



MANITOU SPRINGS OPEN SPACE ADVISORY COMMITTEE REGULAR MEETING AGENDA

All upcoming OSAC meetings are scheduled to be remote, via Zoom. A link is provided on the City's Official Website at

<https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

January 27, 2025

6:00 PM

A. CALL TO ORDER & ANNOUNCEMENT OF MEMBER OPENINGS

1. Chair preface to the January 27, 2025 Packet
(Please read this prior to reading the packet.)
2. Two openings for alternates.
3. Upcoming term expiration for current members (Tim & TJ)

B. APPROVAL OF MINUTES

1. Revised Draft minutes of July 22, 2024
2. Revised Draft minutes of August 26, 2024
3. Draft minutes of September 23, 2024
4. Draft minutes of October 28, 2024
5. Draft minutes of November 25, 2024

C. AGENDA REVIEW and PUBLIC COMMENT ON NON-AGENDA ITEMS

D. REPORTS

1. Parks and Recreation Advisory Board (PARAB)
 - a. Approved PARAB Minutes 10-07-2024

E. OLD BUSINESS

1. Black Canyon Open Space Master Plan (Stephen Myers, Kimley-Horn)
 - a. BCOS Master Plan presentation (Stephen Myers, 20 Minutes)
 - b. OSAC discussion and vote (all Members, Gillian, Stephen 20 Minutes)
 - c. Calendar (Gillian, 5 minutes)
2. Creek Walk Phase 6 (Serpentine Drive) (Judy, Tim)
 - a. Status (Judy, 5 minutes)

3. Fields Park Creek Walk

- a. Status (Gillian 5 minutes)

4. Bill Bauer Trail development (Andrea, Robin)

- a. Discuss and vote on survey questions? (Tim, Robin (15 minutes)
- b. Crystal Hills Blvd as on street trail? (Tim 5 minutes)
- c. What's the next step? (Gillian, Robin 5 minutes)

5. Existing Trail Maintenance (Andrea, Tim)

- a. Iron Mountain
- b. Traction Trailworx Status (Done)
- c. Washout section at first switchback above Wildcat Gulch (No change)
- d. Red Mountain (no changes)
- e. Signage on Creek Walk and Old Intemann Trail (David)

i Status (David, 5 minutes)

- f. RMFI request for higher funding in 2025 (Tim, Gillian (5 minutes)

6. Director's Comments (Gillian 5-15 min)

F. FUTURE AGENDA ITEMS

G. ADJOURNMENT

Committee Members:

Tim Beeson, Chair (03/31/2025)
David Conley, Vice Chair (03/31/2028)
Judy Carnick, Committee Member (03/31/2026)
Sheryl Cline, Committee Member (03/31/2026)
Robin Kovats, Committee Member (3/31/2026)
Anthony "TJ" Maltese, Committee Member (03/31/2025)
Andrea Sutela, Committee Member (03/31/2028)
Nancy Wilson, Alternate Member (03/31/2026)

Staff and Liaisons:

Judith Chandler, Council Liaison
Gillian Rossi, Parks & Recreation Director
Roy Chaney, Deputy City Administrator, and Public Services Director

2 alternate positions available

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Chair comments on the January 27 _2025 Packet

OSAC Members please note the following:

1. Back for round 3 or 4 is the July 22, 2024 OSAC meeting minutes. This was the “mixed” meeting – zoom and live at City Hall – with the Friends of West Ruxton Avenue. A thorough review would involve listening to the live stream video on YouTube. There were some holes in the existing minutes so I took the liberty to rewrite the OSAC and Friends of Ruxton part of the meeting. The rest of the meeting minutes are only had minimal edits.
2. The BCOS Master Plan_20250117 is the same document you received last week.
3. The RMFI Final Report and the RMFI Request for Yearly Increase are the same documents we reviewed last month.

Tim Beeson



CITY OF MANITOU SPRINGS OPEN SPACE ADVISORY COMMITTEE REGULAR MEETING MINUTES

This meeting will be held as a Hybrid meeting. in-person at Memorial Hall in City Hall - 606 Manitou Ave., Manitou Springs, CO 80829 and as a videoconference via Zoom. A link will be provided on the City's Official Website at <https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>.

July 22, 2024

6:00 PM

A. CALL TO ORDER & ANNOUNCEMENT OF MEMBER OPENINGS

A Regular Meeting of the Manitou Springs Open Space Advisory Committee was held in person at Memorial Hall and via Zoom. The following Committee members attended:

Present: Tim Beeson - Chair
Nancy Wilson – Vice Chair
Sheryl Cline – Committee Member
David Conley – Alternate Voting Member
Steve Bremner – Alternate Member
Robin Kovats – Committee Member
Andrea Sutela – Committee Member

Absent: Anthony “TJ” Maltese – Committee Member
Judith Carnick – Committee Member

Staff: Gillian Rossi– Parks and Rec Director
Judith Chandler – Council Liaison

1. There is one opening for an Alternate.

B. APPROVAL OF MINUTES

1. Draft minutes of 06-24-2024
No vote taken to approve minutes.

C. AGENDA REVIEW and PUBLIC COMMENT ON NON-AGENDA ITEMS

Tim Beeson addressed the community as to the purpose of the OSAC Board.

D. REPORTS

1. Parks and Recreation Advisory Board

- a. No approved minutes - 7-8-2024 meeting was a special meeting.

2. Director's Comments (Gillian 5-10 minutes)

E. NEW BUSINESS

1. Western Border Parcels (public, All, 60 minutes)

- Chairman Beeson gave an overview of OSAC's purpose and financial income and outflow.
- Judith Chandler, Council Liaison, reminded OSAC that we need rollcall to establish a quorum. Chair Beeson held a roll call and established that a quorum existed.
- Chair Beeson then introduced the Jaray resolution as New Business (that resolution is contained in the Packet) and reviewed the sequence of events that lead to the mixed media meeting and circumstances. The name of the Jaray group was given as the Friends of Ruxton Canyon.
- Chair Beeson then asked for inputs from a zoom attendant. No one volunteered to speak independently on Zoom. Chair Beeson then called for an independent speaker present in City Hall.
- Jeff Bieri then spoke. Jeff requested that OSAC pursue the acquisition of the piece of property that Jenkins had offered to donate, however, without accepting the conditions Jenkins had required in his proposal.
- Kimberly Delheart spoke next and encouraged OSAC to make acquisition of the referenced Jenkins property a priority.
- Ken Jaray then spoke suggesting that his resolution would give City Council notice from OSAC that the Jenkins and Walton properties were high on the list of important properties for OSAC and also suggesting that his group (Friends of Ruxton Canyon) could be helpful in acquiring these properties. Jaray distributed framework for the purchase of open space parcels.
- Counselor Chandler then spoke to give an overview of where City Counsel was at this time on the Jenkins issue. In summary, due to the withdrawal by the Jenkins to continue with their proposed presentation to Counsel, there was really "no there there", that is, there was no potential deal on the table.

Motion to allow OSAC to have a public discussion between the Board and the representatives of Friends of Ruxton Canyon (Ken Jaray, Jeff Bieri, Kimberly Delheart) during this meeting made by Andrea Sutella with a second from Judy Carnick. Motion passes with 6 in favor and 0 opposed

Discussion will occur between OSAC and the Friends of the Ruxton Canyon Project for the remainder of the hour.

- Member Wilson then spoke regarding the Jaray resolution and her desire to acquire the Jenkins' property but also her deep concern about the possibility of wild fire at the western boundary of Manitou Springs.
- Jeff Bieri then gave his opinion regarding the desire of the Jenkins to give a legacy gift to Manitou and how OSAC should make it a priority to accomplish that, that the issue of what to do with the property after that could wait. "What we're all agreed about is that we don't want to see another parking lot in Ruxton Canyon and we don't want to see another road or any more cars brought into our neighborhood ... And hope as an advisory board you can advise the City to do this [acquire this property]."

- Alternate Member Bremner then outlined the assessor values given to some of the Jenkins' properties and how OSAC should spend \$5,000 on a assessment of the Jenkins' property.
- Chair Beeson then commented that the Jenkins' assessment of their property value would bear no resemblance to the assessor values.
- Chair Beeson then pointed out, in response to the Bieri comments, that OSAC and Friends had no disagreement whatsoever in their goals to acquire the Jenkins property. Beeson then stated that OSAC did disagree that these conversations were best done in an open environment, pointing out that the negotiations often took years of back and forth and that OSAC was generally dependent on the opportunities that were presented by the sellers. The Chair stated that Mayor Graham might be the best person to approach the Jenkins at this time.
- Councilor Chandler the presented her opinion that the Chair was wrong and that Mayor Graham was not the right person to approach the Jenkins.
- Member Carnick then mentioned her observation from a meeting with the Friends where some gentleman suggested that a fire road – even a two track path – seemed like a good idea. Member Carnick stated that she observed everyone in the audience including members of Friends were at that point shaking their heads in agreement. She further stated that OSAC has been proactive in approaching sellers and we have made that work. The best approach is often very quiet with even just one member involved.
- Linda Moreland then took the microphone at the Friends table, stated that she had a conversation with David Jenkins who said “that property is worth way more that \$18 million and we will use it for our benefit if the donation we asked for isn’t made”. We know that Walton, Adventures Out West, The Cog, Anschutz are involved. Moreland then stated that she’s submitted papers to recall the Mayor.
- Chair Beeson stated that the current format has run out of time and OSAC will move on.
- Member Wilson moves that OSAC accepts Jaray resolution. Member Carnick seconds. Jaray stated that Friends of Ruxton Canyon was not taking a position on the recall.
- Ms. Delheart stated that Friends realized that the likelihood of a donation of the property was small but OSAC needed to keep take advantage of the opportunity while the door was cracked.
- David Conley makes point that, as written, the resolution doesn’t make sense in that it is a resolution by council but everything in it is an action by OSAC. Member Cline-Mathews concurs with Conley objection.
- Councilor Chandler stated that there are many ways to acquire land and the methods in the Jaray resolution might not be the best for this situation.
- Member Wilson offers to read the resolution then withdrew her motion to accept it. She then reads the resolution and withdraws her motion.
- Member Bremner expresses his opinion that OSAC needs to advise Council to move on the resolution because the Jenkins are going to be aggressive on this, are going to develop all “that property”, may even try to buy out the Waltons, etc.
- Chair Beeson asked if any members wanted to make a motion on the Resolution. None did and the Resolution was thereby tabled.
- Member Carnick suggested that OSAC recognize Friends of Ruxton Canyon and appoint a liaison to communicate between the OSAC and Friends. Steve Bremner volunteered to act as a liaison.
- Councilor Chandler stated her understanding that tabling an issue didn’t forbid OSAC from continuing to do work on it.

F. OLD BUSINESS

1. Creek Walk Phase 6 (Serpentine Drive) (Judy, Nancy)

- a. Status (5 minutes) – There is no estimated date right now.
 - b. Signage on Creek Walk (Conley, 5 minutes)
 - 1. David says years ago there were signs on those trails, and thinks would benefit from those being replaced to avoid trespassing and things. – Discussion about current trailhead signage and the possibility of putting up signs as needed for trail maintenance, particularly for Intemann and Old Intemann. Gillian will give an update on wayfinding packaging as it comes available.
2. Bill Bauer Trail development (Andrea, Robin)
- a. Status (5 minutes) – on hold until Mr. Rose develops the property
3. Black Canyon Open Space (Tim, Andrea)
- a. Kimley-Horn Proposal (Tim, Nancy, 10 minutes) – discussion about what the \$4,999 will cover; two multi-use trails, trail flagging, etc. .
- Motion to accept the Kimley-Horne proposed Concept Document made by Andrea Sutella with a second from Robin Kovats.
Motion passes with 7 in favor and 0 opposed***
- b. Archeological concerns (Tim, 5 minutes) – Tim is going on a hike with Manny Palito(sp?) and Mike Mayo (sp?) to see the site.
4. Review OSAC sections of the POST (Nancy)
- a. Section 9 (Nancy 5-10 minutes) – discussion about master plan compliance with Plan Manitou. Gillian will check with Planning. Concerns with zoning and rezoning since Planning has turned over again. Gillian believes Fred is working on it and it should be on a Council Agenda soon.
 - b. Section 10 (Nancy 5-10 minutes) - Discussion about Noxious Weeds and whether the budget could be used or transferred to a department that could benefit (Parks has some people coming out to take care of some weeds on parks property), and fire mitigation needs to occur on some parcels. Judy Carnick will contact the Fire Department and see if there are any issues they are aware of.
5. Existing Trail Maintenance (Andrea)
- If OSAC wants to dedicate funding to Fire Mitigation on Open Spaces that would be helpful

- a. Wildcat Gulch stair rebuild (Gillian, Andrea, 5 minutes) - MHYC replaced stairs on Eastern Gulch and at the top of the Western side of the Gulch. It was too technical for MHYC and they will need some assistance from RMFI to complete at an estimate of 4-5 weeks.
 - b. Iron Mountain Washout (Gillian, 5 minutes) – Both trail crews are finished. Tim asks about the washout area west of the gulch; RMFI was unable to get to it because of the amount of assistance they had to give to MHYC. Gillian believes it could still be accomplished this year.
 - c. Red Mountain Cliff Repair (Andrea, 5 minutes) – Done and looks good.
6. Fields Park Creek Walk (Tim)

- a. Status (Tim, 5 minutes)

G. FUTURE AGENDA ITEMS

E-bikes on trails.

H. ADJOURNMENT

Meeting adjourned at 8:18 pm

Committee Members:

Tim Beeson, Chair (03/31/2025)
 Nancy Wilson, Vice Chair (03/31/2026)
 Judy Carnick, Committee Member (03/31/2026)
 Sheryl Cline, Committee Member (03/31/2026)
 Robin Kovats, Committee Member (3/31/2026)
 Anthony "TJ" Maltese, Committee Member (03/31/2025)
 Andrea Sutela, Committee Member (03/31/2028)

Steve Bremner, Alternate (3/31/2026)
 David Conley, Alternate (3/31/2028)

1 Alternate Vacancy

Staff and Liaisons:

Judith Chandler, Council Liaison
 Gillian Rossi, Parks & Recreation Director
 Roy Chaney, Deputy City Administrator, and Public Services Director

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CITY OF MANITOU SPRINGS OPEN SPACE ADVISORY COMMITTEE REGULAR MEETING MINUTES

This meeting will be held as a videoconference via Zoom. A link will be provided on the City's Official Website at <https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>.

August 26, 2024

6:00 PM

A. CALL TO ORDER & ANNOUNCEMENT OF MEMBER OPENINGS

Present: Tim Beeson - Chair
Nancy Wilson – Vice Chair
Sheryl Cline – Committee Member
Robin Kovats – Committee Member
Judith Carnick – Committee Member
David Conley – Alternate Member
Anthony “TJ” Maltese – Committee Member
Andrea Sutela – Committee Member

Absent:

Staff: Gillian Rossi– Parks and Rec Director
Judith Chandler – Council Liaison

1. One Opening for an Alternate –.
2. Resignation of Alternate Steve Bremner –

David Conley will go through the proper channels to become a Committee Member.

Nancy will be stepping down and submitting a letter requesting to become an alternate member.

Robin is also requesting to be an alternate member more discussion to come

B. APPROVAL OF MINUTES

1. Draft OSAC minutes of July 22, 2024 Regular Meeting
 - Discussion about the meeting and possible discrepancies with the minutes. Nancy Wilson will go over the minutes and make corrections to submit for future meeting.
 - **Motion made to table correction to table the minutes for correction prior to approval made by Judy Carnick with a second from Sheryl Cline Motion**

passes with 7 in favor and 0 opposed.

C. AGENDA REVIEW and PUBLIC COMMENT ON NON-AGENDA ITEMS

D. REPORTS

1. Parks and Recreation Advisory Board (PARAB)

a. PARAB approved minutes of June 3, 2024 Regular Meeting

Discussion around what needs to happen to donate the parcel to PARAB as discussed in the minutes. Nancy Wilson will reach out to Danu to see about a planning commission agenda date.

b. PARAB approved minutes of July 8, 2024 Special Meeting

E. NEW BUSINESS

1. Burns Road Parcel Donation (Tim)

a. Discuss and vote on accepting property donation (All, 15 - 20 minutes)

Talk about the donation of the lot. The city does not necessarily want the lot because it is a high erosion zone. It is not a buildable lot and there is a high risk of falling boulders and has a lot of possible maintenance. There is a great view, but it would not be great asset unless the city would be willing to take care of the upkeep of the road conditions, maintenance, landslides, etc.

Judith Chandler reminds that the City will still be responsible for the decision, but are looking for OSACs expertise in the matter in RE to trail connections.

- **Motion made to recommend that council does not accept the donation of the property for open space made by Nancy Wilson with a second from Robin Kovats. Motion passes with 6 in favor and 1 opposed.**

2. OSAC budget (Robin, Tim)

a. Review 2024 budget (Robin, 10 - 15 minutes)

Robin gave a basic background explanation on government accounting/budgeting.

Tim reviewed the budget for 2024 rolling over into 2025. Majority of the Budget is in Land Acquisition.

F. OLD BUSINESS

1. Creek Walk Phase 6 (Serpentine Drive) (Judy, Nancy)

a. Status (Judy, 5 minute)

No new news

2. Fields Park Creek Walk (Nancy, Tim)

a. Status (Nancy, 5 minutes)

Should someone be hired to take out the fence?

Gillian says they have been instructed to work on the Creekwalk path as a priority. It is on the cue, it's just not an emerge3ncy, so it is lower on the list. Gillian

will get a quote for hazard tree removal.

3. Bill Bauer Trail development (Andrea, Robin)

a. Status (Tim, 5 minutes)

Planning nixed the subdivision – they'll only allow one lot there. Tim has not heard back from him since that plan was denied.

4. Black Canyon Open Space (Andrea, Tim)

a. Review Kimley-Horn's Concept Plan (All, 20 minutes)

Does not include everything. They would still need to do the streamline master plan.

The next step is to have the trail flagged

Parking would be along El paso Blvd

Gillian is going to make sure Kimley-Horn gets paid so the process can start.

Tim will set a date to have the space flagged so a site visit may be planned however allowed.

5. Review OSAC POST Goals section 10 (Nancy)

a. Review (Nancy, 15 minutes)

Fire Mitigation – Nancy and Judy spoke with Mike Willy about the City Fire Mitigation Plan. The Fire Department will be in contact with OSAC about open space mitigation, and about the possibility of using some open space for training and classes.

6. Existing Trail Maintenance (Andrea, David)

a. Iron Mountain (Tim, 5 minutes)

Gillian has a draft of the contract out to Traction Trailworks. Projected start date is first week of October.

MHYC was only able to get to the south steps of wildcat gulch.

Gillian is going to make sure RMFI has one more year on their contract.

b. Red Mountain (Andrea, 5 minutes)

In the future MHYC will be reserved for more basic projects.

Figuring out using a GIS program.

c. Other trail maintenance issues (All, 5 minutes)

7. Signage on Creek Walk and Old Intemann Trail (David)

a. Status (Dave, Gillian, 5 minutes)

Nancy met with Chamber – they are putting a sign in directing people to creek walk.

They are on board with putting more signs up.

Once the sign shop is relocated they can make some signs, but in the meantime they can do carsonites.

8. Western Border Property (Tim, 5 minutes)

Tim has a call in to Mr Jenkins. If he hears anything back he'll report back.

9. Parks & Recreation Director's Comments (Gillian 5-15 min)

New Forestry Technician – Aaron Bernard

Team Rubicon worked in Deer Vally Nature Park and did fire mitigation on Pilot Knob.

G. FUTURE AGENDA ITEMS

September meeting in person to use full size maps and projections.

H. ADJOURNMENT 8:08 pm

Committee Members:

Tim Beeson, Chair (03/31/2025)
Nancy Wilson, Vice Chair (03/31/2026)
Judy Carnick, Committee Member (03/31/2026)
Sheryl Cline, Committee Member (03/31/2026)
Robin Kovats, Committee Member (3/31/2026)
Anthony "TJ" Maltese, Committee Member (03/31/2025)
Andrea Sutela, Committee Member (03/31/2028)

Staff and Liaisons:

Judith Chandler, Council Liaison
Gillian Rossi, Parks & Recreation Director
Roy Chaney, Deputy City Administrator, and Public Services Director

David Conley, Alternate (3/31/2028)

2 Alternate Vacancies

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September 23, 2024

6:00 PM

A. CALL TO ORDER & ANNOUNCEMENT OF MEMBER OPENINGS

A Regular Meeting of the Manitou Springs Open Space Advisory Committee was held in person at Memorial Hall and via Zoom. The following Committee members attended:

Present: Tim Beeson - Chair
Sheryl Cline – Committee Member
Robin Kovats – Committee Member
Andrea Sutela – Committee Member
Anthony “TJ” Maltese – Committee Member
Judith Carnick – Committee Member

Absent: David Conley – Committee Member
Nancy Wilson – Alternate Member

Staff: Gillian Rossi– Parks and Rec Director
Judith Chandler – Council Liaison

1. Two openings for alternates.
2. Resignation of Vice Chair position by Nancy Wilson.
3. By request of member, demotion of Full Member Nancy Wilson to Alternate Member.
4. Promotion of Alternate Member, David Conley, to Full Member.
Motion to promote David Conley from Alternate Member to Committee Member made by Andrea Sutela with a second from Sheryl Cline.
Motion passes with 6 in favor and 0 opposed

B. APPROVAL OF MINUTES

1. No draft edits available for OSAC 08-26-2024 meeting minutes.
2. No draft available for OSAC 09-09-2024 meeting minutes.

C. AGENDA REVIEW and PUBLIC COMMENT ON NON-AGENDA ITEMS

Judy Carnick reports that she would like to receive packet information in a more timely manner when possible Chair Time Beeson will look into the possibility of sharing packet information earlier than when the entire packet is put together so the board has more time for reviewing an notations.

D. REPORTS

1. Parks and Recreation Advisory Board (PARAB)
 - a. No approved minutes available for PARAB 08-05-2024 regular meeting.

E. NEW BUSINESS

1. Draft 2025 Budget Presentation - OSAC
 - Tim shared a brief overview of the budget for 2025 including acquisition and construction goals.
2. Red Mountain Northern Escarpment open space donation (Tim)
 - Tim shared an overview of a parcel on Red Mountain that is being presented as a gift option to OSAC. Tim would like to discuss the property with City Council to see if it is viable option to add acreage to the exiting Red Mountain open space.
 - a. Vote on accepting gift if offered (Tim, 5 minutes)
Motion to accept the parcel from Lori Faber-Condren by Robin Kovats with a second from Judy Carnick. The Motion passes with 6 in favor and 0 opposed.

F. OLD BUSINESS - Note: (??? place holder for Nancy Wilson)

1. Creek Walk Phase 6 (Serpentine Drive) (Judy, ???)
 - a. Status (Judy, 5 minute)
2. Fields Park Creek Walk (Tim, ???)
 - a. Status (Tim, Gillian, 5 minutes)
Fence removal and disposal Peak Fencing - \$3400
Hazard tree pruning - \$6200

Discussion around putting off tree pruning for the city to do them when they are able

to save cost. Consensus is to hold off on pruning until a future date.

3. Bill Bauer Trail development (Andrea, Robin)

a. Status (Tim, Andrea, Robin)

Gillian was contacted by a concerned party about trail maintenance without neighborhood participation or notice. That has not been happening, but perhaps outreach needs to happen in the future.

There is a possible hiccup with the donation from Larry Rose since the planning department did not approve his lot separation for sale. More will be known in the future.

4. Black Canyon Open Space (???, Tim)

Updated the number of acres for a total of 38 acres.

a. Kimley-Horn's Concept Plan (Repeat 0 min)

b. Streamlined Master Plan (Tim, Gillian, 10-15 minutes)

Contracted with Kimley Horne. Next step is a stake holder meeting. First big workshop is scheduled for November 7th provided space can be found. This document will be an asset for future grant proposals.

c. Palmer Land Trust Q & A (Steve Harris, All, 20-30 minutes)

- Steve gave an overview of Palmer Land Conservancy and an explanation of conservation easements.
- Tim asks about why 4 acres wouldn't be added on to the large acreage. Stephen explains that only wildlife habitat should really be included. Kimley Horne will provide insite onto the best use of the acreage before any decision should be made for conservation purposes.
- The largest part of the process is approving the Master Plan. There may be some comments after review, but essentially once it is in the master plan it is included.
- Walk at Black Canyon for OSAC Meeting. Kimley is supposed to plant flags but hasn't yet since the proposal has not been worked up yet. Tim Beeson will call Steen from Kimley Horne to see if a public walk-through can be set up.

5. Review OSAC POST Goals section 11 (???)

a. Review (???, 0 minutes)

6. Existing Trail Maintenance (Andrea, Tim)

a. Iron Mountain (Andrea, Gillian, 10 minutes)

Andrea spoke with Shanti Toll. He is interested in collaborating in the

Spring.

Traction Trailworks is going to work on the washout starting at the end of October.

b. Red Mountain (Gillian, 5 minutes)

c. Other trail maintenance issues (All, 5 minutes)

At the front of the trailhead on Bever's Lane there is a sign for invasive flower species. The signs are going to be removed from the trailheads.

7. Signage on Creek Walk and Old Intemann Trail (David)

a. Status (David, 10 minutes)

8. Burns Road Parcel Donation (David)

a. Status (David, 5 minutes)

City Council overruled and accepted the piece of property as a Manitou Springs Property. OSAC will not be liable.

Judith Chandler states her reasoning behind supporting the vote is because the City Attorney let them know that the city was not liable for some of the legal repercussions that OSAC was concerned about and she recommends having him come in and meet with OSAC at a future time to discuss legalities in parcel ownership.

9. Western Border Property

a. (Tim, 5 minutes)

Tim spoke with David Jenkins about the parking lot. He sent a letter of intent to Jenkins expressing that OSAC is interested in obtaining the property if he is interested in selling it. He has not heard back from the letter.

10. Director's Comments (Gillian 5-15 min)

The GIS Tech has been formatting trails, and there are over 7 miles of trails than the website states. He has been doing a great job of mapping out the trails.

G. FUTURE AGENDA ITEMS

H. ADJOURNMENT

7:53pm

Committee Members:

Tim Beeson, Chair (03/31/2025)
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October 28, 2024

6:00 PM

A. CALL TO ORDER & ANNOUNCEMENT OF MEMBER OPENINGS

A Regular Meeting of the Manitou Springs Open Space Advisory Committee was held in person at Memorial Hall and via Zoom. The following Committee members attended:

Present: Tim Beeson - Chair
Sheryl Cline – Committee Member
Robin Kovats – Committee Member
Member Andrea Sutela – Committee Member
Anthony “TJ” Maltese – Committee Member
Judith Carnick – Committee Member
David Conley – Committee Member

Absent: Nancy Wilson – Alternate Member

Staff: Gillian Rossi– Parks and Rec Director
Judith Chandler – Council Liaison
Josh Radley – GIS Tech

1. Two openings for alternates.

B. APPROVAL OF MINUTES

1. Draft minutes of April 8, 2024 - Special Meeting
Motion to approve made by Judy Carnick with a second by Andrea Sutela. Motion passes with 6 in favor and 0 opposed.
2. No draft available for OSAC 07-22-2024 meeting.
3. No draft available for OSAC 08-26-2024 meeting minutes.

4. No draft available for OSAC 09/23/2024 meeting minutes.
5. Draft minutes of October 18, 2024 Public BCOS Site Walk - Special Meeting
Motion to approve made by David Conley with a second by Judy Carnick. Motion passes with 6 in favor and 0 opposed.

C. AGENDA REVIEW and PUBLIC COMMENT ON NON-AGENDA ITEMS

Jessica Wilson, Jennifer McGrath and Mary Reed. Jessica Wilson 130 Palisade Cir. – Concerns with Bill Bauers project. She feels community engagement should begin earlier in the process. She has a concern of increased fire risk with a trail in the area. She is concerned about maintenance and fire mitigation as well as soil mitigation and erosion. Paeleigh (Mary) Reed – Doesn't believe that more trails are needed in Manitou. She is concerned about the homeless population encroaching a trail system and using warming fires that cause a fire hazard to nearby residents. Jennifer McCGrath 152 Clarksley Rd – She is concerned about possible damage to wildlife. She states that is a high wildlife use trail and she is concerned disrupting their natural trail may lead to encroaching on the neighborhood space.

Tim addressed their concerns and explained the current discussion is an access path for the local community. Fire danger and unfortunately homeless camps are top concerns. He also reiterated that a community outreach session will take place before anything happens. Andrea recommends that the community takes a look at the Post Master Plan which is available for viewing at the City of Manitou.

D. REPORTS

1. Parks and Recreation Advisory Board (PARAB)
 - a. PARAB Approved 08-05-2024 Minutes
 - b. PARAB Approved 09-09-2024 Minutes
2. Director's Comments (Gillian, 5 minutes)
 - a. Review of "No Motorized Vehicles" trailhead signage
Gillian shared a visual of a sign that will be added to the conservation easement signs.

E. NEW BUSINESS

1. North Red Mountain Escarpment - Open Space Donation #2 (Tim)
Vote on accepting gift (Tim, 5 minutes)
Tim shared a map highlighting 2 proposed lots being offered as gifts to the City.
Motion to recommend the City accept the gifted parcels by Judy Carnick with a second from David Conley. The Motion passes with 6 in favor and 0 opposed.

F. OLD BUSINESS

1. Creek Walk Phase 6 (Serpentine Drive) (Judy, Tim)

- a. Status (Update from Andrew Morren, City Engineer) (5 minutes)
Josh Radey, GIS Tech shared a map showing the progress. He explained the undergrowing process of utilities. He addressed questions about flood zones; CDOT is involved in the processes and will be using the funding that keeps rolling over in the budget.

2. Updated GIS Trails Map

- a. Status, Josh Radey (Senior GIS Technician) (10-15 minutes)
Josh did all the trail mapping on his phone. It has been optimized for phone use on the website. He shared the active trail guide on his screen. He has mapped close to 10 miles of trails.
Tim says it would be helpful to have property boundaries from an OSAC standpoint.

3. Fields Park Creek Walk (Tim)

- a. Select vendor to remove/prune hazardous trees and vendor to remove fence (Tim, 5-10 minutes)
Discussion about whether to continue waiting for the City Arborist to be available or take the new companies bid and move forward with the project.

Motion to accept the proposal from Peak Fencing and Front Range Arborist in the amount of \$5638.00 for removing/pruning hazardous trees and removing and disposing of the fence made by Robin Kovats with a second from David Conley. The Motion passes with 6 in favor and 0 opposed.

4. Black Canyon Open Space (David, Gillian)

- a. Stakeholder Site Walk Oct 7 (David, 5 minutes)
- b. BCOS Trails Public Site Walk, OSAC Special Meeting Oct 18 (David, Gillian, 5 minutes)
Both visits were successful. Steven is compiling the information. The next step is the Community Workshop on December 5th. OSAC representation would be recommended. It is a workshop hosted by the city. The plan will come to OSAC in January and then to Council in February, if approved.

Gillian states there is a survey on the website much like Higgenbotham

Flats, so anyone who can go on and give feedback should do so.

5. Existing Trail Maintenance (Andrea, Tim)

a. Iron Mountain (Andrea, Gillian, 10 minutes)

i Traction Trailworx (Gillian, 5 minutes)

Once the contract is Notarized and received the work can start. Looks like mid-November.

ii Washout section above Wildcat Gulch (Andrea, 5 minutes)

A project description needs to be created.

b. Red Mountain (Anything?)

c. Other trail maintenance issues (All, 5 minutes)

6. Signage on Creek Walk and Old Intemann Trail (David)

a. Status (David, 5 minutes)

David is going to walk the trail with park staff to brainstorm signage.

7. Red Mountain Northern Escarpment - Open Space Donation #1 (Tim)

a. Status (Tim, 5 minutes)

Property is going to City Council along with 2 other properties.

G. FUTURE AGENDA ITEMS

H. ADJOURNMENT

7:35pm

Committee Members:

Tim Beeson, Chair (03/31/2025)
Judy Carnick, Committee Member (03/31/2026)
Sheryl Cline, Committee Member (03/31/2026)
Robin Kovats, Committee Member (3/31/2026)
Anthony "TJ" Maltese, Committee Member (03/31/2025)
Andrea Sutela, Committee Member (03/31/2028)
David Conley, Committee Member (3/31/2028)
Nancy Wilson, Alternate Member (03/31/2026)

2 alternate positions available

Staff and Liaisons:

Judith Chandler, Council Liaison
Gillian Rossi, Parks & Recreation Director
Roy Chaney, Deputy City Administrator, and Public Services Director

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MANITOU SPRINGS OPEN SPACE ADVISORY COMMITTEE REGULAR MEETING MINUTES

All upcoming OSAC meetings are scheduled to be remote, via Zoom. A link is provided on the City's Official Website at

<https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

November 25, 2024

6:00 PM

A. CALL TO ORDER & ANNOUNCEMENT OF MEMBER OPENINGS

A Regular Meeting of the Manitou Springs Open Space Advisory Committee was held in person at Memorial Hall and via Zoom. The following Committee members attended:

Present: **Tim Beeson - Chair**
 Judith Carnick – Committee
 Member
 David Conley –
 Committee Member

Absent: **Nancy Wilson – Alternate Member**
 Sheryl Cline – Committee Member
 Robin Kovats – Committee

Member
 Andrea Sutela – Committee

Member
 Anthony “TJ” Maltese –
 Committee Member

Staff: **Josh Farmer–**
 Judith Chandler – Council Liaison

1. Two openings for alternates.
2. Election of Vice Chairperson.

B. APPROVAL OF MINUTES

1. Draft minutes of July 22, 2024 – no quorum,
2. Draft minutes of August 26, 2024 – no quorum
3. No draft available for OSAC 09-23-2024 meeting minutes

4. No draft available for OSAC 10-28-2024 meeting minutes
5. Draft minutes of November 12, 2024 Public BCOS Trails Hike – Special Meeting – no quorum

C. AGENDA REVIEW and PUBLIC COMMENT ON NON-AGENDA ITEMS

Discussion regarding previous meeting and multi-use trail. Judy and Tim have reservations brought up by the community members attending last meeting. It is the belief of the board members that perhaps the community outreach should be done earlier as suggested, and if there is no community interest that would significantly alter plans.

Tim brought up the conversation he had previously with Dole about gridding the road (Crystal Hills Blvd) to include a bike trail. He thinks that might be good to include in community outreach.

Discussion around having an additional meeting on December 9th since there is not a quorum and there are votable items that need to be handled before the new year.

Discussion on having a Holiday get-together on December 19th at 6:00pm

Judy asks about signage for homeless camp ordinance. Discussion around ordinances and how camps are handled. Tim advised that See, Click, Fix is the only safe way to handle camps at this time.

D. REPORTS

1. Parks and Recreation Advisory Board (PARAB)
 - a. No approved minutes available for PARAB 10-07-2024 regular meeting.

E. NEW BUSINESS

F. OLD BUSINESS

1. Creek Walk Phase 6 (Serpentine Drive) (Judy, Tim)
 - a. Status (Tim, 5 minutes)
2. Fields Park Creek Walk (Tim)
 - a. Status (Tim, 5 minutes)
3. Bill Bauer Trail Development (Andrea, Robin)

- a. Should we do Community Outreach sooner or later? (Tim, Robin, All, 10 minutes)
- 4. Black Canyon Open Space (David, Tim)
 - a. Past and future activities (David, 10-15 minutes)
- 5. Existing Trail Maintenance (Andrea, Tim)
 - a. Iron Mountain
 - i Traction Trailworx Status (Tim, 5 minutes)
 - ii Washout section at first switchback above Wildcat Gulch (no change)
 - b. Red Mountain (No currently scheduled activity)
 - c. Other trail maintenance issues (All, 5 minutes)
- 6. Signage on Creek Walk and Old Intemann Trail (David)
 - a. Status (David, 5 minutes)
- 7. Red Mountain Northern Escarpment Open Space Donations #1 (1 parcel) and #2 (2 parcels) (Tim)
 - a. Status (Tim, 5 minutes)

G. FUTURE AGENDA ITEMS

H. ADJOURNMENT

6:43pm

Committee Members:

Tim Beeson, Chair (03/31/2025)
 Judy Carnick, Committee Member (03/31/2026)
 Sheryl Cline, Committee Member (03/31/2026)
 David Conley, Committee Member (3/31/2028)
 Robin Kovats, Committee Member (3/31/2026)
 Anthony "TJ" Maltese, Committee Member (03/31/2025)
 Andrea Sutela, Committee Member (03/31/2028)
 Nancy Wilson, Alternate Member (03/31/2026)

2 alternate positions available

Staff and Liaisons:

Judith Chandler, Council Liaison
 Gillian Rossi, Parks & Recreation Director
 Roy Chaney, Deputy City Administrator, and Public Services Director

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MANITOU SPRINGS PARKS AND RECREATION ADVISORY BOARD REGULAR MEETING MINUTES

All upcoming PARAB meetings are scheduled to be remote, via Zoom. A link is provided on the City's Official Website at <https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

October 7, 2024

Board members in Attendance:

Tim Bresnahan, Vice Chair (02/28/2025)
Christina Grow (2/28/2028)
Rebecca Wood (2/28/2028)

Guests in Attendance:

Phil Moya (Director of Manitou Pool Facility)

Alternates in Attendance:

Candace Craig, Secretary (2/28/2027)

Staff and Liaisons in Attendance:

Matthew Nelson, Arborist and Horticulturist
Natalie Johnson, Council Liaison

Absent:

Danu Fatt, Chair (2/28/2025)
Colin McAllister (02/28/2025) (On leave)
David Crawford (02/28/2026)
Anthony Lane (02/28/2027)
Jan Johnson (2/28/2025)
Gillian Rossi, Parks & Recreation Director

I. CALL TO ORDER and INTRODUCTIONS

6:05 PM

II. APPROVAL OF AGENDA

Makes a Motion: Rebecca

Seconds: Chris

All Approve

III. APPROVAL OF MINUTES

1. Draft Minutes from September 9, 2024 PARAB Meeting

Makes a Motion: Tim

Seconds: Rebecca

All approve at 6:07 PM

IV. PUBLIC COMMENTS NOT ON THE AGENDA

(Please limit your comments to 3 minutes)

V. PRESENTATION (please limit presentations to 15 minutes)

1. Pool update

Phil Moya:

- A. Remodling of bathrooms is currently at the plumbing stage; sinks, toilets, showers have been demolished. Some walls were taken down to reconstruct piping. Showers will be separate stalls.
- B. HVAC system was found to have ventilation problems—will be rerouted.
- C. November 10 was the projected finish date, but may need to extend due to the HVAC issue.
- D. Lots of aesthetic stuff being refurbished—lighting, flooring.

VI. REPORTS (5 minutes)

1. Parks and Recreation Advisory Board (PARAB)

2. Council Liaison

- A. Natalie: Council passed phase 2 of Soda Springs Park
- B. Budget meeting on Saturday; please let Natalie know if anyone has questions

3. Open Space Advisory Committee (OSAC)

- A. No members of OSAC in attendance; no minutes available.

VII. PARKS AND RECREATION DEPARTMENT

- 1. Director's Report presented by Parks Division Phil Moya is reporting for Gillian.
(See Parks Division report.)

- A. Chess table on its way.
- B. Manizoo repairs—\$900 (see “Old Business”)
- C. Memorial Park electrical upgrade update
- D. Two benches added in front of pool facility.
- E. Soda Springs Park Phase 2—construction to begin after Coffin Races
- F. Thank you to those who attended the Higginbotham Flats Workshop

2. Arborist Report

Matthew Nelson:

- A. Tree removal will happen at the end of October/early November.
- B. Tennis court cottonwoods will come down. See Matthew’s report.

VIII. OLD BUSINESS

1. Manizoo repair: CRANE—can facilitate repair for \$900, gotten from Conservation Trust Fund
 - A. Chris motions for approval, Rebecca seconds, All in favor.
2. Art Walk
 - A. Displays are now installed in Fields Park. Tim loves the results—came out better than he thought it would. They are positioned to show art on both sides.
3. Higginbotham Flats/Overlook Park
 - A. Public information session from last week: Chris says it was a great event—not too many people (maybe 20). Each table talked about the plans, then each table shared the results of their discussion. The designs were well-received. Concerns were related to the location of the park—that it would be used only as a pull-off, for example, to dump garbage. The question remains: Who is the park *for*? Look for an upcoming PARAB meeting for further discussion.
 - B. Rebecca: Wants us to encourage people to take the online survey, as we need more input; those who came were largely PACMAN members, so we need voices from the broader community, whose interests may depart from PACMAN.

Rebecca asks a question about the next meeting involving Higginbotham planners. Look for communication from Danu about this upcoming meeting.

IX. ADJOURNMENT

Tim moves to adjourn;

All in favor--6:37 PM

Board Members:

Danu Fatt, Chair (2/28/2025)
Tim Bresnahan, Vice Chair (02/28/2025)
Christina Grow (2/28/2028)
Rebecca Wood (2/28/2028)
Colin McAllister (02/28/2025)--on leave
David Crawford (02/28/2026)
Anthony Lane (02/28/2027)

Alternates:

Jan Johnson (2/28/2025)
Candace Craig, Secretary (2/28/2027)

Staff and Liaisons:

Natalie Johnson, Council Liaison
Gillian Rossi, Parks & Recreation Director
Matthew Nelson, Arborist and Horticulturist
Roy Chaney, Deputy City Administrator/Public Services Director

1 alternate position available

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City of MANITOU SPRINGS

PARKS & RECREATION DEPARTMENT

BLACK CANYON OPEN SPACE MASTER PLAN

JANUARY 2025

PREPARED BY:

Kimley»»Horn

Expect More. Experience Better.

PREPARED FOR:



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1. INTRODUCTION

1.1 BACKGROUND

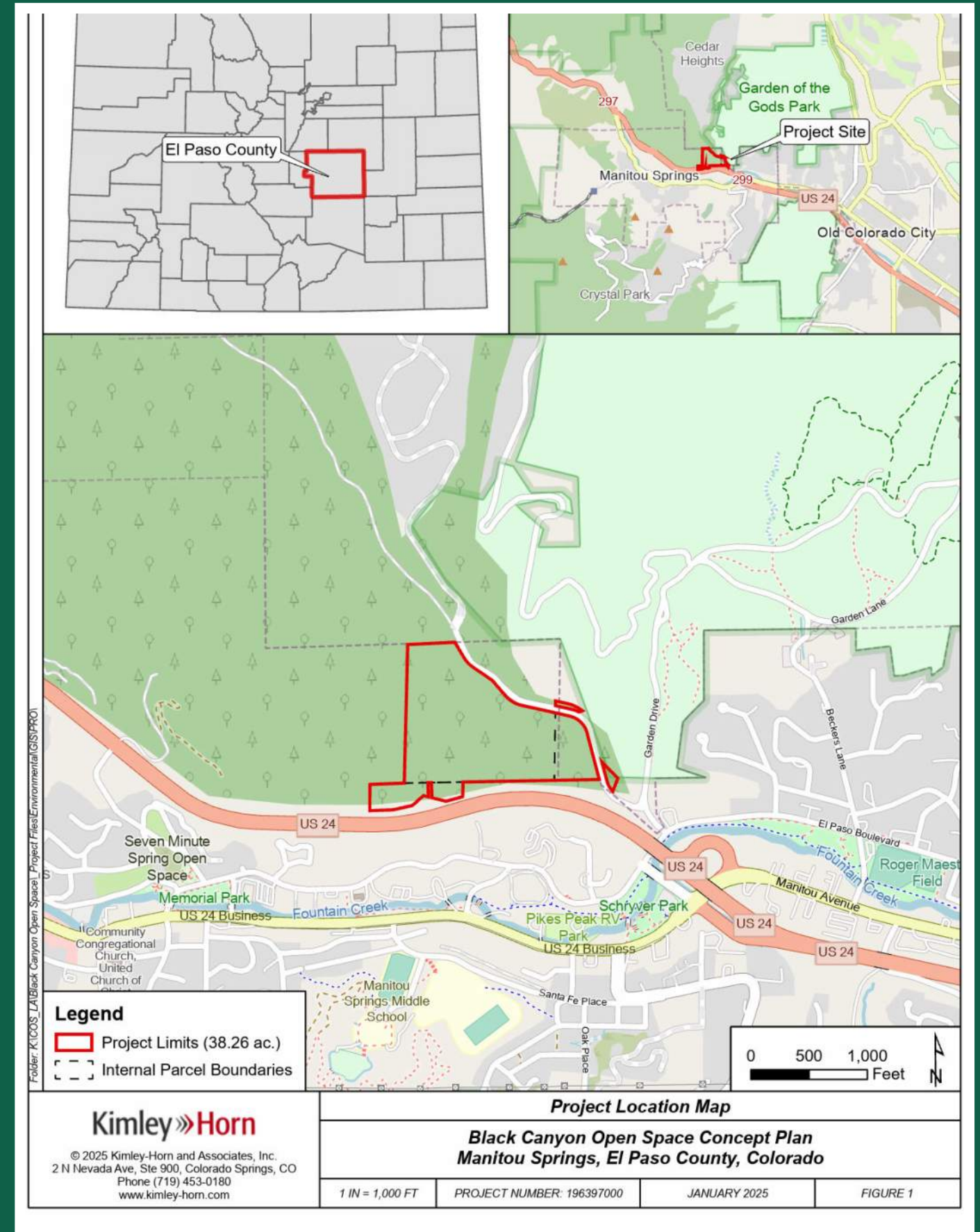
The Black Canyon Open Space (Property) includes three parcels, totaling approximately 38 acres, located north of the City of Manitou Springs between Highway 24 and Black Canyon Road in El Paso County, Colorado. A location map is attached as Figure 1. The project site is located in Section 4 of Township 14 South and Range 67 West, within El Paso County, Colorado. Two parcels were acquired by the City of Manitou Springs in the spring of 2016 from the Richard and Robert Craun Irrevocable Trust using Great Outdoors Colorado funds and City of Manitou Springs Open Space tax funds. Prior to acquisition by Manitou Springs, the Property was vacant land. There are minimal existing improvements on the Property other than fences along CDOT Right-of-Way and a small network of social trails. The Property was immediately enrolled in a conservation easement that is held by Palmer Land Conservancy as required by Great Outdoors Colorado. Subsequently, a Land Stewardship Plan was completed for the Property in 2016, which is referenced throughout this document. The goals established by the Land Stewardship Plan includes the development of public access trails, maintenance of habitat, wildfire mitigation, and the preservation and dissemination to the community of the cultural legacy associated with the property. In May 2024, the City of Manitou Springs acquired the easternmost parcel from Westside LLC.

1.2 PURPOSE

The Black Canyon Open Space Master Plan (Plan) includes a review of previous works completed by the City of Manitou Springs and is intended to take the next steps in designing property improvements to fulfill the proposed goals, uses of the Property and checking the boxes in an effort to provide the review for funding opportunities and grant proposals. The sections below include site related historic context, existing conditions and site assessment, an overview of the community involvement process, recommendations, the Plan layout, trail system design intentions, trail system design guidelines and the references and resources used in the formation of this Plan.

This Plan was led by the Black Canyon Open Space Master Plan working group, comprised of the following parties:

- Tim Beeson, OSAC Chair
- David Conley, OSAC Vice Chair
- Gillian Rossi, Parks & Recreation Director
- Cassandra Hessel, City of Manitou Springs Public Information Officer
- Stephen Myers, Kimley-Horn
- Jim Houk, Kimley-Horn
- Aaron Vincent, Kimley-Horn

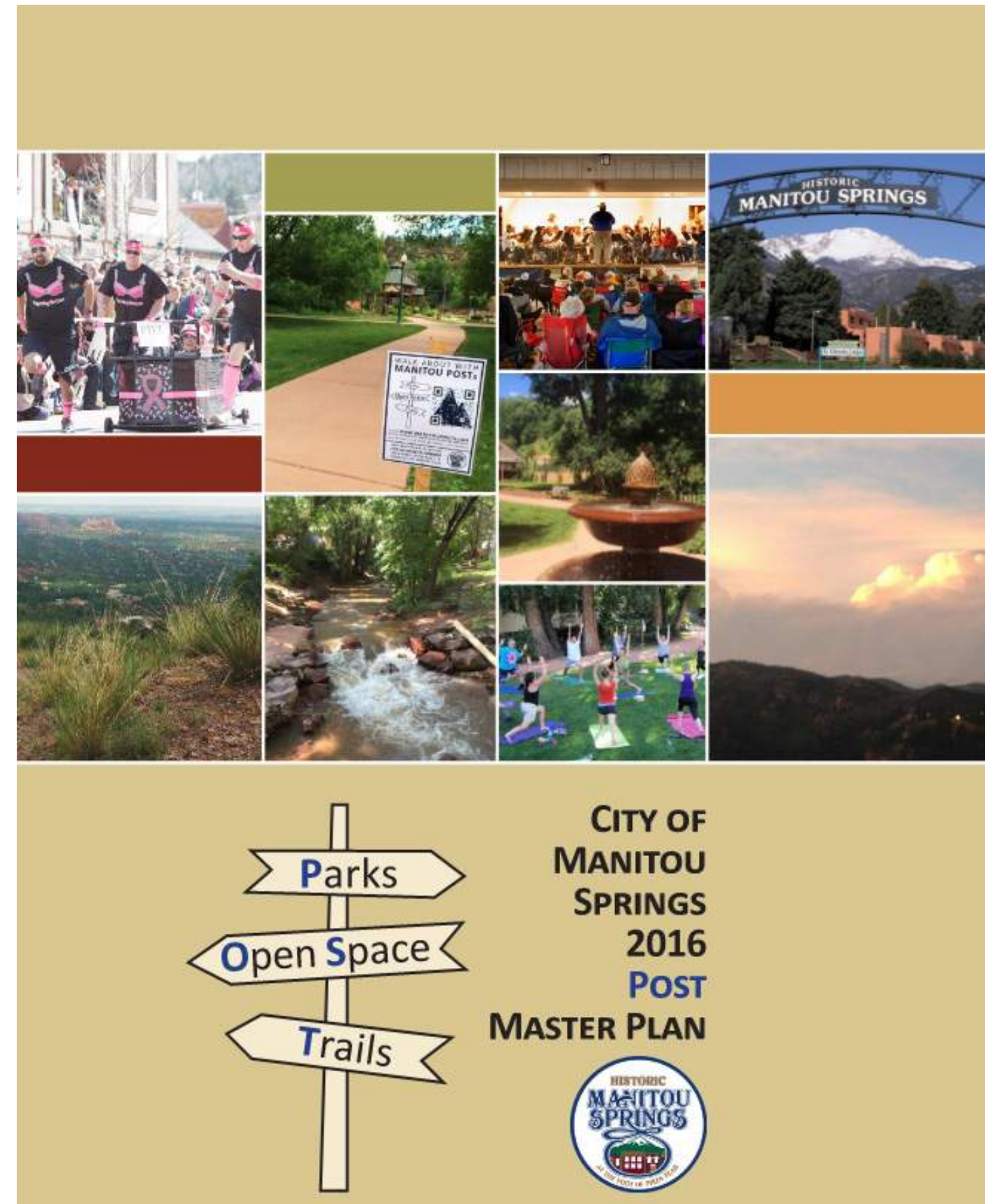


1.3 BASIS OF KNOWLEDGE

The following information represents non-negotiable responsibilities of the Manitou Springs Parks & Recreation Department, which served as parameters throughout the decision-making process:

MANITOU SPRINGS 2016 PARKS, OPEN SPACE AND TRAILS MASTER PLAN BASIS OF KNOWLEDGE

- The planning process will respect the terms and conditions of all existing and future easements on City of Manitou Springs parks, open space properties and trails.
- The Manitou Springs 2016 Parks, Open Space and Trails Master Plan will inform the City's Master Plan and Hazardous Mitigation and Recovery Plan as well as this Black Canyon Open Space Master Plan.
- Everyone interested in Manitou Spring's parks, open spaces and trails is welcome and encouraged to participate in the process to develop the Master Plan; all voices will be equal in the decision-making process.
- Implementation of the Master Plan will occur as funding allows.
- This Black Canyon Open Space Master Plan will be submitted to the City of Manitou Springs Open Space Advisory Committee and the Parks and Recreation Advisory Board for review and to the Manitou Springs City Council for review and approval.



DEED OF CONSERVATION EASEMENT AND BCOS LAND STEWARDSHIP PLAN BASIS OF KNOWLEDGE

The following understanding applies only to those two parcels of the Black Canyon Open Space delineated in the 2016 Black Canyon Open Space Deed of Conservation Easement program. It is a requirement that the Palmer Land Conservancy team reviews and approve proposed Master Plan improvements and management decision for the approximately 33.48 acre Deeded land parcels and easement.

DEED OF CONSERVATION EASEMENT BASIS OF KNOWLEDGE

- Palmer Land Conservancy (Deed of Conservation Easement Grantee) is a publicly supported, tax-exempt non-profit organization qualified under Sections 501(c)(3) and 170(h) of the Internal Revenue Code, the primary purpose of which is the preservation, protection or enhancement of land in its natural, scenic, historical, agricultural, forested and/or open space condition.
- Palmer Land Conservancy is responsible for enforcing the terms of this Conservation Easement and upholding its conservation purposes forever and as such, is obligated to enter upon the Property at reasonable times in order to monitor and otherwise enforce the terms of this easement; as well as to observe, study and make educational and scientific observations on the Property.
- The limited development permitted under this Conservation Easement does not permit a degree of intrusion that threatens the Conservation Values of the Property.
- The "Conservation Values" of the project are as follows:
- The Property will provide community access for passive outdoor recreation and education, trail connections and associated recreational access for the use and enjoyment of the general public.
- The Property qualifies as open space because it is being preserved for the scenic enjoyment of the general public and pursuant to clearly delineated governmental conservation policy and will yield significant community benefit.
- Distinct uses are prohibited within the bounds of the conservation easement as provided in Section L.3 of the Deed of Conservation Easement.



BCOS LAND STEWARDSHIP PLAN BASIS OF KNOWLEDGE

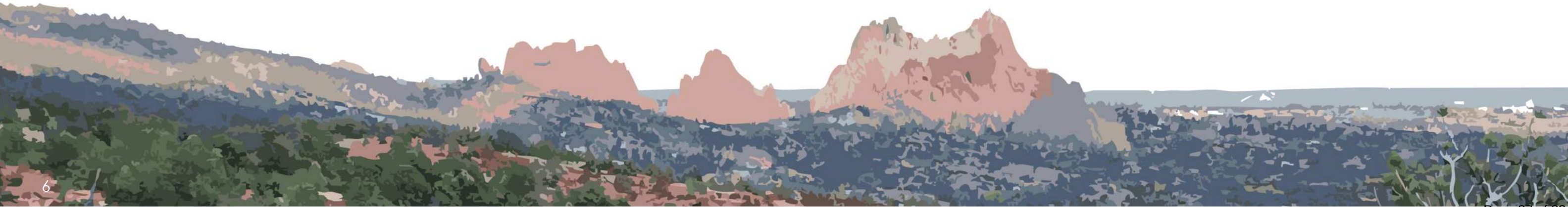
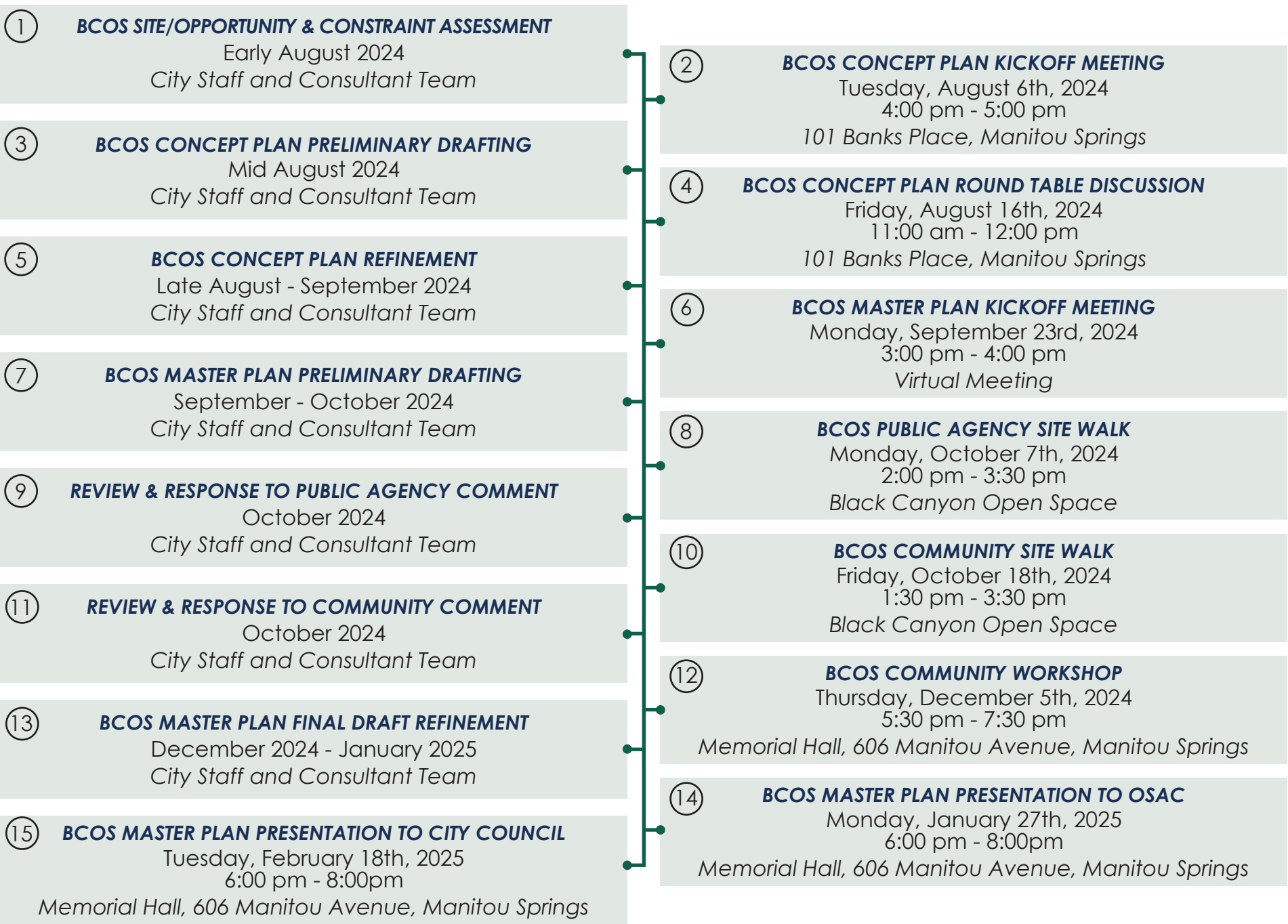
- Provide quality outdoor recreation and education opportunities to the community while maintaining the quality of the natural resource base.
- Accommodate visitor safety through digestible information dissemination and maintenance of physical safety measures for the community.
- Utilization of open space property to educate visitors about local and regional cultural history.
- Increase visitor understanding and awareness of natural resource management issues.
- Minimization of conflicts between recreational users through promotion of proper trail etiquette and encouragement of appropriate access and uses.
- Maintain and enhance the health, vigor and diversity of native ecological communities.
- Improve wildfire preparedness and mitigate the risk of wildfire.
- Maintenance or enhancement of wildlife habitat.
- Maintain and uphold open space and scenic conservation values defined in the Deed of Conservation Easement.
- Provide recreational opportunities and increase trail connectivity to surrounding areas.
- Maintain a positive relationship with adjacent landowners/land managers and agencies.
- Mitigate resource degradation, hazards and expenses associated with transient populations.
- Promote open space programs to the community.
- Preserve and maintain the cultural and historical significance of the Property.

1.4 GOALS

The working group, with guidance from the Black Canyon Open Space Land Stewardship Plan, established the following goals for the Master Planning effort:

- Provide quality recreation opportunities for multiple user groups while maintaining the resource base and adhering to the Deed of Conservation Easement.
- Provide local community, local government and NGO resource engagement.
- Accommodate visitor safety.
- Utilize open space properties to educate visitors about local and regional cultural history.
- Increase visitor understanding of natural resource management issues.
- Maintain or enhance the health, vigor and diversity of native ecological communities.
- Maintain or enhance wildlife habitat.
- Restore degraded ecological communities.
- Improve wildfire preparedness and mitigate the risk of wildfire.
- Showcase locally significant viewsheds.
- Provide natural and cultural resource context via interpretation.
- Positively influence ecosystem stewardship.
- Maintain and uphold space and scenic conservation values defined in the Deed of Conservation Easement.
- Maintain a positive relationship with adjacent landowners, land managers and agencies.
- Mitigate resource degradation, hazards and expenses associated with transient populations.
- Preserve and maintain the cultural and historical significance of the Property.

1.5 MASTER PLANNING PROCESS STEPS



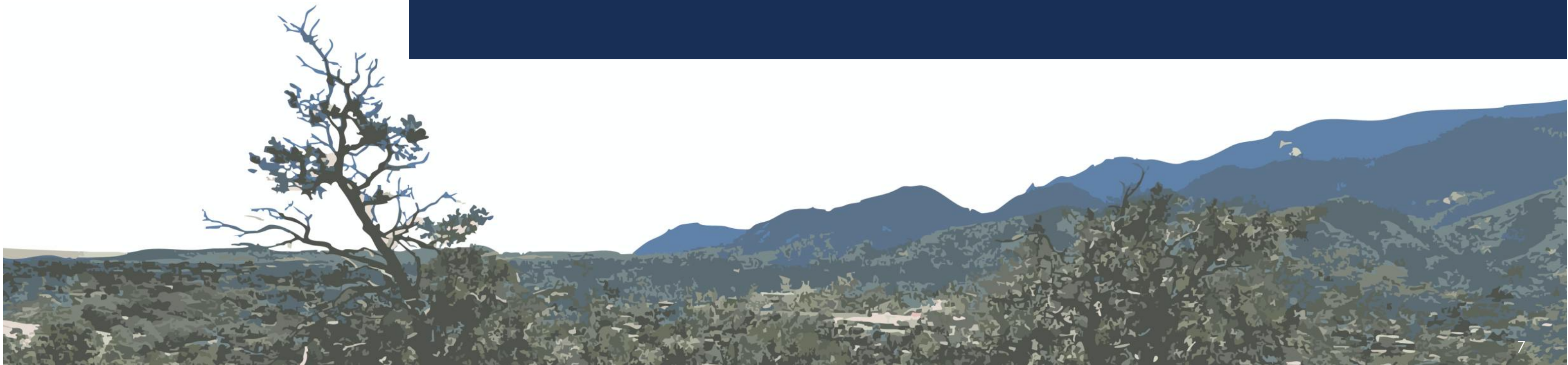
2. HISTORIC CONTEXT

2.1 PRE-COLONIAL HISTORY OF BLACK CANYON OPEN SPACE

The Property is situated along the Front Range of Colorado, north of the small community of Manitou Springs and proximal to Colorado Springs, the second largest city in Colorado. As detailed in Petit's (2016) description of the cultural history of the area, Manitou Springs has been visited and honored by Native American tribes for many thousands of years. These first people came for healing and revitalization, attracted by the mineral waters. These mineral springs result from an artesian process where water rises through layers of rock, picking up minerals and soda, or sodium bicarbonate. Each spring has a different mineral content, and because of that, a different taste. The slightly acidic water also seeps back into the ground through fractures and joints. Once underground, the water slowly dissolves soluble rocks into subterranean passages, caverns, and caves, creating formations like the nearby "Cave of the Winds" (Mineral Springs Foundation, 2015).

The Ute people were among the first groups to use the area. Forage, game and clear waters were plentiful, and the land was highly prized. The tribe followed a distinct seasonal pattern of hunting and gathering, interspersed with ceremonies designed to ensure success in these activities as well as to maintain harmony with the natural world. In autumn, several bands would travel together to Manitou Springs, where they made offerings to the spirits of the springs for good health and good hunting before continuing east in search of buffalo. The soothing effects of the mineral water on sour stomachs and dry skin attracted not only the Utes, but also the Cheyenne, Arapaho, and other Plains tribes.

The Property has cultural and historical significance, and the adjacent Garden of the Gods Park is known to have been a historic meeting place for numerous Native American tribes (City of Manitou Springs, 2015). Cultural significance may result from its direct alignment with Pikes Peak and Garden of the Gods Park, both of which are sacred spaces for Ute tribes (Petit, 2016). Proximity to the springs at Manitou Springs makes it likely that ancestral Utes and others traveled the area to access ceremonial areas. The Property is presently of interest to Ute Tribal Elders due to the potential for artifacts and other cultural resources (City of Manitou Springs, 2015). According to John W. Anderson (2015), author of "Ute Indian Prayer Trees of the Pikes Peak Region," there are potentially rare, culturally modified 'Prayer Trees' on the Property. The undisturbed nature of the land, age of the trees, and location of high ground directly between Pikes Peak and the Garden of the Gods Park makes preservation of this land vital for future study and documentation of cultural values.



3. EXISTING CONDITIONS AND SITE ASSESSMENT

3.1 PHYSICAL RESOURCES OF BLACK CANYON OPEN SPACE

Located in the foothills of Pikes Peak, the Property has many surprising features. Slopes exceed 45% in many places and there are two sandstone cliffs on site; one running northwest to southeast near the northeastern portion of the Property and a second extending north from the Property center towards the southern boundary. Elevation ranges between 6,540 feet near the northwestern corner sloping to 6,300 feet near Highway 24 along the southern boundary. A deep ravine is located near the southwest corner that collects runoff from ephemeral drainages.

The Property shares geologic features with Garden of the Gods Park (a National Natural Landmark) and Red Rocks Amphitheater outside Morrison, Colorado. According to the National Geologic Map Database hosted by the United States Geologic Service (<http://ngmdb.usgs.gov/maps/mapview/>), surficial geology is principally Paleozoic Rocks of the Fountain Formation from the Lower Permian and Pennsylvanian periods, which are about 290 million years old. There are also small inclusions of alluvium and colluvium from the Holocene to late Pleistocene.

Black Canyon Open Space offers a high degree of contrast, texture and variety within its view shed because it contains spectacular geologic formations, multi-colored sandstone slickrock, outcroppings and the two aforementioned cliffs that expose geologic layers. Pinyon-juniper woodlands, ponderosa pine trees, Gambel oak stands and piedmont grasslands intermingle with one another on its prominent hills providing additional color and texture to the scene. The Property can be viewed by the general public from a number of locations because it is situated on a hilltop between the two cities of Manitou Springs and Colorado Springs. It occupies the mid-ground when looking south from the adjacent Garden of the Gods Park and is a prominent component of the view shed when looking to the northeast from Manitou Springs. It also occupies the foreground views from the heavily traveled Highway 24. Even though there has been some difficulty planning and designing these open space elements based on these rugged conditions, these features make the site a unique and desirable location for open space recreation.



Trail adjacent to proposed Pikes Peak viewpoint showcasing the unique geologic and vegetative features found throughout the site.



View from proposed trail north towards Garden of the Gods Park, a place that has been of cultural significance for the local inhabitants of the area for thousands of years.

3.2 CULTURAL RESOURCES OF BLACK CANYON OPEN SPACE

Along with the well documented pre-colonial significance of the site to the native peoples of the area, the Property has also been utilized by those who colonized the land; many of them gold prospectors. Additionally, people were drawn to the adjacent town of Manitou Springs' mountain health resort seeking the therapeutic mineral springs and the clean, dry air. These gold miners along with those looking for an escape from the crowded urban areas out east certainly traversed the Property at times for various reasons. Evidence of this can be seen with the historic wagon road on the Property that was used for travel at the turn of the century and serves as one of the main proposed trail routes within this Master Plan. This derelict trail remains apparent today through its hand-placed boulders that serve to mark the path.

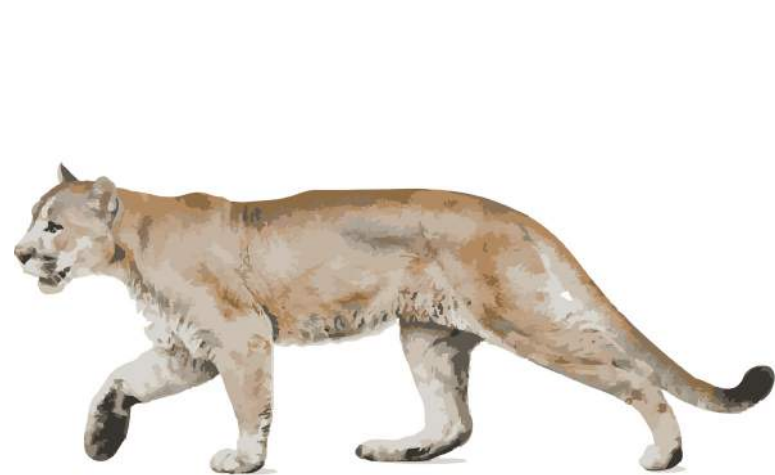
3.3 BIOLOGICAL RESOURCES OF BLACK CANYON OPEN SPACE

Black Canyon Open Space is considered a “relatively natural habitat” as a result of the undeveloped nature of the site. This coupled with the relatively large contiguous area of the site as well as its location within the landscape at the base of Rampart Ridge at the mouth of Ute Pass makes it a natural link in the migration corridor for multiple big and small game species as well as prime seasonal and year-round habitat for various species of migratory birds.

This property is comprised of four different land-cover types: southern Rocky Mountain pinyon-juniper woodland, Gambel oak shrublands, ponderosa pine woodlands and piedmont grasslands. Noxious weeds have not been observed on the vast majority of the site, detrimental forest insects such as mountain pine bark beetles (*Dendroctonus ponderosae*) and common harmful ecosystem diseases have likewise not been observed on the site. As a result, all of these communities continue to be in excellent condition and provide valuable habitat for a wide range of native species.

Mammals expected to utilize the Property include the Colorado chipmunk (*Neotamias quadrivittatus*), golden-mantled ground squirrel (*Callospermophilus lateralis*), red squirrel (*Sciurus vulgaris*), mountain cottontail (*Sylvilagus nuttallii*), striped skunk (*Mephitis mephitis*), mule deer (*Odocoileus hemionus*) and fox (*Vulpes vulpes*). Mammals with larger home ranges such as mountain lion (*Puma concolor*) and black bear (*Ursus americanus*) can also be expected.

While the mammal species listed above certainly utilize the site at various times, the greatest wildlife value associated with the Property consists of the diverse range of avifauna that can be found on or adjacent to the Property. For reference, the adjacent Garden of the Gods Park has documented more than 130 bird species utilizing the park; the vast majority of which also occur within Black Canyon Open Space.



Cougar (*Puma concolor*)



Rocky Mountain Bighorn
Sheep (*Ovis canadensis*)



3.4 MANAGEMENT STRUCTURE

The following section gives an overview of the various guiding documents, managing agencies and formal processes that are connected with this Master Plan.

PALMER LAND CONSERVANCY AND THE DEED OF CONSERVATION EASEMENT

The Palmer Land Conservancy, is a non-profit organization dedicated to conserving and managing land throughout southern Colorado. Their mission statement is, "To protect land and water for the wellbeing of nature and people" and to that end, since their inception in 1977, the Palmer Land Conservancy has helped to protect and conserve over 138,000 acres of land; including 20 public parks and open spaces.

As referenced previously in this Master Plan, one of their most recent easement that has been granted is roughly 33.48 acres of what is to become the 38 acre total Black Canyon Open Space. This easement was granted to the Palmer Land Conservancy by the City of Manitou Springs, Colorado through a Conservation Easement on September 1st, 2016. Since that date, the Palmer Land Conservancy has been working to fulfill the requirements of this Conservation Easement; a legal document that, as described in greater detail above in the "Basis of Knowledge" section, requires that the land and open space be preserved through a Master Planning effort for outdoor recreational and educational opportunities benefiting the people of El Paso County and State of Colorado in perpetuity.

OSAC, PRD AND CITY COUNCIL

There are three governing bodies that must approve open space master plans in Manitou Springs: the Open Space Advisory Committee (OSAC), a volunteer group approved by and reporting to the City council; the Parks & Recreation Department, which is comprised of Manitou Springs employees; and the elected City council itself. OSAC advises City council on the disposition of the Manitou Springs open space fund, created and funded in response to a citizen initiative to purchase and maintain open spaces in Manitou Springs. City council is the elected body governing the city of Manitou Springs. Once all three governing bodies have approved of the master plan, it becomes a guiding management document for the City going forward.

OPEN SPACE MAINTENANCE

As was identified in the 2016 Manitou Springs Parks, Open Space and Trails Master Plan, current funding remains inadequate to accomplish all that is needs of parks maintenance throughout Manitou Springs community. Securing additional funding for all aspects operations is still sorely needed. As of the creation of this Master Plan, there are only three full time maintenance staff tasked with the day-to-day maintenance of the current 19 different sites, totaling over 300 acres of land with roughly 15 miles of trails; within the various parks, city lands, the urban forest, and open space.



3.4 MANAGEMENT STRUCTURE CONTINUED

LOCAL PERMITTING

Internal coordination with the City of Manitou Springs Mobility & Parking Department will be critical for the proposed crosswalk within City Right-of-Way. Per City Code Chapter 12.04, no alteration or change of any public street or its adjacent gutters, drains, driveways, sides, curbs or sidewalks shall be allowed without a permit being issued. Submitted excavation permit requests must be approved by the appropriate City staff and this process can take up to seven (7) business days.

As previously stated, coordination with Palmer Land Conservancy, the conservation easement holder for the property, will be required for their review and adoption of this plan to meet the requirements of the allowable uses for the open space. Reserved rights include:

- Vegetation management
- Education and recreation
- Specific improvements as approved by Palmer Land Conservancy in accordance with the Open Space Master Plan

STATE PERMITTING

Colorado Department of Transportation (CDOT) coordination will be required for any development located within their Right-of-Way. Coordination with CDOT on pedestrian improvements will be necessary for creating pedestrian connections between the trail network at the Black Canyon Open Space and the Creekwalk Trail. One potential avenue is to create a nexus with the state by tying this project to one of their 10-year plan goals of Safety, Resilience, Fix It First, and Multi-modal. This project would likely fit into the state's goals of safety as it would improve pedestrian protections along a corridor that already shows signs of pedestrian use despite the current lack of facilities. Further, including the Pike's Peak Area Council of Governments in the CDOT coordination process would be necessary as they are the recognized Transit Planning Agency for the region by CDOT.

UTILITY PROVIDERS

Most existing utility infrastructure in this area exists along adjacent right-of-way (ROW) and not within the Property. Century Link/Lumen has underground communication lines buried along Garden Drive and Black Canyon Road. Overhead communication lines cross over Garden Drive and connect on the other side of Highway 24. The City of Colorado Springs has stormwater infrastructure in this area discharging into the drainageway near the intersection of El Paso Boulevard and Garden Drive. Colorado Springs Utilities has overhead electric lines running along El Paso Boulevard to Garden Drive, where undergrounding begins. Underground electric lines exist on the south side of Garden Drive and continue along the south side of Black Canyon Road. The site was marked clear of facilities by the City of Manitou Springs, CDOT Fiber and CCDOT Electric, per the 811 ticket locates.

Coordination with utility providers will be required as design progresses for improvements within the El Paso Boulevard, Garden Drive, and Black Canyon Road corridors. These improvements include but are not limited to the proposed crosswalk on El Paso Boulevard, the soft surface trail along the south side of Garden Drive and Black Canyon Road, and the proposed pedestrian bridge crossing the drainageway to access the trailhead.

FIRE MANAGEMENT

In addition to the proposed trail and amenity development, it is the desire of both city managers as well as the local community to integrate wildfire mitigation into the development of this open space. Black Canyon Open Space is dominated by shade intolerant vegetation characteristic of the southern Rocky Mountain ecological system. The predominant vegetation is Pinyon-Juniper Woodland, which is characterized as Fuel Model 6 by "Aids to Determining Fuel Models for Estimating Fire Behavior" (Anderson, 1982). Fires that occur in this (vegetation) fuel type may carry through to the shrub layer where foliage is more flammable. Fire may drop to the ground at low wind speeds or within openings in the stand. It is likely that the Property has experienced fire in the past 100 to 150 years. The necessity of mitigation would best be determined in the context of a Community Wildfire Protection Plan.



COLORADO

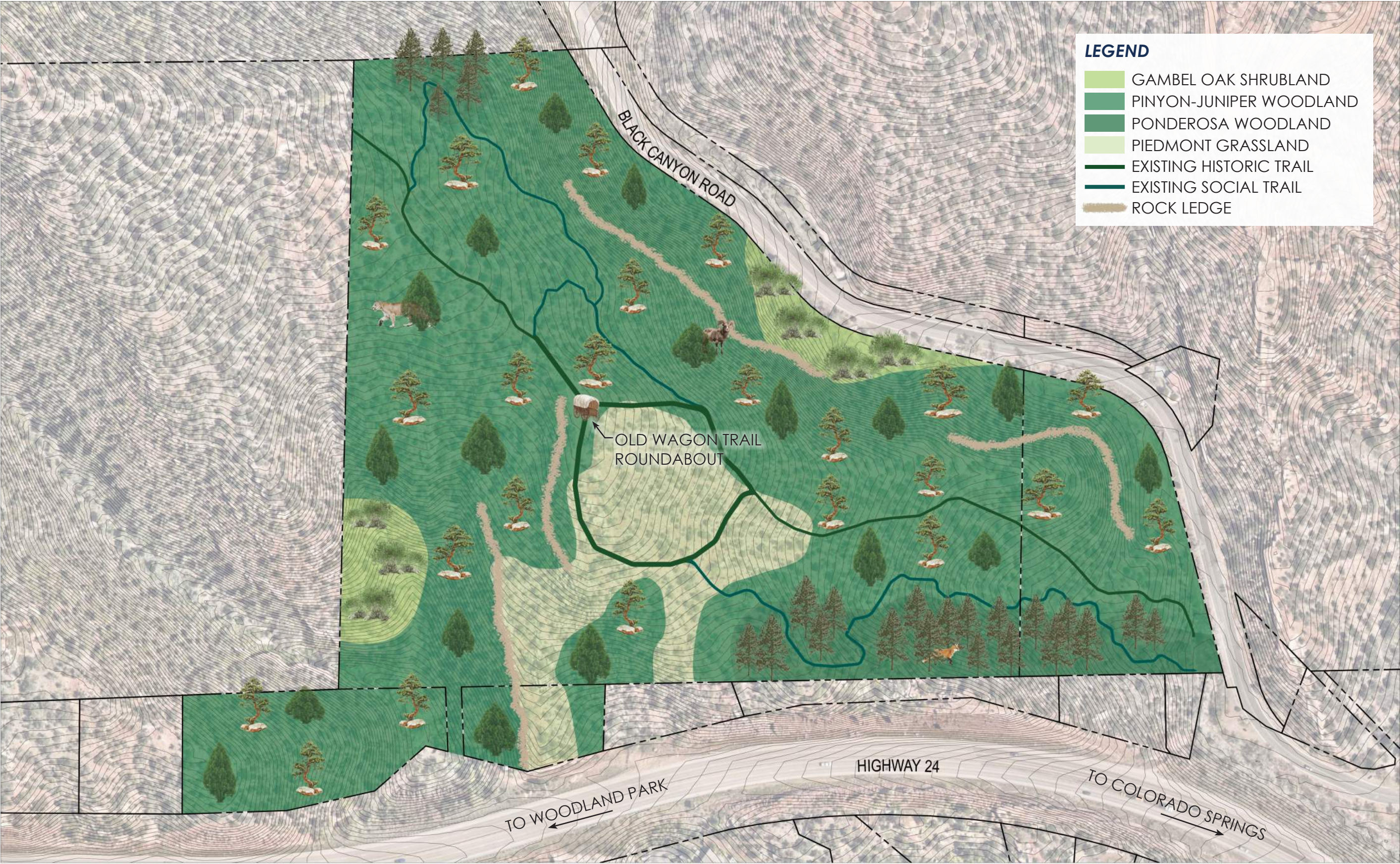
Department of Transportation



Colorado Springs Utilities

It's how we're all connected





3.5 BLACK CANYON OPEN SPACE EXISTING CONDITIONS MAP

GRAPHIC SCALE IN FEET
0 40 80 160



3.6 SOCIAL INFLUENCES

EXISTING SOCIAL TRAILS

A defining feature of the site is the network of social trails that traverse the open space. These trails have been established through in formal use by the community and are integral to understanding the current patterns of site utilization. The trails are not formalized pathways but are clearly defined by disturbed and compacted soil.

HISTORIC AND CULTURAL RESOURCES

As discussed in previous sections, the site has been used by various groups for thousands of years. These uses have left their mark on the site and have been integrated and considered in this Master Planning effort. Most notably, the alignment of the existing wagon trail has been the basis for the main trail layout throughout the site in an effort to highlight the significance the site has maintained throughout the past and to be used as an educational opportunity going forward to immerse future users of the site in its rich history. These proposed improvements identified in this Master Plan carefully avoid disturbance of any culturally sensitive sites and resources identified by stake holders.

LOCAL NEIGHBORS

The nearest residential development to Black Canyon Open Space, Cedar Heights, lies just to the north of the property. Members of the governing HOA have been consistently involved throughout the community outreach process and have voiced preferences for site improvements relating to property delineation/separation, parking and anticipated use. For the long term feasibility of this Master Plan, it is imperative that the compatible uses of the nearest residents be adequately addressed and efforts to do so are outlined below.

RESIDENT UNHOUSED POPULATION

Multiple unhoused encampments can be found throughout the property. Debris associated with these habitation sites included tents, blankets, sleeping bags, domestic trash, and rubbish. Through the community outreach efforts of this Master Planning process, it has been determined camps are a major cause for concern the City. Unhoused populations taking refuge on open space properties has led to natural resource degradation and wildfire incidents around the state; most notably the Cold Springs fire in Boulder County in July 2015 which burned 528 acres (BOEM, 2016) and cost over 1.7 million dollars to fight (Shiff, 2016). According to the National Park Service, "As many as 90 percent of wildland fires in the United States are caused by humans" (NPS, 2017). Communities feel the same way about this issue all across the nation (Shiff, 2016).

In a second article in the Colorado Springs Independent (Stanley, 2016), District Ranger Oscar Martinez for the U.S. Forest Service's Pikes Peak Ranger District explains that, "Each transient camp cleanup site is costing anywhere from \$700 to \$1,000 to restore, eating into a limited budget that could go to other priorities, like fire mitigation." He also explained that about four new transient camps had been found in the forest every week in the summer of 2016.

It should be noted that there are conflicting approaches to dealing with homelessness. The above information on homelessness in Colorado Springs and across the nation, was provided based on the proximity to Manitou Springs and relevance to the issue of transient camps on the Property. The Manitou Springs Police Department has a Standard Operating Procedure in place based on the department's Locate, Enforce, Eradicate and Prevent (LEEP) program that includes four components: locate, enforce, eradicate, and prevent homeless camps in conjunction with volunteers for Keep Colorado Springs Beautiful (Sun, 2016).



Part of the main proposed multi-use trail alignment looking downhill to the east.

4. COMMUNITY INVOLVEMENT PROCESS

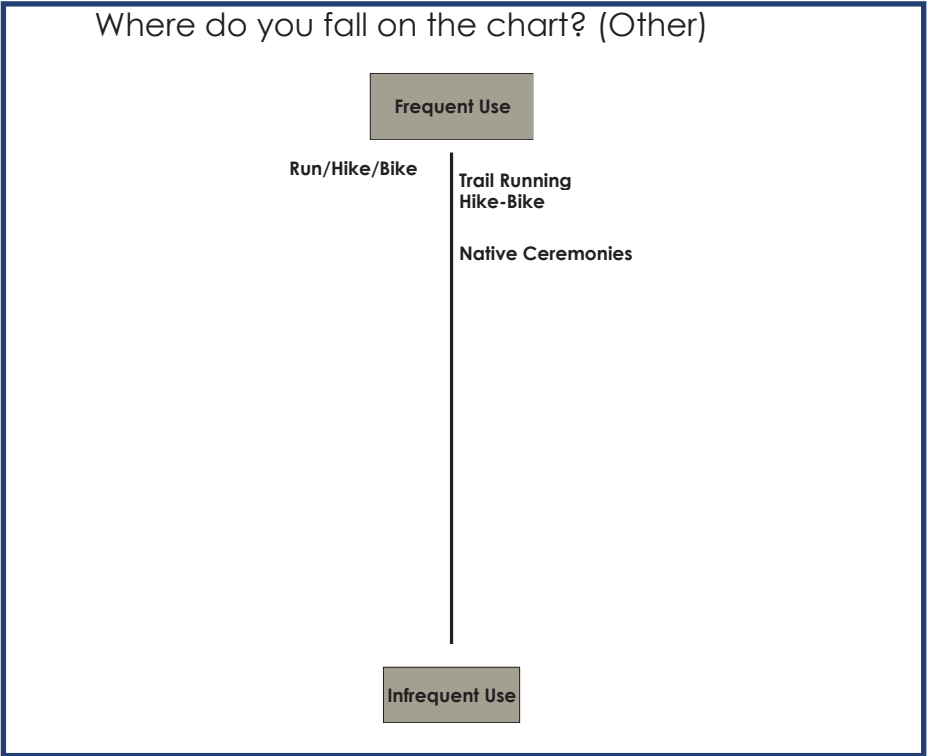
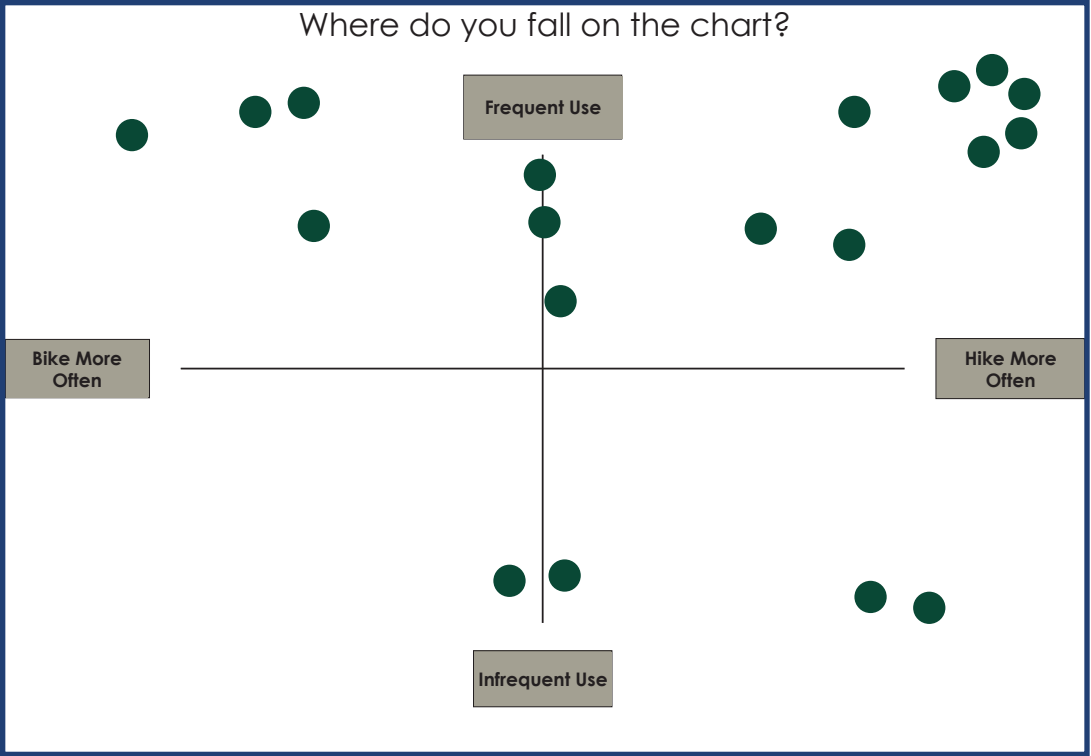
4.1 COMMUNITY WORKSHOP USE SURVEY RESULTS

COMMUNITY INVOLVEMENT PROCESS OVERVIEW

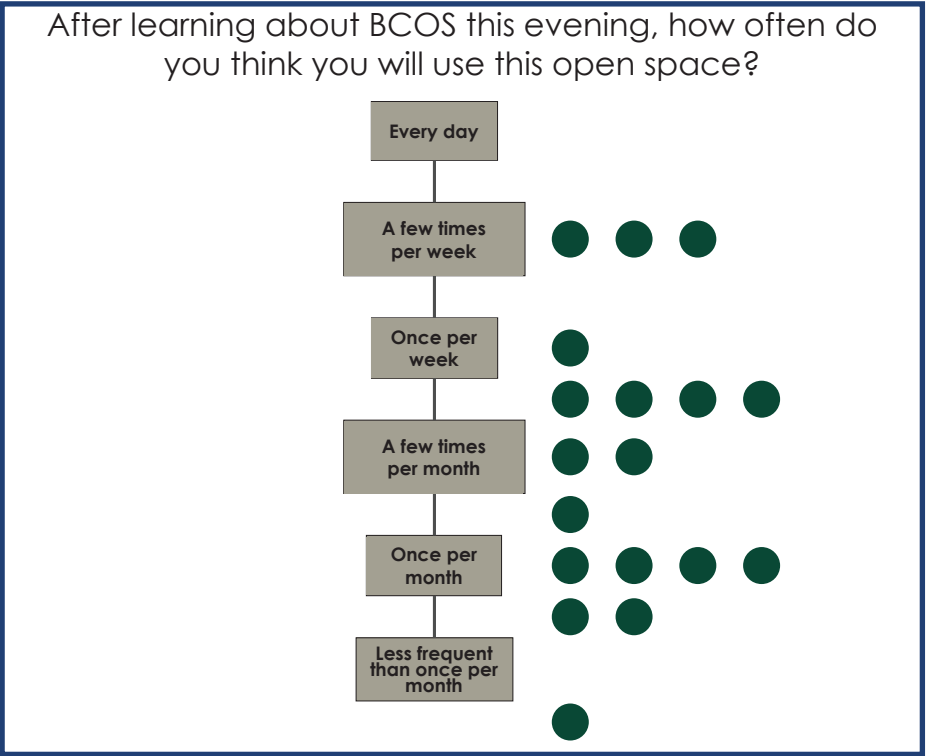
Throughout the development process of this Master Plan, multiple community outreach opportunities were implemented to gather feedback that helped guide the design process. Two site visits were held in October, 2024, one with the local governing public agencies and one OSAC as well as members of the local community. During both site visits the consulting team walked through the majority of the site while discussing the opportunities and constraints that had been identified. All comments from those in attendance were taken, synthesized and used to refine the Master Plan. Additionally, an online survey was distributed throughout the community to gather further feedback. Next, the results from this survey were discussed during a community workshop that was held in December, 2024 where all regulating public agencies and members of the local community were invited to attend. During this community workshop the consulting team laid out the developing Master Plan and took comments on all aspects; the results of which are shown in the following pages. As with previously gathered community comment, the information gathered was then used to further refine the BCOS Master Plan.

WORKSHOP SURVEY TOOLS:

ENTRANCE “USE” SURVEYS

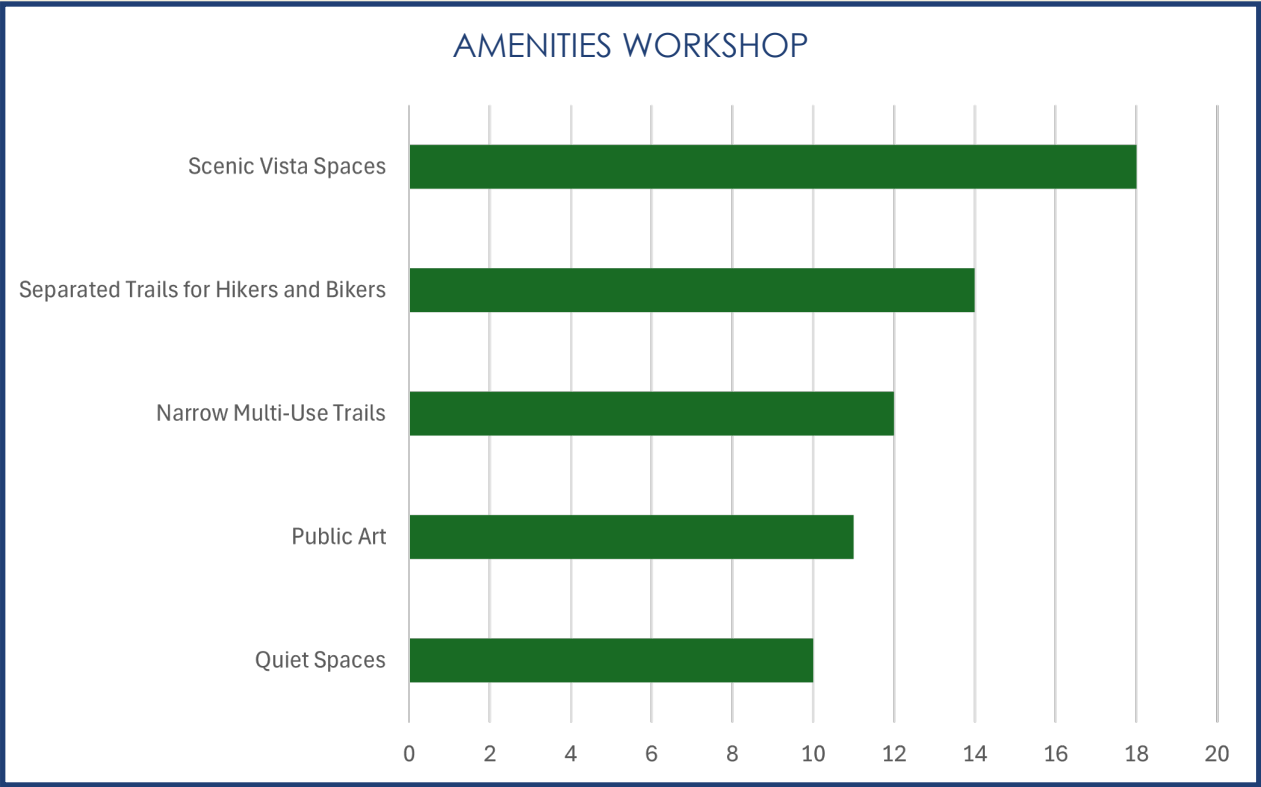


EXIT “USE” SURVEY



4.2 COMMUNITY WORKSHOP BREAKOUT RESULTS

TOP 5 PREFERENCES FROM EACH WORKSHOP:



4.3 COMMUNITY ENGAGEMENT SURVEY WORD CLOUDS

The word clouds presented here were generated based on the responses to the questions in the community survey. These word clouds are visual representations of text data where the size of each word indicates its frequency or importance within the text. There was a group of 24 diverse individuals that had given their input for the following word clouds. The word clouds presented here identify prominent themes or keywords by making more frequent words appear larger and bolder.

- Word cloud 1 (mountain) is a representation of what excited the community about Black Canyon Open Space.
- Word cloud 2 (tree) is a representation of community preferences for amenities and improvements to Black Canyon Open Space



WHAT EXCITED THE COMMUNITY ABOUT BCOS

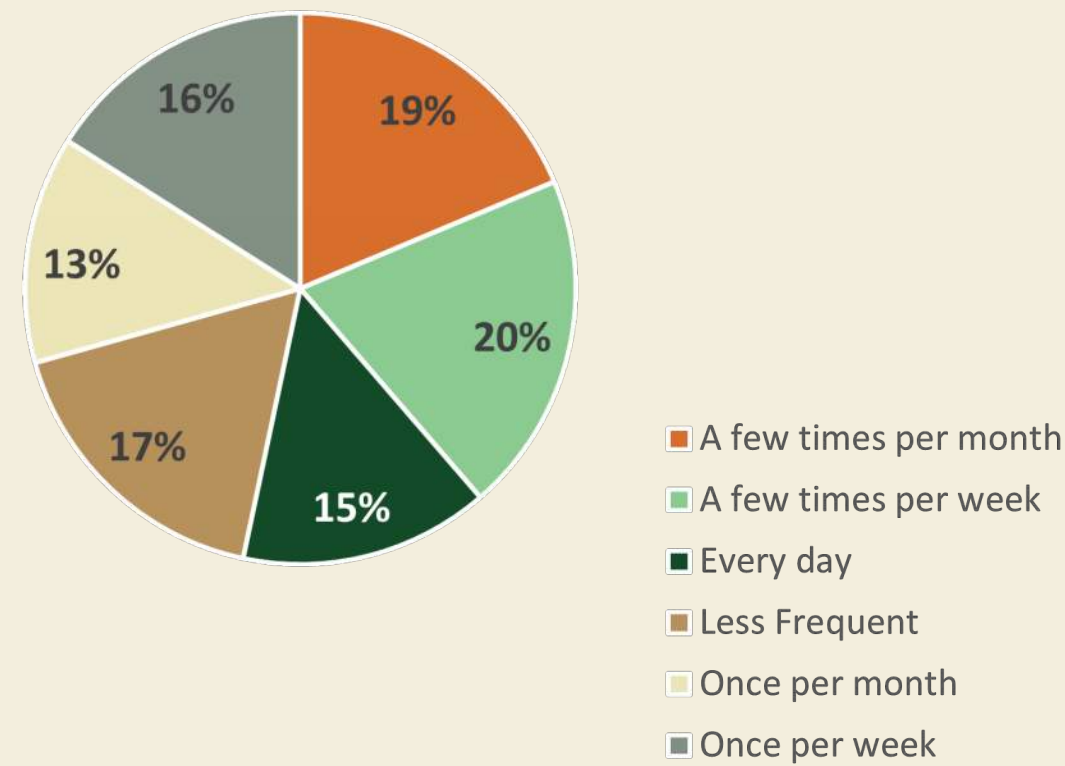


COMMUNITY PREFERENCES FOR
AMENITIES AND IMPROVMENTS
TO BCOS

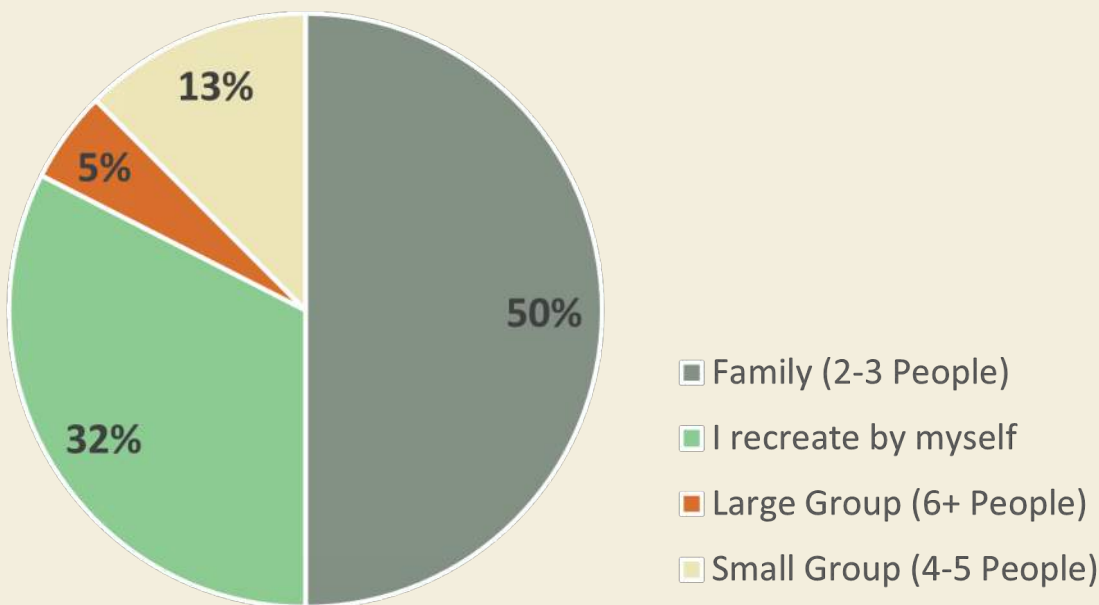
4.4 COMMUNITY ENGAGEMENT SURVEY RESULTS

The following pie charts anticipate the types of users and frequency of use for Black Canyon Open Space.

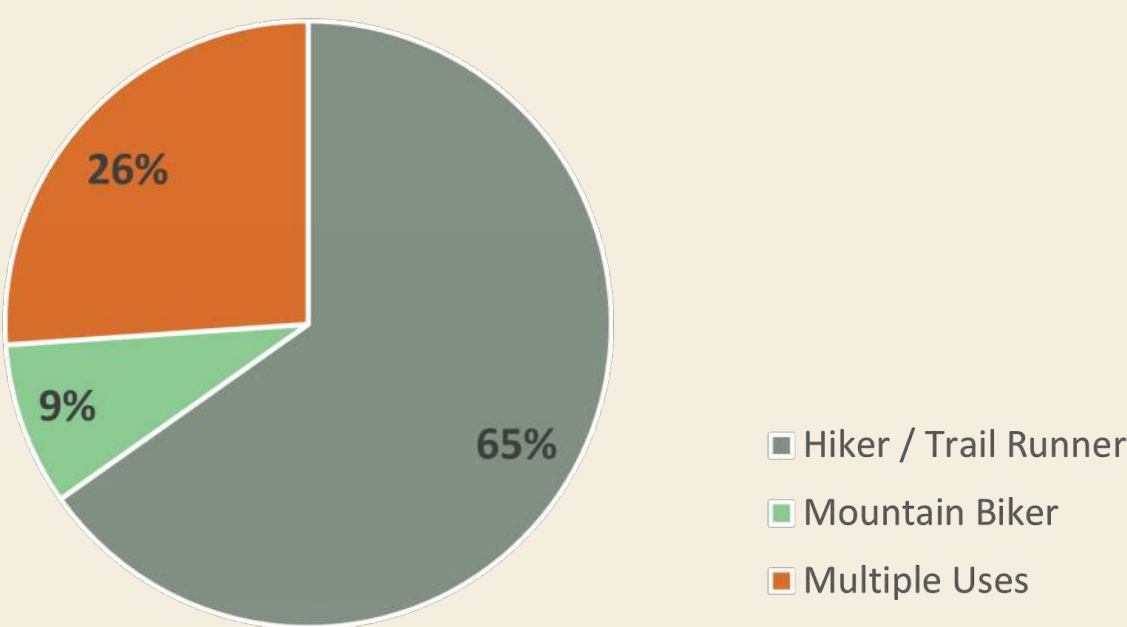
How often do you use open spaces?



With who do you use open spaces?



What type of open space user are you?



5. RECOMMENDATIONS

5.1 MASTER PLAN VISION

During the planning process, all participating stakeholder groups emphasized their shared desire to maintain the relatively undeveloped nature of the site, as such, care has been taken to develop this Master Plan document with those concerns in mind. To that end, the vision of the Black Canyon Open Space Master Plan is to create a multi-use trail system that caters to a diverse array of activities, including hiking, biking, and wildlife observation, while showcasing the site's stunning viewsheds and rich history via passive interpretive elements. This vision can be implemented by utilizing and enhancing existing disturbance and social trails within the site. The project aims to enhance the visitor experience by integrating educational elements that highlight the area's natural and cultural resource context, including the establishment of a remote and unique outdoor classroom and activity space for interactive learning. By incorporating sustainable design practices and fostering environmental stewardship, the project will protect sensitive habitats and promote conservation efforts. The use of new technology, such as hiking apps, will improve accessibility and visibility, ensuring that a broader audience can discover and appreciate the open space while supporting responsible recreation and environmental stewardship.

5.2 SITE ACCESS AND SAFETY

As the trail system within Black Canyon Open Space is enhanced, it is vital to integrate and highlight the natural and cultural resources of the site. This approach ensures that the trails not only provide recreational opportunities but also respect and celebrate the unique ecological and historical significance of the area.

NAVIGATION

Install clear, informative signage throughout the trail system to guide users, indicate trail names and difficulty levels, and provide information on points of interest and interpretation. Maps and wayfinding markers will help prevent users from getting lost and enhance user experience and overall navigation.



PARKING AND ACCESS TRAIL

The parking area off of El Paso Boulevard will have new wayfinding signage and pedestrian crossing improvements implemented to clearly guide users from their vehicles to the soft-surface access trail that will run parallel to Black Canyon Road to the trailhead of Black Canyon Open Space.

INTERACTIVE FEATURES

Incorporate interactive elements, such as public art installations and integration of QR codes or mobile app content with site elements, that allow visitors to access additional information and multimedia content related to the natural and cultural resources of the site. These installations and additional technology will enhance engagement and learning opportunities.



INFORMATIVE SIGNAGE

Throughout the trail system, interpretive signs will provide information about the natural and cultural aspects of the Black Canyon Open Space. These signs will cover topics such as local flora and fauna, geological formations, historical events, and cultural practices, enriching the visitor experience.

5.3 TRAILS

TRAIL ENHANCEMENTS

Surface Improvement: Enhance trail surfaces to improve durability, safety, and user comfort. This may include resurfacing with gravel or other natural materials from the site that will minimize erosion and provide stability. The improvement efforts will also consider site restoration and revegetation opportunities where significant disturbance is present adjacent to trail features.



TRAIL NETWORK DEVELOPMENT

Trail Development and Formalization: Design and construct new trails that connect existing paths, creating a loop network that spans Black Canyon Open Space. These formalized trails will enhance connectivity and accessibility, allowing for more diverse and extended hiking, biking, and wildlife viewing opportunities. A multi-directional trail system is the most efficient use of the site considering the challenging conditions presented in site topography, soils, drainages, and environmental constraint features.

Trail Loop Integration: Develop loops of varying lengths and difficulty levels to accommodate different skill levels and interests. This will provide options for casual walkers, avid hikers, mountain bikers and more.

NATURAL RESOURCE CONTEXT

Ecological Significance: Black Canyon Open Space is home to diverse ecosystems, including riparian zones, ponderosa pine forest, and rocky outcrops. The trail system will be designed to protect and showcase these natural habitats. Trails will be strategically placed to avoid sensitive areas, such as nesting sites or rare plant communities, and minimize ecological disruption.

Wildlife Observation: The trails will offer opportunities for wildlife observation while ensuring minimal disturbance to the animals. Information panels and guided trail markers will educate visitors about the local wildlife, including species such as mule deer, mountain lions, and various bird species, insodoing fostering appreciation and respect for their natural behaviors and habitats.

Geological Features: Black Canyon Open Space's unique geological formations, including its rugged canyons and striking rock outcrops, will be highlighted through interpretive signage and carefully planned trail routes that provide viewpoints and educational information about the area's geological history. These features will enhance the on-trail experience by connecting users with the area's natural history.



CULTURAL RESOURCE CONTEXT

The Black Canyon Open Space is recognized for a number of historical significance features, which including past use and impacts from Indigenous people and early settlers. The trail system will incorporate historical markers and interpretive signage where appropriate to provide context about the area's cultural heritage; including traditional uses, historical events, and early settlement activities. Additionally, the trail system will be designed to avoid areas of cultural significance, such as archaeological sites or traditional use areas. Careful planning and consultation with cultural resource experts help preserve these resources and ensure that trails do not inadvertently impact culturally sensitive sites.

5.4 AMENITIES

SHOWCASING VIEWSHEDS

To emphasize the importance of maintaining and enhancing the site's viewsheds to Pikes Peak and Garden of the Gods Park, the following key aspects were considered:

Community Visibility: The site's high visibility from key vantage points, including major highways, neighborhoods, and parks, underscores the importance of its preservation. Maintaining this land ensures that the scenic experience available to the community, in a relatively undeveloped and unspoiled condition will provide enjoyment for visitors.

Scenic Integrity: The preservation of this land is crucial to maintaining the visual appeal of the local landscape. By providing opportunities for scenic viewing, we ensure that the scenic character and panoramic views of the area remain intact and celebrate the open space.

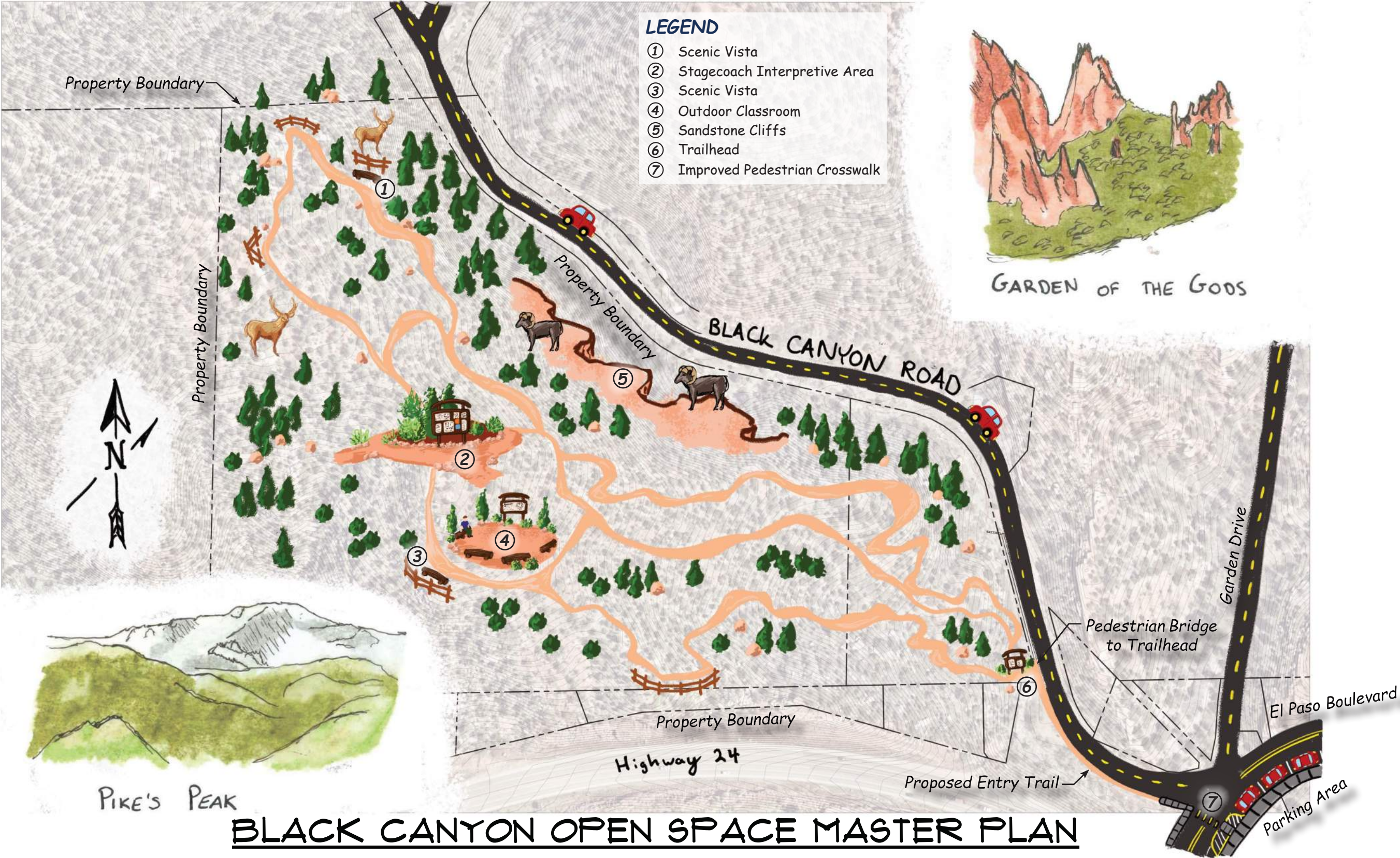
Amenity Spaces: The plan consider the design and construct of viewing location along existing paths, creating unique opportunities to admire the natural beauty of the site and surrounding landscape. The plans considers benches or other seating in a few areas to offer resting places to allow visitors to rest and fully enjoy the views. These improvements aim to create a harmonious and inviting environment that maximizes the scenic value of the open space.

5.5 ECOSYSTEM STEWARDSHIP

The Master Plan for Black Canyon Open Space emphasizes environmental stewardship through sustainable design, habitat protection and active community engagement. The development process will employ erosion control measures and low-impact construction techniques to protect sensitive areas and restore damaged habitats. To enhance environmental education, an outdoor classroom and activity space will be established along the trail system, offering interactive learning opportunities about local ecosystems, conservation practices, and the importance of sustainable recreation. Waste management will be supported by strategically placed stations and educational signage, while riparian buffers will safeguard water resources. This space could be used for stewardship efforts such as trail maintenance, cleanups, and programming. Community involvement will be fostered through volunteer programs and educational outreach, reinforcing a culture of conservation. Regular monitoring and adaptive management will ensure that our practices effectively balance recreational use with ecosystem health, providing both an enriching visitor experience and long-term environmental benefits.



6. MASTER PLAN LAYOUT



7. CONNECTING TO THE COMMUNITY VISION

The following trail system design guidelines were developed through iterative consultation with OSAC members and Parks & Recreation staff, as well as with the guidance of the 2016 Manitou Springs Parks, Open Space and Trails Master Plan. To that end, the purpose of the Black Canyon Open Space trail system is to preserve the natural qualities of the land while providing varied access opportunities through a network of non-motorized trails. Furthermore, trails within Black Canyon Open Space will:

- Provide a variety of trail experiences.
- Integrate interpretive opportunities.
- Exhibit sustainable and maintenance minded design.
- Retain access for natural resource and forest management.
- Obstruct access to existing “social trails” and discourage their future creation.
- Provide a balance and broad range opportunities to serve the visitor’s open space interest.
- Preserve and protect the natural qualities and cultural resources of the land.
- Integrate fire mitigation practices into the design to protect the site and it’s surroundings.

7.1 COMMUNITY GATEWAY AND WAYFINDING NODE

As outlined in the 2016 Manitou Springs Parks, Open Space and Trails Master Plan, the designated parking area for Black Canyon Open Space (El Paso Boulevard) also serves as one of four identified community gateways that facilitate the daily entry and exit of the Manitou Springs trail system. Wayfinding and informational signage directing and informing users to both Manitou Springs’ and Colorado Springs’ parks, open spaces and trails will be appropriate adjacent to the parking area along El Paso Boulevard. Although these elements will be on Manitou Springs’ owned and operated Fields Park, they will be designed to match those already in place throughout the city.

7.2 TRAILS

Trails throughout Black Canyon Open Space have been laid out to align with the opportunities, constraints, desires and mandates identified throughout the site inventory and analysis, stakeholder input, and guiding documents discussed earlier in this document. The multi-use trail system proposed in this Master Plan will serve as a recreational and educational amenity with the ability to add future connections that will facilitate unbroken access to the network of adjacent local and regional trail systems. The trail system in Black Canyon Open Space, as outlined in this Master Plan, aims to serve a wide range of users through a thoughtfully designed layout. It features sustainable trails, well-defined intersections, and transition zones that enhance public health, safety, and welfare. Inclusive wayfinding and educational opportunities are incorporated, while carefully preserving the site’s cultural and natural treasures that have made it a cherished destination for millennia.



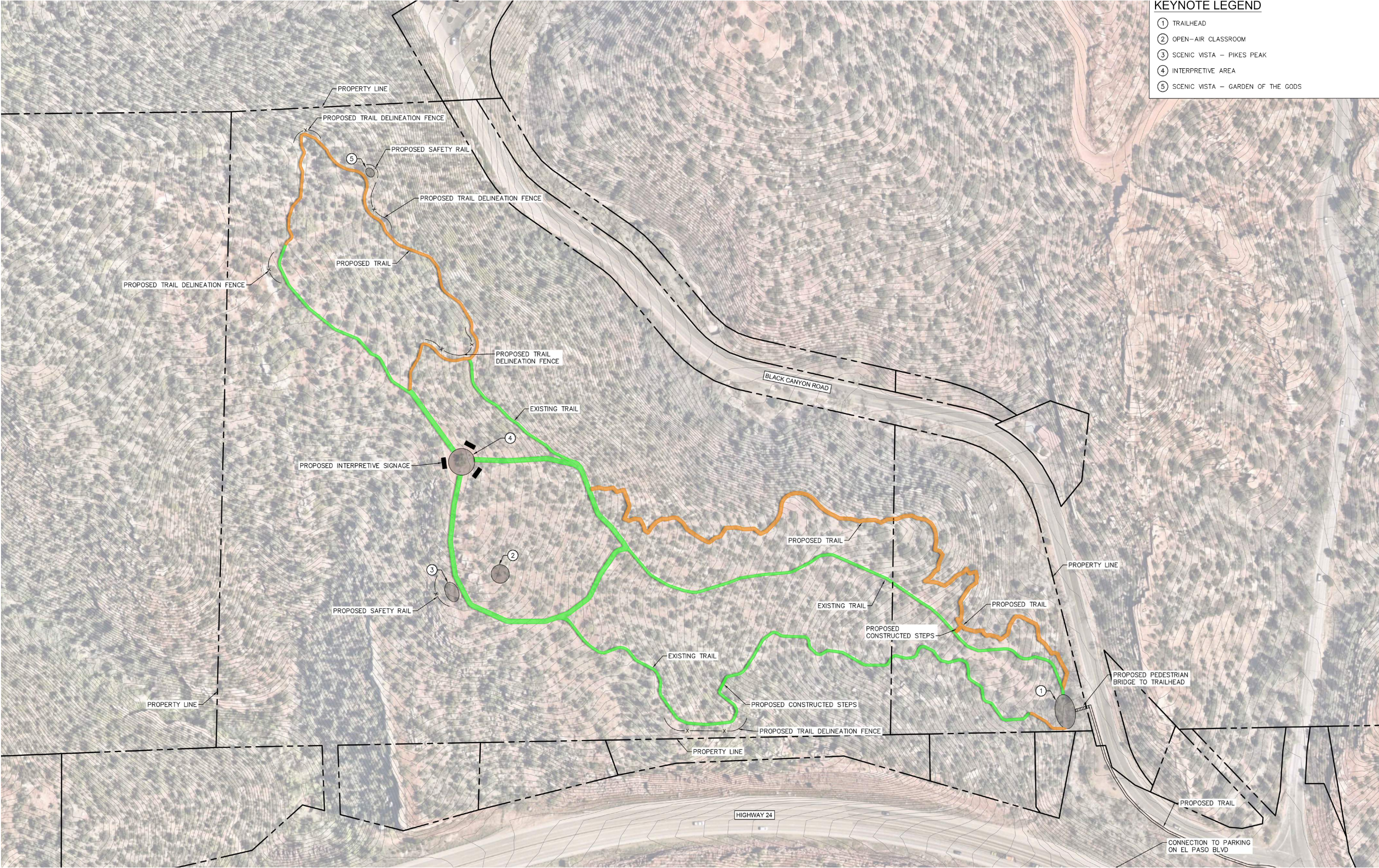
7.3 REGIONAL CONNECTIONS AND ADVOCACY

The City of Manitou Springs intends to facilitate unbroken connectivity between city administered trails with themselves as well as the adjacent trail systems of Colorado Springs, El Paso County, and those of the U.S. Forest Service’s Pike National Forest. Manitou Springs is in an excellent location, with the local landscape being the convergent point of many local and regional trails, in which it will serve as the essential hub linking them into a continuous system. During the development of this Master Plan, the City does not yet own the required parcels of land to make this goal of the 2016 Manitou Springs Parks, Open Space, and Trails Master Plan a reality. The trail system layout proposed in this document has been aligned to facilitate these future trail connections upon the production of the necessary future land acquisitions and planning efforts.

7.4 TRAILHEAD

The trailhead at the base of Black Canyon Open Space off of Black Canyon Road is currently the only planned trailhead for the Project. As this trailhead will serve as the sole point of ingress and egress to the site and is directly adjacent to Colorado Spring’s Garden of the Gods Park, it will require wayfinding and informational signage that serves to invite users into and guide users through the open space

as well as visually identify it as part of the Manitou Springs trail system. Additionally, with its unique topography and stunning views, the site will undoubtedly and intentionally encourage a variety of user groups to coexist with one another on trail, and the trailhead will be designed to support safe movement and flow between user groups.



7.5 BLACK CANYON OPEN SPACE TRAILS PLAN

8. OPEN SPACE DESIGN GUIDELINES

8.1 SITE AMENITY GUIDELINES

COMMUNITY GATEWAY

Building on the trail-head signage of the existing community open space properties, the Black Canyon Open Space signage will embrace the image and character of the iron mountain trailhead information board. The improvements will also include supplemental native plantings and landscaping in support of the open space setting and gateway experience.

SIGNAGE

Signage for the Black Canyon Open Space will take the form of wayfinding signage, interpretive signage and regulatory signage. Each of these types will be designed to mimic the appearance of signage already found throughout the Manitou Springs parks, open spaces and trails. As noted previously, signage for Iron Mountain Trail, Red Mountain, and the Intemann Trail have already been installed and are aesthetically pleasing; therefore, all signage within Black Canyon Open Space will take guidance from it to maintain a cohesive theme throughout the city. These three signage categories will be located within Black Canyon Open Space at the parking area, trailhead, outdoor classroom and activity space, scenic vistas, interpretive areas and trail intersections. All signage will be designed and installed in accordance with environmentally friendly design principals including:

- Stormwater consideration and mitigation
- Protection and incorporation of native plantings and natural features
- Utilization of proportions, scales and colors that blend into the surrounding context

Along with incorporation of environmentally minded design particular attention will be taken when deciding sign messaging and placement. Key points to consider during this process are:

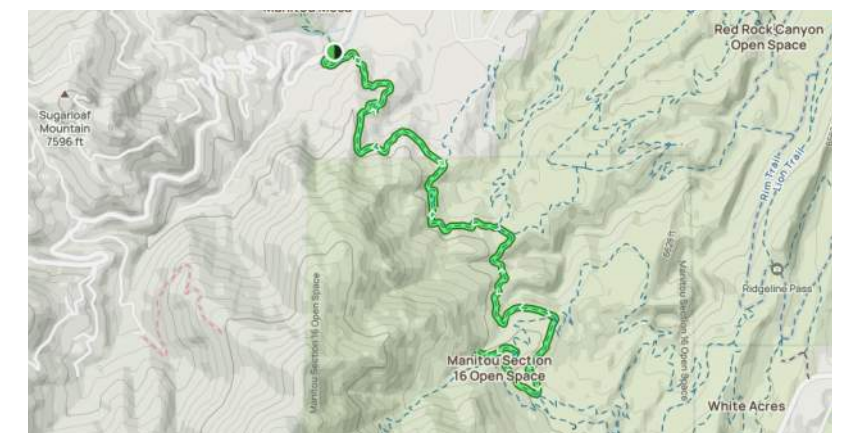
- Identification of the most appropriate places for wayfinding nodes that include trail maps: trailhead, trail intersections, etc.
- How best to minimize signage in order to not mar the relatively natural habitat that makes up the site.
- Design of low impact interpretive, educational and safety as well as trail identification, location and relative distance signage
- Incorporation of inclusive methods of information dissemination and messaging to reach as broad a range of users as possible. Including, but not limited to, written text, repetition of information in multiple languages, use of universal symbols, QR codes that lead to geospatially referenced information and or the use of 3D modeling or braille for the visually impaired.



TRAILHEAD SIGNAGE



INTERPRETIVE SIGNAGE



APP-BASED TRAIL MAP

8.2 SPECIFIC AREA STANDARDS

PARKING AREA AND CROSSWALK UPGRADES

The designated parking area from which users are intended to access the site is the currently existing on-street parking along El Paso Boulevard on the northern side of the Fields Park. Currently, from this parking area there are no enhanced safety measures implemented to help protect users as they cross the street to begin the roughly 300 yard path to the trailhead of Black Canyon Open Space. To remedy this, a new crosswalk with curb “bump outs” and associated signage will be implemented across El Paso Boulevard and will serve to both protect users and further slow down traffic on the 25 mph roadway.



BLACK CANYON ROAD ENTRY TRAIL NARROWING

Along the planned alignment of the entry path along Black Canyon Road there is a short, roughly 100 foot, section where over time the adjacent creek has created a cut bank that limits the walkable path to roughly 2-1/2 feet in width. Unfortunately, due to multiple compounding factors, the widening of this portion of the path is not practical. Below is a short list of the largest hurdles that would together be insurmountable with the current budget and timeline for the Project:

- U.S. Corps of Engineers Waters of the United States (WOTUS) Permitting process.
- CDOT Permitting process to tie into the roadway base
- Engineering design to shift the creek and stabilize the bank.
- Construction cost for installation of mitigation measures.
- Limited space between the roadway and the hillside - necessitating a more complex and expensive design to solve the issue.

While this situation is not ideal, the project team, in coordination with city planning and CDOT, plans to implement flexible, fluorescent safety posts along the curb throughout the length of this area. These posts will serve as an explicit visual barrier alerting drivers to take extra care when traveling next to any users of the site as they enter or exit from the Open Space. Likewise, these will serve as a visual barrier to the users of the pathway to keep them from straying into the roadway and becoming a hazard.

TRAIL PINCH POINTS WITHIN BLACK CANYON OPEN SPACE

Pinch points (also referred to as choke points) are trail corridor constriction that align directly with the trail edge. Pinch points are an effective and natural-looking trail design tool to minimize excessive trail widening and to manage trail travel speeds. The high-use, erosive soils and naturally sparse vegetation have contributed to ever widening trails in Manitou Springs foothills, with some existing trails having widened to 30 feet. As a speed and conflict management tool, pinch points encourage users to slow down to navigate a tight or more challenging-looking feature. Pinch points are effective only when they occur regularly along the trail alignment. As the entirety of the planned trail system within Black Canyon Open Space will consist of multi-use trails, proper implementation of these measures will be of paramount importance for the health, safety and welfare of all users. The following guidelines will be followed during the final design, installation and future maintenance process:

- Pinch points should be installed at strategic locations where trail widening or excessive speeds are a known or potential problem.
- Pinch points should be located every 100-300 linear feet in these areas to deter side-by-side walking and keep all trail users on the designated trail.
- Large boulders set in the earth, standing trees, thick shrubs, large tree trunks and fencing are effective pinch point materials.
- Branches, mulch, small rocks and medium size dead fall are not effective for use in pinch points and do not keep users on the trail.
- Pinch points should be constructed of natural materials and in proportions that blend into the surrounding context.
- Trail corridor clearing should be carefully planned to retain trees, branches and features that serve as pinch points.



8.2 SPECIFIC AREA STANDARDS CONTINUED

TRAILHEAD

The single trailhead at the base of Black Canyon Open Space will serve as the only point of ingress and egress to the site and therefore should incorporate adequate wayfinding, regulatory and warning signage that addresses the entirety of the site. Additionally, as this site is intended to accommodate multiple user groups at a time the trailhead area should have enough room to fit multiple groups. At least four natural-material seating options can be considered to allow users to rest and gather on site.

BRIDGE CROSSING

An engineered bridge will be necessary to provide easy access to the site. This bridge should be wide enough to accommodate the various user groups that are expected to use the site simultaneously. Although it will be an engineered structure, efforts should be made to match the design intent of the site through use of similar materials and colors as will be used in site signage and amenities.

INTERPRETIVE AREA

The designated interpretive area for the site is centered around the historic wagon trail roundabout that occurs midway through the site. Being that this is a site of historic significance, this large area is to be as minimally impacted as possible; both visually and physically. That being said, as it is one of the major intersections of the site, in addition to the interpretive signage, it will require adequate wayfinding and possible fencing to direct and manage users while protecting the historic resource. Seating in this area should consist of strategically selected and placed boulders, as they will fit more seamlessly into the area than wooden benches.

OUTDOOR CLASSROOM AND ACTIVITY SPACE

The natural outdoor classroom and activity space is located in the interior of the site and away from any designated important viewsheds or areas of historic importance. This allows for a bit more intensive of a design. Seating for a moderate sized group should be provided in addition to various interactive and informative interpretive signs. The outdoor classroom and activity space could be a resource for stewardship efforts such as trail maintenance, cleanups, and programming. Coordination with OSAC and Parks & Recreation will be required during the design process to ensure this resource can be properly maintained. Fencing to delineate the bounds of this space may also be deemed appropriate in this area to protect the surrounding natural resources.

SCENIC VISTAS

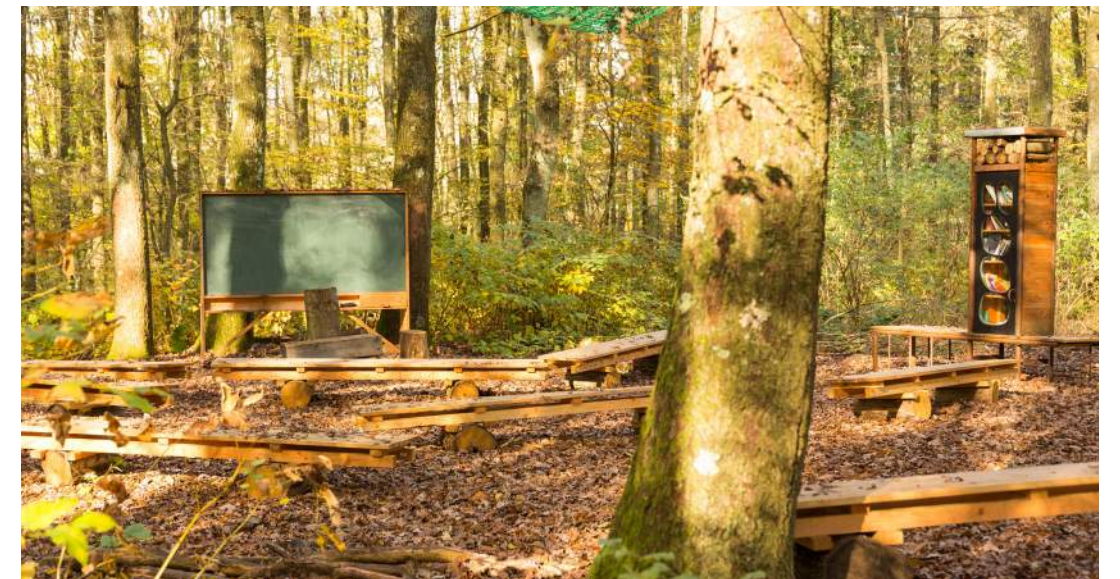
There are multiple planned scenic vistas located throughout the site. These are intended to be small areas for quiet contemplation and enjoyment of the beautiful viewsheds found within the site. As such, all signage and amenities in these areas should be low-impact and strategically placed so as to not mar the intended view. A maximum of two backless benches should be provided and signage should be kept to a minimum. These areas should be designed to accommodate single users and small groups of up to 6 people at a time to keep them in line with the intent of this Master Plan. Fencing will almost certainly also be needed in these sites for safety and natural resource protection.



PEDESTRIAN BRIDGE TO TRAILHEAD



HISTORIC WAGON TRAIL INTERPRETIVE AREA



OUTDOOR CLASSROOM

9. TRAIL SYSTEM DESIGN GUIDELINES

9.1 TRIAL AMENITY GUIDELINES

TRAIL FURNISHINGS

Seating: Seating throughout Black Canyon Open Space should be designed to blend in with its surroundings, consist mainly of natural materials and as such, should vary throughout the site. For example: seating around rock formations should either be informal in nature (strategically placed boulders) or of concrete formed and colored to match the rock that surrounds it, in forested areas stripped and treated log benches would be appropriate, and in areas centered around scenic vistas benches should not have backs and should maintain as low a profile as is practical, etc. Therefore, all seating should range between 16"-20" in height when built without backs, those with backs should be 34"-38" in height and all seating should have a depth of 18"-24". All furnishings should either have concrete footings or be otherwise made immovable, both to prevent theft as well as to prevent damage to the surrounding area as a result of their movement. The amount of seating provided at each location should be commensurate to the site's intended use.

Distance Markers: Trail distance markers should either be wooden or stone posts, whichever blends in more naturally with their surroundings. These should contain minimal information and be limited to a distance indication, a directional arrow or two to inform about pathing options and possibly a safety-related posting.

Maintenance Related Furnishings: These are comprised of fixtures such as trash receptacles and dog waste stations. They should be implemented sparsely and near areas easy access so they can be maintained by City staff. As with other furnishing elements, they should be individually designed to mimic the textures and materials around them. Additionally, care should be taken to place them only in areas that will be easily accessible by the limited maintenance staff for ease of day-to-day caretaking activities. Lastly, all the above guidelines shall also pertain to donated furnishings.

Fencing: Fencing may be required in certain areas of the site to obstruct access to cut off access to existing social trails, implement and maintain property perimeter controls, for safety and to otherwise manage users. Fencing should adhere to the previously stated guidelines in that they should be designed so as to minimize their effect on the visual aspects of the location in which they are placed. Where possible, natural-material options are preferred including: post and rail, buck-and-rail or strategically placed large boulders. In areas in which these options are impractical, barbless high tensile wire fencing is acceptable; provided the top wire is less than 42" from the ground to maintain ease of passage for wildlife. Chain link and barbed wire fencing should not be used under any circumstances.



9.2 TRAIL DESIGN STANDARDS

While the trail system throughout Manitou Springs employs a variety of trail surfacing types, only one trail surfacing type will be used throughout the entire Black Canyon Open Space trail system:

Off-Street Natural Surface Trails

OFF-STREET NATURAL SURFACE TRAIL DESIGN

Throughout this iterative and collaborative Master Planning process, specific attention has continually been paid to ensuring the proposed multi-use trail system for Black Canyon Open Space is as inclusive as is possible given the constraints associated with the site itself as well as with the legally binding documents governing acceptable uses and improvements that may lawfully occur within the site. To that end, it has been decided that all trail improvements comprising the Black Canyon Open Space trail system shall be of an off-street natural surface; be that through incorporation of exposed bedrock, in-situ or relocated native boulders, timber steps and or crushed granite matching the coloration of gravel that naturally occurs throughout the site.

The trails proposed in this Master Plan are intentionally narrower than most paved trails; typically only being 3' or 6' wide. Due to the steep, rocky nature of the site, they also incorporate a variety of challenges along their extents. Trails may contain obstacles such as runoff water diversions, switchbacks and roots or exposed rocks on their surface. Certain areas are steep enough that they will require timber or stone steps to ensure safe ascent and descent of users; these areas will be kept to a minimum and as of the time of this Master Plan only two such areas are planned.

Difficult sections of trails will include signage recommending bikers dismount and alternative routes have been identified to allow for users to avoid these areas all together and still be able to fully experience all the site has to offer. Qualifiers (obstacles that demonstrate the level of difficulty that will be encountered along the trail segment and are consistent with the trail segment's inherent challenges) will be designed into the trails at every connection where the difficulties of the intersecting trails varies. The trails throughout the Black Canyon Open Space, while accessible for a wide variety of users, consist of the following features and will still require attentiveness on the part of the users to negotiate.

- Sustained trail slopes range from 0-12 percent, except for short distances of up to 15 percent and always less than 33 percent of the existing cross-slope.
- Alignments always follow the "One-Third Rule"; traversing less than 33 percent of the existing cross-slope.
- Typical widths will either be 3' or 6' throughout and will widen slightly within 50' of a trailhead.
- Rough to variable surface - Frequent obstacles will include water diversions, roots, rocks, etc.
- The implementation of timber or stone steps has been minimized to the greatest extent plausible and lay-by paths will be designed and installed to more easily facilitate bike and equestrian passage.

9.3 TYPICAL TRAIL SECTIONS



10. RECOMMENDED MANAGEMENT ACTIONS

10.1 SOCIAL TRAIL CLOSURES

Some of the existing social trails located throughout the Project site are in direct conflict with objectives identified through the community input process as well as with the goals of both the 2016 Manitou Springs Parks, Open Space and Trails Master Plan and Deed of Conservation Easement which require protection and proper management of the physical, natural and cultural resources of the site. Therefore, social trails that are currently found on the site as well as those that might appear in the future, will all be managed according to the following overarching guidelines in addition to the active and passive closure techniques:

- Observe and collect information about why the rogue trail is occurring. If it is found that conditions on the alternative approved routes are the cause, correct those issues.
- When appropriate and within the purview of this Master Plan and the governing Deed of Conservation, strategically plan and construct reroutes concurrent with the closing of the social trail in question.
- When rerouting social trails, endeavor to solve the problem that facilitated the creation of the trail in the first place. For the closure of the social trail to be successful in the long term, it is essential to provide a smooth transition between existing and new trail alignments.
- Strive to create alignments that effectively discourage creation and use of new and existing social trails.



ACTIVE SOCIAL TRAIL CLOSURES

Due to the substantial use currently occurring throughout the site by members of the unhoused community, there exist a multitude of social trails throughout the site. These trails currently contribute to excess erosion and environmental degradation and, as such, will need to be actively closed and ecologically restored to maintain the site. This should be accomplished through:

- Removal and cleaning of the areas inhabited by the existing unhoused encampments and associated detritus.
- Creation of the trail system outlined in this Master Plan document to provide alternative and approved routes through the site.
- Installation of fencing or other obstructive materials to divert or otherwise prohibit users from continuing to use existing social trails.
- Regularly monitor approved trail system once installed for signs of continued or novel use of social trails and if or when discovered, implement trail closure techniques described herein.



PASSIVE SOCIAL TRAIL CLOSURES

Many social trails originate as game trails and are faint, sparsely used and do not cause substantial erosion or resource management concerns. In these cases, most users will easily adapt to new trails providing desired experiences are accommodated and the implemented passive closure is appropriate. As long as it does not conflict with the design intent of this Master Plan or the governing Deed of Conservation Easement, in these instances it is recommended that managers:

- Construct new trails to provide the desired access and experiences.
- Lightly scarify the tread surface of the social trail in question to reduce compaction and facilitate revegetation.
- Randomly place rocks, woody plant material and other natural-looking materials in the trail to subtly obstruct and discourage travel, promote revegetation and hide it from users.
- Allow natural revegetation to re-establish over time.

10.2 RESTORATION STANDARDS

Restoration activities will center around two main themes: Existing trail restoration and habitat restoration and revegetation of closed trails and areas. The following outlines the guidelines that will need to be followed in each instance.

EXISTING TRAIL RESTORATION

The trail system proposed in this Master Plan document relies on already established trails that exist throughout the site. These include historic trails like the old wagon route which forms the backbone of the proposed trail system as well as various social trails that have been deemed worthy for continued use as part of the approved trail system. It was decided that use of existing trails would lead to the least amount of further site disturbance and would contribute to maintaining the relatively natural state of the site. Some of these trails will undoubtedly require improvements to ensure their long-term functionality and sustainability. These measures will likely include the following:

- Restoration and maintenance activities to bring them up to the standards outlined in this Master Plan.
- Installation of drainage dips in strategic locations.
- Excavation of the lower/outer berm along the trail in question to ensure adequate width, sheet flow and cross-trail drainage.
- Construction of short reroutes and/or reconstruction of existing tread to fix steep or otherwise problematic segments.
- Installation of check dams and drains to shed and slow water, reduce erosion and accumulate topsoil.

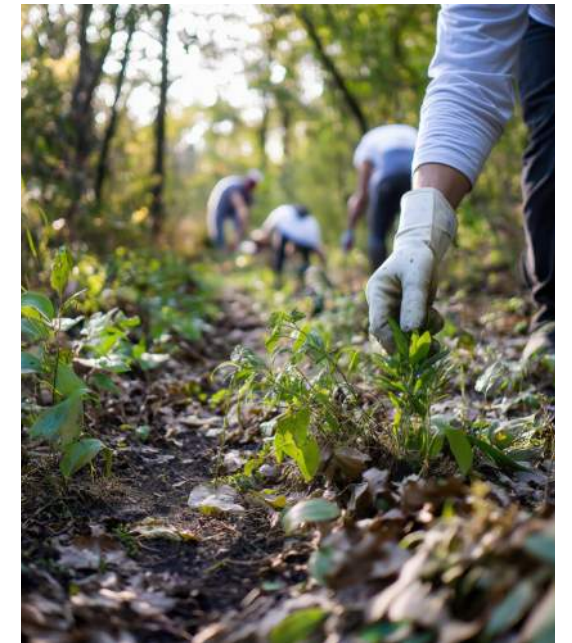
HABITAT RESTORATION AND REVEGETATION

Along the paths of closed social trails, as well as in areas that have seen habitat degradation as a result of unhoused encampments or other factors, habitat restoration and revegetation efforts will be necessary. It is recommended that an evaluation of habitat degradation be completed post-construction to determine which areas will benefit from these efforts. Restoration and revegetation efforts in these areas should adhere to the following guidelines:

- Stabilize existing surface with constructed check dams and drains to shed and slow water, reduce erosion and accumulate topsoil.
- Obliterate closed trail tread and areas of prior use and degradation to soften the soil, discourage continued further use and promote revegetation.
- Cover the obliterated tread and areas of prior use and degradation with biodegradable erosion control measures (in select locations to be determined upon final design) and natural materials such as rocks and woody debris.
- Reseed the area with native grasses, forbs and shrubs to promote revegetation.
- Regularly monitor the closed trails and areas for erosion, vegetation establishment and noxious weed growth and/or continued or recurrence of use.

PLANTING IN DISTURBED AREAS

All planting associated with the Project shall be comprised of only native species. Particular attention should be given to recognizing and planting for the site-specific soils and micro-climates. This will be beneficial for multiple reasons including ease of establishment, resilience and maintenance as well as to maintain the visual and ecological character of the site. The best management practices (BMPs) found in the 2016 Manitou Springs Parks, Open Space and Trails Master Plan shall be used as a guide for weed, erosion and planting management for the Project.



WALLS, CULVERTS AND EROSION CONTROL STRUCTURES

Soil retaining structures made of rock and boulders will be needed in areas of steep slope or where erosion problems may occur throughout the site. Walls, culverts and erosion control structures may consist of mortared or dry-set pieces of randomly sized stone. Structures may terminate at end/slab boulders or in a stepped-down form. Stone color should reflect the adjacent in-situ rock; this may vary from red, rusty-brown, grey, cream/gold or dark grey/brown depending on the specific location of the erosion control measure. The use of stone representing the nearest in-situ rock whether in large slabs or laid up in walls, is encouraged. Horizontal elements should be in the earth-tone rust or brown color.

11. REFERENCES

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- Sun, C., 2016. "Manitou Springs police working to eliminate illegal campsites." The Gazette, <http://gazette.com/manitou-springs-police-working-to-eliminate-illegal-campsites/article/1586415>

11.1 TRAIL DESIGN AND CONSTRUCTION RESOURCES

FOR MORE INFORMATION ON MANY OF THE TOPICS DISCUSSED IN THIS MASTER PLAN, THE FOLLOWING TECHNICAL RESOURCES ARE RECOMMENDED:

- Trail Construction and Maintenance Notebook. 2007 Edition. USDA Forest Service Technology and Development Program in cooperation with the Federal Highway Administration. <http://www.fhwa.dot.gov/environment/fspubs/07232806/index.htm>.
- Equestrian Design Guidebook for Trails, Trailheads, and Campgrounds, USFS & USDOT. <http://www.fhwa.dot.gov/environment/fspubs/07232816/index.htm>
- Volunteers for Outdoor Colorado (VOC) Trail Design Handbook, most recent edition.
- U.S. Forest Service Trail Accessibility Guidelines (FSTAG), most recent edition. <http://www.fs.fed.us/recreation/programs/accessibility/>

BCOS Event Calendar

- **Monday, January 27th** – BCOS Master Plan presentation to OSAC (Zoom)
- **Wednesday, February 5th** – BCOS Master Plan and presentation due to Gillian by 12 p.m.
- **Tuesday, February 11th** – BCOS Master Plan presentation/discussion @ Manitou Springs City Council Work Session, 6 p.m. (606 Manitou Ave)
- **Wednesday, February 26th** – Revised/Finalized BCOS Master Plan and presentation due to Gillian by 12 p.m.
 - **Note:** This is also Gillian's birthday. 😊
- **Tuesday, March 4th** – BCOS Master Plan vote @ Manitou Springs City Council Regular Session, 6 p.m. (606 Manitou Ave)
 - **Note:** I [Gillian] don't believe a presentation will be needed at this meeting and will confirm ASAP.

Tim,

Gillian requested i send over any updates regarding the creekwalk project. Updates are as follows:

Creekwalk 4 is currently still under final historical clearances, should be done by late November/early December. Creekwalk 6 is still under design phase, and Environmental assessment is scheduled with CDOT. Creekwalk 4 is likely to begin construction in early 2025 with phase 6 following later in the year.

Thanks,

Joshua Radey

Senior GIS Technician

City of Manitou Springs

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OSAC Members: Please review the questions below and be prepared to comment on and vote whether or not to approve these questions (or approve with adjustments) at the January 27th OSAC Meeting.

Community Input on Potential Trail Development in Bill Bauers Open Space

The Open Space Advisory Committee (OSAC) is seeking your valuable input regarding a proposed trail development in the Bill Bauers Open Space. Your responses will help shape decisions about this project. The survey will take about 5 minutes to complete.

1. General Interest

- Would you support the development of a trail through the Bill Bauers Open Space?
 - Yes
 - No
 - Unsure

2. Usage

- If a trail is developed, how likely are you to use it?
 - Very likely
 - Somewhat likely
 - Neutral
 - Unlikely
 - Very unlikely

3. Concerns

- What concerns, if any, do you have about the potential trail development? (Check all that apply)
 - Impact on wildlife
 - Increased foot traffic in the area
 - Safety concerns
 - Parking or access issues
 - Environmental impact (erosion, vegetation, etc.)
 - Other (please specify): _____

4. Wildlife Impact

- Do you think a wildlife impact study should be conducted before moving forward with the trail development?
 - Yes
 - No
 - Unsure

5. Proximity to Open Space

- How close do you live to the Bill Bauers Open Space?
 - Adjacent (within 1 block)
 - Nearby (within the Crystal Hills neighborhood)
 - Elsewhere in Manitou Springs
 - Outside of Manitou Springs

6. Amenities

- If the trail is developed, what features or amenities would you like to see included? (Check all that apply)
 - Trail signage
 - Benches/rest areas
 - Trash or recycling receptacles
 - Dog waste stations
 - Other (please specify): _____

7. Preservation Priorities

- How important is it to you that the open space retains its natural characteristics while incorporating a trail?
 - Very important
 - Somewhat important
 - Neutral
 - Not important

8. Alternative Activities

- If a trail is not developed, how would you prefer the Bill Bauers Open Space be used?
 - Left as is, with no public access
 - Open for wildlife observation only
 - Other (please specify): _____

9. Community Engagement

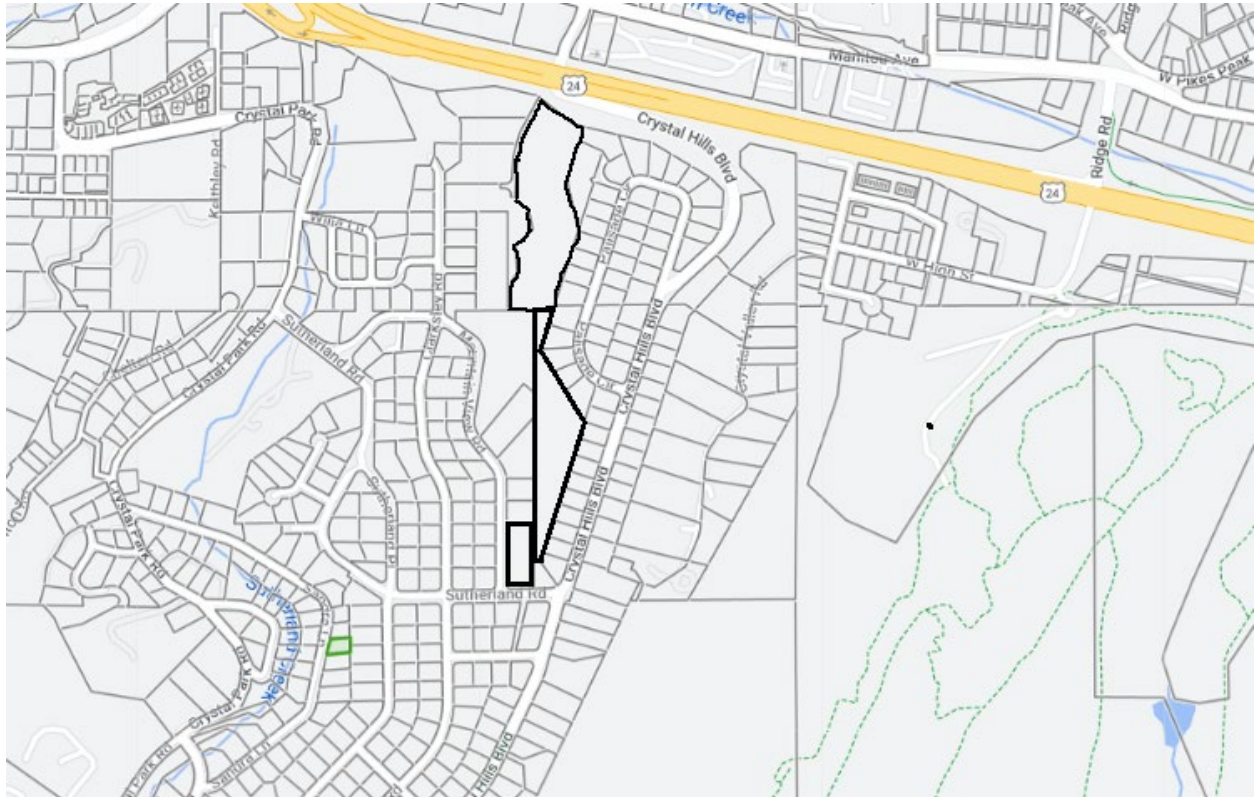
- Would you like to participate in future community discussions about the Bill Bauers Open Space?
 - Yes, please notify me
 - No

10. Additional Comments

- Please share any additional thoughts or suggestions regarding the proposed trail development:

Bill Bauer Park Trail (BBT) from the North End of Parcel 7409100003 Fact Sheet

Area Location



Detailed Location:



Note that Crystal Hills Blvd runs within about 25' of the proposed Bill Bauer Trailhead and rises only about 10 more feet before going steadily downhill for 0.7 miles to the proposed bottom of

the BBT. CHB from Palisade Circle to the bottom of the proposed trail is the only dangerous stretch from the top to the bottom and of the proposed trail and could be striped along the southwest shoulder for pedestrians and uphill cyclists only, requiring only five feet or so of road width thus providing a safe, on-street trail between the two points if necessary.

If we have a requirement for a safe trail for kids that is an alternative to a multiuse trail through the Bill Bauer canyon.

The length of the trail property in a straight line is 2105' (about 0.4 miles) and the drop from south to north is 184 feet, yielding a grade of 8.7% assuming a perfectly consistent rate of drop.

The recommended width and maximum grade for a full sized multi-use trail is 5 feet and 8% (with a 12% absolute max) respectively.

Given the geology of the canyon, a standard multi-use trail will require significant switchbacks. Each switchback has to retrace itself to cover a linear distance which means a theoretical minimum of 15' in trail width at switchbacks as a lower limit.



The canyon is steep, rocky and heavily wooded. It looks to be a wildlife corridor and contains a seasonal stream.

Neither the south nor the north trailheads connect to any existing trails. They do connect to “on-street” trails as shown in the POST.

The “pinch point” shown in the drawing is only about 20' wide and a trail will very likely require more width at that point. The owner of Parcel 7409103026 (shown as P3026) has stated his intent to gift a strip of P3026 adjacent to the pinch point to Manitou Springs once he completes dividing that property into two lots. The owner has no fixed plans of when that will happen.

Over 30 homes border the 0.4 mile long canyon.

OSAC's intention is to build a multi-use trail if at all possible. The alignment will be challenged to minimize disruption to the existing environment.

The question OSAC needs to answer, is given the realities of the property we have to work with, what design best serves the citizens?

In no particular order, here are some subjects we need to investigate:

1. What are the environmental issues and how do they impact trail design? What person/organization can objectively help us with this?
2. What are the geographical limitations on trail design? What would be required to overcome these? What person/organization can objectively help us with this?
3. What are our trail options based on the POST and City expectations?
4. What are the views of local citizens who would be directly affected by a trail?
5. What are the views of the broader community of the advantages/disadvantages of various trail types?
6. Cost issues?
7. Others?



**Manitou Springs Open Space
Intemann Trail, Red Mountain Trail and Wildcat Gulch
2024 Final Report
November 7, 2024**



Dedicated to the conservation and stewardship of public lands in Southern Colorado.

Rocky Mountain Field Institute
1485 Garden of the Gods Road, Suite 140
Colorado Springs, CO 80907
RMFI.org

Summary:

Rocky Mountain Field Institute (RMFI) began working in properties managed by the City of Manitou Springs Parks, Recreation, Open Space, and Trails Department (MSPR) in 2021. The success of the partnership in 2021 set the groundwork for RMFI's increased stewardship relationship with the city of Manitou Springs through a multi-year agreement. Successful projects were completed in 2021, 2022 and 2023. Work priorities have been determined each year by MSPR with guidance provided by the City Council appointed Open Space Advisory Committee (OSAC).

Representatives from RMFI, MSPR and OSAC conducted several site visits in spring 2024 to identify priority work objectives for the 2024 season. All parties selected several priority sites on Intemann and Red Mountain Trails, and several secondary objectives to be completed if there was time for additional work. Projects included work on the summit approach of the Red Mountain Trail, improvements on Intemann Trail, and supervision of a Mile High Youth Corp (MHYC) Crew for a timber step replacement at Wildcat Gulch. Individual worksites are detailed below. See Appendix A for maps of the Intemann Trail and Wildcat Gulch worksites.

Stewardship was completed by RMFI's 5-person Stewardship Crew over the course of fifteen workdays, July 2-20, 2024. RMFI hosted one community stewardship volunteer day on July 13. Two volunteers contributed 12 hours of labor valued at \$436.32. RMFI field staff contributed 523 staff hours to the project. In total, 535 person hours were focused on Manitou Open Space this season.

2024 Work Accomplishments

- 80 square feet of timber retaining wall built
- 34 timber steps installed
- 45 linear feet of trail tread improved
- 8 check dams built
- 10.5 cubic yards of soil moved

Red Mountain Summit:

The summit approach on the Red Mountain Trail was selected as a high priority project for the season. The summit approach traverses a steep gravel slope without a stable critical edge. RMFI reinforced the critical edge by installing a 12' single log retainer. See figure 1. A chunk of bedrock that was jutting into the trail was also removed to widen the trail slightly. 5 timber steps were installed on the steep approach to the summit. See figure 2. All timbers used were manufactured timbers that were carried up to the project site.



Figure 1. Before (left) and after (right) of single log retainer at Red Mountain trail.



Figure 2. Before (left) and after (right) of timber steps at Red Mountain trail.

Intemann Trail Sites:

Site CD, Check Dams:

This site had a gravel flow crossing the trail from a gully upslope. RMFI installed 8 timber check dams within the gully to slow the flow of gravel and water. Over time the check dams will naturally fill with sediment which will help reduce the incision of the gulley and bring the gulley closer to the grade of the surrounding slope. Slash was placed on top of the check dams to disguise access and make sure they don't look like steps or a trail. See figure 3. Excess gravel was smoothed and dispersed where the gravel flow crossed the Intemann Trail. The backslope and hinge of the trail were redefined. Timbers for the check dams were recycled from the staircase project at Wildcat Gulch.



Figure 3. Left shows the gully after timber check dams were installed. Right shows the site covered with slash and disguised.

Site W, Retaining Wall:

This site featured a failing timber retaining structure on the downhill side of the trail. The old timber structure was severely undercut and sidecut and would have eventually collapsed, taking the edge of the trail with it. RMFI removed the failing structure and designed and built a new 80 square foot timber retaining wall. The trail tread was refined and smoothed at this site after the wall was completed. See figures 4 and 5.



Figure 4. Before (left) shows the old failing timber structure. After (right) shows the new timber retaining wall.



Figure 5. Before (left) and after (right) of timber retaining wall and tread work.

Site R, Restoration:

No work was completed at this site for 2024. This worksite was identified as optional work for volunteer days, but the work at Wildcat Gulch was prioritized instead for the only volunteer day during the project. This is an old trail alignment which was decommissioned, and it could use additional slash and duff to reinforce the closure. This site could remain in consideration for future RMFI work. See figure 6.



Figure 6. Restoration worksite for future work.

Wildcat Gulch:

Site WG1, Timber Staircase Replacement:

MSPR, along with OSAC, requested 2 weeks of labor from a MHYC Day Crew for a project at the eastern end of the Intemann Trail, replacing approximately 60 deteriorating timber steps at Wildcat Gulch. MSPR obtained funding for the Wildcat Gulch project through a GOCO grant. RMFI was brought into the project by MSPR to provide expertise and technical supervision for the MHYC crew over 8 days of work. Two RMFI staff worked with the MHYC as technical advisors, while the rest of the RMFI crew focused on the other sites on Intemann Trail and Red Mountain. MSPR purchased all the materials needed for the projects. Timbers were delivered to Wildcat Gulch and cut to size on site by RMFI. Old timbers removed from Wildcat Gulch were repurposed for check dams on the Intemann Trail.

The stairs at Wildcat Gulch were generally divided into three sections: the southern timber box steps that descend from the neighborhood access trail into the gulley, the northern section of timber box steps which ascend out of the gulley and a section of single timber risers above the northern section. In total 29 steps were replaced at Wildcat Gulch. The entirety of the southern section of timber box steps was rebuilt. See figure 7. Multiple buried layers of steps were unearthed while removing the old timber steps from the southern staircase, which slowed progress as those additional layers were excavated. The staircases were built within a narrow easement between private properties and because of that limitation the steps were required to be rebuilt within the original placement.

The decision was made, in agreement with MSPR and MHYC, to defer work on rebuilding the northern set of timber box steps. Upon closer inspection, rebuilding that set of steps would have been a highly technical project that exceeded the number of workdays available and the technical experience of the MHYC crew. The other consideration was that work on the northern staircase would have to be completed in entirety once started, due to the linked design of the existing steps. To replace the lowest steps the entire staircase and a small stone retaining wall would have to be removed starting at the top. This would have made the trail temporarily impassable and would have required a full trail closure.

RMFI replaced most of the single risers above the northern staircase because single risers are not linked together, and the steps could be replaced one at a time. The spacing of steps was adjusted slightly to improve the rise between steps and prevent undercutting of the new steps. See figure 8.



Figure 7. Before (left) and after (right) of the southern set of timber steps that were rebuilt.



Figure 8. Before (left) and after (right) of the upper single riser timber steps that were replaced.

Site WG2 (Critical Edge Trail Erosion):

At this site, the critical edge of the trail near a switchback turn is failing and needs to be supported by a retaining wall. The problem was discussed with MSPR as backup work in case the crew finished all other objectives at Wildcat Gulch first. RMFI ended up not having time to address this site this season. However, RMFI talked with MSPR about recommendations for MSPR staff to install a wall at this location. If MSPR does not complete that project internally it could be considered for future RMFI work. See figure 9.



Figure 9. Critical edge of trail eroding in this area.

Report Prepared by:

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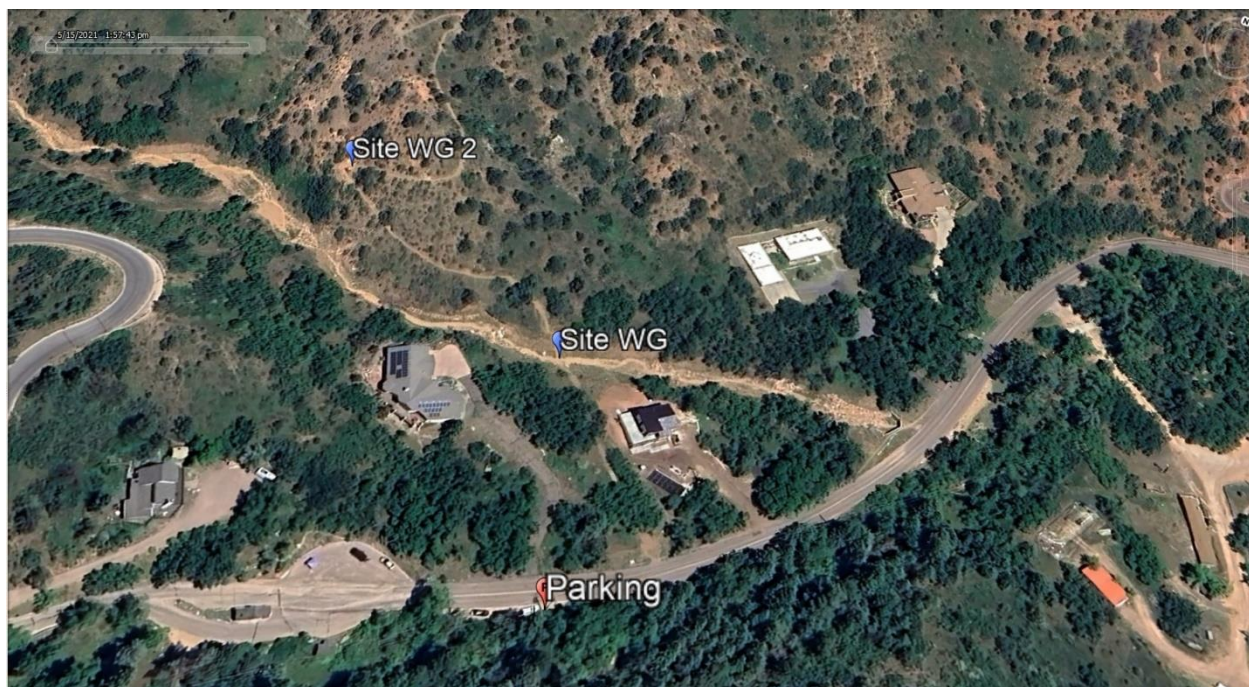
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Appendix A: Worksite Maps

Site Map 1: Intemann Trail Sites



Site Map 2: Wildcat Gulch



From: Gillian Rossi <grossi@manitouspringsco.gov>

To: Tim Beeson <thbcolorado@comcast.net>

Date: 11/20/2024 12:36 PM MST

Subject: RMFI Annual Funding from OSAC

Hi, Tim,

I just had a meeting with Jolie NeSmith, Executive Director of RMFI, to review this year's trail work and plan for next year.

She mentioned that due to cost of living, health insurance, and other increased expenses the cost for a 15-day RMFI crew has increased. Over the past few years, OSAC has funded \$20k/year for 15 trail workdays from RMFI. Would you be open to increasing that amount to continue to fund this work? The 2025 cost for 15 days is \$27,100. This could be something you bring to the committee on Monday if it needs to go to a vote.

Gillian Rossi