLY LINE OF CHARLES STREET IN SAID EAST MANITOU;

THENCE N 13 DEGREES 17 MINUTES 37 SECONDS E, 50 FEET ON THE EASTERLY LINE OF SAID CHARLES STREET TO INTERSECT THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 24 (MIDLAND BYPASS);

THENCE EASTERLY AND SOUTHEASTERLY ON THE SOUTHERLY AND SOUTHWESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 24 (MIDLAND BYPASS) FOR THE FOLLOWING 10 COURSES:

(1) THENCE S 76 DEGREES 42 MINUTES 23 SECONDS E, 183.99 FEET;

(2) THENCE N 42 DEGREES 21 MINUTES 18 SECONDS E, 240.54 FEET;

(3) THENCE S 86 DEGREES 44 MINUTES 25 SECONDS E, 709.98 FEET;

(4) THENCE S 79 DEGREES 55 MINUTES 24 SECONDS E, 384.42 FEET;

(5) THENCE S 75 DEGREES 30 MINUTES 36 SECONDS E, 292.14 FEET;

(6) THENCE S 63 DEGREES 25 MINUTES 34 SECONDS E, 114.30 FEET;

(7) THENCE S 62 DEGREES 38 MINUTES 49 SECONDS E, 544.88 FEET;

(8) THENCE S 39 DEGREES 40 MINUTES 52 SECONDS E, 623.97 FEET;

(9) THENCE S 30 DEGREES 34 MINUTES 43 SECONDS E, 292.90 FEET;

(10) THENCE S 40 DEGREES 30 MINUTES 15 SECONDS E, 34.45 FEET TO INTERSECT THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE S 00 DEGREES 20 MINUTES 01 SECONDS W, 1145.84 FEET ON SAID EAST LINE TO THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 2113 AT PAGE 535 UNDER RECEPTION NO. 458053 OF SAID EL PASO COUNTY RECORDS, BEING A POINT ON THE WESTERLY LINE OF COUNTY ROAD DESCRIBED IN DEED RECORDED IN BOOK 1666 AT PAGE 523 OF SAID EL PASO COUNTY RECORDS;

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THENCE S 00 DEGREES 15 MINUTES 32 SECONDS W, 543 FEET, MORE OR LESS, ON THE WESTERLY LINE OF SAID COUNTY ROAD TO INTERSECT A LINE DRAWN SOUTHEASTERLY FROM A POINT ON THE EASTERLY LINE OF THE TRACT DESCRIBED IN BOOK 2095 AT PAGE 118 UNDER RECEPTION NO.435493 OF SAID EL PASO COUNTY RECORDS, SAID LINE BEING DRAWN AT RIGHT ANGLES TO THE EASTERLY LINE OF THE AFORESAID TRACT FROM A POINT 144 FEET SOUTHWESTERLY ON SAID EASTERLY LINE FROM THE MOST EASTERLY CORNER THEREOF;

THENCE NORTHWESTERLY ON SAID INTERSECTING LINE, TO A POINT ON THE EASTERLY LINE OF THE TRACT DESCRIBED IN SAID BOOK 2095 AT PAGE 118 THAT IS 144 FEET SOUTHWESTERLY THEREON FROM THE MOST EASTERLY CORNER THEREOF;

THENCE ANGLE RIGHT 90 DEGREES NORTHEASTERLY 144 FEET ON THE AFORESAID EASTERLY LINE TO THE MOST EASTERLY CORNER OF THE TRACT DESCRIBED IN SAID BOOK 2095 AT PAGE 118;

THENCE ANGLE LEFT 90 DEGREES NORTHWESTERLY 196 FEET ON THE NORTHWESTERLY LINE OF THE AFORESAID TRACT TO THE MOST NORTHERLY CORNER THEREOF;

THENCE ANGLE LEFT 90 DEGREES SOUTHWESTERLY 470 FEET ON THE WESTERLY LINE OF THE AFORESAID TRACT TO THE MOST WESTERLY CORNER THEREOF;

THENCE ANGLE RIGHT 90 DEGREES NORTHWESTERLY 28.63 FEET ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE AFORESAID TRACT TO THE MOST NORTHERLY CORNER OF THE TRACT FIRST DESCRIBED IN DECREE RECORDED IN BOOK 3006 AT PAGE 424 OF SAID EL PASO COUNTY RECORDS;

THENCE S 15 DEGREES 12 MINUTES 40 SECONDS W, 492.16 FEET ON THE WESTERLY LINE OF THE TRACT IN THE AFORESAID DECREE TO THE MOST WESTERLY CORNER THEREOF;

THENCE N 74 DEGREES 01 MINUTES 18 SECONDS W, 164.81 FEET;

THENCE S 19 DEGREES 34 MINUTES 14 SECONDS W, 1521.95 FEET;

THENCE S 89 DEGREES 22 MINUTES 43 SECONDS E, 104.03 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN BOOK 2057 AT PAGE 287 OF SAID EL PASO COUNTY RECORDS;

THENCE S 00 DEGREES 26 MINUTES 56 SECONDS W, 428.51 FEET ON THE WEST LINE OF THE AFORESAID TRACT DESCRIBED IN BOOK 2057 AT PAGE 387 TO THE SOUTH LINE OF SAID SECTION 10, BEING THE NORTH LINE OF SAID SECTION 15, TO A POINT 330 FEET EAST THEREON FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE S 43 DEGREES 21 MINUTES 10 SECONDS W, 485.24 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 THAT IS SOUTH 348.2 FEET THEREON FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE S 00 DEGREES 32 MINUTES 30 SECONDS W, 1203.8 FEET ON THE EAST LINE

Continued on next page



## Red Rock Canyon Master and Management Plan

OF THE NORTHWEST QUARTER OF SAID SECTION 15 TO THE POINT OF BEGINNING, EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH IS SHOWN AS STREETS AND ALLEYS ON THE PLAT OF EAST MANITOU RECORDED IN PLAT BOOK B AT PAGE 14.

excepting from the above described Parcel A the following three tracts, designated as Parcels C, D and E.

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EXCLUSION PARCEL C: [LANDFILL SITE]

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 AND IN THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

[BASIS OF BEARING: THE WEST LINE OF NW1/4 OF SAID SECTION 15 AS BEARING  
S 00 DEGREES 41 SECONDS 53 MINUTES E]

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15, THENCE N 89 DEGREES 14 MINUTES 39 SECONDS E, 605.00 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE N 04 DEGREES 07 MINUTES W, 260.00 FEET;

THENCE N 33 DEGREES 14 MINUTES E, 255.00 FEET;

THENCE N 05 DEGREES 53 MINUTES E, 168.00 FEET;

THENCE N 28 DEGREES 28 MINUTES E, 150.00 FEET;

THENCE N 01 DEGREE 06 MINUTES E, 165.00 FEET;

THENCE N 10 DEGREES 02 MINUTES E, 275.00 FEET;

THENCE N 08 DEGREES 00 MINUTES E, 244.00 FEET;

THENCE N 06 DEGREES 01 MINUTE E, 253.00 FEET;

THENCE N 18 DEGREES 30 MINUTES E, 215.00 FEET;

THENCE N 32 DEGREES 42 MINUTES E, 150.00 FEET;

THENCE N 15 DEGREES 34 MINUTES E, 90.00 FEET;

THENCE N 02 DEGREES 41 MINUTES W, 98.00 FEET;

THENCE N 24 DEGREES 08 MINUTES E, 240.00 FEET;

THENCE N 12 DEGREES 50 MINUTES E, 128.00 FEET;

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THENCE N 32 DEGREES 12 MINUTES E, 128.00 FEET;  
THENCE N 47 DEGREES 28 MINUTES E, 208.00 FEET;  
THENCE N 32 DEGREES 50 MINUTES E, 108.00 FEET;  
THENCE N 15 DEGREES 52 MINUTES E, 116.00 FEET;  
THENCE N 00 DEGREES 25 MINUTES W, 205.00 FEET;  
THENCE N 05 DEGREES 00 MINUTES E, 175.00 FEET;  
THENCE S 81 DEGREES 50 MINUTES W, 120.00 FEET;  
THENCE N 29 DEGREES 14 MINUTES W, 105.00 FEET;  
THENCE N 47 DEGREES 41 MINUTES W, 310.00 FEET;  
THENCE S 58 DEGREES 18 MINUTES W, 47.00 FEET;  
THENCE S 01 DEGREES 50 MINUTES E, 100.00 FEET;  
THENCE S 16 DEGREES 53 MINUTES E, 95.00 FEET;  
THENCE S 13 DEGREES 07 MINUTES W, 122.00 FEET;  
THENCE S 18 DEGREES 53 MINUTES W, 134.00 FEET;  
THENCE S 25 DEGREES 17 MINUTES W, 126.00 FEET;  
THENCE S 34 DEGREES 46 MINUTES W, 121.00 FEET;  
THENCE S 72 DEGREES 23 MINUTES W, 102.00 FEET;  
THENCE S 06 DEGREES 38 MINUTES E, 141.00 FEET;  
THENCE S 17 DEGREES 22 MINUTES W, 200.00 FEET;  
THENCE S 24 DEGREES 08 MINUTES W, 300.00 FEET;  
THENCE S 20 DEGREES 30 MINUTES W, 194.00 FEET;  
THENCE S 36 DEGREES 33 MINUTES W, 111.00 FEET;  
THENCE S 47 DEGREES 53 MINUTES W, 297.00 FEET;  
THENCE S 35 DEGREES 14 MINUTES W, 277.00 FEET;  
THENCE S 49 DEGREES 35 MINUTES W, 92.00 FEET;  
Continued on next page



## Red Rock Canyon Master and Management Plan

THENCE N 24 DEGREES 55 MINUTES W, 63.00 FEET;

THENCE N 67 DEGREES 19 MINUTES W, 54.00 FEET,

THENCE N 27 DEGREES 01 MINUTES E, 80.00 FEET;

THENCE N 07 DEGREES 26 MINUTES W, 80.00 FEET;

THENCE N 80 DEGREES 00 MINUTES W 70.67 FEET TO THE WEST LINE OF THE  
NORTHWEST QUARTER OF SAID SECTION 15;

THENCE S 00 DEGREES 41 MINUTES 53 SECONDS E, 1855.90 FEET ALONG THE WEST LINE  
OF THE NORTHWEST QUARTER OF SAID SECTION 15 TO THE POINT OF BEGINNING.

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EXCLUSION PARCEL D: [RED ROCK CANYON]

A TRACT OF LAND LYING IN THE NORTH ONE HALF OF SECTION 15, TOWNSHIP 14 SOUTH,  
RANGE 67 WEST OF THE 6th P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 15;

THENCE S 00 DEGREES 32 MINUTES 30 SECONDS W ALONG THE EAST LINE OF SAID  
NORTHWEST QUARTER OF SECTION 15 (SAID EAST LINE ALSO BEING THE BASIS OF  
BEARINGS), A DISTANCE OF 1390.02 FEET TO THE POINT OF BEGINNING OF SAID  
TRACT TO BE DESCRIBED:

THENCE CONTINUE S 00 DEGREES 32 MINUTES 30 SECONDS W, ALONG THE EAST LINE OF  
SAID NORTHWEST QUARTER OF SECTION 15, A DISTANCE OF 161.98 FEET;

THENCE N 85 DEGREES 03 MINUTES 30 SECONDS E, A DISTANCE OF 124.80 FEET;

THENCE S 56 DEGREES 38 MINUTES 53 SECONDS E, A DISTANCE OF 317.31 FEET TO A  
POINT ON THE EASTERLY LINE OF A TRACT DESCRIBED AS PARCEL B IN DEED RECORDED  
IN BOOK 2084 AT PAGE 552 UNDER RECEPTION NO. 423931 OF THE RECORDS OF EL PASO  
COUNTY, COLORADO;

THENCE S 00 DEGREES 37 MINUTES 52 SECONDS W, ALONG THE EASTERLY LINE OF SAID  
PARCEL B, A DISTANCE OF 44.83 FEET TO A POINT ON THE NORTHERLY LINE OF BUSH  
CRESCENT SUBDIVISION AS RECORDED IN PLAT BOOK K AT PAGE 9 OF SAID EL PASO  
COUNTY RECORDS;

THENCE N 89 DEGREES 37 MINUTES 30 SECONDS W, ALONG SAID NORTH LINE OF BUSH  
CRESCENT SUBDIVISION, A DISTANCE OF 16.60 FEET TO THE NORTHWEST CORNER  
THEREOF;

THENCE S 26 DEGREES 45 MINUTES 49 SECONDS W, A DISTANCE OF 75.86 FEET TO THE  
MOST EASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK  
116 AT PAGE 348 OF SAID EL PASO COUNTY RECORDS;

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THENCE S 58 DEGREES 35 MINUTES 04 SECONDS W, A DISTANCE OF 401.59 FEET TO INTERSECT THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 15;

THENCE S 00 DEGREES 32 MINUTES 30 SECONDS W, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 15, A DISTANCE OF 605.29 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 15;

THENCE S 89 DEGREES 59 MINUTES 58 SECONDS W, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 15, A DISTANCE OF 600.00 FEET;

THENCE LEAVING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 15, N 17 DEGREES 20 MINUTES 26 SECONDS E, A DISTANCE OF 728.15 FEET;

THENCE N 29 DEGREES 16 MINUTES 31 SECONDS E, A DISTANCE OF 401.19 FEET;

THENCE N 43 DEGREES 44 MINUTES 44 SECONDS E, A DISTANCE OF 287.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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EXCLUSION PARCEL E: [RED ROCK CANYON]

A TRACT OF LAND LYING IN THE SOUTH ONE HALF OF SECTION 3 AND THE NORTH ONE HALF OF SECTION 10, ALL IN TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of said Section 10;

thence N 89°49'13" E along the North line of said Section 10 (said North line also being the basis of bearings), a distance of 135.81 feet to intersect the Southerly extension of the Easterly line of Garden Street as shown on the plat of EAST MANITOU;

thence S 13°17'37" W, a distance of 45.27 feet;

thence S 76°42'23" E, a distance of 187.30 feet to the True Point of Beginning of said tract to be described:

thence S 62°04'21" W, a distance of 103.29 feet;

thence S 05°49'05" W, a distance of 258.25 feet;

thence S 18°34'36" W, a distance of 422.85 feet;

thence S 47°33'43" E, a distance of 240.73 feet;

thence S 66°10'36" E, a distance of 250.14 feet;

thence N 32°07'27" E, a distance of 262.39 feet;

Continued on next page



## Red Rock Canyon Master and Management Plan

thence N 31°49'03" E, a distance of 414.41 feet;  
thence N 47°11'39" E, a distance of 513.07 feet;  
thence N 77°34'27" E, a distance of 358.31 feet;  
thence S 80°12'51" E, a distance of 553.14 feet;  
thence S 71°44'21" E, a distance of 157.44 feet;  
thence S 05°32'16" W, a distance of 95.99 feet;  
thence S 14°15'00" E, a distance of 88.27 feet;  
thence S 28°56'00" E, a distance of 61.69 feet;  
thence S 29°49'13" W, a distance of 69.47 feet;  
thence S 55°26'24" W, a distance of 181.81 feet;  
thence S 24°21'49" W, a distance of 671.06 feet;  
thence S 22°01'27" W, a distance of 297.20 feet;  
thence S 17°27'33" W, a distance of 94.43 feet;  
thence S 17°26'30" E, a distance of 191.49 feet;  
  
thence S 80°37'51" E, a distance of 112.97 feet, said point lying 32 feet,  
more or less, South of and perpendicular from the South side of the existing  
house;  
  
thence N 80°56'03" E, a distance of 138.89 feet;  
thence N 01°58'17" W, a distance of 152.14 feet;  
thence N 33°39'29" E, a distance of 928.43 feet;  
thence N 44°54'22" E, a distance of 173.81 feet;  
  
thence N 11°56'34" E, a distance of 787.06 feet to a point on the Southerly  
right-of-way line of U.S. Highway 24 (Midland Bypass);  
  
thence Westerly on the Southerly right-of-way line of said U.S. Highway 24  
the following five (5) courses:  
  
(1) thence N 75°30'36" W, a distance of 278.56 feet;  
(2) thence N 79°55'24" W, a distance of 384.42 feet;

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(3) thence N 86°44'25" W, a distance of 709.98 feet;

(4) thence S 42°21'18" W, a distance of 240.54 feet;

(5) thence N 76°42'23" W, a distance of 183.99 feet to a point on the East line of Charles Street in said EAST MANITOU;

thence S 13°17'37" W along said East line of Charles Street, a distance of 50.00 feet to a point on the Southerly line of High Street in said EAST MANITOU;

thence N 76°42'23" W along the Southerly line of said High Street, a distance of 400.00 feet to a point on the West line of Lot 2, Block 13 in said East Manitou;

thence S 13°17'37" W along the West line of said Lot 2, a distance of 150.94 feet to the Southwest corner of said Lot 2, said point also lying on the North line of said Section 10;

thence S 89°49'13" W along the North line of said Section 10, a distance of 102.83 feet;

thence S 13°17'37" W, a distance of 141.10 feet;

thence N 76°42'23" W, a distance of 212.70 feet to the Point of Beginning.

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Manitou Section 16 Open Space Easement, 12/\_\_\_/10

Recorded Electronically  
ID 210124918  
County El Paso  
Date 12/7/10 Time 2:51 PM  
Simplifile.com 800.460.5657

**DEED OF CONSERVATION EASEMENT  
Manitou Section 16 Open Space - El Paso County**

NOTICE: THIS PROPERTY HAS BEEN ACQUIRED IN PART WITH GRANT #08693 ("GRANT") FROM THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND ("BOARD"). THIS DEED OF CONSERVATION EASEMENT CONTAINS RESTRICTIONS ON THE USE AND DEVELOPMENT OF THE PROPERTY WHICH ARE INTENDED TO PROTECT ITS OPEN SPACE AND OTHER CONSERVATION VALUES. THE BOARD HAS FOUND THAT THIS DEED OF CONSERVATION EASEMENT PROVIDES BENEFITS THAT ARE IN THE PUBLIC INTEREST.

106.00

**THIS DEED OF CONSERVATION EASEMENT** is made this \_\_\_ day of December, 2010, by the City of Colorado Springs, a home rule city, and Colorado municipal corporation, having an address of 30 South Nevada Avenue, Colorado Springs, CO 80903 ("Grantor"), in favor of **WILLIAM J. PALMER PARKS FOUNDATION, INC.**, a charitable nonprofit Colorado corporation, having an address at P.O. Box 1281, Colorado Springs, Colorado 80901 ("Grantee").

**RECITALS:**

A. Grantor is the sole owner in fee simple of approximately 631 acres of real property in El Paso County, Colorado, more particularly described in Exhibit A attached hereto and incorporated by this reference (the "Property").

B. The Property possesses natural, scenic, open space, wildlife, aesthetic, recreational, ecological and environmental values (collectively, "Conservation Values") of great importance to the Grantor, the Grantee, the people of El Paso County and the people of the State of Colorado which are worthy of protection in perpetuity. Grantor and Grantee recognize that economic development of the Property would have an adverse impact on and greatly impair these Conservation Values.

C. Conservation Purposes. According to Section 170(h)(4)(A) of the Internal Revenue Code and Section 1.170A-14(d) of the Treasury Regulations, the Conservation Values of a qualified conservation contribution may be for one or more of the following: to preserve land for outdoor recreation by or education of the general public; to protect relatively natural habitat of fish, wildlife or plants; to preserve open space; and to preserve historically important land or structures. In particular, the Property possesses at least the following Conservation Values:

(1) Outdoor Recreation and Education of the General Public [§ 1.170A-14(d)(2)]. The Property will provide public access for passive outdoor recreation and education and trail connections to the Intemann Trail, Red Rock Canyon and Bear Creek Canon Park for the use and enjoyment of the general public.

(2) Relatively Natural Habitat [§ 1.170A-14(d)(3)]. There are several native plant communities that are characteristic of the Colorado Front Range on the Property. They include mountain shrub, mixed-grass, pinyon-juniper, and cool conifer. These habitats, in turn, support a diversity of wildlife species. The native habitats on the Property may also be suitable for the

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Red Rock Canyon Master and Management Plan

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Manitou Section 16 Open Space Easement, 12/\_\_\_/10

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Mexican spotted owl, a federally protected species, the hog-nosed skunk, American peregrine falcons and ovenbirds.

(3) Open Space [§ 1.170A-14(d)(4)]. The Property qualifies as Open Space because it is being preserved for the scenic enjoyment of the general public and pursuant to a clearly delineated governmental conservation policy and will yield a significant public benefit.

i) Scenic Resources. The Property is an important scenic resource because of its rich heritage and natural landscape forms. The majority of this site remains in its natural state, offering unique opportunities to view geologic formations, natural plant communities, associated wildlife, and impressive vistas of the surrounding foothills.

ii) Open Space and Development Buffer. The Property creates a buffer to existing open space and public lands while linking critical habitat and migration corridors through Red Rock Canyon Open Space, Bear Creek Regional Park, and North Cheyenne Canyon Park. Protection of the Property enhances the conservation values of the greater area by expanding, buffering and establishing a contiguous landscape of managed open space.

iii) Clearly Delineated Government Policy. The Property has been identified as a high priority for preservation in several local and regional plans. Specifically, the Property was identified as a high priority candidate area for preservation in the Colorado Springs Open Space Plan (1997; 2001) and incorporated into the City of Colorado Springs Comprehensive Plan (2001). The Property was noted for its exceptional wildlife habitat, vegetation, water resources, recreation value, environmental education opportunities, visual resources, cultural resources, urban buffering and adjacency to other open spaces. The El Paso County Parks, Trails and Open Space Master Plan (1997) recommended extending Bear Creek Regional Park by acquiring the Property. The Manitou Springs Open Space Plan (2001) designated the Property as a preservation district because of its outstanding natural and scenic values. It also serves as a destination point for the Manitou Springs' Intemann Trail. The Pikes Peak Multi-Use Plan (1999) identifies the trail system on the Property as a portal along the Perimeter Loop Trail ("Ring the Peak" Trail). The Intemann Trail connects the Property to the Barr Trail and Pikes Peak.

The Colorado Front Range Backdrop Study (1995) identified the Property as one of five critical preservation candidate land areas in El Paso County. According to the study, preserving the Property as open space preserves significant visual features and viewpoints identified through public surveys, natural and wildlife resources and sensitive plant ecosystems and connects existing public lands.

iv) Significant Public Benefit. There is a foreseeable trend of commercial and/or residential development in the immediate vicinity of the Property. If the Property were to be sold and developed instead of being protected by this Easement, there is a strong likelihood that it would contribute to a degradation of the scenic and natural character of the area. Protection of the Property will continue to provide an opportunity for the general public to appreciate its scenic values.

D. The conservation Purpose (as defined in Paragraph 1 below) of this Easement is



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recognized by, and the grant of this Easement will serve, at least and without limitation, the following clearly delineated governmental conservation policies:

1. CRS § 38-30.5-101, et seq., providing for the establishment of conservation easements to maintain land “in a natural, scenic or open condition, or for wildlife habitat, or for agricultural ... forest or other use or condition consistent with the protection of open land, environmental quality or life-sustaining ecological diversity.”
2. CRS § 33-1-101, et seq., which provide in part that “it is the policy of the state of Colorado that the wildlife and their environment are to be protected, preserved, enhanced, and managed for the use, benefit, and enjoyment of the people of this state and its visitors” and which also provide that “it is the policy of the state of Colorado that the natural, scenic, scientific, and outdoor recreation areas of this state are to be protected, preserved, enhanced, and managed for the use, benefit, and enjoyment of the people of this state and visitors of this state.”
3. The voters of the State of Colorado by adoption of Article XXVII to the Constitution of the State of Colorado, the legislature of the State of Colorado by adoption of enabling legislation, and the Board, by adopting and administering competitive grants application and rigorous due diligence review processes, have established that it is the policy of the State of Colorado and its people to preserve, protect, enhance and manage the state’s wildlife, park, river, trail and open space heritage, to protect critical wildlife habitats through the acquisition of lands, leases or easements, and to acquire and manage unique open space and natural areas of statewide significance. A grant application was submitted, in competition with other applications from across the State, for which the Board awarded a Grant to conserve the unique and valuable conservation values of the Property.
4. The voters of the City of Colorado Springs established a 1/10 of 1 percent sales tax for trails, open space and parks funding by creation of the Trails, Open Space and Parks (TOPS) program in 1997. The purpose of the program is for the prudent acquisition, development and preservation of trails, parks, and open space; thereby creating a legacy for future generations in the Pikes Peak Region. This Easement has been funded in part by funds generated through the TOPS program.

E. The parties acknowledge that specific Conservation Values of the Property have been documented in an inventory (the "Baseline Documentation") of the natural features of the Property, which has been reviewed and approved by the parties. A copy of the Baseline Documentation has been signed by both the Grantor and the Grantee and will be kept on file at the offices of both parties. The Baseline Documentation, dated November, 2010, prepared by Land Stewardship Consulting, Inc., consists of reports, maps, photographs, and other documentation that the parties agree provide, collectively, an accurate representation of the Property at the time of this grant. The Baseline Documentation contains comprehensive, objective information intended to serve as the baseline for monitoring compliance with the terms of this grant. However, the Baseline Documentation is not intended to preclude the use of other evidence to establish the condition of the Property as of the date of this Easement.



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F. The Property has been purchased by the Grantor as public open space. The Grantor intends that the Property's natural characteristics and Conservation Values, as cited above, be preserved by the Property's perpetual use as open space or similar use that will be compatible with the purposes of the Grant.

G. Grantor further intends, as owner of the Property, to convey to Grantee the affirmative right to preserve and protect the Conservation Values of the Property in perpetuity exclusively for conservation purposes of this Easement.

H. Grantee is a publicly supported, tax-exempt nonprofit organization, qualified under Sections 501(c)(3) and 170(h) of the Internal Revenue Code, whose primary purpose is the preservation, protection, or enhancement of land in its natural, scenic, historical, agricultural, forested, and/or open space condition. Grantee is also a charitable organization as required under C.R.S. § 38-30.5-101 et seq.

I. Grantee is a "qualified conservation organization," as defined by the Internal Revenue Code, and filed a DR 1299 (Colorado Gross Conservation Easement Holders Submission of Information) with the Colorado Department of Revenue on January 26, 2010. Grantee is a state-certified nonprofit conservation easement holder, having been certified by the Colorado Division of Real Estate as license number CE0024, effective January 1, 2010. Grantee accepts the responsibility of enforcing the terms of this Conservation Easement and upholding its conservation purposes forever.

J. Grantee agrees by accepting this grant to honor the intentions of Grantor stated herein and to preserve and protect in perpetuity the Conservation Values of the Property for the benefit of this generation and the generations to come.

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

1. Purpose. It is the purpose of this Easement to assure that the Property will be retained forever predominantly in its natural, scenic, forested, and open space condition, to preserve and protect in perpetuity the wildlife, aesthetic, recreational, ecological and environmental values and the forestry characteristics of the Property, to prevent any use of the Property that will impair or interfere with the Conservation Values of the Property, and to extinguish any and all development rights and allocations and density rights and allocations, whether presently existing or arising in the future excepting development rights of the mineral estate described below ("Purpose"). Grantor intends that this Easement will confine the use of the Property to such activities as are consistent with the Purpose of this Easement.

2. Affirmative Rights of Grantee. To accomplish the Purpose of this Easement the following rights are conveyed to Grantee by this Easement:



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- a. To identify, preserve, protect and enhance the Conservation Values of the Property;
- b. To enter upon the Property at reasonable times upon prior notice to the Grantor in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement and to observe, study and make educational and scientific observations on the Property;
- c. To enjoy or prevent any activity on or use of the Property that is inconsistent with the Purpose of this Easement and to require the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use; and
- d. To require the Grantor to monument or delineate the perimeter boundary of the Property where such perimeter is not otherwise fenced or monumented in a manner acceptable to the Grantee.

3. Prohibited Uses. Any activity on or use of the Property inconsistent with the Purpose of this Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

a. New Structures and Improvements. New improvements, or other structures are prohibited, except for those structures, and improvements described in Paragraph 4(b) below. No structure or improvement may be built without the advance written permission of Grantee. Grantee may withhold such permission, in Grantee's reasonable discretion, if Grantee determines that the proposed structure, or improvement will diminish or impair one or more of the Conservation Values of the Property.

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

c. Timber Harvesting. Commercial timber harvesting on the Property shall be prohibited. However, trees may be cut to control insects and disease, to control invasive non-native species, to implement appropriate tree thinning and fire mitigation plans approved by Grantee, and to prevent personal injury and property damage. Dead trees may also be cut for firewood and other uses on the Property.

d. Mining. The mining or extraction of soil, sand, gravel, rock, oil, natural gas, fuel, or any other mineral substance of any kind or description is prohibited. Grantee acknowledges, however, that Grantor does not own the subsurface mineral rights.

Grantor agrees that by granting this Easement to Grantee, it has granted to Grantee a portion of its rights as owner of the surface of the Property on which the exploration, development, operations and reclamation of any minerals (including but not limited to oil and gas, helium, carbon dioxide and coalbed methane) may be conducted ("Surface Owner"). Grantor intends that Grantee, in addition to its interest as a holder of this Easement, shall have the rights of a Surface Owner to receive notices of proposed mineral activities and to take appropriate action to protect the Purpose of this Easement. Accordingly, Grantor agrees: (i) to



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provide Grantee with any notices Grantor receives related to the exploration, development, operations and reclamation of any minerals; and (ii) that Grantee must approve in advance in writing any lease or agreement pertaining to use of the surface or subsurface of the Property for the exploration, development, operations and reclamation of any minerals, including any agreement permitted or required of a Surface Owner under C.R.S. §34-60-101 et seq., as amended from time to time, and rules and regulations promulgated thereunder ("Surface Use Agreement"), between Grantor and owners or lessees of minerals (including but not limited to oil and gas, helium, carbon dioxide and coalbed methane), which approval Grantee may withhold in its reasonable discretion if it determines that the proposed surface use would substantially diminish or impair the Conservation Values, is inconsistent with the preservation of the Conservation Values, is inconsistent with the terms of this Easement, or is not permitted under the terms of the mineral reservation or severance or the mineral lease.

e. Road Construction, Trail Construction and Paving. Other than the interior roads and trails that exist as of the date of this Easement and that are indicated in the Baseline Documentation, or those described in the Master Plan referenced in Paragraph 4(b), Grantor shall not construct any new paved or unpaved roads or trails without first obtaining Grantee's written consent. Grantee may withhold its permission if Grantee reasonably determines that the proposed road or trail will diminish or impair any of the Conservation Values of the Property. No portion of the Property shall be paved or otherwise covered with concrete, asphalt, or any other paving material, without the advance written permission of Grantee. Grantee shall give such permission unless Grantee determines that the proposed paving or covering of the soil will diminish or impair any of the Conservation Values of the Property or is otherwise inconsistent with this Easement.

f. Trash. The dumping or uncontained accumulation of any kind of trash or refuse on the Property, or the storage or any other deposit of abandoned or inoperable vehicles, is prohibited.

g. Water Rights. Grantor shall 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 any water rights associated with the Property from title to the Property itself.

h. Alteration of Watercourses and Topography. The Grantor shall not change, disturb, alter, excavate, or impair any natural watercourse or wetland or alter the land surface through grading or soil dumping or trenching, except as may be necessary for activities related to the purpose of this Easement such as wildlife enhancement, habitat restoration, and soil management, subject to the regulatory limitations imposed by various authorities.

i. Water Pollution. The material degradation or pollution of any surface or sub-surface water on the Property is prohibited, above and beyond that incidental degradation which may occur from normal passive recreational practices which are permitted hereunder.

j. Commercial or Industrial Activity. No commercial or industrial uses shall be allowed on the Property. However, permits for specialized uses of the Property for public recreation, such as rock climbing, may be required and a permit fee may be collected by the



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Grantor for such specialized uses. As used in this Easement, the term “commercial” shall mean any use or activity that involves the exchange of cash, goods, services, barter, forgiveness of indebtedness, or any other remuneration.

k. Motor Vehicles. The use of motorized vehicles, including, but not limited to, automobiles, snowmobiles, ATV’s, four wheelers, and motorcycles, is prohibited on the Property, except such vehicular use as is necessary for emergency purposes, open space or forestry management purposes, and other permitted uses and practices, stated in Paragraph 4, which motorized vehicle use shall not substantially diminish or impair the Conservation Values of the Property. Off-road vehicle courses for snowmobiles, all-terrain vehicles, motorcycles, or other motorized vehicles are prohibited.

l. Billboards. The construction, placing or erection of any commercial signs, billboards, awnings or advertisements on the Property is prohibited. Grantor may place customary signs on the Property identifying the name and designation of the Property as a natural area and/or open space and the ownership of Grantor, for providing directional or interpretive information to the public, and for notifying the public of any applicable rules and regulations. In addition, Grantor shall erect one or more signs visible from the nearest public roadway, or from an alternative location approved by the Board, identifying the Board’s Grant and investment in this Property to the public and identifying the Grantee’s role in holding this Easement. No signs shall significantly diminish or impair the Conservation Values of the Property.

m. Hazardous Materials. The storage, dumping or other disposal of toxic and/or hazardous materials or of non-compostable refuse on the Property is prohibited, except for the above ground storage and use of fuels, fertilizers, treated lumber and legal chemicals as necessary for park and land management operations. All materials shall be stored in accordance with all applicable laws and regulations and in a manner which prevents spillage, leakage, and dumping, and which prevents soil and surface water or groundwater contamination, and in a manner which is consistent with the preservation of the Conservation Values of the Property.

n. Wind and Solar Energy Generation. The construction of commercial wind, solar, or other energy generation facilities is prohibited on the Property.

o. Weed Control. The Property shall be managed to control noxious weeds to the extent reasonably possible, however Grantor shall comply with the Colorado Noxious Weed Act and any other governmental noxious weed control regulations.

p. Feedlots. The establishment or maintenance of a commercial feedlot is prohibited. For purposes of this Easement, "commercial feedlot" is defined as a permanently constructed confined area or facility within which the property is not grazed or cropped annually, and which is used and maintained for purposes of engaging in the business of the reception and feeding of livestock.

q. Recreation. Active recreational uses of the Property, including, but not limited to, playgrounds, athletic fields, golf courses, and camping, are prohibited on the Property. Those low impact, non-motorized passive recreational uses such as hiking, mountain biking, horseback riding, off-leash dog walking, and limited rock climbing, nature study, and other similar low-



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impact recreational uses that do not substantially diminish or impair the Conservation Values of the Property, are permitted. Public access to the Property for permitted recreational uses shall be through trailheads and designated trail systems.

r. Cell Phone Towers; Transmission Towers. The construction of cell phone towers and transmission towers on the Property is prohibited.

s. Development Rights. Grantor hereby grants to Grantee all development rights except as otherwise expressly reserved by Grantor herein, and the parties agree that such rights are hereby released, terminated and extinguished, and may not be used on or transferred off of the Property to any other property adjacent or otherwise or used for the purpose of calculating permissible lot yield of the Property or any other property.

4. Reserved Rights. Grantor reserves to itself and to its successors and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the Purpose of this Easement. Grantor retains the right to control access to the Property by all persons, except that Grantee and its designated agents shall have the right of ingress and egress at reasonable times and upon giving prior notice to Grantor for the purpose of inspecting the Property to insure compliance with the terms of this Easement. Grantor and Grantee acknowledge that the present uses of the Property identified in the Baseline Documentation dated November, 2010 are permitted uses hereunder. The following uses and practices, though not an exhaustive recital of consistent uses and practices, are permitted under this Easement, and these uses and practices are not to be precluded or prevented by this Easement, to the extent that these uses and practices are consistent with the Purpose of this Easement. Grantor retains the following rights:

a. To conduct such forestry and open space management activities on the Property as are consistent with the Purpose of this Easement, including, without limitation, tree thinning, fire mitigation measures, tree planting, pest control and/or other necessary forest and pasture maintenance in accordance with the recommendations from the Natural Resource Conservation Service, the Colorado State Forest Service, the City of Colorado Springs Parks and Recreation Forestry division, or any other successor or governmental agency with similar interests and purposes.

b. To maintain, repair, replace or eliminate existing trails, roads, fences, ditches and improvements on the Property and to construct such additional trails, roads, fences, corrals, ditches, minor structures or minor improvements on the Property (such as small kiosks, benches and interpretive signs) as may be desirable to provide access for passive public recreation, open space management, or other permitted uses on the Property, as provided herein and consistent with the Conservation Values of the Property. Any additional fences and other minor structures constructed on the property shall be designed and constructed in a manner that minimizes any potential adverse affect of such structures on the natural features and shall not substantially diminish or impair the Conservation Values of the Property. In the event of destruction, deterioration, or obsolescence of any said minor structures, Grantor may replace such minor structures with structures in the same general location and size and having similar function and capacity. Prior to the construction of additional trails, roads, fences, corrals, ditches, minor



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structures or minor improvements on the Property, Grantor shall prepare a master plan (“Master Plan”) that sets forth their size and location. The Master Plan shall be approved in writing by Grantee, and a copy shall be provided to the Board. Grantor shall give Grantee written notice in accordance with Paragraph 6 before any construction is commenced to ensure the location and nature of any such new road or improvement is consistent with the conservation purposes of this Easement. The Grantee may withhold such permission, in the Grantee’s reasonable discretion, if the Grantee determines that the proposed structure or improvement will diminish or impair one or more of the Conservation Values of the Property.

c. To control soil erosion, conserve soil and existing desirable vegetation and control weeds, invasive and non-native plants and parasitic plants on the Property in a manner consistent with good conservation practices as established by the Natural Resource Conservation Service or any successor governmental agency with similar interests and purposes. Notwithstanding this reserved right, Grantor has the responsibility to control weeds in a manner consistent with state laws and county ordinances, subject to the following:

(i) All control techniques shall be consistent with the labeled instructions of the application materials which constitute the reasonable minimum necessary to control and/or eradicate the weeds, and which reasonably minimize impacts on the Conservation Values of the Property;

(ii) Aerial application of any weed control is prohibited without the Grantee’s prior written approval; and

(iii) Biological (insect) control of weeds which do not materially adversely impact any of the Conservation Values of the Property shall be deemed consistent with the purposes of this Easement.

d. To construct, develop, maintain, repair and operate pipeline facilities, sewer line facilities, electrical lines, natural gas lines, telephone and cable television lines provided that such utility lines must be underground and must be installed in a manner which will minimize damage to the surface of the Property and Grantor must restore and re-vegetate any disturbed ground with vegetation substantially similar to the vegetation that existed prior to the installation or with a mix of native vegetation suitable for site restoration. Because of the potential for any such utility lines to impair the Conservation Values of the Property, Grantor shall give Grantee written notice in accordance with Paragraph 6 and obtain Grantee’s permission before any construction is commenced to ensure the location and nature of any such utility lines is consistent with the conservation purposes of this Easement. Grantee may withhold such permission, in its reasonable discretion, if Grantee determines that the proposed utility lines will diminish or impair one or more of the Conservation Values of the Property.

e. To sell or otherwise convey the Property, subject to the requirements of Paragraph 17. Any conveyance shall remain subject to the terms of the Conservation Easement and the subsequent Owner shall be bound by all obligations in this Easement.



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5. Five-Year Management Plan. To facilitate periodic communication between Grantor and Grantee about management issues that may impact the Property's Conservation Values, the Property shall be operated and managed in accordance with a management plan ("Land Management Plan") to be prepared and accepted with the mutual consent of Grantor and Grantee. The Land Management Plan shall be reviewed at least every five years and updated if necessary and distributed to the parties and the Board.

6. Notice of Intention to Undertake Certain Permitted Actions. The purpose of requiring Grantor to notify Grantee prior to undertaking certain permitted activities is to afford Grantee an opportunity to ensure that the activities in question 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 in question. The notice shall describe the nature, scope, design, location, timetable, and any other material aspect of the proposed activity in sufficient detail to permit Grantee to make an informed judgment as to its consistency with the purpose of this Easement.

7. Grantee's Approval. Where Grantee's approval is required Grantee shall grant or withhold its approval in writing within sixty (60) days of receipt of Grantor's written request therefore. This sixty (60) day period shall be extended only if winter weather should delay Grantor in its inspection of the Property, when such inspection is necessary for such approval. In that event, the sixty-day period shall only be extended for the duration of such delay. Grantee's approval may be withheld upon a reasonable determination by Grantee that the action as proposed would be inconsistent with the purpose of this Easement.

8. Enforcement. Grantee shall have the right to prevent and correct or require correction of violations of the terms and purposes of this Easement. Grantee may enter the Property upon ten (10) days prior written notice to Grantor for the purpose of inspecting for violations (except in the case of any ongoing or imminent violation, in which case such notice is not required). 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 shall either (a) immediately cease the activity constituting the violation and promptly restore the Property to its condition prior to the violation to the reasonable satisfaction of Grantee, or (b) immediately provide a written explanation to Grantee of the reason why the alleged violation should be permitted.

If the condition described in clause (b) above occurs, both parties agree to meet as soon as possible to resolve this difference. Grantor shall discontinue any activity which could increase or expand the alleged violation during this process. If a resolution of this difference cannot be achieved at the meeting, both parties agree to meet with a mutually acceptable mediator to attempt to resolve the dispute, but only if Grantor has ceased, and agrees to postpone during such mediation, any further activity that constitutes the alleged violation. If either party believes that efforts to mediate the dispute will be futile or if the mediation efforts are unsuccessful, then either party may pursue legal action. The Board shall have no obligation to participate in any mediation.



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When, in Grantee's opinion, an ongoing or imminent violation could diminish or impair any of the Conservation Values of the Property, Grantee may, at its discretion, take appropriate legal action without waiting to pursue the mediation process described above. If a court with jurisdiction determines that a violation is imminent, exists, or has occurred, Grantee may seek an injunction *ex parte* to stop the alleged violation, temporarily or permanently. A court may also issue an injunction to require Grantor to restore the Property to its condition prior to the violation. Grantor agrees that Grantee's remedies at law for any violation of the terms of this Easement may be inadequate and that Grantee shall therefore be entitled to the injunctive relief described in this Paragraph 8, both prohibitive and mandatory, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

Grantee has the right to proceed against any third party or parties whose actions threaten or damage the Conservation Values, including the right to pursue all remedies and damages provided in this Paragraph 8. Grantor shall cooperate with Grantee in such proceeding.

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 Values protected by this Easement, including damages for the loss of scenic, aesthetic, or environmental values. Grantee's remedies described in this Paragraph 8 are cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

9. Costs of Enforcement. Each party agrees to be responsible for its own liability incurred as a result of its participation in this Easement. In the event any claim is litigated, each party will be responsible for its own expenses of litigation or other costs associated with enforcing this Easement. No provision of this Easement shall be deemed or construed to be a relinquishment or waiver of any kind of the applicable limitations of liability provided to the City by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et. seq.* and Article XI of the Colorado Constitution.

10. Grantee's Discretion. Any forbearance by Grantee to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term 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. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

11. Waiver of Certain Defenses. Grantor hereby waives any defense of laches, estoppel, or prescription. Grantor hereby specifically waives any defense available to Grantor pursuant to C.R.S. Section 38-41-119.

12. Acts Beyond Grantor's Control. Nothing contained in this Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and earth 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. Grantor agrees to diligently protect and defend the Property from any violation of this



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Easement by any third party and agrees to diligently pursue immediate action against any third party in which Grantor has actual or constructive knowledge that a violation has occurred, is occurring, or has actual knowledge that a violation will occur in the future by a third party.

13. Access. Grantor shall permit public access to the Property on such terms and conditions as Grantor deems appropriate, and it is Grantor's intent to maintain the Property open to the public unless public health, safety, or resource management concerns dictate partial, seasonal, or complete closures of the Property.

14. 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 the maintenance of adequate comprehensive general liability insurance coverage. Grantor shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor. Grantor and Grantee acknowledge that the Property has a governmental tax exemption due to its ownership by a governmental entity and shall remain tax exempt with this Easement. In the event Grantor transfers the Property to an entity that is not tax exempt ("Transferee"), the Transferee shall be solely responsible for payment of all taxes and assessments levied against the Property. If Grantee is ever required to pay any taxes or assessments on its interest in the Property, Transferee shall reimburse Grantee for the same. If for any reason Transferee fails to pay any taxes, assessments or similar governmental charges, Grantee may pay such taxes, assessments or similar governmental charges and may bring an action against Transferee to recover all such taxes, assessments, and similar governmental charges. Subject to the extent allowed by law, Grantor is responsible for and shall hold harmless, indemnify, and defend Grantee and the Board and their members, directors, officers, employees, agents, and contractors and the heirs, personal representatives, successors, and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments, arising from or in any way connected with: (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; (3) the obligations specified in Paragraphs 8 and 9; and (4) 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 Easement. 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 Easement, 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



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under any federal, state or local law. Without limiting the foregoing, nothing in this Easement 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.

15. Real Property Interest. This Easement constitutes a real property interest immediately vested in the Grantee, the value of which has not been determined as of this date. Should the Easement be taken for the public use or otherwise terminated according to Paragraph 16 below, Grantee shall be entitled to compensation for its interest, which shall be determined by a qualified appraisal that establishes the ratio of the value of the Easement interest to the value of the fee simple interest in the Property as of the date of the taking or termination (the “Easement Value Ratio”). The Easement Value Ratio shall be used to determine the Grantee’s compensation according to the following Paragraph 16.

16. Condemnation or Other Extinguishment. If this Easement is taken, in whole or in part, by 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, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction. Each party shall promptly notify the other party and the Board in writing when it first learns of such circumstances. A change in the potential economic value of any use that is prohibited by or inconsistent with this Easement, or a change in any current or future uses of neighboring properties, shall not constitute a change in conditions that makes it impossible or impractical for continued use of the Property for conservation purposes and shall not constitute grounds for terminating the Easement. Grantee shall be entitled to full compensation for its interest in any portion of this Easement that is terminated as a result of condemnation or other proceedings. Grantee’s compensation shall be an amount at least equal to the Easement Value Ratio, multiplied by the value of the unencumbered fee simple interest in the portion of the Property that will no longer be encumbered by this Easement as a result of condemnation or termination. The Board shall be entitled to receive twenty six and three-tenths percent (26.3%) of Grantee’s compensation. Grantee shall promptly remit the Board’s share of these proceeds to the Board. Grantee shall use its proceeds in a manner consistent with the conservation purposes of this Easement.

17. Additional Board Refund. The Board’s Grant will provide partial consideration for Grantor’s acquisition of fee title to the Property, associated water rights, and/or partial real estate interest in the Property above and beyond the Easement; therefore, any voluntary sale, conveyance, transfer, or other disposal of all or any portion of Grantor’s interest in the Property or associated water rights (“Sale”), excluding any lease of the Property or the water rights to a third party in the ordinary course of using the Property for permitted purposes, shall constitute a material change to the Grant that shall require prior written Board approval and may require a separate refund to the Board (the “Additional Board Refund”), in addition to any payment that the Board may be entitled to receive under Paragraphs 15 and 16 above.



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a. Amount. The amount of the Additional Board Refund shall be based upon a percentage of Grantor’s net proceeds from the Sale, which shall be defined as the fair market value of the Property being sold in the Sale, minus direct transaction costs (“Net Proceeds”). The Additional Board Refund shall be determined by: a) first dividing the Board’s Grant amount by the original purchase price for fee title to the Property; b) then by multiplying the resulting ratio by the Net Proceeds; and c) adding interest figured from the Grant payment date at the Prime Rate listed by the Federal Reserve Bank of Kansas City, Missouri that is most current on the effective date of the Sale. The Board may, in its sole discretion, waive the requirement for payment of interest or reduce the amount of interest due at the time of the Sale. The Additional Board Refund shall be paid to the Board in cash or certified funds on or before the effective date of the Sale.

b. Possible Exception to Refund Requirement. If a Sale occurs to a third party which is eligible to receive open space funding from the Board, and the Board has provided written confirmation of the third party’s eligibility, Grantor shall not be required to pay the Board an Additional Board Refund, unless the Board determines in its sole discretion that one or more aspects of the Grant have changed that reduce the Grant project’s scope from that of the original Grant as approved by the Board. (For example, if the Grantor proposed that the Grant project would include public access to the Property, and the Sale will result in substantially the same amount and type of public access, the Board will deem that a material change in the Grant project’s scope has not occurred, and Grantor shall not be required to pay the Board an Additional Board Refund, unless another aspect of the Grant project has changed that reduces the Grant project’s scope from that of the original Grant as approved by the Board.)

18. Assignment and Subsequent transfers.

(a) With the prior written consent of Grantor and the Board in their independent sole discretion, Grantee may assign its rights and obligations under this Easement only to an organization that (i) is 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; (ii) is authorized to acquire and hold conservation easements under Colorado law; and (iii) agrees to assume the responsibilities imposed on Grantee by this Easement and to carry out the conservation purposes that this grant is intended to advance. Grantee shall provide the Board with a written request to assign the Easement at least forty-five (45) days prior to the date proposed for the assignment transaction. In no event may Grantee assign its interests in this Easement to a governmental entity without the written consent of Grantor, which consent may be withheld in Grantor’s absolute discretion.

(b) The Board shall have the right to require Grantee to assign its rights and obligations under this Easement to a different organization if Grantee ceases to exist; or, after receiving at least thirty (30) days prior written notice from the Board, fails or refuses to enforce the terms and provisions of this Easement; or if Grantee is unwilling or unable to effectively monitor the Property for compliance with this Easement at least once every calendar year. Prior to any assignment under this Paragraph 18(b), the Board shall consult with Grantee and provide Grantee an opportunity to address the Board’s concerns. If the Board’s concerns are not addressed to its satisfaction, the Board may require that Grantee assign this Easement to an organization designated by the Board that complies with Paragraph 18(a) above.



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(c) If Grantee desires to transfer this Easement to a qualified organization having similar purposes as Grantee, but Grantor or the Board has refused to approve the transfer, a court with jurisdiction shall transfer this Easement to a qualified organization having similar purposes that agrees to assume the responsibility imposed on Grantee by this Easement, provided that Grantee, Grantor and the Board shall have adequate notice of and an opportunity to participate in the court proceeding leading to the court's decision on the matter.

(d) Upon compliance with the applicable portions of this Paragraph 18, the parties shall record an instrument completing the assignment in the records of El Paso County. Assignment of the Easement shall not be construed as affecting the Easement's perpetual duration and shall not affect the Easement's priority against any intervening liens, mortgages, easements, or other encumbrances.

(e) Grantor shall incorporate the terms of this Easement by reference into any deed or other legal instrument by which Grantor divests itself of any interest in all or a portion of 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 forty-five (45) days prior to the date of such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way. Any transfer of the Property shall be subject to the requirements of Paragraph 17.

(f) There shall be assessed by the Grantee and collected from any subsequent purchaser or purchasers of the Property, a transfer fee equal to one percent of the sales price or other consideration paid in connection with the transfer of any interest in such Property, which transfer fee shall be paid to the Grantee at the time of the transfer. In the event of non-payment of such transfer fee, Grantee shall have the right to file a lien for such unpaid transfer fees which shall be a lien on the Property but which lien shall be subordinate to this Conservation Easement. Any such lien may be enforced and/or foreclosed in accordance with the laws of the State of Colorado. Grantee may require the Grantor and/or any subsequent purchaser to provide reasonable written proof of the applicable sales price, such as executed closing statements, contracts of sale, and copies of deeds or other such evidence. However, any transfer of the Property shall be subject to the requirements of Paragraph 17. For the purposes of this Paragraph 18(f) only, market value shall be determined by agreement of the Grantor and the Grantee, or in the absence of such agreement by an MAI appraiser selected by the Grantee, whose appraisal fee shall be paid by the subsequent purchaser.

19. No Extinguishment Through Merger. Should Grantee in the future own all or a portion of the fee interest in the Property with the prior written approval of the Board, (i) Grantee, as successor in title to Grantor, shall observe and be bound by the obligations of Grantor and the restrictions imposed upon the Property by this Easement, as provided herein; (ii) this Easement shall not be extinguished, in whole or in part, through the doctrine of merger in view of the public interest in its enforcement; and (iii) Grantee shall assign the Grantee's interests in this Easement of record to another holder in conformity with the requirement of Paragraph 18 prior to taking fee title.



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20. Notices. Any notice, demand, consent, or approval that either party is required to give to the other party or the Board 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  
1401 Recreation Way  
Colorado Springs, CO 80905-1075

WITH COPY TO:

**City Attorney's Office**  
P.O. Box 1575-MC510  
Colorado Springs, CO 80901-1575

To Grantee:

**Palmer Land Trust**  
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 such other address as either party or the Board from time to time shall designate by written notice to the other.

21. Recording. Grantee shall have Grantor, at Grantor's expense, record this instrument in a timely fashion in the official records of El Paso County and Grantee may re-record it at any time as may be required to preserve its rights in this Easement.

22. Warranty of Title. Grantor warrants that it has good and sufficient title to the Property and hereby promises to defend the same against all claims from persons claiming by, through, or under Grantor, that it has good right, full power and lawful authority to grant and convey this Easement, that any mortgages or liens on the Property are and shall remain subordinate to the terms of this Easement, and that the Property is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever which are not subordinate to the terms of this Easement. If required, or if requested by Grantee, the Grantor shall warrant and forever defend the title to the Easement in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

23. General Provisions.



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a. Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of Colorado. The parties agree that the statute of limitations applicable to contracts shall apply to any proceeding to enforce this Conservation Easement. Grantor hereby specifically waives any defense available to Grantor pursuant to C.R.S. Section 38-41-119.

b. Venue. Court jurisdiction for any dispute under this Easement shall exclusively be in the El Paso County District Court for the Fourth Judicial District of Colorado.

c. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the grant to effect the purpose of this Easement and the policy and purpose of C.R.S. § 38-30.5-101 et seq. If any provision in this instrument 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.

d. Severability. If any provision of this Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

e. Entire Agreement. This instrument 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 herein.

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

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

h. Termination of Rights and Obligations. Provided that the Board has consented to a transfer of this Easement or the Property, 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.

i. Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

j. No Third Party Beneficiaries. This Easement is entered into by and between Grantor and Grantee, and is solely for the benefit of Grantor, Grantee, and the Board and their respective successors and assigns for the purposes set forth herein, and does not create rights or responsibilities in any third parties beyond Grantor, Grantee, and the Board.



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k. Amendment. If circumstances arise under which an amendment to or modification of this Easement or any of its exhibits would be appropriate, Grantor and Grantee may jointly amend this Easement so long as the amendment (a) is consistent with the Conservation Values and Purpose of this Easement, (b) does not affect the perpetual duration of the restrictions contained in this Easement, (c) does not affect the qualifications of this Easement under any applicable laws, (d) complies with Grantee's and the Board's procedures and standards for amendments (as such procedures and standards may be amended from time to time) and (e) receives the Board's prior written approval. Any amendment must be in writing, signed by both parties, and recorded in the records of the Clerk and Recorder of the county or counties in which the Property is located. In order to preserve the Easement's priority, the Board may require that the Grantee obtain subordinations of any liens, mortgages, easements, or other encumbrances. For the purposes of the Board's approval under item (e) above, the term "amendment" means any instrument that purports to alter in any way any provision of or exhibit to this Easement. Nothing in this paragraph shall be construed as requiring Grantee or the Board to agree to any particular proposed amendment.

l. Termination of the Board. In the event that Article XXVII of the Colorado Constitution, which established the State Board of the Great Outdoors Colorado Trust Fund, is amended or repealed to terminate the Board or merge the Board into another entity, the rights and obligations of the Board hereunder shall be assigned to and assumed by such other entity as provided by law, but in the absence of such direction, by the Colorado Department of Natural Resources or its successor.

m. Representations. The parties acknowledge that both the Grantor and the Grantee have been represented in this transaction by their respective, independent legal counsel. Grantee and Grantor represent that the execution and delivery of this conservation easement has been duly authorized, and that all requisite actions have been taken to make this agreement valid and binding on Grantee and Grantor.

n. Counterparts. This Easement may be signed in counterparts which when combined shall constitute but a single document.

o. Change of Conditions. A change in the potential economic value of any use that is prohibited by or inconsistent with this Easement, or a change in any current or future uses of neighboring properties, shall not constitute a change in conditions that makes it impossible for continued use of the Property for conservation purposes and shall not constitute grounds for terminating the Easement in whole or in part.

p. Authority to Execute. Each party represents to the other that such party has full power and authority to execute, deliver, and perform this Easement, that the individual executing this Easement on behalf of said party is fully empowered and authorized to do so, and that this Easement constitutes a valid and legally binding obligation of said party enforceable against said party in accordance with its terms.



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**TO HAVE AND TO HOLD** this Easement unto Grantee, its successors, and assigns forever.

**IN WITNESS WHEREOF** Grantor and Grantee have executed this Deed of Conservation Easement on the day and year first above written.

**GRANTOR:**

City of Colorado Springs

By: Diane L. - William

Title: Acting Real Estate Services MANAGER

**GRANTEE:**

William J. Palmer Parks Foundation, Inc.  
A charitable nonprofit Colorado corporation

By: Linda J. Overlin

Title: President

STATE OF COLORADO )

COUNTY OF EL PASO ) ss.

The foregoing document was acknowledged before me this 7<sup>th</sup> day of December, 2010, by Diane L. William, acting Real Estate Services, as Grantor. Witness my hand and official seal. manager, City of COLORADO SPRINGS  
My commission expires: \_\_\_\_\_

**KARRIE L. MCQUILLEN**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**

Karrie L. McQuillen  
Notary Public

STATE OF COLORADO )  
My Commission Expires 11-30-2014  
) ss.

COUNTY OF EL PASO )

The foregoing document was acknowledged before me this 7<sup>th</sup> day of December, 2010, by Linda J. Overlin, as PRESIDENT of the William J. Palmer Parks Foundation, Inc., Grantee. Witness my hand and official seal.  
My commission expires: \_\_\_\_\_

**KARRIE L. MCQUILLEN**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
My Commission Expires 11-30-2014

\_\_\_\_\_  
Notary Public



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**LEGAL DESCRIPTION**

All of Section 16 in Township 14 South, Range 67 West of the 6<sup>th</sup> Principal Meridian in El Paso County, Colorado, EXCEPTING THEREFROM the following described parcel:

A tract of land located in the East one-half of the Northeast one-quarter (E1/2 NE1/4) of Section 16, Township 14 South, Range 67 West of the 6 pm., El Paso County, Colorado, more particularly described as follows:

Commencing at the East one-quarter corner of said Section 16, as monumented by a 2-1/2" aluminum cap stamped "Marriotti PLS 22573", from which the Northeast corner of said Section 16, as monumented by 2-1/2" aluminum cap stamped "Marriotti PLS 22573", bears N 00°41'55" W, a distance of 2675.54 feet and is the Basis of Bearings used herein;  
 Thence N 00°41'55" W along the East line of said E1/2 NE1/4, a distance of 498.40 feet to the True Point of Beginning of the tract herein described;  
 Thence N 62°37'00" W, a distance of 111.28 feet;  
 Thence N 66°34'35" W, a distance of 174.03 feet;  
 Thence S 76°10'59" W, a distance of 179.01 feet;  
 Thence N 89°15'14" W, a distance of 125.51 feet;  
 Thence N 01°16'07" W, a distance of 60.32 feet;  
 Thence N 10°07'05" E, a distance of 38.00 feet;  
 Thence N 42°06'21" E, a distance of 110.42 feet;  
 Thence N 20°24'48" E, a distance of 385.75 feet;  
 Thence N 13°57'55" E, a distance of 303.64 feet;  
 Thence N 31°05'13" E, a distance of 261.55 feet;  
 Thence N 81°27'45" E, a distance of 64.46 feet;  
 Thence S 85°37'38" E, a distance of 58.04 feet to a point on the East line of said E1/2 NE1/4;  
 Thence S 00°41'55" E along said East line, a distance of 1144.30 feet to the Pont of Beginning.



## Red Rock Canyon Master and Management Plan

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## Appendix D - Parking Survey Counts

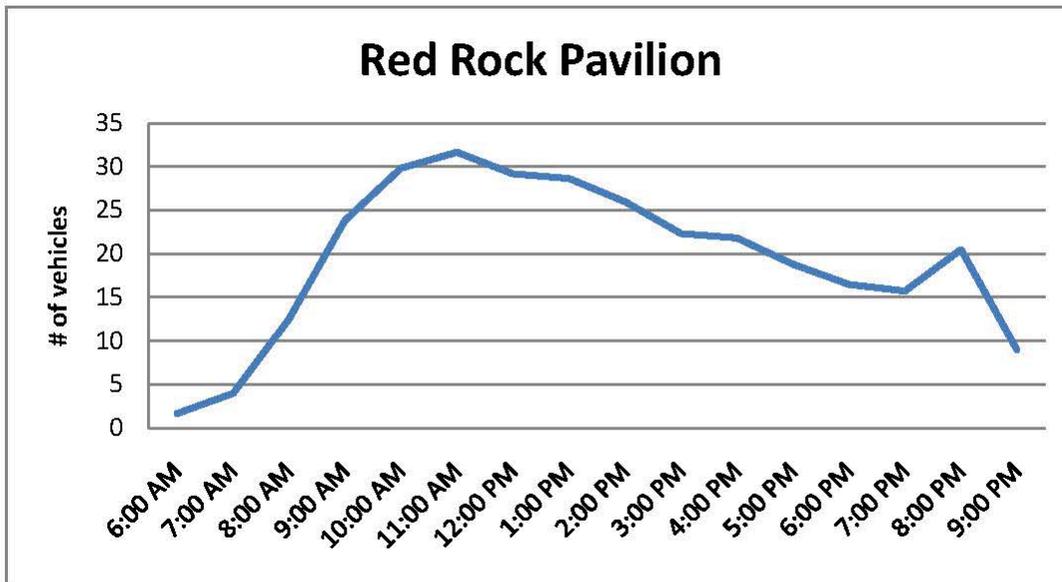
Survey format and analysis designed by the Tapis Team.

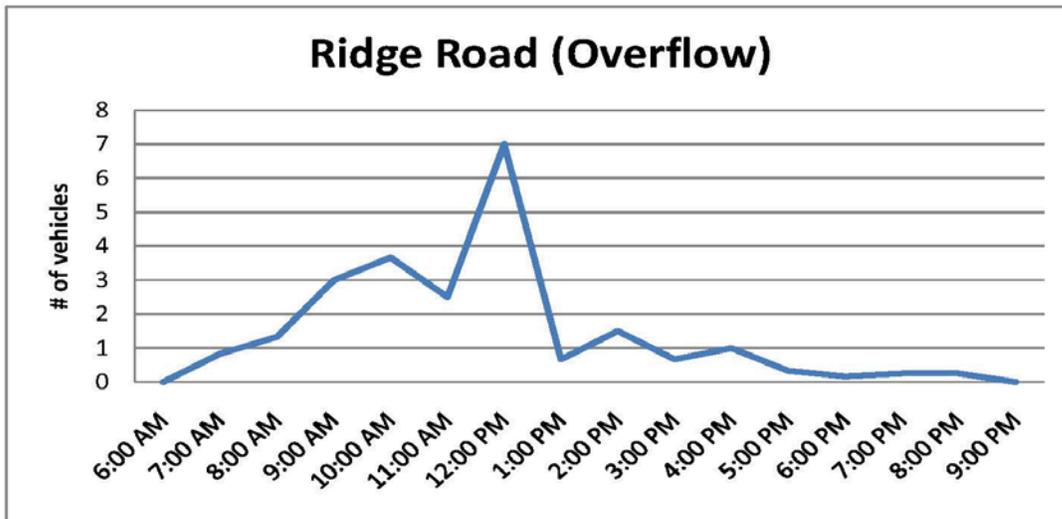
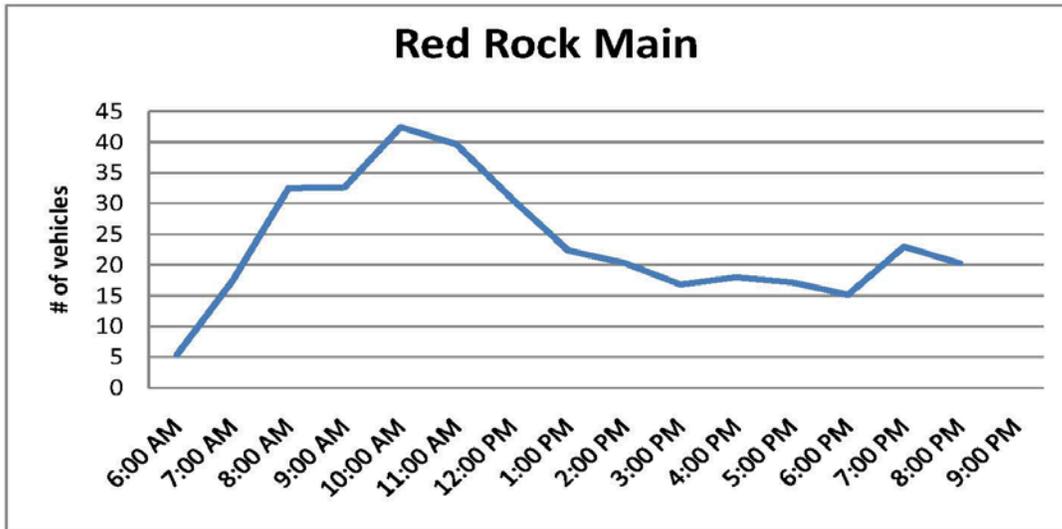
Counts collected by the Friends of Red Rock Canyon

Sample of counts and graph for Lot 1. Additional lots are shown in graph format only.

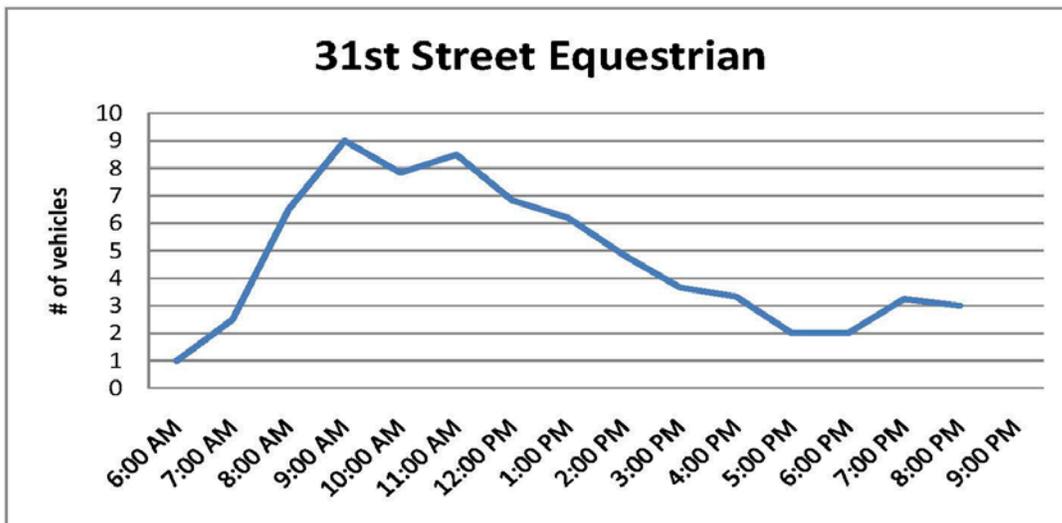
Lot 1: Rock Canyon Pavilion

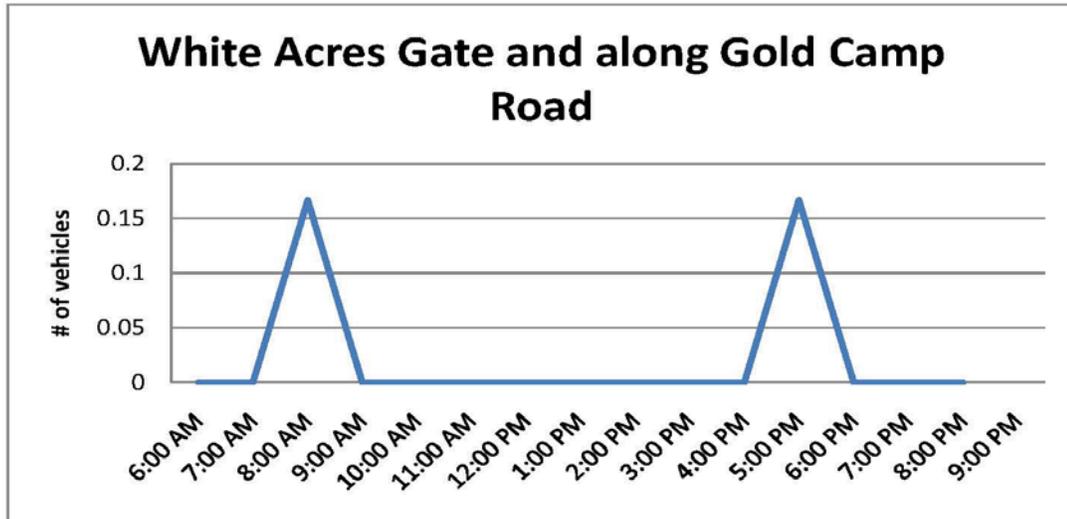
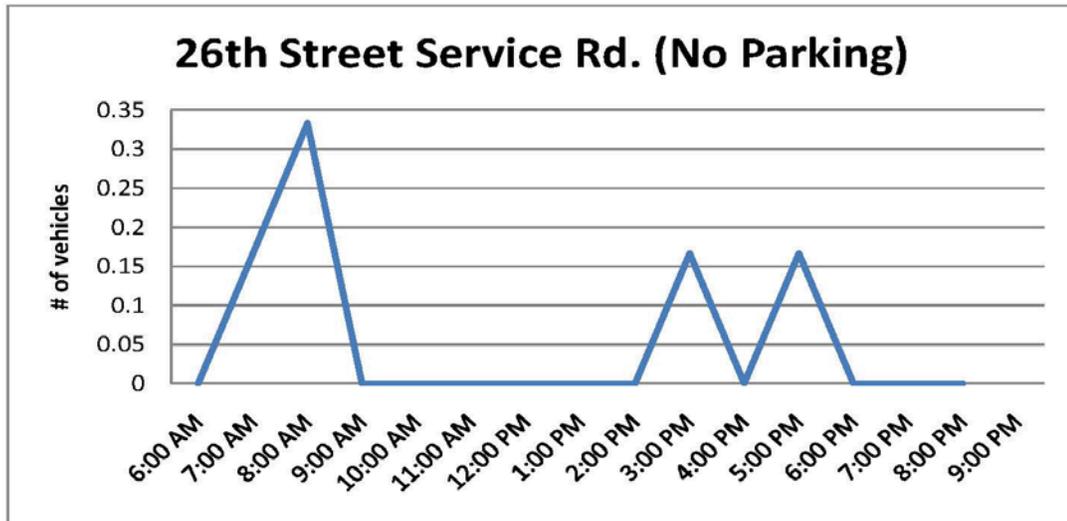
	24-Jun	25-Jun	26-Jun	15-Jul	16-Jul	17-Jul
6:00 AM	3	0	2			
7:00 AM	6	2	2	4	7	3
8:00 AM	11	18	11	7	8	20
9:00 AM	10	37	26	16	24	30
10:00 AM	19	48	44	15	35	18
11:00 AM	21	53	40	20	27	29
12:00 PM	20	56		13	30	27
1:00 PM	17	59	30	16	32	18
2:00 PM	16	43	33	20	22	22
3:00 PM	13	43	19	18	21	20
4:00 PM	13	37	13	21	21	26
5:00 PM	17	40	12	12	11	21
6:00 PM	15	30	12	7	15	20
7:00 PM	20	24	13	6		
8:00 PM	25	33	15	9		
9:00 PM	9					



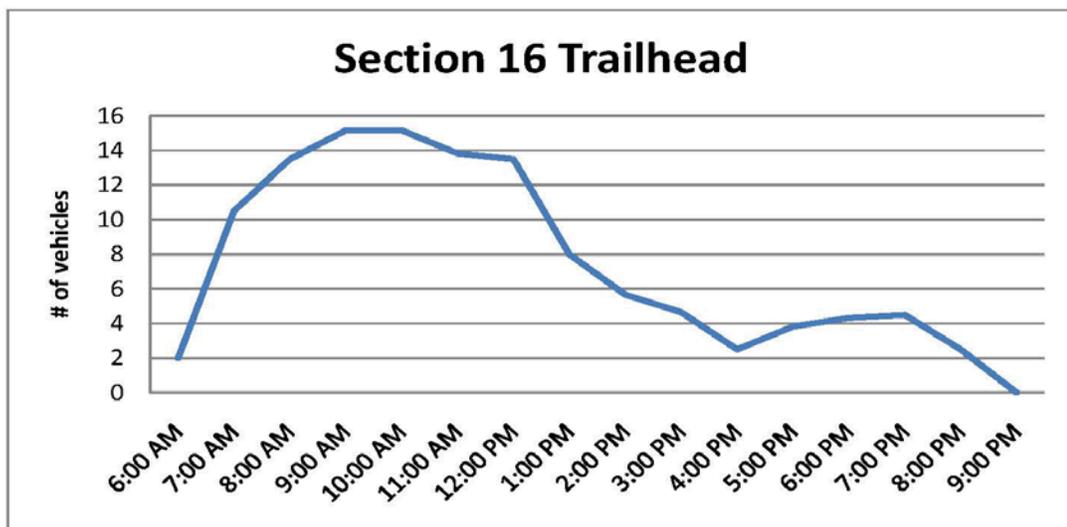


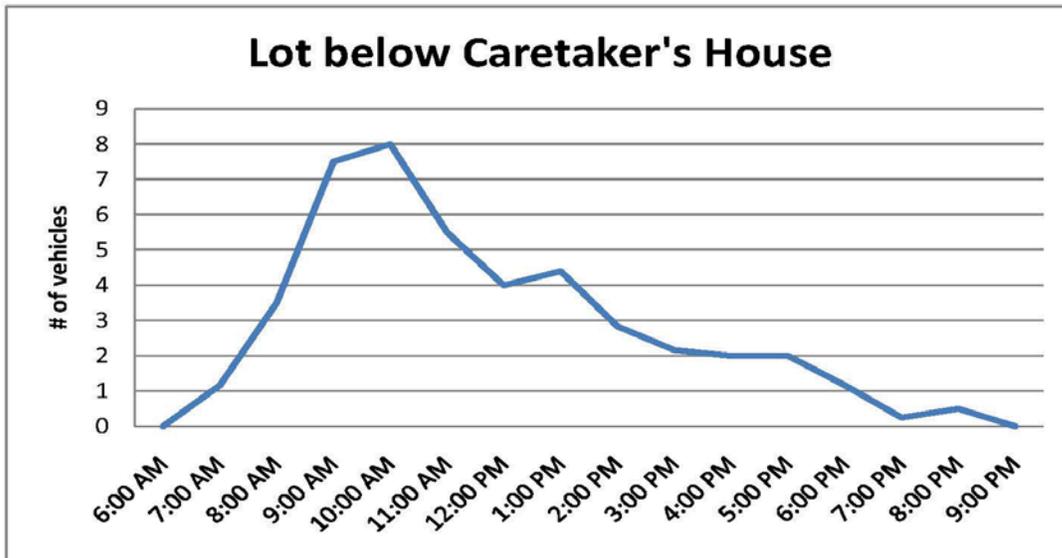
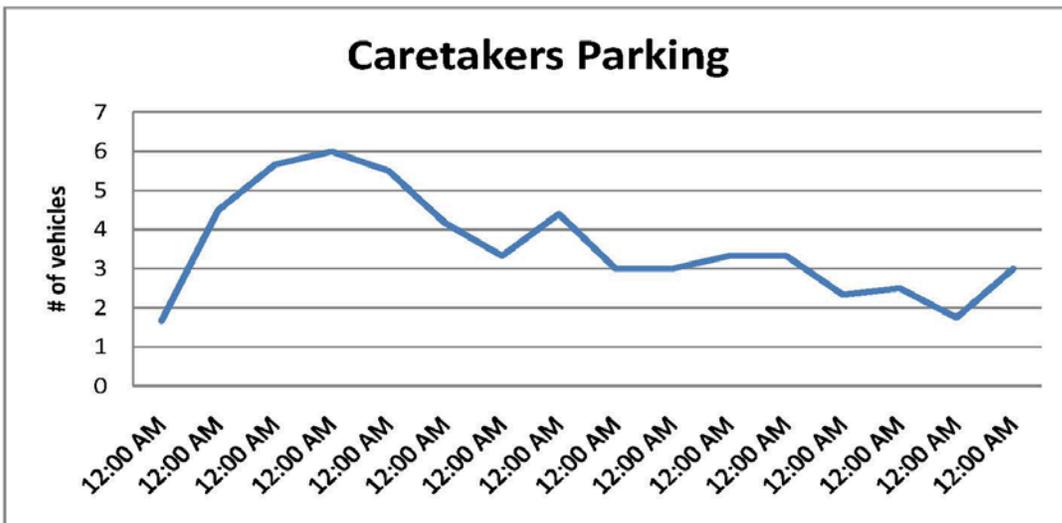
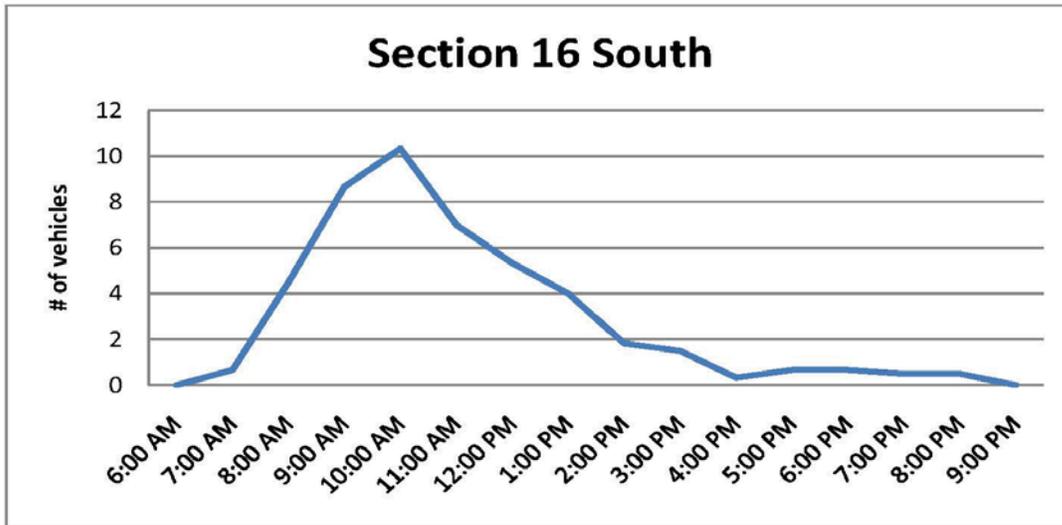
Ridge Road (Overflow) is not a legal parking area. Cars in this area are subject to ticketing by State Patrol





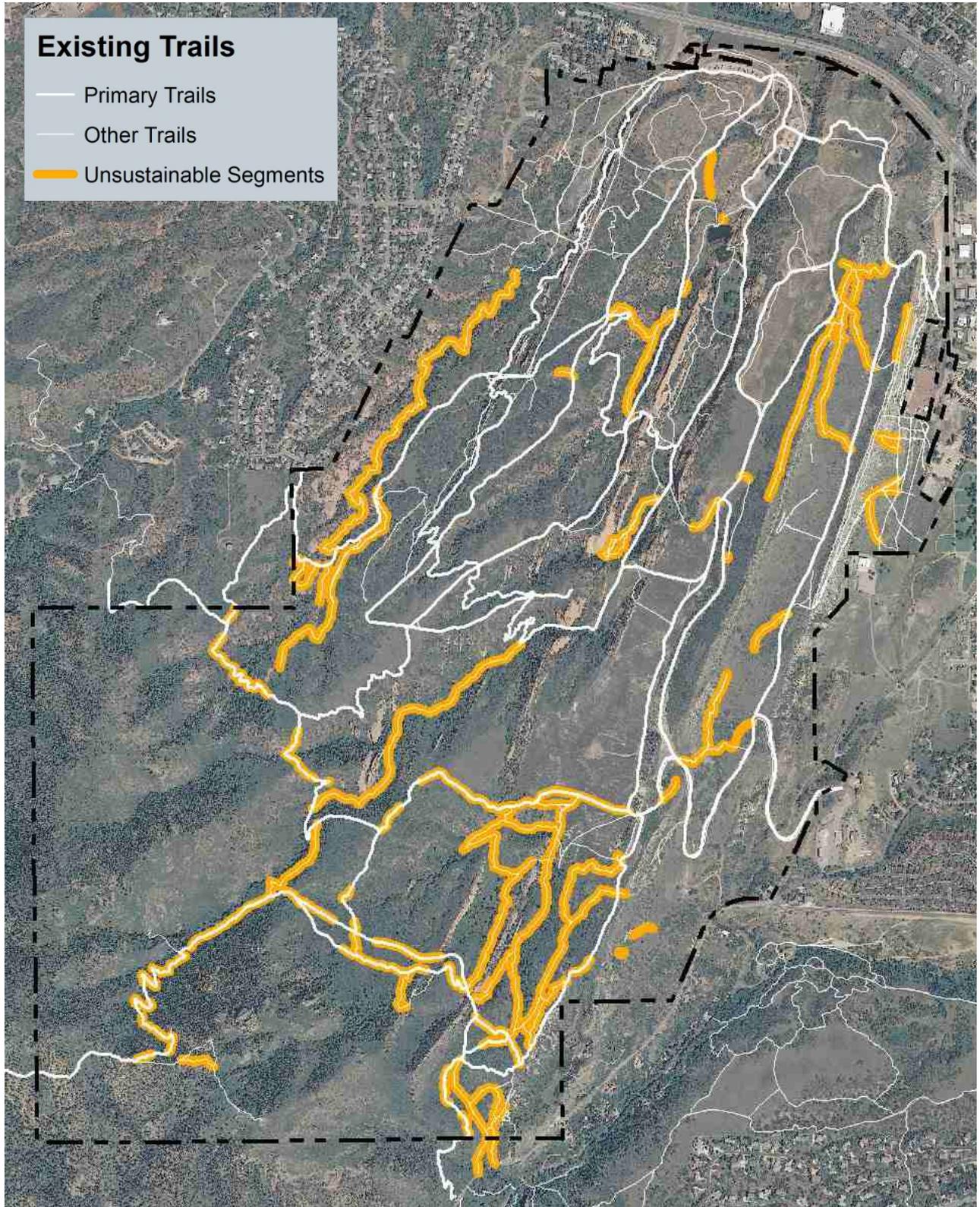
Low use at 26th Street and White Acres Gate results in partial vehicle calculations when averaged.







## Appendix E - Existing Trails Map





## Red Rock Canyon Master and Management Plan

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## Appendix F - Potential Grant Opportunities

These potential state, private, corporate, and federal grant opportunities provide a foundation for compiling a comprehensive list of relevant grants for Red Rock Canyon Open Space.

### State Opportunities

#### Great Outdoors Colorado (GOCO)

Contact: (303) 863-7522; [www.goco.org](http://www.goco.org)

Exact dates for every GOCO grant cycle are set by the GOCO Board. However, GOCO generally offers two grant cycles annually—in the spring and fall—for the **Local Parks and Outdoor Recreation (LPOR)**, **Mini, Open Space, Planning** and **Conservation Excellence** programs. Applications for the spring grant cycle are typically due in March with grant decisions made by the GOCO Board in June. Applications for the fall grant cycle are typically due in August with decisions made by the GOCO Board in December.

#### GOCO LOCAL GOVERNMENT GRANTS

The maximum grant request for LPOR grants is \$200,000 to \$350,000. There is no maximum limit for the total project cost. Municipalities, counties, and parks and recreation special districts are the only entities eligible to apply for LPOR grants. GOCO will not fund more than 70% of the proposed project’s eligible costs up to \$350,000. A minimum of 10% of the total project costs must be a cash match from the applicant and/or partners. Agencies can apply simultaneously for State Trails Grants as long as scope is different. Agencies can apply every cycle for phased work.

#### GOCO LOCAL GOVERNMENT MINI GRANTS

The maximum grant request for Mini Grants is \$45,000. Municipalities, counties, and parks and recreation special districts are the only entities eligible to apply for Mini grants. GOCO will not fund more than 75% of the proposed project’s eligible costs up to \$45,000. A minimum of 10% of the total project costs must be a cash match from the applicant and/or partners. The total project cost of a Mini Grant project cannot exceed \$60,000.

#### GOCO CONSERVATION EXCELLENCE GRANTS

The Conservation Excellence application is only available by request. The Conservation Excellence Grant Program provides funding to existing organizations for conservation planning, staff training, open space assessment, expansion of services in underserved regions, planning for public access and education, and other activities which improve and expand the capacity of the organization to achieve quality land conservation. The Conservation Excellence Grant Program is administered with Open Space and Local Government purpose funds. This new granting option is anticipated to be updated in the coming years.

#### Colorado State Parks Trails Grants

Contact: (303) 863-7522; [www.goco.org](http://www.goco.org)

Projects that build, enhance, maintain, or expand trails around the state receive GOCO funding through the Colorado State Trails Program, a partnership between GOCO and Colorado State Parks. However this is a separate funding source from GOCO and can be applied for at the same time as long as the scope of the project is different. Maximum grant amount is \$200,000, awards must be used within 2.5 years. Cycle is annual and applications may be made every cycle. Resource information is available on the State Trails web site. All grant Match Forms require 30% matching funds – no more, no less –of cash or in-kind and/or any combination of both. This 30% is 30% of the grant request only, not 30% of the total project cost. Eligible match items are what the agency is “bringing to the table”; the contributions of the agency and its partners. The more partners, the better. The State Trails Committee is looking for a quality project with broad community support.



### Colorado State Historical Fund Grants

[www.historycolorado.org/grants/shf-competitive-grant](http://www.historycolorado.org/grants/shf-competitive-grant)  
[www.historycolorado.org/sites/default/files/files/OAHP/crforms\\_edumat/pdfs/1412a.pdf](http://www.historycolorado.org/sites/default/files/files/OAHP/crforms_edumat/pdfs/1412a.pdf)

Archaeological Assessment Grants from the State Historical Fund (SHF) provide funds for the collection and evaluation of archaeological information for the purpose of creating a plan for additional work or site preservation. *Archaeological assessment* is defined as the evaluation of the condition and archaeological potential of archaeological sites or historic sites with archaeological resources. Limited geographical areas with known but unrecorded or poorly recorded archaeological resources are also eligible for evaluation. The evaluation may include a literature review, surface reconnaissance, limited testing, artifact analysis (new or existing collections) or any combination of these activities. These grants are for evaluation and planning for future work, preservation of the site or associated artifacts, or interpretation outside of preparing that plan. This type of grant provides applicants, who are planning to apply for a future SHF grant project that includes ANY GROUND DISTURBANCE, an opportunity to plan for anticipated archaeological deposits. If an Archaeological Assessment Grant is awarded, the assessment should be completed and then approved by the SHF staff before a Competitive Grant application is submitted. The maximum grant amount is \$10,000.

Competitive Grants include the categories below. The maximum request amount for the October 2012 SHF Competitive Grant Round is \$35,000.

#### ACQUISITION AND DEVELOPMENT

Those projects that involve the excavation, stabilization, restoration, rehabilitation, reconstruction, or the acquisition of a property or site, can only occur on officially designated properties. By state statute, a property must be officially designated at the time of application. Designated properties include those listed on the Colorado State Register of Historic Properties or National Register of Historic Places. Designation through an official municipal or county landmarking process that has been adopted by ordinance or resolution also meets this requirement.

#### SURVEY & PLANNING

Those projects that involve identification, recording, evaluation, designation, and planning for the protection of significant historic buildings, structures, sites, and districts. For archaeological projects, all levels of survey and test excavations are considered Survey & Planning projects and prior historic designation is not required.

#### EDUCATION

Those projects that provide historic preservation information or information about historic sites to the public. Field schools and hands-on education projects also fall under this category.



**Colorado State Forest Service -**

[www.csfs.colostate.edu](http://www.csfs.colostate.edu)

**COLORADO FOREST RESTORATION PILOT PROGRAM**

Applicants are encouraged to consider and submit projects that demonstrate a community-based approach to forest restoration that include: collaboration, protection of communities and water supplies, use of forest products and scientifically-based ecological restoration. Proposed projects must be located within an approved Community Wildfire Protection Plan (CWPP). The state share of total project cost cannot exceed 60% per project. Matching funds may be provided through cash or in-kind. Federal funds and in-kind contributions are eligible match. Awards must be used within 1.5 years.

**WILDLAND-URBAN INTERFACE COMPETITIVE GRANTS (SFA1 – NFP2)**

Non-federal land applicants are encouraged to submit projects addressing forest stand improvement for hazardous fuels reduction, including defensible space, thinning, slash disposal, fuelbreaks, assessments, planning, monitoring and prescribed fire. The grant is ongoing, based on funding approval. Projects with an approved Community Wildfire Protection Plan (CWPP3) receive priority. The state share of total project cost cannot exceed 50% per project.

**Colorado Noxious Weed Management Fund**

[www.colorado.gov/cs/Satellite/Agriculture-Main/CDAG/1178305717215](http://www.colorado.gov/cs/Satellite/Agriculture-Main/CDAG/1178305717215)

In 1997, the Colorado Legislature established the Colorado Noxious Weed Management Fund to provide additional financial resources to communities, weed control districts, or other entities engaged in cooperative efforts to manage noxious weeds. Organized private interests as well as public agencies and local governments were eligible to apply for assistance provided that awarded funds were used to enhance weed management efforts within the State of Colorado. Over the five years that funding was available, the Colorado Department of Agriculture disbursed \$1,255,000 for noxious weed management, education, and mapping. On average, every dollar of the State's investment was matched by more than five dollars of private, local, other state, and federal resources. Awards were made on a competitive basis and recommended by a committee of seven individuals representing the perspectives and experiences of professionals and elected officials in weed science, state weed management, Colorado government, public natural resource management, agriculture, local weed management, and the environment. May be a good grant source when funding is reestablished.



## Private Foundation Opportunities

### El Pomar Foundation

Contact: [www.elpomar.org](http://www.elpomar.org)

Grantmaking is at the core of what El Pomar Foundation does. Since 1937, trustees of the Foundation have approved more than 10,000 grants totaling more than \$400 million to benefit the State of Colorado. Currently, El Pomar contributes more than \$17 million annually through grants to nonprofit organizations and government equivalents across Colorado. El Pomar is a general purpose foundation, which means the trustees approve grants across a broad spectrum of focus areas, including: arts and culture, civic and community initiatives, education, health, and human services. Typically, nonprofit organizations send in an application to the Foundation. The trustees evaluate it to determine their ability to support the proposal based on the mission and purposes established by Julie and Spencer Penrose.

### Gates Family Foundation

Contact: [www.gatesfamilyfoundation.org](http://www.gatesfamilyfoundation.org)

The Gates Family Foundation invests in Colorado-based projects and organizations primarily through capital grants which have meaningful impact and enhance the quality of life for those visiting, working and living in the state. The Foundation seeks to promote self-sufficiency, excellence and innovation in education, healthy lifestyles, community enrichment, connection to nature and stewardship of the state's natural inheritance. The Foundation's actions will remain consistent with the founders' intentions and the principles of citizenship, entrepreneurship and free enterprise. The Foundation does not establish a dollar limit. Applicants must be classified as a 501(c)(3), or equivalent, by the Internal Revenue Service, and be able to provide proper tax-exempt documentation issued within the last five years.

### Boettcher Foundation Grants

Contact: [www.boettcherfoundation.org](http://www.boettcherfoundation.org)

Since 1937, The Boettcher Foundation's mission has been to invest in the minds and mortar of Colorado. They do this by awarding full 4-year in-state scholarships to the state's top high school seniors and by providing capital grants to Colorado nonprofits. Their grants are instrumental in furthering non-profits' missions and in building healthcare clinics, community centers, cultural facilities and more all across the state. The Foundation announced new grantmaking guidelines in 2012. Capital grants are made in the categories of Arts & Culture, Healthcare, Community & Social Services, and Education. Application deadlines vary and the required pre-application and application processes are only available online.

### Other Local Foundations

Other local foundation support should be sought and researched.



## Corporate Opportunities

### Banks

The Community Reinvestment Act requires banks to invest in the communities in which they collect deposits. Because of this, most large banks have a centrally-administered community grants program that agencies or citizen groups can apply to for small grants, usually at the beginning of the year. The branch managers of these banks also have money that they can give to neighborhood community groups at their discretion. To get a larger grant, the program should probably include some kind of economic development, like employing local youth.

### Recreational Equipment, Inc. (REI)

Contact: [www.rei.com/aboutrei/stewardship\\_community.html](http://www.rei.com/aboutrei/stewardship_community.html)

REI's giving and outreach efforts are centered on developing and supporting strong community relationships. The co-op's success is shared by awarding grants to employee-nominated nonprofits that focus on caring for recreation areas or increasing participation in outdoor activities - especially among youth. REI actively partners with leading outdoor groups and nonprofits that share its stewardship commitment. Its employees also volunteer thousands of hours each year in service projects to make public lands, parks, trails and waterways more inviting and accessible.

### Indy GIVE!

Contact: [www.csindy.com](http://www.csindy.com)

The Colorado Springs *Independent* newspaper sponsors the annual Indy GIVE! fundraising campaign to support area nonprofits. Several non-profits are selected to represent categories including animals, arts & culture, community building, family, great outdoors, a hand up, wellness, and youth. Applications are available on-line and are due to the Independent in mid-summer with the campaign kick-off on November 1st. The campaign processes continue to evolve.

### Other Local Corporations

Other local corporation support should be sought and researched.