



MANITOU SPRINGS CITY COUNCIL SPECIAL MEETING AND WORK SESSION AGENDA

City Council meetings are held as hybrid, Zoom (remote) or
in-person at Memorial Hall.

Memorial Hall

606 Manitou Avenue

Manitou Springs, CO 80829

Remote: www.manitouspringsgov.com; click on meeting
link under "Government; City Council" page

Position	Name	Term Expires
Mayor	John G. Graham	January 2, 2026
At-Large	Judith Chandler	January 2, 2028
At-Large	John Shada	January 2, 2028
At-Large	Julie Wolfe	January 2, 2028
Ward 1	Mayor Pro Tem Natalie Johnson	January 6, 2026
Ward 2	Nancy Fortuin	January 6, 2026
Ward 3	Michelle Whetherhult	January 6, 2026

February 11, 2025

6:00 PM

THE CITY COUNCIL MAY TAKE ACTION ON ANY OF THE FOLLOWING AGENDA ITEMS AS PRESENTED OR MODIFIED PRIOR
TO OR DURING THE MEETING, AND ITEMS NECESSARY TO EFFECTUATE THE AGENDA ITEMS

A. CALL TO ORDER - SPECIAL SESSION

B. ROLL CALL

C. APPROVAL OF AGENDA

D. BUSINESS

1. Consideration of Resolution No. 0425, A Resolution of the City of Manitou Springs, Colorado, Applying for the Dissolution of the Manitou Springs Metropolitan District

E. ADJOURN SPECIAL SESSION

F. CALL TO ORDER - WORK SESSION

G. DISCUSSION

1. Black Canyon Open Space Master Plan Presentation
2. Presentation and Discussion on Improvement Options for the Ruxton Corridor

H. RECEIVE COUNCIL CORRESPONDENCE

I. CITY ADMINISTRATOR REPORT

ADJOURN

You may also contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.



Memorandum

Title: Consideration of Resolution No. 0425, A Resolution of the City of Manitou Springs, Colorado, Applying for the Dissolution of the Manitou Springs Metropolitan District

From: Mayor John Graham

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 20 Minutes

February 11, 2025

Purpose:

For the City Council to consider approving a resolution to dissolve the Manitou Springs Metropolitan District.

Background:

The Manitou Springs Metropolitan District (referred to as the "Metro") was established in 1989 by merchants from Downtown Manitou Springs to provide a public parking lot. Through a bequest from Downtown businessman John Smischny, the Metro later acquired property and developed a second lot on western Manitou Avenue. For much of its history, essential services have been provided by the City of Manitou Springs through an Intergovernmental Agreement (IGA). However, that IGA has recently been dissolved, which now makes the Metro District directly responsible for all operations and maintenance tasks, such as snow removal, cleaning, parking lane striping, and legal and administrative matters.

Meanwhile, the City of Manitou Springs has developed additional parking facilities and established an in-house Parking Department and a Parking Enterprise Fund. The City Council has determined that the Metro's services and functions of the Metro can be provided more efficiently by the City, and that having two separate parking authorities leads to confusion and creates unnecessary administrative redundancy. Furthermore, the City Council also believes that the original objectives of the Metro District have been fulfilled and that a unified parking management approach is essential for effective future operations. Therefore, the City Council believes that the dissolution of the District is in the best interests of residents, business owners, and taxpayers.

Pros and Cons:

Pros:

Dissolution of the Metro District would streamline parking operations and management in Manitou Springs. A single administrative approach for all public parking would reduce confusion regarding rates and policies, eliminate duplicate efforts, and enhance overall



efficiency, making parking simpler for users. It would also facilitate better use of online tools for parking lot users.

Moreover, the Downtown area is serviced by a Business Improvement District (BID), which is responsible for maintenance of public areas, including snow removal and street cleaning. Like the Metro District, the BID was established through a vote by Downtown merchants and property owners, who contribute via assessments and a small property tax for the BID's support. However, the expenses of the BID significantly exceed its revenues, creating a growing problem for the Downtown. Since the Metro and the BID serve largely the same area and the same interests, it would be worth considering how the Metro's assets might be, in part, directed to supporting the needs of the BID.

Cons: None.

Fiscal Impact:

Dissolution of the Metro will incur some undetermined legal and administrative costs. However, these would be one-time expenses and are expected to be modest compared to the ongoing savings in efficiency that would follow. Revenues generated from the two parking lots would accrue to the City's Parking Enterprise Fund, and expenses would be paid from this fund.

Workload Impact:

Some additional work for staff during the transition is expected. Afterwards, there would be ongoing maintenance and operational needs. However, under the IGA the City was already performing most, if not all, of the Metro's needs.

Recommended Action:

Move to approve Resolution No. 0425, a resolution of the City of Manitou Springs, Colorado, applying for the dissolution of the Manitou Springs Metropolitan District.

RESOLUTION

**A RESOLUTION OF THE CITY OF MANITOU SPRINGS, COLORADO,
APPLYING FOR THE DISSOLUTION OF THE MANITOU SPRINGS
METROPOLITAN DISTRICT**

WHEREAS, the Manitou Springs Metropolitan District (the “District”) was established under Title 32 of the Colorado Revised Statutes to provide a parking lot and riverwalk facilities within the boundaries of the City of Manitou Springs (the “City”) under its Service Plan circa 1989;

WHEREAS, the City Council has determined that the District’s services and functions can be more efficiently provided by the City, and/or, in part, are no longer necessary;

WHEREAS, the dissolution of the District is in the best interests of the residents, business owners, and taxpayers, as it would eliminate duplicative services, reduce administrative costs, and enhance governmental efficiency;

WHEREAS, pursuant to C.R.S. § 32-1-701 *et seq.*, dissolution of a special district may be initiated by a resolution of the district’s board of directors, by petition of eligible electors residing within the district, or as set forth in C.R.S. § 32-1-701(3), by application of the governing body of a municipality within which at least eighty-five percent (85%) of the metropolitan district’s territory is located;

WHEREAS, the entire territory of the District lies within the corporate limits of the City;

WHEREAS, therefore, the City Council has the authority to file an application with the District’s Board of Directors seeking the dissolution of the District;

WHEREAS, therefore, the City Council desires that the Board of Directors of the District file a petition with the El Paso County District Court seeking the dissolution of the District pursuant to C.R.S. § 32-1-701, *et seq.*;

WHEREAS, the City Council desires that City representatives cooperate and work with District representatives to prepare a plan for dissolution meeting all of the statutory requirements for dissolution, which can be presented to the El Paso County District Court with the petition for dissolution; and

WHEREAS, the City Council supports following the appropriate legal process to dissolve the District and directs City representatives to work with the District’s Board, representatives, and local electors to effectuate the dissolution of the District in an efficient and cost-effective manner, and in a manner that ensures all District financial obligations will be paid and all District assets will be put to their most beneficial public use.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

SECTION 1: The City Council hereby applies to the Board of Directors of the District for the dissolution of the District. This Resolution shall serve as the City's application for dissolution pursuant to C.R.S. § 32-1-701(3).

SECTION 2: City staff, representatives, and legal counsel are hereby directed to work with the District's Board and representatives to develop a dissolution plan agreeable to both the City and the District, as allowed by C.R.S. § 32-1-704(3)(b)(I), to avoid the requirement of an election. To facilitate an orderly and efficient dissolution, the plan may include the City's assumption of responsibility for all services provided by the District and the City's assumption of all outstanding financial obligations of the District. No such plan shall be binding on the City and presented to the court until approved by the City Council at a duly noticed public meeting. If a dissolution plan acceptable to both the District's Board of Directors and the City Council cannot be agreed upon, City representatives shall seek further direction from the City Council.

SECTION 3: City representatives are hereby directed to notify all appropriate state and local agencies regarding its position on the District's dissolution.

Adopted at the meeting of the City Council of the City of Manitou Springs, Colorado, on this 11th day of February 2025, and effective immediately.

Mayor and Council:

By: _____
John Graham, Mayor

Attest:

Elena Krebs, City Clerk



Memorandum

Title: Black Canyon Open Space Master Plan Presentation
From: Kimley-Horn Consultants (Jim Houk and Aaron Vincent), Parks & Recreation Director (Gillian Rossi), OSAC Chair and Vice Chair (Tim Beeson and David Conley)
To: Mayor and City Council
CC: City Administrator Denise Howell
Allocated Time: 30 Minutes

February 11, 2025

Purpose:

To share the OSAC-approved Black Canyon Open Space Master Plan with the City Council and offer the opportunity for small change requests to be made and questions to be answered prior to the final Master Plan presentation at the March 4, 2025, City Council Meeting.

Background:

In 2024, OSAC partnered with the Parks & Recreation Department to hire Kimley-Horn to create a streamlined Master Plan for Black Canyon Open Space. This agenda item includes a preview of the Master Plan by Kimley-Horn consultants and offers the chance for discussion amongst the City Council.

Pros and Cons:

N/A

Fiscal Impact:

Kimley-Horn was contracted out for \$19,775.00 for the creation of this streamlined Master Plan, funded by OSAC.

Workload Impact:

Upon Master Plan approval (pending on March 4th City Council Meeting) and based on OSAC's 2025 Goals, work will begin on master plan implementation.

Recommended Action:

There is no formal action to be taken. Staff is providing this presentation to elicit a discussion regarding the proposed master plan ahead of the March 4, 2025, City Council meeting.

Date: 1/28/2025

To: Gillian Rossi, Director of Manitou Springs Parks and Recreation Department

From: Tim Beeson, Chair of Manitou Springs Open Space Advisory Committee

Dear Ms. Rossi:

I'm pleased to report that the Manitou Springs Open Space Advisory Committee voted unanimously last night to support the Black Canyon Open Space Master Plan and recommends delivering the document to City Council for its consideration.

Sincerely,

Thomas H. (Tim) Beeson

[REDACTED]

Manitou Springs, CO 80829

c: [REDACTED]
[REDACTED]

City of MANITOU SPRINGS

PARKS & RECREATION DEPARTMENT

FINAL BLACK CANYON OPEN SPACE MASTER PLAN

JANUARY 31, 2025

PREPARED BY:

Kimley»Horn

Expect More. Experience Better.

PREPARED FOR:



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1. INTRODUCTION

1.1 BACKGROUND

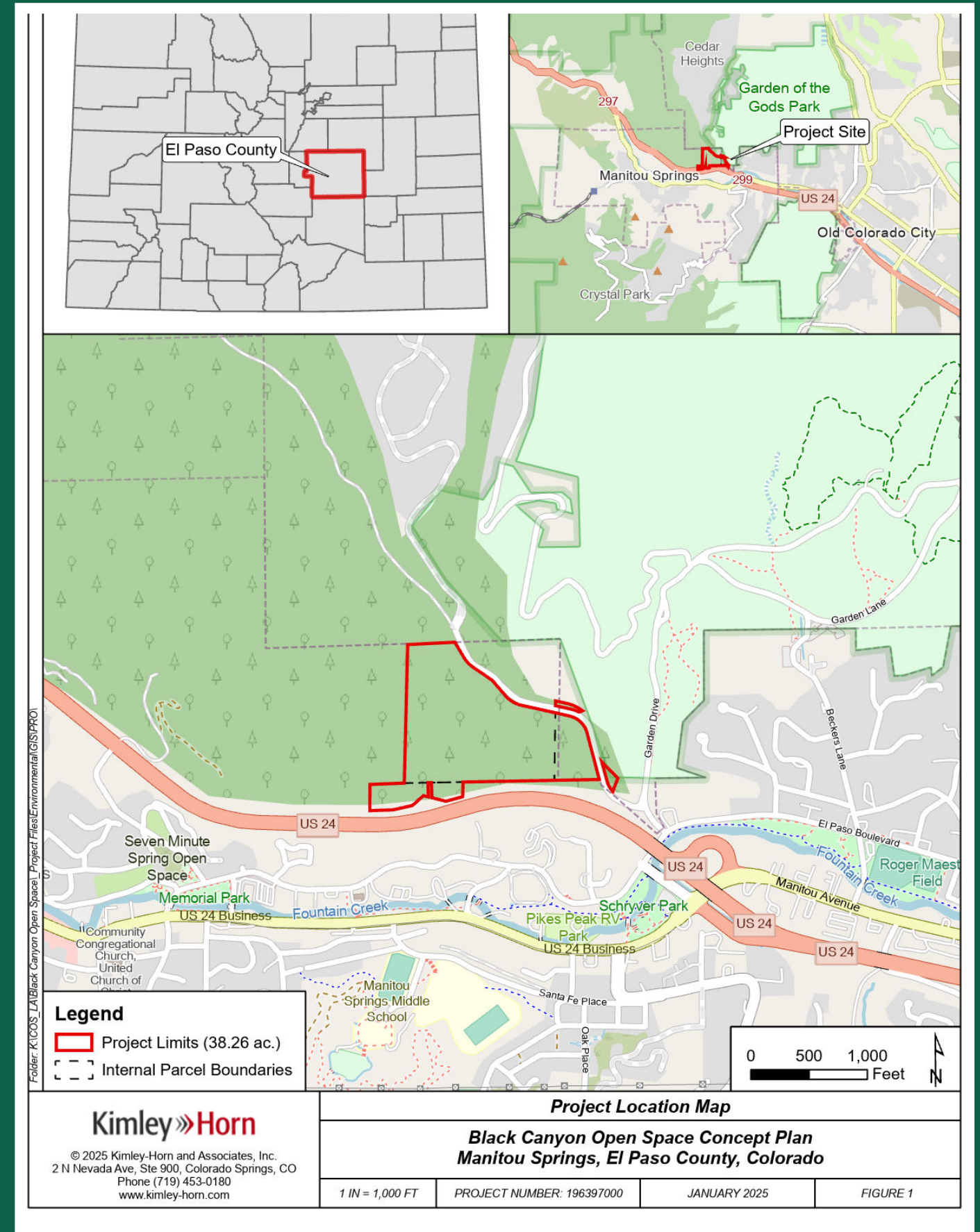
The Black Canyon Open Space (Property) includes three parcels, totaling approximately 38 acres, located north of the City of Manitou Springs between Highway 24 and Black Canyon Road in El Paso County, Colorado. A location map is attached as Figure 1. The Property is located in Section 4 of Township 14 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 include 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. Due to limited access, recreation planning for the Property was limited following the 2016 purchase. In May 2024, the City of Manitou Springs acquired the easternmost 4-acre parcel from Westside LLC which greatly facilitates access to the Property.

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

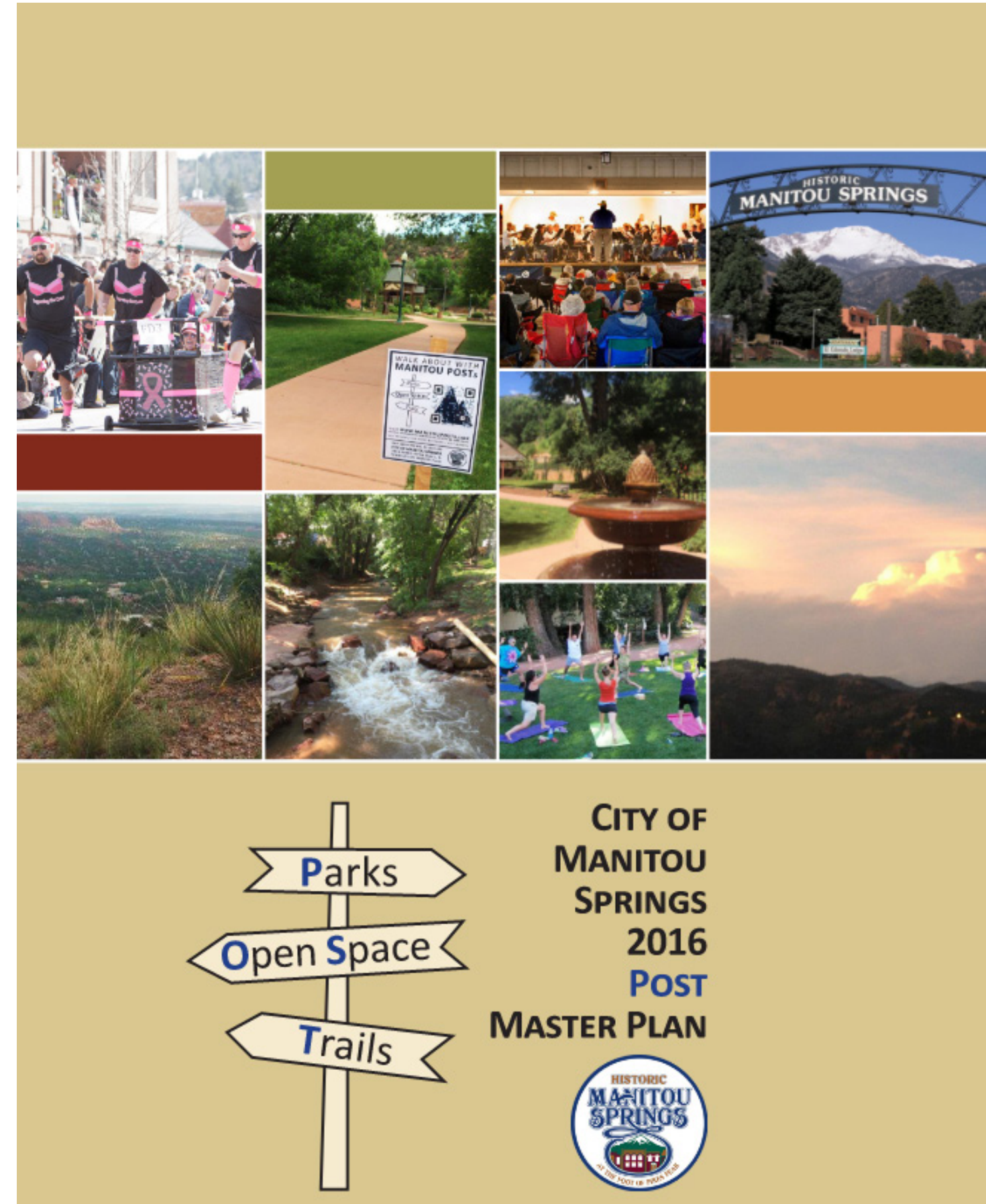


1.3 BASIS OF KNOWLEDGE

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 Department 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 3 of the Deed of Conservation Easement.



BCOS LAND STEWARDSHIP PLAN BASIS OF KNOWLEDGE

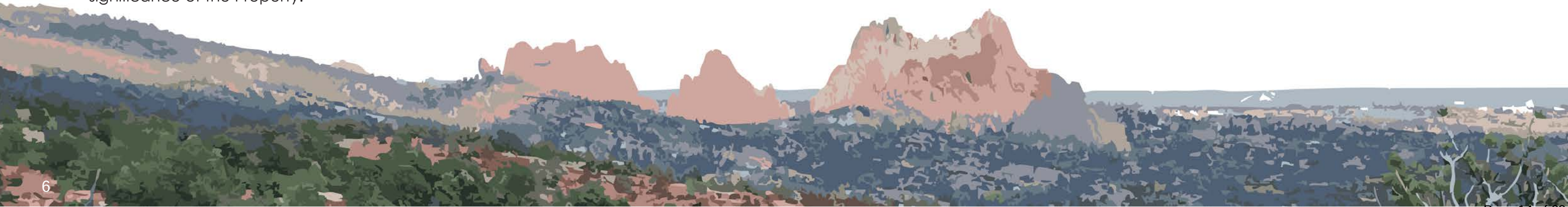
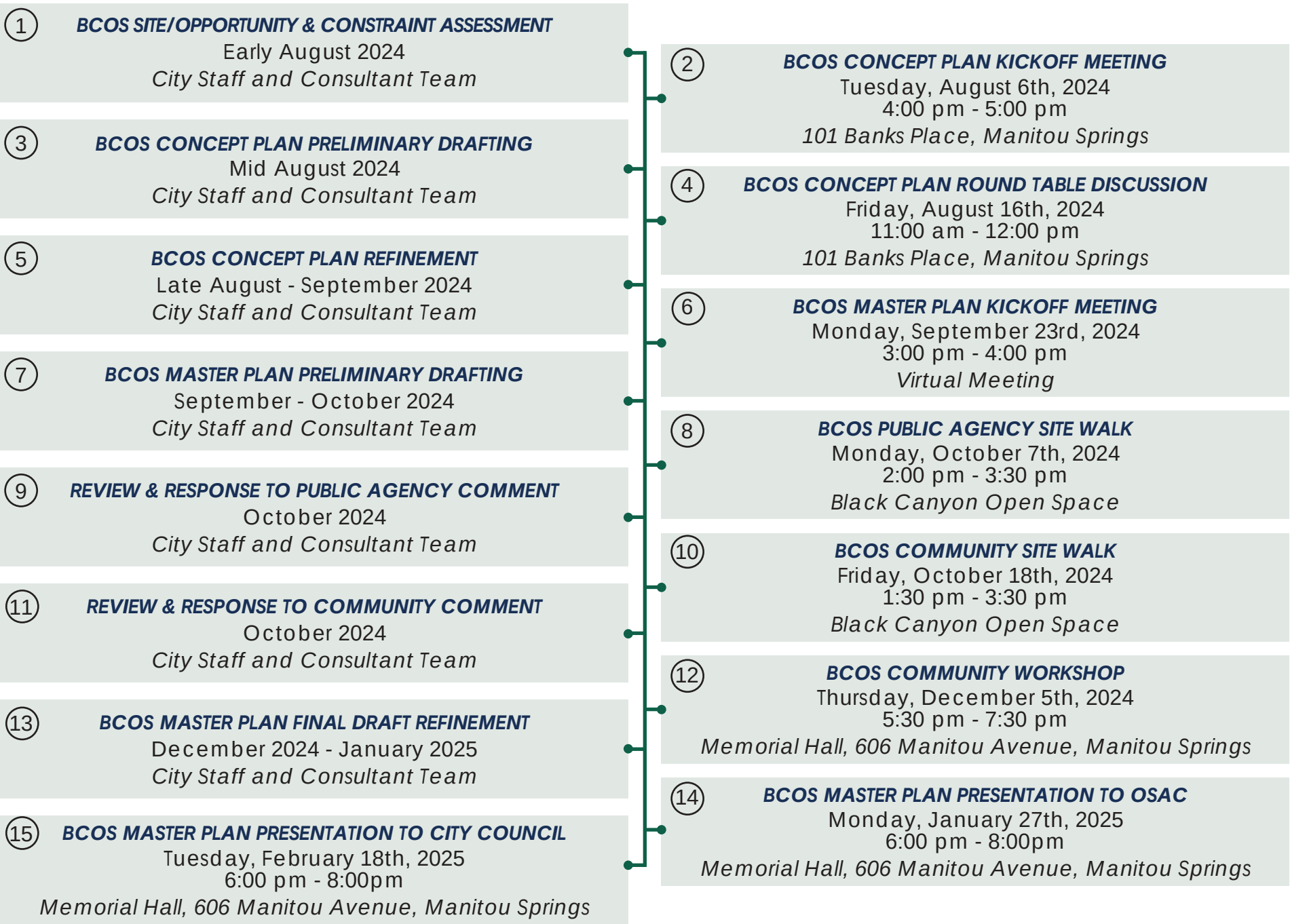
- Provide quality outdoor recreation and education opportunities to the community while maintaining the quality of the natural resource base.
- Accommodate visitor safety through digestible information dissemination and maintenance of physical safety measures for the community.
- Utilization of open 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 open 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



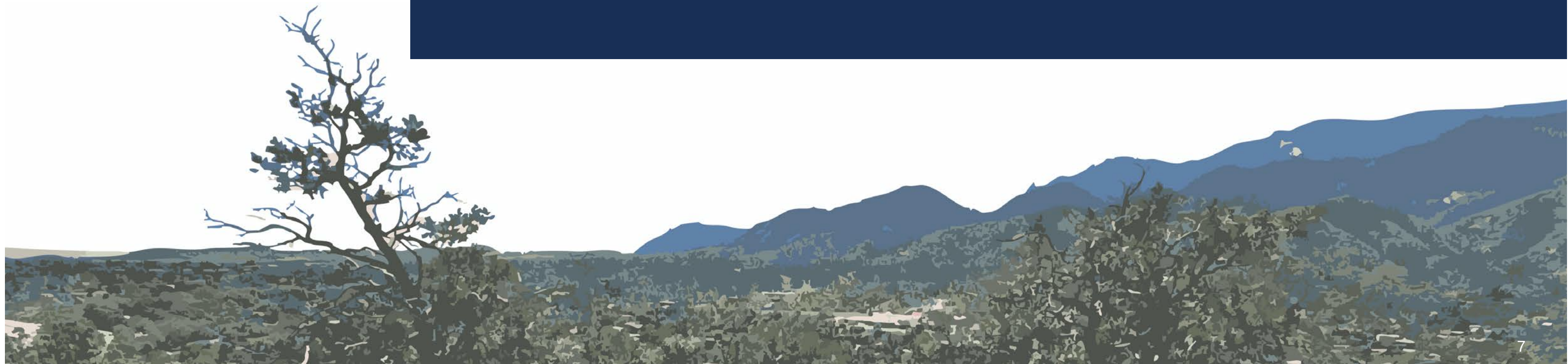
2. HISTORIC CONTEXT

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). The undisturbed nature of the land 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, Gamble 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 Property 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 Property.



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 Property 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.

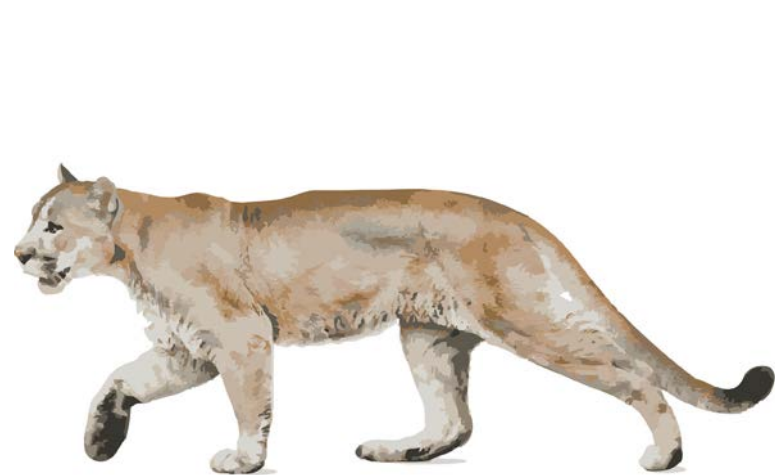
3.3 BIOLOGICAL RESOURCES OF BLACK CANYON OPEN SPACE

Black Canyon Open Space is considered a “relatively natural habitat” as a result of the undeveloped nature of the Property. This coupled with the relatively large contiguous area of the Property 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 Property, detrimental forest insects such as mountain pine bark beetles (*Dendroctonus ponderosae*) and common harmful ecosystem diseases have likewise not been observed on the Property. 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 Property 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 Property 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. The Property is being actively evaluated by MSFD for potential fire mitigation.

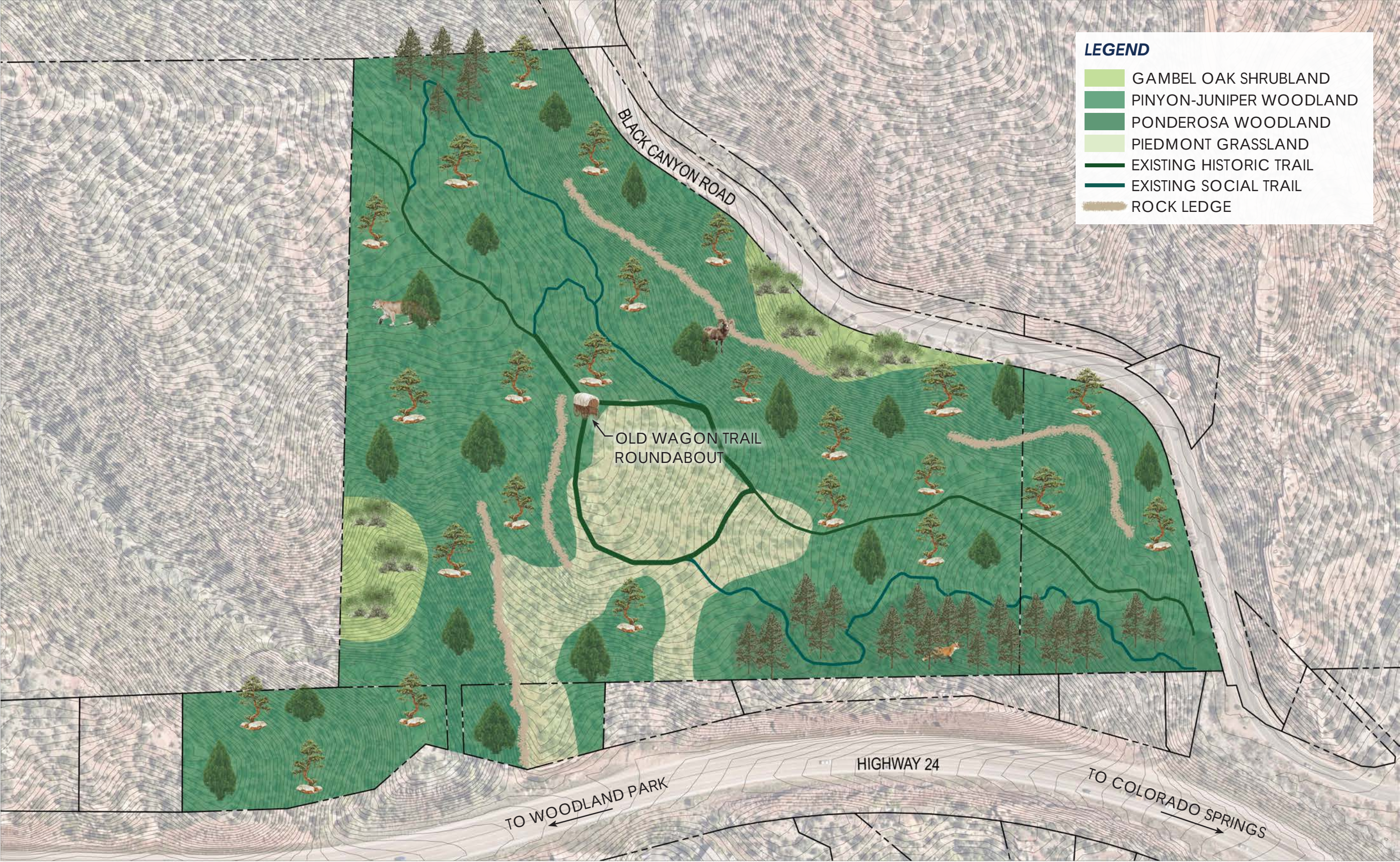


COLORADO
Department of Transportation

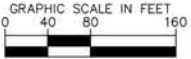


Colorado Springs Utilities
It's how we're all connected





3.5 BLACK CANYON OPEN SPACE EXISTING CONDITIONS MAP



3.6 SOCIAL INFLUENCES

EXISTING SOCIAL TRAILS

A defining feature of the Property 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 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 Property has been used by various groups for thousands of years. These uses have left their mark on the Property 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 Property in an effort to highlight the significance the Property has maintained throughout the past and to be used as an educational opportunity going forward to immerse future users of the Property 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 Property improvements relating to property delineation/separation, parking and anticipated use. For the long term feasibility of this Master Plan, the concerns of the nearest residents related to proposed uses, access, and parking must be addressed. These issues have been addressed in this plan.

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 for the City. Unhoused populations taking refuge on open space properties has led to natural resource degradation and wildfire incidents locally (Incline Fire, 2020) and 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 an 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

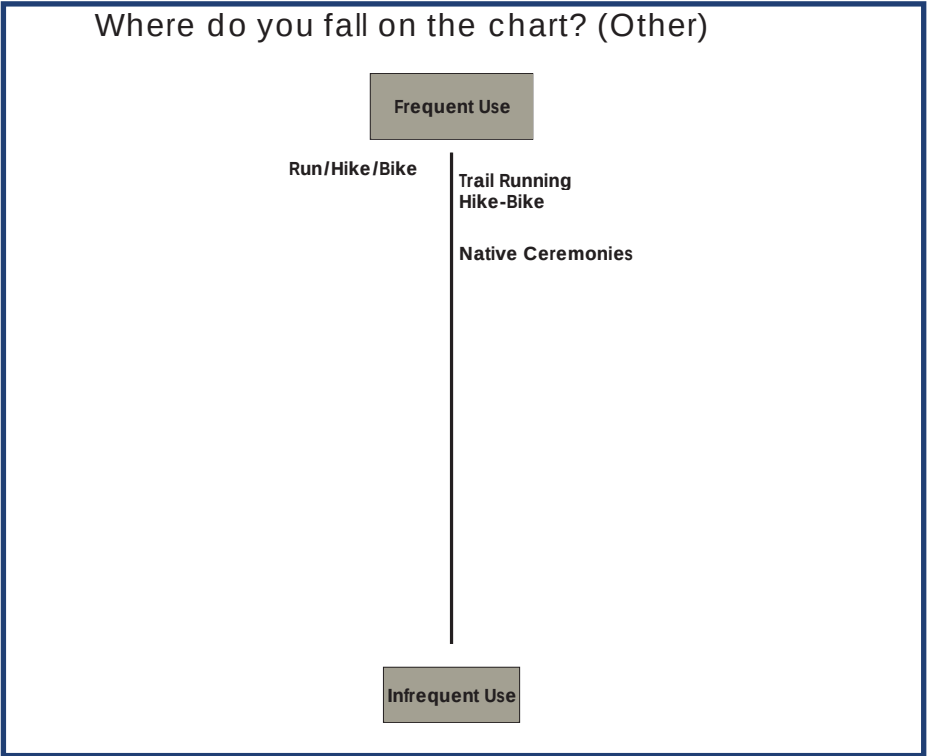
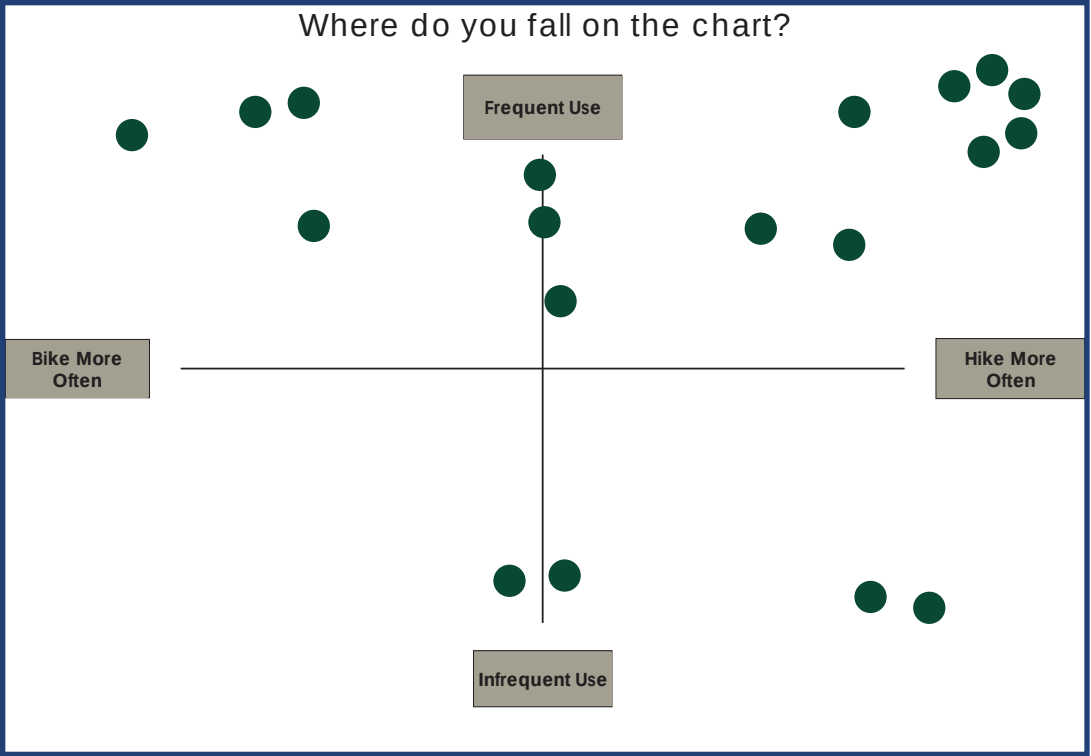
4.1 COMMUNITY WORKSHOP USE SURVEY RESULTS

COMMUNITY INVOLVEMENT PROCESS OVERVIEW

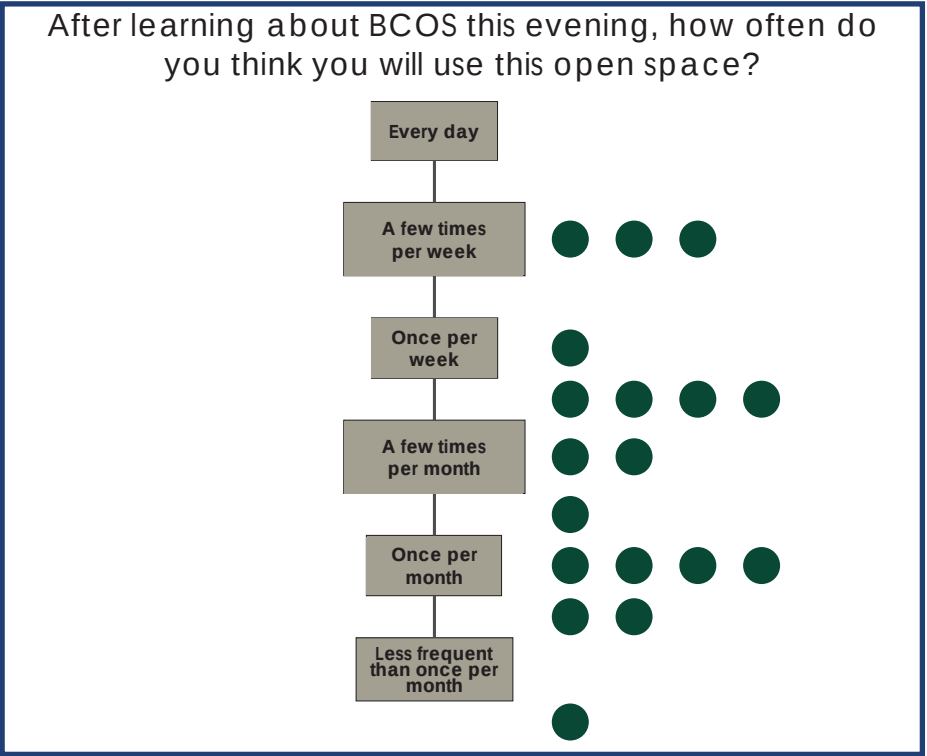
Throughout the development process of this Master Plan, multiple community outreach opportunities were implemented to gather feedback that helped guide the design process. Two site visits were held in October, 2024, one with the local governing public agencies and one OSAC as well as members of the local community. During both site visits the consulting team walked through the majority of the Property 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

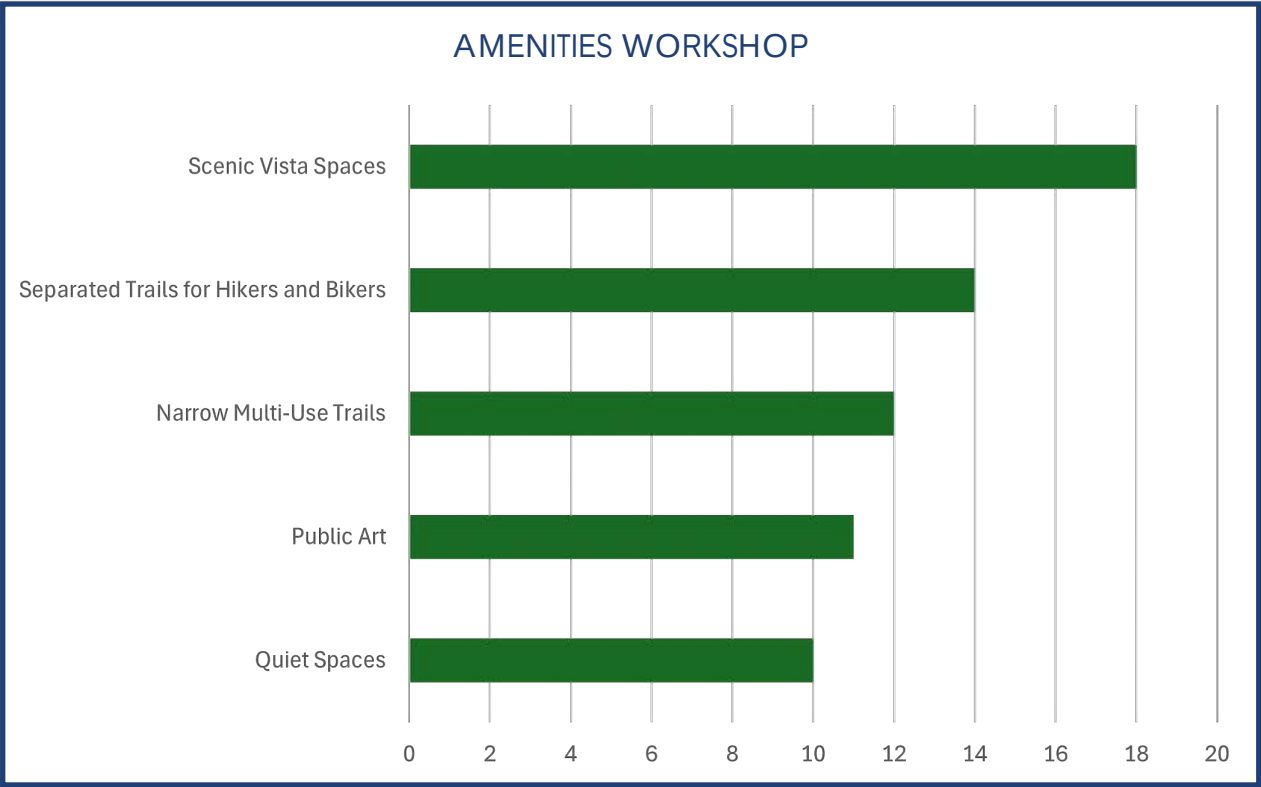


EXIT “USE” SURVEY



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

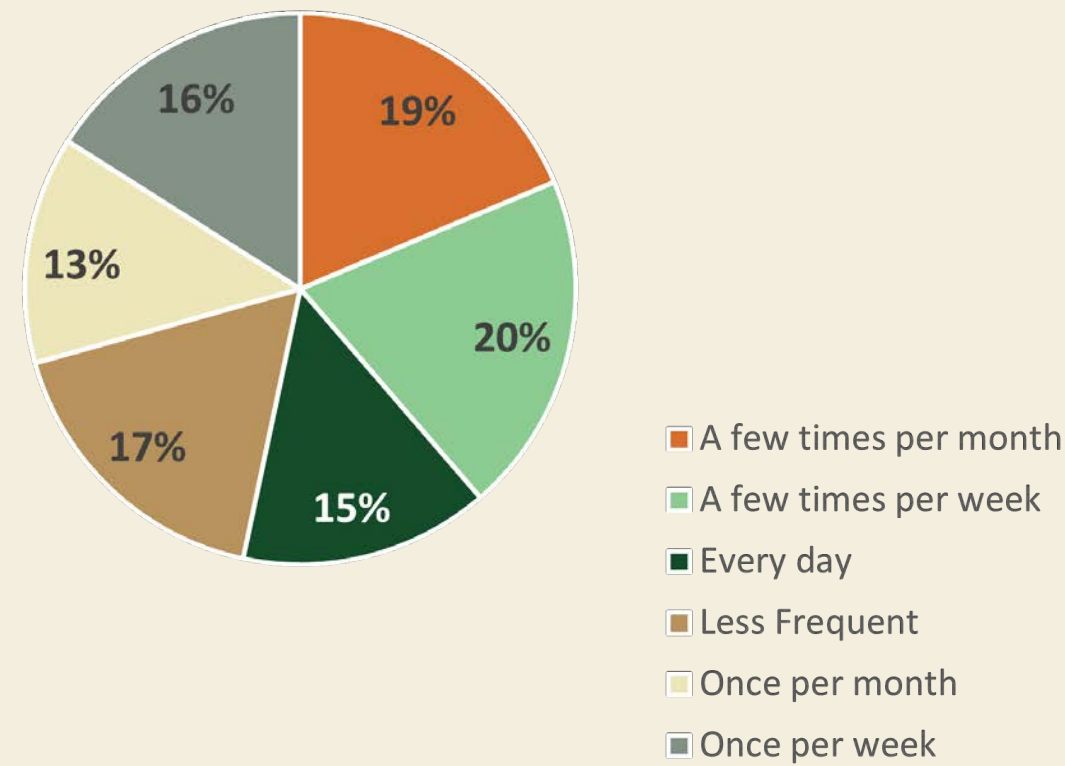


COMMUNITY PREFERENCES FOR
AMENITIES AND IMPROVMENTS
TO BCOS

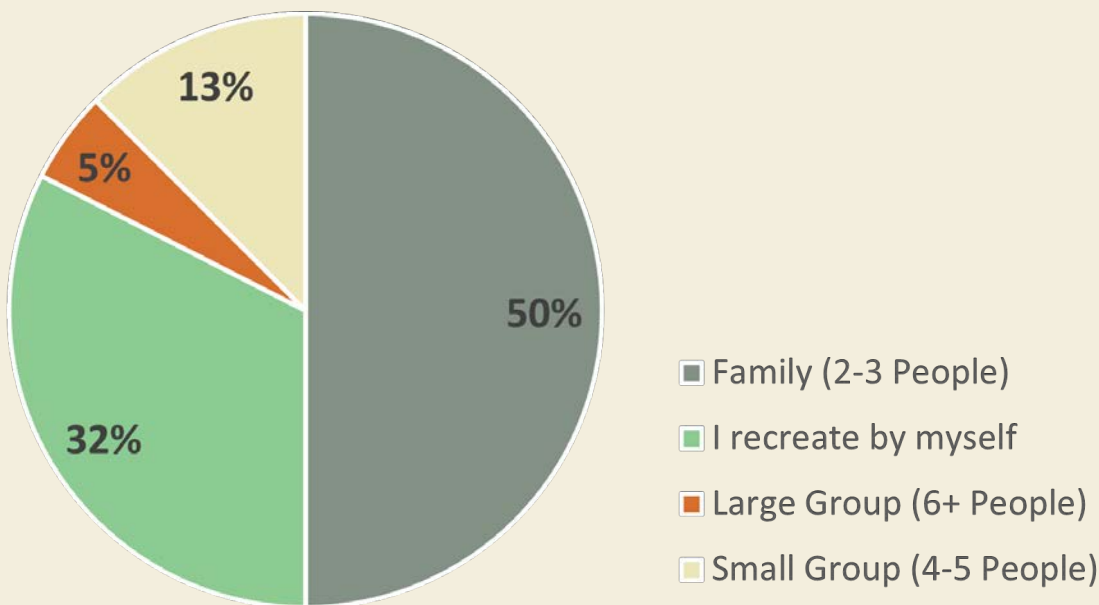
4.4 COMMUNITY ENGAGEMENT SURVEY RESULTS

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

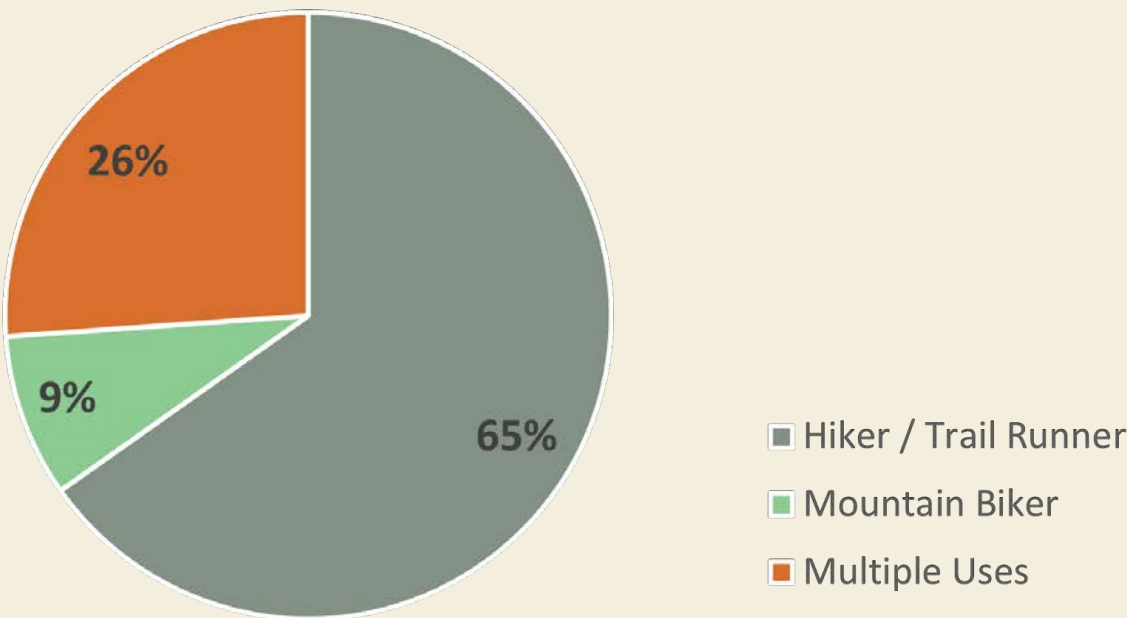
How often do you use open spaces?



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 Property, 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 Property'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 Property. 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 Property. 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 on 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. Additional opportunities for parking will be present at the Dillon Mobility Hub, once developed.

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 Property. 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 Property 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 Property 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

Property Size: Black Canyon Open Space is a small open space comprised of only 38 acres of land. To put that in perspective, that's equivalent to the area of a square less than 1,300 feet on a side, or 0.06 square miles. Because of the steep topography, gullies, and cliffs, only the middle of the Property is suitable for active uses. The proposed trail design takes maximum advantage of existing rock-based trails to provide access to the Property's multitude of unique features with minimum disruption of soils or crowding of trails.

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 Property's viewsheds to Pikes Peak and Garden of the Gods Park, the following key aspects were considered:

Community Visibility: The Property'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.

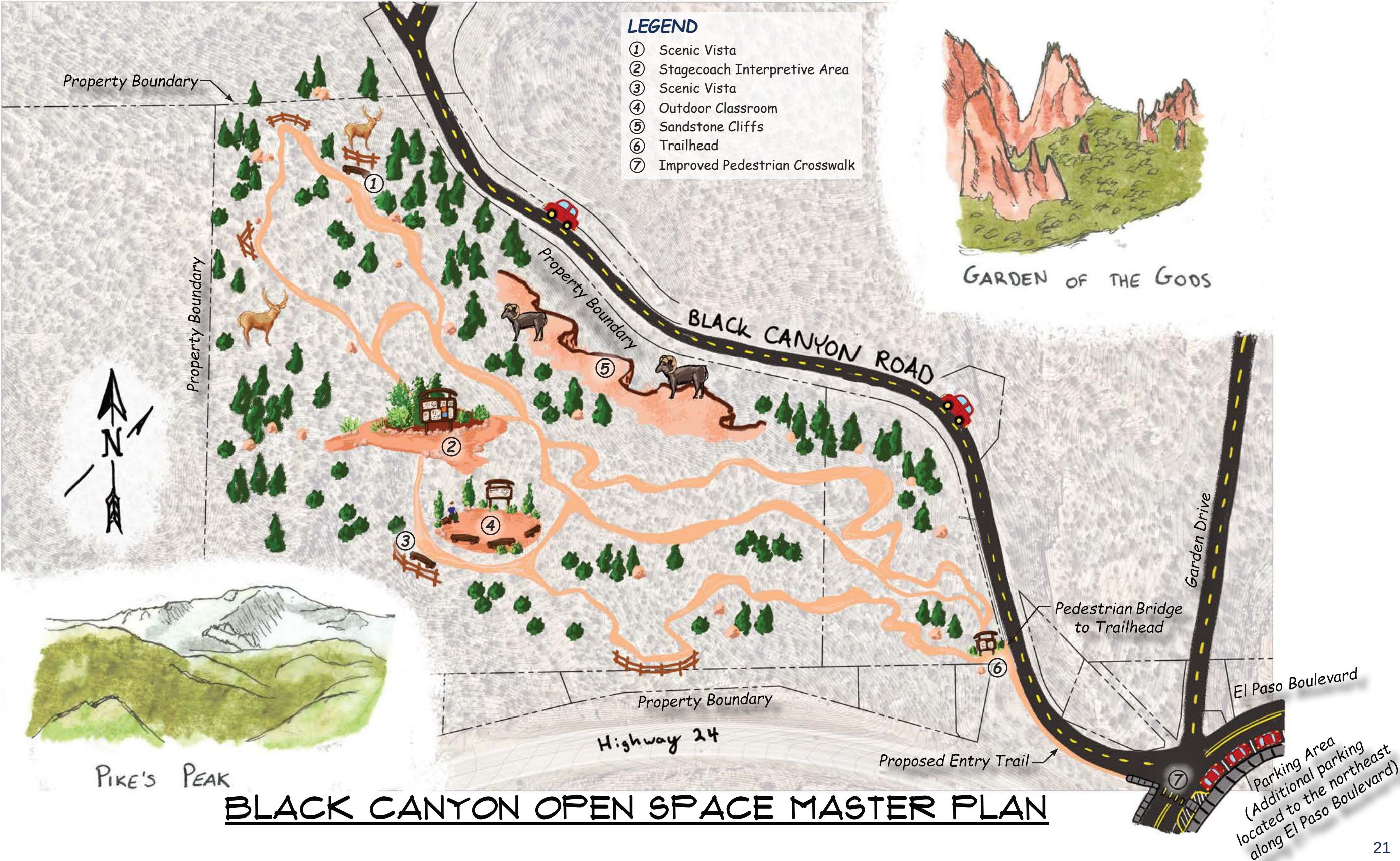
Amenity Spaces: The plan consider the design and construct of viewing location along existing paths, creating unique opportunities to admire the natural beauty of the Property and surrounding landscape. The plans considers benches or other seating in a few areas to offer resting places to allow visitors 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 Property and its 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 Property’s cultural and natural treasures that have made it a cherished destination for millennia.



7.3 REGIONAL CONNECTIONS AND ADVOCACY

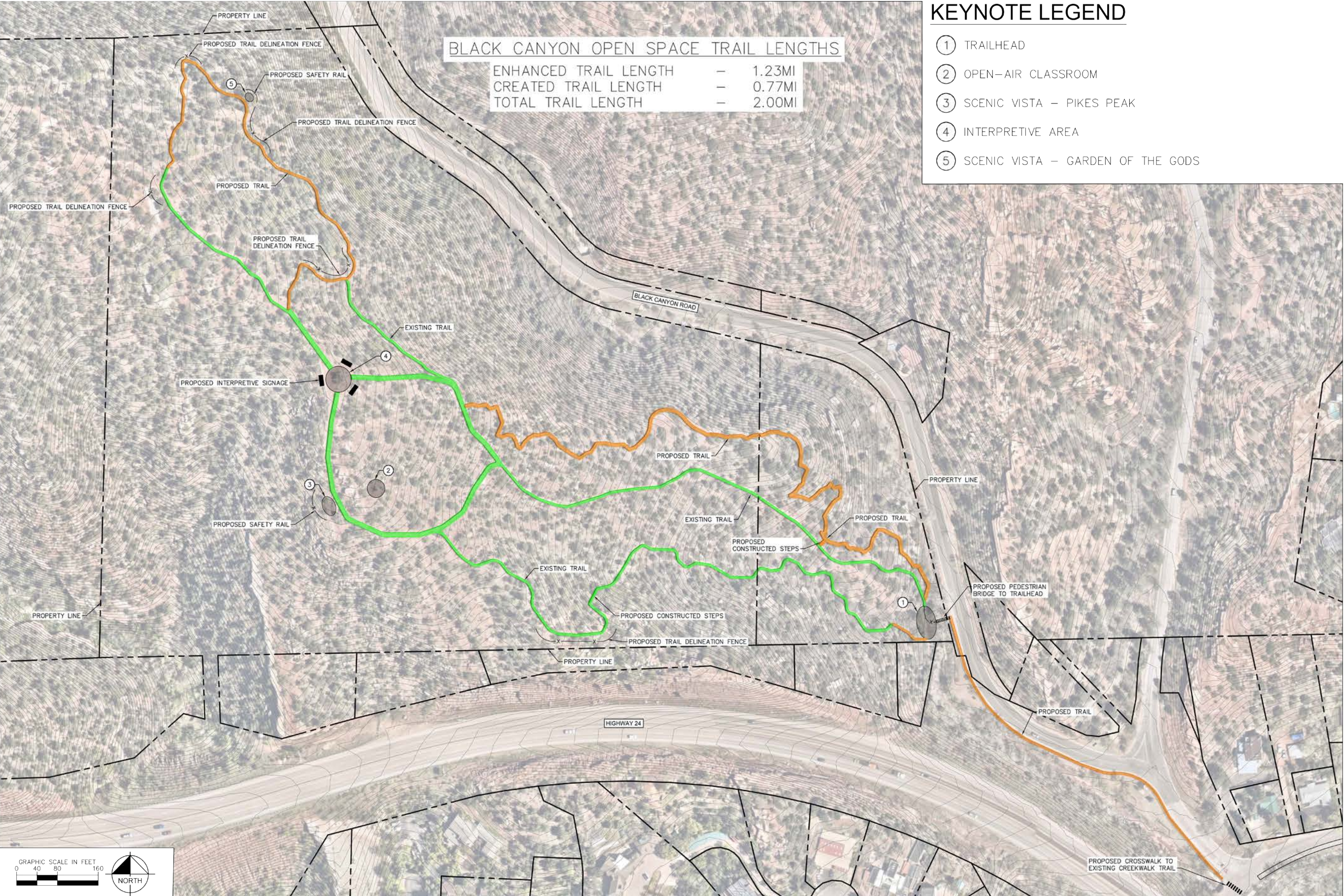
The 2016 Manitou Springs, Parks, Open Space and Trails Master Plan goals seek to facilitate connectivity between city managed trails with the adjacent trail systems of Colorado Springs, El Paso County, and the Pike National Forest. Manitou Springs is in an excellent position to be a valued connection point to many local and regional trails, in which it will serve as an essential hub linking local and regional trails into a continuous trail system. As of the date of this Master Plan, the City does not yet own the parcels required to realize this goal of the 2016 Manitou Springs, Parks, Open Space and Trails Master Plan. The trail system layout proposed in this document has been aligned to facilitate these future trail connections following 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 Property and is directly adjacent to Colorado Springs’ Garden of the Gods Park, it will require wayfinding and informational signage that serves to invite and guide users through the open space as well as visually identify it as part of the Manitou Springs trail system. With its unique topography, geology, and stunning views, the Property will undoubtedly encourage a variety of user groups to coexist with one another on the trail. Thus, the trailhead will be designed to support the various user groups and their needs.

KEYNOTE LEGEND

- ① TRAILHEAD
- ② OPEN-AIR CLASSROOM
- ③ SCENIC VISTA – PIKES PEAK
- ④ INTERPRETIVE AREA
- ⑤ SCENIC VISTA – GARDEN OF THE GODS



7.5 BLACK CANYON OPEN SPACE TRAILS PLAN

8. OPEN SPACE DESIGN GUIDELINES

8.1 SITE AMENITY GUIDELINES

COMMUNITY GATEWAY AND THEME

The signage within Black Canyon Open Space 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 principles 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:

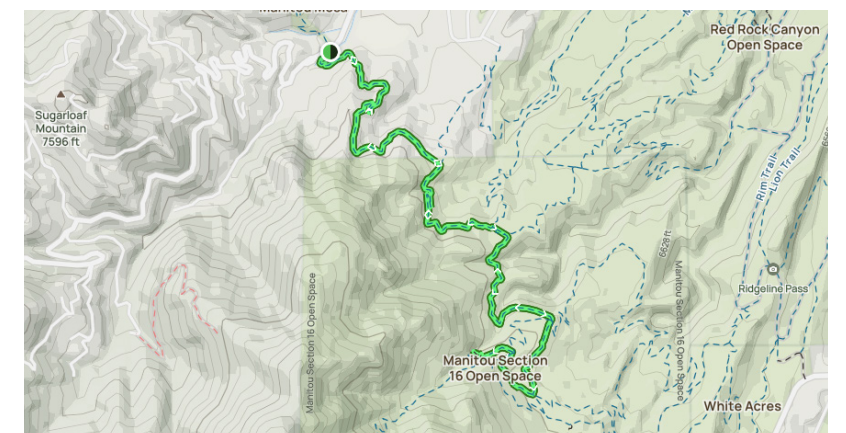
- Identification of the most appropriate places for wayfinding nodes that include trail maps: trailhead, trail intersections, etc.
- How best to minimize signage in order to not mar the relatively natural habitat that makes up the Property.
- Design of low impact interpretive, educational and safety 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 Property 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 Property 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 Property and therefore should incorporate adequate wayfinding, regulatory and warning signage that addresses the entirety of the Property. Additionally, as this Property 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 Property. This bridge should be wide enough to accommodate the various user groups that are expected to use the Property simultaneously. Although it will be an engineered structure, efforts should be made to match the design intent of the Property through use of similar materials and colors as will be used in site signage and amenities.

INTERPRETIVE AREA

The designated interpretive area for the Property is centered around the historic wagon trail round-about that occurs midway through the Property. 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 Property, 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 Property 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 between OSAC, Parks & Recreation, and the Manitou Springs School District 14 is recommended during the design process to ensure this resource can be properly designed, utilized, and 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

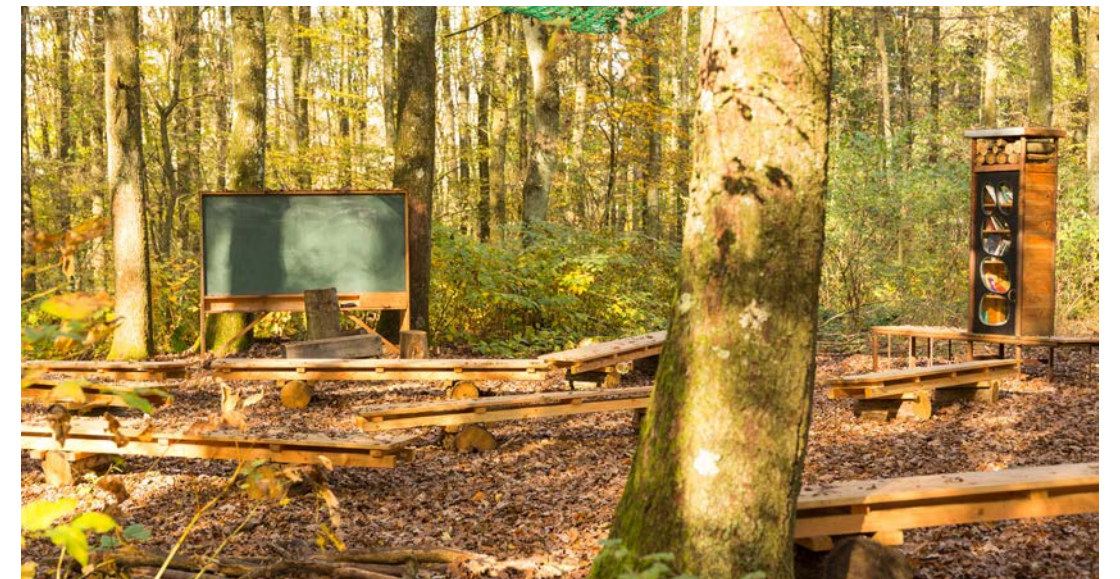
There are multiple planned scenic vistas located throughout the Property. These are intended to be small areas for quiet contemplation and enjoyment of the beautiful viewsheds found within the Property. As such, all signage and amenities in these areas should be low-impact and strategically placed so 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 TRAIL AMENITY GUIDELINES

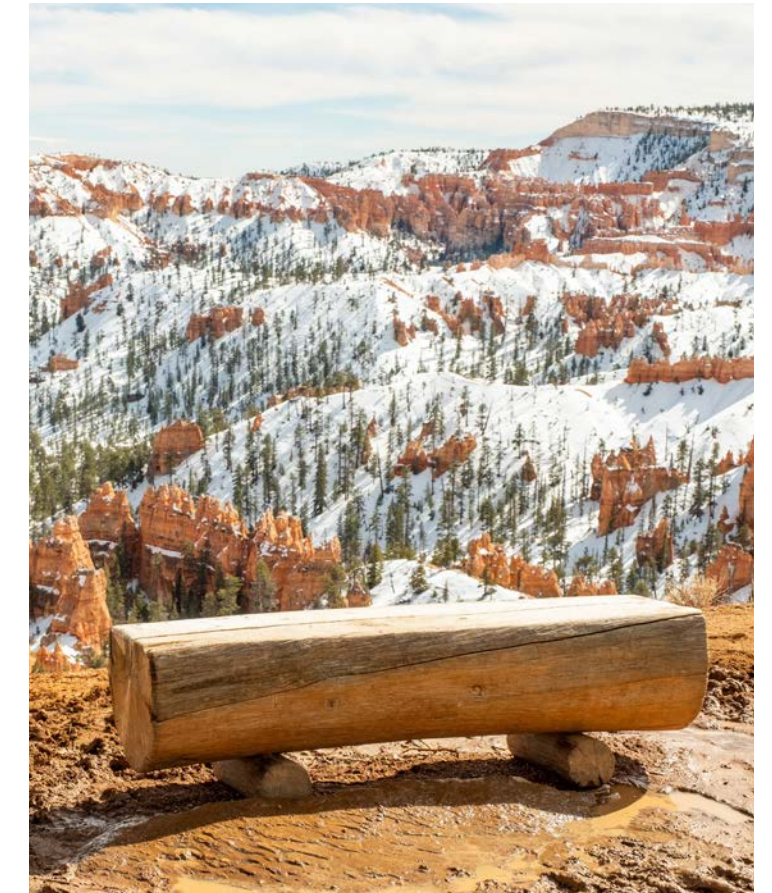
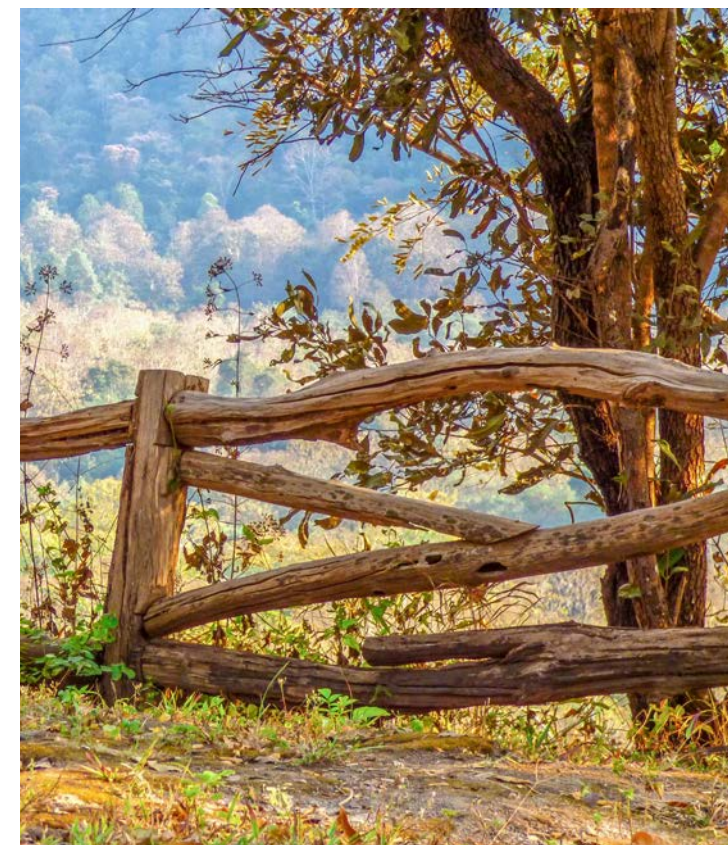
TRAIL FURNISHINGS

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 Property. 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 Property's intended use. Any memorial benches must be approved by OSAC and the City based on its existing policies.

Distance Markers: If distance markers are implemented, they 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 Property to obstruct 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 Property itself as well as with the legally binding documents governing acceptable uses and improvements that may lawfully occur within the Property. 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 Property.

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 Property, 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 Property 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 possible and bump-out paths will be designed and installed to more easily facilitate two-way traffic.

9.3 TYPICAL TRAIL SECTIONS



10. RECOMMENDED MANAGEMENT ACTIONS

10.1 SOCIAL TRAIL CLOSURES

While the majority of the planned trail alignments follow the historic trails within the Property, some minor sections of the existing social trails located throughout the Property 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. These objectives require protection and proper management of the physical, natural and cultural resources of the Property. Therefore, social trails that are currently found on the Property 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 Property by members of the unhoused community, there exist a multitude of social trails throughout the Property. 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 Property. 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 Property.
- 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 Property. 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 Property. 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.

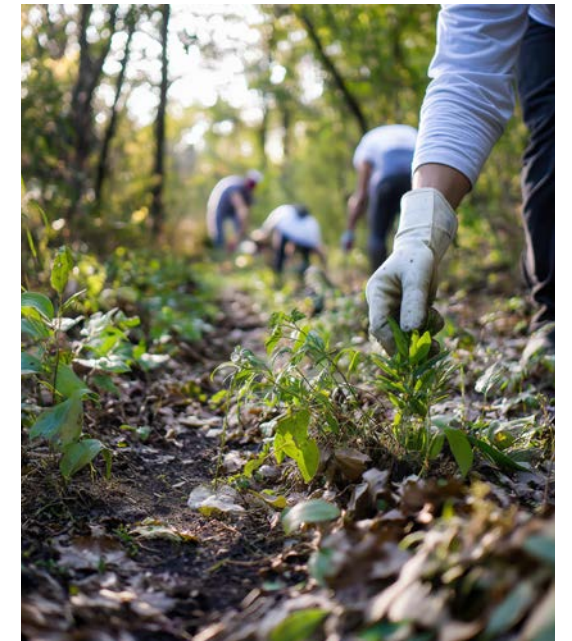
HABITAT RESTORATION AND REVEGETATION

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 Property. 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 Property. 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

- Boulder Office of Emergency Management, 2016. Cold Springs Fire Update – Saturday, July 16th, 7 p.m., <http://www.boulderoem.com/cold-springs-fire-update-saturday-july-16th-7-p-m/>
- City of Manitou Springs, 2015. Black Canyon Road/Voth Acquisition Grant Application to Great Outdoors Colorado. Board Decision: December 10, 2015. 78 pp.
- Harrison, D. 2016. “Colorado’s First Resort Destination.” Historic Manitou Springs. <http://manitousprings.org/history/>
- Mineral Springs Foundation. “The Ground Beneath.” <http://manitoumineralsprings.org/index.html>
- National Park Service, 2017. Wildfire Causes. Fire and Aviation Management, U.S. Department of the Interior. <https://www.nps.gov/fire/wildland-fire/learning-center/fire-in-depth/wildfire-causes.cfm>
- Petit, J., 2016. “Ute Indians of Colorado.” Experience the Colorado Springs Pioneers Museum. <http://www.cspm.org/learn/regional-history/native-americans/ute-indians-of-colorado/>
- Shiff, B., 2016. “5 homes destroyed in Cold Springs Fire.” 9News KUSA. N.p., <http://www.9news.com/news/local/wildfires/cold-springs-fire-spreads-slightly/269660233>
- Stanley, J. A., 2016. “5 surprising facts about homeless camps.” Colorado Springs Independent. N.p., <http://www.csindy.com/IndyBlog/archives/2016/06/30/5-surprising-facts-about-homeless-camps>
- 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/>

Date	Received Via	Comments	Reviewer	Sheet Reference	Doc Name	Responses	Response By	Corrected in Document? (Y/N)
1/18/2025	Email from Steve Harris forwarded from Gillian Rossi	Although we were known as Palmer Land Trust when this conservation easement was finalized, we are now known as Palmer Land Conservancy. I think it's fine to leave the reference to Palmer Land Trust in this section, since we are described as a Conservancy elsewhere. I also think the word "include" is missing in the sentence that begins: "The goals established by the Land Stewardship Plan"	Steve Harris	Section 1.1	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/18/2025		I think Manitou Spring's should be Manitou Springs' in the fourth bullet point	Steve Harris	Section 1.3	Black Canyon Open Space Master Plan	No longer applicable. Was revised from previous sentence.	Stephen Myers	Y
1/18/2025		: I was a little confused by the fifth bullet point on the left side of the page because it ended with a colon, but I understand that bullet points 6 and 7 represent a statement about the conservation values so that's ok. However, I think the last bullet point on the left side should refer just to Section 3, not Section L.3. The "L" statement is a recital, not an umbrella section for the main operative provisions of the easement.	Steve Harris	Page 5	Black Canyon Open Space Master Plan	Revised to push over bullet points and remove the L designation	Stephen Myers	Y
1/18/2025		In the 13th bullet point, the reference should be to "open space," not just "space"	Steve Harris	Section 1.4	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/18/2025		I serve on the Gold Belt Byway Association Board of Directors, and in that capacity I am aware that there is a controversy about whether the modified "prayer trees" are associated with the Ute tribes (of which there are several). I don't have a position on the matter but I thought you should know that the Gold Belt Byway received a request from some tribes to remove any references to prayer trees' importance to the Utes on the roadway kiosk on Highway 24 near Florissant.	Steve Harris	Section 2.1	Black Canyon Open Space Master Plan	This is good feedback. I have removed this reference.	Stephen Myers	Y
1/18/2025		Cemetery is misspelled as "cemetary" at the bottom of this page. I would also note that Section 5 of the conservation easement provides that Palmer must approve the Master Plan. El Paso County submits each Master Plan to Palmer for approval after review by its Parks Board and before submission to the County Commissioners for final approval. It doesn't matter to me how this is handled, but at some point we will send you a formal letter approving the plan (once it is in final form). And I did see a reference to our obligation to approve the Plan on the following page. Lastly, I had to look up the word "enchiridion" since I have never seen it before!	Steve Harris	Section 3.4	Black Canyon Open Space Master Plan	We have removed the Cemetery reference from the document. We acknowledge the approval process referenced here.	Stephen Myers	Y
1/18/2025		In the paragraph on the unhoused populations, there is a missing "for" in "major cause of concern FOR the City."	Steve Harris	Section 3.6	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/18/2025		In the "Safety & Access Workshop" graph, the "El" in "El Paso" should be capitalized	Steve Harris	Section 4.2	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/18/2025		In the last bullet point at the top, it's should be "its"	Steve Harris	Section 7	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/18/2025		The reference to "principals" should be "principles" instead	Steve Harris	Section 7.2	Black Canyon Open Space Master Plan	Changed to guiding documents with other feedback	Stephen Myers	Y
1/18/2025		Manitou Spring's again, instead of Manitou Springs'	Steve Harris	Section 7.3	Black Canyon Open Space Master Plan	NA due to other revisions	Stephen Myers	Y
1/18/2025		Colorado Spring's, instead of Colorado Springs'	Steve Harris	Section 7.4	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/18/2025		principals again instead of principles	Steve Harris	Section 8.1	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/18/2025		"Trail" is misspelled as "Trial" in the heading. Also, in Maintenance Related Furnishings, there is a reference to "train intersections" which I assume should be "trail intersections." In the Fencing section, there is a redundancy in "obstruct access to cut off access"	Steve Harris	Section 9.1	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/18/2025		In the last bullet point on page 27, I think "possible" was intended instead of "plausible"	Steve Harris	Section 9.2	Black Canyon Open Space Master Plan	Revised to possible	Stephen Myers	Y
1/27/2025	Email from Dave Conley	Page 4 states that the Park And Recreation Advisory Board has role in approval of the Plan; whereas, on page 10, the Plan states that it is just OSAC, Parks and Rec. Department (not the Board) and then City Council. Is it the Advisory Board or the Dept. Staff who has the review here? I was not aware that the Advisory Board has role in this.	Dave Conley	Page 5	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/27/2025		Local Neighbors on page 13 has an odd sentence that "compatible uses of neighboring residents be adequately addressed" ? What uses are we talking about? Right now, there is no use so what are we evaluating? I think, to be candid, you mean that the concerns of the neighboring residents need to be seriously considered.	Dave Conley	Page 13	Black Canyon Open Space Master Plan	Revised per below comment	Stephen Myers	Y
1/27/2025		Same page 14, next to last paragraph, we reference a "second article". There was no reference to the first article so is this correct? Only one article is in the sources on page 31.	Dave Conley	Page 13	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/27/2025		Page 27 Distance Markers, I am not aware of any distance markers on any OSAC trails. Why bring it up here on such a small parcel where the trail is a loop in any event?	Dave Conley	Page 27	Black Canyon Open Space Master Plan	Reconciled in OSAC meeting these are fine to include.	Stephen Myers	NA
1/27/2025		Page 29 Section 10.1 states that "some of the existing social trails ...are in direct conflict..." Yet if you compare the map on page 12 with the design map on page 21, there is a one-to-one overlap. Where are the social trails to be eradicated? Or if they are minimal, then let's downplay this section. Perhaps modify to read; some minor segments (or sections) of the existing social trails....." After all, part of the beauty of this Master Plan is the utilization of the existing social trails.	Dave Conley	Page 29 - Section 10.1	Black Canyon Open Space Master Plan	Revised per feedback	Stephen Myers	Y
1/27/2025		I am wondering if we gave provide any rough cost information to the Council in this Master Plan. I have no idea what trail construction runs on a per foot basis. Are there any general figures we can or should include, or is that for another day? It seems like an obvious question but we don't mention it all. Note the comments on lack of adequate maintenance budget on page 10. How can we describe inadequate funding for maintenance and then say nothing about construction cost and future maintenance on this property?	Dave Conley	N/A - General	Black Canyon Open Space Master Plan	Construction costs – this is a great item to bring up, and will likely be a part of the next steps in implementing this master plan. We will hit on this a bit in our presentation this evening by discussing how the proposed plan has considered fiscally responsibility throughout its elements. We <i>could</i> provide preliminary costs for this project based on other projects, but each trail project tends to be very unique. As we will see soon, the cost estimates from trail builders will range widely based on their confidence to get machinery into the site and how much hand work they believe will be required. Happy to discuss more.	Stephen Myers	NA
1/27/2025	Master Plan Presentation to OSAC	Easternmost 4ac parcel that will provide access to the property	Dave Conley	Page 3	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/27/2025		Delete the "s" on the end of "includes" second to last sentence	Dave Conley	Page 3	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/27/2025		Final bullet on page, revise per Dave C email (comments above)	Dave Conley	Page 4	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/27/2025		Final bullet on page, change "Advisory Board" to "Department"	Dave Conley	Page 4	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/27/2025		Fire Management Section: Add "; which is in the process of being updated in 2025." to the last sentence	Dave Conley	Page 11	Black Canyon Open Space Master Plan	Revised per below comment	Stephen Myers	Y
1/27/2025		Local Neighbors Section --- Dave to provide feedback	Dave Conley	Page 13	Black Canyon Open Space Master Plan	Revised per below comment	Stephen Myers	Y
1/27/2025		Resident Unhoused Population Section: Add "Incline fire and one other fire in Manitou Springs started by unhoused" to 4th sentence	Stephen Myers	Page 13	Black Canyon Open Space Master Plan	Added info for incline fire in 2020 suspected to be arson	Stephen Myers	Y
1/27/2025		Parking and Access Trail Section: Add sentence about backup parking at Dillon Mobility Hub	Judith	Page 18	Black Canyon Open Space Master Plan	Added	Stephen Myers	Y
1/27/2025		Natural Resource Context Section: Tim has specific element he wants included here in this section.	Tim Beeson	Page 19	Black Canyon Open Space Master Plan	Revised per below comment	Stephen Myers	Y
1/27/2025		Show additional parking to the north	All	Page 21	Black Canyon Open Space Master Plan	Revised	Aaron Vincent	Y
1/27/2025		7.3 - Consider revision to be more readable and digestable to the audience	Dave Conley	Page 22	Black Canyon Open Space Master Plan	Revised per below comment	Stephen Myers	Y
1/27/2025		7.5 - trails plan: Increase font size on keynote legend and add total trail mileage	Dave Conley	Page 23	Black Canyon Open Space Master Plan	Revised	Aaron Vincent	Y
1/27/2025		8.1 - Community gateway: Remove first part of first sentence. Signage: Revise for clarity	Dave Conley	Page 24	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/27/2025		8.2 crosswalk graphic - Relabel black canyon rd to garden dr. Add people walking up garden dr, not down el paso.	Tim Beeson	Page 25	Black Canyon Open Space Master Plan	Revised	Aaron Vincent	Y
1/27/2025		8.2 - Outdoor classroom: Mention local school districts as consultation of what works for them	Nancy W	Page 26	Black Canyon Open Space Master Plan	Revised per below comment	Stephen Myers	Y
1/27/2025		9.1 -Add note that any memorial seating must be approved by OSAC and the City of MS	All	Page 27	Black Canyon Open Space Master Plan	Revised per below comment	Stephen Myers	Y
1/27/2025	Email from Tim Beeson	Section 5.3 addition: 5.3 TRAILS Size of BCOS The BCOS is a small Open Space comprised of only 38 acres of land. To put that in perspective, that's equivalent to the area of a square less than 1,300 feet on a side, or 0.06 square miles. The BCOS trail design takes maximum advantage of existing rock-based trails to provide access to the multitude of BCOS's unique features with minimum disruption of soils or crowding of trails.	Tim Beeson	Page 19	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y

1/28/2025	Email from Tim Beeson	5.3 TRAILS NATURAL RESOURCE CONTEXT BCOS SIZE The BCOS is a small Open Space comprised of only 38 acres of land. To put that in perspective, that's equivalent to the area of a square less than 1,300 feet on a side, or 0.06 square miles. The BCOS trail design takes maximum advantage of existing rock-based trails to provide access to the multitude of BCOS's unique features with minimum disruption of soils or crowding of trails. 8.2 PARKING AREA AND CROSSWALK UPGRADES The road currently labeled "Black Canyon Road" needs to be changed to "Garden Drive". Also, the silhouettes currently walking west on El Paso Blvd should be waling north on Garden Drive (towards the BCOS Trailhead).	Tim Beeson	Page 19 and 25	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y
1/28/2025	Email from Dave Conley	Sec. 1.1 Last sentence, consider revising so that it reads ".....Manitou Springs acquired the easternmost 4 acre parcel which greatly facilitates access to the Property." Sec. 3.4 Fire Management: at end of paragraph, consider adding: "The Property is being actively evaluated by MSFD for potential fire mitigation." Sec. 3.6 Local Neighbors: last sentence, revise to read: " For the long term feasibility of this Master Plan, the concerns of the nearest residents relating to proposed uses, access and parking must be addressed. These issues are addressed in this Plan". Sec. 5.2 Parking and Access Trail: work "trialhead" should be "trailhead". Add "The Dillon Mobility Hub will also provide nearby parking for the Black Canyon Open Space." Sec. 5.3 for Tim Beeson's addition, may I suggest including a sentence in the middle of his paragraph, like: "Because of the steep topography, gullies and cliffs, only the middle of the Property is suitable for active uses." Sec. 7.3 Please re-work the second to last sentence: perhaps to read: " As of the date of this Master Plan, the City does not yet own the parcels required to realize this goal of the 2016 Manitou Springs, Parks, Open Space and Trails Master Plan. " Sec. 8.2 Outdoor Classroom. Include MSSD14 in the list for coordination. Sec. 9.1 Seating. Add somewhere: "Any memorial benches must be approved by OSAC and the City based on its existing policies." Last, when you make these and other revisions, please proof the table of contents to make sure the page references are still correct.	Dave Conley	Multiple Pages	Black Canyon Open Space Master Plan	Revised	Stephen Myers	Y

City of **MANITOU SPRINGS**

DEPARTMENT OF PARKS, RECREATION, OPEN SPACE, AND TRAILS

BLACK CANYON OPEN SPACE MASTER PLAN PRESENTATION

FEBRUARY 11, 2025

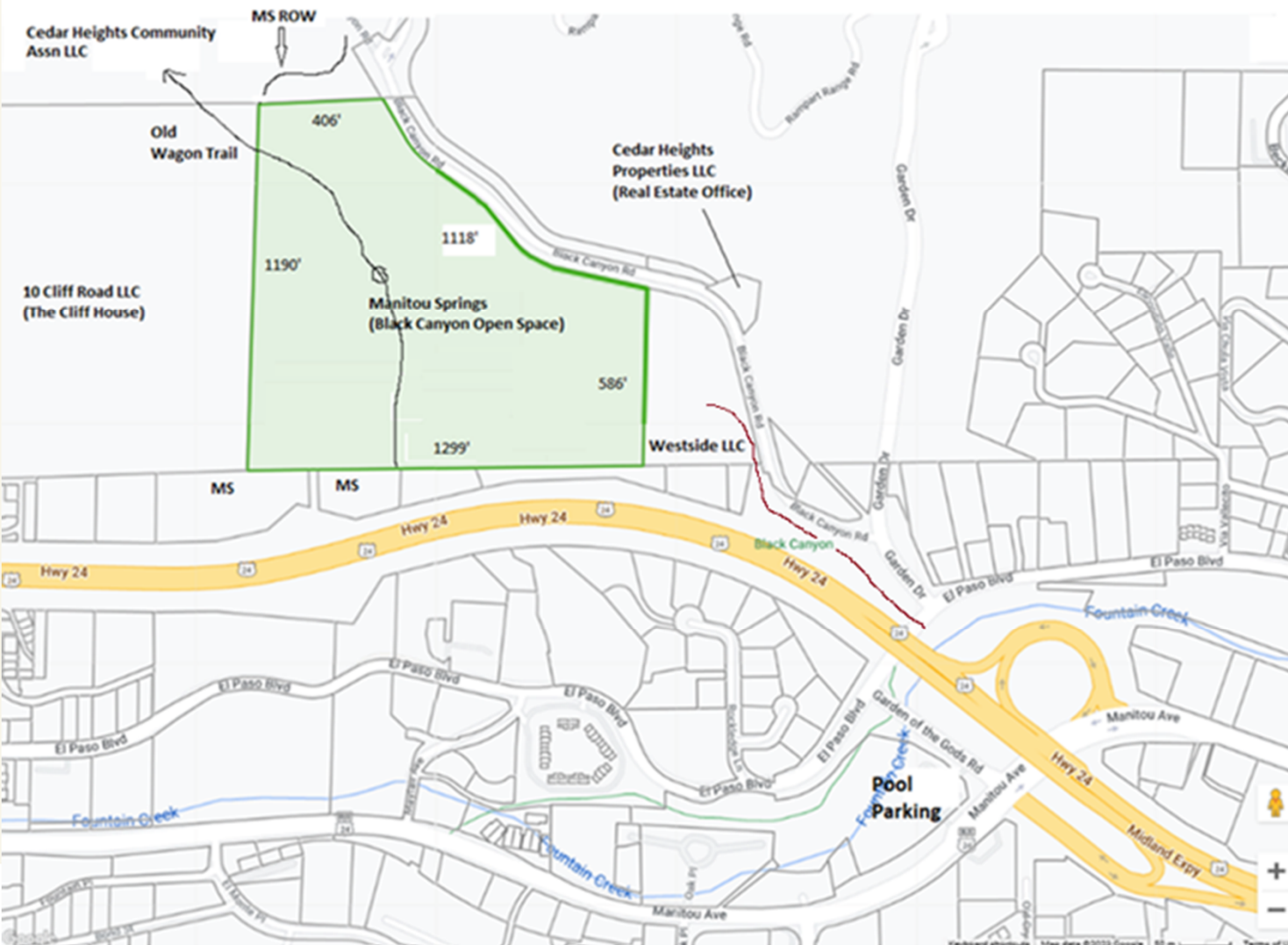
City Council Work Session

PREPARED BY:
Kimley » Horn

PREPARED FOR:



BLACK CANYON OPEN SPACE INTRODUCTIONS



INTRODUCTIONS:

PROJECT/ OPEN SPACE HISTORY:

PLANNING PARTNERS:

BCOS WORKING GROUP

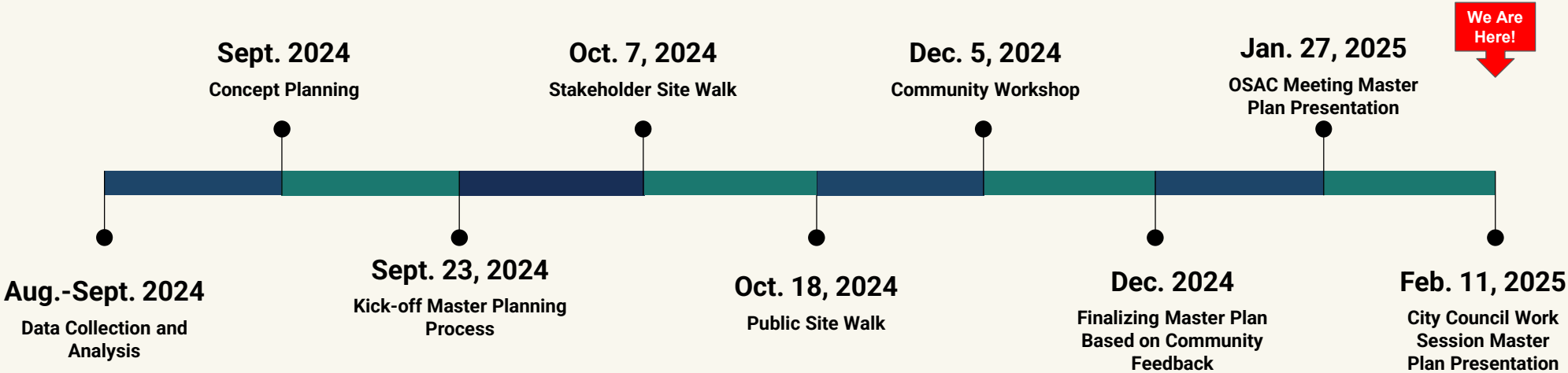
- Tim Beeson, OSAC Chair
- David Conley, OSAC Vice Chair
- Gillian Rossi, Parks & Recreation Director
- Cassandra Hessel, City of Manitou Springs PIO
- Stephen Myers, Kimley-Horn
- Jim Houk, Kimley-Horn
- Aaron Vincent, Kimley-Horn

CONTRIBUTING STAKEHOLDERS

- Palmer Land Conservancy
- City of Manitou Springs (MAP, FD, PD)
- Cedar Heights HOA
- Indigenous partners
- Medicine Wheel
- Local residents

PROJECT TIMELINE

MASTER PLANNING TIMELINE



MASTER PLAN OBJECTIVES

- Fulfill the proposed goals
- Engage the community and stakeholders in **decision-making**
- **Develop a Plan that meets the community objective**
- Develop a process and plan the meets **grant funding opportunities**

FINDING A BALANCE

- Balance land **stewardship and financial responsibility**
- Plan and manage land in a way that **preserves and enhances its recreation value** and ecological health
- Ensure the **economic feasibility of operation and management**



METHODOLOGY

The process introduced a streamlined approach to programming and planning the master plan features by:

- Focusing on clear goals and objectives
- Encouraging early, intentional community involvement
- Utilizing community input to facilitate data-driven decision making
- Reduce additional rework and revisions through consistent review process

The Community Engagement Process

- On-Site Meetings (3-Site Visits Conducted)
- Public On-line Survey
- Public Open House



BLACK CANYON OPEN SPACE MASTER PLAN // JANUARY 2025

4. COMMUNITY INVOLVEMENT PROCESS

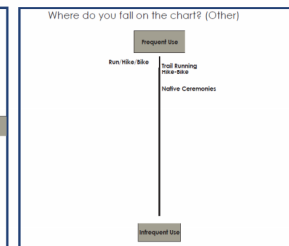
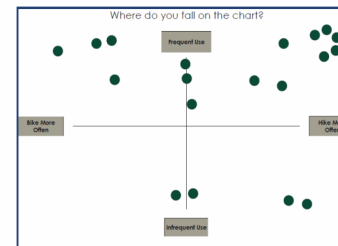
4.1 COMMUNITY WORKSHOP USE SURVEY RESULTS

COMMUNITY INVOLVEMENT PROCESS OVERVIEW

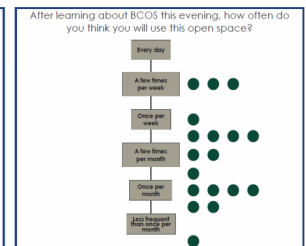
Throughout the development process of this Master Plan, multiple community outreach opportunities were implemented to gather feedback that helped guide the design process. Two site visits were held in October, 2024, one with the local governing public agencies and one OSAC as well as members of the local 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

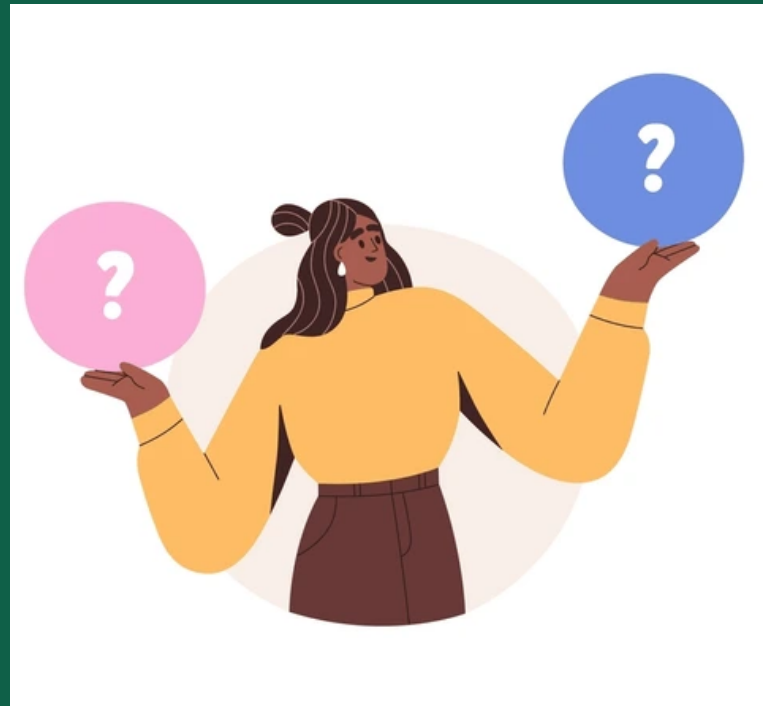


EXIT "USE" SURVEY



ADDRESSING COMMUNITY CONCERNS

- WILDLIFE DISTURBANCE AND ENVIRONMENTAL IMPACTS
- VIEWSHEDS
- TRANSIENT POPULATION
- ACCESS AND CONGESTION ON BLACK CANYON ROAD
- SITE ACCESS AND SAFETY
- TRAIL IMPROVEMENTS & STABILITY
- AMENITIES
- LAND STEWARDSHIP
- WILLAND FIRE PARTNERSHIPS



FINDING BALANCE

SUCCESSES AND OPPORTUNITIES REALIZED

BALANCING PRESERVATION AND
RECREATION IN DESIGN

GATHERING VALUABLE
COMMUNITY FEEDBACK VIA
DIVERSE PLATFORMS

VISALIZING RECREATION
AMENITIES ON THE SITE

FORESEEING STEWARDSHIP
OPPORTUNITIES





Memorandum

Title: Presentation and Discussion on Improvement Options for the Ruxton Corridor
From: Andrew Morren, City Engineer and Roy Chaney, Deputy City Administrator/Public Services Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 30 Minutes

February 11, 2025

Purpose:

To provide the City Council with an update on the Ruxton Corridor Project, including a review of proposed design solutions and their associated costs.

Background:

The City has limited funds allocated for the Ruxton corridor improvements and request direction from the Council on how to proceed after reviewing feasible options internally, with consultants, and with Colorado Springs Utilities. Colorado Springs Utilities will have representation at the meeting to answer questions regarding findings of their water line.

Pros and Cons:

Pros: Improvements to mobility and aging infrastructure, increasing safety and reliability.

Cons: Current conditions with mobility and infrastructure. Safety and reliability would remain the same.

Fiscal Impact:

Depends on the selected option. Please see the presentation.

Workload Impact:

This project will take many hours to complete. Coordination with the community, subcontractors, and other entities will be required to make this project happen.

Recommended Action:

There is no formal action to be taken. Staff is seeking direction from Council on which of the options presented they would like staff to proceed with.



Ruxton Corridor Improvement Options Discussion

PROJECT UPDATE
FEBRUARY 11, 2025

Purpose:

To update city council on the status of the Ruxton Corridor Project and its challenges:

- History of Ruxton Corridor Improvements*
- Proposed Design Solutions and Costs Associated*
- Construction Impacts*



Topics of Discussion for Ruxton Corridor:

Background/History of Ruxton Corridor Improvements

Utility Undergrounding Issues:

-Predominantly Electric and Communications on Lower Portion of Corridor

Corridor Improvement Proposed Solutions Based on Current Funding

Environmental Clearances-Historical and Creek

Colorado Springs Utilities Raw Water Lines

Direction From City Council on Corridor and Mobility Improvements Options

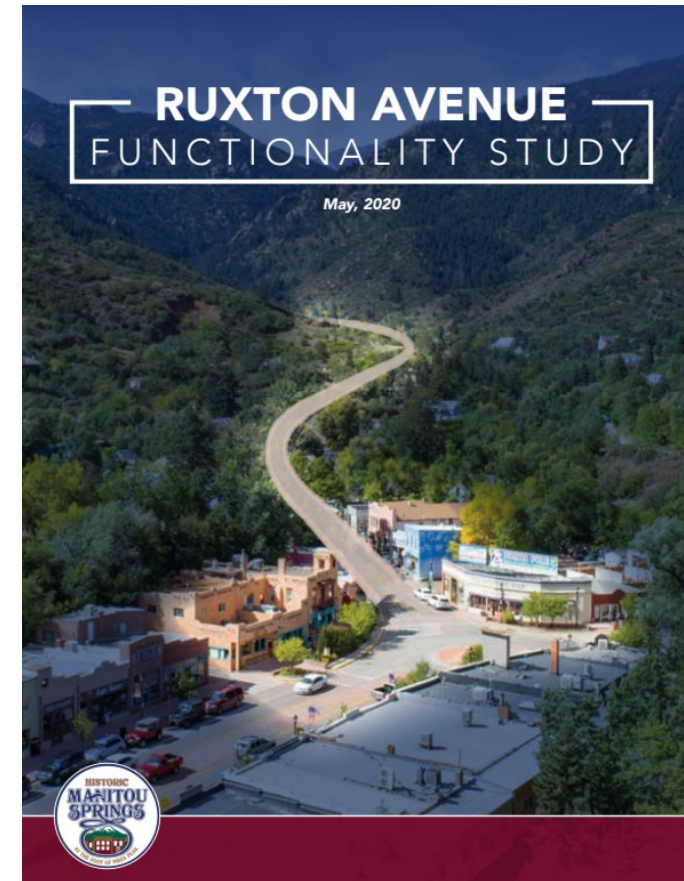
Ruxton History:



WWW.RUXTONCANYON.COM/IMPACT-STUDY

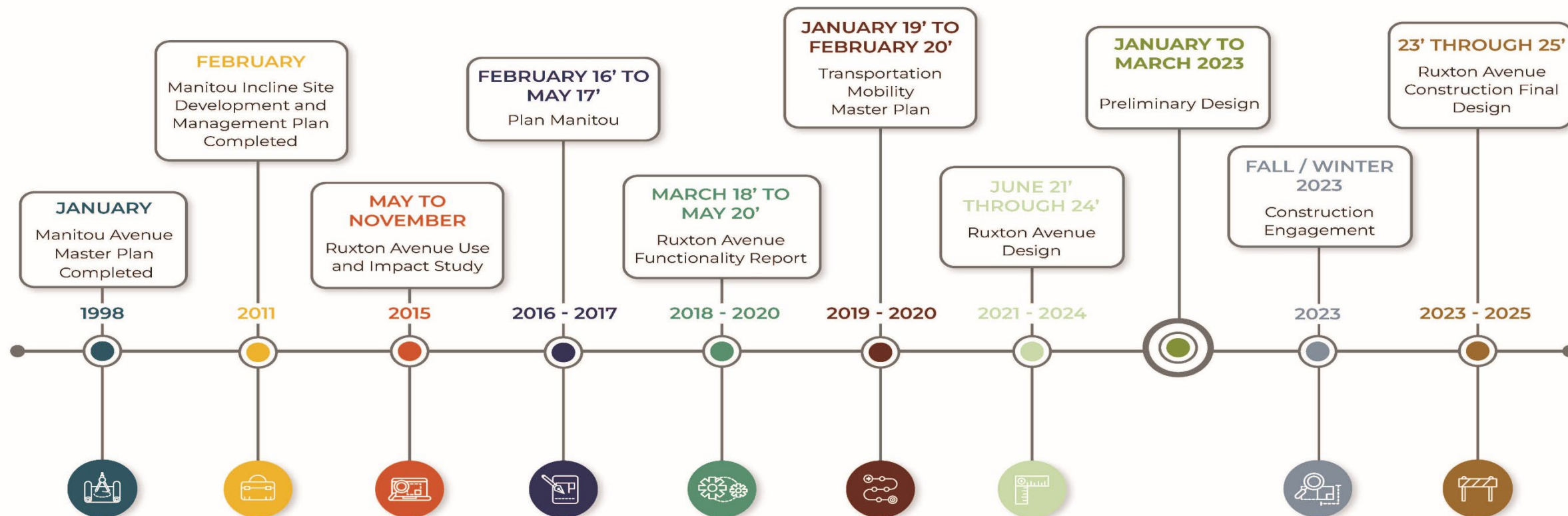


Friends of
Ruxton Canyon



MANITOU SPRINGS - RUXTON AVENUE

PATH TO DESIGN + CONSTRUCTION



DHM DESIGN



J-R ENGINEERING

Historic
**MANITOU
SPRINGS**
AT THE FOOT OF PIKES PEAK



Proposed Solutions Based on Current CDOT/City of Manitou Springs (COMS) Funding



	Funding Agency Balance	COMS City Funds Balance	Total Grant Balance
Grant Amount	\$ 4,412,675.54	\$ 917,286.00	\$ 5,329,961.54
Bal Remaining	\$4,021,021.91	\$ 835,870.87	\$ 4,856,892.78

- Option A and B will Utilize the Current 60% Design Plans
- Option C and D will Require New Plans

Option A: Hydro St to New York Ave to Include **Undergrounding** the Electric



-High Percentage of CDOT Funding to Contribute Towards Undergrounding of the Electric

-Remainder of Funding will Contribute to:

- **New Asphalt Paving**
- **Structurally Line Sewer**
- **Pedestrian and Walkability Enhancements**
- **Additional Signage and Improvements**

Estimated Cost for Option A: Hydro St to New York Ave to Include **Undergrounding** the Electric



-\$4,849,905.50

-Costs are Subject to Change, Based on Current Market Value

Option B: Hydro St to New York Ave Leaving Electric **Overhead**



-Leaving Electric Overhead Allows More Finances to be Contributed to Additional Infrastructure Improvements

-These Improvements Include:

- **Concrete Sidewalk, Curb, and Gutter**
- **Additional Water/Sewer/Stormwater**

Estimated Cost for Option B: Hydro St to New York Ave Leaving Electric **Overhead**



-\$4,886,934.00

-Costs are Subject to Change, Based on Current Market Value

Option C: New York Ave to Manitou Ave Leaving Electric Overhead



-Improvements with Keeping Electric Overhead Include:

- New Asphalt Paving
- Water, Stormwater, and Sewer
- Pedestrian Enhancements with New Curb & Gutter & Sidewalks
- Decorative Dark Sky Compliant Streetlights

Estimated Cost for Option C: New York Ave to Manitou Ave Leaving Electric **Overhead**



-\$5,081,411.50

-Costs are Subject to Change, Based on Current Market Value

Option D: New York Ave to Manitou Ave **Undergrounding ONLY**



- Estimated Manitou Springs Share of Undergrounding Overhead is \$4-5 Million Alone
- Does Not Include Communications, Therefore Poles Still Needed Until Communications Are Underground
- Does Not Include Secondary Connections and Acquisition of Approximately 60-100 Easements

Option D: New York Ave to Manitou Ave **Undergrounding ONLY** (Cont.)



- Construction Schedule Will Be Challenging and Time Consuming
- Stormwater Improvements will Need Additional Funding
- This Option May Not be Financially Feasible

Lower Ruxton Corridor Overhead Challenges



Lower Ruxton Corridor Overhead Challenges



Lower Ruxton Corridor Overhead Challenges





Recommendation:

- Option C: Manitou Ave to New York Ave**
- Supports Community Area of Most Use**
- Allows us to Support Our Aging Infrastructure**
- Largest Return on Investment with Available Funding to be Completed by January 2028**

Questions and Direction:



-Please Provide Direction