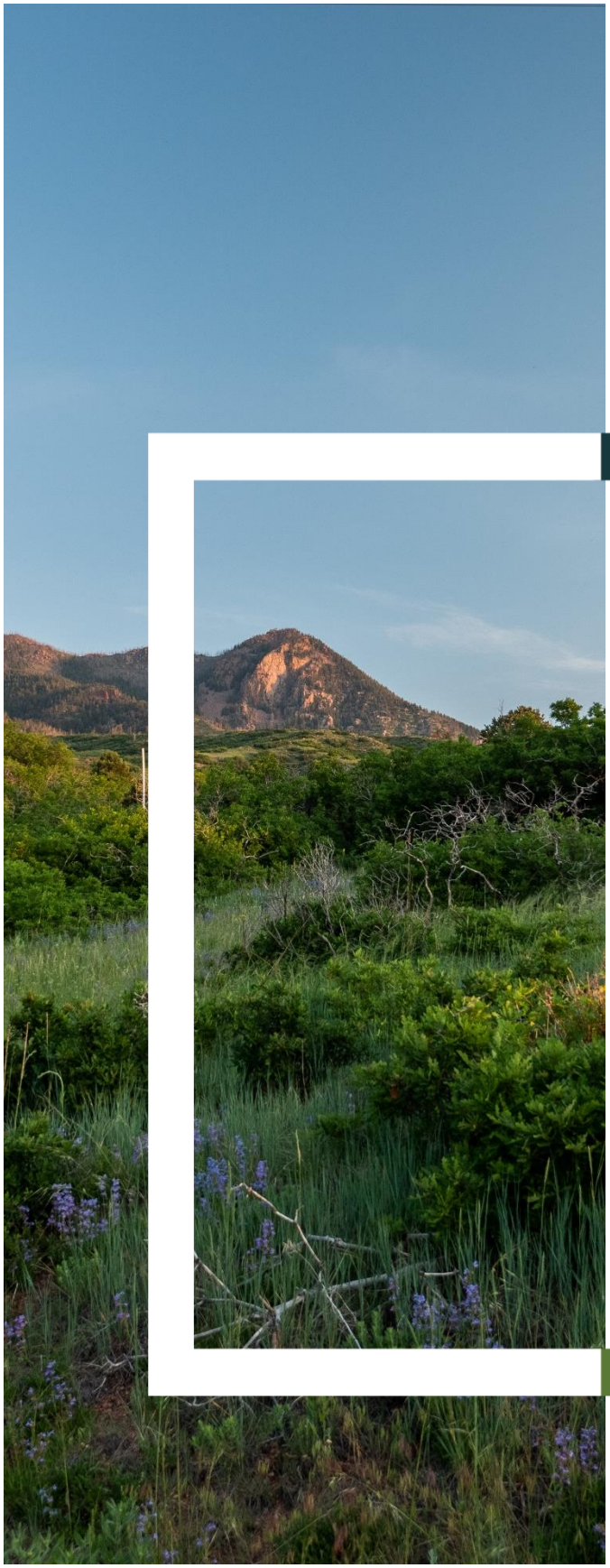

# Blodgett Open Space

Master and Management Plan

## Appendices

COLORADO SPRINGS
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Final Plan
10 June 2024

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# Appendix A
## Stakeholder Groups – Additional Data

# Stakeholder Groups – Additional Data

## Stakeholder Action Committee - SAC

The Stakeholder Action Committee (SAC) met 6 times during the Planning process. Twenty-six representatives from 26 organizations/HOAs were invited to participate in March and April 2023; 15 representatives from 11 organizations/HOAs chose to participate. The committed SAC members informed the process, content and public presentations with their knowledge and commitment to this community open space. They also informed, invited and engaged their members / constituents in the planning process.

This appendix outlines the SAC role and responsibilities as well as the SAC meeting schedule – some dates changed as the project progressed. It also contains the meeting schedule for the Agency Partners.

# Appendix A

Stakeholder Groups – Additional Data



## Blodgett Open Space
### Master and Management Plan

### SAC #1- Stakeholder Action Committee

11 April 2023

The Stakeholder Action Committee will provide input and support to Colorado Springs Parks, Recreation and Cultural Services staff regarding the *Blodgett Open Space Master and Management Plan* planning process and recommendation development.

- Membership will consist of the following entities:
  - Chairperson: David Deitemeyer, Project Manager, Colorado Springs Park, Recreation and Cultural Services
  - Blodgett Open Space Ranger
  - Parks Community Engagement Specialist
  - Trails and Open Space Coalition
  - Medicine Wheel Trail Advocates
  - Colorado Springs Mountain Bike Association (COSMBA)
  - American Trail Running Association
  - Hiking Advocate
  - Us Hang Gliding and Paragliding Assoc.
  - Audubon Society
  - Equestrian Representative
  - Independence Center
  - Hike it Baby
  - CONO
  - Catamount Institute
  - Generation Wild
  - Friends of Peregrine Parks and Open Spaces
  - Adjacent HOA representatives,
  - Others, as determined by Parks.

**Rules**:

- Colorado Springs Parks Recreation and Cultural Services (CSPRCS) is fully responsible for the planning and management of Blodgett Open Space. Consequently, CSPRCS has the authority to accept or override the SAC's advice to ensure compliance with their requirements.
- The SAC will work closely with the CSPRCS Project Manager, each other, and the TAPIS consultant team by doing research, representing their constituents and shaping the plan public process.
- The SAC will remain in place until the *Blodgett Open Space Master and Management Plan* is published.
- Members will choose their alternates and will provide replacements if individuals are unable to fulfill their obligations.
- The SAC meeting time will be between 1:30-3:00 on Tuesdays at Colorado Springs Station 18, 6830 Hadler View, Colorado Springs, CO 80919 (see schedule below). The City will call additional meetings as needed.
- Notes of meeting identifying Action Items - both action completed, and actions required by whom and when - will be documented, distributed to members.
- Since this is primarily a working group, the meetings will not be considered public. However, members can recommend that others be invited to meetings as needed.

**Responsibilities (not inclusive):**

- Contribute work as well as advice (roll up sleeves).
- Members or alternate will attend all meetings unless excused by the Chair.
- Keep your immediate constituency (department or organization) informed, distribute project information and meeting announcements and seek input as needed.
- Ensure that this plan is well integrated with other recently completed and ongoing planning efforts.
- The Chairperson and consultant team will develop meeting agendas, related meeting information, distribution of meeting notices and general committee management.
- Serve as advocates for the planning process and next steps upon completion of process.
- Attend and assist with public events and meetings.
- Receive/Review/and Discuss results of all technical analysis and community response.
- Additional responsibilities as they emerge.

**Guiding Principles:**

1. Have fun! This is an opportunity to shape the future of an important part of Blodgett Open Space.
2. Every contribution has merit. Listen to each other, respect each other's opinions, and seek the "why" behind what someone is saying. Listen to learn.
3. Fully participate. It is important to get everyone's input.
4. Bring up new ideas but try not to dwell on a topic.
5. Participate constructively and professionally. Bring issues and concerns to the SAC.
6. Side conversations and offline dialogue is not appropriate and not consistent with an open meeting approach.
7. Represent your agency and constitutes.
8. Take initiative but keep others informed.
9. The SAC will attempt to reach agreement through consensus, using a vote if consensus cannot be reached.

**Milestones:**

March – April 2023: Invitation and agreement to participate in Stakeholder Action Committee.

11 April 2023: First SAC meeting

The preferred time will be between 1:30-3:00pm on Tuesdays at Colorado Springs Station 18.

The meeting will be designed to accomplish the following:

- Share and confirm **project scope, study area, public process approach, schedule, and the role and purpose of the SAC;**
- Discuss **project contributions** from SAC participants; and Agency Partners;
- Review and confirm non-negotiable **"givens;"**
- Review and discuss **Opportunity Themes:**
- Discuss and amend **Planning Topics:** ***Concerns to be addressed in the Plan;***
- Confirm the **agenda for** the full set of **SAC meetings**;
- Confirm **SAC participants and focused stakeholder lists**; and
- Review presentation strategy for PopUps, website, online Survey, Community Activity #1.

# Appendix A

Stakeholder Groups – Additional Data

**BLODGETT SCHEDULE** 28-Mar-23

| task | date | time | description |
|---|---|---|---|
| **PROJECT KICK OFF** | | | |
| I.A | now | | Baseline Data |
| I.C | 23-Mar | 1:30pm | Staff kick off |
| I.E | March 23-May 8 | | Outreach & Meetings with Partner Agencies |
| I.F | 5-Apr | 1:30pm | Staff+ Project Situational Mtg |
| **SITE ASSESSMENT** | | | |
| II.B.4 | 11-Apr | 1:30pm | SAC #1 |
| II.B.3 | April May | | pop up events |
| II.B.5 | April May | | online survey |
| II.B.5 | April May | | Digital Events |
| II.A.3 | 9-May | 1:30pm | Staff site visit w/ Team |
| II.B.7 | 16-May | 1:30pm | Staff prep for CommAct #1 |
| II.B.8 | 20-May | 10:00am-1:00pm | CommActivity #1 |
| | May 20 - May 28 | | Survey 123 Open online |
| | 6-Jun | 1:30pm | SAC #2 |
| **PRELIMINARY APPROACHES and FINAL PLAN** | | | |
| III.B.2 | 8-Aug | 1:30pm | Joint City Staff & SAC #3 |
| III.C | 24-Aug | 5:30pm | CommActivity #2 |
| | Aug 24 - Sept 24 | | CommActivity #2 Open online |
| III.D | 12-Sep | 1:30pm | Staff and team |
| III.F.3 | 19-Sep | 1:30pm | SAC #4 |
| III.E | 4-Oct | 7:30am | TOPS WC update |
| III.F.2 | 4-Oct | 10:00am | Staff and Team |
| III.F.3 | 10-Oct | 1:30pm | SAC #5 |
| III.E | 12-Oct | 7:30am | PAB update |
| III.G | 19-Oct | 5:30pm | CommActivity #3 |
| | Oct 19 - Nov 19 | | CommActivity #3 Open online |
| IV.B1 | 15-Nov | eod | Final Draft MMP to Staff & SAC |
| IV.B.2 | 28-Nov | 1:30pm | Joint City Staff & SAC #6 |
| IV.C | 15-Dec | online posting | CommActivity #4 |
| | Dec 15- Jan 14, 2024 | | CommActivity #4 Open online |
| IV.C.2 | 9-Jan | 1:30pm | Staff and Team |
| IV.D | 7-Feb | 7:30am | TOPS Presentation 1 |
| IV.D | 8-Feb | 7:30am | PAB Presentation 1 |
| IV.D | 6-Mar | 7:30am | TOPS Action 2 |
| IV.D | 14-Mar | 7:30am | PAB Action 2 |
| | | | SAC Tuesdays at 1:30pm |

11 April 2023
Page 4 of 4

Role and Responsibilities of the Stakeholder Action Committee

## Agency Partners

The Agency Partners provided a focused venue for adjacent and overlapping land managers to discuss the City's Blodgett Master Plan and possible future collaborative opportunities to better serve the Colorado Springs community. The group include representatives from

- USFS Pike and San Isabel National Forest;
- Colorado Parks and Wildlife;
- Colorado Springs Utilities; and
- United States Air Force Academy / US Fish and Wildlife Service.

The Agency Partners met at the Park Recreation and Cultural Services office on 15 May 2023, 07 August 2023, 08 September 2023, 11 October 2023 and by phone in November.



# Appendix B
# A Brief History of the Property

# Appendix B

A Brief History of the Property

## A Brief History of the Property

### Historical Context

The modern history of Blodgett Open Space largely parallels the history of the surrounding natural and human communities. From the earliest human habitation to modern times, Blodgett Open Space's year-round flowing water, topography and vegetation have provided humans with abundant wildlife, diverse and fruitful plants, and recreational opportunities.

Blodgett Open Space is assembled from multiple properties--the original portion of the park was purchased by the City in 2001. Over the decades, additional parcels have been acquired through the City's Trails Open Space and Parks (TOPS) program growing it to 384+ acres. To cohesively guide development and management, the adjacent portions of the Peregrine and Oak Valley open spaces are included in this Master and Management Plan. Together these properties preserve mountain viewshed, plant and animal habitat, geological and cultural history, and recreational opportunities for the community.

### Early and Indigenous Community Habitation

Blodgett Open Space lies along the Colorado Front Range Foothills Transition Zone. Archaeological investigations in the Denver area reveal that the foothills transition zone presented an advantageous situation for prehistoric use and is known to have had prehistoric occupations extending from the Early Archaic period. Although Paleo Indian sites are known in Colorado, on the Plains as well as in the intermountain area, no Paleo Indian sites have been well documented in the area (Halasi 1980). The Ute Indians were the first explorers, settlers, and inhabitants of the Pikes Peak Region (Mehls 1984; Chaussee 2006). Pikes Peak is traditionally known as Tava or "sun" in the Ute language and the community surrounding the mountain was known as the Tabeguache, "People of the Sun Mountain" before they were relocated to the western slope of Colorado in 1868. Once moved to the western slope, the Tabeguache were known as the Uncompahgre. Under the Ute Agreement of 1880, the Tabeguache were removed from Colorado altogether, relocated to a reservation in Utah (Kaelin and Pikes Peak Historical Society 2008).



*Photo from Pioneers Museum collections*

## Historic Settlement

Although European exploration and historic settlement of the region began in the 1600s, it was the Colorado Gold Rush beginning in 1858 that brought large numbers of people to the then Kansas Territory (Clark 1999). While the Pikes Peak area pulled in $18 million in gold (Monahan 2002), profitable claims were few and far between and by 1860, the Colorado Gold Rush was all but extinguished. The deflation of the boom left many miners abandoned in the new Colorado Territory in 1861. While it was the gold rush that brought settlers to Colorado, it was the Homestead Act of 1862 that kept them here.

The first settlements in the 1860s included open range cattle ranches and the estate of General Palmer at Glen Eyrie. Land in the immediate vicinity was first acquired for settlement in the 1870s. Eight patents totaling about 1,166 acres were acquired from the federal government between 1875 and 1918 (Alpine 2023). From 1913 Golden Cycle Corporation held most of the land from Pikeview to Woodmen Valley. Mining tunnels ran north and west from the shaft at Pikeview through most of the area south of Woodmen Road (Halasi 1980).

Blodgett Open Space derives its name from Blodgett Peak, which was once part of the ranch owned by the Blodgett family dating back to the mid to late 1800s. Among the first settlers in the area, the family drove cattle and helped start a large ranching community. The Blodgett family is now the Air Force Academy.

## Recent Development

Development of the Popes Bluffs and Woodmen Valley area followed a pattern typical of other areas in the Pikes Peak Region. The Modern Woodmen of America established a tuberculosis sanatorium in Woodmen Valley in 1909 that became a major health center by the 1920's. The Modern Woodmen Sanatorium used the property for water collection and diversion. Many of the old access roads connect to cisterns that are located on and above the open space. As a turn of the century institution, it is likely the Sanatorium made every effort to be self-sufficient. Collecting its own water would have decreased reliance on outside sources. With the rise of new medical treatment of tuberculosis, the sanatorium was abandoned in 1947.

The next owner willed this sanatorium to the Sisters of St. Francis Seraph in 1954. With the growth of Colorado Springs and the establishment of the Air Force Academy north of Woodmen Valley, the area became valuable for suburban development (Halasi 1980). In 1958, the North American Aerospace Defense Command (NORAD) conducted surveys in the area for potential locations for it's Combat Operations Center, which was ultimately constructed under Cheyenne Mountain (Alpine 2023).



*Photo from Pioneers Museum* - Woodmen Sanitorium

# Appendix B

A Brief History of the Property

The 1997 Colorado Springs Open Space Plan targeted Blodgett Open Space as a candidate area for conservation because of its location in the foothills, diverse plant communities, valuable wildlife habitat and critical position to preserve the natural character along the front range backdrop. The USFS supported the City's original purchase and the subsequent 2002 master planning process. The 2012 Waldo Canyon Fire impacted much of the USFS lands west of as well as portions of the open space; these areas are showing signs of vegetative regeneration. In the years following, the City has undertaken forest health efforts to enhance wildfire resilience on the original property. Wildfire resilience remains a priority on the additional open space properties.

Most recently, information and wayfinding signage was installed in the northern portion of the open space to enhance user experience and understanding of the public open space.

Partial Source: 2002 Blodgett Open Space Master Plan and the 2015 Ute Valey Park Master and Management Plan

## Conservation Easement, Easements and Right of Way Information

- The City of Colorado Springs owns the water and mineral rights on the property./// Parks to verify
- El Paso County hold a conservation easement on the 64-acre "South Blodgett" parcel.
- Colorado Springs Utilities owns a fee simple water line easement ///on the far northeast corner of the property and the parcel containing the water tank. An access road to the water tank on the northern portion of the property is held via an interdepartmental Memorandum of Understand (MOU). In addition, Colorado Springs Utilities owns electrical easements and service lines to the telecommunications barn and the Pikeview Quarry.
- TeleComs, a telecommunications company, owns a use and access road easement directly west of the Orchard Valley Trailhead. This easement was in place when the City purchased the property.
- The City supports reclamation of the Pikeview Quarry. City property includes previous disturbance from required stormwater management facilities from the Pikeview Quarry operations included within the DRMS permit area. Portions of the property are subject to approved, agreed-upon and permitted reclamation requirements by Riverbend Industries. This impact is immediately adjacent to the quarry site and accounts for approximately 31-acres of the open space.

Easement documents and other agreements mentioned above can be found in Appendix D.///

## Additional Information

Additional history on the region is available from the following sources:


- Autobee, Robert and Deborah Dobson-Brown, 2003, Colorado State Roads and Highways. National Register of Historic Places Multiple Property Submission. Office of Archaeology and Historic Preservation; Colorado Historical Society.
- Chaussee, Michael, 2006 "History of Jones Park and the Colorful Characters that Pioneered the Cheyenne Canyon, Colorado Springs, Colorado." Available at: http://actionmatrix.com/History/html/JonesPark.htm. Last Accessed: December 11, 2013,
- Clark, Bonnie J. 1999. Protohistoric Stage. Colorado Prehistory: A Context for the Platte River Basin, by K.P. Gilmore, M. Tate, M. L. Chenault, B. Clark, T. McBride, and M. Wood, pp. 309-336. Colorado Council of Professional Archaeologists, Denver.
- Colorado Springs Pioneers Museum. 215 S Tejon Street, Colorado Springs. www.cspm.org
- ERO Resources, 2002, Blodgett Open Space Baseline Inventory. Prepared for the City of Colorado Springs Parks, Recreation and Cultural Services.
- Kaelin, Celinda Reynolds and the Pikes Peak Historical Society, 2008, American Indians of the Pikes Peak Region. Images of America.
- Mehls, Steven F., 1984 Colorado Mountains Historic Context. Colorado Office of Archaeology and Historic Preservation.
- Monahan, Sherry, 2002, Images of Pikes Peak Adventure, Communities, and Lifestyles. Electronic document, http://books.google.com/books?id=h_uquJzGGl8C&printsec =frontcover#v=onepage&q&f=false, accessed January 10, 2012.
- Noel, Thomas J., 2006, "The Arapaho Camp." Mile High City,. electronic document http://208.42.235.74/aboutdenver/history_narrative_1.asp, accessed October 15, 2012.
- Old Colorado City Historical Society History Center 1 S 24th Street, Colorado Springs. www.occhs.org
- TAPIS Associates, Inc., 2002. The Blodgett Open Space Master Plan. Prepared for the City of Colorado Springs Parks, Recreation and Cultural Services.
- Blodgett Class III Cultural Survey, M.J. Prouty et. al, Alpine Archaeological Consultants, Inc - Review Report Nov 2017



# Appendix C

## Existing Conditions and Site Assessment

# Appendix C

Existing Conditions and Site Assessment

## Existing Conditions and Site Assessment

This planning process was initiated with an analysis of existing resource conditions within and adjacent to Blodgett Open Space. The purpose of this analysis was to identify high-value or sensitive resources, understand the condition of biological, cultural, and infrastructure resources, and to identify management and stewardship priorities. This information establishes a baseline for the planning process from which infrastructure development and resource management concepts were built. While the property boundary, habitats, and resources are inextricably linked to US Forest Service land, this assessment focuses on the city-owned open space property.

The data assembled for the Blodgett Open Space parcels in the 2002 master planning process was reassessed and extended to additional properties acquired thru the Trails Open Space and Parks (TOPS) program (384 acres), Peregrine 2 Open Space (5.07 acres), and Oak Valley Ranch Open Space (9.97 acres). This plan encompasses a 700-acre planning area. See the text box in the Master Plan Introduction page 3 for the history of land acquisitions.

### Methodology

The existing conditions inventory is broadly grouped into three categories: Physical Resources, Biological and Cultural Resources, and Management and Social Influences. Physical resources include topography, geology, soils, and hydrology. Biological and cultural resources include vegetation communities, wildlife habitat, and cultural resources. Management and social resources include ordinance, deed and policy restrictions, and existing infrastructure.

Information on physical and biological resources was initially compiled from publicly available sources, including maps and data from Colorado Parks and Wildlife, Colorado Natural Heritage Program, U.S. Geological Survey, Natural Resource Conservation Service, and the City of Colorado Springs. Natural resource surveys of the property were conducted by ERO Resources ecologists in May 2023, to evaluate and document vegetation communities, site-specific wildlife habitat and observations, and potential resource management issues. Cultural resource information was provided by the City, based on field surveys conducted by contracted archaeologists. Forest and fire mitigation information was provided by the City Forester and City Fire Department.

A GIS analysis of habitat fragmentation and habitat integrity was conducted based on social trail mapping provided by the City and supplemented with the Strava heat map data, with a spatial analysis based on scientific literature pertaining to the impacts of trails, recreation, and human disturbance on wildlife habitat. Illegal trails on USFS lands are not shown on the mapping per the request of the USFS.

[Reference: https://medium.com/strava-engineering/the-global-heatmap-now-6x-hotter-23fc01d301de]

Throughout plan development, the natural and cultural resources were evaluated by the consultant team and reviewed by the Department staff. Each resource was evaluated individually since their inherent information was considered separately by the decision-makers and the public . For example, high value habitat resources were considered under different decision processes than property use restrictions which are mandated by funding sources. The master plan delineates preservation areas that would be sensitive to or be negatively impacted by human activity.

# Appendix C

Existing Conditions and Site Assessment

## Physical Resources

### Location and Topography

Blodgett Open Space forms the interface between developed neighborhoods and the mountain front in northwest Colorado Springs. The property is bounded by city streets or private residences to the east, Pike National Forest to the north and west, and the private Pikeview Quarry to the southwest.

The open space property is characterized by a series of multiple ridgelines and gullies, trending downward from the higher-elevation forests to the west. From east to west, the topography of the land rises steadily for about 500 vertical feet to an inflection point within the USFS land, where it then more steeply climbs towards the ridgeline. Elevations on the property range from about 6,800 feet in the southeast corner to about 8,200 feet at the northwest corner. With over 1,400 feet of elevation gain in a relatively short distance (less than 1.5 miles), the topography of the property has a significant influence on vegetation communities, wildlife habitat, and opportunities for trail connectivity.

### Geology and Soils

Subsurface geology consists of shale-dominated formations in the lower areas to the east, transitioning to Cretaceous sandstone at mid-elevations and the Pikes Peak granite that dominates the Rampart Range and surrounding foothills (SWReGAP 2023). Soils throughout the BOS study area is dominated mostly by the Jarre-Tecolote complex (8 to 65 percent slopes) and Tecolote very gravelly sandy loam (15 to 40 percent slopes). These well drained soils consist of a mixture of gravelly sandy loams and clays, and cobbly sandy clay loam (NRCS 2019).

### Aspect

The ridgelines and gullies throughout the open space create its constantly changing aspect; which is defined as the principal direction the land faces. These ridgelines are generally south-facing on one side and north-facing on the other, with some open faces facing to the east. Aspect directly affects vegetation communities, with north-facing slopes containing cool conifer forest while south-facing slopes are dominated by shrublands and open terrain. Likewise, aspect also affects recreational use and experiences, where trails on north faces are more comfortable in the heat of the summer but may hold snow and ice in the winter, while south-facing slopes can be hot in the summer but are utilized year-round.

### Hydrology

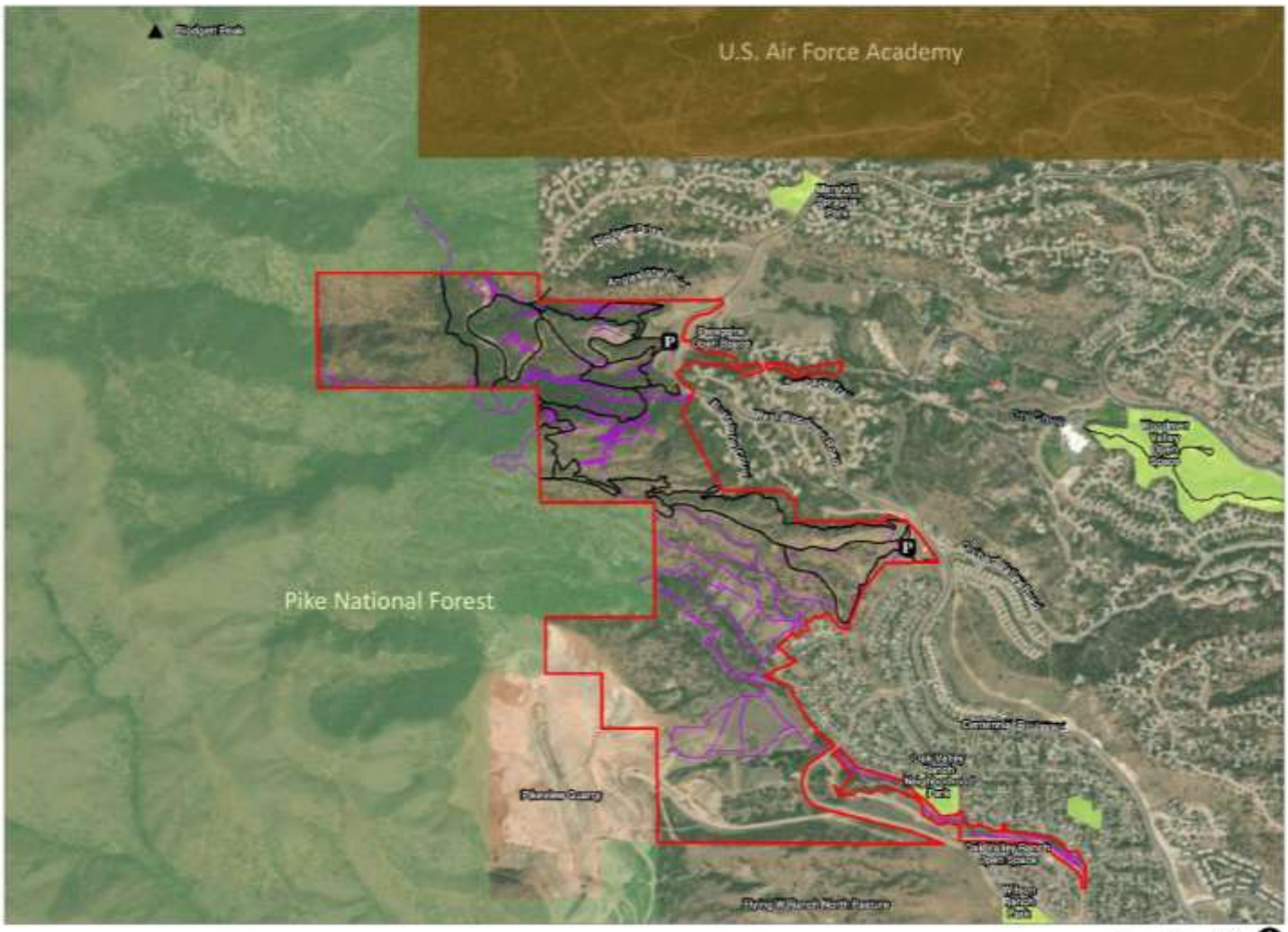
Three principal drainages cross the property draining from west to east. To the north, Dry Creek runs through the northernmost portion of the property, while a smaller unnamed drainage flows through the property toward the north trailhead. These northern drainages converge to the east of Woodmen Road and flow toward Monument Creek. A third, smaller unnamed drainage emerges from the base of the Pikeview Quarry near the southernmost extent of the open space. These three intermittent drainages generally have some flow of water most of the year. Many additional dry gullies are found on the property, all trending in a west-east orientation.

# Appendix C

Existing Conditions and Site Assessment

## Existing Conditions

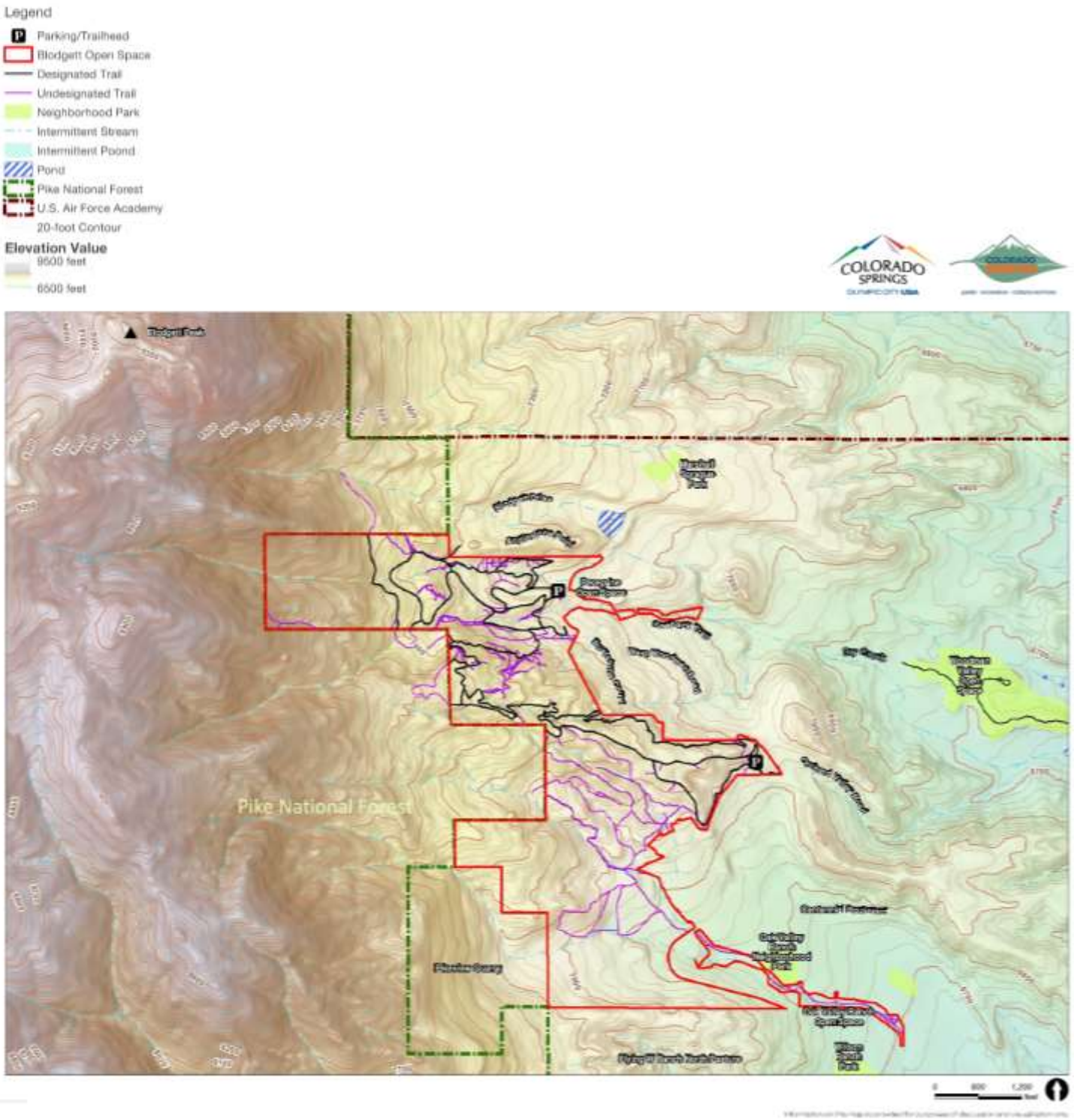


# Appendix C

Existing Conditions and Site Assessment

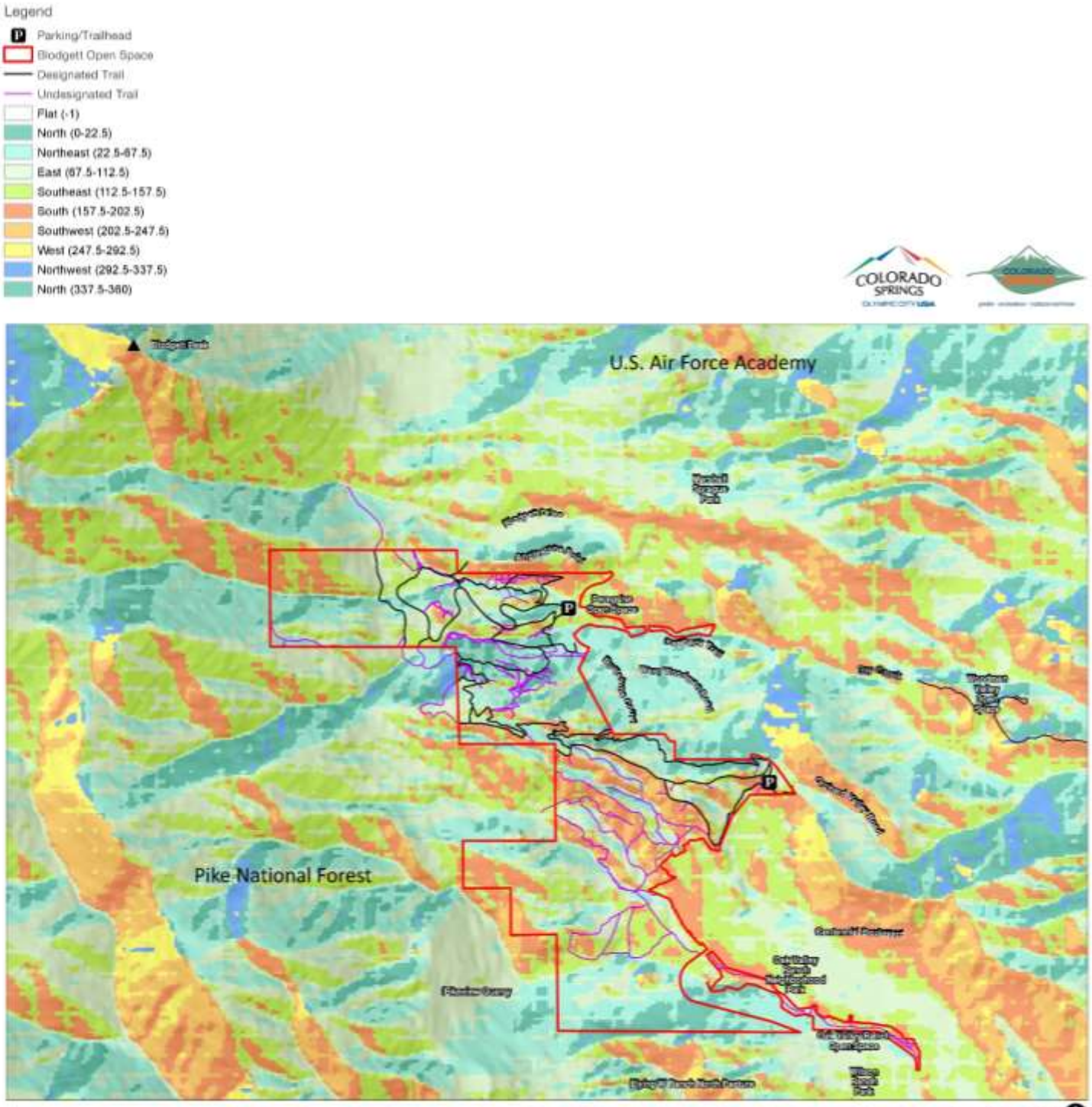
## Elevation



# Appendix C

Existing Conditions and Site Assessment

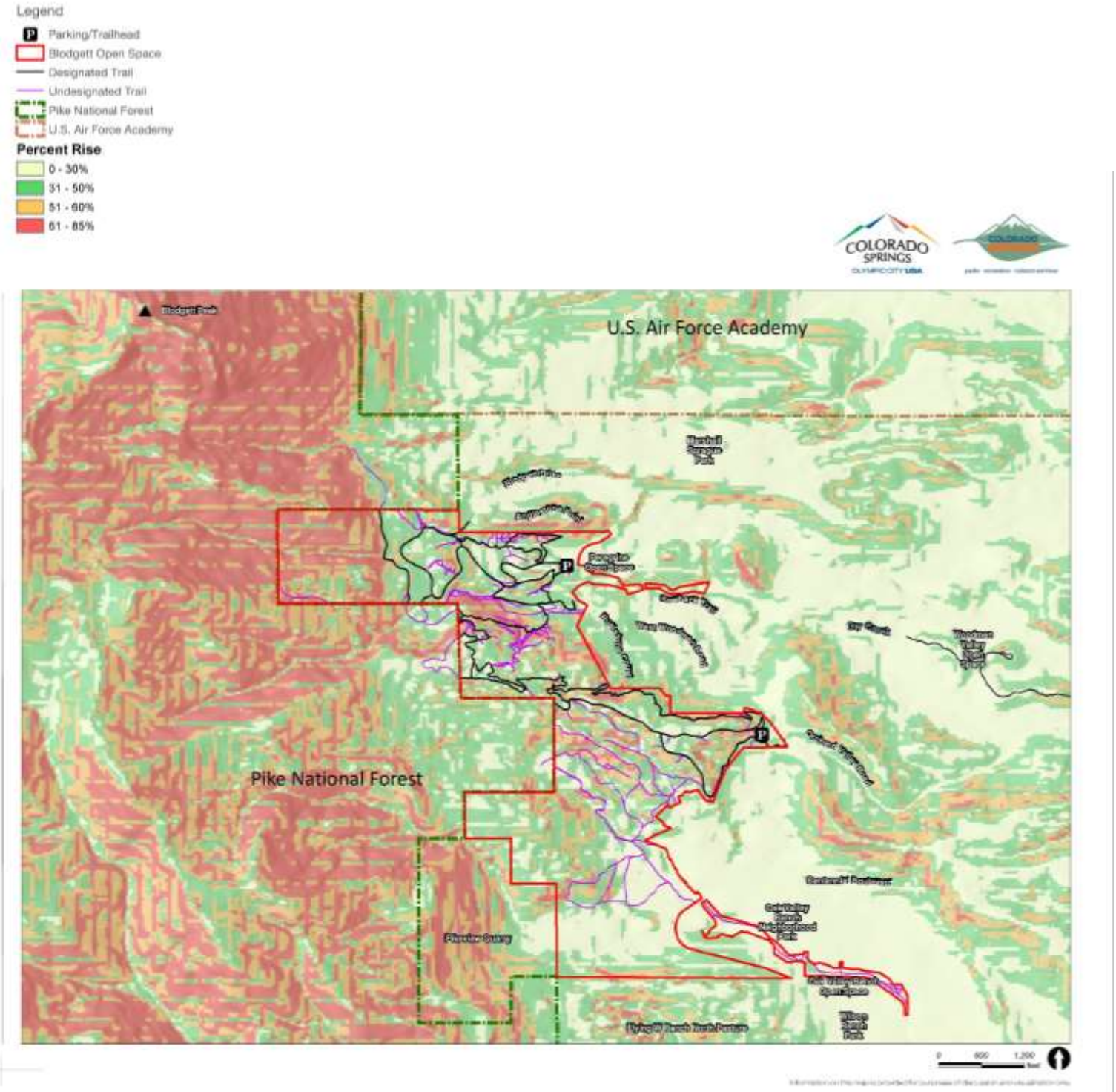
## Aspect



# Appendix C

Existing Conditions and Site Assessment

## Slope



# Appendix C

Existing Conditions and Site Assessment

## Biological and Cultural Resources

### Vegetation Communities

Vegetation communities in Blodgett Open Space are dominated by mixed shrubland and woodland communities, with a limited area of urban development. Dominant vegetation communities are described as follows:

**Mixed Conifer**

Typically dominated by an overstory of Ponderosa pine (Pinus ponderosa), Douglas fir (Pseudotsuga menziesii), and Rocky mountain juniper (Juniperus scopulorum) with lower occurrences of Engleman spruce (Picea pungens). The understory is comprised of species including snowberry (Symphoicarpos spp.), Arizona fescue (Festuca arizonica), blue grama (Bouteloua gracilis), prairie sagewort, and yarrow (Achillea millefolium). Although not considered a noxious weed, a less desirable species, white fir (Abies concolor), was observed in this community. However it was not a dominant species as only a few specimens were noted. The mixed conifer forest provides important habitat for wildlife including significant nesting substrate for raptors as well as provide cover and forage for some larger mammal species such as deer and elk during calving season.

**Mixed Conifer-Scrub/Shrub**

Typically dominated by an overstory of Ponderosa pine, Douglas fir, Rocky Mountain juniper, Pinyon pine (Pinus edulis), Gambel oak (Quercus gambelii), mountain mahogany (Cercocarpus montanus), and chokecherry (Prunus spp.). The understory is comprised of species including crested wheatgrass (Agropyron cristatum), prairie sagewort (Artemisia frigida), blue grama (Bouteloua gracilis), smooth brome (Bromus inermis), pussytoes (Antennaria species), Scarlet gilia (Ipomopsis aggregate), and pasqueflower (Pulsatilla patens). Noxious weed species observed include diffuse knapweed and common mullein. This vegetation community provides important habitat for wildlife including significant nesting substrate for raptors as well as provide cover and forage for some larger mammal species.

**Scrub/Shrub**

Dominated by mixed shrub community comprised of Rocky Mountain juniper, Gambel oak, mountain mahogany, rubber rabbitbrush, chokecherry, skunkbush sumac, and yucca. The understory is comprised of species such as crested wheatgrass, prickly white poppy (Argemone albiflora), smooth brome, curlycup gumweed (Grindelia squarrosa), prickly pear, kochia, prairie sagewort, and Nuttall's violet (Viola nuttalii). Noxious weed species observed include musk thistle, diffuse knapweed, poison hemlock (Conium maculatum), redstem filaree, Scotch thistle (Onopordum acanthium), and common mullein. Denser shrub thickets provide important cover, forage, and nesting substrate for songbirds. This community also provides cover and forage for some mammal species.

**Mixed Grassland**

Mixed grassland is dominated by herbaceous species such as crested wheatgrass, sand dropseed, smooth brome, cheatgrass, and blue grama. Noxious weed species observed include diffuse knapweed and redstem filaree. This community undergoes routine disturbance from mowing and recreational activities. It may still provide potential foraging and nesting habitat for birds and small mammals, especially those habituated to human activity.

**Riparian**

Riparian communities are found along the principal drainages and are dominated by a mix of woody and herbaceous species. Species observed include lanceleaf cottonwood, Gambel oak, skunkbush sumac, rubber rabbitbrush, narrowleaf

willow (Salix exigua), crack willow (Salix fragilis), narrowleaf cattail (Typha angustifolia), broom snakeweed (Gutierrezia sarothrae), sand dropseed, crested wheatgrass, cheatgrass, smooth brome, and prairie sagewort. Noxious weed species observed include diffuse knapweed, Russian olive, musk thistle, redstem filaree, and common mullein. This community provides important habitat for wildlife including significant nesting substrate for raptors as well as providing cover and forage for smaller and larger mammal species.

**Disturbed/Developed**

Portions of this community are unvegetated, such as roads, sidewalks, and the gravel mine. The vegetation present is dominated by a mix of woody and herbaceous vegetation including pinyon pine (Pinus edulis), lanceleaf cottonwood (Populus x accuminata), Gambel oak (Quercus gambelii), rubber rabbitbrush (Ericameria nauseosa), chokecherry (Prunus virginiana), skunkbush sumac (Rhus trilobata), snowberry (Symphoricarpos occidentalis), Woods' rose (Rosa woodsii), yucca (Yucca species [sp.]), crested wheatgrass (Agropyron cristatum), prairie sagewort (Artemisia frigida), kochia (Bassia scoparia), prickly pear (Opuntia sp.), scarlet globemallow (Sphaeralcea coccinea), sand dropseed (Sporobolus cryptandrus), and common dandelion (Taraxacum officinale). Noxious weeds in this community included Russian olive (Elaeagnus angustifolia), cheatgrass (Bromus tectorum), musk thistle (Carduus nutans), diffuse knapweed (Centaurea diffusa), redstem filaree (Erodium cicutarium), dalmatian toadflax (Linaria dalmatica), and common mullein (Verbascum thapsus). Although this community is more disturbed due to human activity, it still provides potential foraging and nesting habitat for birds and small mammals, especially those habituated to human activity.

**Noxious Weeds**

As mentioned above, several noxious weeds were observed in the open space. The Colorado Noxious Weed Act classifies noxious weeds into three list: List A species are mandated for eradication, List B species are targeted for management efforts to stop their continued spread, and List C species should be managed by effective weed management approaches based on local government priorities.

Based on previous assessments and observations during 2023 site visit, nine noxious weed species are known to occur within the Blodgett Open Space study area. Five of these species are considered to be management concerns because they are B-listed species. There is one List A species in the study area.

List A Weed Species
- Myrtle spurge

List B Weed Species
- Diffuse knapweed
- Musk thistle
- Russian olive
- Dalmatian toadflax
- Scotch thistle

List C Weed Species
- Cheatgrass
- Redstem filaree
- Poison hemlock
- Common mullein

**High-quality Habitat and Degradation Threats**

High-quality habitat is most likely to be located away from areas of the open space frequented user and away from trails. This habitat could occur in the mixed conifer-scrub/shrub or in the scrub/shrub communities, wherever large, contiguous tracts of habitat with minimal-to-no disturbance present. High-quality habitat provides opportunities for forage and cover for a wide range of mammals and birds, especially large mammals. Noxious weed occurrences were most prevalent along the designated trails and undesignated social trails may allow their introduction into high-quality habitat areas. The introduction of noxious weeds can quickly degrade high-quality habitat.

## Forest and Shrubland Conditions

**Gambel Oak**

The Gambel oak-dominated portions of the scrub/shrub community within Blodgett has many stems per acre (approximately 700 to 1200). The oak has varying amounts of die off from abiotic (fire, wind events, late spring snows, spring frosts, and drought) and biotic (flatheaded wood borers, oak leafroller, anthracnose) factors, which constitutes a wildfire threat. The structure of scrub oak zone varies widely. Large, mature clumps have been deteriorating due to biotic and abiotic factors. The soil parent material, mainly granite, has created continued slow growth and minimal resource availability.

**Ponderosa Pine / Gambel Oak**

The ponderosa pine/Gambel oak elements of the mixed conifer-Scrub/shrub community is remnant from low severity, frequent fire. Groups and clumps were perpetuated under this fire regime to create a historic canopy of ponderosa pine. However, due to lack of fire return intervals, Douglas-fir, white fir, and contiguous Gambel oak have moved into the stands. Pockets of dwarf mistletoe with varying severities have become present in recent years. Little regeneration of ponderosa pine has occurred due to lack of disturbance to the mineral layer of the soil. This vegetation type is slowly converting to a more scrub oak type as lack of ponderosa pine regeneration continues to perpetuate.

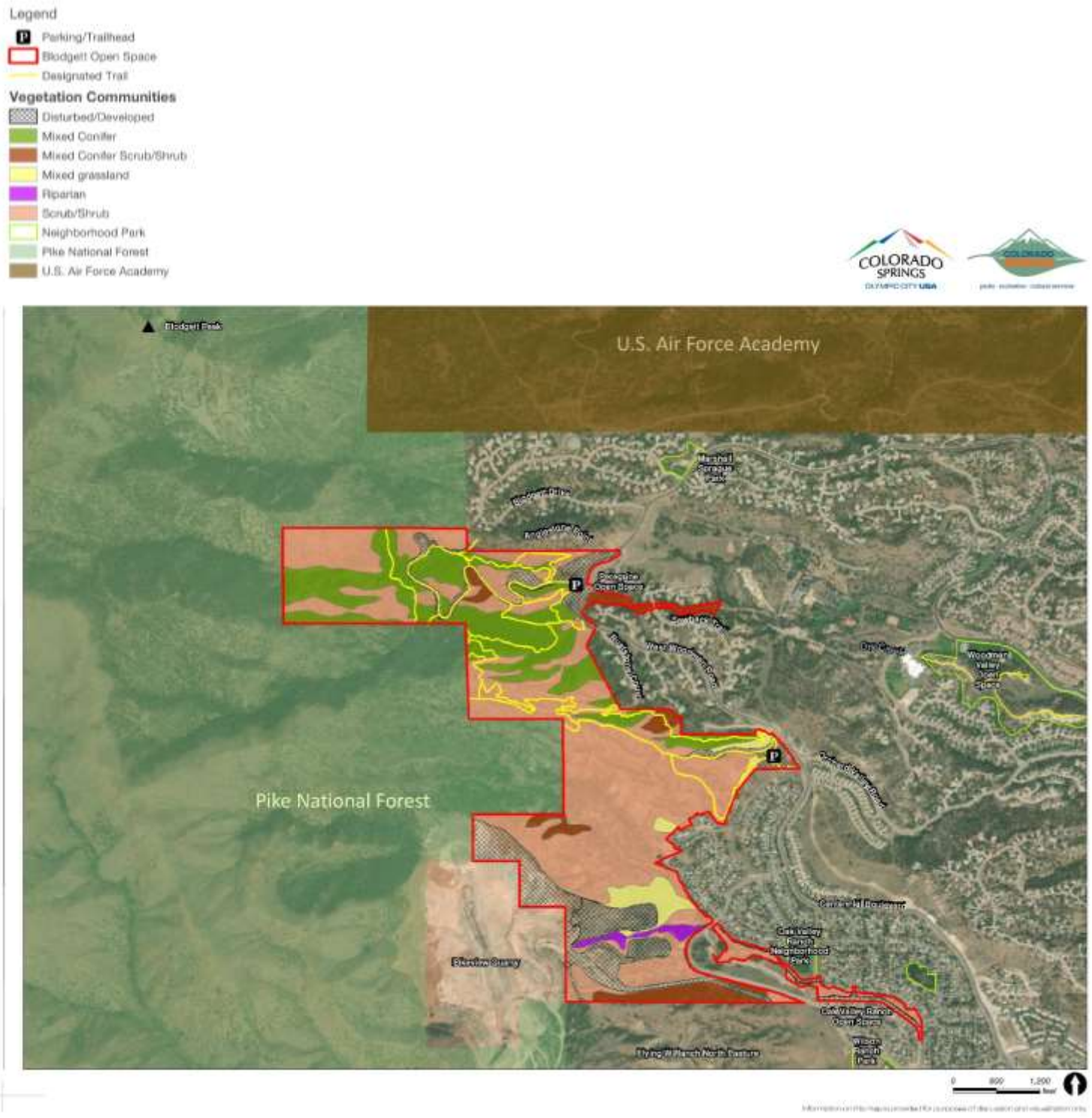
**Douglas Fir / White Fir**

Within the mixed conifer community, the Douglas and white fir dominated stands are typified by an overstocked Douglas-fir overstory with varying structures. The structure is highly dependent on previous treatments in the Blodgett area. Areas with previous entries have a somewhat contiguous overstory but are lacking a midstory and understory due to previous treatments. Small amounts of conifers have grown, yet due to lack of overstory closure this is minimal. Dwarf mistletoe has perpetuated in the stand resulting in highly infested pockets. Endemic levels of Douglas-fir beetle are present in the stand. Remnant and often choked / stressed ponderosa pine can be found at lower levels in these stands. In some areas, Gambel oak is encroaching into the stands.

# Appendix C

Existing Conditions and Site Assessment

## Vegetation



# Appendix C

Existing Conditions and Site Assessment

## Wildlife and Habitat

Blodgett Open Space provides habitat to a variety of wildlife species that are typical of the urban-forest transitional zone. Common mammals include mule deer, black bear, coyote, red fox, ground squirrel, cottontail rabbit, and others. Common bird species include red-tailed hawk, wild turkey, great horned owl, and various woodpeckers and many bird species (37 species were observed in the 2023 site visit). Reptiles include bull snake, prairie rattlesnake, garter snake, and various lizards. Amphibians are uncommon, but may be found in the riparian and wetland habitats within the open space.

**Sensitive Wildlife Habitat**

The property contains potentially suitable habitat for the federally threatened Mexican spotted owl, described below. In addition, portions of the open space provide habitat for bighorn sheep, which is a sensitive species of interest in the region. Habitat for both species are provided in greater detail below.

***Mexican Spotted Owl***

ERO assessed the project area for federally listed threatened the Mexican Spotted Owl (MSO) habitat during the 2023 site visit. The northwest portion of Blodgett Open Space contains designated critical habitat for MSO (U.S. Fish and Wildlife Service 2004). Forests dominated or co-dominated by ponderosa pine, Douglas fir, and white fir are present at the site. The Waldo Canyon Fire in 2012 burned within designated critical habitat for MSO fragmenting forested habitat within Blodgett Open Space and the adjacent Pike-San Isabel National Forest (Maranghides et al. 2015). High-intensity wildfire has strong negative effects on MSO habitat by greatly reducing forest structure and canopy cover utilized by nesting MSO (Ganey et al. 2017; Durboraw et al. 2022). Nearby designated critical habitat has been impacted by other high-severity wildfires in Colorado. Natural-caused forest fires are projected to increase with the effects of climate change (Heidari et. al. 2021).

Great horned owls (Bubo virginianus) have been observed in areas that could provide potential MSO habitat within the project area. Although home ranges for great horned owls and MSO can overlap, their habitat-use is partitioned with great horned owls occupying forests with lower canopy cover (<40%) than MSO (≥60%) (Ganey et al. 1997). MSO nests are primarily found in mature forest patches greater than 230 ha (Peery, Gutierrez, and Seamans 1999; U.S. Fish and Wildlife Service 2012). Large, contiguous patches of mature forest do not occur within or adjacent to the project area.

Based on the lack of large, contiguous habitat patches and the presence of great horned owls in the vicinity, Blodgett Open Space is not likely to support MSO breeding habitat. However, owls may disperse through the project area and could become established in the future as the forest matures.

***Bighorn Sheep***

Blodgett Open Space supports habitat for the Rocky Mountain bighorn sheep (Ovis Canadensis), which is a species of special concern and a Tier 2 priority species for CPW. The open space property is considered to be winter range habitat for the sheep, provides a conservation buffer to the production (i.e., lambing) habitats to the northwest (Blodgett Peak) and southwest (Queens Canyon), and buffers a key movement corridor along the upper ridgeline above the open space. This bighorn herd is closely tracked by CPW and is a source population for reintroduction efforts elsewhere in the state.

**Habitat Integrity**

In any natural landscape, the development of roads and trails fragments habitat values by disrupting ecological processes and contiguity, increasing erosion and vegetation loss, and introducing linear edges and corridors that become pathways for predators and nonnative species. Habitat fragmentation reduces the size and overall integrity of habitat areas and is detrimental to many species (Noss and Cooperrider 1994; Groves et al. 2002; Decker 2018). Roads and trails, and the human access and use that they support, exacerbate these impacts by creating a "zone of influence" within which human disturbance may alter wildlife behavior and reduce the value of habitat to some wildlife. The impacts of fragmentation vary by species and individual animal and can range from no effect, to interruption of activity, to flight, to abandonment of breeding or foraging sites. This zone of influence can range from 30 to 400 meters or more, depending on terrain, vegetation, species, and levels of human use and prior habituation (Miller et al. 2001; Taylor and Knight 2003; Stankowich 2008; Cassirer et al. 1992; George and Crooks 2006; Naylor et al. 2009; Malone and Emerick 2003; Miller et al. 2020; CPW 2021b).

***Habitat Disturbance Analysis***

Considering the broad range of impact distances, the existing conditions and context of the property, and other factors, the following analysis of existing and future habitat fragmentation uses a range of 100 to 400 meters as the zone of influence, or impact buffer, of existing and proposed roads and trails. This range recognizes that the impacts of human disturbance are not fixed but occur along a gradient. Areas closer to the disturbance are more likely to be impacted, while areas more distant may not be affected as severely or as often. Analysis definitions are described below.

**Habitat Fragmentation Analysis Definitions**

1. High Disturbance Areas – Frequent or permanent human occupation; each of the following with a 100-meter impact zone:
   a. Existing homes, urban streets, major roads, and highways
   b. Provides limited habitat value for wildlife, with local exceptions
2. Medium Disturbance Areas – Frequent but not permanent human occupation:
   a. Existing system trails, secondary roads, and recreation facilities (100-meter impact zone)
   b. Social trails (50-meter impact zone)
   c. Provides degraded habitat for wildlife that are accustomed to human disturbance
3. Secondary Habitat – Infrequent human occupation, or expanded influence from high or medium disturbances:
   a. Greater than 100 meters from system trails or 50 meters from social trails
   b. Provides intact habitat for most wildlife, but human activity may impact wildlife behavior and use, depending on the species and context
4. Core Habitat – No human development and minimal human presence:
   a. Greater than 400 meters from development, and 100 meters from social trails
   b. Provides secure, undisturbed habitat for any species where sufficient habitat otherwise exists

The habitat disturbance analysis for the property is shown on page C-15.

**Key Habitat Areas**

Blodgett Open Space contains several key habitat types that are that are important for wildlife. These include:

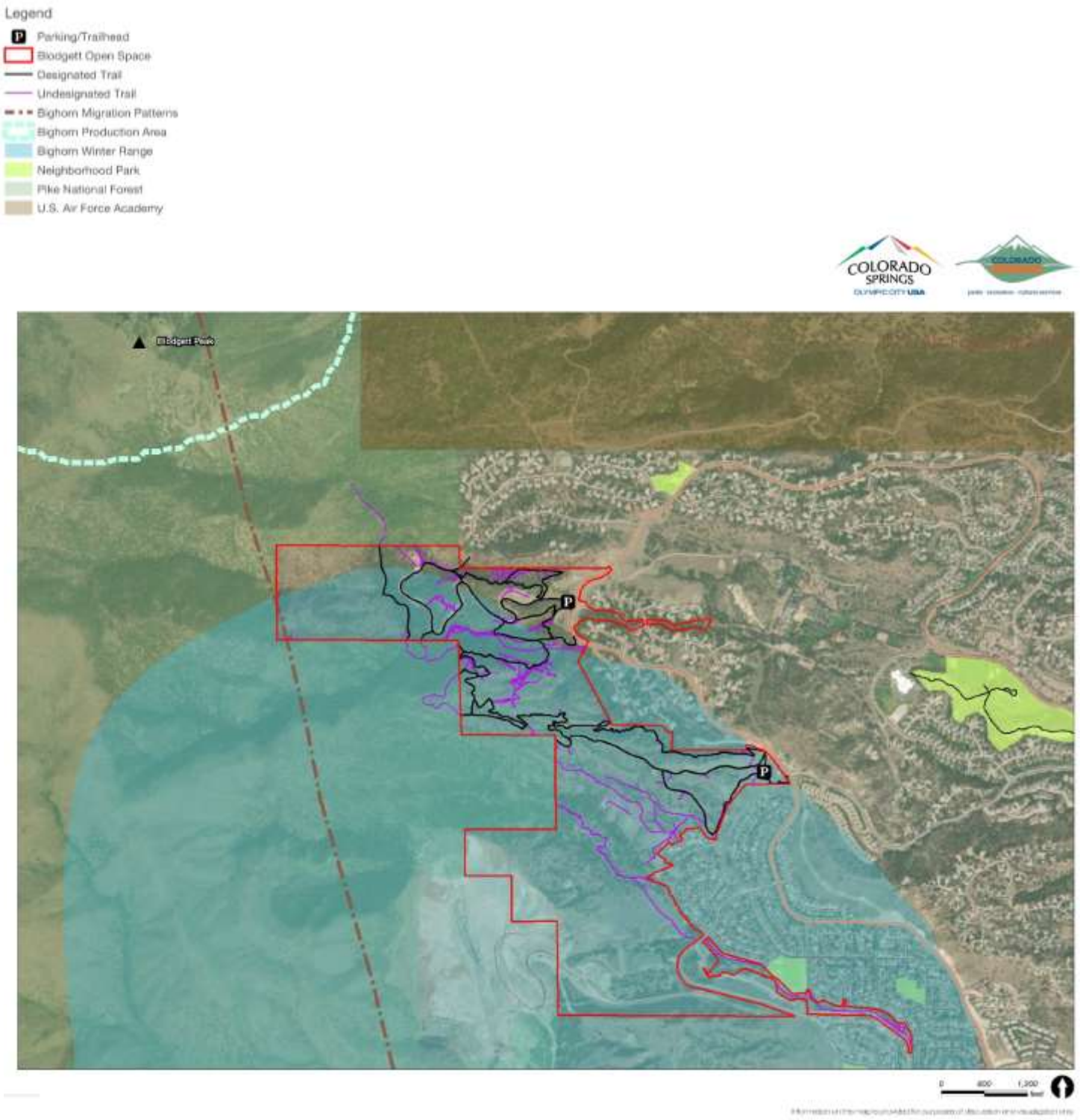
- Riparian habitat – Riparian corridors along the three principal drainages support sensitive vegetation communities that are important for many wildlife species in an otherwise arid environment.
- Mixed conifer forest – The mixed conifer forest communities along the north-facing slopes provide specific habitat for some wildlife species, and serve as a regional island of conifer habitat in the wake of the Waldo Canyon Fire, which burned most of this forest community for several miles to the south.
- Waldo Canyon Fire Burn Area – The burn area has transitioned into an early successional shrubland habitat post-fire. This unique habitat type offers improved visibility, habitat trees, perches, and abundant herbaceous vegetation, fostering an environment conducive to the needs of various species.
- Other key habitat types that occur nearby, but off the property to the west includes habitat that supports bighorn sheep production on the rocky slopes around Blodgett Peak, and several patches of unfragmented core habitat on USFS land west of the Open Space.

Protection and enhancement of these habitat types are priorities for the master and management plan recommendations.

# Appendix C

Existing Conditions and Site Assessment

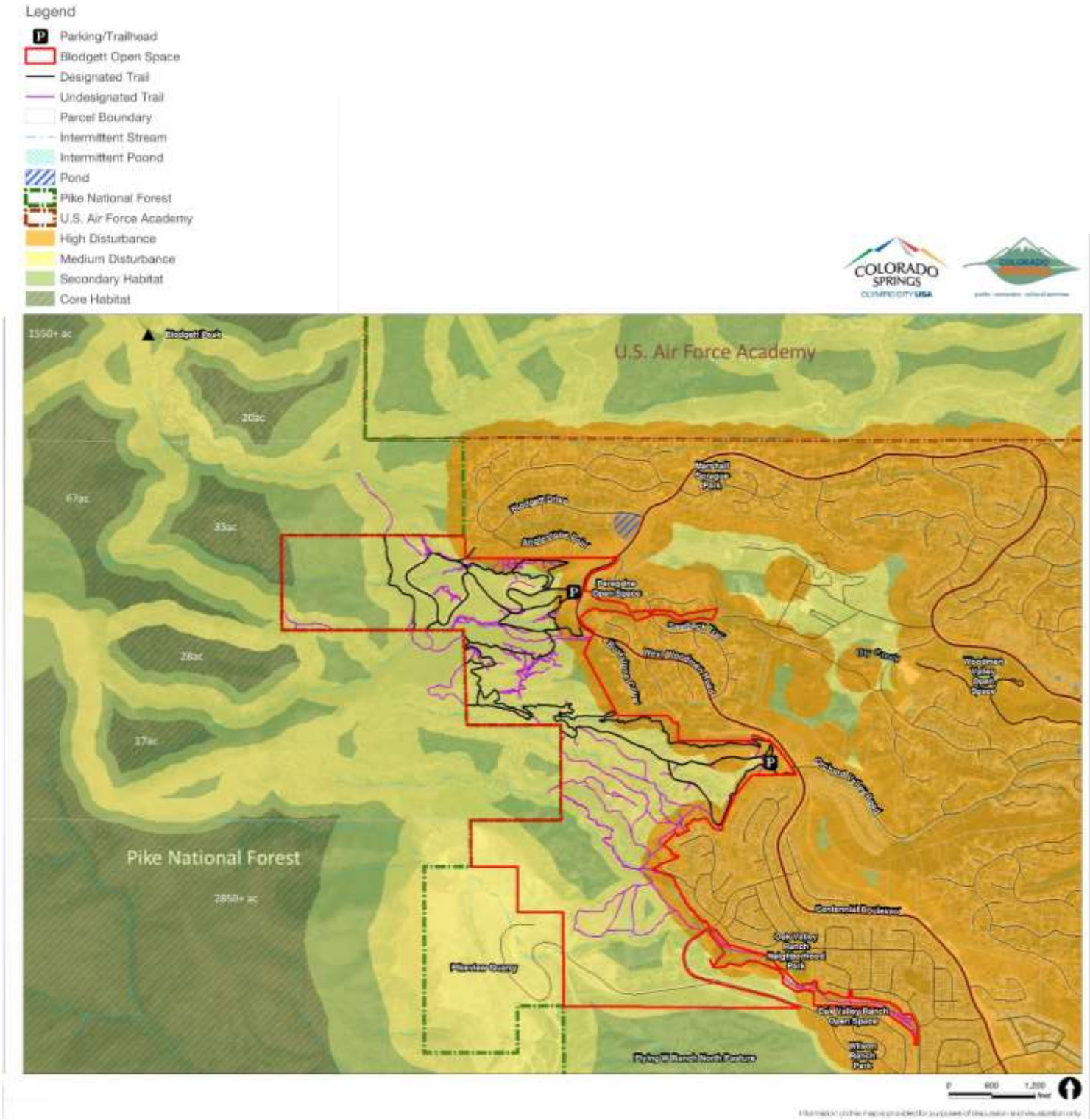
## Bighorn Sheep Habitat



# Appendix C

Existing Conditions and Site Assessment

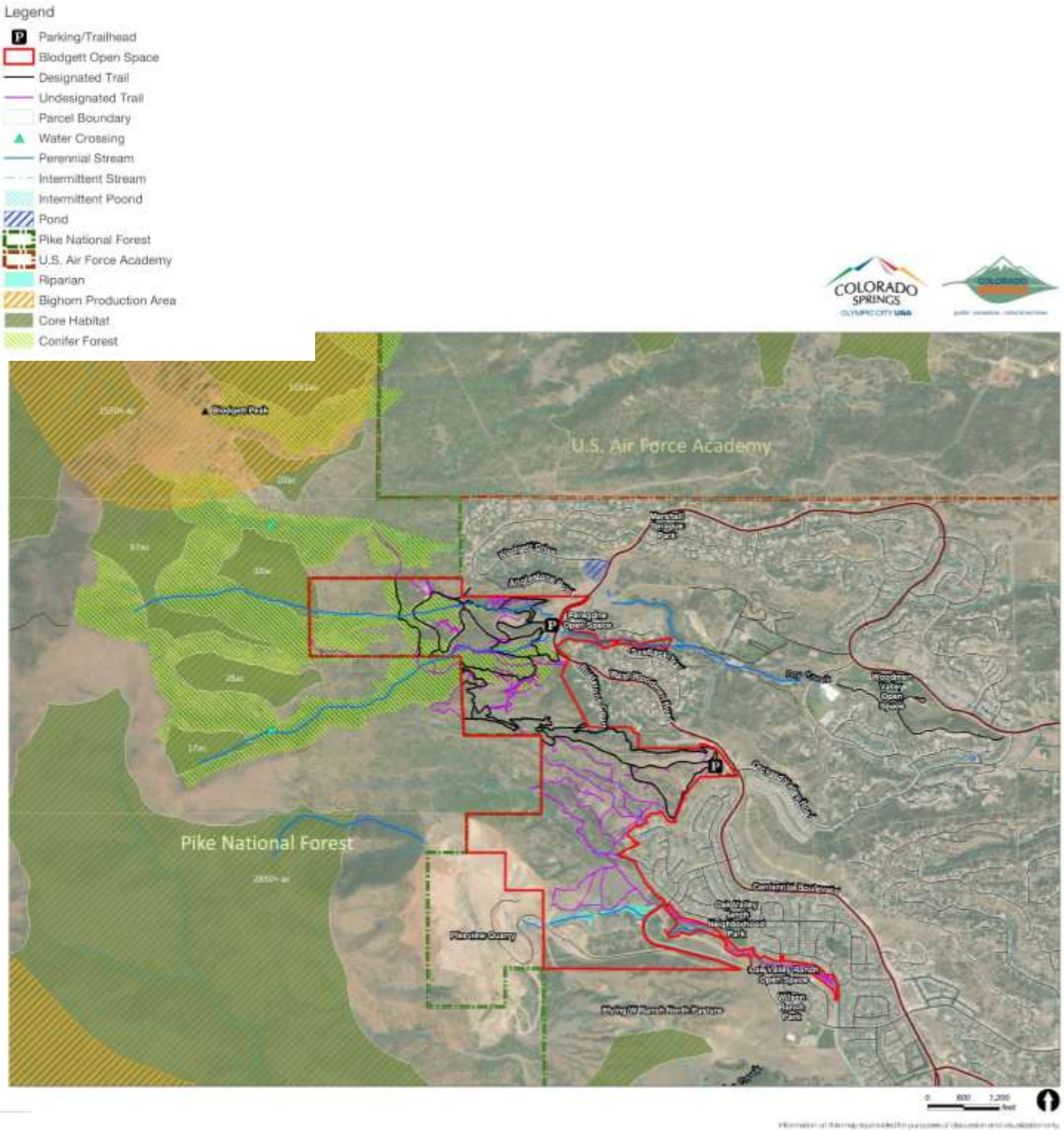
## Habitat Fragmentation



# Appendix C

Existing Conditions and Site Assessment

## Key Habitat Areas



# Appendix C

Existing Conditions and Site Assessment

## Cultural Resources

Blodgett Open Space contains cultural resources associated with the prehistoric and historic contexts of the region, including Native American use, mining exploration, homesteading, and modern settlement of Colorado Springs. In 2023, Alpine Archaeology conducted an archaeological survey of the property. The survey confirmed cultural resource sites associated with development in the early twentieth century. See Appendix B for a history or the property.

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# Appendix D
# Existing Legal Documents

**electronic only**



# Appendix D
# Existing Legal Documents

**electronic only**

AN INITIATED ORDINANCE SUBMITTED TO THE ELECTORS

# OF THE CITY AT THE REGULAR ELECTION ON APRIL 1, 1997 RELATING TO THE CREATION OF A TRAILS, OPEN SPACE AND PARKS PROGRAM THROUGH A SALES AND USE TAX

That there is hereby submitted and referred to the vote of the electors of the City at the regular general election to be held on Tuesday, April 1, 1997 the following proposed ordinance.

**AN ORDINANCE ESTABLISHING A TRAILS, OPEN SPACE AND PARKS PROGRAM FOR THE CITY OF COLORADO SPRINGS.**

**BE IT ENACTED BY THE PEOPLE OF THE CITY OF COLORADO SPRINGS:**

**WHEREAS,** Section 29-2-102, Colorado Revised Statues and Chapter 7 of the Code of the City of Colorado Springs 1980, As Amended ("City Code"), authorize the City of Colorado Springs ("City") to levy a sales or use tax, or both, upon the approval of a majority of the registered electors of the city voting on such proposal; and

**WHEREAS,** the City Code provides that a proposal for a citywide sales and use tax may be referred to the registered electors of the City upon initiation by registered electors pursuant to requirements under the City Code; and

**WHEREAS,** there is a critical need for the preservation of open spice lands and for the provision of trails and parks within the City of Colorado Springs, (the "City") and areas within the immediate vicinity of the City, and it is in the best interests of the present and future citizens of the City to establish a sales tax and use tax of one tenth of one percent (0.10 %) to finance the foregoing; and

**WHEREAS,** it is the intent of this Resolution to encourage, foster and promote public-private partnerships in the preservation of open space lands, trails and parks in the City and surrounding areas; and

**WHEREAS,** registered electors within the City desire to submit this proposal to all registered electors of the City;

**NOW, THEREFORE, BE IT RESOLVED** that the Code of the City of Colorado Springs l980 As Amended, shall be amended to reflect the following provisions:

Section 1) An ordinance amending those sections of Article 2, Chapter 7 of the Code of the City of Colorado Springs 1980 As Amended which reflect the tax rate are hereby amended to reflect an increase of .1%.

## GENERAL PROVISIONS

1. Purpose. The general purposes of this ordinance are as follows:

a. To establish a trails, open space and parks program to acquire real property in the City and El Paso County by various types of actions when determined by the City Council, acting pursuant to authority set forth in this ordinance to be necessary to preserve such areas;

b. To acquire water rights and water storage rights for use in preserving fragile ecosystems, natural areas, scenic vistas and areas, fish and wildlife habitats and corridors, or important areas that support bio diversity, natural resources and landmarks, and cultural, historical and archaeological areas;

c. To acquire mineral and fuel resource rights in order to protect the visual, geological and biological surface features of open space lands and trails;

d. To acquire rights-of-way and easements for access to open space lands and for trails and to build and improve such access ways and trails;

e. To acquire options related to these acquisitions;

f. Conservation of new open. space lands shall be related to resource management including but not limited to water improvements (irrigation, domestic use and recreational use), preservation enhancements (fences, wetlands and wildlife habitat improvements), and passive recreational uses, such as trails, trailhead parking and other access improvements, and restrooms;

g. To manage, patrol, improve and maintain all new open space lands and trails acquired with revenues generated by a sales and use tax approved by the electorate pursuant to this ordinance in accordance with the purposes set forth in this ordinance;

h. To improve new park lands acquired with revenues generated by a sales tax and use tax approved by the electorate pursuant to this ordinance in accordance with this ordinance;

i. To permit the use of the funds generated by the approved sales and use tax for the joint acquisition of new open space lands between the City and the County of El Paso and neighboring counties, recreational districts or with other governmental entities or land trusts, or with private individuals, corporations or entities, as would benefit the citizens of the City;

j. To permit the use of the funds generated by the approved sales and use tax for repaying bonds issued for trails, open space and park capital purchases;

k. Open space for the purposes of this ordinance, are generally described as those lands that are, or which may be in the future, in the public interest to protect and preserve, and which fulfill one or more of the functions described in this ordinance. The interest acquired may include fee simple ownership, leases,

easements, including conservation easements, or development rights. All open space lands purchases in fee simple shall require the payment of fair market value as just compensation. The City shall be authorized, but shall not be obligated, to accept lands donated as trails, open space or park lands which are consistent with the functions or which fulfill the purposes described herein.

l. Open space lands shall serve one or more of the following functions:

1) linkages and trails, access to public lakes, streams, and other suitable open space lands, stream corridors and scenic corridors along existing highways;

2) preservation of fragile ecosystems, natural areas, scenic vistas and areas, fish and wildlife habitats and corridors, or important areas that support bio-diversity, natural resources, significant land formations and landmarks. and cultural, historical and archaeological areas;

3) creating spatial definition of and between urban areas;

4) areas of environmental preservation, designated as areas of concern, Generally in multiple ownership, where several different preservation methods (including other governmental bodies? participation or private ownership) may need to be used;

5) conservation of natural and visual resources, including but not limited to forest lands, range lands, agricultural land, aquifer recharge areas, and. surface water;

6) lands within or adjacent to a park or public open lands whose development potential is clearly incompatible with those lands;

7) preservation of land for educational opportunities and outdoor recreation areas limited to passive recreational use, including but not limited to hiking, photography or nature studies, and if specifically designated, bicycling, horseback riding or fishing.

m. Park lands shall serve one or more of the following functions:

1) Irrigated multi-purpose turf playing areas for both youth and adult baseball, softball, soccer, football, etc.

2) Individual picnic areas and group picnic pavilions;

3) Playgrounds;

4) On site parking; and

5) Restrooms, drinking water fountains and storage areas.

n. Trails are defined as public thoroughfares within and connecting open space lands for non-motorized use, often located in or near natural waterways, and which shall serve one or more of the following functions:

1) Hiking, walking or jogging;

2) Recreational or commuter bicycling; and

3) Horseback riding.

o. No motorized vehicles, other than those necessary for maintenance, emergencies or safety, shall be permitted on trails, open space or parks supported by this ordinance. No right-of-way for new roadways or utility corridors shall be assumed in areas obtained pursuant to this ordinance.

p. When public improvements are located in urban trail corridors, maximum effort will be undertaken to restore the land to its state while also providing for efficient maintenance of the constructed facilities.

2. City Code Definitions Incorporated. For purposes of this ordinance, the definitions of the word contained herein shall be as defined in Chapter 7 of the City Code concerning Sales and Use Taxes which definitions are incorporated herein by this reference.

## DEPOSIT AND EXPENDITURE OF REVENUES

3. The sales tax and other revenue source funding collected pursuant to this ordinance shall be deposited in a special fund, to be known as the "Colorado Springs Trails, Open Space and Parks Fund" (the "Fund") and all revenue derived from said sales and revenues received from other sources shall be allocated and expended only in the following amounts, and for the following purposes:

a. Of the proceeds collected pursuant to this ordinance, a maximum of two percent (2%) may be deposited into an account identified as a Trails, Open Space and Parks Administration, Planning and Maintenance Fund as may be allocated for use by the City Council as recommended by the new Trails, Open Space and Parks Advisory Committee ("Advisory Committee") established by this ordinance for planning purposes as concerning trails, open space and parks.

b. For purposes of Article X, Section 20 of the Colorado Constitution and City Charter Section 7-90, the receipt and expenditure of revenues of the sales and use tax shall be accounted for, budgeted and appropriated separately from other revenues and expenditures of the City and outside of the fiscal year spending of the City as calculated under Article X, Section 20 and City Charter Section 7-90, and nothing, in Article X, Section 20 and City Charter Section 7-90 shall Limit

the receipt and expenditure in each fiscal year of the full amount of such revenues of the sales and use tax, nor shall receipt and expenditure of such revenues affect or limit the receipt or expenditure of any and all other revenues of the City for any fiscal year; nor shall Article X, Section 20, or City Charter Section 7-90 limit the receipt and expenditure of revenues received from sources outside of the sales and use tax described by this ordinance, regardless of the source, and specifically including, but not limited to, any revenues received from the Great Outdoors Colorado Fund or private donations.

c. Private individuals, corporations or entities may form public-private partnerships with the City and the respective municipalities to advance the purposes described in Section I of this ordinance, including the of private donations for such purposes. This ordinance shall not be construed to limit any tax credits or deductions that may be afforded to private individuals, corporations or entities for charitable donations made hereunder and which are permitted by the Internal Revenue Code, as amended.

d. The City may issue bonds as approved by the voters in future elections to advance the capital acquisition purposes of this ordinance.

e. Interest generated from the revenues of the sales and use tax or other revenues received pursuant to this ordinance shall be used for the purposes set forth above in this ordinance.

f. Open Space Lands Account. Of the revenues distributed hereunder, after deductions for planning as described in Section 3.a. above, a minimum of sixty per cent (60%) shall be used only for the acquisition and stewardship of new open space lands as provided herein.

1) The funds allocated for new open space lands shall be expended by the City only for the purposes set forth in Section 1 of this ordinance.

2) Excepting land leases for the growing of agricultural crops, no new open space land acquired through the revenue provided by these sales taxes or other revenue sources as described in this ordinance may be sold, traded or otherwise conveyed, nor may any exclusive license or permit with respect to such open space land be given, until approval is given by a majority vote of the electors of the City in a regular election after referral from the City Council or through a citizen initiative. Prior to such referral to the electors of the City, the proposal shall be reviewed by the Advisory Committee established by this or which shall make a recommendation to the City Council.

3) If the new open space land or any interest acquired in real property by use of proceeds of said sales and use tax generated pursuant to this ordinance be ever sold, exchanged, transferred or otherwise disposed of, the consideration for such sale, exchange, transfer or disposition shall be subject to the same expenditure and use restrictions as those set forth herein for the original proceeds of said sales and use tax and other revenue source, including restrictions set forth in this paragraph; and if such consideration is by its nature incapable of being so subject, then the proposed sale, exchange, transfer or disposition shall be unlawful and shall not be made.

4) Revenue collected by the city that is generated from activities on open space lands acquired with funds generated by this ordinance must be used to acquire, manage, patrol, improve and maintain open space lands consistent with this ordinance.

g. Use for Trails. Of the revenues received from the sales and use tax and other revenue sources, after deductions for planning as described in Section 3.a. above, a maximum of twenty per cent (20%) of the revenues may be used to acquire an interest in new open space land for new trails within the City, including the construction, acquisition and maintenance of new trails, and to join in partnerships with El Paso County, neighboring counties and municipalities incorporated therein, recreational districts or other Governmental entities or land trusts, or with private individuals, corporations or entities, as would benefit the City residents by completing trail plans as they exist as of the passage of this ordinance. Such recreational capital improvements shall be limited to the purposes described in Section 1.m. of this ordinance.

Use for parks. Of the revenues received from the sales and use tax and other revenue sources, after deductions for planning as described in Section 3.a. above, a maximum of twenty per cent (20%) of the revenues may be used to acquire an interest in new open space land for new park areas, including the construction and acquisition (but not maintenance) of new park area recreational capital improvements for the use and benefit of the public. Such recreational improvements shall be limited to the purposes described in Section l.m. of this ordinance. Any funds or other revenue received pursuant to this ordinance that is spent on existing, lands owned by the City may be spent only to establish new parks and related facilities thereon as are described in Section l.m. of this ordinance.

## CITIZENS ADVISORY COMMITTEE

4. If said sales tax is approved, the City Council shall establish and appoint a Trails, Open Space and Parks Advisory Committee which shall be charged with the following duties and responsibilities:

a. To make recommendations to the City Council regarding disbursements of funds from the Colorado Springs Trails, Open Space and Parks Fund, and the selection of open space land to be acquired, maintained, developed or preserved, and establishment of priorities therefor; and may by separate and additional resolutions promulgate such rules and regulations as may be required to implement this proposal for the best interests and preservation of the public peace, health, safety and welfare of the citizens of the City, including without limiting the generality of the foregoing, all rules and regulations designed to assure that all proceeds from said taxes and other revenue sources, reimbursements, rebates or refunds thereof shall be used for the purposes set forth herein.

b. To make recommendations to the City Council concerning the Trails, Open Space and Parks program, to periodically review the open space elements of the comprehensive land use plans for both the City and the County of El Paso, to review the City Manager's budget as it relates to open space matters and to submit its recommendations concerning this budget to the City Council, and it may prepare and submit to the City Council, the City Manager, the Parks Department, the Utility Department or any other City department recommendations on any other matter relating to or affecting the open space program, and it may request and obtain from the City Manager, the Parks Department, the Utility Department or any other City department information relating thereto.

5. To assist the Advisory Committee in carrying out its functions in an efficient manner, the Advisory Committee shall be authorized to recommend to City Council the expenditure of up to two percent (2%) of the revenues collected by the City to retain outside professional services to the extent necessary or appropriate. Such expenses shall be considered part of and count against the administration expenses described in Section 3.a. of this ordinance, and abject to the limitations set forth therein.

6. The members of said Advisory Committee shall all be residents of the City, shall not hold elected public office, shall serve without pay and shall be appointed by the City Council. At a minimum, said Advisory Committee shall include at least one member from each of the following:

a. one (1) representative appointed at large selected from lists of nominees submitted by non-profit groups whose mission includes promoting and protecting open space lands;

b. one (1) representative appointed at large selected from lists of nominees submitted by non-profit neighborhood groups; and

c. one (1) representative appointed at large selected from lists of nominees submitted by non-profit groups whose mission includes promoting and protecting trails.

7 . In the year 2009, the Advisory Committee shall draft language for and recommend to the City Council a ballot measure which shall be referred to the electors of the City in November 2010 concerning renewal of this ordinance.

## BIENNIAL REVIEW

8. The City Council shall adopt regulations requiring biennial review by the City Council, with City and Advisory Committee participation, of the expenditures of all of the net proceeds from said sales tax and other revenue sources made for the precede two (2) years, and of the proposed expenditures to be made during the next succeeding two (2) years when appropriate, with a view to establishing priorities therefor; and for such purpose the relevant official City audit reports shall be made available to the Advisory Committee and to the City Council.

## EFFECTIVE DATE - EXPIRATION DATE

9. Upon adoption by the electorate at the election on April 1, 1997, of the sales and use tax to fund the trails, open space and parks program described in this ordinance, this ordinance shall become effective and in force at 12:01 a.m. on July 1, 1997, and shall expire at 12:00 a.m. on April 30, 2009, unless renewed by a vote of the electors of the City; and upon said expiration all moneys remaining in any of the Funds created hereunder may continue to be expended for the purposes set forth herein until completely exhausted.

## MISCELLANEOUS

10. Severability. If any section, paragraph, clause, or provision of this ordinance, or the ballot question submitted to the registered electors at the election shall be adjudged to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses' or provisions of this ordinance or said ballot question. It is the intention of the City Council that the various parts of this ordinance and said ballot question are severable. 11. Repeal and Amendment. If this ordinance is approved by a majority of the registered electors of the City at the election to be held on April 1, 1997, its provisions shall not be repealed or amended except by a vote of the registered electorate of the City.

Section 2) If passed by the electorate, this ordinance shall be in full force and effect on July 1, 1997.

J. Patrick Kelly El Paso Cty,CO
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Rec $30.00 1 of 6

# SPECIAL WARRANTY DEED

The undersigned ("Grantors"), in consideration of $2,600,000 in cash and charitable contributions, the receipt and sufficiency of which are hereby acknowledged, sell and convey to The City of Colorado Springs, a Colorado home rule city whose address is 30 S. NEVADA AVENUE ROOM #403 COLORADO SPGS, CO 80903 the real property described on Exhibit A hereto with all its appurtenances, and warrants the title against all persons claiming under Grantors, subject to the matters on Exhibit B attached hereto.

No Documentary - Statutory Exemption Actual Consideration $2,600,000.00

Grantors:

Sheila Venezia (48.675%)

John Venezia (6.65833%)

Daniel Venezia (6.16667%)

Kathleen ~~Venezia~~ Berry (6.1666%)

Kim Christensen Wyse (3.375%)

Lew Christensen & Associates (8.25%)
by C. Lewis Christensen President

Rosemarie Venezia (6.16667%)

Dean Venezia (6.16667%)

30.00

Edward Robinson (5.0%)

Brett Christensen (3.375%)

by C. Lewis Christensen, her Attorney in fact

ACKNOWLEDGEMENT(S)

STATE OF COLORADO )
) ss
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 26th day of March, 2001, by Sheila Venezia.

Witness my hand and official seal.

My Commission Expires: 11/30/2002

Notary Public

LISA A. MOORE NOTARY PUBLIC STATE OF C

My Commission Expires 11/30/02

20011536-7



SKLD LA SKL10074 EL 39309-2001.001

Special Warranty Deed
Peregrine/City of Colorado Springs
March 2001

J. Patrick Kelly El Paso Cty,CO
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STATE OF COLORADO )
) ss
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 26th day of March, 2001 by C. Lewis Christensen as the President of Lew Christensen & Associates.

Witness my hand and official seal.

My Commission Expires: 11/30/2002

Lisa A. Moore
Notary Public

LISA A. MOORE NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 11/30/2002

STATE OF COLORADO )
) ss
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 26th day of March, 2001 by John Venezia.

Witness my hand and official seal.

My Commission Expires: 11/30/2002

Lisa A. Moore
Notary Public

LISA A. MOORE NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 11/30/2002

STATE OF COLORADO )
) ss
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 26th day of March, 2001 by Rosemarie Venezia.

Witness my hand and official seal.

My Commission Expires: 11/30/2002

Lisa A. Moore
Notary Public

LISA A. MOORE NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 11/30/2002

Special Warranty Deed
Peregrine/City of Colorado Springs
March 2001

J. Patrick Kelly El Paso Cty,CO 201039309
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Rec $30.00 3 of 6

STATE OF COLORADO )
) ss
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 26th day of March, 2001, by Daniel Venezia.

Witness my hand and official seal.

My Commission Expires: 11/30/2002

Notary Public

LISA A. MOORE NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 11/30/2002

STATE OF COLORADO )
) ss
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 26th day of March, 2001, by Dean Venezia.

Witness my hand and official seal.

My Commission Expires: 11/30/2002

Notary Public

LISA A. MOORE NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 11/30/2002

STATE OF COLORADO )
) ss
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 26th day of March, 2001, by Kathleen ~~Venezia~~ BERRY & M

Witness my hand and official seal.

My Commission Expires: 11/30/02

Notary Public

LISA A. MOORE NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 11/30/2002

Special Warranty Deed
Peregrine/City of Colorado Springs
March 2001

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STATE OF COLORADO )
) ss
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 26th day of March, 2001, by Edward Robinson

Witness my hand and official seal.

My Commission Expires: 11/30/02

LISA A. MOORE NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 11/30/2002

Notary Public

STATE OF COLORADO )
) ss
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 26th day of March, 2001, by Kim Christensen Wyse by C. Lewis Christensen as Attorney in Fact.

Witness my hand and official seal.

My Commission Expires: 11/30/02

LISA A. MOORE NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 11/30/2002

Notary Public

STATE OF COLORADO )
) ss
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 26th day of March, 2001, by Brett Christensen.

Witness my hand and official seal.

My Commission Expires: 11/30/02

LISA A. MOORE NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 11/30/2002

Notary Public

*EXHIBIT A*

*Order Number: 200115336*

*LEGAL DESCRIPTION*

*PARCEL A:*

*The Southeast Quarter of the Northwest Quarter; the Southwest Quarter of the Northeast Quarter; the Southeast Quarter of the Northeast Quarter, and the Northeast Quarter of the Southeast Quarter, all in Section 4, Township 13 South, Range 67 West of the 6th P.m. in the City of Colorado Springs, El Paso County, Colorado, EXCEPTING THEREFROM:*

*(a) that portion of the Southwest Quarter of the Northeast Quarter conveyed to the City of Colorado Springs by Warranty Deed recorded March 3, 1995 in Book 6611 at Page 1377 of the El Paso County, Colorado records, and now platted as UPPER WOODMEN VALLEY RESERVOIR by plat recorded July 29, 1994 in Plat Book F-5 at Page 186 of said El Paso County records.*

*(b) those portions of the Southeast Quarter of the Northeast Quarter now included within the areas platted as CEDAR VALLEY AT PEREGRINE FILING NO. 1 by plat recorded January 19, 1994 in Plat Book F-5 at Page 82 of said El Paso County records and platted as ANGLESTONE AT PEREGRINE by plat recorded June 20, 1995 in Plat Book H-5 at Page 17 of said El Paso County records.*

*PARCEL B:*

*Those portions of the Southwest Quarter of the Northwest Quarter and of the Northwest Quarter of the Southwest Quarter of Section 3, Township 13 South, Range 67 West of the 6th P.M. in the City of Colorado Springs, El Paso County, Colorado, which lie [a] Southerly of the South boundary of ANGELSTONE AT PEREGRINE as depicted on the plat thereof recorded June 20, 1995 in Plat Book H-5 at Page 17 of said El Paso County records; [b] Westerly of the Northwesterly, Westerly, and Southwesterly boundaries of MAHOGNANY VALE AT PEREGRINE FILING NO. 2 as depicted on the plat thereof recorded August 7, 1996 at Reception No. 96099980 of said El Paso County records, and [c] Northerly of that parcel of ground conveyed to Point Aerie, Ltd. by Quitclaim Deed recorded December 26, 1995 in Book 6789 at Page 165 of said El Paso County records.*

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EXHIBIT B:

[1] Terms, conditions, and provisions of Ordinance No. 81-139 of the City Council of the City of Colorado Springs: AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT TERRITORY SOMETIMES KNOWN AS MOUNT ST. FRANCIS ADDITION recorded June 27, 1981 in Book 3460 at Page 591.

[2] Terms, conditions, and provisions of Ordinance No. 87-102 of the City Council of the City of Colorado Springs: "...ESTABLISHING AND CREATING THE CITY OF COLORADO SPRINGS PEREGRINE GENERAL IMPROVEMENT DISTRICT...." recorded May 27, 1988 in Book 5512 at Page 1132.

[3] Avigation Easement granted to the United States Air Force Academy for the passage of aircraft used in the Academy's airmanship program through the airspace above the surface of Grantor's property, together with the right to cause noise and other effects of flight, by instrument recorded March 23, 1992 in Book 5951 at Page 445.

[4] An easement 50 feet wide for the installation, maintenance, repair, and replacement of public improvements and utilities, together with rights of ingress and egress thereto, as granted to the City of Colorado Springs by instrument recorded May 27, 1993 in Book 6182 at Page 4.

[5] An easement for the installation, maintenance, repair, and replacement of drainage facilities as granted to the City of Colorado Springs by instrument recorded May 27, 1993 in Book 6182 at Page 8.

[6] An easement for the installation, maintenance, repair, and replacement of drainage facilities as granted to the City of Colorado Springs by instrument recorded May 27, 1993 in Book 6182 at Page 12.

[7] An easement 50 feet wide for the installation, maintenance, repair, and replacement of a water line, together with rights of ingress and egress thereto, as granted to the City of Colorado Springs by instrument recorded March 17, 1994 in Book 6403 at Page 861.

[8] An easement 50 feet wide for access and the installation, maintenance, repair, and replacement of utilities lines, as granted to the City of Colorado Springs by instrument recorded May 27, 1994 in Book 6456 at Page 355.

[9] An easement 50 feet wide for access and the installation, maintenance, repair, and replacement of utilities lines, as granted to the City of Colorado Springs by instrument recorded May 27, 1994 in Book 6456 at Page 359.

[10] An easement 40 feet wide for the installation, maintenance, repair, and replacement of a water line, together with rights of ingress and egress thereto, as granted to the City of Colorado Springs by instrument recorded July 26, 1994 in Book 6494 at Page 358.

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ROBERT C. "BOB" BALINK El Paso County, CO
11/09/2006 10:07:22 AM
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After recording, return to:
The Board of County
Commissioners of El Paso County
27 East Vermijo, Third Floor
Colorado Springs, CO 80903

# ASSIGNMENT OF INTEREST IN AND AMENDMENT TO DEED OF CONSERVATION EASEMENT (Blodgett Ranch Properties, LLC Property)

THIS ASSIGNMENT OF INTEREST IN AND AMENDMENT TO DEED OF CONSERVATION EASEMENT (the "Assignment") is entered into this 6th day of November, 2006, by and between:

(i) THE WILLIAM J. PALMER PARKS FOUNDATION, INC., a charitable nonprofit Colorado corporation, a/k/a The Palmer Land Trust, 915 W. Cucharras Street, Colorado Springs, CO 80905 ("Palmer Land Trust") which is the Grantee under the Conservation Easement described herein, as Assignor;

(ii) EL PASO COUNTY ACTING BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, 27 East Vermijo, Third Floor, Colorado Springs, Colorado 80903 ("El Paso County") as Assignee, and;

(iii) BLODGETT RANCH PROPERTIES, LLC, a Colorado limited liability company ("Grantor") who has executed this Assignment for the purpose of acknowledging its consent to the Assignment.

## RECITALS

A. Grantor conveyed a Deed of Conservation Easement to the Palmer Land Trust dated August 20, 2003 recorded August 20, 2003 at Reception No. 203193483 of the records of the El Paso County, Colorado, Clerk and Recorder (the "Conservation Easement") which encumbered the Property described in **Exhibit "A"**.

B. Paragraph 18 of the Conservation Easement permits assignment of Palmer Land Trust's interest as Grantee to another "qualified organization" as that term is defined under Section 170(h) of the Internal Revenue Code of 1986, as amended.

C. El Paso County is a qualified organization under Section 170(h) of the Internal Revenue Code of 1986, as amended, and is authorized to acquire and hold conservation easements under Colorado law.

D. El Paso County has executed this Assignment as Assignee of the interest of Palmer Land Trust under the Conservation Easement and by this Assignment accepts assignment of the interest of Palmer Land Trust in the Conservation Easement.

E. Amendments to the Conservation Easement identified herein are required in order for El Paso County to accept assignment of the Conservation Easement.

**AGREEMENT**

NOW, THEREFORE, in consideration of Ten Dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Assignment. Palmer Land Trust hereby assigns all of its rights and obligations as Grantee under the terms of the Conservation Easement to El Paso County, as permitted in the Conservation Easement.

2. Acceptance of Assignment. El Paso County hereby accepts the assignment of the rights and obligations of Palmer Land Trust as Grantee under the Conservation Easement as Assignee and successor Grantee. El Paso County and Palmer Land Trust agree that a condition of this Assignment is that El Paso County, as Grantee, continue to carry out the conservation purposes of the Conservation Easement as originally intended to advance.

3. Release of Original Grantee. Palmer Land Trust is hereby released from any and all obligations as Grantee under the terms of the Conservation Easement arising after the date of this Assignment.

4. The Parties hereby agree that the specific provisions of the Conservation Easement shall be amended as follows:

A. Replace paragraph H of the Recitals with the following: Grantee is a governmental organization qualified under Colorado law and Section 170(h) of the Internal Revenue Code of 1986, to hold conservation easements.

B. Add the following language to paragraph 3.n.: Given Grantor's ability to store and use fuels, fertilizers, treated lumber and legal chemicals for agricultural operations, if, at any time, there occurs, or has occurred, a release of any solid waste, petroleum products, or hazardous materials which are polluting, or otherwise contaminating to the air, water, or in any way harmful or threatening to human health or the environment, Grantor agrees to take all steps reasonably necessary to assure their containment and remediation, including any cleanup that may be required.

**ASSIGNOR**:

WILLIAM J. PALMER PARKS FOUNDATION, INC.

By: _____

Title: President

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

The foregoing document was acknowledged before me this 26th day of October 2006, by Elizabeth Seemon Dicey, as President of the William J. Palmer Parks Foundation, Inc.

Witness my hand and official seal.

Juanita A. Kelley
Notary Public
My commission expires: 02-05-09

JUANITA A. KELLEY NOTARY PUBLIC STATE OF COLORADO

ASSIGNEE

THE BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By Sallie Clark
Name: Sallie Clark
Title: Chair

Attest:

Deputy County Clerk to the Board

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

The foregoing document was acknowledged before me this 5th day of October, 2006 by Sallie Clark as Chair of The Board of County Commissioners of El Paso County, Colorado, as Assignee, as attested to by Eilen Wheeler, Deputy County Clerk to the Board.

WITNESS my hand and official seal.

Norma J DeHerrera
Notary Public
My commission expires: 9/24/10

NORMA J DEHERRERA NOTARY PUBLIC STATE OF COLORADO

## CONSENT AND APPROVAL OF AMENDMENTS

BLODGETT RANCH PROPERTIES, LLC hereby consents to the Assignment of the Conservation Easement and the amendments thereto as identified herein of which it is Grantor, dated and recorded August 20, 2003 at Reception No. 203193483 of the records of the El Paso County, Colorado, Clerk and Recorder, from PALMER LAND TRUST to EL PASO COUNTY acting by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO and releases Palmer Land Trust for any past acts and omissions as holder of the Conservation Easement. BLODGETT RANCH PROPERTIES, LLC agrees to look solely to El Paso County to discharge the obligations of the holder of the Conservation Easement arising after the date of this Assignment.

BLODGETT RANCH PROPERTIES, LLC

BY: Michael P. Slattery

Michael P. Slattery, General Manager

Date: Nov. 6, 2006

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

The foregoing document was acknowledged before me this 6th day of November 2006, by Michael P. Slattery as General Manager of Blodgett Ranch Properties, LLC.

WITNESS my hand and official seal.

Juanita A Kelley

Notary Public

My commission expires: 02-05-09

JUANITA A. KELLEY NOTARY PUBLIC STATE OF COLORADO

## EXHIBIT "A"

**LEGAL DESCRIPTION:** BLODGETT RANCH PROPERTIES, LLC

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S89°50'13"E ON THE SOUTHERLY BOUNDARY LINE OF SAID MAHOGANY VALE AT PEREGRINE FILING NO. 3, A DISTANCE OF 64.48 FEET;
THENCE S00°10'17"W, A DISTANCE OF 243.92 FEET;
THENCE S90°00'00"E, A DISTANCE OF 1028.56 FEET;
THENCE N02°41'10"E, A DISTANCE OF 67.57 FEET;
THENCE S87°18'50"E, A DISTANCE OF 30.77 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 27°38'00", A RADIUS OF 230.00 FEET, A DISTANCE OF 110.93 FEET TO A POINT OF TANGENT;
THENCE S59°40'50"E, A DISTANCE OF 80.32 FEET;
THENCE N30°19'10"E, A DISTANCE OF 20.41 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD AS PLATTED IN CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2, RECORDED IN PLAT BOOK R-3 AT PAGE 57, EL PASO COUNTY, COLORADO;
THENCE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CENTENNIAL BOULEVARD, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S33°42'47"W, HAVING A DELTA OF 21°18'18", A RADIUS OF 666.80 FEET, A DISTANCE OF 247.95 FEET TO A POINT OF TANGENT;
2. S34°58'55"E, A DISTANCE OF 385.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT "A" AS PLATTED IN OAK VALLEY RANCH FILING NO. 6, RECORDED IN PLAT BOOK G-5 AT PAGE 27;

THENCE S88°47'16"W ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 626.02 FEET;
THENCE N00°00'00"E, A DISTANCE OF 372.67 FEET;
THENCE N90°00'00"W, A DISTANCE OF 1364.35 FEET;
THENCE N00°00'00"E, A DISTANCE OF 362.13 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 96099980;
THENCE S89°50'13"E ON SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 281.57 FEET TO THE POINT OF BEGINNING.

10

# DEED OF CONSERVATION EASEMENT
BLODGETT RANCH

**THIS DEED OF CONSERVATION EASEMENT** is made this 20th day of August, 2003, by BLODGETT RANCH PROPERTIES, LLC, a Colorado limited liability company having an address at 7870 Ravenstone Court, Colorado Springs, CO 80919 ("Grantor"), in favor of WILLIAM J. PALMER PARKS FOUNDATION, INC., a charitable nonprofit Colorado corporation, having an address at P.O. Box 1281, Colorado Springs, Colorado 80901 ("Grantee").

## RECITALS:

A. Grantor is the sole owner in fee simple of certain real property in El Paso County, Colorado, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"). The Property is adjacent to approximately sixty (60) acres which will sometimes be utilized in connection with the Property and which is legally described on Exhibit "B" attached hereto and incorporated by this reference (the "Adjacent Property").

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

C. Colorado Revised Statutes §§33-1-101, *et. seq.*, provides in relevant part that "it is the declared policy of the State of Colorado that the wildlife and their environment are to be protected, preserved, enhanced and managed for the use, benefit and enjoyment of the people of this state and its visitors." Additionally, Colorado Revised Statutes §§38-30.5-101, *et. seq.*, provides for the establishment of conservation easements to maintain land "in a natural, scenic or open condition, or for wildlife habitat, or for agricultural . . . or other use or condition consistent with the protection of open land having wholesome environmental quality or life-sustaining ecological diversity".

D. In particular, the Property possesses at least the following Conservation Values:

(1) Trails Connection. The Property will be used for a public trail connection to the 167 acre Blodgett Peak Open Space owned by the City of Colorado Springs. There currently is no direct public access to the southern portion of the Open Space. In addition, the trail connection through the Property will be incorporated into the Woodmen Trail, connecting Blodgett Peak Open Space to other future open space to the east across Centennial Boulevard.

(2) Open Area Connection. The Property is adjacent to the Blodgett Peak Open Space. The Property is also adjacent to future open space to the east across Centennial Boulevard, which is currently under review in the Peregrine Master Plan.

Robert C. Balink El Paso Cty,CO
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(3) Wildlife. The Property provides habitat for wildlife typical of scrub oak and foothill grassland vegetation communities, including deer, coyote, and numerous species of resident and migratory birds.

(4) Scenic. The Property is an undeveloped natural area visible from Centennial Boulevard and the surrounding neighborhood. The Property is located within the Hillside Overlay Zone. Lands within this zone are considered significant landscape and aesthetic features within the City of Colorado Springs.

(5) Ecological. The Property is essentially in a natural condition, with minimal soil erosion, vegetation dominated by native plant species, and few state-listed noxious weeds.

E. The parties acknowledge that specific Conservation Values of the Property are being documented in an inventory of natural features of the Property, (the "Baseline Documentation"). A copy of the Baseline Documentation, signed by both the Grantor and the Grantee, will be kept on file at the offices of the Grantor and the Grantee. The Baseline Documentation shall consist of reports, maps, photographs, and other documentation that the parties agree to provide, collectively, an accurate representation of the Property at the time of this grant and which is intended to serve as an objective information baseline for monitoring compliance with the terms of this grant.

F. The Grantor intends that the Property's natural characteristics and Conservation Values, as cited above, be preserved and that the Property be used as a ranch in conjunction with the Adjacent Property and for recreational uses, which will be compatible with the Grant.

G. Grantor further intends, as owner of the Property, to convey to Grantee the affirmative right to preserve and protect the Conservation Values of the Property in perpetuity exclusively for conservation purposes by allowing no development on the Property and by extinguishing any and all development rights and allocation and density rights and allocations, whether presently existing or arising in the future.

H. Grantee is a publicly supported, tax-exempt nonprofit organization, qualified under Section 501(c)(3) of the Internal Revenue Code, as amended, and a qualified organization as defined under Section 170(h) of the Internal Revenue Code, as amended, whose primary purpose is the preservation, protection, or enhancement of land in its natural, scenic, historical, agricultural, forested, and/or open space condition.

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

**NOW, THEREFORE,** in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of the State of Colorado, and in particular C.R.S. § 38-30.5-101 et seq., Grantor hereby voluntarily grants and conveys to

Grantee a Conservation Easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth ("Easement").

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

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

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

b. To enter upon the Property at reasonable times upon prior notice to the Grantor in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement and to observe, study and make educational and scientific observations on the Property and for purposes of leading, organizing and facilitating public hikes, bird watching and similar activities on the Public Trail on the Property giving the public full access to such Public Trail for those purposes; provided, however, that such right of entry shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property consistent with this Easement; and

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

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

a. New Structures and Improvements. New buildings, improvements, and other structures and improvements may not be built without the advance written permission of Grantee except as are permitted in paragraph 4. Grantee may withhold such permission, in its reasonable discretion, if Grantee determines that the proposed building, structure, or improvement will diminish or impair one or more of the Conservation Values of the Property.

b. Subdivision. Any division, subdivision or de facto subdivision of title to the Property, whether by physical or legal process, is prohibited and any and all rights, however designated, now or hereafter associated with the Property pursuant to governmental laws or regulations, to compute number of structures, development density, lot yield, or any similar

development variable on or pertaining to the Property or any other property shall be surrendered and donated to the Grantee.

c. Timber Harvesting. Trees may be cut to help construct the Public Trail, to control insects and disease, to control invasive non-native species, and to prevent personal injury and property damage. Dead trees may also be cut for firewood and other uses on the Property. Commercial timber harvesting on the Property shall be prohibited; however, cutting a limited quantity of trees to be used on the Property and on the Adjacent Property as fence and corral posts, corral rails and for other similar purposes in connection with ranching activities on the Property and on the Adjacent Property shall be permitted.

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

e. Road Construction and Paving and Public Trail Construction. Other than the interior ranch roads that exist as of the date of this Easement, the road which will access the barn and the road which will access the Adjacent Property, both of which are shown on Exhibit "C" attached hereto, Grantor shall not construct any new roads without first obtaining Grantee's written consent. Grantor, and its Public Trail easement grantee, may construct the Public Trail on the Property which is shown on Exhibit "C" attached hereto without obtaining consent from Grantee. Subject to the aforementioned exceptions Grantee may withhold its permission if it reasonably determines that any proposed new road will diminish or impair any of the Conservation Values of the Property. No portion of the Property shall be paved or otherwise covered with concrete, asphalt, or any other paving material, without the advance written permission of Grantee. Grantee shall give such permission unless Grantee determines that the proposed paving or covering of the soil will diminish or impair any of the Conservation Values of the Property or is otherwise inconsistent with this Easement.

f. Trash. The dumping or uncontained accumulation of any kind of trash or refuse on the Property, or the storage or any other deposit of abandoned vehicles, is prohibited. However, waste material generated on the Property as a consequence of a permitted use may be buried provided the ground over it is restored to its original vegetative condition. Collections of cars and trucks and working and farming and recreational equipment are permitted, and normally will be parked in the Building Envelope area.

g. Water Rights. Grantor shall retain and reserve the right to use water rights sufficient to maintain and improve the Conservation Values of the Property, and shall not transfer, encumber, lease, sell or otherwise separate any water rights associated with the Property from title to the Property itself. Grantor shall have the right to preserve, use, enhance and protect water rights as may be appropriate.

h. Commercial or Industrial Activity. No commercial or industrial uses shall be allowed on the Property. However, ranching, forestry, the construction of perimeter fencing, boarding up to six (6) horses on the Property, horse back riding for hire, horseback lessons in a riding arena in the Building Envelope on the Property, farming, home office or home business

and any other use or practice expressly permitted under paragraph 4 shall not be considered a commercial or industrial use.

i. Feedlot. The establishment or maintenance of any commercial feedlot is prohibited. A commercial feedlot shall be defined for purposes of this Easement as a permanently constructed, confined area or facility, within which the land is not grazed or cropped annually, for the purpose of engaging in the business of reception and feeding of livestock. Cattle feeding operations on the Property which are consistent with normal ranching practices shall not constitute a commercial feedlot.

j. Motor Vehicles. The use of motor vehicles, including automobiles, snow mobiles, ATV's, four wheelers and motorcycles, which would in any way in result in substantial degradation of the Property and wildlife habitat thereon is prohibited, except such vehicular use as is necessary for ranch or forestry management purposes, and other permitted uses and practices stated in paragraph 4. Such degrading uses shall include, without limitation, those which increase susceptibility of the soil to erosion or disturb wildlife.

k. Billboards. The construction, placing or erection of any commercial signs or billboards on the Property is prohibited except for directional signs for a proposed bed and breakfast to be located on the Adjacent Property.

l. Alternation of Watercourses and Topography. The Grantor shall not change, disturb, alter, excavate, or impair any watercourse or wetland or alter the land surface through grading or soil dumping or trenching, except as may be necessary for activities related to the purpose of this Easement, such as Public Trail construction.

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

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

4. Reserved Rights. Grantor reserves to itself, and to its successors and assigns, all rights accruing from their ownership of the Property, except for rights granted in connection with the Public Trail, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Easement. Grantor retains the right to control access to the Property by all persons, except that Grantee and its designated agents shall have the right of ingress and egress at reasonable times and upon giving prior notice to Grantor for the purpose of inspecting the Property to insure compliance with the terms of this Easement. Grantor and Grantee acknowledge that the present

uses of the Property are permitted uses hereunder. The following uses and practices, though not an exhaustive recital of consistent uses and practices, are permitted under this Easement, and these uses and practices are not to be precluded, prevented, or limited by this Easement. Grantor retains the following rights:

a. To conduct conservative ranching operations on the Property (whether or not operated for a profit), including pasturing, grazing, and care of horses and other livestock consistent with recognized ranching practices; provided that such ranching activities shall not result in over-grazing or in the pollution or degradation of any surface or sub-surface waters. The intent of the Grantor is that the permissible number of animal units should be consistent with sound ranching practices.

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

c. To construct a perimeter fence and livestock fencing used in ranching operations; to maintain, repair and replace fences at locations of Grantor's choosing as may be necessary or desirable to maintain the Property in its current condition. Grantor may place new fencing in locations of its choosing within the Building Envelope without the need to obtain Grantee's consent.

d. To use the Property for the primary purpose of the enjoyment of the open space and as a venue for Grantor's ranching, farming, forestry, recreational and horseback riding activities on the Property and grazing its horses and other livestock anywhere on the Property without the need to obtain Grantee's consent.

e. Grantor may construct ditches, corrals and pastures with Grantee's consent which shall be granted so long as the proposed improvement does not impair the Conservations Values.

f. Grantor may also construct the Public Trail, the access road to the barn and the access road to the Adjacent Property in the respective locations shown on Exhibit "C" attached hereto.

g. To construct, develop, maintain and operate existing and additional wells, ditches, water storage and pipeline facilities, sewer line facilities, electrical lines, natural gas lines, telephone lines and cable television lines, and generally to appropriate, employ and use all surface and ground water that may be allowed under Colorado Water Law; provided, however, that the development and use of such water resources shall be compatible with the purposes of this Easement, such as domestic use; furthermore, all of the aforementioned utility lines and facilities must be installed in a manner which will minimize the damage to the surface of the Property and Grantor must restore and re-vegetate the ground with vegetation substantially

similar to the vegetation which existed prior to the installation. Additionally, all such utilities shall be located underground.

h. To construct, maintain, occupy and replace a barn with stables and bunkroom on the Property. The barn, with stables, bunkroom, lavatory, storage access for feed, paddocks, riding arenas and a stand-alone hay storage facility and similar structures, as well as a vehicle parking area, shall be located within a one and one-half (1 ½) acre building envelope which is shown on Exhibit "C" attached hereto. Grantor may create earth berms around such dwellings and other buildings and thin the trees within the building envelope. Grantor shall be permitted to develop, construct and improve, within the building envelope, to the extent that such development, construction, and improvements are permitted by the building, development, grading, zoning and all other relevant codes and ordinances of the City of Colorado Springs, as amended from time to time; provided, however, that all such utilities will be located underground. Grantor shall give Grantee written notice in accordance with paragraph 5 before any construction is commenced in order to ensure that the location of the improvements is within the building envelope shown on Exhibit "C".

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

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

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

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

j. To observe, study and make educational and scientific observations on the Property and to retain all rights to lead, organize and facilitate public hikes, bird watching and similar activities on the Public Trail and elsewhere on the Property.

k. To sell, mortgage, bequeath, or donate the Property. Any conveyance will remain subject to the terms of the Conservation Easement and the subsequent Owner will be bound by all obligations in this agreement.

5. Notice of Intention to Undertake certain Permitted Actions. The purpose of requiring Grantor to notify Grantee prior to undertaking certain permitted activities is to afford

Grantee an opportunity to ensure that the activities in question are designed and carried out in a manner consistent with the purpose of this Easement. Whenever notice is required, Grantor shall notify Grantee in writing not less than sixty (60) days prior to the date Grantor intends to undertake the activity in question. The notice shall describe the nature, scope, design, location, timetable, and any other material aspect of the proposed activity in sufficient detail to permit Grantee to make an informed judgment as to its consistency with the purpose of this Easement.

6. Grantee's Approval. Where Grantee's approval is required Grantee shall grant or withhold its approval in writing within sixty (60) days of receipt of Grantor' written request therefor. Grantee's approval may be withheld upon a reasonable determination by Grantee that the action as proposed would be inconsistent with the purpose of this Easement; provided, however, that Grantee's failure to respond to Grantor's request within such sixty (60) day period shall be deemed to be approval of the activity referred to in Grantor's notice.

7. Enforcement. Grantee shall have the right to prevent and correct or require correction of violations of the terms and purposes of this Deed. Grantee may enter the Property for the purpose of inspecting for violations. If Grantee finds what it believes is a violation, Grantee shall immediately notify Grantor in writing of the nature of the alleged violation. Upon receipt of this written notice, Grantor shall either (a) immediately cease the activity constituting the violation and promptly restore the Property to its condition prior to the violation to the reasonable satisfaction of Grantee or (b) immediately provide a written explanation to Grantee of the reason why the alleged violation should be permitted.

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

When, in Grantee's opinion, an ongoing or imminent violation could diminish or impair any of the Conservation Values of the Property, Grantee may, at its discretion, take appropriate legal action without waiting to pursue the mediation process described above. If a court with jurisdiction determines that a violation is imminent, exists, or has occurred, Grantee may seek an injunction ex parte to stop the alleged violation, temporarily or permanently. A court may also issue an injunction to require Grantor to restore the Property to its condition prior to the violation. Grantor agrees that Grantee's remedies at law for any violation of the terms of this Easement are inadequate and that Grantee shall be entitled to the injunctive relief described in this paragraph 7, both prohibitive and mandatory, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

Grantee may bring an action to recover any damages to which it may be entitled for violation of the terms of this Easement for injury to any Conservation Values protected by this

Easement, including damages for the loss of scenic, aesthetic, or environmental values. Grantee's remedies described in this paragraph 7 are cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

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

9. Grantee's Discretion. Enforcement of the terms of this Easement shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Easement or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

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

11. Acts Beyond Grantors' Control. Nothing contained in this Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes.

12. Access. No right of access by the general public to any portion of the Property is conveyed by this Easement except on the Public Trails.

13. Costs and Liabilities. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including the maintenance of adequate comprehensive general liability insurance coverage. Such insurance coverage shall list Grantee as an additional insured and Grantor, upon request, shall provide copies of such policies to Grantee. Grantor shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor.

14. Hold Harmless. Grantor shall hold harmless, indemnify, and defend Grantee and its members, directors, officers, employees, agents, and contractors and the heirs, personal representatives, successors, and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims,

demands, or judgments, including, without limitation, reasonable attorneys' fees, arising from or in any way connected with: (1) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, unless due solely to the negligence of any of the Indemnified Parties; (2) the obligations specified in paragraph 13; (3) the presence or release of hazardous or toxic substances on, under or about the Property. For the purpose of this paragraph, hazardous or toxic substances shall mean any hazardous or toxic substance which is regulated under any federal, state or local law; and (4) any claim against Grantor's title or any defect in Grantor's title that threatens Grantee's interest in the Property.

15. Extinguishment. If circumstances arise in the future such as render the purpose of this Easement impossible to accomplish, this Easement can be terminated or extinguished, whether in whole or in part, only by judicial proceedings in a court of competent jurisdiction. Each party shall promptly notify the other when it first learns of such circumstances. The amount of the proceeds to which Grantee shall be entitled, after the satisfaction of prior claims, from any sale, exchange, or involuntary conversion of all or any portion of the Property subsequent to such termination or extinguishment, shall be determined, unless otherwise provided by Colorado law at the time, in accordance with paragraph 16, below.

16. Proceeds. This Easement constitutes a real property interest immediately vested in Grantee, which the parties stipulate to have a fair market value determined by multiplying the fair market value of the Property unencumbered by the Easement (minus any increase in value after the date of this grant attributable to improvements) by the ratio of the value of the Easement at the time of this grant to the value of the Property, without deduction for the value of the Easement, at the time of this grant. For the purposes of this paragraph, the ratio of the value of the Easement to the value of the Property unencumbered by the Easement shall remain constant and shall be 93.13%.

17. Condemnation. If the Easement is taken, in whole or in part, by exercise of the power of eminent domain, Grantee shall be entitled to compensation in accordance with applicable law and as determined in accordance with paragraphs 15 and 16 above.

18. Assignment. This Easement is transferable, but Grantee may assign its rights and obligations under this Easement only to an organization that is (a) a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1986, as amended (or any successor provision then applicable), and the applicable regulations promulgated thereunder, (b) authorized to acquire and hold conservation easements under Colorado law. As a condition of such transfer, Grantee shall require that the conservation purposes that this grant is intended to advance continue to be carried out.

19. Subsequent transfers.

(a) Grantor agrees to incorporate the terms of this Easement by reference into any deed or other legal instrument by which they divest themselves of any interest in all or a portion of the Property, including, without limitation, a leasehold interest. Grantor further agree to give written notice to Grantee of the transfer of any interest at least thirty (30) days prior to the

date of such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way.

(b) There shall be assessed by the Grantee, and collected from any subsequent purchaser or purchasers of the Property, a transfer fee equal to one half of one percent of the sales price or other consideration paid in connection with the transfer of any interest in such Property, which transfer fee shall be paid to the Grantee at the time of the transfer. In the event of non-payment of such transfer fee, Grantee shall have the right to file a lien for such unpaid transfer fees which shall be a lien on the Property but which lien shall be subordinate to this conservation easement and to the lien of any first mortgage on the Property that predates such transfer. Any such lien may be enforced and/or foreclosed in accordance with the laws of the State of Colorado. Grantee may require the Grantor and/or any subsequent purchaser to provide reasonable written proof of the applicable sales price, such as executed closing statements, contracts of sale, copies of deeds or other such evidence. Any transfer subsequent to the conveyance of this conservation easement without consideration or to a family trust, family partnership or family limited liability company in which of at least 50% of the equity interests are owned by a member of Grantor, shall be exempt from the assessment of such transfer fee. An exchange of properties pursuant to IRC Section 1031, or similar statute, shall be deemed to be for consideration based on the market value of the property received at the time of such transfer. Market value shall be determined by agreement of the Grantor and the Grantee, or in the absence of such agreement by an MAI appraiser selected by the Grantee, whose appraisal fee shall be paid by the subsequent purchaser.

20. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by registered or certified mail, postage prepaid, return receipt requested addressed as follows:

To Grantor:
Blodgett Ranch Properties, LLC
Attn: Michael P. Slattery
7870 Ravenstone Ct.
Colorado Springs, Colorado 80919

With a Copy to:
Thomas E. Berg, Esquire
Berniger, Berg, Diver, Noecker & Wood-Ellis, LLC
90 S. Cascade Avenue, Suite 310
P. O. Box 1716
Colorado Springs, Colorado 80901

To Grantee:
William J. Palmer Parks Foundation, Inc.
P. O. Box 1281
Colorado Springs, Colorado 80911

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

21. Recording. Grantee shall record this instrument in timely fashion in the official records of each county in which the Property is situated, and may re-record it at any time as may be required to preserve its rights in this Easement.

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

23. General Provisions.

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

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

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

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

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

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

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

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

i. Amendment. If circumstances arise under which an amendment to or modification of this instrument would be appropriate, Grantor and Grantee are free to jointly amend this instrument; provided that no amendment shall be allowed that will affect the qualifications of this instrument under any applicable laws, especially Section 170(h) of the Internal Revenue Code, as amended, and C.R.S. 38-30.5-100 to 38-30.5-111, as amended. Any amendment must be consistent with the conservation purposes of this instrument and may not affect its perpetual duration and Conservation Values shall not be lessened by the amendment. Any amendment must be in writing, signed by both parties, and recorded in the records of the Clerk and Recorder of the County in which the Property is located.

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

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

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

**GRANTOR:**

BLODGETT RANCH PROPERTIES, LLC

BY: Michael P. Slattery
Michael P. Slattery, General Manager

**GRANTEE:**

WILLIAM J. PALMER PARKS FOUNDATION, INC.

BY: Paula J. Wenham, President
Paula J. Wenham, President

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

The foregoing document was acknowledged before me this 20th day of August, 2003, by Michael P. Slattery as General Manager of Blodgett Ranch Properties, LLC, as Grantor.

Witness my hand and official seal.

My commission expires: My Commission Expires 1/03/2005

KIMBERLY D. THORNTON NOTARY PUBLIC STATE OF COLORADO

Notary Public

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

The foregoing document was acknowledged before me this 18th day of August, 2003, by Paula J. Wenham as President of the William J. Palmer Parks Foundation, Inc.

Witness my hand and official seal.

My commission expires: 1/23/05

PAULA J. WENHAM NOTARY PUBLIC STATE OF COLORADO

Notary Public

**Exhibits:**

A Legal Description of the Property
B Legal Description of Adjacent Property
C Map of Building Envelope, Access Roads to Barn and Adjacent Property and Public Trail

**EXHIBIT "A"**
**LEGAL DESCRIPTION OF THE PROPERTY**

**LEGAL DESCRIPTION:** BLODGETT RANCH PROPERTIES, LLC

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S89°50'13"E ON THE SOUTHERLY BOUNDARY LINE OF SAID MAHOGANY VALE AT PEREGRINE FILING NO. 3, A DISTANCE OF 64.48 FEET;
THENCE S00°10'17"W, A DISTANCE OF 243.92 FEET;
THENCE S90°00'00"E, A DISTANCE OF 1028.56 FEET;
THENCE N02°41'10"E, A DISTANCE OF 67.57 FEET;
THENCE S87°18'50"E, A DISTANCE OF 30.77 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 27°38'00", A RADIUS OF 230.00 FEET, A DISTANCE OF 110.93 FEET TO A POINT OF TANGENT;
THENCE S59°40'50"E, A DISTANCE OF 80.32 FEET;
THENCE N30°19'10"E, A DISTANCE OF 20.41 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD AS PLATTED IN CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2, RECORDED IN PLAT BOOK R-3 AT PAGE 57, EL PASO COUNTY, COLORADO;
THENCE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CENTENNIAL BOULEVARD, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S33°42'47"W, HAVING A DELTA OF 21°18'18", A RADIUS OF 666.80 FEET, A DISTANCE OF 247.95 FEET TO A POINT OF TANGENT;

2. S34°58'55"E, A DISTANCE OF 385.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT "A" AS PLATTED IN OAK VALLEY RANCH FILING NO. 6, RECORDED IN PLAT BOOK G-5 AT PAGE 27;

THENCE S88°47'16"W ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 626.02 FEET;
THENCE N00°00'00"E, A DISTANCE OF 372.67 FEET;
THENCE N90°00'00"W, A DISTANCE OF 1364.35 FEET;
THENCE N00°00'00"E, A DISTANCE OF 362.13 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 96099980;
THENCE S89°50'13"E ON SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 281.57 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 10.887 ACRES.

**EXHIBIT "B"**
**LEGAL DESCRIPTION OF ADJACENT PROPERTY**

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF TRACT A, AS PLATTED IN OAK VALLEY RANCH FILING NO. 6, AS RECORDED IN PLAT BOOK G-5 AT PAGE 27, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ON THE WESTERLY BOUNDARY LINE OF SAID TRACT A, THE FOLLOWING TWO (2) COURSES:

1. S39°55'48"W, A DISTANCE OF 381.43 FEET;
2. S21°54'04"W, A DISTANCE OF 410.57 FEET TO THE NORTHWESTERLY CORNER OF TRACT B, AS PLATTED IN OAK VALLEY RANCH FILING NO. 5, AS RECORDED IN PLAT BOOK F-5 AT PAGE 88;

THENCE S11°33'07"W ON THE WESTERLY BOUNDARY LINE OF SAID TRACT B, A DISTANCE OF 90.00 FEET TO THE NORTHEASTERLY CORNER OF THE PLAT OF OAK VALLEY RANCH FILING NO. 7, AS RECORDED IN PLAT BOOK E-5 AT PAGE 285;
THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID OAK VALLEY RANCH FILING NO. 7, THE FOLLOWING TWO (2) COURSES:

1. N78°26'53"W, A DISTANCE OF 120.00 FEET;
2. N34°03'05"W, A DISTANCE OF 183.77 FEET;

THENCE N00°19'10"E, A DISTANCE OF 235.00 FEET;
THENCE N78°49'27"W, A DISTANCE OF 743.30 FEET;
THENCE N00°00'00"E, A DISTANCE OF 578.92 FEET;
THENCE N90°00'00"E, A DISTANCE OF 1364.35 FEET;
THENCE S00°00'00"E, A DISTANCE OF 372.67 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22.719 ACRES.

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

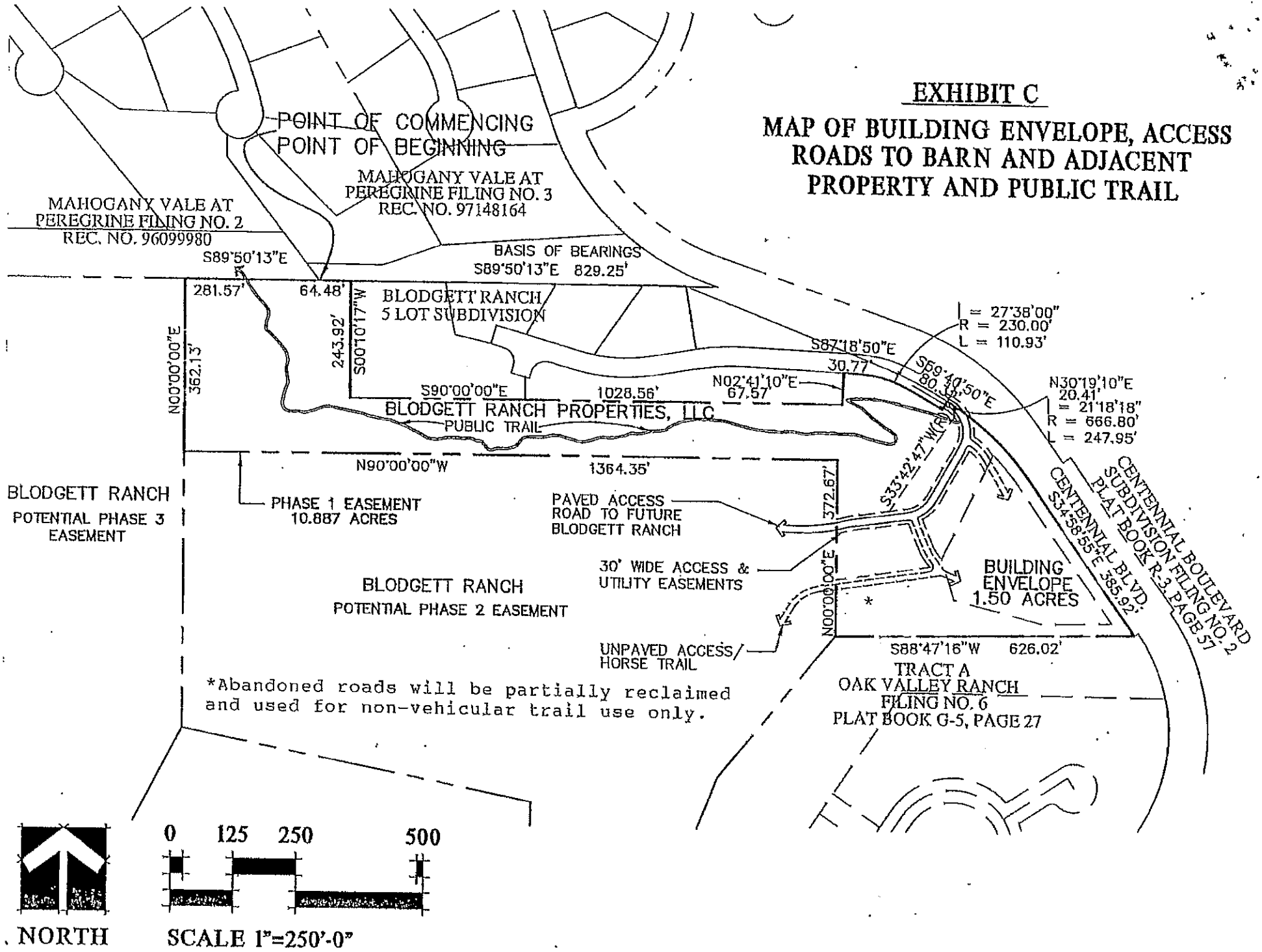
BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF MAHOGANY VALE AT PEREGRINE FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 96099980, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S89°50'13"E ON THE SOUTHERLY BOUNDARY LINE OF SAID MAHOGANY VALE AT PEREGRINE FILING NO. 2, A DISTANCE OF 436.42 FEET;
THENCE S00°00'00"E, A DISTANCE OF 941.05 FEET;
THENCE S27°43'47"W, A DISTANCE OF 304.14 FEET;
THENCE S71°53'04"W, A DISTANCE OF 94.87 FEET;
THENCE N33°22'14"W, A DISTANCE OF 72.11 FEET;
THENCE N72°34'40"W, A DISTANCE OF 408.04 FEET;
THENCE S28°19'53"W, A DISTANCE OF 273.65 FEET;
THENCE N30°56'58"W, A DISTANCE OF 900.02 FEET;
THENCE N00°43'43"W, A DISTANCE OF 530.00 FEET;
THENCE S89°50'13"E, A DISTANCE OF 823.71 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 30.426 ACRES.

# EXHIBIT C

## MAP OF BUILDING ENVELOPE, ACCESS ROADS TO BARN AND ADJACENT PROPERTY AND PUBLIC TRAIL



# PERMANENT EASEMENT AGREEMENT

This Permanent Easement Agreement ("Agreement") is made and entered into this 7th day of January, 2005, by and between Blodgett Ranch Properties LLC ("Grantor"), whose address is 7870 Rvenstone Ct., Colorado Springs, Co 80919-2928, and the **City of Colorado Springs**, a Colorado home rule city and municipal corporation ("Grantee"), on behalf of its enterprise Colorado Springs Utilities, whose address is 30 S. Nevada Avenue, Colorado Springs, Colorado 80903 (both Grantor and Grantee hereinafter collectively referred to as the "Parties").

## Recitals

**WHEREAS,** Grantee has determined that its facilities described in Paragraph 1 should, for engineering and maximum efficiency purposes, be constructed along a certain utilities corridor; and

**WHEREAS,** Grantor owns real property (the "Property"), described in **Exhibit "A"**, through which Grantee's facilities described in paragraph 1, as approved by Grantee, will pass; and

**WHEREAS,** the Parties hereby enter into this Agreement.

## Covenants

**NOW, THEREFORE,** in consideration of the promises, mutual covenants and agreements contained herein, the Parties agree as follows:

1. Conveyance of Permanent Easement. For good and valuable consideration, Grantor hereby grants and conveys to the Grantee a perpetual non-exclusive easement, (the "Permanent Easement") to enter, occupy and use the property described in this Paragraph 1 to construct, reconstruct, use, operate, maintain, repair, patrol, replace, enlarge or remove one or more pipelines, conduits, poles, vaults, meters, regulator stations, switches, transformers, valves, hydrants, manholes, or any other utility structures (including, but not limited to communication facilities), and all necessary underground or aboveground cables, wires and appurtenances thereto, including, but not limited to, electric or other control systems, cables, wires, connections and surface appurtenances (the "Improvements") in, through, over and across the property described in **Exhibit "B"**, to wit:

**Exhibit "B"- Legal Description of Permanent Easement**
(Prepared by or under the supervision of a Professional Land Surveyor licensed in Colorado)

2. Easement Map. **Exhibit "C"**, attached hereto and by this reference made a part hereof, is a graphic representation of the aforementioned Permanent Easement. The legal description referred to in Paragraph 1 describes, exclusively, the Permanent Easement. In the event the legal description set forth in paragraph 1 is inconsistent with the graphic representation in **Exhibit "C"**, said legal description shall control.

3. Ingress and Egress. Grantee shall have and exercise the right of reasonable ingress and egress in, to, through, over, under and across the Property for access to and from any roads, highways, streets, alleys or any other point to the Permanent Easement in order to perform construction, reconstruction, operation, use, maintenance, repair, replacement or removal of the Improvements. Except in emergencies, Grantee shall attempt to give Grantor reasonable advance notice prior to exercising its rights of ingress and egress. To the maximum practicable extent, Grantee shall use existing gates, roads, trails and facilities to avoid disruption of Grantor's operations on the property.

4. Additional Construction. Grantee shall have the right to lay, construct, maintain, operate, alter, repair, patrol, remove, change the size of and replace, at any time or from time to time, one or more additional Improvements and appurtenances thereto within the Permanent Easement. Such right shall not be lost by mere passage of time, and Grantor shall not stop, hinder or impede construction of such additional improvements or limit same.

5. Grantor's Rights Unaffected. Except as provided in Paragraph 6 hereof, Grantor shall retain the right to make full use of the Property, except for such use as might endanger or interfere with the rights of Grantee in its construction, operation or maintenance of the Improvements. Grantor shall only perform or permit other persons or entities to perform construction or other work within the Permanent Easement in accordance with the terms of this Agreement.

6. Surface Installations in Permanent Easement. Grantor shall not construct or place any structure or building on any part of the Permanent Easement. Any such structure or building constructed or placed on the Permanent Easement

ROBERT C. "BOB" BALINK El Paso County, CO
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after the date of this Agreement, may be removed by Grantee without liability for damages arising therefrom. If Grantor constructs or places any structure or building within the Permanent Easement, Grantor shall reimburse Grantee for all expenses associated with removing such structure or building. Such structures or buildings, which are prohibited on the Permanent Easement, include, but are not limited to the following: dwellings, garages, barns, sheds, storage structures of any kind, lean-tos, playhouses or other play structures, outbuildings, gazebos, hot tubs, swimming pools, concrete patios, decks, dog runs, basketball/sports courts, retaining walls, posts, or poles.

Grantor reserves use of the Permanent Easement, whether longitudinal or otherwise, for installing pavement, curbs, gutters, sidewalks, paved parking areas and associated curb cuts, paved driveways, fences (except fences which cannot be reasonably removed and erected again such as stone, brick, or other masonry type fences or walls), low-height landscaping, and sprinkler systems which are capable of being reasonably located by Grantee (the "Grantor's Improvements"); provided, however, that the exercise of such, rights, in the reasonable opinion of Grantee, does not injure or interfere with, now or in the future, any of the rights provided to Grantee under this Agreement, including, but not limited to, Grantee's rights of maintenance and reasonable access.

The foregoing notwithstanding, in no event shall Grantor:

(1) Construct or place, longitudinally along or otherwise within the Permanent Easement, any tree, underground pipeline, cable, wire, conduit or other utility without the prior written consent of Grantee, which shall not be unreasonably withheld or delayed; or

(2) Change, by excavation or filling, the present grade or ground level of the Permanent Easement by more than one foot without the prior written consent of Grantee.

Grantor shall control and, to the extent reasonably necessary, prevent the construction or alteration within the Permanent Easement or the Property of landfills, land excavations, water impoundments, and other land uses which might endanger or interfere with any Improvements, including Grantee's rights of maintenance and reasonable access.

If at any time the Grantor undertakes to construct or place improvements within the Permanent Easement that necessitates the relocation, reconstruction, removal, or abandonment of any of the Improvements that are located within the Permanent Easement, Grantor shall notify Grantee in writing of such necessity. If Grantee agrees that the Improvements must be relocated, reconstructed, removed or abandoned, Grantor shall be responsible for the costs of such relocation, reconstruction, removal or abandonment. If, as a result of Grantor's improvements, Grantee must terminate the use and occupancy of all or part of the Permanent Easement, Grantor shall perform the following: (1) provide at Grantor's sole expense a good and sufficient alternative easement for Grantee outside of the Permanent Easement; or (2) reimburse Grantee through an appropriate written agreement for all costs incurred by Grantee to acquire an alternative, adequate easement as determined by Grantee; and 3) reimburse Grantee for all costs of relocating, reconstructing, removing or abandoning its Improvements.

7. Surface Restoration to Land. Grantee shall repair or reimburse Grantor for the reasonable cost of repair for any physical damage done by or resulting from actions or operations of Grantee to Grantor's property outside the Permanent Easement. Grantee shall repair or replace damaged property or reimburse Grantor for the reasonable cost of repair or replacement of physical damage to growing crops, livestock, grazing land, and Grantor's Improvements whether within or without the Permanent Easement caused by laying, repairing, replacing, maintaining or removing of Improvements. Grantee, in constructing, maintaining or altering the Improvements, shall promptly restore, replace, or repair the surface to the original condition as near as may be reasonably possible. Notwithstanding the foregoing, Grantee shall not be liable for damage to structures; buildings, or any other articles whatsoever, constructed, installed, or otherwise existing on the Permanent Easement in violation of the terms of this Agreement, including, but not limited to, any tree(s) which interfere with the Improvements or the rights granted herein.

8. Maintenance of Permanent Easement. Grantee shall have the right from time to time to cut, trim, control, and remove trees, brush and other obstructions which injure or interfere with the Grantee's use, occupation or enjoyment of the Permanent Easement and the operation, maintenance, repair and patrolling of the Improvements without liability for damages arising therefrom.

9. Subjacent and Lateral Support. Grantor shall not impair the lateral or subjacent support for the Improvements.

10. Binding Effect. Each and every one of the benefits and burdens of this Agreement shall inure to and be binding upon the respective legal representatives, heirs, executors, administrators, successors and assigns of the Parties.

11. Nature of Easement and Additional Uses. This Permanent Easement shall be permanent and run with the land. It shall also be deemed to touch and concern the land. Exercise of any rights in the Permanent Easement other than those retained by Grantor shall be within the sound discretion of Grantee. Grantee agrees to permit and authorize such other uses of the subject Permanent Easement, not reserved in Grantor, as will not impair Grantee's rights upon such reasonable terms, limitations, and conditions as Grantee shall find reasonably necessary to protect the right of occupancy of the subject Permanent Easement for the purposes of Grantee without undue or unnecessary injury to or impairment of the estate retained by Grantor.

12. Warranty of Title. Grantor warrants that it has full right and lawful authority to make the grant contained herein, and promises and agrees to defend Grantee in the exercise of it's rights hereunder against any defect in its title to the land involved or its right to make the grant contained herein.

13. Mechanic's and Materialmen's Liens. In no event shall Grantee allow any mechanic's or materialmen's liens to attach against the Property for materials supplied or work performed at the request of, or for the benefit of, Grantee, and Grantee, to the extent expressly permitted by law, shall indemnify and hold Grantor harmless from any cost or expense, incurred by Grantor to release any such mechanic's or materialmen's liens against the Property.

14. Indemnity/Liability. Grantor hereby releases Grantee and shall fully protect, defend, indemnify and hold harmless Grantee, the City of Colorado Springs, their officers, City Council, Utilities Board, directors, employees, agents and representatives from and against any and all claims, costs (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or other dispute resolution costs), losses, damages, causes of action, or liability of any nature regarding this Agreement or the Improvements to the extent caused by Grantor.

15. Waiver. The failure of Grantee to insist, in any one or more instances, upon a strict performance of any of the obligations, covenants or agreements herein contained, or the failure of Grantee in any one or more instances to exercise any option, privilege or right herein contained, shall in no way be construed to constitute a waiver, relinquishment or release of such obligations, covenants or agreements, and no forbearance by the Grantee of any default hereunder shall in any manner be construed as constituting a waiver of such default.

16. Severability. The provisions of this Agreement are severable. Illegality or unenforceability of an provision herein shall not affect the validity or enforceability of the remaining provisions in this Agreement.

17. Entire Agreement. This Agreement represents the entire agreement between the Parties and no additional or different oral representation, promise or agreement shall be binding on any of the Parties hereto with respect to the subject matter of this instrument, unless stated in writing and signed by Grantee and Grantor.

18. Notice. All notices necessary or required under this Agreement shall be in writing and shall be personally delivered, sent by overnight delivery service, or mailed by certified mail, postage prepaid and return receipt requested, as follows:

| | | | |
|---|---|---|---|
| If to Grantee: | Colorado Springs Utilities<br>Utilities Development Services<br>P.O. Box 1103, Mail Code 1015<br>Colorado Springs, Colorado 80903<br>Phone: (719) 668-8264 | If to Grantor: | Grantor: Blodgett Ranch Properties<br>Attn: Mike Slattery<br>Address: 7870 Raventsone Ct<br>Colorado Springs, Co 80919<br>Phone:<br>(or to the current owner of the Property) |

Notice given by personal delivery, overnight delivery or mail shall be effective upon actual receipt. The Parties may change any address to which Notice is to be given by giving notice as provided above of such change of address.

19. Governing Law and Jurisdiction. This Agreement shall be construed in accordance with the laws of the State of Colorado, the Colorado Springs City Charter, City Code, Ordinances, Rules and Regulations. In the event of litigation, this Agreement shall be enforceable by either Colorado Springs Utilities or the City of Colorado Springs as provided in Colorado Springs City Code 12-1-108. In the event of any dispute over the Agreement's terms and conditions, the exclusive venue and jurisdiction for any litigation arising thereunder shall be in the District Court of El Paso County, Colorado, and, if necessary for exclusive federal questions, the United States District Court for the District of Colorado.

**IN WITNESS WHEREOF,** the Parties hereto have executed this Agreement as of the day and year first above written.

GRANTOR:

Entity: Blodgett Ranch Properties LLC

By: Mike Slattery

(SEAL)

Name: Mike Slattery

Title: General Manager

STATE OF )
) SS
COUNTY OF )

The foregoing instrument was acknowledged before me this 28th day of March 2005 by Mike Slattery as General Manager (Title) of Blodgett Ranch Properties, LLC (Name of Entity) a _____ (Type of Entity).

Witness my hand and official seal.

My Commission Expires: 07/07/05

CYNTHIA K. WALLACE NOTARY PUBLIC STATE OF COLORADO

(SEAL)

Cynthia K. Wallace
Notary Public

GRANTEE:

CITY OF COLORADO SPRINGS,
on behalf of its enterprise,
Colorado Springs Utilities

By: Matthew L Williams

Name: MATTHEW L. WILLIAMS

Title: ENG. SUPPORT COORD.

APPROVED AS TO FORM:

_____ Date: _____
Colorado Springs Utilities General Counsel Division



SKLD LA SKL10074 EL 49172-2005.004

4310 ArrowsWest Drive, Colorado Springs, CO 80907
719-593-2593 • FAX 719-528-6613 • www.jrengineering.com

J·R ENGINEERING
A Subsidiary of Westrian

## EXHIBIT A

JOB NO. 9814.01 - 07
JANUARY 6, 2005
PAGE 1 OF 1

**LEGAL DESCRIPTION:** BLODGETT RANCH PROPERTIES, LLC

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S89°50'13"E ON THE SOUTHERLY BOUNDARY LINE OF SAID MAHOGANY VALE AT PEREGRINE FILING NO. 3, A DISTANCE OF 64.48 FEET;
THENCE S00°10'17"W, A DISTANCE OF 243.92 FEET;
THENCE S90°00'00"E, A DISTANCE OF 1028.56 FEET;
THENCE N02°41'10"E, A DISTANCE OF 67.57 FEET;
THENCE S87°18'50"E, A DISTANCE OF 30.77 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 27°38'00", A RADIUS OF 230.00 FEET, A DISTANCE OF 110.93 FEET TO A POINT OF TANGENT;
THENCE S59°40'50"E, A DISTANCE OF 80.32 FEET;
THENCE N30°19'10"E, A DISTANCE OF 20.41 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD AS PLATTED IN CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2, RECORDED IN PLAT BOOK R-3 AT PAGE 57;
THENCE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CENTENNIAL BOULEVARD, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S33°42'47"W, HAVING A DELTA OF 21°18'18", A RADIUS OF 666.80 FEET, A DISTANCE OF 247.95 FEET TO A POINT OF TANGENT;
2. S34°58'55"E, A DISTANCE OF 385.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT "A" AS PLATTED IN OAK VALLEY RANCH FILING NO. 6, RECORDED IN PLAT BOOK G-5 AT PAGE 27;

THENCE S88°47'16"W ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 626.02 FEET;
THENCE N00°00'00"E, A DISTANCE OF 372.67 FEET;
THENCE N90°00'00"W, A DISTANCE OF 1364.35 FEET;
THENCE N00°00'00"E, A DISTANCE OF 362.13 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 96099980;
THENCE S89°50'13"E ON SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 281.57 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 10.887 ACRES.

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EXHIBIT B

JOB NO. 9814.01 - 12
MARCH 24, 2005
PAGE 1 OF 2

**LEGAL DESCRIPTION:** PUBLIC UTILITY EASEMENT

AN EASEMENT BEING OVER, ACROSS AND UNDER A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, RECORDS OF EL PASO COUNTY, COLORADO, THENCE S79°57'30"E, A DISTANCE OF 1331.57 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD AS PLATTED IN CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2, RECORDED IN PLAT BOOK R-3 AT PAGE 57, SAID POINT BEING THE SOUTHEASTERLY CORNER OF WOODMEN ROAD AS PLATTED IN BLODGETT RANCH ESTATES FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 205035680, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTERS BEARS S33°42'47"W, HAVING A DELTA OF 16°45'51", A RADIUS OF 666.80 FEET, A DISTANCE OF 195.10 FEET TO A POINT ON CURVE;
THENCE N53°54'07"W, A DISTANCE OF 191.25 FEET TO A POINT ON THE BOUNDARY LINE OF SAID BLODGETT RANCH ESTATES FILING NO. 1;
THENCE N30°19'10"E ON SAID BOUNDARY LINE, A DISTANCE OF 20.41 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 2,867 SQUARE FEET.

**LEGAL DESCRIPTION STATEMENT:**

I, CORY L. SHARP, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

CORY L. SHARP, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 32820
FOR AND ON BEHALF OF JR ENGINEERING, LLC

MARCH 25, 2005
DATE

SKLD LA SKL10074 EL 49172-2005.006

J·R ENGINEERING
A Westrian Company

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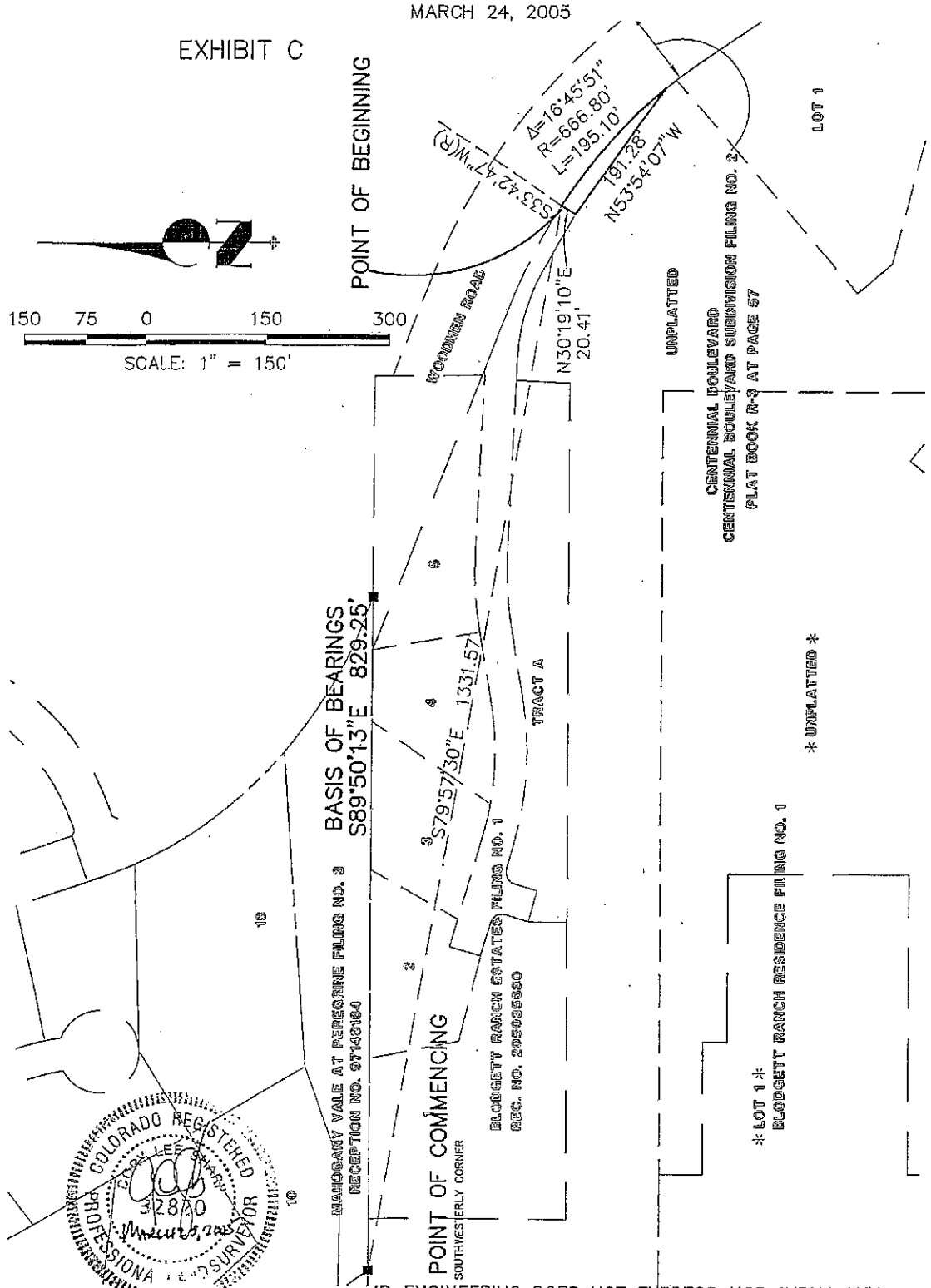
719-593-2593 • Fax 719-528-6619 • www.jrengineering.com

PUBLIC UTILITY EASEMENT
FOR BLODGETT
RANCH PROPERTIES, LLC
JOB NO. 9814.01-12
SHEET 2 OF 2
MARCH 24, 2005

# EXHIBIT C




COLORADO REGISTERED
CARL LEE SHARP
PROFESSIONAL LAND SURVEYOR
3/28/05

JR ENGINEERING DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

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SKLD LA SKL10074 EL 49172-2005.007

# BLODGETT RANCH ESTATES

## AMENDED DEVELOPMENT PLAN

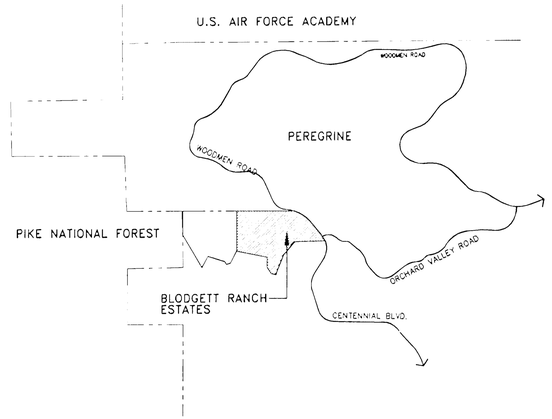
### CITY OF COLORADO SPRINGS

DATE: May 23, 2003
REV: July 18, 2003
April 5, 2005


**A DEVELOPMENT BY:**
BLODGETT RANCH PROPERTIES, LLC
7870 RAVENSTONE COURT
COLORADO SPRINGS, CO 80919
(719) 531-5600

**LAND PLANNING BY:**
DHM DESIGN CORPORATION
1390 LAWRENCE STREET, SUITE 100
DENVER, COLORADO 80204
(303) 892-5566

**ENGINEERING BY:**
JR ENGINEERING
4310 ARROWS WEST DRIVE
COLORADO SPRINGS, COLORADO 80907
(719) 593-2593


GENERAL VICINITY MAP

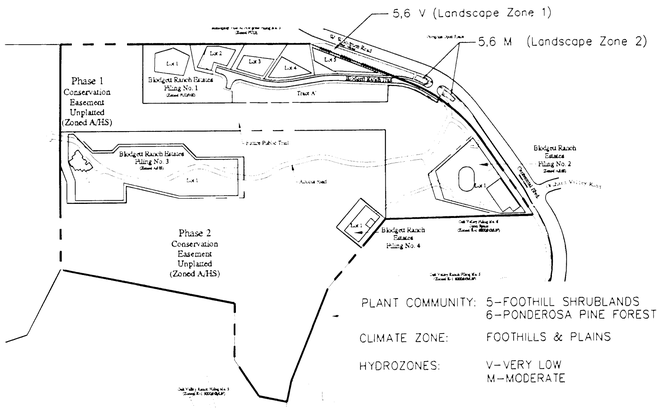
N.T.S.

## PLAN NOTES

1. Land Use Data:
   - A. Total site acreage: 38.99 Ac.
     (Includes Blodgett Ranch Estates Filing 1–4 and Phases 1 & 2 Conservation Easements
   - B. Existing zoning: P.U.D./Hillside (amended) & Agricultural/Hillside
   - C. Proposed zoning: P.U.D./Hillside (amended) & Agricultural/Hillside
   - D. Name of drainage basins: Dry Creek & Douglas Creek
   - E. General land uses: Single Family Homes/ Blodgett Ranch Horse Stable & Related Uses
   - F. Number of units: 6
   - G. Gross Density: .15 D.U./Ac.
   - H. Approximate schedule for development: Spring 2005
   - I. Maximum building height: 35'
   - J. Minimum number of parking spaces within garage and driveway: 4 per lot.
   - K. Percent of open space: 73.2% (includes conservation easement)
   - L. Approximate size of units: 2500 S.F. to 5000 S.F.
2. Tract 'A' is reserved for private open space, utilities, drainage, and driveway access. Tract 'A' will be owned and maintained by the Blodgett Ranch Homeowners Association or their assigns.
3. Landscaping on individual lots will be the responsibility of the individual property owner. Preservation of existing vegetation and use of indigenous plant materials will be encouraged in order to retain the vegetative character of the site. Significant natural features including evergreen trees, scrub oak and rock outcroppings shall be preserved unless removal is specifically required due to construction activities. Retaining walls shall be utilized as a means of protecting trees where possible. All areas disturbed due to construction activities shall be revegetated to stabilize slopes and to control erosion.
4. The graphic drawings contained within this Development Plan are intended to depict general locations and illustrate design concepts. Minor variations in road alignment, lot size and shape, building envelopes and easement location may occur at time of platting.
5. Location and height of street lighting within the public rights-of-way shall be approved by the City Traffic Engineering Division. Light standards shall be full cut-off fixtures with no sag lenses. Illumination for signage shall be from a concealed light source.
6. Minimum Building Setbacks:
   - A. PUD/HS Lots
     1. From front lot lines: 10' *
        * The setback shall be measured from the front property line. The distance from the back of the walk, (or back of curb in the absence of a walk), to the front of the garage must be greater than or equal to 18 feet or less than or equal to 10 feet.
     2. From side lot lines: 10'
     3. From rear lot lines: 10'
   - B. A/HS Lots
     1. From front lot lines: 25'
     2. From side lot lines: 10'
     3. From rear lot lines: 35'
7. Prior to and during construction access roadways must be made serviceable and maintained for fire protection and emergency purposes. Required street and on-site fire hydrants and water mains must be installed and operable. Compliance with applicable sections of the Uniform Fire Code, Article 10, City, and building codes is required.
8. Blodgett Ranch Estates is subject to the findings and conclusions of the Geologic Hazards Investigation Report for Blodgett Ranch Estates prepared by CTL Thompson. A copy of this report and the recommendations of the Colorado Geological Survey have been placed on file with the City Colorado Springs Planning Department. See files CPC DP 02-13 and CPC DP 02-013 A1 (03).
9. The following wildfire mitigation factors shall be implemented for the safety improvement of Blodgett Ranch:
   - A. All lots within this subdivision shall have automatic fire sprinklers installed.
   - B. A minimum of a Class A roof covering shall be installed on all roofing and re-roofing applications on buildings located within this development. Exterior walls, siding, soffits, & eaves shall be of non-combustible materials or a minimum of 1 hr. rated fire-resistive construction. Heavy timber or log wall construction exempted. Rain gutters and downspouts to be of metal (no plastic material).
   - C. An expert in wildland/urban interface issues, products, and techniques shall be consulted during the planning stages for engineering and landscaping for each building site.
   - D. In conjunction with an expert in wildland/urban interface issues, a fuel modification plan will be developed south of Lots 1 & 2 to reduce the brush class to a point where fuel bed isolation from the adjoining south open land will be established.
   - E. Fuel modification Zone I to extend to 30 feet.
     Fuel modification Zone II to extend to 30 feet.
     Fuel modification Zone III to extend to 50 feet.
10. Site specific stability analysis shall be performed after a building site has been selected and grading plans are drawn up. Site grading shall minimize cuts at toes or faces of slopes. This shall be done before any grading is done on any lot. The overall stability of the impact of any excavation on the building lot and adjacent building lot shall be evaluated by a geologist or geotechnical engineer and filed with the plot plan (to Development Review Enterprise) for that lot.
11. Location of public multi-use trails are shown on this Development Plan.
12. The lots within the subdivision are in a landslide susceptible area.
13. This area is underlain by steeply dipping expansive bedrock. Where encountered, lots will require appropriate foundation methods to address this condition.
14. Notice: This property may be impacted by noise and other similar sensory effects of flight caused by aircraft used in the USAF Academy's Airmanship Program. This notice shall remain remain in effect until the Air Force Academy shall cease to be used for flight training purposes. This notice shall run with the land.
15. Designated Preservation Areas as shown on this Development Plan are for the sole purpose of only excluding residential buildings from these areas. Driveways, utility access, trails, fencing, fuel modification for wildfire mitigation, and associated grading shall be permitted in these areas.
16. Individual site grading plans should be reviewed by a licensed professional engineer for geologic hazard and drainage purposes prior to starting excavation for foundation construction.
17. Supplemental irrigation applied to landscaping of individual lots shall be limited so that there will be no net increase in the existing subsurface moisture that would result in a substantial rise in the ground water levels. The quantity of irrigation should be determined in consultation with CTL/Thompson and shall be monitored by the Blodgett Ranch Homeowners Association (HOA). The HOA shall have the authority to restrict water consumption with the assistance of the City of Colorado Springs in case of excess irrigation by an individual property owner beyond the amounts recommended.
18. Proposed Striping Plan for Centennial Boulevard/Woodmen Road will be submitted with Blodgett Ranch Trail Construction Drawings.
19. No direct vehicular access shall be permitted from W. Woodmen Road or Centennial Boulevard to Lots 4 and 5 or Tract B.
20. Variations in subsurface conditions are possible and should be anticipated. If the cut slopes expose granular material the slopes should be flattened to a maximum slope 2.5:1. The drainage at the toe of cuts steeper than 2.5:1 not protected by a retaining wall should be lined with riprap, concrete, or similar material to reduce erosion at the toe of the slope. All retaining walls constructed at the base of slopes steeper than 2.5:1 should be designed by an engineer.

## SCHEMATIC LANDSCAPE DIAGRAM

Scale 1" = 300'




PLANT COMMUNITY: 5–FOOTHILL SHRUBLANDS
6–PONDEROSA PINE FOREST

CLIMATE ZONE: FOOTHILLS & PLAINS

HYDROZONES: V–VERY LOW
M–MODERATE

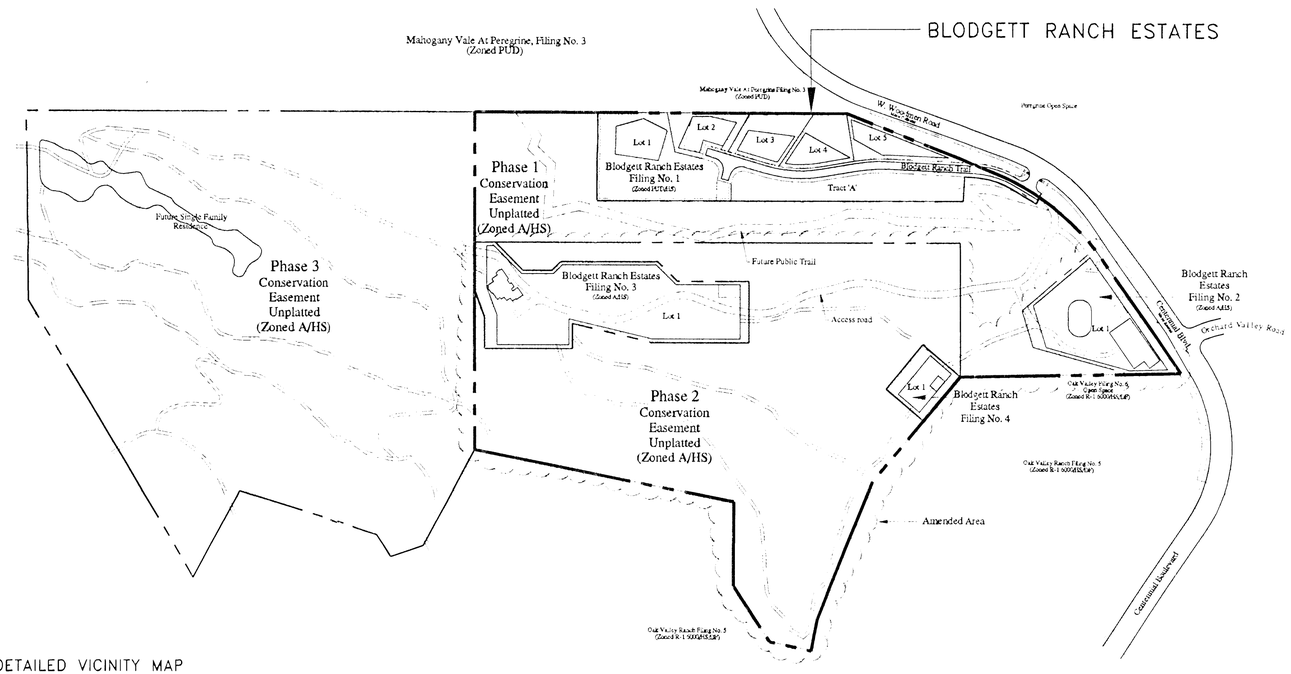
LANDSCAPE ZONE 1

Landscape areas will consist of natural plantings associated with the Pine Forest community with Ponderosa Pine, Austrian Pine, and/or Colorado Spruce being the tree species to be planted. Native and/or enhanced grasses will be the predominant ground plane treatment and will remain unmowed to allow growth to its mature height. Water requirements of plants in this zone will need a minimal amount of water, ranging from 0" to 7" of total precipitation per year, and will be able to survive period of drought once established.

LANDSCAPE ZONE 2

Landscape areas will consist of an organic organization character of native planting. Trees will be deciduous shade trees and/or scattered planting of Pine Trees. Shrub beds will be planted in organized informal arrangements. Plant species may include native, borrowed, historically adapted or compatible plants. Ground plane treatment will be low grow native grass or irrigated turf. Water requirements of plants may range from 15" to 25" of total precipitation per year.

CPC DP 02-013-A2(05)
PLANNER: MAYERL




DETAILED VICINITY MAP

Scale 1" = 200'

## SHEET INDEX


| No. | TITLE |
|---|---|
| 1 | COVER SHEET |
| 2 | DEVELOPMENT PLAN |
| 3 | ROAD SECTIONS, LEGAL, & DETAILS |
| 4 | PRELIMINARY GRADING |
| 5 | MASTER FACILITY PLAN |
| 6 | VEGETATION ANALYSIS |
| 7 | SLOPE ANALYSIS |
| 8 | GEOLOGY, SOILS AND NATURAL FEATURES |

# BLODGETT RANCH ESTATES

## AMENDED DEVELOPMENT PLAN

### CITY OF COLORADO SPRINGS

DATE: May 23, 2003
REV: July 18, 2003
April 5, 2005


**A DEVELOPMENT BY:**

BLODGETT RANCH PROPERTIES, LLC
7870 RAVENSTONE COURT
COLORADO SPRINGS, CO 80919
(719) 531-5600

**LAND PLANNING BY:**

DHM DESIGN CORPORATION
1390 LAWRENCE STREET, SUITE 100
DENVER, COLORADO 80204
(303) 892-5566

**ENGINEERING BY:**

JR ENGINEERING
4310 ARROWS WEST DRIVE
COLORADO SPRINGS, COLORADO 80907
(719) 593-2593


## PRELIMINARY PLANT SCHEDULE

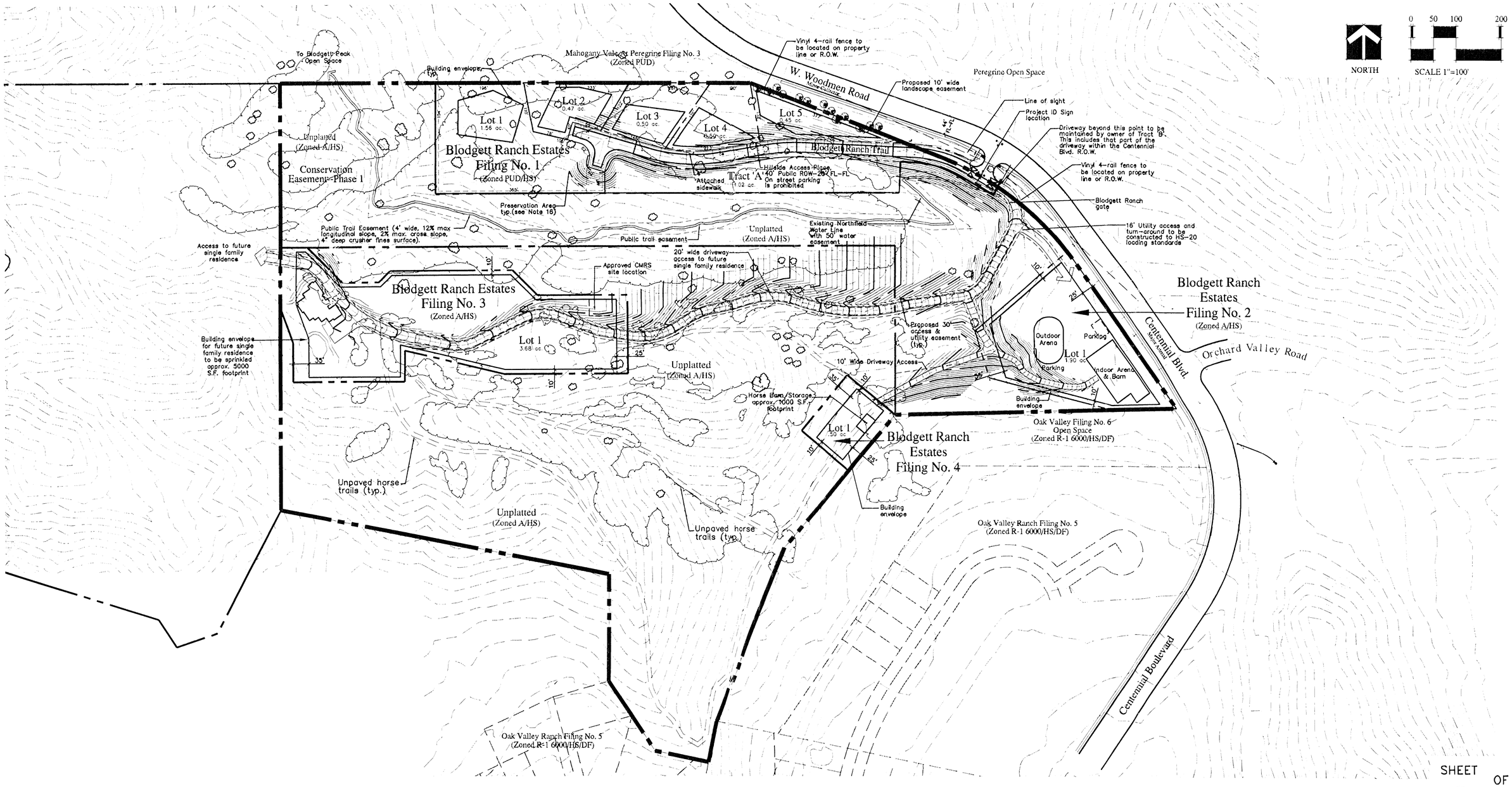
| SYMBOL | BOTANICAL NAME | COMMON NAME | KEY FROM APPENDIX B | MATURE WIDTH | PLANTING SIZE | NOTES |
|---|---|---|---|---|---|---|
| | PINUS NIGRA | AUSTRIAN PINE | 25678A | 30-40' | 8' | B&B |
| | PICEA PUNGENS | COLORADO SPRUCE | 678S | VARIES | 8' | B&B |
| | PINUS PONDEROSA | PONDEROSA PINE | 268D | 20-30' | 8' | B&B |

## SITE CATEGORY CALCULATIONS

| STREET NAME | STREET CLASSIFICATION | SETBACK WIDTH REQ./PROV. | LINEAR FOOTAGE | TREES/FEET REQUIRED | TREES REQ./PROV. |
|---|---|---|---|---|---|
| W. Woodmen Rd. | Non-Arterial | 6'/10' | 370' | 1/30' | 13/13 |

## SYMBOL LEGEND

- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER
- PROPOSED WATER LINE WITH FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED GAS MAIN
- RIGHT OF WAY AND LOT LINE
- ZONING BOUNDARY
- EASEMENT (type as noted)
- BUILDING ENVELOPE
- FENCE
- PRESERVATION AREA (see note 17)



# BLODGETT RANCH ESTATES

## AMENDED DEVELOPMENT PLAN

### CITY OF COLORADO SPRINGS

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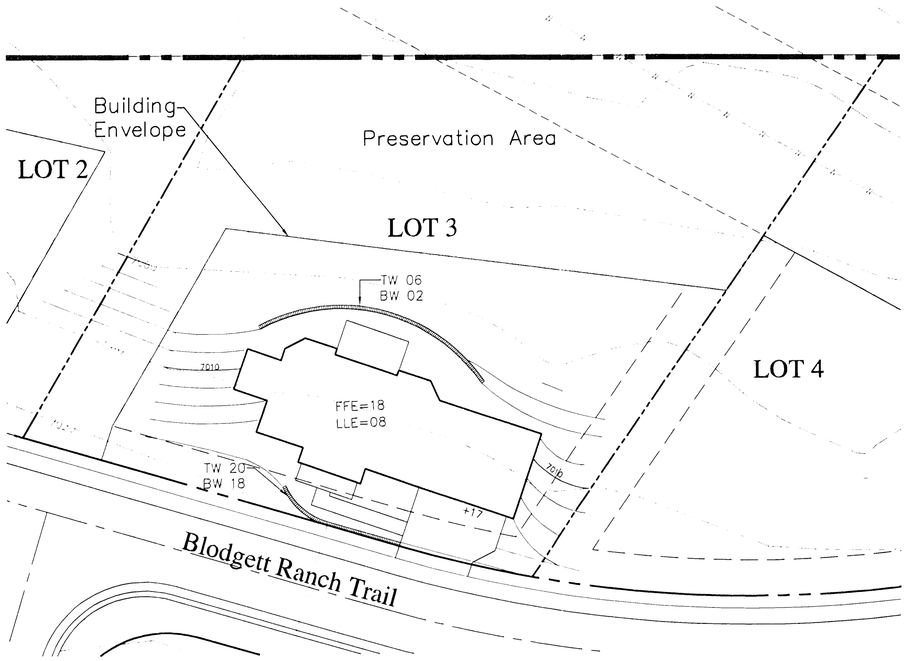
1390 LAWRENCE STREET, SUITE 100
DENVER, COLORADO 80204
(303) 892-5566

**ENGINEERING BY:**
JR ENGINEERING
4310 ARROWS WEST DRIVE
COLORADO SPRINGS, COLORADO 80907
(719) 593-2593

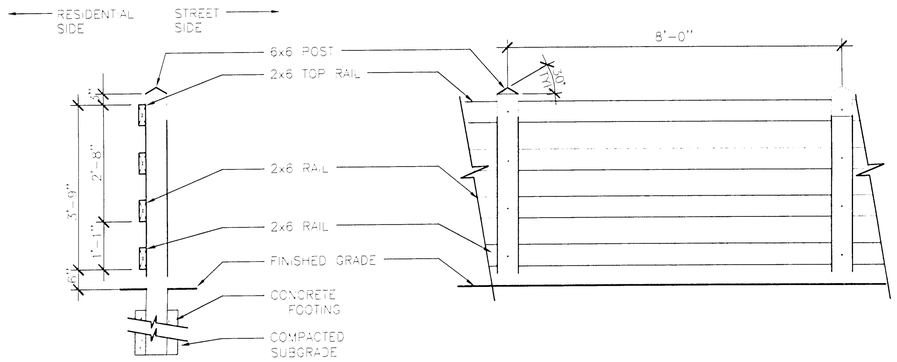

## LOT 3–TYPICAL LAYOUT & GRADING PLAN

Scale 1" = 20'–0"




## OPEN 4–RAIL FENCE DETAIL

N.T.S.




**LEGAL DESCRIPTION:** BLODGETT RANCH ESTATES FILING NO. 1

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

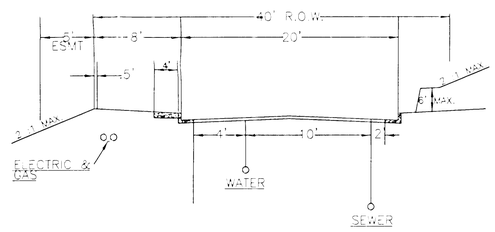
COMMENCING AT THE POINT ON THE SOUTHERLY RIGHT–OF–WAY LINE OF CENTENNIAL BOULEVARD'S MOST NORTHERLY EXTENSION, AS PLATTED IN CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2, RECORDED IN PLAT BOOK R–3 AT PAGE 57, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ON THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF SAID CENTENNIAL BOULEVARD, THE FOLLOWING TWO (2) COURSES:

1. S68°43'55"E, A DISTANCE OF 86.77 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 12°26'42", A RADIUS OF 666.80 FEET, A DISTANCE OF 144.83 FEET TO A POINT OF TANGENT;

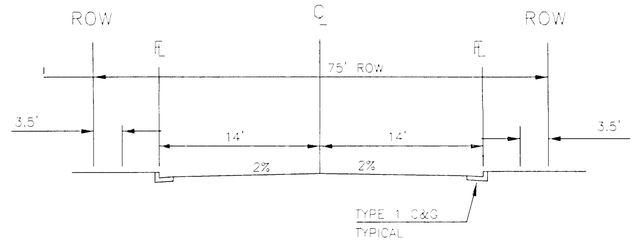
THENCE S30°19'10"W, A DISTANCE OF 20.41 FEET;
THENCE N59°40'50"W, A DISTANCE OF 80.32 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 27°38'00", A RADIUS OF 230.00 FEET, A DISTANCE OF 110.93 FEET TO A POINT OF TANGENT;
THENCE N87°18'50"W, A DISTANCE OF 30.77 FEET;
THENCE S02°41'10"W, A DISTANCE OF 67.57 FEET;
THENCE N90°00'00"W, A DISTANCE OF 1028.56 FEET;
THENCE N00°10'17"E, A DISTANCE OF 243.92 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, RECORDED UNDER RECEPTION NO. 97148164;
THENCE S89°50'13"E, ON SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 764.77 FEET;
THENCE S89°50'13"E, A DISTANCE OF 271.06 FEET;
THENCE S00°46'41"E, A DISTANCE OF 130.86 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 5.885 ACRES.

## PUBLIC STREET SECTIONS




BLODGETT RANCH DRIVE STREET SECTION 40' R.O.W. (Hillside Access Place)
N.T.S.




ENTRANCE DRIVE STREET SECTION 75' R.O.W.
N.T.S.

**LEGAL DESCRIPTION:** BLODGETT RANCH ESTATES FILING NO. 2

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, RECORDS OF EL PASO COUNTY, COLORADO, THENCE S66°27'03"E, A DISTANCE OF 1375.56 FEET TO THE POINT OF BEGINNING;

THENCE N49°25'26"E, A DISTANCE OF 268.90 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF CENTENNIAL BOULEVARD AS PLATTED IN CENTENNIAL BOULEVARD SUBDIVISION FILING 2, AS RECORDED IN PLAT BOOK R–3 AT PAGE 57;

THENCE ON SAID SOUTHWESTERLY RIGHT–OF–WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S51°49'14"W, HAVING A DELTA OF 03°11'51", A RADIUS OF 666.80 FEET, A DISTANCE OF 37.21 FEET TO A POINT OF TANGENT;
2. S34°58'55"E, A DISTANCE OF 385.89 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT A AS PLATTED IN OAK VALLEY RANCH FILING NO. 6, AS RECORDED IN PLAT BOOK G–5 AT PAGE 27;

THENCE S88°47'16"W ON SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 145.84 FEET;

THENCE N75°13'52"W, A DISTANCE OF 279.90 FEET,
THENCE N16°51'50"W, A DISTANCE OF 107.50 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 1.9010 ACRES.

**LEGAL DESCRIPTION:** BLODGETT RANCH ESTATES FILING NO. 3

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, RECORDS OF EL PASO COUNTY, COLORADO; THENCE S37°55'40"W, A DISTANCE OF 458.08 FEET TO THE POINT OF BEGINNING;
THENCE N90°00'00"E, A DISTANCE OF 59.69 FEET;
THENCE S45°00'00"E, A DISTANCE OF 110.50 FEET;
THENCE N90°00'00"E, A DISTANCE OF 81.39 FEET;
THENCE N45°00'00"E, A DISTANCE OF 35.54 FEET;
THENCE N90°00'00"E, A DISTANCE OF 271.52 FEET;
THENCE S45°00'00"E, A DISTANCE OF 78.42 FEET;
THENCE N90°00'00"E, A DISTANCE OF 199.68 FEET;
THENCE S00°00'00"E, A DISTANCE OF 172.63 FEET;
THENCE N90°00'00"W, A DISTANCE OF 272.32 FEET;
THENCE N76°38'47"W, A DISTANCE OF 228.15 FEET;
THENCE S00°00'00"E, A DISTANCE OF 69.39 FEET;
THENCE N90°00'00"W, A DISTANCE OF 248.48 FEET;
THENCE N00°00'00"E, A DISTANCE OF 87.93 FEET;
THENCE N20°05'33"W, A DISTANCE OF 82.15 FEET;
THENCE N00°00'00"E, A DISTANCE OF 132.70 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 3.6808 ACRES.

**LEGAL DESCRIPTION:** BLODGETT RANCH ESTATES FILING NO. 4

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, RECORDS OF EL PASO COUNTY, COLORADO, THENCE S56°32'39"E, A DISTANCE OF 1171.90 FEET TO THE POINT OF BEGINNING;
THENCE S50°04'12"E, A DISTANCE OF 137.00 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF TRACT A AS PLATTED IN OAK VALLEY RANCH FILING NO. 6, AS RECORDED IN PLAT BOOK G–5 AT PAGE 27;
THENCE S39°55'48"W ON SAID NORTHWESTERLY BOUNDARY LINE, A DISTANCE OF 160.00 FEET;

THENCE N50°04'12"W, A DISTANCE OF 137.00 FEET;
THENCE N39°55'48"E, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING;

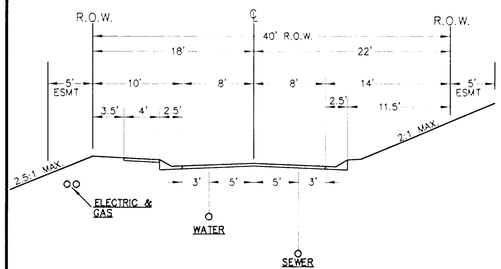
CONTAINING A CALCULATED AREA OF 21,920 SQUARE FEET.

# BLODGETT RANCH ESTATES FILING NO. 1, 2, 3 & 4

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

# PRELIMINARY GRADING

JANUARY 2005




TYPICAL STREET SECTION 40' R.O.W.
BLODGETT RANCH DRIVE
N.T.S.

**LEGEND**

- SUBDIVISION BOUNDARY
- PROPOSED GRADE INDEX CONTOUR 7020
- PROPOSED GRADE NOMINAL CONTOUR
- BUILDING ENVELOPE
- EXISTING GRADE INDEX CONTOUR
- EXISTING GRADE NOMINAL CONTOUR
- DRAINAGE FLOW ARROW

N

60 30 0 60 120

SCALE: 1" = 60'

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.


BLODGETT RANCH PROPERTIES, LLC
7870 RAVENSTONE COURT
COLORADO SPRINGS, CO 80919
80907 (719) 266-8000

JR ENGINEERING
A Subsidiary of Wesdan
4310 Arrowswest Drive Colorado Springs, CO 80907
719-593-2593 Fax 719-528-6113
www.jrengineering.com


| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

H-SCALE 1"=60'
V-SCALE N/A
DATE 01/27/05
DESIGNED BY ABE
DRAWN BY KEM
CHECKED BY

BLODGETT RANCH ESTATES
FILING NO. 1, 2, 3 & 4

DEVELOPMENT PLAN

PRELIMINARY GRADING PLAN

SHEET 2 OF 2

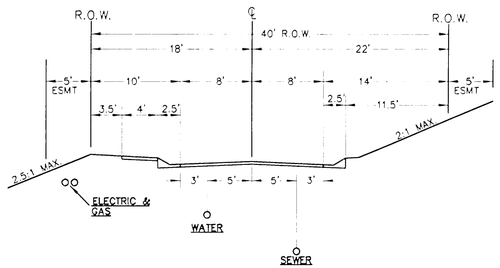
JOB NO. 9814.01

# BLODGETT RANCH ESTATES FILING NO. 1, 2, 3, &4

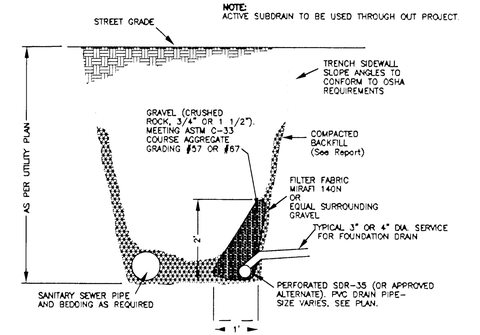
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

# MASTER FACILITY PLAN

JANUARY 2005

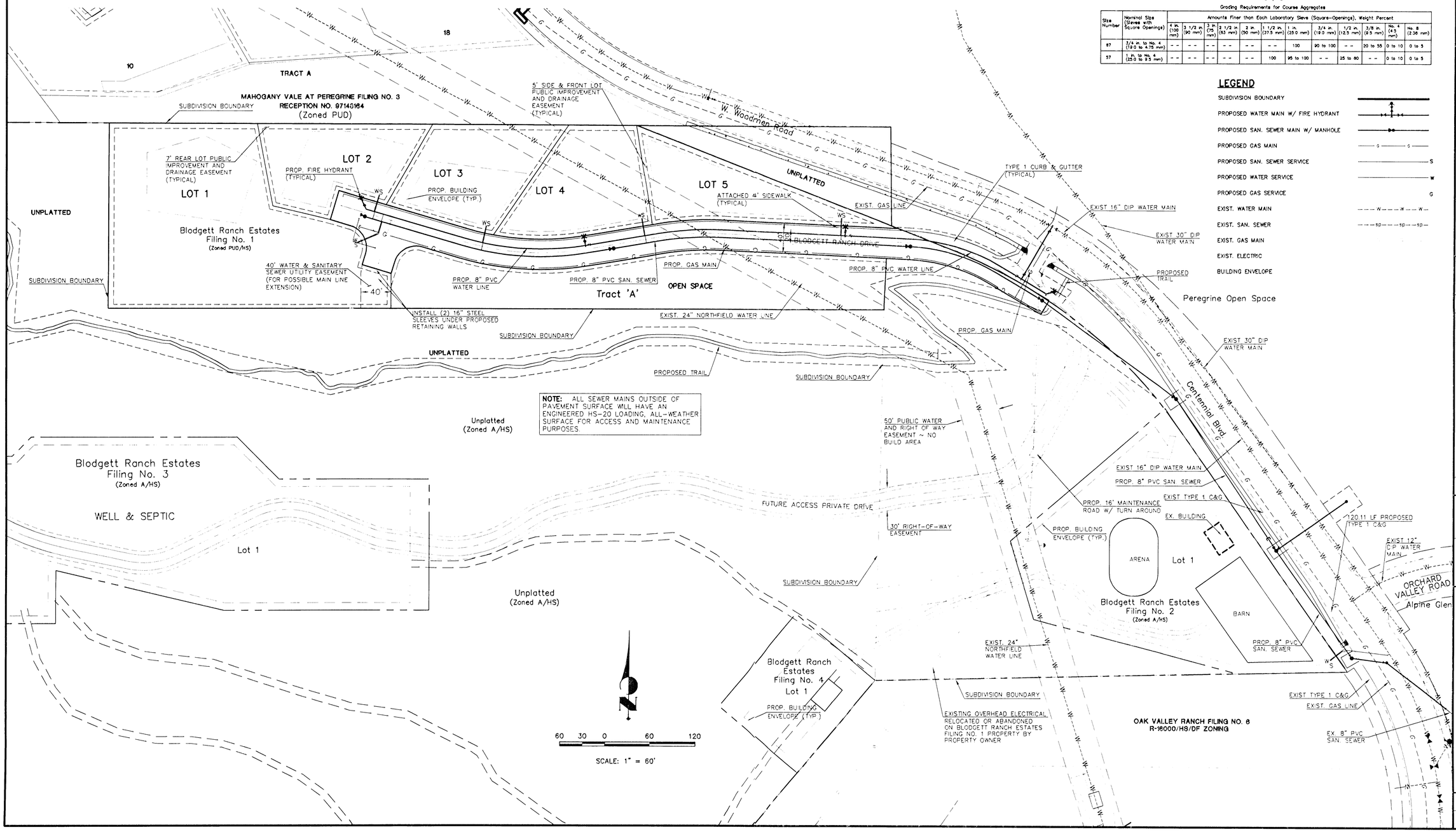



TYPICAL STREET SECTION 40' R.O.W.
BLODGETT RANCH DRIVE
N.T.S.




Grading Requirements for Course Aggregates

| Size Number | Nominal Size (Sieves with Square Openings) | Amounts Finer than Each Laboratory Sieve (Square-Openings), Weight Percent | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 4 in. (100 mm) | 3 1/2 in. (90 mm) | 3 in. (75 mm) | 2 1/2 in. (63 mm) | 2 in. (50 mm) | 1 1/2 in. (37.5 mm) | 1 in. (25.0 mm) | 3/4 in. (19.0 mm) | 1/2 in. (12.5 mm) | 3/8 in. (9.5 mm) | No. 4 (4.5 mm) | No. 8 (2.36 mm) |
| 87 | 3/4 in. to No. 4 (19.0 to 4.75 mm) | -- | -- | -- | -- | -- | -- | 100 | 90 to 100 | -- | 20 to 55 | 0 to 10 | 0 to 5 |
| 57 | 1 in. to No. 4 (25.0 to 9.5 mm) | -- | -- | -- | -- | -- | 100 | 95 to 100 | -- | 25 to 60 | -- | 0 to 10 | 0 to 5 |




## LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED WATER MAIN W/ FIRE HYDRANT
- PROPOSED SAN. SEWER MAIN W/ MANHOLE
- PROPOSED GAS MAIN
- PROPOSED SAN. SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE
- EXIST. WATER MAIN
- EXIST. SAN. SEWER
- EXIST. GAS MAIN
- EXIST. ELECTRIC
- BUILDING ENVELOPE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE PLANNING AGENCIES AIR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.


BLODGETT RANCH PROPERTIES, LLC
7870 RAVENSTONE COURT
COLORADO SPRINGS, CO 80919
(719) 266-8000

J·R ENGINEERING
A Subsidiary of Westrian
4310 Arrowswest Drive Colorado Springs, CO 80907
719-593-2593 Fax 719-528-6615
www.jrengineering.com


| No. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

| | |
|---|---|
| H-SCALE | 1"=60' |
| V-SCALE | N/A |
| DATE | 01/27/05 |
| DESIGNED BY | ABE |
| DRAWN BY | KEM |
| CHECKED BY | |

BLODGETT RANCH ESTATES FILING NO. 1, 2, 3, & 4

DEVELOPMENT PLAN

MASTER FACILITY PLAN

SHEET 1 OF 2

JOB NO. 9814.01

Bocc

ROBERT C. "BOB" BALINK El Paso County, CO
11/09/2006 10:07:22 AM
Doc $0.00 Page
Rec $31.00 1 of 6
206165431

After recording, return to:
The Board of County
Commissioners of El Paso County
27 East Vermijo, Third Floor
Colorado Springs, CO 80903

# ASSIGNMENT OF INTEREST IN AND AMENDMENT TO DEED OF CONSERVATION EASEMENT (Blodgett Ranch Properties, LLC Property)

THIS ASSIGNMENT OF INTEREST IN AND AMENDMENT TO DEED OF CONSERVATION EASEMENT (the "Assignment") is entered into this 6th day of November, 2006, by and between:

(i) THE WILLIAM J. PALMER PARKS FOUNDATION, INC., a charitable nonprofit Colorado corporation, a/k/a The Palmer Land Trust, 915 W. Cucharras Street, Colorado Springs, CO 80905 ("Palmer Land Trust") which is the Grantee under the Conservation Easement described herein, as Assignor;

(ii) EL PASO COUNTY ACTING BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, 27 East Vermijo, Third Floor, Colorado Springs, Colorado 80903 ("El Paso County") as Assignee, and;

(iii) BLODGETT RANCH PROPERTIES, LLC, a Colorado limited liability company ("Grantor") who has executed this Assignment for the purpose of acknowledging its consent to the Assignment.

## RECITALS

A. Grantor conveyed a Deed of Conservation Easement to the Palmer Land Trust dated August 20, 2003 recorded August 20, 2003 at Reception No. 203193483 of the records of the El Paso County, Colorado, Clerk and Recorder (the "Conservation Easement") which encumbered the Property described in **Exhibit "A"**.

B. Paragraph 18 of the Conservation Easement permits assignment of Palmer Land Trust's interest as Grantee to another "qualified organization" as that term is defined under Section 170(h) of the Internal Revenue Code of 1986, as amended.

C. El Paso County is a qualified organization under Section 170(h) of the Internal Revenue Code of 1986, as amended, and is authorized to acquire and hold conservation easements under Colorado law.

D. El Paso County has executed this Assignment as Assignee of the interest of Palmer Land Trust under the Conservation Easement and by this Assignment accepts assignment of the interest of Palmer Land Trust in the Conservation Easement.

E. Amendments to the Conservation Easement identified herein are required in order for El Paso County to accept assignment of the Conservation Easement.

## AGREEMENT

NOW, THEREFORE, in consideration of Ten Dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Assignment. Palmer Land Trust hereby assigns all of its rights and obligations as Grantee under the terms of the Conservation Easement to El Paso County, as permitted in the Conservation Easement.

2. Acceptance of Assignment. El Paso County hereby accepts the assignment of the rights and obligations of Palmer Land Trust as Grantee under the Conservation Easement as Assignee and successor Grantee. El Paso County and Palmer Land Trust agree that a condition of this Assignment is that El Paso County, as Grantee, continue to carry out the conservation purposes of the Conservation Easement as originally intended to advance.

3. Release of Original Grantee. Palmer Land Trust is hereby released from any and all obligations as Grantee under the terms of the Conservation Easement arising after the date of this Assignment.

4. The Parties hereby agree that the specific provisions of the Conservation Easement shall be amended as follows:

A. Replace paragraph H of the Recitals with the following: Grantee is a governmental organization qualified under Colorado law and Section 170(h) of the Internal Revenue Code of 1986, to hold conservation easements.

B. Add the following language to paragraph 3.n.: Given Grantor's ability to store and use fuels, fertilizers, treated lumber and legal chemicals for agricultural operations, if, at any time, there occurs, or has occurred, a release of any solid waste, petroleum products, or hazardous materials which are polluting, or otherwise contaminating to the air, water, or in any way harmful or threatening to human health or the environment, Grantor agrees to take all steps reasonably necessary to assure their containment and remediation, including any cleanup that may be required.

**ASSIGNOR**: WILLIAM J. PALMER PARKS FOUNDATION, INC.

By: _____

Title: President

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

The foregoing document was acknowledged before me this 26th day of October 2006, by Elizabeth Seemon Hickey, as President of the William J. Palmer Parks Foundation, Inc.

Witness my hand and official seal.

Juanita A. Kelley
Notary Public
My commission expires: 02-05-09

JUANITA A. KELLEY NOTARY PUBLIC STATE OF COLORADO

**ASSIGNEE**

THE BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By Sallie Clark
Name: Sallie Clark
Title: Chair

Attest:

Deputy County Clerk to the Board

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

The foregoing document was acknowledged before me this 5th day of October, 2006 by Sallie Clark as Chair of The Board of County Commissioners of El Paso County, Colorado, as Assignee, as attested to by Eileen Wheeler, Deputy County Clerk to the Board.

WITNESS my hand and official seal.

Norma J DeHerrera
Notary Public
My commission expires: 9/30/08

NORMA J DEHERRERA NOTARY PUBLIC STATE OF COLORADO

## CONSENT AND APPROVAL OF AMENDMENTS

BLODGETT RANCH PROPERTIES, LLC hereby consents to the Assignment of the Conservation Easement and the amendments thereto as identified herein of which it is Grantor, dated and recorded August 20, 2003 at Reception No. 203193483 of the records of the El Paso County, Colorado, Clerk and Recorder, from PALMER LAND TRUST to EL PASO COUNTY acting by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO and releases Palmer Land Trust for any past acts and omissions as holder of the Conservation Easement. BLODGETT RANCH PROPERTIES, LLC agrees to look solely to El Paso County to discharge the obligations of the holder of the Conservation Easement arising after the date of this Assignment.

BLODGETT RANCH PROPERTIES, LLC

BY: Michael P. Slattery

Michael P. Slattery, General Manager

Date: Nov. 6, 2006

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

The foregoing document was acknowledged before me this 6th day of November 2006, by Michael P. Slattery as General Manager of Blodgett Ranch Properties, LLC.

WITNESS my hand and official seal.

Juanita A Kelley

Notary Public

My commission expires: 02-05-09

JUANITA A. KELLEY NOTARY PUBLIC STATE OF COLORADO

**EXHIBIT "A"**

**LEGAL DESCRIPTION:** BLODGETT RANCH PROPERTIES, LLC

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S89°50'13"E ON THE SOUTHERLY BOUNDARY LINE OF SAID MAHOGANY VALE AT PEREGRINE FILING NO. 3, A DISTANCE OF 64.48 FEET;
THENCE S00°10'17"W, A DISTANCE OF 243.92 FEET;
THENCE S90°00'00"E, A DISTANCE OF 1028.56 FEET;
THENCE N02°41'10"E, A DISTANCE OF 67.57 FEET;
THENCE S87°18'50"E, A DISTANCE OF 30.77 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 27°38'00", A RADIUS OF 230.00 FEET, A DISTANCE OF 110.93 FEET TO A POINT OF TANGENT;
THENCE S59°40'50"E, A DISTANCE OF 80.32 FEET;
THENCE N30°19'10"E, A DISTANCE OF 20.41 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD AS PLATTED IN CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2, RECORDED IN PLAT BOOK R-3 AT PAGE 57, EL PASO COUNTY, COLORADO;
THENCE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CENTENNIAL BOULEVARD, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S33°42'47"W, HAVING A DELTA OF 21°18'18", A RADIUS OF 666.80 FEET, A DISTANCE OF 247.95 FEET TO A POINT OF TANGENT;
2. S34°58'55"E, A DISTANCE OF 385.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT "A" AS PLATTED IN OAK VALLEY RANCH FILING NO. 6, RECORDED IN PLAT BOOK G-5 AT PAGE 27;

THENCE S88°47'16"W ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 626.02 FEET;
THENCE N00°00'00"E, A DISTANCE OF 372.67 FEET;
THENCE N90°00'00"W, A DISTANCE OF 1364.35 FEET;
THENCE N00°00'00"E, A DISTANCE OF 362.13 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 96099980;
THENCE S89°50'13"E ON SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 281.57 FEET TO THE POINT OF BEGINNING.

10

# DEED OF CONSERVATION EASEMENT
BLODGETT RANCH

**THIS DEED OF CONSERVATION EASEMENT** is made this 20th day of August, 2003, by BLODGETT RANCH PROPERTIES, LLC, a Colorado limited liability company having an address at 7870 Ravenstone Court, Colorado Springs, CO 80919 ("Grantor"), in favor of WILLIAM J. PALMER PARKS FOUNDATION, INC., a charitable nonprofit Colorado corporation, having an address at P.O. Box 1281, Colorado Springs, Colorado 80901 ("Grantee").

## RECITALS:

A. Grantor is the sole owner in fee simple of certain real property in El Paso County, Colorado, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"). The Property is adjacent to approximately sixty (60) acres which will sometimes be utilized in connection with the Property and which is legally described on Exhibit "B" attached hereto and incorporated by this reference (the "Adjacent Property").

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

C. Colorado Revised Statutes §§33-1-101, *et. seq.*, provides in relevant part that "it is the declared policy of the State of Colorado that the wildlife and their environment are to be protected, preserved, enhanced and managed for the use, benefit and enjoyment of the people of this state and its visitors." Additionally, Colorado Revised Statutes §§38-30.5-101, *et. seq.*, provides for the establishment of conservation easements to maintain land "in a natural, scenic or open condition, or for wildlife habitat, or for agricultural . . . or other use or condition consistent with the protection of open land having wholesome environmental quality or life-sustaining ecological diversity".

D. In particular, the Property possesses at least the following Conservation Values:

(1) Trails Connection. The Property will be used for a public trail connection to the 167 acre Blodgett Peak Open Space owned by the City of Colorado Springs. There currently is no direct public access to the southern portion of the Open Space. In addition, the trail connection through the Property will be incorporated into the Woodmen Trail, connecting Blodgett Peak Open Space to other future open space to the east across Centennial Boulevard.

(2) Open Area Connection. The Property is adjacent to the Blodgett Peak Open Space. The Property is also adjacent to future open space to the east across Centennial Boulevard, which is currently under review in the Peregrine Master Plan.

Robert C. Balink El Paso Cty,CO
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(3) Wildlife. The Property provides habitat for wildlife typical of scrub oak and foothill grassland vegetation communities, including deer, coyote, and numerous species of resident and migratory birds.

(4) Scenic. The Property is an undeveloped natural area visible from Centennial Boulevard and the surrounding neighborhood. The Property is located within the Hillside Overlay Zone. Lands within this zone are considered significant landscape and aesthetic features within the City of Colorado Springs.

(5) Ecological. The Property is essentially in a natural condition, with minimal soil erosion, vegetation dominated by native plant species, and few state-listed noxious weeds.

E. The parties acknowledge that specific Conservation Values of the Property are being documented in an inventory of natural features of the Property, (the "Baseline Documentation"). A copy of the Baseline Documentation, signed by both the Grantor and the Grantee, will be kept on file at the offices of the Grantor and the Grantee. The Baseline Documentation shall consist of reports, maps, photographs, and other documentation that the parties agree to provide, collectively, an accurate representation of the Property at the time of this grant and which is intended to serve as an objective information baseline for monitoring compliance with the terms of this grant.

F. The Grantor intends that the Property's natural characteristics and Conservation Values, as cited above, be preserved and that the Property be used as a ranch in conjunction with the Adjacent Property and for recreational uses, which will be compatible with the Grant.

G. Grantor further intends, as owner of the Property, to convey to Grantee the affirmative right to preserve and protect the Conservation Values of the Property in perpetuity exclusively for conservation purposes by allowing no development on the Property and by extinguishing any and all development rights and allocation and density rights and allocations, whether presently existing or arising in the future.

H. Grantee is a publicly supported, tax-exempt nonprofit organization, qualified under Section 501(c)(3) of the Internal Revenue Code, as amended, and a qualified organization as defined under Section 170(h) of the Internal Revenue Code, as amended, whose primary purpose is the preservation, protection, or enhancement of land in its natural, scenic, historical, agricultural, forested, and/or open space condition.

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

**NOW, THEREFORE,** in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of the State of Colorado, and in particular C.R.S. § 38-30.5-101 et seq., Grantor hereby voluntarily grants and conveys to

Grantee a Conservation Easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth ("Easement").

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

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

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

b. To enter upon the Property at reasonable times upon prior notice to the Grantor in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement and to observe, study and make educational and scientific observations on the Property and for purposes of leading, organizing and facilitating public hikes, bird watching and similar activities on the Public Trail on the Property giving the public full access to such Public Trail for those purposes; provided, however, that such right of entry shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property consistent with this Easement; and

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

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

a. New Structures and Improvements. New buildings, improvements, and other structures and improvements may not be built without the advance written permission of Grantee except as are permitted in paragraph 4. Grantee may withhold such permission, in its reasonable discretion, if Grantee determines that the proposed building, structure, or improvement will diminish or impair one or more of the Conservation Values of the Property.

b. Subdivision. Any division, subdivision or de facto subdivision of title to the Property, whether by physical or legal process, is prohibited and any and all rights, however designated, now or hereafter associated with the Property pursuant to governmental laws or regulations, to compute number of structures, development density, lot yield, or any similar

development variable on or pertaining to the Property or any other property shall be surrendered and donated to the Grantee.

c. Timber Harvesting. Trees may be cut to help construct the Public Trail, to control insects and disease, to control invasive non-native species, and to prevent personal injury and property damage. Dead trees may also be cut for firewood and other uses on the Property. Commercial timber harvesting on the Property shall be prohibited; however, cutting a limited quantity of trees to be used on the Property and on the Adjacent Property as fence and corral posts, corral rails and for other similar purposes in connection with ranching activities on the Property and on the Adjacent Property shall be permitted.

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

e. Road Construction and Paving and Public Trail Construction. Other than the interior ranch roads that exist as of the date of this Easement, the road which will access the barn and the road which will access the Adjacent Property, both of which are shown on Exhibit "C" attached hereto, Grantor shall not construct any new roads without first obtaining Grantee's written consent. Grantor, and its Public Trail easement grantee, may construct the Public Trail on the Property which is shown on Exhibit "C" attached hereto without obtaining consent from Grantee. Subject to the aforementioned exceptions Grantee may withhold its permission if it reasonably determines that any proposed new road will diminish or impair any of the Conservation Values of the Property. No portion of the Property shall be paved or otherwise covered with concrete, asphalt, or any other paving material, without the advance written permission of Grantee. Grantee shall give such permission unless Grantee determines that the proposed paving or covering of the soil will diminish or impair any of the Conservation Values of the Property or is otherwise inconsistent with this Easement.

f. Trash. The dumping or uncontained accumulation of any kind of trash or refuse on the Property, or the storage or any other deposit of abandoned vehicles, is prohibited. However, waste material generated on the Property as a consequence of a permitted use may be buried provided the ground over it is restored to its original vegetative condition. Collections of cars and trucks and working and farming and recreational equipment are permitted, and normally will be parked in the Building Envelope area.

g. Water Rights. Grantor shall retain and reserve the right to use water rights sufficient to maintain and improve the Conservation Values of the Property, and shall not transfer, encumber, lease, sell or otherwise separate any water rights associated with the Property from title to the Property itself. Grantor shall have the right to preserve, use, enhance and protect water rights as may be appropriate.

h. Commercial or Industrial Activity. No commercial or industrial uses shall be allowed on the Property. However, ranching, forestry, the construction of perimeter fencing, boarding up to six (6) horses on the Property, horse back riding for hire, horseback lessons in a riding arena in the Building Envelope on the Property, farming, home office or home business

and any other use or practice expressly permitted under paragraph 4 shall not be considered a commercial or industrial use.

i. Feedlot. The establishment or maintenance of any commercial feedlot is prohibited. A commercial feedlot shall be defined for purposes of this Easement as a permanently constructed, confined area or facility, within which the land is not grazed or cropped annually, for the purpose of engaging in the business of reception and feeding of livestock. Cattle feeding operations on the Property which are consistent with normal ranching practices shall not constitute a commercial feedlot.

j. Motor Vehicles. The use of motor vehicles, including automobiles, snow mobiles, ATV's, four wheelers and motorcycles, which would in any way in result in substantial degradation of the Property and wildlife habitat thereon is prohibited, except such vehicular use as is necessary for ranch or forestry management purposes, and other permitted uses and practices stated in paragraph 4. Such degrading uses shall include, without limitation, those which increase susceptibility of the soil to erosion or disturb wildlife.

k. Billboards. The construction, placing or erection of any commercial signs or billboards on the Property is prohibited except for directional signs for a proposed bed and breakfast to be located on the Adjacent Property.

l. Alternation of Watercourses and Topography. The Grantor shall not change, disturb, alter, excavate, or impair any watercourse or wetland or alter the land surface through grading or soil dumping or trenching, except as may be necessary for activities related to the purpose of this Easement, such as Public Trail construction.

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

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

4. Reserved Rights. Grantor reserves to itself, and to its successors and assigns, all rights accruing from their ownership of the Property, except for rights granted in connection with the Public Trail, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Easement. Grantor retains the right to control access to the Property by all persons, except that Grantee and its designated agents shall have the right of ingress and egress at reasonable times and upon giving prior notice to Grantor for the purpose of inspecting the Property to insure compliance with the terms of this Easement. Grantor and Grantee acknowledge that the present

uses of the Property are permitted uses hereunder. The following uses and practices, though not an exhaustive recital of consistent uses and practices, are permitted under this Easement, and these uses and practices are not to be precluded, prevented, or limited by this Easement. Grantor retains the following rights:

a. To conduct conservative ranching operations on the Property (whether or not operated for a profit), including pasturing, grazing, and care of horses and other livestock consistent with recognized ranching practices; provided that such ranching activities shall not result in over-grazing or in the pollution or degradation of any surface or sub-surface waters. The intent of the Grantor is that the permissible number of animal units should be consistent with sound ranching practices.

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

c. To construct a perimeter fence and livestock fencing used in ranching operations; to maintain, repair and replace fences at locations of Grantor's choosing as may be necessary or desirable to maintain the Property in its current condition. Grantor may place new fencing in locations of its choosing within the Building Envelope without the need to obtain Grantee's consent.

d. To use the Property for the primary purpose of the enjoyment of the open space and as a venue for Grantor's ranching, farming, forestry, recreational and horseback riding activities on the Property and grazing its horses and other livestock anywhere on the Property without the need to obtain Grantee's consent.

e. Grantor may construct ditches, corrals and pastures with Grantee's consent which shall be granted so long as the proposed improvement does not impair the Conservations Values.

f. Grantor may also construct the Public Trail, the access road to the barn and the access road to the Adjacent Property in the respective locations shown on Exhibit "C" attached hereto.

g. To construct, develop, maintain and operate existing and additional wells, ditches, water storage and pipeline facilities, sewer line facilities, electrical lines, natural gas lines, telephone lines and cable television lines, and generally to appropriate, employ and use all surface and ground water that may be allowed under Colorado Water Law; provided, however, that the development and use of such water resources shall be compatible with the purposes of this Easement, such as domestic use; furthermore, all of the aforementioned utility lines and facilities must be installed in a manner which will minimize the damage to the surface of the Property and Grantor must restore and re-vegetate the ground with vegetation substantially

similar to the vegetation which existed prior to the installation. Additionally, all such utilities shall be located underground.

h. To construct, maintain, occupy and replace a barn with stables and bunkroom on the Property. The barn, with stables, bunkroom, lavatory, storage access for feed, paddocks, riding arenas and a stand-alone hay storage facility and similar structures, as well as a vehicle parking area, shall be located within a one and one-half (1 ½) acre building envelope which is shown on Exhibit "C" attached hereto. Grantor may create earth berms around such dwellings and other buildings and thin the trees within the building envelope. Grantor shall be permitted to develop, construct and improve, within the building envelope, to the extent that such development, construction, and improvements are permitted by the building, development, grading, zoning and all other relevant codes and ordinances of the City of Colorado Springs, as amended from time to time; provided, however, that all such utilities will be located underground. Grantor shall give Grantee written notice in accordance with paragraph 5 before any construction is commenced in order to ensure that the location of the improvements is within the building envelope shown on Exhibit "C".

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

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

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

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

j. To observe, study and make educational and scientific observations on the Property and to retain all rights to lead, organize and facilitate public hikes, bird watching and similar activities on the Public Trail and elsewhere on the Property.

k. To sell, mortgage, bequeath, or donate the Property. Any conveyance will remain subject to the terms of the Conservation Easement and the subsequent Owner will be bound by all obligations in this agreement.

5. Notice of Intention to Undertake certain Permitted Actions. The purpose of requiring Grantor to notify Grantee prior to undertaking certain permitted activities is to afford

Grantee an opportunity to ensure that the activities in question are designed and carried out in a manner consistent with the purpose of this Easement. Whenever notice is required, Grantor shall notify Grantee in writing not less than sixty (60) days prior to the date Grantor intends to undertake the activity in question. The notice shall describe the nature, scope, design, location, timetable, and any other material aspect of the proposed activity in sufficient detail to permit Grantee to make an informed judgment as to its consistency with the purpose of this Easement.

6. Grantee's Approval. Where Grantee's approval is required Grantee shall grant or withhold its approval in writing within sixty (60) days of receipt of Grantor' written request therefor. Grantee's approval may be withheld upon a reasonable determination by Grantee that the action as proposed would be inconsistent with the purpose of this Easement; provided, however, that Grantee's failure to respond to Grantor's request within such sixty (60) day period shall be deemed to be approval of the activity referred to in Grantor's notice.

7. Enforcement. Grantee shall have the right to prevent and correct or require correction of violations of the terms and purposes of this Deed. Grantee may enter the Property for the purpose of inspecting for violations. If Grantee finds what it believes is a violation, Grantee shall immediately notify Grantor in writing of the nature of the alleged violation. Upon receipt of this written notice, Grantor shall either (a) immediately cease the activity constituting the violation and promptly restore the Property to its condition prior to the violation to the reasonable satisfaction of Grantee or (b) immediately provide a written explanation to Grantee of the reason why the alleged violation should be permitted.

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

When, in Grantee's opinion, an ongoing or imminent violation could diminish or impair any of the Conservation Values of the Property, Grantee may, at its discretion, take appropriate legal action without waiting to pursue the mediation process described above. If a court with jurisdiction determines that a violation is imminent, exists, or has occurred, Grantee may seek an injunction ex parte to stop the alleged violation, temporarily or permanently. A court may also issue an injunction to require Grantor to restore the Property to its condition prior to the violation. Grantor agrees that Grantee's remedies at law for any violation of the terms of this Easement are inadequate and that Grantee shall be entitled to the injunctive relief described in this paragraph 7, both prohibitive and mandatory, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

Grantee may bring an action to recover any damages to which it may be entitled for violation of the terms of this Easement for injury to any Conservation Values protected by this

Easement, including damages for the loss of scenic, aesthetic, or environmental values. Grantee's remedies described in this paragraph 7 are cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

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

9. Grantee's Discretion. Enforcement of the terms of this Easement shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Easement or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

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

11. Acts Beyond Grantors' Control. Nothing contained in this Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes.

12. Access. No right of access by the general public to any portion of the Property is conveyed by this Easement except on the Public Trails.

13. Costs and Liabilities. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including the maintenance of adequate comprehensive general liability insurance coverage. Such insurance coverage shall list Grantee as an additional insured and Grantor, upon request, shall provide copies of such policies to Grantee. Grantor shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor.

14. Hold Harmless. Grantor shall hold harmless, indemnify, and defend Grantee and its members, directors, officers, employees, agents, and contractors and the heirs, personal representatives, successors, and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims,

demands, or judgments, including, without limitation, reasonable attorneys' fees, arising from or in any way connected with: (1) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, unless due solely to the negligence of any of the Indemnified Parties; (2) the obligations specified in paragraph 13; (3) the presence or release of hazardous or toxic substances on, under or about the Property. For the purpose of this paragraph, hazardous or toxic substances shall mean any hazardous or toxic substance which is regulated under any federal, state or local law; and (4) any claim against Grantor's title or any defect in Grantor's title that threatens Grantee's interest in the Property.

15. Extinguishment. If circumstances arise in the future such as render the purpose of this Easement impossible to accomplish, this Easement can be terminated or extinguished, whether in whole or in part, only by judicial proceedings in a court of competent jurisdiction. Each party shall promptly notify the other when it first learns of such circumstances. The amount of the proceeds to which Grantee shall be entitled, after the satisfaction of prior claims, from any sale, exchange, or involuntary conversion of all or any portion of the Property subsequent to such termination or extinguishment, shall be determined, unless otherwise provided by Colorado law at the time, in accordance with paragraph 16, below.

16. Proceeds. This Easement constitutes a real property interest immediately vested in Grantee, which the parties stipulate to have a fair market value determined by multiplying the fair market value of the Property unencumbered by the Easement (minus any increase in value after the date of this grant attributable to improvements) by the ratio of the value of the Easement at the time of this grant to the value of the Property, without deduction for the value of the Easement, at the time of this grant. For the purposes of this paragraph, the ratio of the value of the Easement to the value of the Property unencumbered by the Easement shall remain constant and shall be 93.13%.

17. Condemnation. If the Easement is taken, in whole or in part, by exercise of the power of eminent domain, Grantee shall be entitled to compensation in accordance with applicable law and as determined in accordance with paragraphs 15 and 16 above.

18. Assignment. This Easement is transferable, but Grantee may assign its rights and obligations under this Easement only to an organization that is (a) a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1986, as amended (or any successor provision then applicable}, and the applicable regulations promulgated thereunder, (b) authorized to acquire and hold conservation easements under Colorado law. As a condition of such transfer, Grantee shall require that the conservation purposes that this grant is intended to advance continue to be carried out.

19. Subsequent transfers.

(a) Grantor agrees to incorporate the terms of this Easement by reference into any deed or other legal instrument by which they divest themselves of any interest in all or a portion of the Property, including, without limitation, a leasehold interest. Grantor further agree to give written notice to Grantee of the transfer of any interest at least thirty (30) days prior to the

date of such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way.

(b) There shall be assessed by the Grantee, and collected from any subsequent purchaser or purchasers of the Property, a transfer fee equal to one half of one percent of the sales price or other consideration paid in connection with the transfer of any interest in such Property, which transfer fee shall be paid to the Grantee at the time of the transfer. In the event of non-payment of such transfer fee, Grantee shall have the right to file a lien for such unpaid transfer fees which shall be a lien on the Property but which lien shall be subordinate to this conservation easement and to the lien of any first mortgage on the Property that predates such transfer. Any such lien may be enforced and/or foreclosed in accordance with the laws of the State of Colorado. Grantee may require the Grantor and/or any subsequent purchaser to provide reasonable written proof of the applicable sales price, such as executed closing statements, contracts of sale, copies of deeds or other such evidence. Any transfer subsequent to the conveyance of this conservation easement without consideration or to a family trust, family partnership or family limited liability company in which of at least 50% of the equity interests are owned by a member of Grantor, shall be exempt from the assessment of such transfer fee. An exchange of properties pursuant to IRC Section 1031, or similar statute, shall be deemed to be for consideration based on the market value of the property received at the time of such transfer. Market value shall be determined by agreement of the Grantor and the Grantee, or in the absence of such agreement by an MAI appraiser selected by the Grantee, whose appraisal fee shall be paid by the subsequent purchaser.

20. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by registered or certified mail, postage prepaid, return receipt requested addressed as follows:

To Grantor:
Blodgett Ranch Properties, LLC
Attn: Michael P. Slattery
7870 Ravenstone Ct.
Colorado Springs, Colorado 80919

With a Copy to:
Thomas E. Berg, Esquire
Berniger, Berg, Diver, Noecker & Wood-Ellis, LLC
90 S. Cascade Avenue, Suite 310
P. O. Box 1716
Colorado Springs, Colorado 80901

To Grantee:
William J. Palmer Parks Foundation, Inc.
P. O. Box 1281
Colorado Springs, Colorado 80911

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

21. Recording. Grantee shall record this instrument in timely fashion in the official records of each county in which the Property is situated, and may re-record it at any time as may be required to preserve its rights in this Easement.

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

23. General Provisions.

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

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

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

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

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

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

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

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

i. Amendment. If circumstances arise under which an amendment to or modification of this instrument would be appropriate, Grantor and Grantee are free to jointly amend this instrument; provided that no amendment shall be allowed that will affect the qualifications of this instrument under any applicable laws, especially Section 170(h) of the Internal Revenue Code, as amended, and C.R.S. 38-30.5-100 to 38-30.5-111, as amended. Any amendment must be consistent with the conservation purposes of this instrument and may not affect its perpetual duration and Conservation Values shall not be lessened by the amendment. Any amendment must be in writing, signed by both parties, and recorded in the records of the Clerk and Recorder of the County in which the Property is located.

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

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

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

**GRANTOR:**

BLODGETT RANCH PROPERTIES, LLC

BY: Michael P. Slattery
Michael P. Slattery, General Manager

**GRANTEE:**

WILLIAM J. PALMER PARKS FOUNDATION, INC.

BY: Paula J. Wenham, President
Paula J. Wenham, President

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

The foregoing document was acknowledged before me this 20th day of August, 2003, by Michael P. Slattery as General Manager of Blodgett Ranch Properties, LLC, as Grantor.

Witness my hand and official seal.

My commission expires: My Commission Expires 1/03/2005

KIMBERLY D. THORNTON NOTARY PUBLIC STATE OF COLORADO

Notary Public

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

The foregoing document was acknowledged before me this 18th day of August, 2003, by Paula J. Wenham as President of the William J. Palmer Parks Foundation, Inc.

Witness my hand and official seal.

My commission expires: 1/23/05

Notary Public

**Exhibits:**

A Legal Description of the Property
B Legal Description of Adjacent Property
C Map of Building Envelope, Access Roads to Barn and Adjacent Property and Public Trail

**EXHIBIT "A"**
**LEGAL DESCRIPTION OF THE PROPERTY**

**LEGAL DESCRIPTION:** BLODGETT RANCH PROPERTIES, LLC

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S89°50'13"E ON THE SOUTHERLY BOUNDARY LINE OF SAID MAHOGANY VALE AT PEREGRINE FILING NO. 3, A DISTANCE OF 64.48 FEET;
THENCE S00°10'17"W, A DISTANCE OF 243.92 FEET;
THENCE S90°00'00"E, A DISTANCE OF 1028.56 FEET;
THENCE N02°41'10"E, A DISTANCE OF 67.57 FEET;
THENCE S87°18'50"E, A DISTANCE OF 30.77 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 27°38'00", A RADIUS OF 230.00 FEET, A DISTANCE OF 110.93 FEET TO A POINT OF TANGENT;
THENCE S59°40'50"E, A DISTANCE OF 80.32 FEET;
THENCE N30°19'10"E, A DISTANCE OF 20.41 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD AS PLATTED IN CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2, RECORDED IN PLAT BOOK R-3 AT PAGE 57, EL PASO COUNTY, COLORADO;
THENCE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CENTENNIAL BOULEVARD, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S33°42'47"W, HAVING A DELTA OF 21°18'18", A RADIUS OF 666.80 FEET, A DISTANCE OF 247.95 FEET TO A POINT OF TANGENT;

2. S34°58'55"E, A DISTANCE OF 385.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT "A" AS PLATTED IN OAK VALLEY RANCH FILING NO. 6, RECORDED IN PLAT BOOK G-5 AT PAGE 27;

THENCE S88°47'16"W ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 626.02 FEET;
THENCE N00°00'00"E, A DISTANCE OF 372.67 FEET;
THENCE N90°00'00"W, A DISTANCE OF 1364.35 FEET;
THENCE N00°00'00"E, A DISTANCE OF 362.13 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 96099980;
THENCE S89°50'13"E ON SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 281.57 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 10.887 ACRES.

**EXHIBIT "B"**
**LEGAL DESCRIPTION OF ADJACENT PROPERTY**

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF TRACT A, AS PLATTED IN OAK VALLEY RANCH FILING NO. 6, AS RECORDED IN PLAT BOOK G-5 AT PAGE 27, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ON THE WESTERLY BOUNDARY LINE OF SAID TRACT A, THE FOLLOWING TWO (2) COURSES:

1. S39°55'48"W, A DISTANCE OF 381.43 FEET;
2. S21°54'04"W, A DISTANCE OF 410.57 FEET TO THE NORTHWESTERLY CORNER OF TRACT B, AS PLATTED IN OAK VALLEY RANCH FILING NO. 5, AS RECORDED IN PLAT BOOK F-5 AT PAGE 88;

THENCE S11°33'07"W ON THE WESTERLY BOUNDARY LINE OF SAID TRACT B, A DISTANCE OF 90.00 FEET TO THE NORTHEASTERLY CORNER OF THE PLAT OF OAK VALLEY RANCH FILING NO. 7, AS RECORDED IN PLAT BOOK E-5 AT PAGE 285;
THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID OAK VALLEY RANCH FILING NO. 7, THE FOLLOWING TWO (2) COURSES:

1. N78°26'53"W, A DISTANCE OF 120.00 FEET;
2. N34°03'05"W, A DISTANCE OF 183.77 FEET;

THENCE N00°19'10"E, A DISTANCE OF 235.00 FEET;
THENCE N78°49'27"W, A DISTANCE OF 743.30 FEET;
THENCE N00°00'00"E, A DISTANCE OF 578.92 FEET;
THENCE N90°00'00"E, A DISTANCE OF 1364.35 FEET;
THENCE S00°00'00"E, A DISTANCE OF 372.67 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22.719 ACRES.

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

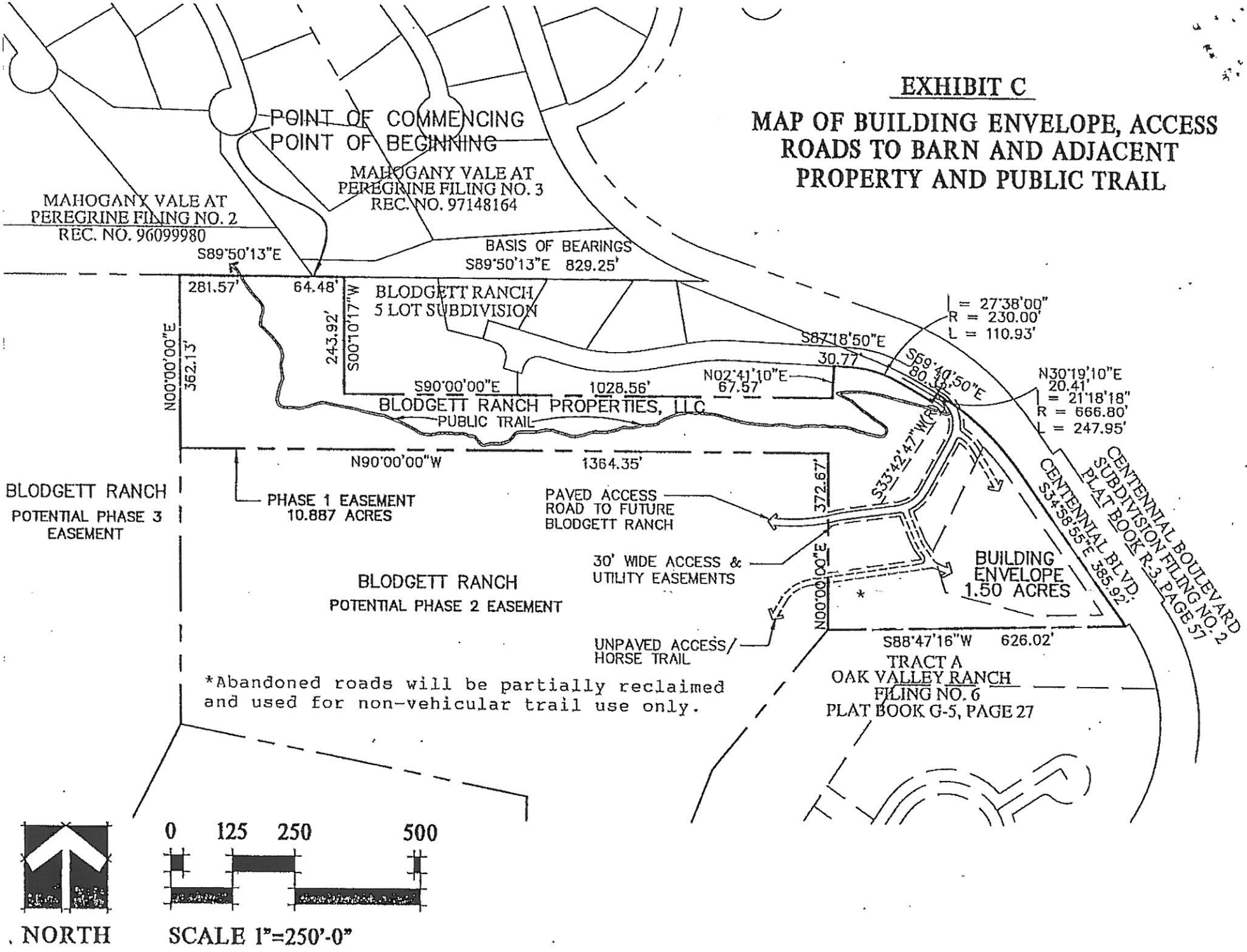
BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377," BEING ASSUMED TO BEAR S89°50'13"E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF MAHOGANY VALE AT PEREGRINE FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 96099980, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S89°50'13"E ON THE SOUTHERLY BOUNDARY LINE OF SAID MAHOGANY VALE AT PEREGRINE FILING NO. 2, A DISTANCE OF 436.42 FEET;
THENCE S00°00'00"E, A DISTANCE OF 941.05 FEET;
THENCE S27°43'47"W, A DISTANCE OF 304.14 FEET;
THENCE S71°53'04"W, A DISTANCE OF 94.87 FEET;
THENCE N33°22'14"W, A DISTANCE OF 72.11 FEET;
THENCE N72°34'40"W, A DISTANCE OF 408.04 FEET;
THENCE S28°19'53"W, A DISTANCE OF 273.65 FEET;
THENCE N30°56'58"W, A DISTANCE OF 900.02 FEET;
THENCE N00°43'43"W, A DISTANCE OF 530.00 FEET;
THENCE S89°50'13"E, A DISTANCE OF 823.71 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 30.426 ACRES.

# EXHIBIT C

## MAP OF BUILDING ENVELOPE, ACCESS ROADS TO BARN AND ADJACENT PROPERTY AND PUBLIC TRAIL



**From:** Nancy Prieve
**To:** Deitemeyer, David
**Cc:** Kathy Andrew; Lori Seago
**Subject:** RE: El Paso County Held Conservation Easements on Blodgett Open Space Parcels
**Date:** Tuesday, January 23, 2024 11:29:23 AM
**Attachments:** image001.png
image002.png

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Hello David,

The proposed work continues to fall within the parameters of the conservation easement. If there are no changes after you address the public comments, send us the final plan for review.

Thank you,
Nancy

---

**From:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>
**Sent:** Monday, January 22, 2024 2:29 PM
**To:** Nancy Prieve <NancyPrieve@elpasoco.com>
**Cc:** Kathy Andrew <KathyAndrew@elpasoco.com>; Lori Seago <LoriSeago@elpasoco.com>
**Subject:** RE: El Paso County Held Conservation Easements on Blodgett Open Space Parcels

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Good afternoon, Nancy,

Following up on the Blodgett Master Plan, the city published the January 19th Public Review Draft of the plan and posted in on the project webpage www.coloradosprings.gov/blodgettmasterplan. The plan is available to the public with a survey open until February 18th. After the 18th, the public comment will be reviewed and considered by the planning team. We anticipate finalizing the plan to present to our TOW Working Committee and Parks Advisory Board in March and will ask for their approval at the April meetings. The plan submitted in March be the final plan for consideration but is still subject to changed based on the conversation at our Parks board.

You may notice the only change within the Conservation Easement area that has occurred since the plan I provided you in December, was based on public comment. We have scaled back the total parking provided at the Orchard Valley Trailhead and removed consideration of relocating the parking lot to the lower terrace (where the horse barn is located) and eliminated the proposed access to Woodmen Road with a 4-way stop. The management plan states that if parking demand

increased or another indicator warrants expanding the parking lot size, this area parking area will be studied in the future, a new public process would be required. There were no changes to trails or the restoration plan that overlap the Conservation Easement.

Please let me know if you have any questions, would like to meet to further discuss, or need any additional information to formally approval.

Thank you,

**David Deitemeyer**

Senior Landscape Architect, PLA, ASLA, NRPA
Parks, Recreation & Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905

(719) 385-6515
David.Deitemeyer@coloradosprings.gov

---

**From:** Nancy Prieve <NancyPrieve@elpasoco.com>
**Sent:** Friday, December 8, 2023 11:03 AM
**To:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>
**Cc:** Kathy Andrew <KathyAndrew@elpasoco.com>; Lori Seago <LoriSeago@elpasoco.com>
**Subject:** RE: El Paso County Held Conservation Easements on Blodgett Open Space Parcels

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hi David,

It appears that these activities fall within the parameters of the Deed of Conservation Easement. We're sure that you are planning this but be advised that all trails that are closed must be reclaimed to an undisturbed state. Please resubmit once you have a finalized plan so that we can do a formal approval.

Thank you,
Nancy

---

**From:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>
**Sent:** Tuesday, December 5, 2023 5:53 PM
**To:** Nancy Prieve <NancyPrieve@elpasoco.com>

**Cc:** Kathy Andrew <KathyAndrew@elpasoco.com>; Lori Seago <LoriSeago@elpasoco.com>
**Subject:** RE: El Paso County Held Conservation Easements on Blodgett Open Space Parcels

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Hi Nancy and Kathy,

I wanted to continue the conversation on the Blodgett Open Space Master Plan and the overlap with the three CE's held on a portion of the property. Our planning team concluded the latest phase of public comment on November 30th and have been reviewing the comments. We anticipate a few minor changes to the Master Plan and Management Plan as we work towards the next phase of a final draft document, which will be shared with the public at the end of December. That review period will extend to the end of January 2024, and the Final Master Plan and Management Plan will be presented to our Parks Board in March and April 2024.

I would like to submit the Master Plan concept for the trail and parking lot trailhead that correspond to the CE parcels. I have attached several documents that show the proposed recommendations. The most prominent change within the CE parcels would be the reroute of the existing unsustainable trails (steep fall line trails on ridges and in valleys) to purposed built sustainable trails. The goal of this will seek to improve trail connectivity in all the open space, user experience and safety, improve drainage challenges and enhance and expand wildlife habitat areas. The files include:

- master plan on all of Blodgett Open Space,
- Enlargement of the Easement parcels with the proposed trail and trailhead location
- A copy of the easement exhibits with existing trails from the Slattery's.
- A photo showing the existing trails in the area.

I welcome any questions you may have or requests for additional information. Please let me know as well if you would prefer to meet in person to discuss or tour the property as you consider if the proposed improvements are consistent with the conservation values. I look forward to hearing from you soon.

Thank you,

**David Deitemeyer**

Senior Landscape Architect, PLA, ASLA, NRPA
Parks, Recreation & Cultural Services
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David.Deitemeyer@coloradosprings.gov

# LAND SURVEY PLAT
# LOCATED IN SECTIONS 3, 9 & 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION PROVIDED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. SC55084317-4, EFFECTIVE DATE: 08/27/2020 AT 5:00 P.M. AREA = 151.538 ACRES +/-

TRACT 1:

LOT 1, BLOCK 1, CASTLE HEIGHTS SUBDIVISION, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO. CONTAINING 1.963 ACRES, MORE OR LESS.

TRACT 2:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING PARCEL 1 DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MAY 12, 1993 IN BOOK 6171 AT PAGE 1451 OF THE EL PASO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE PLAT OF MOUNTAIN SHADOWS FILING NO. 31, RECORDED IN PLAT BOOK E5 AT PAGE 196 OF THE EL PASO COUNTY RECORDS.

NOTE: ALL DOCUMENTS REFERRED TO BY BOOK AND PAGE IN THIS DESCRIPTION ARE RECORDS ON FILE WITH THE EL PASO COUNTY CLERK AND RECORDER, UNLESS OTHERWISE STATED.

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID PARCEL 1, MONUMENTED BY A NO. 5 REBAR WITH A 1 1/2 INCH ALUMINUM SURVEYORS CAP MARKED "LW PE & LS 2692", SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 78 DEGREES 46 MINUTES 20 SECONDS EAST A DISTANCE OF 397.28 FEET;

THENCE SOUTH 54 DEGREES 47 MINUTES 42 SECONDS EAST A DISTANCE OF 515.19 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF LIVE OAK STATION FILING NO. 2, RECORDED IN PLAT BOOK A-4 AT PAGE 182;

THENCE SOUTHEASTERLY, ON SAID BOUNDARY LINE, THE FOLLOWING TWO COURSES:

(1) SOUTH 38 DEGREES 32 MINUTES 12 SECONDS EAST A DISTANCE OF 126.70 FEET; (2) SOUTH 58 DEGREES 20 MINUTES 16 SECONDS EAST A DISTANCE OF 229.25 FEET TO THE SOUTHERLY MOST CORNER OF SAID FILING NO. 2, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF ALLEGHENY DRIVE, RECORDED IN ALLEGHENY DRIVE SUBDIVISION IN PLAT BOOK R-3 AT PAGE 46; THENCE SOUTHERLY, ON SAID RIGHT OF WAY LINE, THE FOLLOWING FIVE (5) COURSES:
(1) SOUTH 54 DEGREES 19 MINUTES 12 SECONDS WEST A DISTANCE OF 334.08 FEET TO A POINT OF CURVE;
(2) ON THE ARC OF A CURVE LEFT, HAVING A DELTA OF 88 DEGREES 05 MINUTES 49 SECONDS, A RADIUS OF 310.00 FEET, A DISTANCE OF 476.65 FEET, MEASURED ALONG THE ARC, TO A POINT OF TANGENT;
(3) SOUTH 33 DEGREES 46 MINUTES 37 SECONDS EAST A DISTANCE OF 32.17 FEET TO A POINT OF CURVE;
(4) ON THE ARC OF A CURVE LEFT, HAVING A DELTA OF 42 DEGREES 16 MINUTES 21 SECONDS, A RADIUS OF 230.00 FEET, A DISTANCE OF 169.69 FEET, MEASURED ALONG THE ARC, TO A POINT OF TANGENT;
(5) SOUTH 76 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 190.48 FEET TO THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 875;

THENCE SOUTH 81 DEGREES 18 MINUTES 18 SECONDS WEST, ON THE NORTHERLY LINE OF SAID TRACT AND ON THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874, A DISTANCE OF 1091.63 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 12 SECONDS EAST, ON THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874, A DISTANCE OF 1545.85 FEET TO THE POINT OF BEGINNING.
CONTAINING 25.494 ACRES, MORE OR LESS.

TRACT 3 PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10,

THENCE NORTH 00 DEGREES 23 MINUTES 58 SECONDS WEST, 714.20 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO THE SOUTHWEST CORNER OF PARCEL B AS DESCRIBED IN EASEMENT, COVENANT AND RELEASE RECORDED DECEMBER 30, 1974 IN BOOK 2725 AT PAGE 604 OF THE RECORDS OF SAID COUNTY; THENCE NORTH 77 DEGREES 14 MINUTES 16 SECONDS EAST, 1033.19 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL B;

THENCE SOUTH 00 DEGREES 09 MINUTES 47 SECONDS WEST, 945.27 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 10;

THENCE NORTH 89 DEGREES 50 MINUTES 13 SECONDS WEST, A DISTANCE OF 1000.00 FEET ALONG SAID SOUTHERLY LINE OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING,

EXCEPT THOSE PORTIONS THEREOF DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874 AND PLATTED AS CASTLE HEIGHTS SUBDIVISION RECORDED MARCH 14, 1985 UNDER RECEPTION NO. 1225415 IN PLAT BOOK X3 AT PAGE 186.

TRACT 3 PARCEL B:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10, THENCE SOUTH 89 DEGREES 30 MINUTES 50 SECONDS EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 10, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 00 DEGREES 29 MINUTES 09 SECONDS EAST, 185.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00 DEGREES 29 MINUTES 09 SECONDS EAST, 13.31 FEET;

THENCE NORTH 81 DEGREES 37 MINUTES 25 SECONDS EAST, 1,049.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 60 FOOT WIDE ALLEGHENY DRIVE;

THENCE SOUTH 75 DEGREES 43 MINUTES 41 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 52.51 FEET;

THENCE SOUTH 71 DEGREES 46 MINUTES 23 SECONDS WEST, 392.60 FEET TO A POINT OF CURVE;

THENCE WESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 00 SECONDS, AN ARC DISTANCE OF 147.31 FEET TO A POINT OF TANGENT;

THENCE SOUTH 89 DEGREES 21 MINUTES 23 SECONDS WEST, ALONG SAID TANGENT, 571.86 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THAT PORTION THEREOF DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874.

TRACT 3 PARCEL C:

A TRACT OF LAND IN THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 89 DEGREES 30 MINUTES 51 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF SAID SECTION 10, A DISTANCE OF 1000.00 FEET;

THENCE NORTH 00 DEGREES 29 MINUTES 09 SECONDS EAST, 125.36 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00 DEGREES 29 MINUTES 09 SECONDS EAST, 60.01 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 23 SECONDS EAST, 571.86 FEET TO A POINT OF CURVE;

THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 00 SECONDS, AN ARC DISTANCE OF 147.31 FEET TO A POINT OF TANGENT;

THENCE NORTH 71 DEGREES 46 MINUTES 23 SECONDS EAST, ALONG SAID TANGENT, 392.60 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 60 FEET WIDE ALLEGHENY DRIVE;

THENCE SOUTH 75 DEGREES 43 MINUTES 41 SECONDS EAST, ALONG SAID SOUTH WESTERLY RIGHT-OF-WAY LINE, 111.67 FEET;

THENCE SOUTH 71 DEGREES 46 MINUTES 23 SECONDS WEST, 486.79 FEET TO A POINT OF CURVE;

THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 00 SECONDS, AN ARC DISTANCE OF 165.72 FEET TO A POINT OF TANGENT;

THENCE SOUTH 89 DEGREES 21 MINUTES 23 SECONDS WEST ALONG SAID TANGENT, 573.04 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THAT PORTION THEREOF DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874.

TRACT 3 PARCEL D:

A TRACT OF LAND IN THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 89 DEGREES 30 MINUTES 51 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF SAID SECTION 10, A DISTANCE OF 1000.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89 DEGREES 30 MINUTES 51 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 2287.52 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 60 FEET WIDE ALLEGHENY DRIVE;

THENCE NORTH 69 DEGREES 00 MINUTES 13 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF WAY LINE, 396.2 FEET TO A POINT OF CURVE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 821.07 FEET AND A CENTRAL ANGLE OF 06 DEGREES 43 MINUTES 28 SECONDS, AN ARC DISTANCE OF 96.36 FEET TO A POINT OF TANGENT;

THENCE NORTH 75 DEGREES 43 MINUTES 41 SECONDS WEST, ALONG SAID SOUTH WESTERLY RIGHT OF-WAY LINE AND ALONG SAID TANGENT, 646.41 FEET TO A POINT ON THE SOUTHERLY LINE OF THE 60 FOOT WIDE CASTLE CONCRETE ACCESS ROAD;

THENCE SOUTH 71 DEGREES 46 MINUTES 23 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 486.79 FEET TO A POINT OF CURVE;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 00 SECONDS, AND ARC DISTANCE OF 165.72 FEET TO A POINT OF TANGENT;

THENCE SOUTH 89 DEGREES 21 MINUTES 23 SECONDS WEST, ALONG SAID SOUTHERLY LINE AND ALONG SAID TANGENT, 573.04 FEET;

THENCE SOUTH 00 DEGREES 29 MINUTES 09 SECONDS WEST, 125.36 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT THAT PORTION THEREOF DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874.

TRACT 3 PARCEL E:

A TRACT OF LAND IN SECTIONS 9 AND 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS;

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER EXCEPT THE SOUTHWEST QUARTER THEREOF IN SAID SECTION 9 AND THAT PORTION OF SAID SECTION 10, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 02 MINUTES 05 SECONDS WEST, ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 110.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00 DEGREES 02 MINUTES 05 SECONDS WEST, ALONG SAID WESTERLY LINE, 1205.35 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN EASEMENT, COVENANT AND RELEASE RECORDED DECEMBER 30, 1974 IN BOOK 2725 AT PAGE 604 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION AND ALONG THE WESTERLY LINE OF SAID TRACT IN BOOK 2725 AT PAGE 604, A DISTANCE OF 600.00 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 78 DEGREES 44 MINUTES 47 SECONDS EAST, ALONG THE SOUTHERLY LINE THEREOF, 1270.70 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 05 SECONDS EAST, 346.17 FEET TO A POINT ON THE NORTHERLY LINE THEREOF, SAID POINT BEING ALSO THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 10; THENCE NORTH 89 DEGREES 43 MINUTES 55 SECONDS WEST, ALONG SAID NORTHERLY LINE, 234.27 FEET;

THENCE NORTH 00 DEGREES 29 MINUTES 09 SECONDS EAST, 381.31 FEET;
THENCE NORTH 45 DEGREES 35 MINUTES 01 SECONDS WEST, 577.24 FEET;
THENCE NORTH 54 DEGREES 57 MINUTES 55 SECONDS WEST, 740.00 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT THOSE PORTIONS THEREOF DESCRIBED IN WARRANTY DEEDS RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGES 872 AND 874.
CONTAINING 88.456 ACRES, MORE OR LESS.

TRACT 4:

THAT PORTION OF THE S 1/2 OF THE SW 1/4, THE W 1/2 OF THE SE 1/4 OF SECTION 3 AND THE NW 1/4 OF SECTION 10, ALL IN TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3 (BEARINGS REFERRED TO HEREIN ARE BASED ON THE WESTERLY LINE OF OAK VALLEY RANCH FILING NO. 1 AS RECORDED IN PLAT BOOK M-3 AT PAGE 73 OF THE RECORDS OF SAID COUNTY, RECORDED AS BEING S 01 DEGREES 23 MINUTES 43 SECONDS W);

THENCE N 01 DEGREES 02 MINUTES 53 SECONDS W, 1318.04 FEET ALONG THE WESTERLY LINE OF SAID S 1/2 OF SW 1/4 OF SECTION 3 TO THE NORTHWEST CORNER THEREOF;

THENCE N 89 DEGREES 50 MINUTES 37 SECONDS E, 2305.16 FEET ALONG THE NORTHERLY LINE OF SAID S 1/2 OF THE SW 1/4 OF SECTION 3 TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD, AS DESCRIBED IN CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2 AS RECORDED IN PLAT BOOK R-3 AT PAGE 57 OF SAID RECORDS;

THENCE S 69 DEGREES 03 MINUTES 05 SECONDS E, 363.38 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2 (THE FOLLOWING 7 COURSES ARE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID CENTENNIAL BOULEVARD);

1) THENCE CONTINUING S 69 DEGREES 03 MINUTES 05 SECONDS E, 86.77 FEET;
2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 33 DEGREES 45 MINUTES 00 SECONDS, A RADIUS OF 666.80 FEET, FOR AN ARC DISTANCE OF 392.78 FEET;
3) THENCE S 35 DEGREES 18 MINUTES 05 SECONDS E, 385.92 FEET;
4) THENCE N 54 DEGREES 41 MINUTES 55 SECONDS E, 10.00 FEET;
5) THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A CHORD BEARING OF S 00 DEGREES 38 MINUTES 55 SECONDS E, A CENTRAL ANGLE OF 69 DEGREES 18 MINUTES 21 SECONDS, A RADIUS OF 360.00 FEET, FOR AN ARC DISTANCE OF 435.46 FEET;
6) THENCE S 34 DEGREES 00 MINUTES 16 SECONDS W, 421.49 FEET;
7) THENCE ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 13 DEGREES 01 MINUTES 18 SECONDS, A RADIUS OF 440.00 FEET, FOR AN ARC DISTANCE OF 100.00 FEET; THENCE N 78 DEGREES 46 MINUTES 03 SECONDS W, 765.68 FEET;

THENCE S 11 DEGREES 13 MINUTES 57 SECONDS W, 189.95 FEET; THENCE S 18 DEGREES 33 MINUTES 09 SECONDS E, 308.01 FEET;

THENCE S 49 DEGREES 02 MINUTES 38 SECONDS E, 251.07 FEET; THENCE S 17 DEGREES 30 MINUTES 43 SECONDS E, 220.00 FEET TO THE MOST NORTHERLY CORNER OF ALLEGHENY DRIVE SUBDIVISION AS RECORDED IN PLAT BOOK R-3 AT PAGE 46 OF SAID RECORDS (THE FOLLOWING 3 COURSES ARE ALONG THE NORTH WESTERLY RIGHT-OF-WAY LINE OF SAID ALLEGHENY DRIVE);

1) THENCE S 72 DEGREES 29 MINUTES 17 SECONDS W, 92.76 FEET;
2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 67 DEGREES 33 MINUTES 48 SECONDS, A RADIUS OF 310.00 FEET, FOR AN ARC DISTANCE OF 365.55 FEET TO A POINT OF REVERSE CURVE;
3) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 49 DEGREES 23 MINUTES 43 SECONDS, A RADIUS OF 334.02 FEET, FOR AN ARC DISTANCE OF 287.97 FEET;

THENCE N 54 DEGREES 47 MINUTES 42 SECONDS W, 873.02 FEET;

THENCE N 78 DEGREES 46 MINUTES 20 SECONDS W, 397.29 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874 OF SAID RECORDS, SAID CORNER ALSO BEING ON THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 3486 AT PAGE 378 OF SAID RECORDS (THE FOLLOWING 2 COURSES ARE ALONG SAID NORTHEASTERLY LINE);

1) THENCE N 45 DEGREES 54 MINUTES 08 SECONDS W, 519.67 FEET;
2) THENCE N 55 DEGREES 17 MINUTES 02 SECONDS W, 740.00 FEET TO THE WESTERLY LINE OF SAID NW 1/4 OF SECTION 10; THENCE N 00 DEGREES 17 MINUTES 51 SECONDS W, 110.00 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF DESCRIBED IN PARTIAL RELEASE RECORDED SEPTEMBER 24, 1985 IN BOOK 5065 AT PAGE 354 AND IN DEED RECORDED OCTOBER 6, 1987 IN BOOK 5430 AT PAGE 1112

AND EXCEPT THAT PORTION PLATTED AS OAK VALLEY RANCH FILING NO. 6 AND OAK VALLEY RANCH, FILING NO. 7,

LESS THAT PARCEL DESCRIBED IN DEED RECORDED APRIL 27, 2018 UNDER RECEPTION NO. 21847585.
CONTAINING 35.625 ACRES, MORE OR LESS.

AND LESS AND EXCEPT:

56561_Pikeview_Encroachment_LOT-5_200818 THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WESTERLY CORNER OF TRACT C, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182; THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, SOUTH 38°35'49" EAST A DISTANCE OF 58.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID WESTERLY LINE, SOUTH 38°35'49" EAST A DISTANCE OF 26.93 FEET; THENCE SOUTH 69°11'21" WEST A DISTANCE OF 17.04 FEET; THENCE NORTH 36°45'16" WEST A DISTANCE OF 13.81 FEET; THENCE NORTH 24°44'08" EAST A DISTANCE OF 17.66 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-6_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF TRACT C, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;

THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, SOUTH 38°35'49" EAST A DISTANCE OF 84.95 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ON SAID LINE, SOUTH 38°35'49" EAST A DISTANCE OF 68.50 FEET;
THENCE SOUTH 54°58'13" WEST A DISTANCE OF 18.59 FEET;
THENCE NORTH 36°45'16" WEST A DISTANCE OF 72.59 FEET;
THENCE NORTH 69°11'21" EAST A DISTANCE OF 17.04 FEET TO THE POINT OF BEGINNING.

SAM
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Lakewood, Co 80228
Ofc: 303.988.5852
email: info@sam.biz

| DATE OF PREPARATION: | 09/15/2020 |
|---|---|

# LAND SURVEY PLAT
# LOCATED IN SECTIONS 3, 9 & 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST
# OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

56561_Pikeview_Encroachment_LOT-7_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF TRACT C, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;
THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, SOUTH 38°35'49" EAST A DISTANCE OF 153.46 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, SOUTH 38°35'49" EAST A DISTANCE OF 63.05 FEET;

THENCE SOUTH 51°24'11" WEST A DISTANCE OF 20.62 FEET; THENCE NORTH 36°45'16" WEST A DISTANCE OF 64.24 FEET;

THENCE NORTH 54°58'13" EAST A DISTANCE OF 18.59 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-8_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF TRACT C, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;
THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, SOUTH 38°35'49" EAST A DISTANCE OF 234.97 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, SOUTH 38°35'49" EAST A DISTANCE OF 31.02 FEET;

THENCE SOUTH 51°34'30" WEST A DISTANCE OF 9.00 FEET; THENCE NORTH 81°32'01" WEST A DISTANCE OF 2.99 FEET;
THENCE NORTH 38°47'51" WEST A DISTANCE OF 26.52 FEET;
THENCE NORTH 06°00'32" EAST A DISTANCE OF 2.96 FEET;
THENCE NORTH 50°15'17" EAST A DISTANCE OF 9.05 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-9_1_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF LOT 10, OAK VALLEY RANCH FILING NO. 7 AS RECORDED IN PLAT BOOK E-5 AT PAGE 285;

THENCE ON THE WESTERLY LINE OF SAID OAK VALLEY RANCH FILING NO. 7 , SOUTH 53°25'35" EAST A DISTANCE OF 136.74 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ON SAID WESTERLY LINE, SOUTH 53°25'35" EAST A DISTANCE OF 89.60 FEET;
THENCE SOUTH 27°50'42" WEST A DISTANCE OF 12.55 FEET;
THENCE NORTH 83°00'30" WEST A DISTANCE OF 22.91 FEET;
THENCE NORTH 52°49'01" WEST A DISTANCE OF 62.28 FEET;
THENCE NORTH 14°35'47" EAST A DISTANCE OF 24.86 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-9-2_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF TRACT C, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;
THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, SOUTH 38°35'49" EAST A DISTANCE OF 281.54 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, SOUTH 38°35'49" EAST A DISTANCE OF 64.42 FEET; THENCE SOUTH 43°47'09" WEST A DISTANCE OF 8.94 FEET;
THENCE NORTH 43°38'45" WEST A DISTANCE OF 63.89 FEET;
THENCE NORTH 43°40'11" EAST A DISTANCE OF 14.61 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-10_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY CORNER OF LOT 13, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;

THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, NORTH 58°31'41" WEST A DISTANCE OF 177.13 FEET TO THE SOUTHERLY CORNER OF LOT 10, SAID LIVE OAK STATION AND THE POINT OF BEGINNING;

THENCE SOUTH 36°02'05" WEST A DISTANCE OF 22.56 FEET;
THENCE NORTH 47°28'24" WEST A DISTANCE OF 19.75 FEET;
THENCE NORTH 30°18'55" WEST A DISTANCE OF 44.91 FEET TO THE WESTERLY LINE OF SAID LOT 10; THENCE ON SAID WESTERLY LINE, SOUTH 38°35'49" EAST A DISTANCE OF 7.42 FEET;
THENCE CONTINUING ON SAID WESTERLY LINE, SOUTH 58°31'41" EAST A DISTANCE OF 53.78 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-11_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF LOT 13, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;

THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, NORTH 58°31'41" WEST A DISTANCE OF 121.95 FEET TO THE SOUTHERLY CORNER OF LOT 11, SAID LIVE OAK STATION AND THE POINT OF BEGINNING;

THENCE SOUTH 23°07'19" WEST A DISTANCE OF 6.47 FEET;
THENCE SOUTH 38°22'10" WEST A DISTANCE OF 26.97 FEET;
THENCE NORTH 47°28'24" WEST A DISTANCE OF 55.71 FEET;
THENCE NORTH 36°02'05" EAST A DISTANCE OF 22.56 FEET TO THE WESTERLY CORNER OF SAID LOT 11;
THENCE ON THE WESTERLY LINE OF SAID LOT 11, SOUTH 58°31'41" EAST A DISTANCE OF 55.18 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-12_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP, 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF LOT 13, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;

THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, NORTH 58°31'41" WEST A DISTANCE OF 71.59 FEET TO THE SOUTHERLY CORNER OF LOT 12, SAID LIVE OAK STATION AND THE POINT OF BEGINNING;

THENCE SOUTH 30°47'54" WEST A DISTANCE OF 12.16 FEET;
THENCE NORTH 51°53'33" WEST A DISTANCE OF 49.90 FEET;
THENCE NORTH 23°07'19" EAST A DISTANCE OF 6.47 FEET TO THE SOUTHERLY CORNER OF SAID LOT 12;
THENCE ON THE WESTERLY LINE OF SAID LOT 12, SOUTH 58°31'41" EAST A DISTANCE OF 50.36 FEET TO THE POINT OF BEGINNING.

56561- Pikeview_Encroachment_LOT-13_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY CORNER OF LOT 13, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;

THENCE SOUTH 54°28'52" WEST A DISTANCE OF 41.84 FEET;
THENCE NORTH 36°31'40" WEST A DISTANCE OF 42.16 FEET;
THENCE NORTH 25°08'25" WEST A DISTANCE OF 19.17 FEET;
THENCE NORTH 30°47'54" EAST A DISTANCE OF 12.16 FEET TO THE WESTERLY CORNER OF SAID LOT 13; THENCE ON THE WESTERLY LINE OF SAID LOT 13, SOUTH 58°31'41" EAST A DISTANCE OF 71.59 FEET TO THE POINT OF BEGINNING .

56561_Pikeview_Encroachment_LOT-17_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF LOT 17, OAK VALLEY RANCH FILING NO. 7 AS RECORDED IN PLAT BOOK E-5 AT PAGE 285; THENCE ON THE NORTHERLY LINE OF SAID LOT 17, SOUTH 64°57'16" WEST A DISTANCE OF 2.20 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY LINE, SOUTH 64°57'16" WEST A DISTANCE OF 86.71 FEET TO A NON TANGENT CURVE TO THE RIGHT;
THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 48.00 FEET, A DELTA OF 129°09'56" AND A CHORD THAT BEARS NORTH 64°57'16" EAST A DISTANCE OF 86.71 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-75_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF TRACT A, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;
THENCE ON THE NORTHERLY LINE OF SAID LIVE OAK STATION, NORTH 64°54'26" EAST A DISTANCE OF 115.72 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 25°05'34" WEST A DISTANCE OF 11.99 FEET;
THENCE NORTH 64°54'26" EAST A DISTANCE OF 24.44 FEET;
THENCE NORTH 73°26'18" EAST A DISTANCE OF 80.82 FEET TO SAID NORTHERLY LINE; THENCE ON SAID NORTHERLY LINE, SOUTH 64°54'26" WEST A DISTANCE OF 104.36 FEET TO THE POINT OF BEGINNING.

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR SURVEYING AND MAPPING, LLC OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE THE OWNERSHIP OF THE TRACT, COMPATIBILITY OF THE DESCRIPTION WITH THOSE ADJACENT TRACTS, RIGHTS OF WAY, EASEMENTS, ENCUMBRANCES OR COURT ACTIONS OF RECORD.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAT TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THIS CERTIFICATE HEREON. THIS CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION NAMING SAID PERSON. THIS SURVEY IS VALID ONLY IF THE PRINT HAS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508.
5. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST. THE BEARING OF SAID LINE IS NORTH 00°35'16" WEST BETWEEN THE MONUMENTS AS DESCRIBED HEREON. DISTANCES ARE GROUND DISTANCES MEASURED IN US SURVEY FEET.
6. ONLY SPECIFIC IMPROVEMENTS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES. THIS IS NOT AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102(9).
7. THIS SURVEY REFLECTS A DILIGENT SEARCH OF CONTROLLING MONUMENTS AND BOUNDARY EVIDENCE FOR ADJOINING PLATTED SUBDIVISION AND PREVIOUSLY MONUMENTED SURVEYS. THE BOUNDARY SHOWN HEREON IS IN HARMONY WITH SAID ADJOINING PLATS AND LONG ESTABLISHED LINES OF OWNERSHIP.

## SURVEYOR'S CERTIFICATION:

I, BASIL MICAH HANSON, DO HEREBY CERTIFY TO THE CONSERVATION FUND, THAT, SUBJECT TO THE NOTES SHOWN HEREON, A SURVEY OF THE ABOVE DESCRIBED PREMISES (COMPLETED ON JULY 23, 2020) WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY AND ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-106 "LAND SURVEY PLAT".

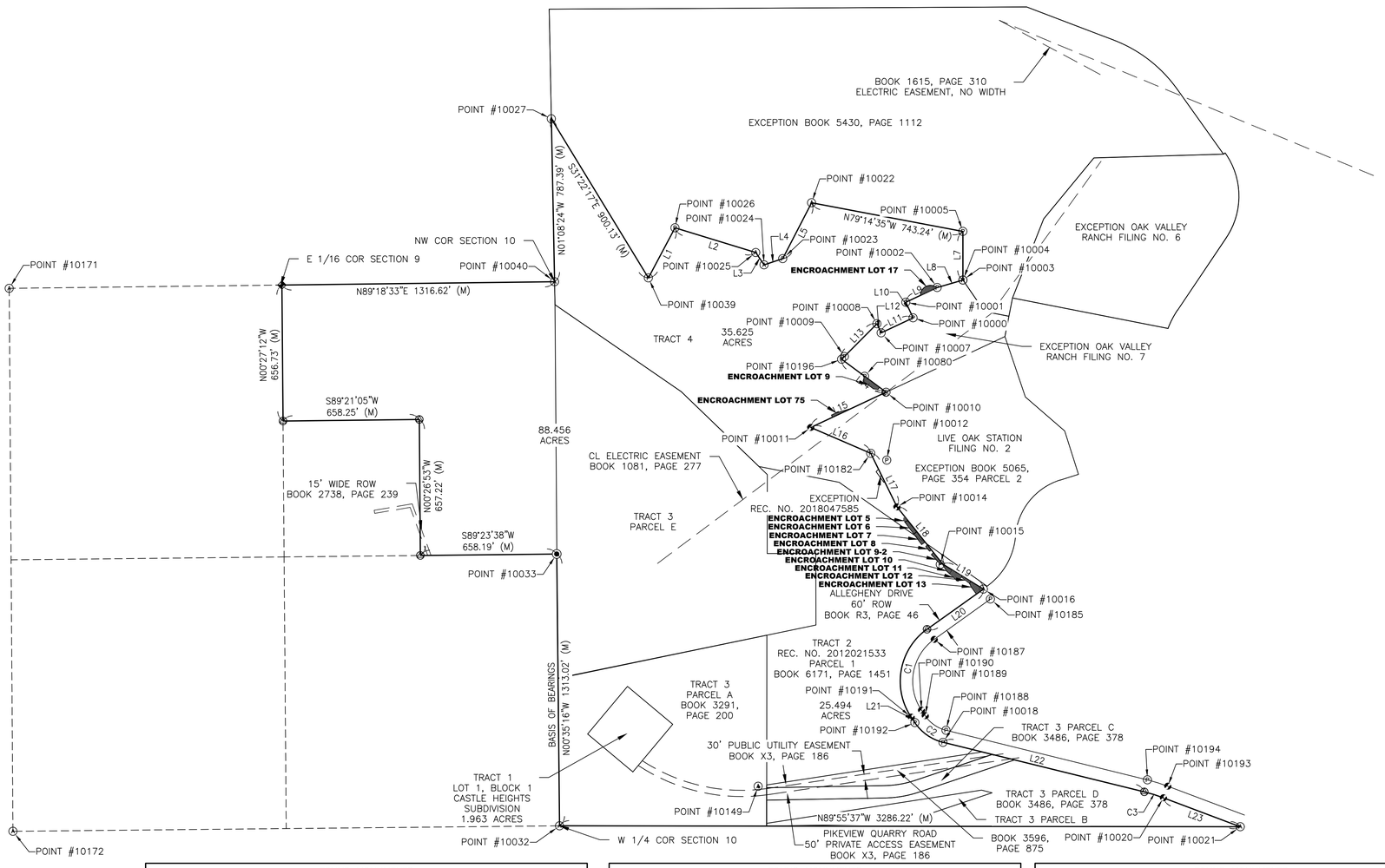
_____
BASIL MICAH HANSON, PLS 38020
FOR AND ON BEHALF OF SAM, LLC

SAM®
555 Zang Street, Suite 210
Lakewood, Co 80228
Ofc: 303.988.5852
email: info@sam.biz

DATE OF PREPARATION: 09/15/2020

# LAND SURVEY PLAT
# LOCATED IN SECTIONS 3, 9 & 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST
# OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

0' 150' 300' 600'
SCALE: 1" = 300'




| LINE TABLE | | |
|---|---|---|
| NUMBER | DIRECTION | LENGTH |
| L1 | S27°54'22"W | 273.64' |
| L2 | N73°01'25"W | 408.00' |
| L3 | N33°49'21"W | 72.08' |
| L4 | S71°33'59"W | 94.88' |
| L5 | S27°17'36"W | 304.19' |
| L7 | N00°02'58"W | 235.15' |
| L8 | N73°50'20"E | 128.98' |
| L9 | N64°57'16"E | 167.71' |
| L10 | N25°02'48"W | 82.96' |
| L11 | N64°43'33"E | 170.35' |
| L12 | S24°42'28"E | 48.52' |
| L13 | N44°49'17"E | 241.84' |
| L14 | N53°25'35"W | 267.22' |
| L15 | N64°54'26"E | 401.78' |
| L16 | S66°43'09"E | 315.53' |
| L17 | S26°02'06"E | 288.47' |
| L18 | S38°35'49"E | 353.38' |
| L19 | S58°31'41"E | 230.91' |
| L20 | S54°28'52"W | 334.30' |
| L21 | S33°45'02"E | 32.07' |
| L22 | S76°08'55"E | 1000.56' |
| L23 | S69°22'10"E | 395.54' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 476.21' | 310.00' | 088°00'59" | S10°15'27"W | 430.75' |
| C2 | 170.20' | 230.00' | 042°23'53" | S54°56'58"E | 166.34' |
| C3 | 97.15' | 821.07' | 006°46'45" | N72°45'32"W | 97.09' |

LEGEND:
- PROPERTY LINE
- EXISTING EASEMENT
- ADJOING PARCEL LINE
- SECTION LINE
- Ⓐ FOUND ALUMINUM CAP (SEE TABLE)
- Ⓟ FOUND REBAR W/ PLASTIC CAP (SEE TABLE)
- FOUND REBAR (SEE TABLE)
- ◎ FOUND PIPE (SEE TABLE)
- SET 5/8" REBAR WITH RED PLASTIC CAP "PLS 38020"
- SET 3/4" REBAR WITH 2 1/2" ALUMINUM CAP "PLS 38020"

| FOUND MONUMENTS | |
|---|---|
| POINT # | DESCRIPTION |
| 10000 | FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP "ILLEGIBLE" |
| 10001 | FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP "PLS 17665" |
| 10002 | FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP "PLS 17665" |
| 10003 | FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP "PLS 22568" |
| 10004 | FOUND 5/8" REBAR W/ 1 1/2" ALUMINUM CAP "PLS 23515 DB & CO" |
| 10005 | FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP "LS 22568" |
| 10007 | FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP "RLS 17665" |
| 10008 | FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP "RLS 17665" |
| 10009 | FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP "RLS 17665" |
| 10010 | FOUND 5/8" REBAR W/ RED PLASTIC CAP "APR 27270" |
| 10011 | FOUND 1/2" REBAR |
| 10012 | FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP "HVE RLS 17665" |
| 10014 | FOUND 1/2" REBAR |
| 10015 | FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP "HVS RLS 17665", BENT SOUTH |
| 10016 | FOUND 5/8" REBAR W/ 1 1/2" ALUMINUM CAP "JR ENG LTD RLS 10377" |
| 10018 | FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP "HVE RLS 17665" |

| FOUND MONUMENTS | |
|---|---|
| POINT # | DESCRIPTION |
| 10020 | FOUND 1/2" REBAR |
| 10021 | FOUND REBAR W/ 1 1/2" ALUMINUM CAP |
| 10022 | FOUND 5/8" REBAR W/ 1 1/2" ALUMINUM CAP "PLS 23515 DB & CO" |
| 10023 | FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP "LS 22568" |
| 10024 | FOUND 5/8" REBAR W/ 1 1/2" ALUMINUM CAP "PLS 23515 DB & CO" |
| 10025 | FOUND 5/8" REBAR W/ 1 1/2" ALUMINUM CAP "PLS 23515 DB & CO" |
| 10026 | FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP " LS 22568" |
| 10027 | FOUND 5/8" REBAR W/ 1 1/2" ALUMINUM CAP "PLS 23515 DB & CO" |
| 10032 | FOUND 5/8" REBAR W/ 2" ALUMINUM CAP "LWA PLS 28658" |
| 10033 | FOUND 3/4" PIPE |
| 10039 | FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP "LS 22568" |
| 10040 | FOUND 5/8" REBAR W/ 3" ALUMINUM CAP "PLS 23515 DB & CO" |
| 10080 | FOUND 1 1/2" REBAR W/ RED PLASTIC CAP "ILLEGIBLE" |
| 10149 | FOUND 5/8" REBAR W/ 1 1/2" ALUMINUM CAP "LW PE & LS 2692" |
| 10171 | FOUND 3/4" REBAR W/ 2 1/2" ALUMINUM CAP "PLS 28658" |
| 10172 | FOUND 3/4" REBAR W/ 2 1/2" ALUMINUM CAP "PLS 28658" |

| FOUND MONUMENTS | |
|---|---|
| POINT # | DESCRIPTION |
| 10182 | FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP "ILLEGIBLE" |
| 10185 | FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP "COSTIN ENGR LS 18455" |
| 10187 | FOUND 3/4" REBAR |
| 10188 | FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP "PLS 13830" |
| 10189 | FOUND 3/4" REBAR |
| 10190 | FOUND 3/4" REBAR |
| 10191 | FOUND 1/2" REBAR, BENT |
| 10192 | FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP "M.V.E. RLS 17665" |
| 10193 | FOUND 1/2" REBAR |
| 10194 | FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP "PLS 13830" |
| 10196 | FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP "PLS 17665" |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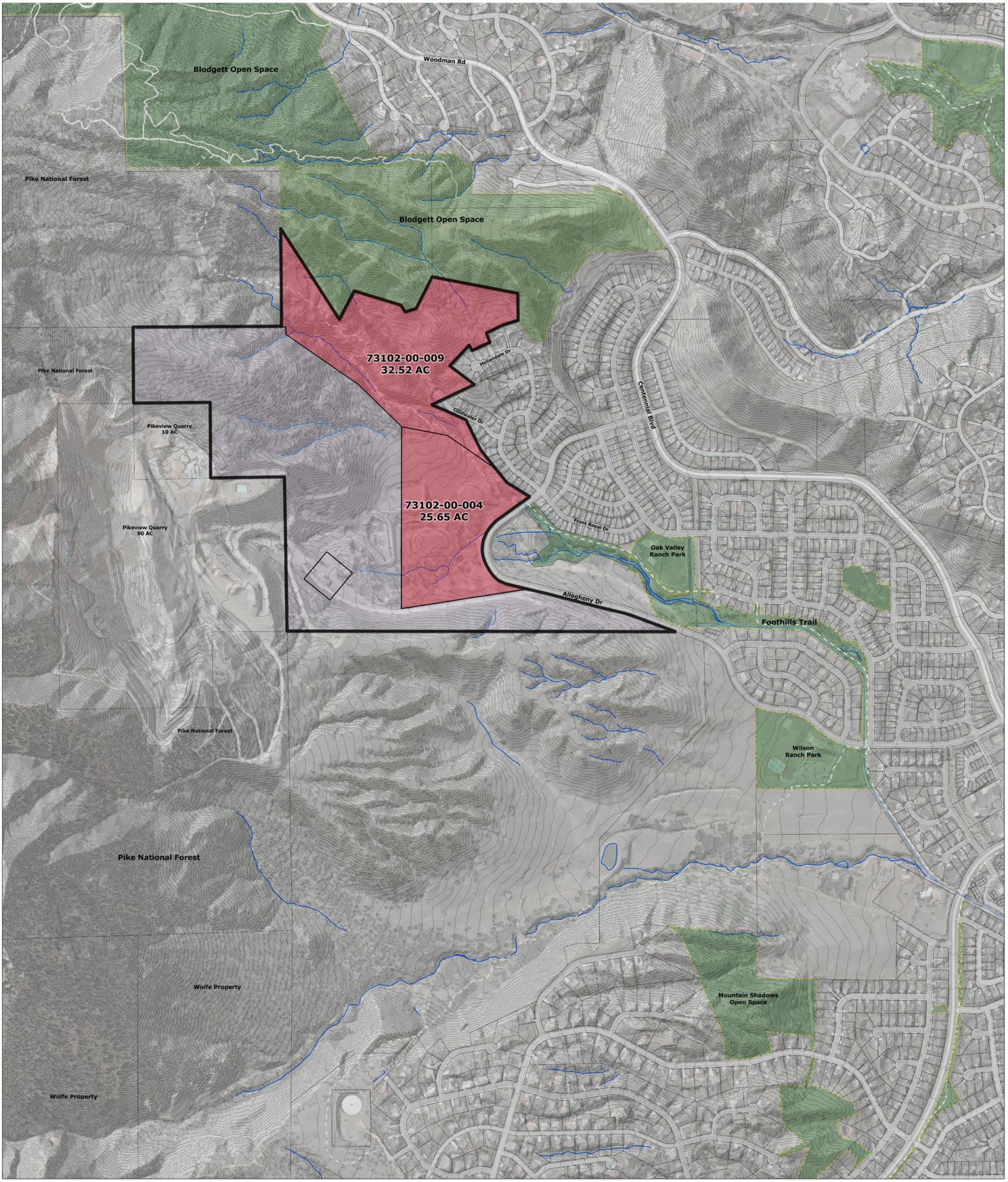
DATE OF PREPARATION: 09/15/2020

# ATTACHMENT B-2

Phase 2 Properties



# Phase I Environmental Site Assessment

## Blodgett Peak Addition
## Southwest of Blodgett Ranch Trail and
## West Woodmen Road
## Colorado Springs, Colorado


The Trust for Public Land

1401 Grant Street, Suite D210 | Denver, Colorado 80203


June 22, 2018 | Project No. 501506001



Geotechnical | Environmental | Construction Inspection & Testing | Forensic Engineering & Expert Witness

Geophysics | Engineering Geology | Laboratory Testing | Industrial Hygiene | Occupational Safety | Air Quality | GIS


Ninyo & Moore

Geotechnical & Environmental Sciences Consultants

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

# Phase I Environmental Site Assessment

## Blodgett Peak Addition
## Southwest of Blodgett Ranch Trail and
## West Woodmen Road
## Colorado Springs, Colorado

Mr. Justin Spring, Colorado Director of Land Protection
The Trust for Public Land
1410 Grant Street, Suite D210 | Denver, Colorado 80203

June 22, 2018 | Project No. 501506001


Cara Jacobs
Project Environmental Scientist

Beth McDonald, PE, PG
Principal Engineer


CEJ/BM/drm

Distribution: (1) Addressee (via e-mail)

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# EXECUTIVE SUMMARY

Ninyo & Moore has conducted a Phase I Environmental Site Assessment (ESA) on three parcels totaling approximately 64 acres located southwest of Blodgett Ranch Trail and West Woodmen Road in Colorado Springs, Colorado (site). The site is designated as El Paso County Assessor's Schedule Numbers 73000-00-481, 73000-00-483, and 73000-00-484.

The objective of this ESA is to identify, to the extent feasible pursuant to the process described in American Society for Testing and Materials (ASTM) E1527-13, recognized environmental conditions (REC), which are defined by ASTM as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

In general, the following items were noted:

- Review of historical resources indicated the site was vacant, undeveloped land from at least 1937. In the late 1980s, trail systems were depicted across the site. The current barn near the east boundary of the site was first depicted in the early 2000s. A small structure was depicted in the location of the current cell tower building in the early 2000s. The current cell tower building was constructed in 2005. The vicinity of the site was depicted as vacant, undeveloped land from as early as 1937. Residential development was depicted to the south of the site in the late 1980s and to the north of the site in the late 1990s. Pikeview Quarry to the southwest of the site was depicted in historical topographic maps beginning in 1948.

- On May 31, 2018, Ms. Cara Jacobs, Project Environmental Scientist with Ninyo & Moore, conducted a site reconnaissance. The reconnaissance involved visual observation of the site and adjoining properties. Ms. Jacobs was accompanied by Mr. Justin Spring, Colorado Director of Land Protection with The Trust for Public Land, during the site reconnaissance.

- Hazardous substances and/or petroleum products were not observed on or adjacent to the site during the site reconnaissance.

- Indications of on-site underground storage tanks (USTs) or aboveground storage tanks (ASTs) were not observed during the site reconnaissance. No record of on-site USTs or ASTs was present in regulatory files.

- Municipal sewer and water services are provided to the site vicinity by Colorado Springs Utilities.

- Based on a review of the environmental database report obtained from Environmental Data Resources, Inc. (EDR), the site was not listed in the searched databases.

- Two off-site facilities, Pikeview Quarry and Moonlight Hills (surface mine), were located within the EDR search radius from the site. The facilities were listed on the Leaking AST, Leaking UST TRUST, Active and Closed Colorado Division of Oil and Public Safety Petroleum Release Events in Colorado, and MINES databases. Based on groundwater gradient in the area and the location of these facilities, they are not considered RECs to the site.

- An environmental lien or activity and use limitations search was not provided or requested by the Client for this Phase I ESA. Ninyo & Moore did search the Colorado Department of Public Health and Environment Environmental Covenants and Use Restrictions website for the site addresses, and the site was not listed.

## Conclusions

Ninyo & Moore has performed this Phase I ESA in general conformance with the scope and limitations of the ASTM Practice E1527-13 on three parcels totaling approximately 64 acres located southwest of Blodgett Ranch Trail and West Woodmen Road in Colorado Springs, Colorado. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of RECs in connection with the site.

This assessment has revealed no evidence of environmental concerns for the site, with the exception of the pesticides/herbicides reportedly applied to approximately 11-acres on the east side of the site in March/April 2018 for noxious weed control.

## Recommendations

Based on the findings of this report, Ninyo & Moore recommends no further investigation at the site at this time.

In the event the proposed development plan changes to include residential or school use, specifically in the 11-acre area previously treated with pesticides/herbicides, soil sampling should be conducted. Soil samples collected should be laboratory analyzed to insure no residual impacts remain in shallow soils from pesticide/herbicide application.

## Certification Statement

This report has been prepared by the staff of Ninyo & Moore for The Trust for Public Land and the City of Colorado Springs under the professional supervision of the principal and/or senior staff whose signatures appear hereon. Neither Ninyo & Moore, nor any staff member assigned to this assessment, has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for environmental issues observed during the course of this assessment, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments founded upon the findings of the assessment summarized in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

Anyone seeking defenses to Comprehensive Environmental Response, Compensation and Liability Act liability must take independent action to protect their position.

# 1 INTRODUCTION

Ninyo & Moore conducted a Phase I Environmental Site Assessment (ESA) on three parcels totaling approximately 64 acres located southwest of Blodgett Ranch Trail and West Woodmen Road in Colorado Springs, Colorado (site). The site is designated as El Paso County Assessor's Schedule Numbers 73000-00-481, 73000-00-483, and 73000-00-484. This Phase I ESA was conducted for The Trust for Public Land as part of the due diligence process prior to purchase of the three parcels.

This Phase I ESA meets the criteria set forth in the American Society for Testing and Materials (ASTM) E1527-13, was conducted by an Environmental Professional as defined by §312.10 of 40 CFR 312 and satisfies all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. The following sections identify the purpose, the involved parties, the scope of services, and the limitations and exceptions associated with this Phase I ESA.

## 1.1 Purpose

In accordance with the ASTM Standard Practice for ESAs on Commercial Real Estate E 1527-13, the objective of the Phase I ESA is to identify recognized environmental conditions (RECs). The term recognized environmental conditions means *"the presence or likely presence of any hazardous substances or petroleum products in, on, or at the property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."*

Identification of RECs will fall into three categories: existing REC (as defined above), Historical REC, or controlled REC.

**Historical Recognized Environmental Condition (HREC):** An HREC is defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls" (such as property use restrictions, activity and use limitations (AULs), institutional controls, or engineering controls). A HREC is an environmental condition which in the past would have been considered a REC, but which may or may not be considered a REC currently. An example of a HREC is a former gas station where

a release of gasoline had occurred, but the site was cleaned up to an unrestricted land use standard.

**Controlled Recognized Environmental Condition (CREC):** A CREC is defined as a "recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority" (as evidenced by the issuance of a "No Further Action" letter or equivalent, or meeting risk-based criteria established by regulatory authority). Hazardous substances or petroleum products are allowed to remain in place, subject to the implementation of required controls such as property use restrictions, AULs, institutional controls, or engineering controls. An example of CREC is a former gas station where a release of gasoline has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria.

## 1.2 Involved Parties

Ms. Beth McDonald, PE, PG, Principal Engineer with Ninyo & Moore, was the Environmental Professional assigned to this project. Ms. Cara Jacobs, Project Environmental Scientist with Ninyo & Moore, conducted the site reconnaissance and performed regulatory inquiries, historical research, document review, and report preparation. Ms. McDonald provided a principal level review of the report. Resumes of these individuals are included in Appendix A.

## 1.3 Scope of Services

Ninyo & Moore's scope of services for this Phase I ESA included the following:

- Perform a site reconnaissance to visually and/or physically observe the interior and exterior of structures and other features on the site, as well as observe visible exterior features of adjoining properties to observe areas of possibly contaminated surface soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls, and possible risks of contamination from activities at the site and adjoining properties.

- Review of reasonably ascertainable standard environmental record sources including federal, state, and tribal regulatory agency databases for the site and for properties located within a specified radius of the site. The purpose of this review was to evaluate possible environmental impacts to the site and site vicinity activities. These databases list location of known hazardous waste sites, landfills, leaking underground storage tanks (LUSTs), permitted facilities that utilize LUSTs, and facilities that use, store, or dispose of hazardous materials and/or petroleum products.

- Review of reasonable ascertainable additional environmental record sources including local records and/or additional state or tribal records for the site and for properties located within a specified radius of the site. The purpose of this review was to evaluate possible environmental impacts to the site and site vicinity activities. These databases list locations of known hazardous waste sites, solid waste landfills, registered storage tanks, emergency

releases, contaminated public wells, and facilities that use, store, or dispose of hazardous materials and/or petroleum products.

- Review of reasonable ascertainable standard physical setting sources including a current United States Geological Survey (USGS) 7.5-minute topographic map, and possibly including USGS and/or state groundwater and geologic maps, and soil maps. The purpose of this review was to note information about the geologic, hydrologic, and/or topographic characteristics of the site and site vicinity.

- Review of reasonably ascertainable historical documents may include aerial photographs, historical fire insurance rate maps, city directories, and property tax files. The purpose of this review was to review obvious uses of the site from the present, back to the site's first developed use, or back to 1940, whichever is earlier.

- Conduct interviews with present owners, operators, and occupants of the site as well as other knowledgeable parties as appropriate. The purpose of these interviews is to obtain information regarding potential RECs in connection with the site.

- Prepare this ESA report documenting methodology, reporting findings, significant data gaps, and conclusions, and providing opinions of the impact on the site of conditions noted in the findings section regarding RECs at the site.

## 1.4 Tasks Not Undertaken

In accordance with ASTM E 1527-13, the following, which is not intended to be all inclusive, represents out-of-scope items with respect to this Phase I ESA and, therefore, will not be addressed: asbestos, radon, lead-based paint, lead in drinking water, regulatory compliance, cultural and historical risk, industrial hygiene, health and safety, indoor air quality, and high voltage power lines. In addition, Ninyo & Moore will not address interpretations of zoning regulations, building code requirements, or property title issues.

## 1.5 Limitations and Exceptions

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard of care exercised by environmental consultants performing similar work in the project area. No other warranty, expressed or implied, is made regarding the professional opinions presented in this report.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

Our conclusions, recommendations, and opinions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site

could change with time as a result of natural processes or the activities of man at the subject property or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This report may be relied upon by, and is intended exclusively for, The Trust for Public Land and the City of Colorado Springs. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than these is undertaken at said parties' sole risk.

# 2 PROPERTY OVERVIEW

The following sections describe the location and the current uses of the site. The uses of adjacent properties are also described. The Site Location is presented on Figure 1 and a Site Plan is presented on Figure 2.

## 2.1 Property Location and Land Use(s)

### 2.1.1 Property Location

The site is located southwest of Blodgett Ranch Trail and West Woodmen Road in Colorado Springs, Colorado. The site is designated as El Paso County Assessor's Schedule Numbers 73000-00-481, 73000-00-483, and 73000-00-484. According to the El Paso County Assessor's website, no addresses are associated with 73000-00-481 or 73000-00-483; however, the address for 73000-00-484 is listed as 2905 Blodgett Mountain Heights. Information from the El Paso County Assessor's website can be found in Appendix B.

The Site Location is presented on Figure 1 and the Site Plan with additional information concerning the site and surrounding properties is presented on Figure 2.

### 2.1.2 Adjacent Property Locations and Land Uses

Table 1 lists the properties adjoining the site and associated land use. Based on the nature of the current uses of the adjoining properties and observations made during the site reconnaissance, it is unlikely that the current uses of these properties have impacted the environmental integrity of the site.

| Table 1 – Adjoining Properties | |
|---|---|
| **Location** | **Description** |
| North | Undeveloped land, Blodgett Ranch Trail, and single-family residential development. |
| South | Undeveloped land and single-family residential development. Pikeview Quarry is located approximately 0.20 mile southwest of the site. |
| East | West Woodmen Road, followed by single-family residential development. |
| West | Undeveloped land (Pike National Forest). |

### 2.1.3 Utilities

#### 2.1.3.1 Source of Potable Water

Colorado Springs Utilities provides potable water to the site vicinity. Based on our review of the well search information provided in the Environmental Database Resources, Inc. (EDR) Report and our site reconnaissance, no evidence indicating the presence of potable groundwater wells was found on the site. If wells are discovered at the site during future site development activities, Ninyo & Moore recommends abandoning these wells in accordance with applicable regulatory guidelines.

#### 2.1.3.2 Sewage Disposal System

Sewage disposal is provided to the site vicinity by Colorado Springs Utilities.

#### 2.1.3.3 Source of Fuel for Heating and Cooling

Electric and gas utilities used for heating and cooling are provided to the area by Xcel Energy/Public Service Company of Colorado.

### 2.1.4 Description of Structures, Roads and Other Improvements

As shown on Figure 2, the site is primarily undeveloped land with multiple hiking trails. An approximately 864 square-foot (sf) barn and an approximately 224 sf shed were observed on the eastern side of the site. An approximately 1,925 sf cell tower building was observed near the center of the site. The site is accessible from West Woodmen Road to the east.

## 2.2 Physical Setting

### 2.2.1 Topography

Ninyo & Moore reviewed USGS 7.5 Minute Series, Cascade, Colorado, Topographic Quadrangle Map, dated 2013. The site is at an approximate elevation of 7,175 feet above mean sea level and generally slopes from the west down towards the east.

### 2.2.2 Geology/Hydrogeology

The site is located to the east of the Front Range within the Southern Rocky Mountains Physiographic Province. The Province is bounded by the Great Plains to the east and the Colorado Plateau to the west. The Southern Rocky Mountains are comprised of highly deformed sedimentary rocks and igneous intrusions and extrusions. (USGS, 1995).

Based on our review of the EDR Physical Setting Maps report and United States Department of Agriculture Soil Conservation Soil Survey Geographic Database data, the site is underlain by Jarre, which is classified as a gravelly, sandy loam, well drained, with moderate infiltration rates.

### 2.2.3 Surface Water Bodies

Natural surface water bodies, including streams or other bodies of water, are not present on or adjacent to the site. The nearest body of water is Dry Creek, located approximately 0.50 mile north of the site.

### 2.2.4 Groundwater

Based on information provided in the EDR report from wells in the vicinity, depth to groundwater at the site is approximately 60 to 70 feet below ground surface. Groundwater gradient is assumed to be towards the east. Groundwater levels and flow direction can fluctuate due to seasonal variations, groundwater withdrawal or injection, and other factors.

### 2.2.5 Wetlands

The EDR Radius Map Report included a search of the US Fish and Wildlife Services Wetlands Mapper results. No mapped wetlands were depicted on or adjacent to the site. A copy of the wetlands map is included on Page 13 of the EDR Radius Map Report in Appendix C.

### 2.2.6 Flood Maps

According to the FEMA flood maps, the site lies in the flood zone classified as Zone X. Zone X designates an area that has been determined to be outside of the 0.2% annual chance floodplain.

# 3 PROPERTY BACKGROUND

## 3.1 Interviews

Interviews were conducted by Ninyo & Moore with the objective of obtaining information regarding potential RECs in connection with the site. Interviews with the present owners, operators, and/or occupants of the site, as well as other knowledgeable parties as appropriate, is mandated by ASTM E1527-13.

### 3.1.1 Current Owner/Site Manager or Occupant

Mr. Justin Spring, Colorado Director of Land Protection with The Trust for Public Land accompanied Ninyo & Moore during the site visit. Mr. Spring also completed a user questionnaire for the site, which indicated he was unaware of any environmental cleanup liens or AULs in place at the site. He indicated that the site was used for grazing in the past and that noxious weed control chemicals were used at the site.

Mr. Michael Slattery, the owner representative, completed a property background questionnaire for the site. He indicated that the original 65-acre parcel was vacant agriculture-zoned land until it was purchased by Mr. Slattery in 2002 for equestrian breeding and riding activities. Conservation easements were placed on the three parcels in 2003, 2004, and 2007. Electric and fiber utilities were installed in 2005 for the cell tower. He indicated that no other utilities or structures have been added since 2005. Mr. Slattery indicated that no USTs are currently or were previously located at the site. He also indicated he was unaware of any environmental issues at the site and that fill soils have never been brought to the site. He indicated there has been no storage of hazardous materials or wastes on the property. Mr. Slattery indicated that pesticides [herbicides] were applied in March/April 2018 on the 11-acre Phase I easement property for noxious weeds (the eastern portion of the site). He also indicated that there are three Recorded Conservation Easement Agreements with El Paso County Commissioners at the site.

### 3.1.2 Past Owner/Site Manager or Occupant

Past ownership entities were not made available to Ninyo & Moore during the preparation of this ESA. Therefore, interviews with past site owners were not conducted.

## 3.2 Review of Aerial Photographs

Ninyo & Moore reviewed historical aerial photographs of the site provided by EDR in a report dated May 31, 2018. The report included aerial photographs that begin in 1937. A listing of the photographs reviewed is presented in Table 2. Copies of the historical aerial photographs are provided in Appendix D.

**Table 2 – Aerial Photographs Summary**

| Date | Source | Site | Adjoining Properties |
|---|---|---|---|
| 1937, 1947, 1953, 1960, 1969, 1972, 1975, 1983 | USDA, USGS | The site is depicted as vacant, undeveloped land. | Properties to the north, south, and west are depicted as vacant, undeveloped land. A roadway is depicted to the east of the site, followed by vacant, undeveloped land. |
| 1988, 1993 | USGS | The site is depicted as vacant, undeveloped land with trail systems throughout the site. | Properties to the north and west are depicted as vacant, undeveloped land. Residential development is depicted to the south of the site. A roadway followed by vacant land is depicted to the east of the site. |
| 1999 | USGS/DOQQ | No significant change. | Residential development is depicted to the north and south of the site. A roadway, followed by vacant land is depicted to the east of the site. Pike National Forest is depicted to the west of the site. |
| 2005 | USDA/NAIP | The site is primarily depicted as vacant, undeveloped land with trail systems. A barn is depicted near the east boundary of the site and a small structure is depicted near the center of the site. | No significant change. |
| 2011, 2015 | USDA/NAIP | No significant change, with the addition of the current cell tower building in the location of the previous small structure located near the center of the site. | No significant change, with the addition of single-family residences to the east of the site, east of the roadway. |

## 3.3 Review of Topographic Maps

Ninyo & Moore reviewed historical topographic maps of the site. A listing of the maps reviewed is presented in Table 3 below. Copies of the historical topographic maps are provided in Appendix D.

**Table 3 – Topographic Maps Summary**

| Date | Quadrangle | Uses |
|---|---|---|
| 1893, 1909 | Colorado Springs | Difficult to discern due to map scale. |
| 1948, 1950, 1951 | Cascade | The site is depicted as vacant, undeveloped land. A roadway is depicted adjacent to the east. A quarry is depicted farther southwest of the site. |
| 1961, 1969, 1975 | Cascade | No significant change since the 1951 map, with the addition of an aqueduct transecting the eastern portion of the site and a small quarry northeast of the site. |
| 1986 | Cascade | No significant change since the 1975 map. The small quarry to the northeast of the site is no longer depicted. |
| 1994 | Cascade | No significant change since the 1986 map, with the addition of a residential development to the south of the site. |
| 2013 | Cascade | This map does not depict features/structures other than roadways. West Woodmen Road is depicted to the east of the site and residential roadways are depicted to the south of the site. |

## 3.4 Review of Fire Insurance Maps

EDR was contracted to research and provide Sanborn Fire Insurance Rate Maps. According to EDR, Sanborn maps do not exist for the site or vicinity. The Sanborn Map Report can be found in Appendix C.

## 3.5 Review of Reverse City Directories

EDR provided a historical city directory report for the site and vicinity. City directories for the site were searched from 1922 through 2014. The only known site address of 2905 Blodgett Mountain Heights was not listed in the city directories. Additionally, adjacent properties were not listed in the city directories.

The EDR City Directory Abstract is provided in Appendix C.

## 3.6 Title Records

Title records were not provided to Ninyo & Moore. According to the Grand County Assessor, the site parcels are currently owned by T Slattery LLC, 35 Martin Lane, Englewood, Colorado.

## 3.7 Recorded Environmental Covenants and AULs

An environmental lien search was not provided to Ninyo & Moore for review. Ninyo & Moore conducted an on-line search of the GIS database maintained by the Colorado Department of Public Health and Environment (CDPHE) depicting environmental covenants in Colorado (CDPHE, 2018). No covenants were found for the site.

## 3.8 Previous Investigations

The following were provided to Ninyo & Moore:

- A Phase I ESA was provided to Ninyo & Moore for review for the cell tower building located on the site (Communication Services, 2006). The report was prepared for T-Mobile. At the time of the report, the current cell tower structure was under construction. The report revealed no evidence of RECS in connection with the property.

- A NEPA Environmental Screen was provided to Ninyo & Moore for review. It was prepared for T-Mobile by Communication Services, Inc. in 2006 for the cell tower portion of the site. The report indicated that the cell tower site would not affect any of the Federal Communications Commission (FCC) Special Interest items outlined in 47CFR Section 1.1307 (a) (1) through (8). Special Interest items included wilderness area, wildlife preserve, endangered species, historic place, Indian religious, flood plain, surface features (wetlands, floodways, etc.), and high intensity white lights.

- A Soils and Foundation Investigation was provided to Ninyo & Moore for review for a northern adjacent property (CTL Thompson, 2007). The report indicated sandy clay was encountered in the subsurface to a depth of 3.5 to 5 feet, underlain by claystone and shale bedrock. Groundwater was not encountered.

- A Preliminary/Final Drainage Report was provided to Ninyo & Moore for review for the eastern site parcel (JR Engineering, 2004). According to the report, runoff sheet flows to the south and is collected by an existing inlet located at the intersection of Allegheny Drive and Centennial Boulevard. Portions of the site lie within the Dry Creek and the Douglas Creek Basins. The report stated that development of the site would not adversely affect

surrounding developments and that all developed on-site runoff would continue to discharge into the storm facilities as it did historically.

## 3.9 User-Provided Information

The following sections summarize information provided by the user to assist the Environmental Professional in identifying the possibility of RECs in connection with the site and to fulfill the user's Title Records responsibilities in accordance with Section 6 of ASTM E1527-13.

A User Questionnaire was completed by Mr. Justin Spring, Colorado Director of Land Protection with The Trust for Public Land. A copy of the completed user questionnaire is included in Appendix B.

### 3.9.1 Environmental Lien and Activity and Use Restriction Search Results

Mr. Spring indicated he was not aware of any environmental liens or AULs associated with the site.

### 3.9.2 Specialized Knowledge

Mr. Spring indicated he had no specialized knowledge regarding environmental conditions at the site.

### 3.9.3 Commonly Known or Reasonable Ascertainable Information

Mr. Spring indicated the site was previously used for grazing and that noxious weed control chemicals were previously used at the site.

### 3.9.4 Valuation Reduction for Environmental Issues

Mr. Spring indicated the purchase price being paid for the property reasonably reflects the fair market value of the property.

### 3.9.5 Owner, Property Manager, and Occupant Information

According to the El Paso County Assessor, the site parcels are currently owned by T Slattery LLC, 35 Martin Lane, Englewood, Colorado.

# 4 REGULATORY DATABASE SEARCH AND SIGNIFICANT FINDINGS

EDR performed a computerized environmental information database search for the site and site vicinity on May 30, 2018. The EDR Radius Map Report included federal, state, and local databases. The review was conducted in order to evaluate whether or not the site or properties

within the vicinity of the site have been listed as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects for the site. A summary of the environmental databases searched, their corresponding search distance, and the number of listed properties of potential environmental concern to the site are presented in Table 4 below. A list of the environmental databases searched and their corresponding search distance is included in the EDR Radius Map Report, presented in Appendix C.

**Table 4 – Summary of Environmental Records Sources Database Search**

| Database Name | Agency | Search Radius (miles) | #Facilities |
|---|---|---|---|
| **Standard Federal, State and Tribal Record Sources** | | | |
| Leaking Aboveground Storage Tank (LAST) Database | CDLE | 0.50 | 1 |
| Leaking Underground Storage Tank (LUST) TRUST Database | CDLE | 0.50 | 1 |
| Petroleum Release Events Listing (LTANKS) | CDLE | 0.50 | 1 |
| MINES | Department of Labor, Mine Safety and Health Administration | 0.25 | 1 |

## 4.1 Subject Property

The site was not listed in the database report.

## 4.2 Surrounding Properties

The off-site facility listed in Table 4 above was evaluated for its potential to impact soil, soil vapor, and/or groundwater at the site. It is discussed in Table 5 below.

| Table 5 – Facilities of Potential Concern | | | |
|---|---|---|---|
| **Facility Name/Address** | **Direction/ Distance from Site** | **Database** | **Notes/Comments** |
| | | | Cross-gradient to the site.<br><br>The CDPHE had no records for this facility. CDLE records indicated a release in June 2003 and a closure report submitted November 2003. No other information was available.<br><br>According to the EDR report, an aboveground storage tank (AST) at the facility had a confirmed release in 2003 and is classified as closed. The facility entered into the LUST TRUST in 2004. No other information was available.<br><br>Based on groundwater gradient and distance from the site, this facility does not represent a REC for the site. |
| Pikeview Quarry<br><br>7250 Allegheny Drive | SSW/1000 feet | LAST, LUST TRUST, LTANKS | |
| Moonlight Hills<br><br>No listed address | ENE/650 feet | MINES | Down-gradient to the site.<br><br>The CDPHE and CDLE had no records for this facility.<br><br>According to the EDR report, this facility was listed as a 56.5-acre surface mine. Pre-mining, the area was listed as general agriculture and post-mining the area is listed as industrial/commercial. The mine status is listed as “terminated”. No other information was available.<br><br>Based on groundwater gradient, this facility does not represent a REC for the site. |

## 4.3 Freedom of Information Act /Colorado Open Records Act

Local and state departments were interviewed regarding available records for the site. Results of the interviews and file reviews are discussed below. Copies of requests and responses, including public records, are included as Appendix E.

### 4.3.1 Colorado Department of Public Health and Environment

Ninyo & Moore requested records from the CDPHE, Air Pollution Control Division (APCD). A representative of the CDPHE APCD responded by e-mail on June 6, 2018, indicating that no records were located for the site.

Ninyo & Moore requested documentation for the site from the CDPHE, Hazardous Materials and Waste Management Division (HMWMD). Ms. Pearl Campos, a representative of the HMWMD, responded by e-mail on June 5, 2018, indicating no records were located for the site.

Ninyo & Moore requested documentation for the site from the CDPHE, Water Quality Control Division (WQCD). Mr. Frank Dale, a representative of the WQCD, responded by e-mail on June 4, 2018, indicating no records were located for the site.

Additional inquiries were made with the CDPHE for the off-site properties listed in Table 5 above. The CDPHE had no records for the facilities.

### 4.3.2 Colorado Division of Oil and Public Safety (OPS)

Ninyo & Moore conducted an online search for the site on the CDLE Colorado Storage Tank Information System database maintained by the OPS. No records were located for the site.

Additional inquiries were made with the CDLE for the off-site properties listed in Table 5 above. The available files are summarized in the table.

### 4.3.3 United States Environmental Protection Agency (USEPA)

Ninyo & Moore conducted an online search of the USEPA's MyPropertyInfo database for the site and the vicinity. No listings were found.

### 4.3.4 Other local governments/agencies

No other local governments or agencies were contacted for this Phase I ESA.

# 5 SITE RECONNAISSANCE

The following sections provide a general description of the site and adjacent properties. Photographs taken during the site reconnaissance are provided in Appendix F.

## 5.1 Site Reconnaissance

The site reconnaissance was conducted on May 31, 2018, by Ms. Cara Jacobs, Project Environmental Scientist with Ninyo & Moore. Ms. Jacobs was accompanied by Mr. Justin Spring, Colorado Director of Land Protection with The Trust for Public Land. At the time of the site visit, the site was primarily undeveloped land with multiple hiking trails. An approximately 864 sf barn and an approximately 224 sf shed were observed on the eastern side of the site. An approximately 1,925 sf cell tower building was observed near the center of the site.

Table 6 below summarizes key on-site observations for indications of the following potential environmental concerns:

**Table 6 – On-Site Observations**

| Conditions | Not Observed or Noted | Observed or Noted | Significant Concern? |
|---|---|---|---|
| Hazardous Substances/Petroleum Products | X | | |
| Storage Tanks (ASTs and/or Underground Storage Tanks [USTs])/Vents/Fill Pipes | X | | |
| Building Foundations/Concrete Patches or Pads | X | | |
| Chemical/Petroleum Odors or Staining | X | | |
| Drums/Other Containers | X | | |
| Debris | X | | |
| Potentially Asbestos Containing Materials | X | | |
| Transformers | | X | No |
| Pits, Ponds, Lagoons | X | | |
| Solid Waste | X | | |
| Wells/Stand-Pipe | X | | |
| Stressed Vegetation | X | | |
| Floor Drains/Sumps/Sand Traps | X | | |
| Elevator | X | | |
| Waste or Storm Water Discharges/Disposal Systems | X | | |
| Septic Systems/Cesspools | X | | |
| Other Notable Features | X | | |

### 5.1.1 Transformers

Two pad-mounted transformers were observed on the site – one near the eastern site boundary and one on the western side of the cell tower building. The transformers appeared to be in good condition with no staining or odors that would indicate a leak and do not represent a REC for the site.

## 5.2 Adjoining Properties

The areas surrounding the site consist primarily of single-family residential properties. The site is bordered on the north by Blodgett Ranch Trail, undeveloped land, and single-family residences, on the south by undeveloped land and single-family residences, on the east by West Woodmen Road followed by single-family residences and undeveloped land, and on the west by Pike National Forest. Pikeview Quarry is located approximately 0.20 mile southwest of the site.

# 6 FINDINGS AND OPINIONS

Based on the results of this ESA, the following findings, opinions, conclusions and recommendations are provided.

## 6.1 Known or suspect Recognized Environmental Conditions

This assessment has revealed no RECs in connection with the site.

## 6.2 Controlled Recognized Environmental Conditions

This assessment has revealed no evidence of CRECs in connection with the site.

## 6.3 Historical Recognized Environmental Conditions

This assessment has revealed no evidence of HRECs in connection with the site.

## 6.4 Environmental Concerns

This assessment has revealed no evidence of additional environmental concerns for the site, with the exception of the pesticides/herbicides reportedly applied to approximately 11-acres on the east side of the site in March/April 2018 for noxious weed control.

# 7 DATA GAPS

The following data gaps were encountered during the Phase I ESA:

- Previous site owners were not interviewed.

Based on the history of the site, this limitation does not constitute a significant data gap and did not affect the Environmental Professional's ability to identify RECs for the site.

# 8 CONCLUSIONS

Ninyo & Moore conducted a Phase I ESA on three parcels totaling approximately 64 acres located southwest of Blodgett Ranch Trail and West Woodmen Road in Colorado Springs, Colorado. Historical research, document review, and site assessment activities were conducted between May 24, 2018 and June 22, 2018.

In general, the following items were noted:

- Review of historical resources indicated the site was vacant, undeveloped land from at least 1937. In the late 1980s, trail systems were depicted across the site. The current barn near the east boundary of the site was first depicted in the early 2000s. A small structure was depicted in the location of the current cell tower building in the early 2000s. The current cell tower building was first depicted in mid 2000s. The vicinity of the site was depicted as vacant, undeveloped land from as early as 1937. Residential development was depicted to the south of the site in the late 1980s and to the north of the site in the late 1990s. Pikeview Quarry to the southwest of the site was depicted in historical topographic maps beginning in 1948.

- On May 31, 2018, Ms. Cara Jacobs, Project Environmental Scientist with Ninyo & Moore, conducted a site reconnaissance. The reconnaissance involved visual observation of the site and adjoining properties. Ms. Jacobs was accompanied by Mr. Justin Spring, Colorado Director of Land Protection with The Trust for Public Land, during the site reconnaissance.

- Hazardous substances and/or petroleum products were not observed on or adjacent to the site during the site reconnaissance.

- Indications of on-site USTs or ASTs were not observed during the site reconnaissance. No record of on-site USTs or ASTs was present in regulatory files.

- Municipal sewer and water services are provided to the site and vicinity by Colorado Springs Utilities.

- Based on a review of the environmental database report obtained from EDR, the site was not listed in the searched databases.

- Two off-site facilities, Pikeview Quarry and Moonlight Hills (surface mine), were located within the EDR search radius from the site. The facilities were listed on the LAST, LUST TRUST, LTANKS, and MINES databases. Based on groundwater gradient in the area and the location of these facilities, they are not considered RECs to the site.

- An environmental lien or activity and use limitations search was not provided or requested by the Client for this Phase I ESA. Ninyo & Moore did search the Colorado Department of Public Health and Environment Environmental Covenants and Use Restrictions website for the site addresses, and the site was not listed.

Ninyo & Moore has performed this Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-13 on the site located southwest of Blodgett Ranch Trail and West Woodmen Road in Colorado Springs, Colorado. Any exceptions to, or deletions from, this practice are described in Section 10 of this report.

This assessment has revealed no RECs in connection with the site.

# 9 RECOMMENDATIONS

Based on the findings of this report, Ninyo & Moore recommends no further investigation at the site at this time.

In the event the proposed development plan changes to include residential or school use, specifically in the 11-acre area previously treated with pesticides/herbicides, soil sampling should be conducted. Soil samples collected should be laboratory analyzed to insure no residual impacts remain in shallow soils from pesticide/herbicide application.

# 10 LIMITING CONDITIONS/DEVIATIONS

This report was prepared in accordance with ASTM E1527-13. No deviations from the standard occurred in this ESA. Based on the information gathered by Ninyo & Moore for the purposes of this ESA, it is Ninyo & Moore's opinion the data obtained from the site reconnaissance, records reviewed, and interviews conducted, is adequate to make a conclusion on the environmental condition of the site with respect to the existence or lack of RECs associated with the site.

# 11 REFERENCES


ASTM International, 2013, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E-1527-13.

Colorado Department of Public Health and Environment (CDPHE), Website, 2018, http://www.colorado.gov/pacific/cdphe/hmcovenants.

Colorado Storage Tank Information System (COSTIS) Website, 2018, http://costis.cdle.state.co.us/ ois2000/home.asp.

Communication Services, Inc., 2006, Phase I Environmental Site Assessment, DN03588D – Blodgett Ranch Barn, 4098 West Woodmen Road, Colorado Springs, Colorado 80919, dated June 21.

CTL Thompson, 2007, Soils and Foundation Investigation, 2710 Blodgett Ranch Trail, Lot 5, Blodgett Ranch, Colorado Springs, Colorado, dated May 10.

Environmental Data Resources, Inc., 2018, Certified Sanborn® Map Report, dated May 30.

Environmental Data Resources, Inc., 2018, The EDR Aerial Photo Decade Package, dated May 31.

Environmental Data Resources, Inc., 2018, The EDR-City Directory Image Report, dated May 30.

Environmental Data Resources, Inc., 2018, EDR Historical Topo Map Report, dated May 30.

Environmental Data Resources, Inc., 2018, The EDR Radius Map™ Report with GeoCheck®, dated May 30.

JR Engineering, 2004, Preliminary/Final Drainage Report for Blodgett Ranch Estates, Filing Nos. 1,2,3 & 4, dated April 2002, revised December 2004.

Trimble, Donald E., 1980, The Geologic Story of the Great Plains, Geological Survey Bulletin 1493.

United States Environmental Protection Agency, 2006, Innocent Landowner, Standards for Conducting All Appropriate Inquiries, 40 CFR Part 312.

United States Geological Survey, 2013, Cascade, Colorado Quadrangle: 7.5-minute Series (Topographic).

# 12 ENVIRONMENTAL PROFESSIONAL STATEMENT

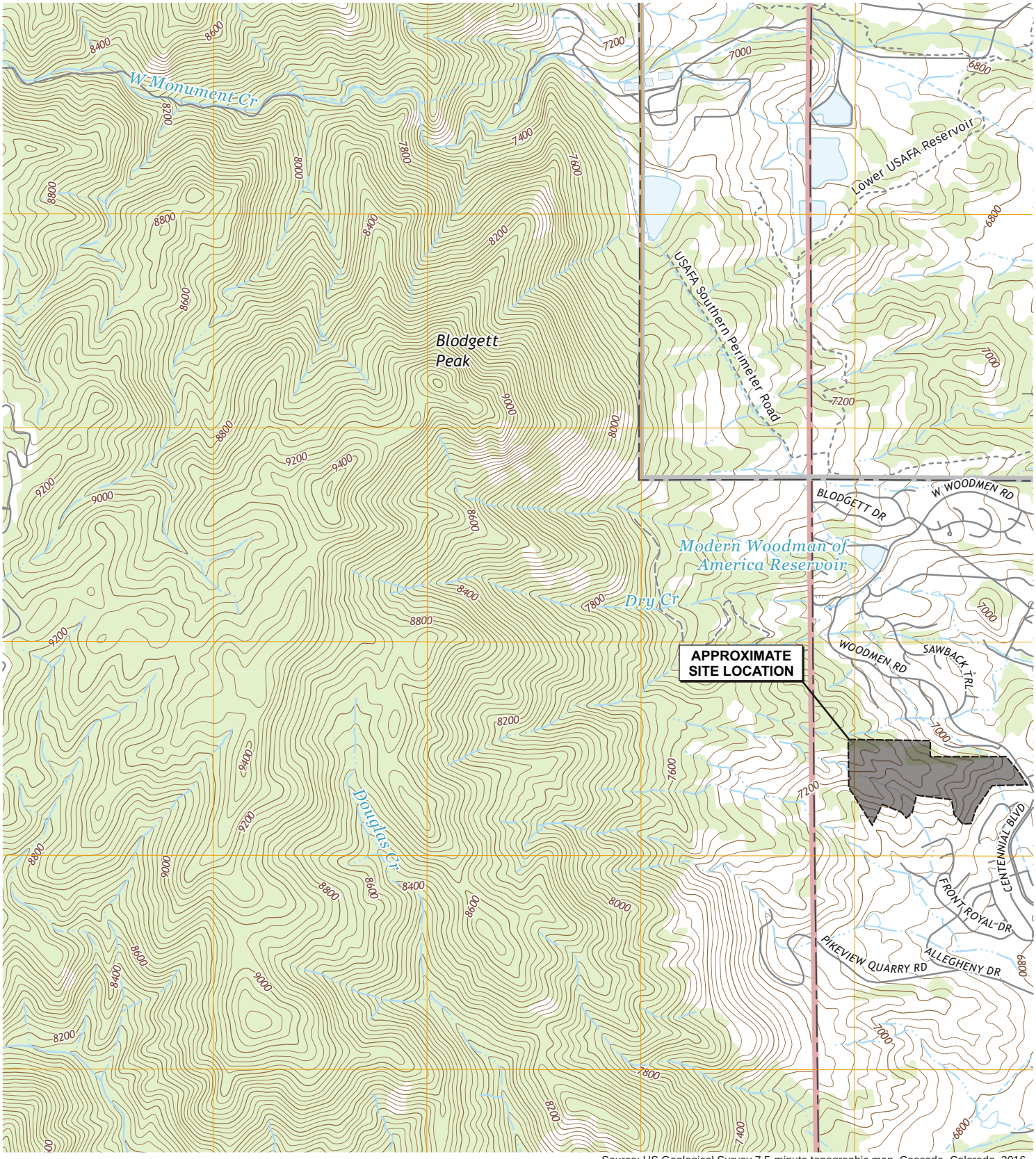
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to asses a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.



Beth McDonald, PE, PG
Principal Engineer

June 22, 2018
Date

# FIGURES




Source: US Geological Survey 7.5-minute topographic map, Cascade, Colorado, 2016.

Note: Dimensions, directions and locations are approximate.

**FIGURE 1**

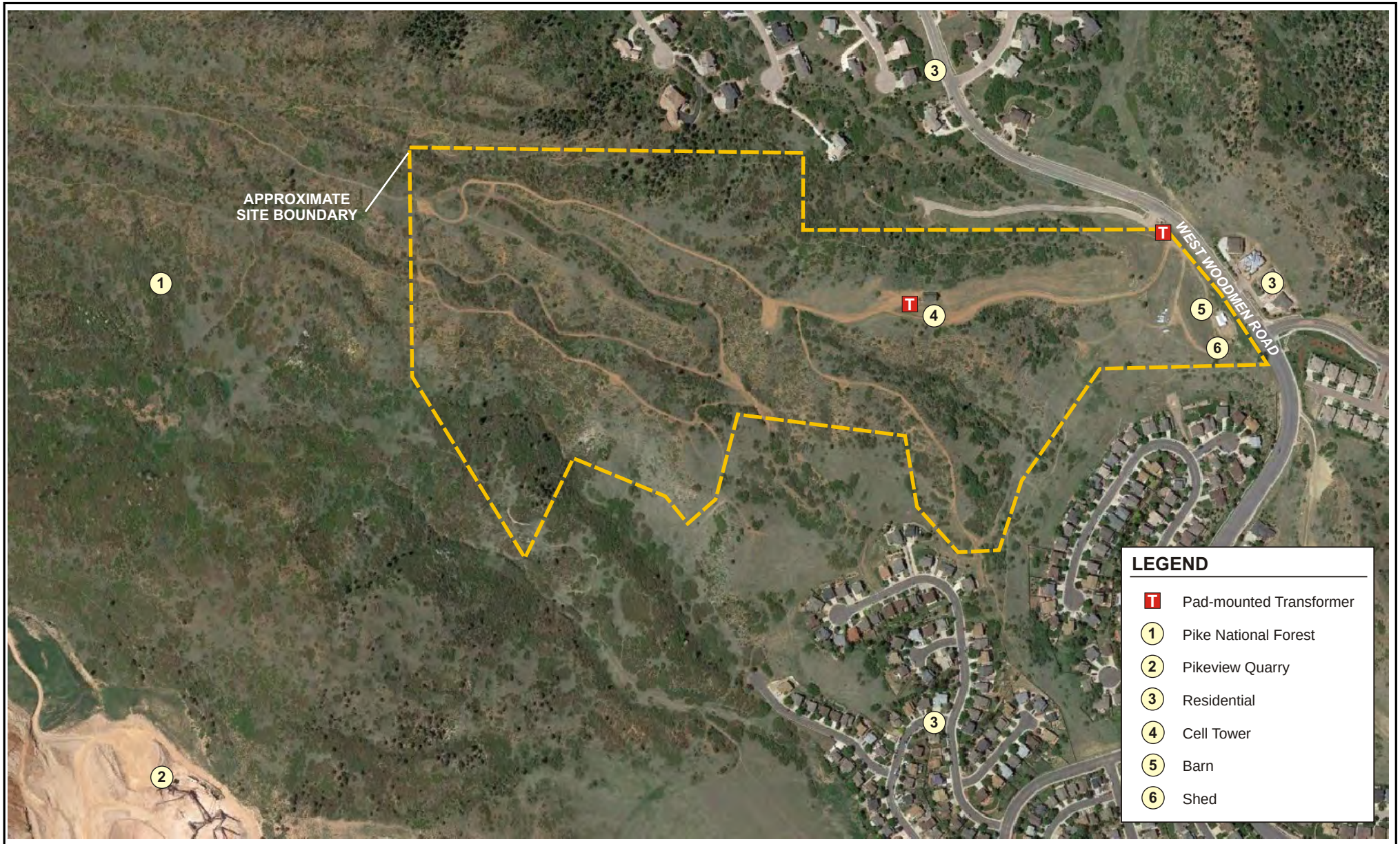
# SITE LOCATION

PHASE I ENVIRONMENTAL SITE ASSESSMENT
BLODGETT PEAK ADDITION
SOUTHWEST OF BLODGETT RANCH TRAIL AND WEST WOODMAN ROAD
COLORADO SPRINGS, COLORADO

501506001 | 6/18

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

bsm file no: 1506vmap0618




Source: NAVTEQ, 06/09/17.

N

0 100

Approximate Scale in Feet

Note: Dimensions, directions and locations are approximate.

bsm file no: 1506sp0618

**FIGURE 2**

# SITE PLAN

PHASE I ENVIRONMENTAL SITE ASSESSMENT
BLODGETT PEAK ADDITION
SOUTHWEST OF BLODGETT RANCH TRAIL AND WEST WOODMAN ROAD
COLORADO SPRINGS, COLORADO

501506001 | 6/18

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

# APPENDIX A

Resumes

# Beth McDonald, PE, PG

## Principal Engineer



### EDUCATION

B.SC., Geological Engineering, 1998, Colorado School of Mines

### REGISTRATIONS/ CERTIFICATIONS

PE 38487 (Colorado)

PG 2042 (Arkansas)

PG 3502 (Wyoming)

OSHA 40-Hour Health & Safety Training

OSHA 8-Hour Refresher Training

Class D Industrial Wastewater Operator & Certified Water Professional

### EXPERIENCE HIGHLIGHTS

Groundwater and Soil Remediation System Design, Installation, Operation and Maintenance

Phase I and II ESAs and LSAs

Dewatering Projects and Permitting

Pump Test Design, Installation, Operation and Maintenance, Data Analysis and Reporting

Computer modeling and mapping of geology, soil and groundwater chemistry, capture zone and slope stability

Data management of geological, soil and groundwater chemistry, groundwater elevation and flow, geotechnical and boring log data, utility location and relocations

Agency coordination for environmental and engineering projects

Beth McDonald is a Registered Professional Engineer in the state of Colorado, and a Registered Professional Geologist in the states of Wyoming and Arkansas. Ms. McDonald possesses professional experience in the environmental and geotechnical engineering and hydrogeological fields. She serves as Principal Engineer conducting hydrogeological and geotechnical investigations, aquifer testing, and groundwater and soil sampling.

### EXPERIENCE

Le Mouton Noir Business Park/Mid-America Plating, Phased Environmental Site Assessment, 4875-4877 Packing House Road, National Western Center (NWC) Redevelopment Area, Denver, Colorado: Senior Engineer and Project Manager for environmental services for environmental site assessments conducted and currently on-going. The site is located within the NWC, was constructed in the 1920s and has been occupied by a plating operation since mid-1980s. The assessment to date has included preparation of a Phase I ESA, scope of work planning in anticipation of inclusion in the CDPHE RCRA Corrective Action Program (CAP), coordination with a subconsultant firm with extensive experience remediating plating operations, meeting with the CDPHE RCRA CAP unit leader, development of location specific contaminant-of-concern (COC) lists, researching 3D scanning scope of services for surveying the plating operations, and coordination of off-site field sampling. This project schedule is dependent upon CCoD acquisition by eminent domain and accessibility.

University Developments, 2400 Block of South University Boulevard, Denver, Colorado: Senior Engineer and Project Manager for environmental engineering and consulting services during the redevelopment of an urban infill project in Denver with two known areas with petroleum impacts to soil and groundwater. Ms. McDonald conducted Phase I and II ESAs and prepared applications to the CDLE Petroleum Clean-up and Redevelopment Fund and the CDPHE Voluntary Cleanup Program (VCUP). Services include materials management oversight and emergency response when environmental issues were discovered, soil profiling for off-site disposal, construction dewatering monitoring and permit compliance. This project has benefited from participation in two state agency funds to assist with clean-up costs for soil and groundwater.

National Western Center Redevelopment Area, City and County of Denver, Colorado: Senior Engineer and Project Manager for numerous projects across the NWC, including Phase I ESAs, Phase II ESAs, sampling and analysis plan (SAP) preparation, groundwater surveys, monitoring well permitting, materials management plan preparation, and environmental consulting services for the CCoD. The NWC redevelopment includes property acquisitions by conventional means and eminent domain, industrial and agricultural uses since the late 1800s, numerous identified and unidentified environmental issues including an off-site sourced, tetrachoroethelyne (PCE) plume; buried building and factory debris; abandoned petroleum and hazardous material underground storage tanks (USTs); current industrial uses; historical urban fill areas; and methane soil gas.

# Cara E. Jacobs

## Project Environmental Scientist

### YEARS OF EXPERIENCE

Total Years of Experience: 5

Years with Ninyo & Moore: 5

### EDUCATION

B.S., Geography – Resource and Environmental Studies, 2012, Texas State University

B.A., Journalism, 2008, Pennsylvania State University

### REGISTRATIONS AND CERTIFICATIONS

OSHA 40-Hour Health & Safety Training

OSHA 8-Hour Refresher Training

NOLS Wilderness First Aid Training

### EXPERIENCE HIGHLIGHTS

Brownfields Assessments

Phase I ESAs

Phase II ESAs

Wildlife Surveys

Construction Dewatering Monitoring

Categorical Exclusion s

Ms. Jacobs' primary role as Project Environmental Scientist for the Denver office is providing support for the day-to-day operations including planning, and execution of all projects assigned. Ms. Jacobs coordinates and conducts Phase I Environmental Site Assessments (ESAs) and wildlife surveys, and assists with Phase II ESAs.

Ms. Jacobs' education includes energy resource management, physical geography, water resources, natural resource use and management, environmental management, land use planning, urban geography, geographic information systems (GIS), and reporting methods. She has performed preliminary assessment/site investigations, Phase I ESAs, Phase II ESAs, environmental drilling, soil and water sample collecting, construction dewatering monitoring, air monitoring, and wildlife surveys.

### EXPERIENCE

South Platte RiverPlace Initiative Brownfields Assessment project, STEAM on the Platte Redevelopment, 1400 Zuni Street, Denver, Colorado: Ms. Jacobs assisted with a geophysical survey to locate previously unidentified petroleum underground storage tanks (USTs) discovered on historical Sanborn maps.

Market Street Phase I and Phase II ESAs, Denver, Colorado: Ms. Jacobs conducted an ASTM E1527-13 compliant Phase I ESA for a potential acquisition for a local redevelopment company. Filling station and drycleaner facilities were previously located on and adjacent to the site. The site was also located in an area known to contain coal-based fill in the subsurface. A Limited Phase II ESA was conducted, and Ms. Jacobs provided drilling oversight, conducted soil and groundwater sampling, and assisted with report preparation.

McDonald Farm Enterprises, Inc., Denver, Colorado: Ms. Jacobs assisted with soil and groundwater sample collection for a Phase II ESA on a site occupied by an approximately 22,921 square foot industrial wastewater and used cooking oil treatment facility. Three diesel USTs were removed from the site prior to 1999 and listed on the Leaking Underground Storage Tank (LUST) database. Two of the USTs were reported as unregulated and no assessment was conducted for soil and groundwater. The regulated UST was removed prior to 1999 and may not have been fully characterized. Additionally, historical industrial and railroad activity in the vicinity of the site may have had an impact on the site. Seven soil borings were advanced at the site. One-inch temporary groundwater monitoring wells were installed in the deeper borings.

4747 Packing House Road, Denver, Colorado: Ms. Jacobs assisted with soil and groundwater sample collection for a Phase II ESA on a site occupied by an approximately 16,892 square foot industrial warehouse. Ten soil borings were advanced to assess impacts from two gas tanks discovered on historical Sanborn maps, a brick-lined vault described as an "oil wash-out" basin, a concrete pad that appeared to be a vault access or a former dispenser island, an obsolete transformer, and multiple rusted 55-gallon drums on the property.

Peninsula Boulevard, Jacintoport Boulevard, and Sheldon Road Widening, Houston, Texas: The project consisted of the widening of three roadways and outfall drainage. Ms. Jacobs conducted a Texas Department of Transportation (TxDOT) Categorical Exclusion (CE) that included a Scope Development Tool, a Project Scoping Form, a Biological Evaluation Form, and a Hazardous Materials Initial Site Assessment. A Traffic Noise Analysis was also included as part of the CE, per TxDOT guidelines. The project included a Wetland Delineation with U.S. Army Corps of Engineers (USACE) verification, a Cultural Resources Survey for submittal to the Texas Historical Commission (THC), and a Threatened and Endangered Species Survey.

# APPENDIX B

## Assessor's Information and Questionnaires

Assessor

El Paso County, Colorado - Services

# Public Record Property Information

Property Search

Parcel Map
Print Data
City Zoning
On-Line Appeals

Map Sheet 73000.tif

Recent Sales Database

## Personal Information

Schedule No: 7300000481
Owner Name: T SLATTERY LLC
Location: 03-13-67
Mailing Address: 35 MARTIN LN
ENGLEWOOD CO 80113-4826

## Legal Description

TR IN SW4 SEC 3-13-67 DESC AS FOLS: BEG AT SWLY COR OF MAHOGANY VALE AT PEREGRINE FIL NO 2, TH
S 89<50'13" E ON SLY BDRY LN OF SD SUB 436.42 FT,
S 00<00'00" E 941.05 FT, S 27<43'47" W 304.14 FT,

Plat No: 0

## Market Information (2018 Values)

Levy Year: 2017 Mill Levy: 69.494 Exempt Status: Not Exempt

| Table | Use Code | 2018 Market Value | 2018 Assessed Value | Exempt |
|---|---|---|---|---|
| Land | VACANT LAND = 10 AND < 35 ACRS | 76379 | 22150 | |
| | Total Value $ | 76379 | 22150 | |

## Estimated Taxes Payable in 2019: $1,539.29

## Tax Entity and Levy Information County Treasurer Tax Information

( District: FBY )

| Taxing Entity | Contact Name | Contact Phone |
|---|---|---|

Assessor:
Steve Schleiker

Location:
1675 W. Garden of the Gods Rd
Suite 2300
Colorado Springs, CO 80907

Telephone:
(719) 520-6600

Fax Number:
(719) 520-6635

Hours:
8:00 AM - 5:00 PM
Monday - Friday
Offices closed:
Saturday - Sunday, weekly

Send any concerns or comments to:
asrweb@elpasoco.com

| | | |
|---|---|---|
| EL PASO COUNTY | FINANCIAL SERVICES | (719) 520-6498 |
| EPC ROAD & BRIDGE SHARE | | (719) 520-6498 |
| CITY OF COLORADO SPRINGS | CITY OF CS-CFO | (719) 385-5224 |
| EPC-COLORADO SPGS ROAD & BRIDGE SHARE | | (719) 520-6498 |
| COLO SPGS SCHOOL NO 11 | GLENN GUSTAFSON | (719) 520-2010 |
| PIKES PEAK LIBRARY | MIKE VARNET | (719) 531-6333 |
| SOUTHEASTERN COLO WATER CONSERVANCY | JAMES BRODERICK | (719) 948-2400 |
| EL PASO COUNTY CONSERVATION | PAMELA DAVISON | (719) 632-9598 |

## Sale Information

( Click on the row for further information )

| Sale Date | Sale Price | Sale Type |
|---|---|---|
| 04/09/2003 | 0 | - |
| 04/09/2003 | 0 | - |
| 01/04/2011 | 0 | - |

## Land Information

| Seq # | Use | Exempt | Area |
|---|---|---|---|
| 1 | VACANT LAND = 10 AND < 35 ACRS | | 30.43 acres |

## Residential Information

None

## Commercial Information

None

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that

this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

05

Assessor

El Paso County, Colorado - Services

# Public Record Property Information

Property Search

Parcel Map
Print Data
City Zoning
On-Line Appeals

Map Sheet 73000.tif

Photo 7300000483.jpg

Sketch 7300000483.pdf

Recent Sales Database

## Personal Information

Schedule No: 7300000483
Owner Name: T SLATTERY LLC
Location: W WOODMEN RD
Mailing Address: 35 MARTIN LN
ENGLEWOOD CO 80113-4826

## Legal Description

TR IN SW4SE4 & SW4 SEC 3-13-67 DESC AS FOLS:
BEG AT SWLY COR OF MAHOGANY VALE AT PEREGRINE FIL NO 3,
TH S 89<50'13" E ON SLY BDRY LN OF SD SUB 64.48 FT,
S 00<10'17" W 243.92 FT, S 90<00'00" E 1028.56 FT,

Plat No: 0

## Market Information (2018 Values)

Levy Year: 2017 Mill Levy: 69.494 Exempt Status: Not Exempt

| Table | Use Code | 2018 Market Value | 2018 Assessed Value | Exempt |
|---|---|---|---|---|
| Land | VACANT LAND = 10 AND < 35 ACRS | 27443 | 7960 | |
| Imp | MINOR STRUCTURES VACANT LAND | 3731 | 1080 | |
| Imp | MINOR STRUCTURES VACANT LAND | 847 | 250 | |
| | Total Value $ | 32021 | 9290 | |

## Estimated Taxes Payable in 2019: $645.60

## Tax Entity and Levy Information

County Treasurer Tax Information

Assessor:
Steve Schleiker

Location:
1675 W. Garden of the Gods Rd
Suite 2300
Colorado Springs, CO 80907

Telephone:
(719) 520-6600

Fax Number:
(719) 520-6635

Hours:
8:00 AM - 5:00 PM
Monday - Friday
Offices closed:
Saturday - Sunday, weekly

Send any concerns or comments to:
asrweb@elpasoco.com

( District: FBY )

| Taxing Entity | Contact Name | Contact Phone |
|---|---|---|
| EL PASO COUNTY | FINANCIAL SERVICES | (719) 520-6498 |
| EPC ROAD & BRIDGE SHARE | | (719) 520-6498 |
| CITY OF COLORADO SPRINGS | CITY OF CS-CFO | (719) 385-5224 |
| EPC-COLORADO SPGS ROAD & BRIDGE SHARE | | (719) 520-6498 |
| COLO SPGS SCHOOL NO 11 | GLENN GUSTAFSON | (719) 520-2010 |
| PIKES PEAK LIBRARY | MIKE VARNET | (719) 531-6333 |
| SOUTHEASTERN COLO WATER CONSERVANCY | JAMES BRODERICK | (719) 948-2400 |
| EL PASO COUNTY CONSERVATION | PAMELA DAVISON | (719) 632-9598 |

## Sale Information

( Click on the row for further information )

| Sale Date | Sale Price | Sale Type |
|---|---|---|
| 01/04/2011 | 0 | - |

## Land Information

| Seq # | Use | Exempt | Area |
|---|---|---|---|
| 1 | VACANT LAND = 10 AND < 35 ACRS | | 10.89 acres |

## Residential Information

None

## Commercial Information

( Click on the row for further information )

| Bldg # | Admin Code | Year Built | Neigh # | Area |
|---|---|---|---|---|
| 1 | MINOR STRUCTURES VACANT LAND | 2001 | 70 | 864 |
| 2 | MINOR STRUCTURES VACANT | 2001 | 70 | 320 |

| | | | | |
|---|---|---|---|---|
| | LAND | | | |

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

05

Assessor

El Paso County, Colorado - Services

# Public Record Property Information

Property Search

Parcel Map
Print Data
City Zoning
On-Line Appeals

Map Sheet 73000.tif

Recent Sales Database

## Personal Information

Schedule No: 7300000484
Owner Name: T SLATTERY LLC
Location: 2905 BLODGETT MOUNTAIN HTS
Mailing Address: 35 MARTIN LN
ENGLEWOOD CO 80113-4826

## Legal Description

TR IN SW4 SEC 3-13-67 DESC AS FOLS: BEG AT NWLY COR OF TRACT A OAK VALLEY RANCH FIL NO 6, TH ON WLY BDRY LN OF SD TRACT A S 39<55'48" W 381.43 FT, S 21<54'04" W 410.57 FT TO NWLY COR OF TRACT B OAK VALLEY RANCH FIL

Plat No: 0

## Market Information (2018 Values)

Levy Year: 2017 Mill Levy: 69.494 Exempt Status: Not Exempt

| Table | Use Code | 2018 Market Value | 2018 Assessed Value | Exempt |
|---|---|---|---|---|
| Land | VACANT LAND = 10 AND < 35 ACRS | 57027 | 16540 | |
| | Total Value $ | 57027 | 16540 | |

## Estimated Taxes Payable in 2019: $1,149.43

## Tax Entity and Levy Information County Treasurer Tax Information

( District: FBY )

| Taxing Entity | Contact Name | Contact Phone |
|---|---|---|

Assessor:
Steve Schleiker

Location:
1675 W. Garden of the Gods Rd
Suite 2300
Colorado Springs, CO 80907

Telephone:
(719) 520-6600

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Send any concerns or comments to:
asrweb@elpasoco.com

| | | |
|---|---|---|
| EL PASO COUNTY | FINANCIAL SERVICES | (719) 520-6498 |
| EPC ROAD & BRIDGE SHARE | | (719) 520-6498 |
| CITY OF COLORADO SPRINGS | CITY OF CS-CFO | (719) 385-5224 |
| EPC-COLORADO SPGS ROAD & BRIDGE SHARE | | (719) 520-6498 |
| COLO SPGS SCHOOL NO 11 | GLENN GUSTAFSON | (719) 520-2010 |
| PIKES PEAK LIBRARY | MIKE VARNET | (719) 531-6333 |
| SOUTHEASTERN COLO WATER CONSERVANCY | JAMES BRODERICK | (719) 948-2400 |
| EL PASO COUNTY CONSERVATION | PAMELA DAVISON | (719) 632-9598 |

## Sale Information

( Click on the row for further information )

| Sale Date | Sale Price | Sale Type |
|---|---|---|
| 04/09/2003 | 0 | - |
| 04/09/2003 | 0 | - |
| 01/04/2011 | 0 | - |

## Land Information

| Seq # | Use | Exempt | Area |
|---|---|---|---|
| 1 | VACANT LAND = 10 AND < 35 ACRS | | 22.72 acres |

## Residential Information

None

## Commercial Information

None

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that

this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

05

**PHASE I ESA**
**USER**
**QUESTIONNAIRE**

Property Name/Address: Blodgett Peak Addition, Colorado Springs, CO

Please respond to all of the following questions to the best of your knowledge. The purpose of this questionnaire is to assist the user (the client or party seeking to use the Phase I ESA) and the environmental professional in gathering information from the user that may be material to documenting Recognized Environmental Conditions (RECs) at the site. Please note that the user of the Phase I ESA (the client), if seeking protection from CERCLA liability, must adhere to a set of user responsibilities as defined by the American Society for Testing and Materials (ASTM) Standard Practice E1527-13 and the United States Environmental Protection Agency (EPA) 40 Code of Federal Regulations Part 312 titled "Standards and Practices for all Appropriate Inquiries (AAI)". Failure to provide this information could result in a determination that AAI is not complete.

Per Section 6 of ASTM Standard E1527-13 and 40 CFR Part 312 of the AAI rule, the user's responsibilities include, but are not limited to, the following:

- review reasonably ascertainable land title records, lien records, and/or judicial records to search for environmental cleanup liens or activity and use limitations (AULs) against the site filed or recorded under federal, tribal, state, or local law, or engage a title company to review such records. Evidence of environmental liens and/or activity and use limitations on the site, if discovered, must be provided to the environmental consultant;
- report to the environmental professional specialized knowledge or experience material to RECs in connection with the property;
- report to the environmental professional knowledge of environmental liens or AULs encumbering or in connection with the property;
- consider the relationship of the purchase price of the property to its fair market value and whether a lower purchase price is related to potential contamination;
- report to the environmental professional commonly known or reasonably ascertainable information material to RECs; and
- report to the environmental professional the reason for conducting the Phase I ESA.

User responsibilities, CERCLA liability relief, and AAI components are discussed in the AAI rule and in the ASTM E1527-05 standard.

**1) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).**

1a. Have you conducted a search for environmental cleanup liens that are filed or recorded under federal, tribal, state or local law?

○ Yes ◉ No If yes, please describe:

1b. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

○ Yes ◉ No If yes, please describe:

**2) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry.**

2a. Have you conducted a search for the existence of AULs, such as engineering controls, land use restrictions or institutional controls, that have been filed or recorded in a registry under federal, tribal, state or local law?

○ Yes ◉ No If yes, please describe:

2b. Are you aware of any AULs that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

○ Yes ◉ No If yes, please describe:

**3) Specialized knowledge or experience of the person seeking to qualify for the liability protections (40 CFR 312.28).**

As the user of this Phase I ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

○ Yes ◉ No If yes, please describe:

**4) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).**

4a. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

◉ Yes ○ No ○ Not applicable (No Property Purchase Involved)

4b. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

○ Yes ◉ No If yes, please describe:

**5) Commonly known or reasonably ascertainable information about the property (40 CFA 312.30).**
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the user,

a) Do you know the past uses of the property?
(●) Yes ( ) No If yes, please describe: grazing

b) Do you know of specific chemicals that are present or once were present at the property?
(●) Yes ( ) No If yes, please describe: noxious weed control chemicals (unsure which one

c) Do you know of spills or other chemical releases that have taken place at the property?
( ) Yes (●) No If yes, please describe:

d) Do you know of any environmental cleanups that have taken place at the property?
( ) Yes (●) No If yes, please describe:

**6) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?
( ) Yes (●) No If yes, please describe:

**7) What is the reason for having the Phase I ESA performed (ASTM 1527-13, Section 6.7)?**

For due diligence purposes so we fully understand the parcel before buying it for open spa

**8) Are you aware of any previously prepared documentation for the site, such as:**

- previous Phase I ESA or Phase II ESA reports
- environmental sampling, compliance audit, or assessment reports
- environmental permits
- registrations for aboveground or underground storage tanks
- registrations for underground injections systems
- material safety data sheets (MSDS)
- community right-to-know plans,
- safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans
- geotechnical or hydrogeologic reports
- storm water documents
- risk assessments
- hazardous waste generator notices

( ) Yes (●) No If yes, please describe:

Completed By:

| Justin Spring | June 1, 2018 | |
|---|---|---|
| Signature | Date | |
| Justin Spring | CO Director Land Protection | Trust for Public Land |
| Printed Name | Title | Company |

# APPENDIX C

## Environmental Data Resources Radius Report

**Blodgett Peak Addition**
SW of Blodgett Ranch Trail & West Woodmen Road
Colorado Springs, CO  80919

Inquiry Number: 5316533.2s
May 30, 2018

# The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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**GEOCHECK ADDENDUM**

| | |
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***Thank you for your business.***
Please contact EDR at 1-800-352-0050
with any questions or comments.


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# EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

## TARGET PROPERTY INFORMATION

### ADDRESS

SW OF BLODGETT RANCH TRAIL & WEST WOODMEN ROAD
COLORADO SPRINGS, CO 80919

### COORDINATES

| | |
|---|---|
| Latitude (North): | 38.9423300 - 38° 56' 32.38'' |
| Longitude (West): | 104.8813840 - 104° 52' 52.98'' |
| Universal Tranverse Mercator: | Zone 13 |
| UTM X (Meters): | 510279.8 |
| UTM Y (Meters): | 4310176.0 |
| Elevation: | 7175 ft. above sea level |

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

| | |
|---|---|
| Target Property Map: | 5960198 CASCADE, CO |
| Version Date: | 2013 |
| East Map: | 5959388 PIKEVIEW, CO |
| Version Date: | 2013 |

### AERIAL PHOTOGRAPHY IN THIS REPORT

| | |
|---|---|
| Portions of Photo from: | 20150909 |
| Source: | USDA |

## MAPPED SITES SUMMARY

Target Property Address:
SW OF BLODGETT RANCH TRAIL & WEST WOODMEN ROAD
COLORADO SPRINGS, CO 80919

Click on Map ID to see full detail.

| MAP ID | SITE NAME | ADDRESS | DATABASE ACRONYMS | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|---|---|---|---|---|---|
| Reg | UNITED STATES AIR FO | | DOD | Same | 3154, 0.597, North |
| 1 | MOONLIGHT HILLS | | MINES | Lower | 1057, 0.200, ENE |
| 2 | PIKEVIEW QUARRY | 7250 ALLEGHENY DR | LAST, LUST TRUST, AIRS, LTANKS | Lower | 2219, 0.420, SSW |

# EXECUTIVE SUMMARY

## TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

## DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

## STANDARD ENVIRONMENTAL RECORDS

### *Federal NPL site list*

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

### *Federal Delisted NPL site list*

Delisted NPL ---------- National Priority List Deletions

### *Federal CERCLIS list*

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

### *Federal CERCLIS NFRAP site list*

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

### *Federal RCRA CORRACTS facilities list*

CORRACTS ---------- Corrective Action Report

### *Federal RCRA non-CORRACTS TSD facilities list*

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

### *Federal RCRA generators list*

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

### *Federal institutional controls / engineering controls registries*

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List

US INST CONTROL ..... Sites with Institutional Controls

***Federal ERNS list***

ERNS ..... Emergency Response Notification System

***State- and tribal - equivalent CERCLIS***

SHWS ..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF ..... Solid Waste Sites & Facilities

***State and tribal leaking storage tank lists***

LUST ..... Leaking Underground Storage Tank List
INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

***State and tribal registered storage tank lists***

FEMA UST ..... Underground Storage Tank Listing
UST ..... Underground Storage Tank Database
AST ..... Aboveground Tank List
INDIAN UST ..... Underground Storage Tanks on Indian Land

***State and tribal institutional control / engineering control registries***

AUL ..... Environmental Covenants and Environmental Use Restrictions List

***State and tribal voluntary cleanup sites***

VCP ..... Voluntary Cleanup & Redevelopment Act Application Tracking Report
INDIAN VCP ..... Voluntary Cleanup Priority Listing

***State and tribal Brownfields sites***

BROWNFIELDS ..... Brownfields Sites Listing

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Brownfield lists***

US BROWNFIELDS ..... A Listing of Brownfields Sites

***Local Lists of Landfill / Solid Waste Disposal Sites***

HIST LF ..... Historical Landfill List
SWRCY ..... Registered Recyclers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
ODI ..... Open Dump Inventory
IHS OPEN DUMPS ..... Open Dumps on Indian Land

# EXECUTIVE SUMMARY

***Local Lists of Hazardous waste / Contaminated Sites***

| | |
|---|---|
| US HIST CDL | Delisted National Clandestine Laboratory Register |
| CDL | Meth Lab Locations |
| US CDL | National Clandestine Laboratory Register |

***Local Land Records***

| | |
|---|---|
| LIENS 2 | CERCLA Lien Information |

***Records of Emergency Release Reports***

| | |
|---|---|
| HMIRS | Hazardous Materials Information Reporting System |
| CO ERNS | Spills Database |
| SPILLS 90 | SPILLS 90 data from FirstSearch |

***Other Ascertainable Records***

| | |
|---|---|
| RCRA NonGen / NLR | RCRA - Non Generators / No Longer Regulated |
| FUDS | Formerly Used Defense Sites |
| SCRD DRYCLEANERS | State Coalition for Remediation of Drycleaners Listing |
| US FIN ASSUR | Financial Assurance Information |
| EPA WATCH LIST | EPA WATCH LIST |
| 2020 COR ACTION | 2020 Corrective Action Program List |
| TSCA | Toxic Substances Control Act |
| TRIS | Toxic Chemical Release Inventory System |
| SSTS | Section 7 Tracking Systems |
| ROD | Records Of Decision |
| RMP | Risk Management Plans |
| RAATS | RCRA Administrative Action Tracking System |
| PRP | Potentially Responsible Parties |
| PADS | PCB Activity Database System |
| ICIS | Integrated Compliance Information System |
| FTTS | FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) |
| MLTS | Material Licensing Tracking System |
| COAL ASH DOE | Steam-Electric Plant Operation Data |
| COAL ASH EPA | Coal Combustion Residues Surface Impoundments List |
| PCB TRANSFORMER | PCB Transformer Registration Database |
| RADINFO | Radiation Information Database |
| HIST FTTS | FIFRA/TSCA Tracking System Administrative Case Listing |
| DOT OPS | Incident and Accident Data |
| CONSENT | Superfund (CERCLA) Consent Decrees |
| INDIAN RESERV | Indian Reservations |
| FUSRAP | Formerly Utilized Sites Remedial Action Program |
| UMTRA | Uranium Mill Tailings Sites |
| LEAD SMELTERS | Lead Smelter Sites |
| US AIRS | Aerometric Information Retrieval System Facility Subsystem |
| US MINES | Mines Master Index File |
| ABANDONED MINES | Abandoned Mines |
| FINDS | Facility Index System/Facility Registry System |
| ECHO | Enforcement & Compliance History Information |
| DOCKET HWC | Hazardous Waste Compliance Docket Listing |
| UXO | Unexploded Ordnance Sites |

FUELS PROGRAM ---------- EPA Fuels Program Registered Listing
AIRS ---------- Permitted Facility & Emissions Listing
ASBESTOS ---------- Asbestos Abatement & Demolition Projects
METHANE SITE ---------- Methane Site Investigations - Jefferson County 1980
Methane Investigation ---------- Methane Gas & Swamp Findings
DRYCLEANERS ---------- Drycleaner Facilities
Financial Assurance ---------- Financial Assurance Information Listing
LEAD ---------- LEAD
NPDES ---------- Permitted Facility Listing
UMTRA ---------- Uranium Mill Tailings Sites

**EDR HIGH RISK HISTORICAL RECORDS**

***EDR Exclusive Records***

EDR MGP ---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ---------- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ---------- EDR Exclusive Historical Cleaners

**EDR RECOVERED GOVERNMENT ARCHIVES**

***Exclusive Recovered Govt. Archives***

RGA LF ---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---------- Recovered Government Archive Leaking Underground Storage Tank

**SURROUNDING SITES: SEARCH RESULTS**

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

**STANDARD ENVIRONMENTAL RECORDS**

***State and tribal leaking storage tank lists***

LAST: A listing of leaking aboveground storage tank sites.

A review of the LAST list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 LAST site within approximately 0.5 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***PIKEVIEW QUARRY*** | ***7250 ALLEGHENY DR*** | ***SSW 1/4 - 1/2 (0.420 mi.)*** | ***2*** | ***8*** |

# EXECUTIVE SUMMARY

Event Id: 9233
Facility Id: 15298

LUST TRUST: Reimbursement application package. The 1989 Colorado General Assembly established Colorado's Petroleum Storage Tank Fund. The Fund reimburses eligible applicants for allowable costs incurred in cleaning up petroleum contamination from underground and aboveground petroleum storage tanks, as well as for third-party liability expenses. Remediation of contamination caused by railroad or aircraft fuel is not eligible for reimbursement. The Fund satisfies federal Environmental Protection Agency financial assurance requirements. Monies in the Fund come from various sources, predominantly the state environmental surcharge imposed on all petroleum products except railroad or aircraft fuel.

A review of the LUST TRUST list, as provided by EDR, and dated 03/27/2018 has revealed that there is 1 LUST TRUST site within approximately 0.5 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***PIKEVIEW QUARRY*** Facility Id: 15298 | ***7250 ALLEGHENY DR*** | ***SSW 1/4 - 1/2 (0.420 mi.)*** | ***2*** | ***8*** |

LTANKS: Active and Closed OPS Petroleum Release Events in Colorado. Includes the OPS Open Event locations, but also shows locations of closed events (releases that have been issued a No Further Action determination).

A review of the LTANKS list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 LTANKS site within approximately 0.5 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***PIKEVIEW QUARRY*** | ***7250 ALLEGHENY DR*** | ***SSW 1/4 - 1/2 (0.420 mi.)*** | ***2*** | ***8*** |

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Other Ascertainable Records***

DOD: Consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

A review of the DOD list, as provided by EDR, and dated 12/31/2005 has revealed that there is 1 DOD site within approximately 1 mile of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| UNITED STATES AIR FO | | N 1/2 - 1 (0.597 mi.) | 0 | 8 |

# EXECUTIVE SUMMARY

MINES: This dataset represents permitted mines in the State of Colorado

A review of the MINES list, as provided by EDR, and dated 11/20/2017 has revealed that there is 1 MINES site within approximately 0.25 miles of the target property.

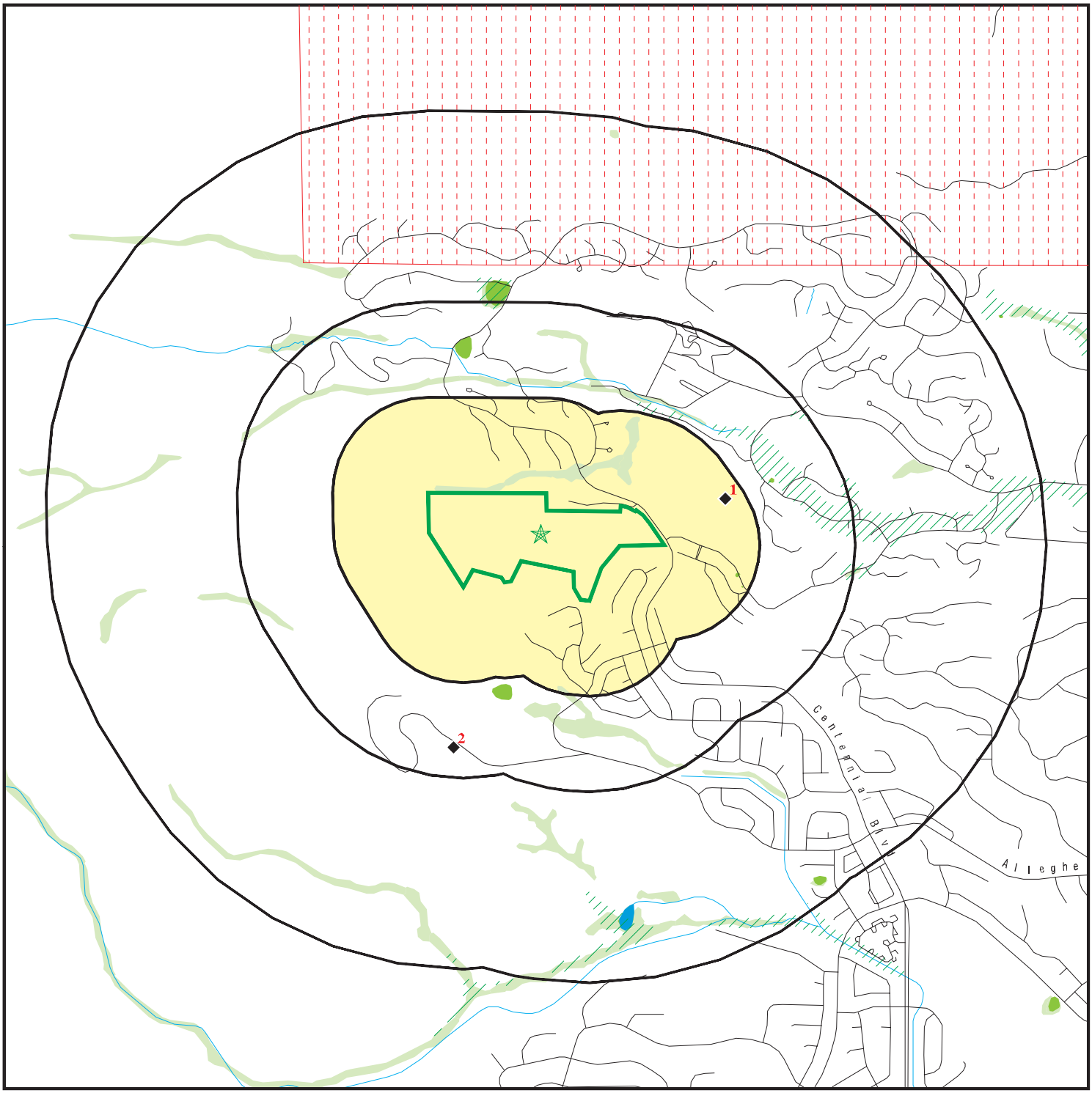
| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| MOONLIGHT HILLS<br>Facility Id: M1988016 | | ENE 1/8 - 1/4 (0.200 mi.) | 1 | 8 |

# EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 16 records.

| Site Name | Database(s) |
|---|---|
| | CDL, CO ERNS |
| | CDL, CO ERNS |
| | CDL, CO ERNS |
| | CDL, CO ERNS |
| CORDES AND COMPANY | VCP |
| WOODLAND STATION PROPERTY | VCP |
| MESA VALLEY SPRINGS | VCP |
| GOLD HILL MESA FILING #6 | VCP |
| GOLD HILL MESA/FOUNTAIN CRK | VCP |
| GOLD HILL MESA - SW CORNER | VCP |
| MIDLAND GREENS, LOT 5 II | VCP |
| MIDLAND GREENS ('OLD MILL') | VCP |
| GOLD HILL MESA: FILING 2 | VCP |
| GOLD HILL MESA FILINGS 3&7 | VCP |
| FALCON HIGH SCHOOL #3 | VCP |
| VAN BUREN STREET EXTENSION II | VCP |

# OVERVIEW MAP - 5316533.2S




0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Upgradient Area

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

| | | | |
|---|---|---|---|
| SITE NAME: | Blodgett Peak Addition | CLIENT: | Ninyo & Moore |
| ADDRESS: | SW of Blodgett Ranch Trail & West Woodmen Road<br>Colorado Springs CO 80919 | CONTACT: | Cara Jacobs |
| | | INQUIRY #: | 5316533.2s |
| LAT/LONG: | 38.94233 / 104.881384 | DATE: | May 30, 2018 5:38 pm |

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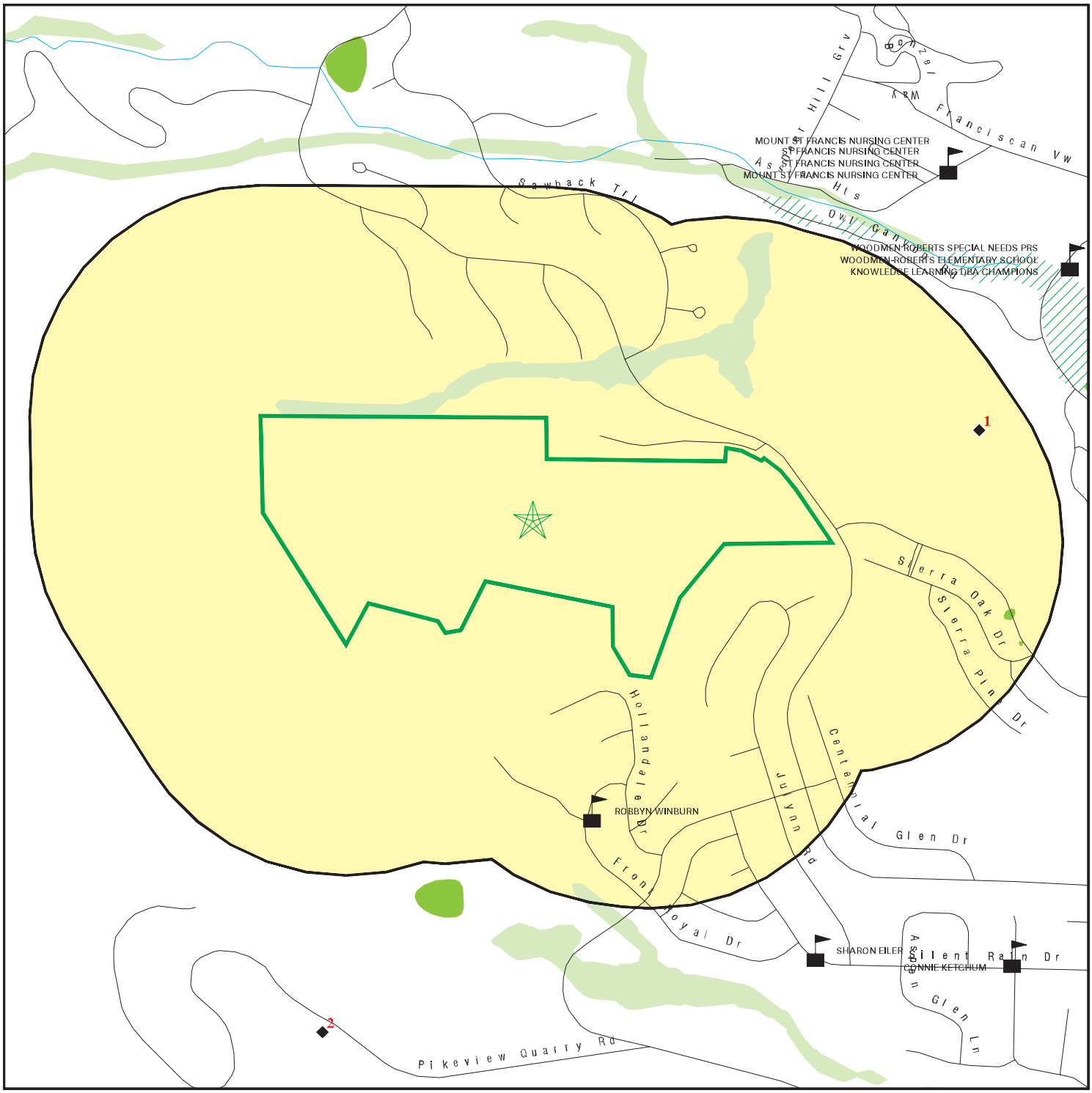
# DETAIL MAP - 5316533.2S




- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

| | | | |
|---|---|---|---|
| SITE NAME: | Blodgett Peak Addition | CLIENT: | Ninyo & Moore |
| ADDRESS: | SW of Blodgett Ranch Trail & West Woodmen Road<br>Colorado Springs CO 80919 | CONTACT: | Cara Jacobs |
| LAT/LONG: | 38.94233 / 104.881384 | INQUIRY #: | 5316533.2s |
| | | DATE: | May 30, 2018 5:40 pm |

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# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| **STANDARD ENVIRONMENTAL RECORDS** | | | | | | | | |
| ***Federal NPL site list*** | | | | | | | | |
| NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| Proposed NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| NPL LIENS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ***Federal Delisted NPL site list*** | | | | | | | | |
| Delisted NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal CERCLIS list*** | | | | | | | | |
| FEDERAL FACILITY | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| SEMS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal CERCLIS NFRAP site list*** | | | | | | | | |
| SEMS-ARCHIVE | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal RCRA CORRACTS facilities list*** | | | | | | | | |
| CORRACTS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal RCRA non-CORRACTS TSD facilities list*** | | | | | | | | |
| RCRA-TSDF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal RCRA generators list*** | | | | | | | | |
| RCRA-LQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| RCRA-SQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| RCRA-CESQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| ***Federal institutional controls / engineering controls registries*** | | | | | | | | |
| LUCIS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US ENG CONTROLS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US INST CONTROL | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal ERNS list*** | | | | | | | | |
| ERNS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ***State- and tribal - equivalent CERCLIS*** | | | | | | | | |
| SHWS | N/A | | N/A | N/A | N/A | N/A | N/A | N/A |
| ***State and tribal landfill and/or solid waste disposal site lists*** | | | | | | | | |
| SWF/LF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal leaking storage tank lists*** | | | | | | | | |
| LAST | 0.500 | | 0 | 0 | 1 | NR | NR | 1 |
| LUST | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| INDIAN LUST | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| LUST TRUST | 0.500 | | 0 | 0 | 1 | NR | NR | 1 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| LTANKS | 0.500 | | 0 | 0 | 1 | NR | NR | 1 |
| ***State and tribal registered storage tank lists*** | | | | | | | | |
| FEMA UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| AST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| INDIAN UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| ***State and tribal institutional control / engineering control registries*** | | | | | | | | |
| AUL | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal voluntary cleanup sites*** | | | | | | | | |
| VCP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| INDIAN VCP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal Brownfields sites*** | | | | | | | | |
| BROWNFIELDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| **ADDITIONAL ENVIRONMENTAL RECORDS** | | | | | | | | |
| ***Local Brownfield lists*** | | | | | | | | |
| US BROWNFIELDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Lists of Landfill / Solid Waste Disposal Sites*** | | | | | | | | |
| HIST LF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| SWRCY | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| INDIAN ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| DEBRIS REGION 9 | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| IHS OPEN DUMPS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Lists of Hazardous waste / Contaminated Sites*** | | | | | | | | |
| US HIST CDL | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| CDL | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| US CDL | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ***Local Land Records*** | | | | | | | | |
| LIENS 2 | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ***Records of Emergency Release Reports*** | | | | | | | | |
| HMIRS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| CO ERNS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| SPILLS 90 | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ***Other Ascertainable Records*** | | | | | | | | |
| RCRA NonGen / NLR | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| FUDS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| DOD | 1.000 | | 0 | 0 | 0 | 1 | NR | 1 |
| SCRD DRYCLEANERS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US FIN ASSUR | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| EPA WATCH LIST | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| 2020 COR ACTION | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| TSCA | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| TRIS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| SSTS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ROD | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| RMP | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| RAATS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| PRP | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| PADS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ICIS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| FTTS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| MLTS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| COAL ASH DOE | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| COAL ASH EPA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| PCB TRANSFORMER | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| RADINFO | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| HIST FTTS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| DOT OPS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| CONSENT | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| INDIAN RESERV | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| FUSRAP | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| UMTRA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| LEAD SMELTERS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| US AIRS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| US MINES | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| ABANDONED MINES | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| FINDS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ECHO | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| DOCKET HWC | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| UXO | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| FUELS PROGRAM | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| AIRS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ASBESTOS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| METHANE SITE | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| Methane Investigation | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| DRYCLEANERS | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| Financial Assurance | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| LEAD | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| MINES | 0.250 | | 0 | 1 | NR | NR | NR | 1 |
| NPDES | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| UMTRA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |

**EDR HIGH RISK HISTORICAL RECORDS**

***EDR Exclusive Records***

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| EDR MGP | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| EDR Hist Auto | 0.125 | | 0 | NR | NR | NR | NR | 0 |
| EDR Hist Cleaner | 0.125 | | 0 | NR | NR | NR | NR | 0 |
| **EDR RECOVERED GOVERNMENT ARCHIVES** | | | | | | | | |
| ***Exclusive Recovered Govt. Archives*** | | | | | | | | |
| RGA LF | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| RGA LUST | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| - Totals -- | | 0 | 0 | 1 | 3 | 1 | 0 | 5 |

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

**DOD** **UNITED STATES AIR FORCE ACADEMY** **DOD** **CUSA133547**
**Region** **N/A**
**North** **UNITED STATES AIR FORCE A (County), CO**
**1/2-1**
**3154 ft.**

DOD:

| | |
|---|---|
| Feature 1: | Air Force DOD |
| Feature 2: | Not reported |
| Feature 3: | Not reported |
| URL: | Not reported |
| Name 1: | United States Air Force Academy |
| Name 2: | Not reported |
| Name 3: | Not reported |
| State: | CO |
| DOD Site: | Yes |
| Tile name: | COEL_PASO |

---

**1** **MOONLIGHT HILLS** **MINES** **S112330461**
**ENE** **N/A**
**1/8-1/4** **, CO**
**0.200 mi.**
**1057 ft.**

**Relative:**
**Lower**

**Actual:**
**6848 ft.**

MINES:

| | |
|---|---|
| Facility Id: | M1988016 |
| Mine Type: | surface |
| Status Description: | Terminated |
| Permittee: | HLBE Inc |
| Permit Type: | 112c |
| Date Permit Issued: | Not reported |
| Permit Acreage: | 56.5 |
| Commodity 2: | Not reported |
| Annual Fee: | 0 |
| Required Surety: | 301500 |
| Actual Surety: | 0 |
| UTM X: | 511057.29999999999 |
| UTM Y: | 4310331.0999999996 |
| Latitutde: | 38.943719999999999 |
| Longitude: | -104.87241 |
| Post Mining: | industrial/commercial |
| Pre Mining: | general agriculture |
| Affected Acres: | 56 |
| Mineral Owner: | private |
| Surface Owner: | private |
| Permit Specialist Assigned: | Not reported |

---

**2** **PIKEVIEW QUARRY** **LAST** **S117033744**
**SSW** **7250 ALLEGHENY DR** **LUST TRUST** **N/A**
**1/4-1/2** **COLORADO SPRINGS, CO 80919** **AIRS**
**0.420 mi.** **LTANKS**
**2219 ft.**

**Relative:**
**Lower**

**Actual:**
**7008 ft.**

LAST:

| | |
|---|---|
| Facility Id: | 15298 |
| Event Id: | 9233 |
| Confirmed Release: | 06/19/2003 |
| Event Status: | Closed |

**PIKEVIEW QUARRY (Continued)** **S117033744**

Contact Name: Technical Assistance Line
Contact Phone: 303-318-8547
Contact Email: Not reported
Latitude Degrees: 38.934271
Longitude Degrees: -104.8856

CO LUST TRUST:
Facility ID: 15298
Payee Name: Castle Concrete Company
Event ID: 9233
RAP ID: 8521
Commissioned Date: Not reported
Cap Status: Not reported
Eligibility Type Description: Tank Owner/Operator
Total Percent Reduction: 8.0
Total Reimbursement for Event: $15,640.27
RAP Type Description: Original
RAP Status: Approved
RAP Filed Date: 11/28/2003
Total Reimbursement: $27,685.08
Net Reimbursement: $15,640.27
FPR Date: 05/24/2004
Pay Voucher Date: 05/28/2004
Protest Number: Not reported
Special Conditions: Not reported
Fund Analyst: Carolyn Skaggs
Category: Commercial/Industrial
Technical Reviewer: Jane Bral
Technical Reviewer Phone: (303) 318-8510
Fund Analyst Phone: (303) 318-8514

Click here for COSTIS:

CO AIRS:
County/Plant ID: 777-0285
Contact Person: RICK PARADAY
Contact Phone: (719)598-0215
Latitude: 0.0000
Longitude: 0.0000
SIC Primary: 1422
NAICS Primary: 212312
Unique Emmission Unit ID: 001
Construction Permit Number: 92EP175P.CAN
Emission Unit Description: EL JAY MODEL 2100 CRUS.CN
Full Pollutant Name: CARBON MONOXIDE
Site-wide Estimated Emissions: 0.0000000
Site-wide Estimated Emissions Units: Tons Per Year

County/Plant ID: 777-0285
Contact Person: RICK PARADAY
Contact Phone: (719)598-0215
Latitude: 0.0000
Longitude: 0.0000
SIC Primary: 1422
NAICS Primary: 212312
Unique Emmission Unit ID: 001

**PIKEVIEW QUARRY (Continued)** **S117033744**

Construction Permit Number: 92EP175P.CAN
Emission Unit Description: EL JAY MODEL 2100 CRUS.CN
Full Pollutant Name: NITROGEN OXIDES
Site-wide Estimated Emissions: 0.0000000
Site-wide Estimated Emissions Units: Tons Per Year

County/Plant ID: 777-0285
Contact Person: RICK PARADAY
Contact Phone: (719)598-0215
Latitude: 0.0000
Longitude: 0.0000
SIC Primary: 1422
NAICS Primary: 212312
Unique Emmission Unit ID: 001
Construction Permit Number: 92EP175P.CAN
Emission Unit Description: EL JAY MODEL 2100 CRUS.CN
Full Pollutant Name: PARTICULATE MATTER < 10 UM
Site-wide Estimated Emissions: 0.0000000
Site-wide Estimated Emissions Units: Tons Per Year

County/Plant ID: 777-0285
Contact Person: RICK PARADAY
Contact Phone: (719)598-0215
Latitude: 0.0000
Longitude: 0.0000
SIC Primary: 1422
NAICS Primary: 212312
Unique Emmission Unit ID: 001
Construction Permit Number: 92EP175P.CAN
Emission Unit Description: EL JAY MODEL 2100 CRUS.CN
Full Pollutant Name: PARTICULATE MATTER < 2.5 UM
Site-wide Estimated Emissions: 0.0000000
Site-wide Estimated Emissions Units: Tons Per Year

County/Plant ID: 777-0285
Contact Person: RICK PARADAY
Contact Phone: (719)598-0215
Latitude: 0.0000
Longitude: 0.0000
SIC Primary: 1422
NAICS Primary: 212312
Unique Emmission Unit ID: 001
Construction Permit Number: 92EP175P.CAN
Emission Unit Description: EL JAY MODEL 2100 CRUS.CN
Full Pollutant Name: SULFUR DIOXIDE
Site-wide Estimated Emissions: 0.0000000
Site-wide Estimated Emissions Units: Tons Per Year

County/Plant ID: 777-0285
Contact Person: RICK PARADAY
Contact Phone: (719)598-0215
Latitude: 0.0000
Longitude: 0.0000
SIC Primary: 1422
NAICS Primary: 212312
Unique Emmission Unit ID: 001
Construction Permit Number: 92EP175P.CAN

**PIKEVIEW QUARRY (Continued)** **S117033744**

Emission Unit Description: EL JAY MODEL 2100 CRUS.CN
Full Pollutant Name: TOTAL PARTICULATE MATTER
Site-wide Estimated Emissions: 0.0000000
Site-wide Estimated Emissions Units: Tons Per Year

County/Plant ID: 777-0285
Contact Person: RICK PARADAY
Contact Phone: (719)598-0215
Latitude: 0.0000
Longitude: 0.0000
SIC Primary: 1422
NAICS Primary: 212312
Unique Emmission Unit ID: 001
Construction Permit Number: 92EP175P.CAN
Emission Unit Description: EL JAY MODEL 2100 CRUS.CN
Full Pollutant Name: VOLATILE ORGANIC COMPOUNDS
Site-wide Estimated Emissions: 0.0000000
Site-wide Estimated Emissions Units: Tons Per Year

LTANKS:
Facility ID: 15298
Type: Tier I
Status: Closed
Event ID: 9233
Release Date: 06/19/2003
Closed Date: 11/13/2003
Contact: Technical Assistance Line
Phone: 303-318-8547
Email: cdle_ops_public_records_center@state.co.us
The GEOM: POINT (-104.885608 38.934271)
URL: https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=9233

Count: 16 records. ORPHAN SUMMARY

| City | EDR ID | Site Name | Site Address | Zip | Database(s) |
|---|---|---|---|---|---|
| COLORADO SPRINGS | S112185940 | CORDES AND COMPANY | 4890, 5010, AND 5030 CENTENNIA | | VCP |
| COLORADO SPRINGS | S110119450 | WOODLAND STATION PROPERTY | NW CORNER OF S.PARK ST. AND W. | | VCP |
| COLORADO SPRINGS | S107687293 | MESA VALLEY SPRINGS | NW CORNER OF SEC1,TOWNSHIP14S, | | VCP |
| COLORADO SPRINGS | S118427413 | GOLD HILL MESA FILING #6 | NW CORNER OF ECLIPSE DR. AND S | | VCP |
| COLORADO SPRINGS | S108029800 | | DUMPED IN A FIELD ON BLANEY RD | 80919 | CDL, CO ERNS |
| COLORADO SPRINGS | S116692562 | GOLD HILL MESA/FOUNTAIN CRK | S OF HWY 24 & E OF 21ST ST. | | VCP |
| COLORADO SPRINGS | S113902380 | GOLD HILL MESA - SW CORNER | NE OF S 21 ST & LWR GOLD CAMP | | VCP |
| COLORADO SPRINGS | S111869269 | MIDLAND GREENS, LOT 5 II | SE OF HIGHWAY 24 AND 31ST STRE | | VCP |
| COLORADO SPRINGS | S111869268 | MIDLAND GREENS ('OLD MILL') | SE OF HWY 24 & 31 ST | | VCP |
| COLORADO SPRINGS | S111869263 | GOLD HILL MESA: FILING 2 | SE OF 21ST STREET & HIGHWAY 24 | | VCP |
| COLORADO SPRINGS | S111869258 | GOLD HILL MESA FILINGS 3&7 | SOUTHEAST OF 21ST ST & HWY 24 | | VCP |
| COLORADO SPRINGS | S108128699 | | OPEN SPACE AT 100 BLOCK OF SOU | | CDL, CO ERNS |
| COLORADO SPRINGS | S108355577 | FALCON HIGH SCHOOL #3 | SEC 7, TS 13S, R 66, WEST OF 6 | | VCP |
| COLORADO SPRINGS | S106784576 | VAN BUREN STREET EXTENSION II | SEC 36,T13S, R67W OF THE 6TH P | | VCP |
| EL PASO COUNTY | S105811794 | | HERMAN RD. - E. OF F.S. RD. 71 | | CDL, CO ERNS |
| EL PASO COUNTY | S106778357 | | RAMPART RNG. RD.-1 MILE N. OF | | CDL, CO ERNS |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

**STANDARD ENVIRONMENTAL RECORDS**

***Federal NPL site list***

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/22/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 04/27/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/22/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 04/27/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

***Federal Delisted NPL site list***

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/22/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 04/27/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

***Federal CERCLIS list***

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 66

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/27/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Quarterly

***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 66

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/27/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Quarterly

***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

***Federal RCRA generators list***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

***Federal institutional controls / engineering controls registries***

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/16/2018
Date Data Arrived at EDR: 02/22/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 78

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/09/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

***Federal ERNS list***

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 01/16/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 63

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

***State- and tribal - equivalent CERCLIS***

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 05/09/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: N/A

***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF: Solid Waste Sites & Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/04/2014
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/04/2015
Number of Days to Update: 19

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 05/11/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Annually

***State and tribal leaking storage tank lists***

LUST: Leaking Underground Storage Tank List

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/07/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 27

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 03/07/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing

A listing of leaking aboveground storage tank sites.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/07/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 27

Source: Department of Labor & Employment
Telephone: 303-318-8525
Last EDR Contact: 03/07/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/06/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/16/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/24/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

TRUST: Lust Trust Sites
Reimbursement application package. The 1989 Colorado General Assembly established Colorado's Petroleum Storage Tank Fund. The Fund reimburses eligible applicants for allowable costs incurred in cleaning up petroleum contamination from underground and aboveground petroleum storage tanks, as well as for third-party liability expenses. Remediation of contamination caused by railroad or aircraft fuel is not eligible for reimbursement. The Fund satisfies federal Environmental Protection Agency financial assurance requirements. Monies in the Fund come from various sources, predominantly the state environmental surcharge imposed on all petroleum products except railroad or aircraft fuel.

Date of Government Version: 03/27/2018
Date Data Arrived at EDR: 03/29/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 5
Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 03/21/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Varies

LTANKS: Petroleum Release Events Listing
Active and Closed OPS Petroleum Release Events in Colorado. Includes the OPS Open Event locations, but also shows locations of closed events (releases that have been issued a No Further Action determination).

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/16/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 56
Source: Department of Labor & Employment
Telephone: 303-318-8525
Last EDR Contact: 03/26/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

***State and tribal registered storage tank lists***

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Varies

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 33
Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 02/28/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

AST: Aboveground Tank List
Aboveground storage tank locations.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 33

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 02/28/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Semi-Annually

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/24/2017
Date Data Arrived at EDR: 07/27/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 134

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 01/13/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/24/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/16/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

***State and tribal institutional control / engineering control registries***

AUL: Environmental Real Covenants List

Senate Bill 01-145 gave authority to the Colorado Department of Public Health and Environment to approve requests to restrict the future use of a property using an enforceable agreement called an environmental covenant. When a contaminated site is not cleaned up completely, land use restrictions may be used to ensure that the selected cleanup remedy is adequately protective of human health and the environment.

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/24/2018
Number of Days to Update: 23

Source: Department of Public Health & Environment
Telephone: 303-692-3331
Last EDR Contact: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

***State and tribal voluntary cleanup sites***

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/21/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Varies

VCP: Voluntary Cleanup & Redevelopment Act Application Tracking Report
The Voluntary Cleanup and Redevelopment Act is intended to permit and encourage voluntary cleanups by providing a method to determine clean-up responsibilities in planning the reuse of property. The VCRA was intended for sites which were not covered by existing regulatory programs.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 04/13/2018
Date Made Active in Reports: 04/20/2018
Number of Days to Update: 7
Source: Department of Public Health and Environmental
Telephone: 303-692-3331
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

***State and tribal Brownfields sites***

BROWNFIELDS: Brownfields Sites Listing
Brownfields Sites Listing

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/23/2018
Date Made Active in Reports: 05/24/2018
Number of Days to Update: 31
Source: Department of Public Health & Environment
Telephone: 303-692-3331
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Brownfield lists***

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 01/19/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 21
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/21/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Semi-Annually

***Local Lists of Landfill / Solid Waste Disposal Sites***

SWRCY: Registered Recyclers Listing
A listing of registered recycler locations in the state of Colorado.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 21
Source: Department of Public Health & Environment
Telephone: 303-692-3337
Last EDR Contact: 03/07/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Semi-Annually

HISTORICAL LANDFILL: Historical Landfill List
Abandoned/Inactive Landfills.

Date of Government Version: 01/31/1993
Date Data Arrived at EDR: 04/24/1994
Date Made Active in Reports: 05/30/1994
Number of Days to Update: 36
Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 09/05/1996
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/30/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 05/04/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

***Local Lists of Hazardous waste / Contaminated Sites***

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/27/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: No Update Planned

CDL: Meth Lab Locations
Meth lab locations that were reported to the Department of Public Health & Environment.

Date of Government Version: 03/28/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 04/20/2018
Number of Days to Update: 17

Source: Department of Public Health and Environment
Telephone: 303-692-3023
Last EDR Contact: 03/29/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/27/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Quarterly

***Local Land Records***

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 94

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/27/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Semi-Annually

***Records of Emergency Release Reports***

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 01/19/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 63

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

CO ERNS: Spills Database

State reported spills.

Date of Government Version: 03/28/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 04/20/2018
Number of Days to Update: 17

Source: Department of Public Health and Environmental
Telephone: 303-692-2000
Last EDR Contact: 03/29/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/15/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/06/2013
Number of Days to Update: 34

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

***Other Ascertainable Records***

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/15/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 01/11/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 03/02/2018
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/08/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/23/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/09/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 94

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 04/27/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/20/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 04/27/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017
Date Data Arrived at EDR: 06/09/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 126

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 04/09/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/09/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/06/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 04/27/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/03/2018
Date Data Arrived at EDR: 01/04/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 99
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 79

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/17/2017
Number of Days to Update: 52

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 03/02/2018
Number of Days to Update: 24

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 04/27/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 01/25/2018
Date Data Arrived at EDR: 02/28/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 72

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/28/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/02/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/02/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/20/2017
Date Data Arrived at EDR: 12/21/2017
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 92

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/07/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/21/2018
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 28

Source: EPA
Telephone: (303) 312-6312
Last EDR Contact: 02/23/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 73

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/13/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 03/02/2018
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/07/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 03/02/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 30

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

AIRS: Permitted Facility & Emissions Listing
A listing of Air Pollution Control Division permits and emissions data.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 29

Source: Department of Public Health & Environment
Telephone: 303-692-3213
Last EDR Contact: 02/28/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Varies

ASBESTOS: Asbestos Abatement & Demolition Projects
Asbestos abatement and demolition projects by the contractor.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/07/2018
Date Made Active in Reports: 02/22/2018
Number of Days to Update: 15

Source: Department of Public Health & Environment
Telephone: 303-692-3100
Last EDR Contact: 05/11/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Semi-Annually

METHANE SITE: Methane Site Investigations - Jefferson County 1980
The objectives of the study are to define as closely as possible the boundaries of methane producing solid waste landfills.

Date of Government Version: 12/31/1980
Date Data Arrived at EDR: 02/13/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 50

Source: Jefferson County Health Department
Telephone: 303-239-7175
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

METHANE INVESTIGATION: Methane Gas & Swamp Findings
The primary objective of this study was to assess methane gas related hazards at selected landfill sites in Colorado. These sites were selected by the Colorado Department of Health following evaluation of responses received from County and Municipal agencies about completed and existing landfills within their jurisdiction.

Date of Government Version: 03/15/1979
Date Data Arrived at EDR: 02/13/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 50

Source: Department of Health
Telephone: 303-640-3335
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DRYCLEANERS: Drycleaner Facilities
A listing of drycleaning facilities.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 29

Source: Department of Public Health & Environment
Telephone: 303-692-3213
Last EDR Contact: 02/28/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 04/04/2018
Date Data Arrived at EDR: 04/06/2018
Date Made Active in Reports: 04/20/2018
Number of Days to Update: 14

Source: Department of Public Health & Environment
Telephone: 303-692-3350
Last EDR Contact: 03/29/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 04/04/2018
Date Data Arrived at EDR: 04/06/2018
Date Made Active in Reports: 04/24/2018
Number of Days to Update: 18

Source: Department of Public Health & Environment
Telephone: 303-392-3350
Last EDR Contact: 03/29/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

LEAD: Lead Abatement Permit Listing

Lead inspection

Date of Government Version: 12/18/2017
Date Data Arrived at EDR: 01/04/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 127

Source: Department of Publich Health & Environment
Telephone: 303-692-2000
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

MINES: Permitted Mines Listing

This dataset represents permitted mines in the State of Colorado

Date of Government Version: 11/20/2017
Date Data Arrived at EDR: 01/17/2018
Date Made Active in Reports: 02/23/2018
Number of Days to Update: 37

Source: Division of Reclamation Mining and safety
Telephone: 303-866-3567
Last EDR Contact: 04/19/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Semi-Annually

NPDES: Permitted Facility Listing

A listing of permitted facilities from the Water Quality Control Division.

Date of Government Version: 01/29/2018
Date Data Arrived at EDR: 01/31/2018
Date Made Active in Reports: 02/28/2018
Number of Days to Update: 28

Source: Department of Public Health & Environment
Telephone: 303-692-3611
Last EDR Contact: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

There were nine uranium mill tailings sites in Colorado designated for cleanup under the federal Uranium Mill Tailings Radiation Control Act. These nine sites, know commonly as UMTRA sites, were remediated jointly by the State of Colorado and the U.S. Department of Energy during the late 1980's and early 1990's. Mill tailings were removed from 8 of the mill sites and relocated in engineered disposal cells. A disposal cell is designed to encapsulate the material, reduce radon emanation, and prevent the movement of water through the material. At one site, Maybell, CO, the tailings were stabilized in-place at the mill site. After remediation of the tailings was completed, the State and DOE began to investigate the residual impacts to groundwater at the mill sites. The groundwater phase of the UMTRA program is on-going.

Date of Government Version: 11/23/2004
Date Data Arrived at EDR: 03/21/2007
Date Made Active in Reports: 05/02/2007
Number of Days to Update: 42

Source: Department of Public Health & Environment
Telephone: 970-248-7164
Last EDR Contact: 05/24/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## EDR HIGH RISK HISTORICAL RECORDS

### *EDR Exclusive Records*

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

## EDR RECOVERED GOVERNMENT ARCHIVES

### *Exclusive Recovered Govt. Archives*

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Public Health & Environment in Colorado.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/15/2014
Number of Days to Update: 198

Source: Department of Public Health & Environment
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Labor and Employment, Oil Inspection Section in Colorado.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/02/2014
Number of Days to Update: 185

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

**COUNTY RECORDS**

ADAMS COUNTY:

Summary Report on Methane Gas Hazards and Surveys Conducted on Domestic and Demolition Landfills in Adams County

As of May 8, 1978, all known landfills or dumping sites in the Adams County area have been surveyed.

Date of Government Version: 05/08/1978
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

ARAPAHOE COUNTY:

A Survey of Landfills in Arapahoe County

A survey of Arapahoe County was conducted from August through November, 1977, of all open and closed landfills and dumpsites in the county. Each of the sites found was classified as domestic or demolition.

Date of Government Version: 12/31/1978
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

BOULDER COUNTY:

Old Landfill Sites

Landfill sites in Boulder county.

Date of Government Version: 05/01/1986
Date Data Arrived at EDR: 11/14/1995
Date Made Active in Reports: 12/07/1995
Number of Days to Update: 23

Source: Boulder County Health Department
Telephone: 303-441-1182
Last EDR Contact: 01/30/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DENVER COUNTY:

Landfills in Denver County
Landfill sites in the city and county of Denver.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 06/23/2017
Date Made Active in Reports: 09/06/2017
Number of Days to Update: 75
Source: City and County of Denver
Telephone: 720-913-4839
Last EDR Contact: 03/14/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: No Update Planned

Investigation of Methane Gas Hazards
The purpose of this study was to assess the actual and potential generation, migration, explosive and related problem associated with specified old landfills, and to identify existing and potential problems, suggested strategies to prevent, abate, and control such problems and recommend investigative and monitoring functions as may be deemed necessary. Eight sites determined to be priorities due to population density and potential hazards to population and property were selected by the Colorado Department of Health.

Date of Government Version: 01/01/1981
Date Data Arrived at EDR: 01/29/2013
Date Made Active in Reports: 03/08/2013
Number of Days to Update: 38
Source: City and County of Denver Department of Environmental Health
Telephone: 720-865-5522
Last EDR Contact: 01/15/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DOUGLAS COUNTY:

Douglas County Landfill Key
Landfill sites in Douglas county.

Date of Government Version: 06/12/1991
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47
Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

PUEBLO COUNTY:

Designated Disposal & Landfill Sites
Only inert materials. Asphalt, cement, dirt & rock unless otherwise specified. These sites are no longer active.

Date of Government Version: 04/30/1990
Date Data Arrived at EDR: 11/16/1995
Date Made Active in Reports: 12/07/1995
Number of Days to Update: 21
Source: Pueblo City-County Health Department
Telephone: 719-583-4300
Last EDR Contact: 11/13/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

TRI COUNTY:

Tri-County Area Solid Waste Facilities List (Adams, Arapahoe and Douglas Counties)
Closed Domestic Landfills in Adams County, Closed Domestic Landfills in Arapahoe County, Closed Demolition Landfills in Arapahoe County, Closed Domestic Landfills in Douglas County.

Date of Government Version: 10/15/1983
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47
Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

WELD COUNTY:

Solid Waste Facilities in Weld County
Solid Waste Facilities in Weld County.

Date of Government Version: 01/16/2018
Date Data Arrived at EDR: 02/09/2018
Date Made Active in Reports: 02/23/2018
Number of Days to Update: 14

Source: Weld County Department of Public Health
Telephone: 970-304-6415
Last EDR Contact: 05/11/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: No Update Planned

**OTHER DATABASE(S)**

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/03/2018
Date Data Arrived at EDR: 02/14/2018
Date Made Active in Reports: 03/22/2018
Number of Days to Update: 36

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/31/2018
Date Made Active in Reports: 03/09/2018
Number of Days to Update: 37

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/25/2017
Date Made Active in Reports: 09/25/2017
Number of Days to Update: 62

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/12/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 04/13/2017
Date Made Active in Reports: 07/14/2017
Number of Days to Update: 92

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/08/2018
Next Scheduled EDR Contact: 06/25/2018
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Daycare Listing
Source: Department of Human Services
Telephone: 303-866-5958

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Data
Source: Division of Wildlife
Telephone: 970-416-3360

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**STREET AND ADDRESS INFORMATION**

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# GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

**TARGET PROPERTY ADDRESS**

BLODGETT PEAK ADDITION
SW OF BLODGETT RANCH TRAIL & WEST WOODMEN ROAD
COLORADO SPRINGS, CO 80919

**TARGET PROPERTY COORDINATES**

| | |
|---|---|
| Latitude (North): | 38.94233 - 38° 56' 32.39'' |
| Longitude (West): | 104.881384 - 104° 52' 52.98'' |
| Universal Tranverse Mercator: | Zone 13 |
| UTM X (Meters): | 510279.8 |
| UTM Y (Meters): | 4310176.0 |
| Elevation: | 7175 ft. above sea level |

**USGS TOPOGRAPHIC MAP**

| | |
|---|---|
| Target Property Map: | 5960198 CASCADE, CO |
| Version Date: | 2013 |
| East Map: | 5959388 PIKEVIEW, CO |
| Version Date: | 2013 |

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**GROUNDWATER FLOW DIRECTION INFORMATION**

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

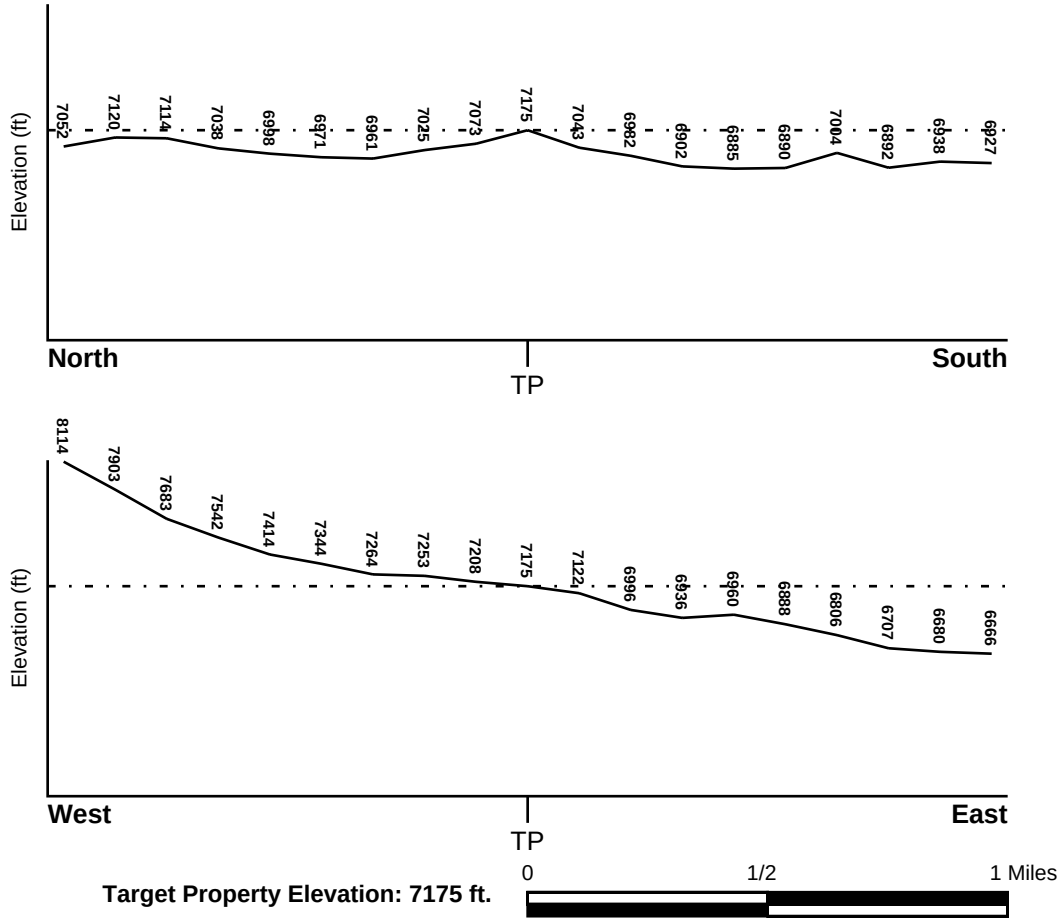
**TOPOGRAPHIC INFORMATION**

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

**TARGET PROPERTY TOPOGRAPHY**

General Topographic Gradient: General East

**SURROUNDING TOPOGRAPHY: ELEVATION PROFILES**




Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**HYDROLOGIC INFORMATION**

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

**FEMA FLOOD ZONE**

| Flood Plain Panel at Target Property | FEMA Source Type |
|---|---|
| 08041C0484F | FEMA Q3 Flood data |

| Additional Panels in search area: | FEMA Source Type |
|---|---|
| 08041C0503F | FEMA Q3 Flood data |
| 08041C0511F | FEMA Q3 Flood data |
| 08041C0495F | FEMA Q3 Flood data |

**NATIONAL WETLAND INVENTORY**

| NWI Quad at Target Property | NWI Electronic Data Coverage |
|---|---|
| CASCADE | YES - refer to the Overview Map and Detail Map |

**HYDROGEOLOGIC INFORMATION**

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

**AQUIFLOW®**

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

| MAP ID | LOCATION FROM TP | GENERAL DIRECTION GROUNDWATER FLOW |
|---|---|---|
| Not Reported | | |

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**GROUNDWATER FLOW VELOCITY INFORMATION**

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

**GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY**

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

**ROCK STRATIGRAPHIC UNIT**

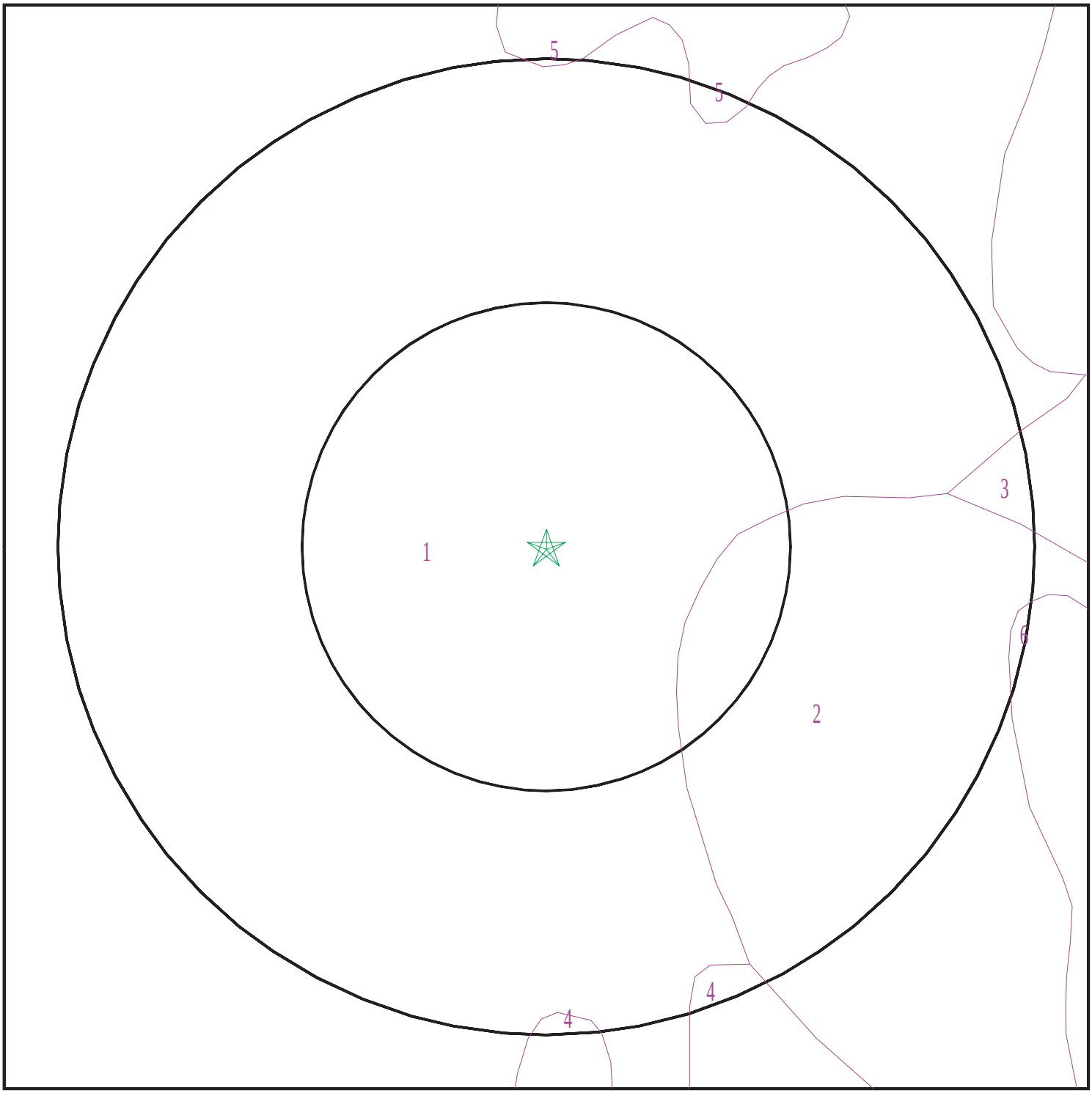
| | |
|---|---|
| Era: | Mesozoic |
| System: | Cretaceous |
| Series: | Navarro Group |
| Code: | uK4 *(decoded above as Era, System & Series)* |

**GEOLOGIC AGE IDENTIFICATION**

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 5316533.2s




Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

| | | | |
|---|---|---|---|
| SITE NAME: | Blodgett Peak Addition | CLIENT: | Ninyo & Moore |
| ADDRESS: | SW of Blodgett Ranch Trail & West Woodmen Road<br>Colorado Springs CO 80919 | CONTACT: | Cara Jacobs |
| | | INQUIRY #: | 5316533.2s |
| LAT/LONG: | 38.94233 / 104.881384 | DATE: | May 30, 2018 5:41 pm |

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# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY**

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

---

**Soil Map ID: 1**

Soil Component Name: Jarre

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH) |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | | |
| 1 | 0 inches | 5 inches | gravelly sandy loam | Not reported | Not reported | Max: 42.33<br>Min: 14.11 | Max: 7.8<br>Min: 6.1 |
| 2 | 5 inches | 22 inches | gravelly sandy clay loam | Not reported | Not reported | Max: 4.233<br>Min: 1.411 | Max: 7.8<br>Min: 6.1 |
| 3 | 22 inches | 59 inches | very gravelly sandy loam | Not reported | Not reported | Max: 42.33<br>Min: 14.11 | Max: 7.8<br>Min: 6.1 |

---

**Soil Map ID: 2**

Soil Component Name: Chaseville

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH) |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | | |
| 1 | 0 inches | 5 inches | gravelly sandy loam | Not reported | Not reported | Max: 42.33<br>Min: 14.11 | Max: 7.3<br>Min: 6.1 |
| 2 | 5 inches | 18 inches | very gravelly sandy loam | Not reported | Not reported | Max: 42.33<br>Min: 14.11 | Max: 7.3<br>Min: 6.1 |
| 3 | 18 inches | 40 inches | extremely gravelly loamy coarse sand | Not reported | Not reported | Max: 141<br>Min: 42 | Max: 7.3<br>Min: 6.1 |
| 4 | 40 inches | 59 inches | very gravelly loamy sand | Not reported | Not reported | Max: 141<br>Min: 42 | Max: 7.3<br>Min: 6.1 |

---

**Soil Map ID: 3**

Soil Component Name: Kutch

Soil Surface Texture: clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH) |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | | |
| 1 | 0 inches | 9 inches | clay loam | Not reported | Not reported | Max: 4.233<br>Min: 1.411 | Max: 7.8<br>Min: 6.1 |

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH) |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | | |
| 2 | 9 inches | 27 inches | clay loam | Not reported | Not reported | Max: 1.411<br>Min: 0.4233 | Max: 7.8<br>Min: 6.6 |
| 3 | 27 inches | 35 inches | clay loam | Not reported | Not reported | Max: 1.411<br>Min: 0.4233 | Max: 8.4<br>Min: 6.6 |
| 4 | 35 inches | 40 inches | weathered bedrock | Not reported | Not reported | Max: 1.411<br>Min: 0.4233 | Max:<br>Min: |

---

**Soil Map ID: 4**

Soil Component Name: Chaseville

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH) |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | | |
| 1 | 0 inches | 5 inches | gravelly sandy loam | Not reported | Not reported | Max: 42.33<br>Min: 14.11 | Max: 7.3<br>Min: 6.1 |
| 2 | 5 inches | 18 inches | very gravelly sandy loam | Not reported | Not reported | Max: 42.33<br>Min: 14.11 | Max: 7.3<br>Min: 6.1 |
| 3 | 18 inches | 40 inches | extremely gravelly loamy coarse sand | Not reported | Not reported | Max: 141<br>Min: 42 | Max: 7.3<br>Min: 6.1 |
| 4 | 40 inches | 59 inches | very gravelly loamy sand | Not reported | Not reported | Max: 141<br>Min: 42 | Max: 7.3<br>Min: 6.1 |

**Soil Map ID: 5**

Soil Component Name: Perrypark

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH) |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | | |
| 1 | 0 inches | 3 inches | gravelly sandy loam | Not reported | Not reported | Max: 42.33<br>Min: 14.11 | Max: 7.8<br>Min: 6.1 |
| 2 | 3 inches | 48 inches | sandy clay loam | Not reported | Not reported | Max: 4.233<br>Min: 1.411 | Max: 7.8<br>Min: 6.1 |
| 3 | 48 inches | 59 inches | gravelly sandy loam | Not reported | Not reported | Max: 42.33<br>Min: 14.11 | Max: 7.8<br>Min: 6.1 |

**Soil Map ID: 6**

Soil Component Name: Razor

Soil Surface Texture: clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH) |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | | |
| 1 | 0 inches | 3 inches | clay loam | Not reported | Not reported | Max: 1.411<br>Min: 0.4233 | Max: 8.4<br>Min: 6.6 |
| 2 | 3 inches | 9 inches | clay loam | Not reported | Not reported | Max: 1.411<br>Min: 0.4233 | Max: 8.4<br>Min: 7.4 |
| 3 | 9 inches | 31 inches | clay | Not reported | Not reported | Max: 1.411<br>Min: 0.4233 | Max: 8.4<br>Min: 7.4 |
| 4 | 31 inches | 35 inches | weathered bedrock | Not reported | Not reported | Max: 1.411<br>Min: 0.4233 | Max:<br>Min: |

**LOCAL / REGIONAL WATER AGENCY RECORDS**

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

**WELL SEARCH DISTANCE INFORMATION**

| DATABASE | SEARCH DISTANCE (miles) |
|---|---|
| Federal USGS | 1.000 |
| Federal FRDS PWS | Nearest PWS within 0.001 miles |
| State Database | 1.000 |

**FEDERAL USGS WELL INFORMATION**

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| No Wells Found | | |

**FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION**

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| No PWS System Found | | |

Note: PWS System location is not always the same as well location.

**STATE DATABASE WELL INFORMATION**

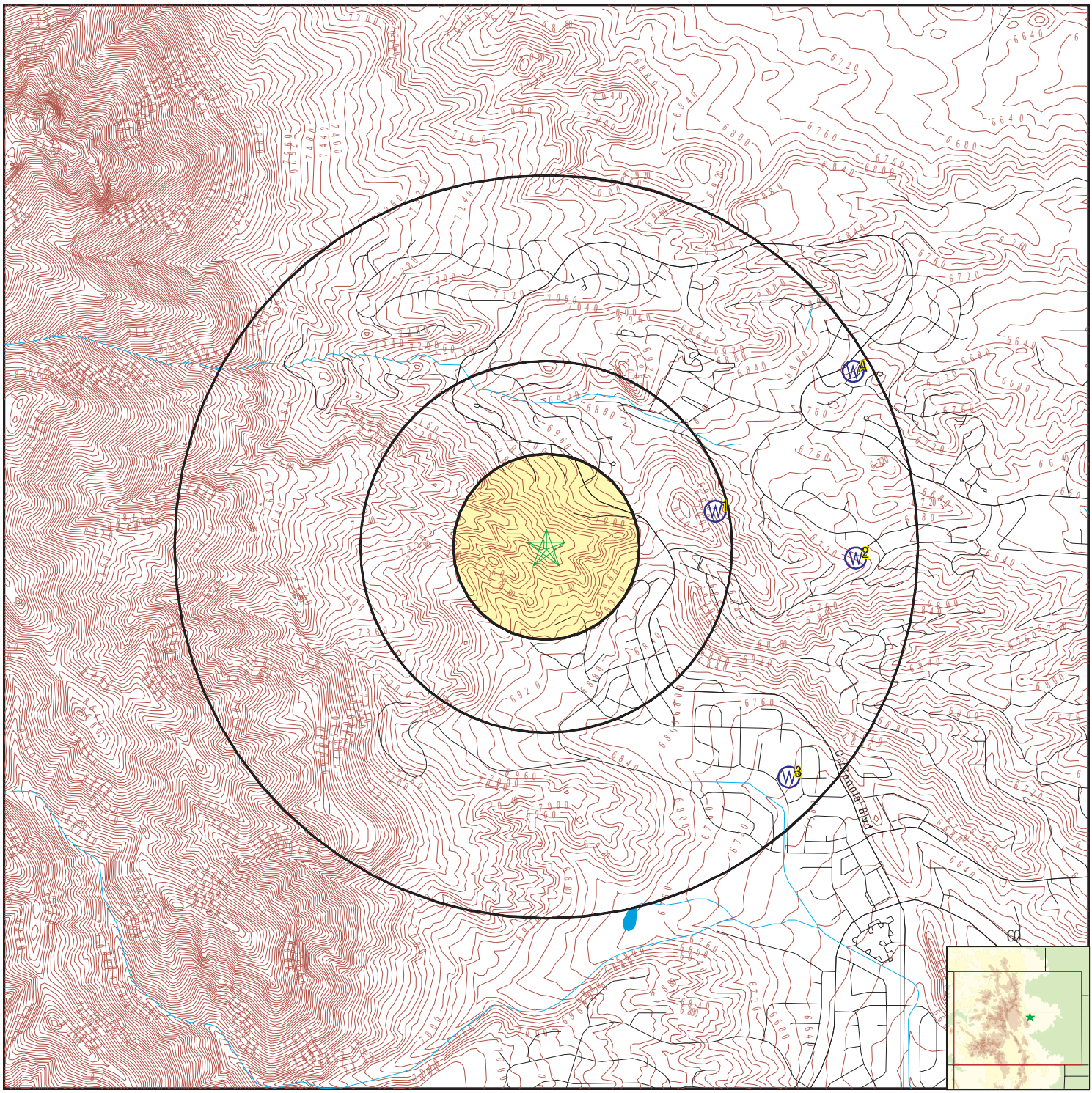
| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| 1 | CO6000000222885 | 1/4 - 1/2 Mile ENE |

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**STATE DATABASE WELL INFORMATION**

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| 2 | CO6000000121258 | 1/2 - 1 Mile East |
| 3 | CO6000000286895 | 1/2 - 1 Mile SE |
| A4 | CO6000000118741 | 1/2 - 1 Mile ENE |
| A5 | CO6000000118356 | 1/2 - 1 Mile ENE |
| A6 | CO6000000121149 | 1/2 - 1 Mile ENE |
| A7 | CO6000000120116 | 1/2 - 1 Mile ENE |
| A8 | CO6000000117808 | 1/2 - 1 Mile ENE |

# PHYSICAL SETTING SOURCE MAP - 5316533.2s




- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- Oil, gas or related wells

N

| | | | |
|---|---|---|---|
| SITE NAME: | Blodgett Peak Addition | CLIENT: | Ninyo & Moore |
| ADDRESS: | SW of Blodgett Ranch Trail & West Woodmen Road<br>Colorado Springs CO 80919 | CONTACT: | Cara Jacobs |
| LAT/LONG: | 38.94233 / 104.881384 | INQUIRY #: | 5316533.2s |
| | | DATE: | May 30, 2018 5:41 pm |

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# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

**1**
**ENE**
**1/4 - 1/2 Mile**
**Lower** | **CO WELLS** | **CO6000000222885**

| | | | |
|---|---|---|---|
| Fid: | 222884 | Objectid: | 222885 |
| Moreinfo: | http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0027825 | | |
| Receipt: | 0027825 | Permit: | 27825-MH |
| Wdid: | Not Reported | Currstatus: | Permit Issued; Completion Status Unknown |
| Wellname: | Not Reported | Caseno: | Not Reported |
| Div: | 2 | Wd: | 10 |
| County: | EL PASO | Mgmtdist: | Not Reported |
| Desigbasin: | Not Reported | | |
| Subdivname: | Not Reported | | |
| Filing: | Not Reported | Lot: | Not Reported |
| Block: | Not Reported | Ctyparclid: | Not Reported |
| Parcelsize: | 0 | | |
| Pm: | S | Township: | 13.0 S |
| Range: | 67.0 W | Section : | 3 |
| Q160: | SE | Q40: | Not Reported |
| Q10: | Not Reported | Coordew: | 0 |
| Coordewdir: | Not Reported | Coordns: | 0 |
| Coordnsdir: | Not Reported | | |
| Utmx: | 511011 | | |
| Utmy: | 4310538.4 | | |
| Locaccurac: | Spotted from quarters | | |
| Latdecdeg: | 38.943716 | | |
| Longdecdeg: | -104.872941 | | |
| Use1: | OTHER | Use2: | Not Reported |
| Specialuse: | MONITORING WELL | Aquifer1: | ALL UNNAMED AQUIFERS |
| Aquifer2: | Not Reported | | |
| Permitarea: | 0 | | |
| Permitunit: | acres | | |
| Annappropr: | 0 | | |
| Permissued: | 1996-04-12 | | |
| Permexpire: | 1996-07-12 | | |
| Wellconstr: | Not Reported | | |
| Firstbenef: | Not Reported | | |
| Pumpinstal: | Not Reported | | |
| Wellplugge: | Not Reported | | |
| Comment : | Not Reported | | |
| Elev: | 0 | Welldepth: | 0 |
| Topperfcas: | 0 | Botperfcas: | 0 |
| Yield: | 0 | | |
| Staticwl: | 0 | | |
| Applicantn: | PEREGRINE JOINT VENTURE | | |
| Completewe: | 0 | Ogcc api: | Not Reported |
| Ogjobbatch: | 0 | | |
| Disputmx: | 511011 | | |
| Disputmy: | 4310538.4 | | |
| Latitude: | 38.9437160776 | | |
| Longitude: | -104.872940709 | | |
| Site id: | CO6000000222885 | | |

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

**2**
**East**
**1/2 - 1 Mile**
**Lower** | **CO WELLS** | **CO6000000121258**

| | | | |
|---|---|---|---|
| Fid: | 121257 | Objectid: | 121258 |
| Moreinfo: | http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=9082171 | | |
| Receipt: | 9082171 | Permit: | 40768- |
| Wdid: | Not Reported | Currstatus: | Well Constructed |
| Wellname: | Not Reported | Caseno: | Not Reported |
| Div: | 2 | Wd: | 10 |
| County: | EL PASO | Mgmtdist: | Not Reported |
| Desigbasin: | Not Reported | | |
| Subdivname: | Not Reported | | |
| Filing: | Not Reported | Lot: | Not Reported |
| Block: | Not Reported | Ctyparclid: | Not Reported |
| Parcelsize: | 0 | | |
| Pm: | S | Township: | 13.0 S |
| Range: | 67.0 W | Section : | 2 |
| Q160: | SW | Q40: | SW |
| Q10: | Not Reported | Coordew: | 0 |
| Coordewdir: | Not Reported | Coordns: | 0 |
| Coordnsdir: | Not Reported | | |
| Utmx: | 511619.4 | | |
| Utmy: | 4310336.9 | | |
| Locaccurac: | Spotted from quarters | | |
| Latdecdeg: | 38.941892 | | |
| Longdecdeg: | -104.865924 | | |
| Use1: | DOMESTIC | Use2: | Not Reported |
| Specialuse: | Not Reported | Aquifer1: | ALL UNNAMED AQUIFERS |
| Aquifer2: | Not Reported | | |
| Permitarea: | 0 | | |
| Permitunit: | Not Reported | | |
| Annappropr: | 1 | | |
| Permissued: | Not Reported | | |
| Permexpire: | Not Reported | | |
| Wellconstr: | Not Reported | | |
| Firstbenef: | 1970-04-20 | | |
| Pumpinstal: | Not Reported | | |
| Wellplugge: | Not Reported | | |
| Comment : | Not Reported | | |
| Elev: | 0 | Welldepth: | 180 |
| Topperfcas: | 0 | Botperfcas: | 0 |
| Yield: | 4 | | |
| Staticwl: | 69 | | |
| Applicantn: | PAGE BOB | | |
| Completewe: | 1 | Ogcc api: | Not Reported |
| Ogjobbatch: | 0 | | |
| Disputmx: | 511619.4 | | |
| Disputmy: | 4310336.9 | | |
| Latitude: | 38.9418924234 | | |
| Longitude: | -104.865923633 | | |
| Site id: | CO6000000121258 | | |

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

| | Database | EDR ID Number |
|---|---|---|
| **3<br>SE<br>1/2 - 1 Mile<br>Lower** | **CO WELLS** | **CO6000000286895** |

| | | | |
|---|---|---|---|
| Fid: | 286894 | Objectid: | 286895 |
| Moreinfo: | http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0220503 | | |
| Receipt: | 0220503 | Permit: | 123397- |
| Wdid: | Not Reported | Currstatus: | Not Reported |
| Wellname: | Not Reported | Caseno: | Not Reported |
| Div: | 2 | Wd: | 10 |
| County: | EL PASO | Mgmtdist: | Not Reported |
| Desigbasin: | Not Reported | | |
| Subdivname: | Not Reported | | |
| Filing: | Not Reported | Lot: | Not Reported |
| Block: | Not Reported | Ctyparclid: | Not Reported |
| Parcelsize: | 0 | | |
| Pm: | S | Township: | 13.0 S |
| Range: | 67.0 W | Section : | 10 |
| Q160: | NE | Q40: | NE |
| Q10: | Not Reported | Coordew: | 300 |
| Coordewdir: | E | Coordns: | 2450 |
| Coordnsdir: | N | | |
| Utmx: | 511331.7 | | |
| Utmy: | 4309387.5 | | |
| Locaccurac: | Spotted from section lines | | |
| Latdecdeg: | 38.933341 | | |
| Longdecdeg: | -104.869259 | | |
| Use1: | DOMESTIC | Use2: | Not Reported |
| Specialuse: | Not Reported | Aquifer1: | ALL UNNAMED AQUIFERS |
| Aquifer2: | Not Reported | | |
| Permitarea: | 0 | | |
| Permitunit: | acres | | |
| Annappropr: | 0 | | |
| Permissued: | 1981-11-19 | | |
| Permexpire: | Not Reported | | |
| Wellconstr: | Not Reported | | |
| Firstbenef: | Not Reported | | |
| Pumpinstal: | Not Reported | | |
| Wellplugge: | Not Reported | | |
| Comment : | Not Reported | | |
| Elev: | 0 | Welldepth: | 0 |
| Topperfcas: | 0 | Botperfcas: | 0 |
| Yield: | 0 | | |
| Staticwl: | 0 | | |
| Applicantn: | SCHAUF W M | | |
| Completewe: | 0 | Ogcc api: | Not Reported |
| Ogjobbatch: | 0 | | |
| Disputmx: | 511331.7 | | |
| Disputmy: | 4309387.5 | | |
| Latitude: | 38.9333407368 | | |
| Longitude: | -104.869259109 | | |
| Site id: | CO6000000286895 | | |

| Map ID<br>Direction<br>Distance<br>Elevation | | Database | EDR ID Number |
|---|---|---|---|
| **A4<br>ENE<br>1/2 - 1 Mile<br>Lower** | | **CO WELLS** | **CO6000000118741** |

| | | | |
|---|---|---|---|
| Fid: | 118740 | Objectid: | 118741 |
| Moreinfo: | http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=9079557 | | |
| Receipt: | 9079557 | Permit: | 15193- |
| Wdid: | Not Reported | Currstatus: | Well Constructed |
| Wellname: | Not Reported | Caseno: | Not Reported |
| Div: | 2 | Wd: | 10 |
| County: | EL PASO | Mgmtdist: | Not Reported |
| Desigbasin: | Not Reported | | |
| Subdivname: | Not Reported | | |
| Filing: | Not Reported | Lot: | Not Reported |
| Block: | Not Reported | Ctyparclid: | Not Reported |
| Parcelsize: | 0 | | |
| Pm: | S | Township: | 13.0 S |
| Range: | 67.0 W | Section : | 2 |
| Q160: | NW | Q40: | SW |
| Q10: | Not Reported | Coordew: | 0 |
| Coordewdir: | Not Reported | Coordns: | 0 |
| Coordnsdir: | Not Reported | | |
| Utmx: | 511607.1 | | |
| Utmy: | 4311144.9 | | |
| Locaccurac: | Spotted from quarters | | |
| Latdecdeg: | 38.949174 | | |
| Longdecdeg: | -104.866052 | | |
| Use1: | DOMESTIC | Use2: | Not Reported |
| Specialuse: | Not Reported | Aquifer1: | ALL UNNAMED AQUIFERS |
| Aquifer2: | Not Reported | | |
| Permitarea: | 0 | | |
| Permitunit: | Not Reported | | |
| Annappropr: | 1 | | |
| Permissued: | Not Reported | | |
| Permexpire: | Not Reported | | |
| Wellconstr: | Not Reported | | |
| Firstbenef: | 1963-05-06 | | |
| Pumpinstal: | Not Reported | | |
| Wellplugge: | Not Reported | | |
| Comment : | Well address: 1485 Cedar Valley Lane, CO Springs, CO 80919 | | |
| Elev: | 0 | Welldepth: | 140 |
| Topperfcas: | 0 | Botperfcas: | 0 |
| Yield: | 5 | | |
| Staticwl: | 67 | | |
| Applicantn: | LARSON GLEN J & CYNTHIA K | | |
| Completewe: | 3 | Ogcc api: | Not Reported |
| Ogjobbatch: | 0 | | |
| Disputmx: | 511626.3 | | |
| Disputmy: | 4311167 | | |
| Latitude: | 38.9491738104 | | |
| Longitude: | -104.866051862 | | |
| Site id: | CO6000000118741 | | |

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

| | Database | EDR ID Number |
|---|---|---|
| **A5<br>ENE<br>1/2 - 1 Mile<br>Lower** | **CO WELLS** | **CO6000000118356** |

| | | | |
|---|---|---|---|
| Fid: | 118355 | Objectid: | 118356 |
| Moreinfo: | http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=9079154 | | |
| Receipt: | 9079154 | Permit: | 10793- |
| Wdid: | Not Reported | Currstatus: | Well Constructed |
| Wellname: | Not Reported | Caseno: | Not Reported |
| Div: | 2 | Wd: | 10 |
| County: | EL PASO | Mgmtdist: | Not Reported |
| Desigbasin: | Not Reported | | |
| Subdivname: | Not Reported | | |
| Filing: | Not Reported | Lot: | Not Reported |
| Block: | Not Reported | Ctyparclid: | Not Reported |
| Parcelsize: | 0 | | |
| Pm: | S | Township: | 13.0 S |
| Range: | 67.0 W | Section : | 2 |
| Q160: | NW | Q40: | SW |
| Q10: | Not Reported | Coordew: | 0 |
| Coordewdir: | Not Reported | Coordns: | 0 |
| Coordnsdir: | Not Reported | | |
| Utmx: | 511607.1 | | |
| Utmy: | 4311144.9 | | |
| Locaccurac: | Spotted from quarters | | |
| Latdecdeg: | 38.949174 | | |
| Longdecdeg: | -104.866052 | | |
| Use1: | DOMESTIC | Use2: | Not Reported |
| Specialuse: | Not Reported | Aquifer1: | ALL UNNAMED AQUIFERS |
| Aquifer2: | Not Reported | | |
| Permitarea: | 0 | | |
| Permitunit: | Not Reported | | |
| Annappropr: | 1 | | |
| Permissued: | Not Reported | | |
| Permexpire: | Not Reported | | |
| Wellconstr: | Not Reported | | |
| Firstbenef: | 1962-03-12 | | |
| Pumpinstal: | Not Reported | | |
| Wellplugge: | Not Reported | | |
| Comment : | Not Reported | | |
| Elev: | 0 | Welldepth: | 115 |
| Topperfcas: | 0 | Botperfcas: | 0 |
| Yield: | 4 | | |
| Staticwl: | 21 | | |
| Applicantn: | LINDEMAN G DR | | |
| Completewe: | 3 | Ogcc api: | Not Reported |
| Ogjobbatch: | 0 | | |
| Disputmx: | 511617.3 | | |
| Disputmy: | 4311172.2 | | |
| Latitude: | 38.9491738104 | | |
| Longitude: | -104.866051862 | | |
| Site id: | CO6000000118356 | | |

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

**A6**
**ENE**
**1/2 - 1 Mile**
**Lower** | **CO WELLS** | **CO6000000121149**

| | | | |
|---|---|---|---|
| Fid: | 121148 | Objectid: | 121149 |
| Moreinfo: | http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=9082062 | | |
| Receipt: | 9082062 | Permit: | 39195- |
| Wdid: | Not Reported | Currstatus: | Well Constructed |
| Wellname: | Not Reported | Caseno: | Not Reported |
| Div: | 2 | Wd: | 10 |
| County: | EL PASO | Mgmtdist: | Not Reported |
| Desigbasin: | Not Reported | | |
| Subdivname: | Not Reported | | |
| Filing: | Not Reported | Lot: | Not Reported |
| Block: | Not Reported | Ctyparclid: | Not Reported |
| Parcelsize: | 0 | | |
| Pm: | S | Township: | 13.0 S |
| Range: | 67.0 W | Section : | 2 |
| Q160: | NW | Q40: | SW |
| Q10: | Not Reported | Coordew: | 0 |
| Coordewdir: | Not Reported | Coordns: | 0 |
| Coordnsdir: | Not Reported | | |
| Utmx: | 511607.1 | | |
| Utmy: | 4311144.9 | | |
| Locaccurac: | Spotted from quarters | | |
| Latdecdeg: | 38.949174 | | |
| Longdecdeg: | -104.866052 | | |
| Use1: | DOMESTIC | Use2: | Not Reported |
| Specialuse: | Not Reported | Aquifer1: | ALL UNNAMED AQUIFERS |
| Aquifer2: | Not Reported | | |
| Permitarea: | 0 | | |
| Permitunit: | Not Reported | | |
| Annappropr: | 1 | | |
| Permissued: | Not Reported | | |
| Permexpire: | Not Reported | | |
| Wellconstr: | Not Reported | | |
| Firstbenef: | 1969-08-22 | | |
| Pumpinstal: | Not Reported | | |
| Wellplugge: | Not Reported | | |
| Comment : | Not Reported | | |
| Elev: | 0 | Welldepth: | 125 |
| Topperfcas: | 0 | Botperfcas: | 0 |
| Yield: | 10 | | |
| Staticwl: | 42 | | |
| Applicantn: | LINDMAN DR | | |
| Completewe: | 3 | Ogcc api: | Not Reported |
| Ogjobbatch: | 0 | | |
| Disputmx: | 511636.5 | | |
| Disputmy: | 4311149.2 | | |
| Latitude: | 38.9491738104 | | |
| Longitude: | -104.866051862 | | |
| Site id: | CO6000000121149 | | |

Map ID
Direction
Distance
Elevation

| | Database | EDR ID Number |
|---|---|---|
| **A7**<br>**ENE**<br>**1/2 - 1 Mile**<br>**Lower** | **CO WELLS** | **CO6000000120116** |

| | | | |
|---|---|---|---|
| Fid: | 120115 | Objectid: | 120116 |
| Moreinfo: | http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=9080998 | | |
| Receipt: | 9080998 | Permit: | 24155- |
| Wdid: | Not Reported | Currstatus: | Well Constructed |
| Wellname: | Not Reported | Caseno: | Not Reported |
| Div: | 2 | Wd: | 10 |
| County: | EL PASO | Mgmtdist: | Not Reported |
| Desigbasin: | Not Reported | | |
| Subdivname: | Not Reported | | |
| Filing: | Not Reported | Lot: | Not Reported |
| Block: | Not Reported | Ctyparclid: | Not Reported |
| Parcelsize: | 0 | | |
| Pm: | S | Township: | 13.0 S |
| Range: | 67.0 W | Section : | 2 |
| Q160: | NW | Q40: | SW |
| Q10: | Not Reported | Coordew: | 0 |
| Coordewdir: | Not Reported | Coordns: | 0 |
| Coordnsdir: | Not Reported | | |
| Utmx: | 511607.1 | | |
| Utmy: | 4311144.9 | | |
| Locaccurac: | Spotted from quarters | | |
| Latdecdeg: | 38.949174 | | |
| Longdecdeg: | -104.866052 | | |
| Use1: | DOMESTIC | Use2: | Not Reported |
| Specialuse: | Not Reported | Aquifer1: | ALL UNNAMED AQUIFERS |
| Aquifer2: | Not Reported | | |
| Permitarea: | 0 | | |
| Permitunit: | Not Reported | | |
| Annappropr: | 1 | | |
| Permissued: | Not Reported | | |
| Permexpire: | Not Reported | | |
| Wellconstr: | Not Reported | | |
| Firstbenef: | 1965-05-28 | | |
| Pumpinstal: | Not Reported | | |
| Wellplugge: | Not Reported | | |
| Comment : | Not Reported | | |
| Elev: | 0 | Welldepth: | 140 |
| Topperfcas: | 0 | Botperfcas: | 0 |
| Yield: | 9 | | |
| Staticwl: | 68 | | |
| Applicantn: | THOMPSON PAUL | | |
| Completewe: | 3 | Ogcc api: | Not Reported |
| Ogjobbatch: | 0 | | |
| Disputmx: | 511633 | | |
| Disputmy: | 4311159 | | |
| Latitude: | 38.9491738104 | | |
| Longitude: | -104.866051862 | | |
| Site id: | CO6000000120116 | | |

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

| | Database | EDR ID Number |
|---|---|---|
| **A8**<br>**ENE**<br>**1/2 - 1 Mile**<br>**Lower** | **CO WELLS** | **CO6000000117808** |

| | | | |
|---|---|---|---|
| Fid: | 117807 | Objectid: | 117808 |
| Moreinfo: | http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=9078581 | | |
| Receipt: | 9078581 | Permit: | 3810- |
| Wdid: | Not Reported | Currstatus: | Well Constructed |
| Wellname: | Not Reported | Caseno: | Not Reported |
| Div: | 2 | Wd: | 10 |
| County: | EL PASO | Mgmtdist: | Not Reported |
| Desigbasin: | Not Reported | | |
| Subdivname: | Not Reported | | |
| Filing: | Not Reported | Lot: | Not Reported |
| Block: | Not Reported | Ctyparclid: | Not Reported |
| Parcelsize: | 0 | | |
| Pm: | S | Township: | 13.0 S |
| Range: | 67.0 W | Section : | 2 |
| Q160: | NW | Q40: | SW |
| Q10: | Not Reported | Coordew: | 0 |
| Coordewdir: | Not Reported | Coordns: | 0 |
| Coordnsdir: | Not Reported | | |
| Utmx: | 511607.1 | | |
| Utmy: | 4311144.9 | | |
| Locaccurac: | Spotted from quarters | | |
| Latdecdeg: | 38.949174 | | |
| Longdecdeg: | -104.866052 | | |
| Use1: | DOMESTIC | Use2: | Not Reported |
| Specialuse: | Not Reported | Aquifer1: | ALL UNNAMED AQUIFERS |
| Aquifer2: | Not Reported | | |
| Permitarea: | 0 | | |
| Permitunit: | Not Reported | | |
| Annappropr: | 1 | | |
| Permissued: | Not Reported | | |
| Permexpire: | Not Reported | | |
| Wellconstr: | Not Reported | | |
| Firstbenef: | 1959-07-08 | | |
| Pumpinstal: | Not Reported | | |
| Wellplugge: | Not Reported | | |
| Comment : | Not Reported | | |
| Elev: | 0 | Welldepth: | 170 |
| Topperfcas: | 0 | Botperfcas: | 0 |
| Yield: | 5 | | |
| Staticwl: | 74 | | |
| Applicantn: | BYARLY CHARLES H | | |
| Completewe: | 1 | Ogcc api: | Not Reported |
| Ogjobbatch: | 0 | | |
| Disputmx: | 511607 | | |
| Disputmy: | 4311144 | | |
| Latitude: | 38.9491738104 | | |
| Longitude: | -104.866051862 | | |
| Site id: | CO6000000117808 | | |

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
# RADON

**AREA RADON INFORMATION**

State Database: CO Radon

Radon Test Results

| Zip | Total Sites | Avg | % sites<=4 pCi/L | % sites>4&<10 pCi/L | % sites>=10&<20 pCi/L | % sites>20 pCi/L |
|---|---|---|---|---|---|---|
| 80919 | 9 | 7.36 | 44.44 | 33.33 | 11.11 | 11.11 |

Federal EPA Radon Zone for EL PASO County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

---

Federal Area Radon Information for Zip Code: 80919

Number of sites tested: 5

| Area | Average Activity | % <4 pCi/L | % 4-20 pCi/L | % >20 pCi/L |
|---|---|---|---|---|
| Living Area - 1st Floor | 6.700 pCi/L | 50% | 50% | 0% |
| Living Area - 2nd Floor | Not Reported | Not Reported | Not Reported | Not Reported |
| Basement | 8.220 pCi/L | 40% | 40% | 20% |

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

## HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Data
Source: Division of Wildlife
Telephone: 970-416-3360

## HYDROGEOLOGIC INFORMATION

AQUIFLOW$^{R}$ Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Colorado GIS Well Database
Source: Office of State Engineer, Division of Water Resources
Telephone: 303-866-3581
The GIS Well database includes all wells that the Division of Water Resources permits.

## OTHER STATE DATABASE INFORMATION

Oil and Gas Well Locations
Source: Department of Natural Resources
Telephone: 303-894-2100

RADON

State Database: CO Radon
Source: Department of Public Health & Environment
Telephone: 303-692-3090
Radon Study in Colorado

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

**STREET AND ADDRESS INFORMATION**

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# APPENDIX D

## Historical Research Documentation

**Blodgett Peak Addition**

SW of Blodgett Ranch Trail & West Woodmen Road

Colorado Springs, CO 80919

Inquiry Number: 5316533.8

May 31, 2018

# The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

# EDR Aerial Photo Decade Package

05/31/18

**Site Name:**

Blodgett Peak Addition
SW of Blodgett Ranch Trail & V
Colorado Springs, CO 80919
EDR Inquiry # 5316533.8

**Client Name:**

Ninyo & Moore
6001 S Willow Dr
Greenwood Village, CO 80111
Contact: Cara Jacobs

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

***Search Results:***

| Year | Scale | Details | Source |
|---|---|---|---|
| 2015 | 1"=500' | Flight Year: 2015 | USDA/NAIP |
| 2011 | 1"=500' | Flight Year: 2011 | USDA/NAIP |
| 2005 | 1"=500' | Flight Year: 2005 | USDA/NAIP |
| 1999 | 1"=500' | Acquisition Date: September 04, 1999 | USGS/DOQQ |
| 1993 | 1"=500' | Flight Date: June 27, 1993 | USGS |
| 1988 | 1"=500' | Flight Date: August 14, 1988 | USGS |
| 1983 | 1"=500' | Flight Date: October 25, 1983 | USDA |
| 1975 | 1"=500' | Flight Date: September 23, 1975 | USGS |
| 1972 | 1"=500' | Flight Date: June 15, 1972 | USGS |
| 1969 | 1"=500' | Flight Date: September 29, 1969 | USGS |
| 1960 | 1"=500' | Flight Date: October 24, 1960 | USGS |
| 1953 | 1"=500' | Flight Date: July 08, 1953 | USGS |
| 1947 | 1"=500' | Flight Date: July 27, 1947 | USGS |
| 1937 | 1"=500' | Flight Date: August 22, 1937 | USDA |

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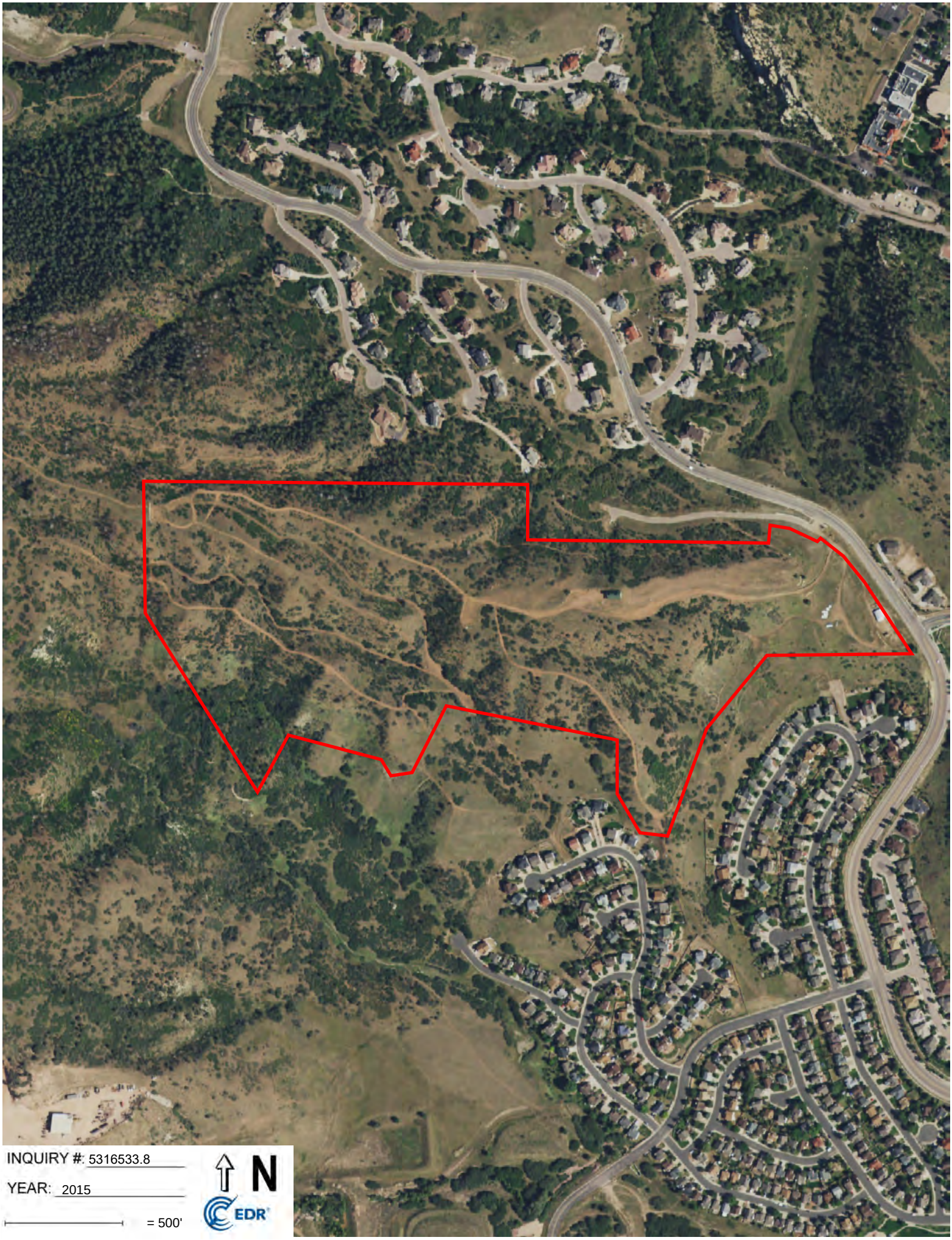
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N
EDR


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YEAR: 2011
= 500'
N
EDR


INQUIRY #: 5316533.8
YEAR: 2005
= 500'
N
EDR


INQUIRY #: 5316533.8
YEAR: 1999
= 500'
N
EDR
Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 5316533.8

YEAR: 1993

= 500'

N

EDR




INQUIRY #: 5316533.8

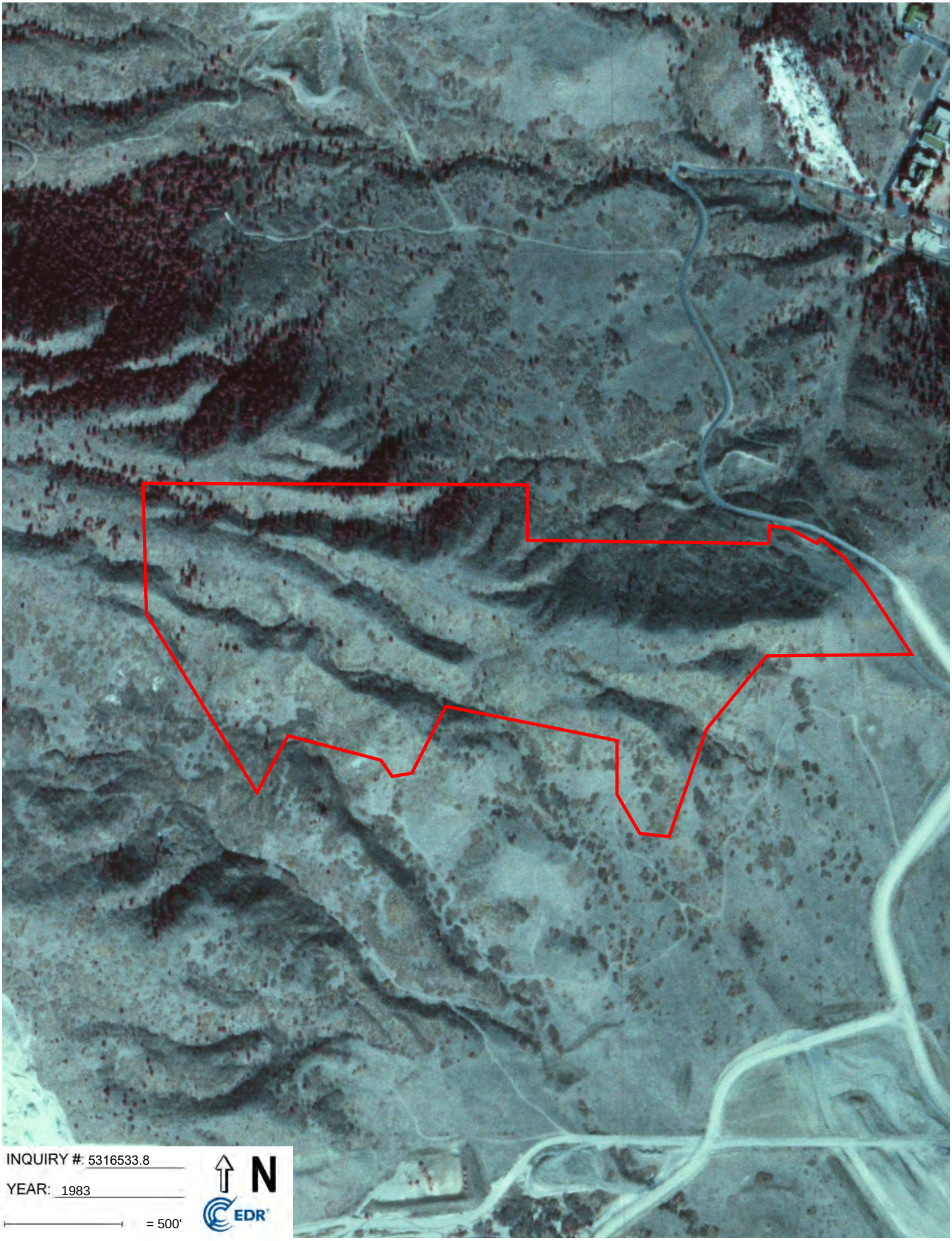
YEAR: 1988

= 500'

N

EDR

Subject boundary not shown because it exceeds image extent or image is not georeferenced.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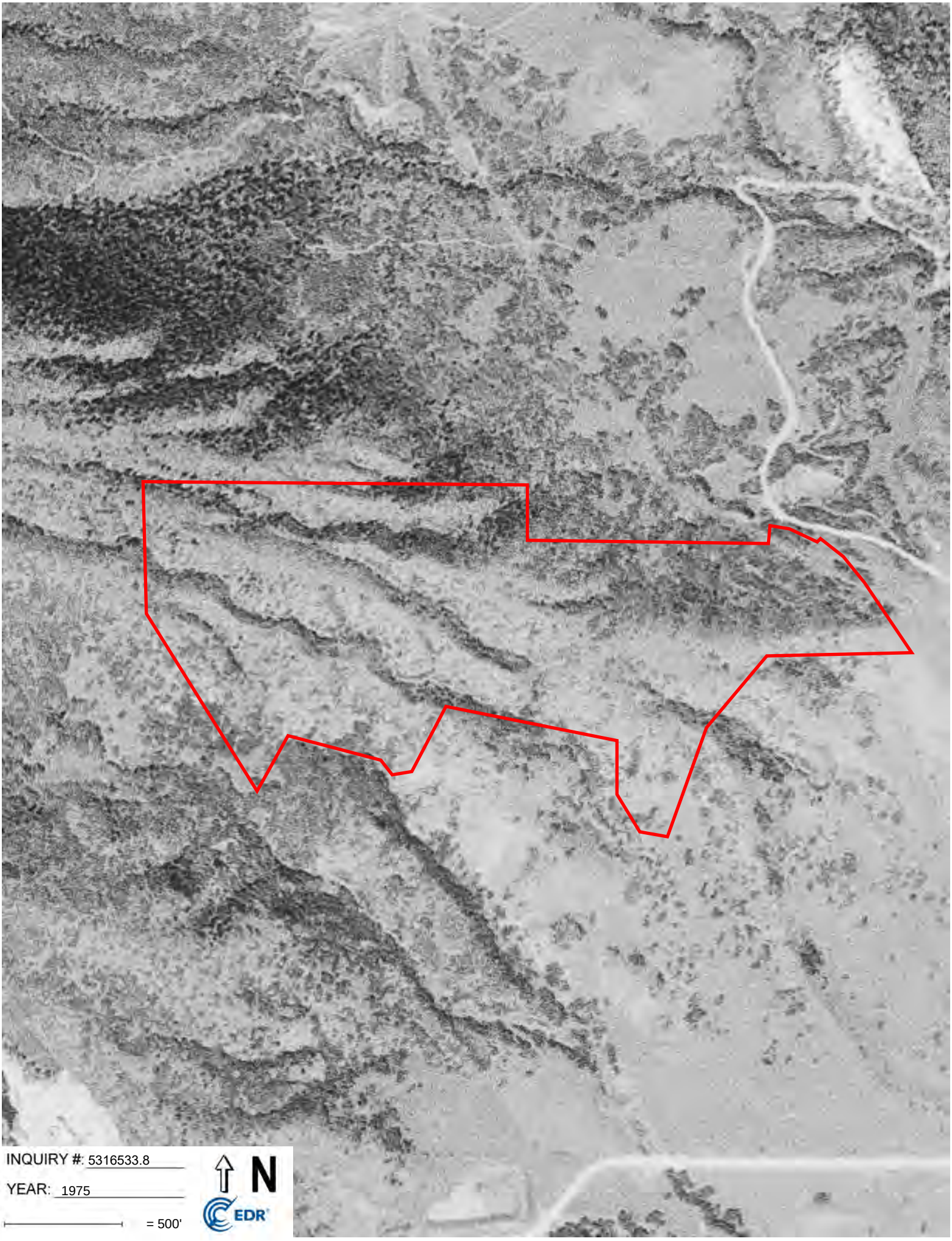
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EDR



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YEAR: 1972

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EDR

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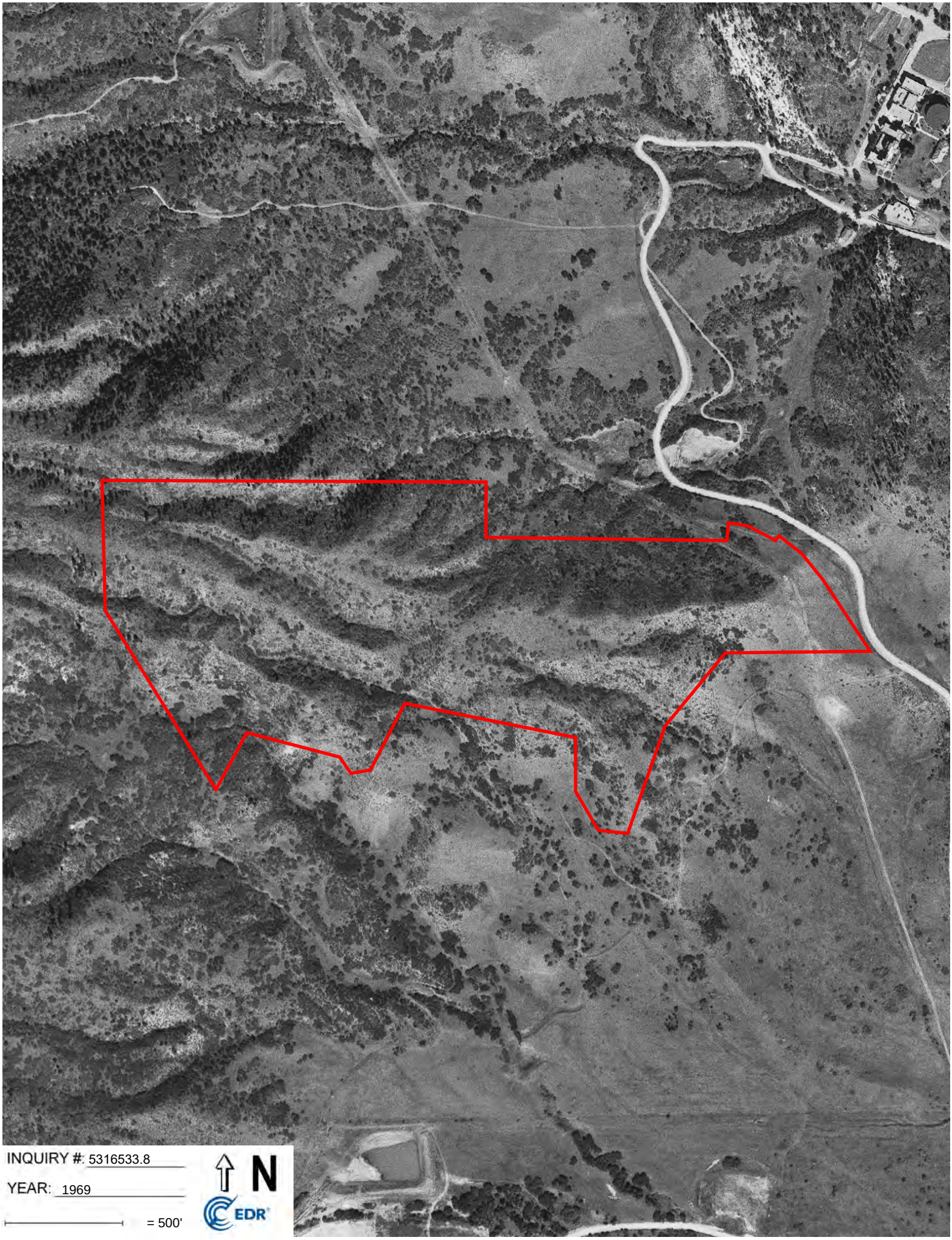
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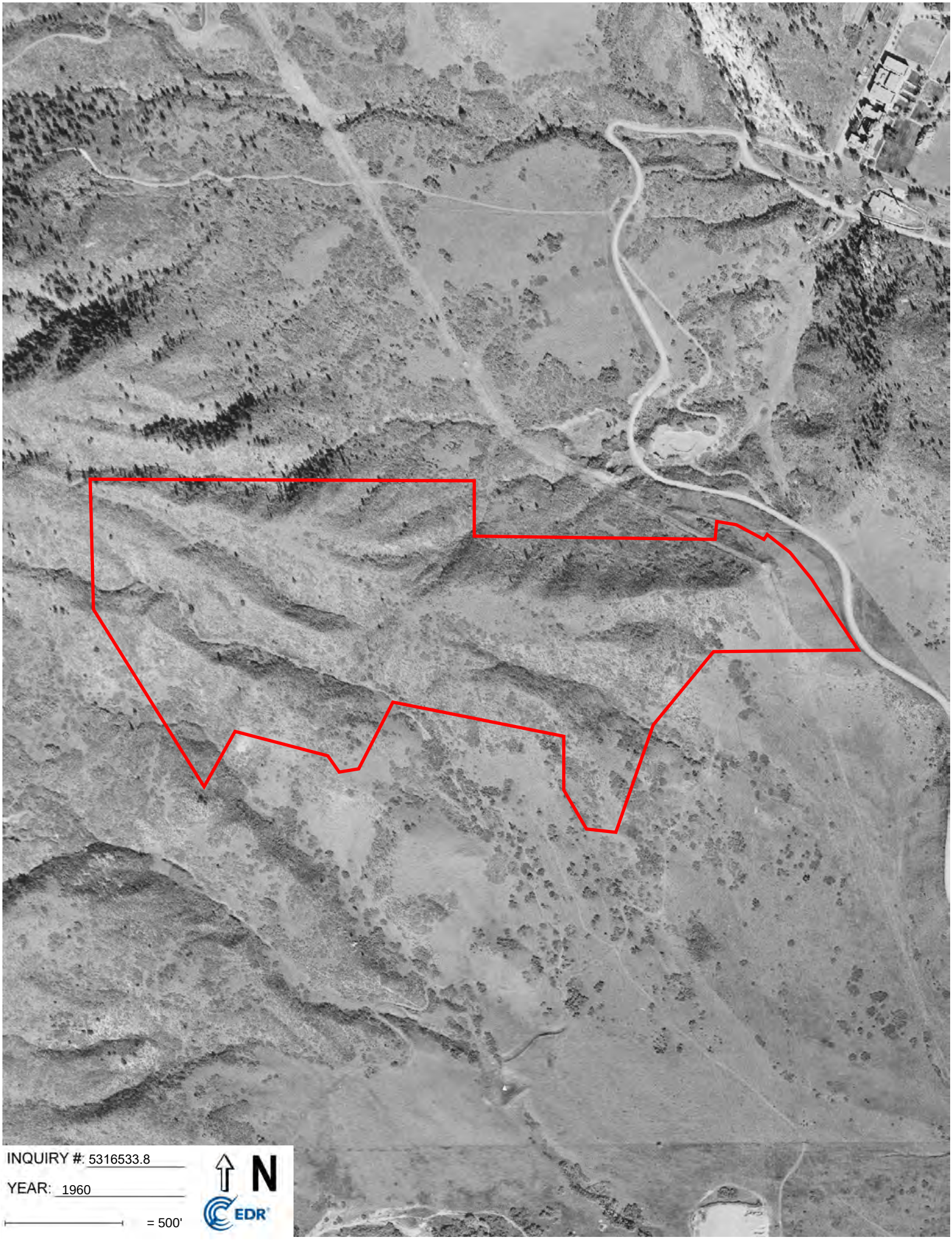

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YEAR: 1960

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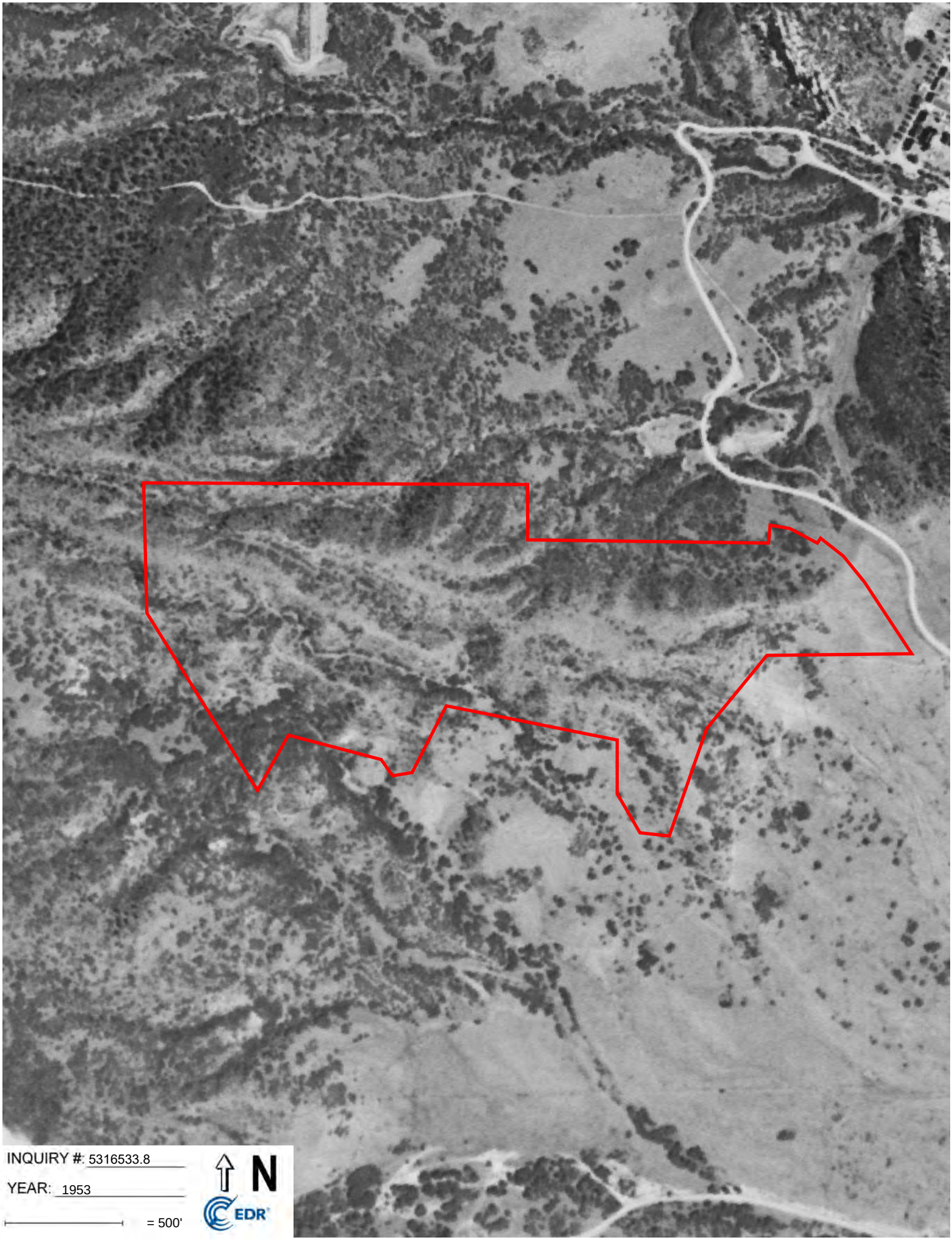
EDR



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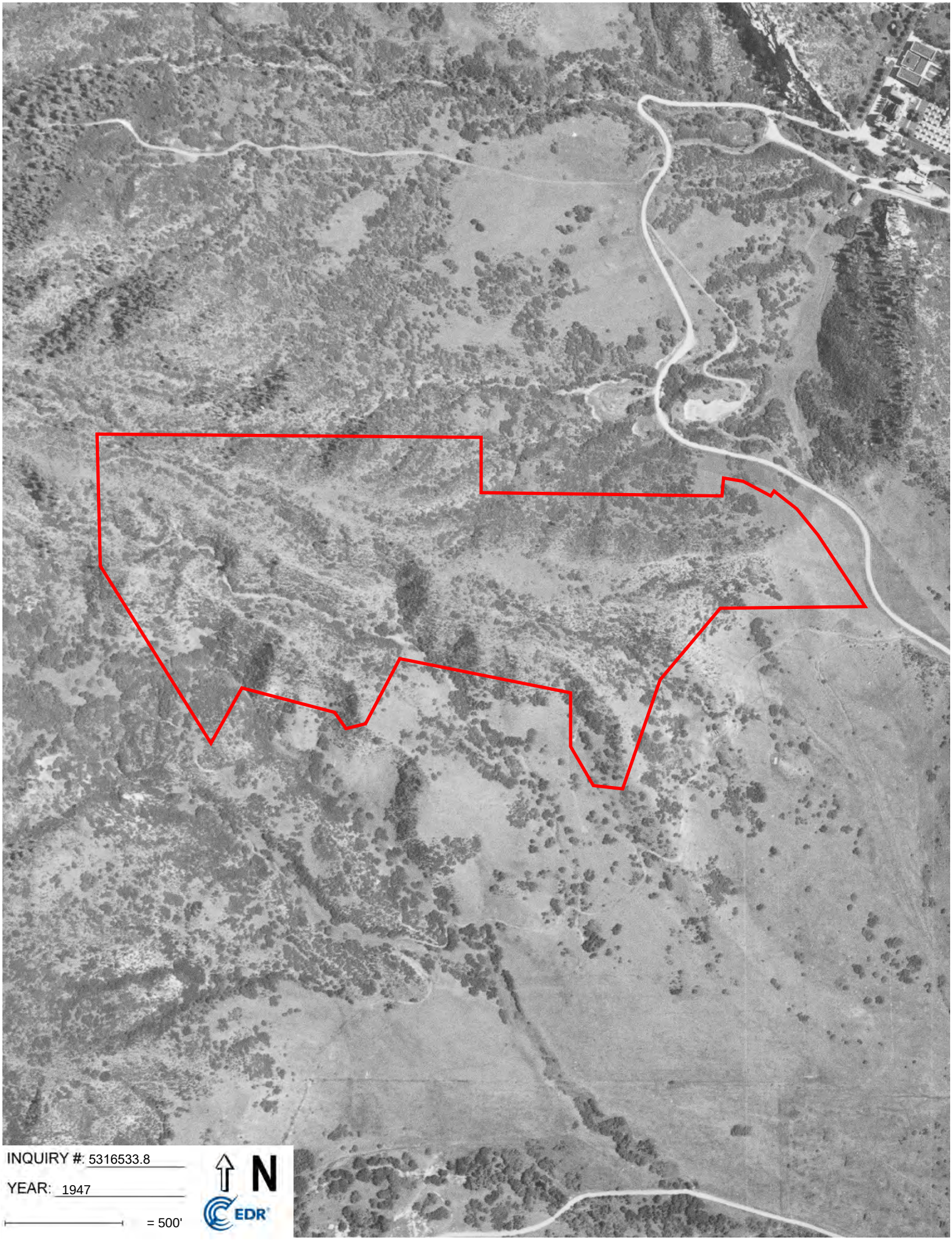
EDR



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YEAR: 1947

= 500'

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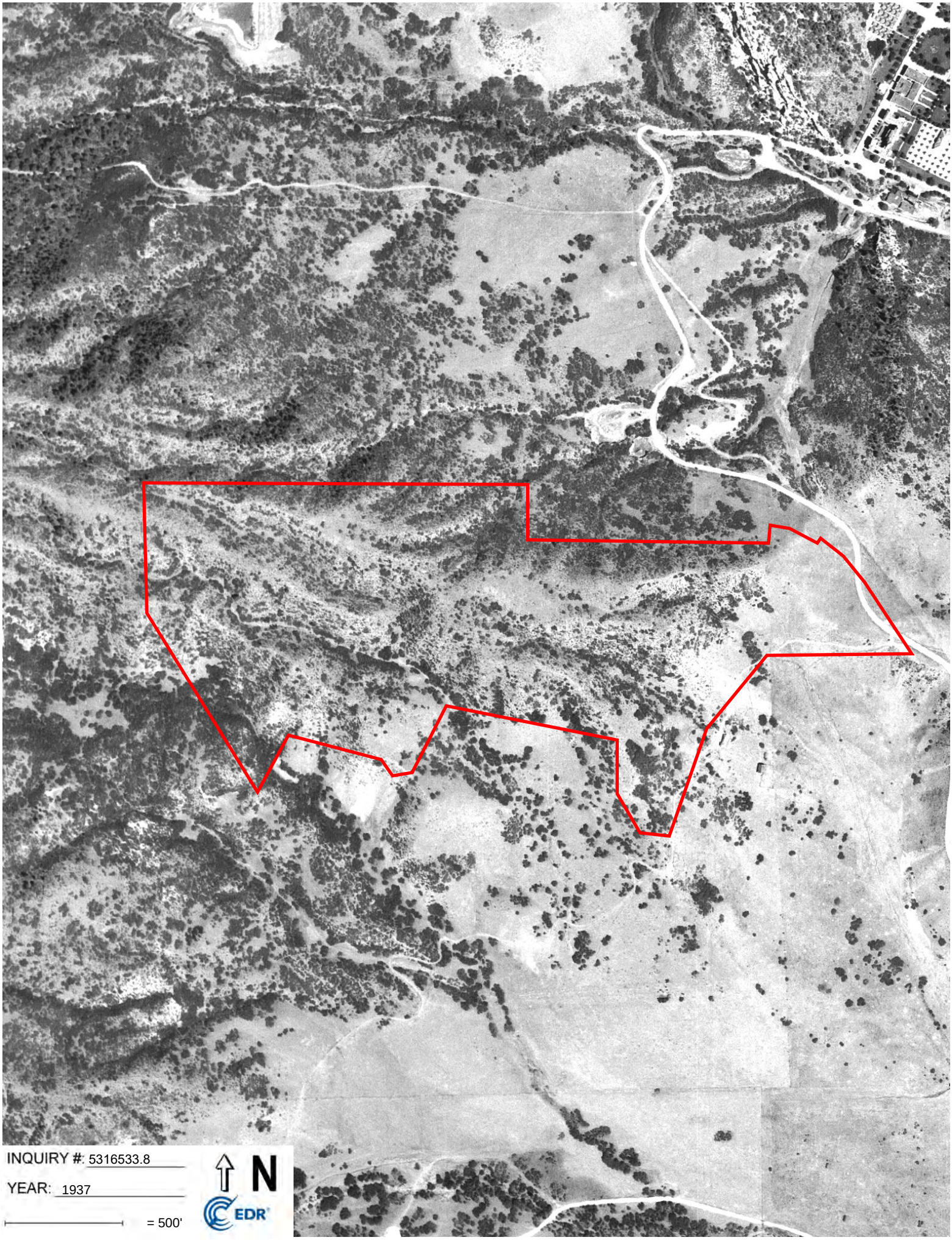
EDR


INQUIRY #: 5316533.8
YEAR: 1937
= 500'
N
EDR

Blodgett Peak Addition

SW of Blodgett Ranch Trail & West Woodmen Road

Colorado Springs, CO 80919

Inquiry Number: 5316533.4

May 30, 2018

# EDR Historical Topo Map Report

## with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

# EDR Historical Topo Map Report

05/30/18

**Site Name:**

Blodgett Peak Addition
SW of Blodgett Ranch Trail & V
Colorado Springs, CO 80919
EDR Inquiry # 5316533.4

**Client Name:**

Ninyo & Moore
6001 S Willow Dr
Greenwood Village, CO 80111
Contact: Cara Jacobs

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Ninyo & Moore were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

***Search Results:***

**P.O.#** 501506001
**Project:** NA

***Coordinates:***

| | |
|---|---|
| **Latitude:** | 38.94233 38° 56' 32" North |
| **Longitude:** | -104.881384 -104° 52' 53" West |
| **UTM Zone:** | Zone 13 North |
| **UTM X Meters:** | 510279.50 |
| **UTM Y Meters:** | 4310383.60 |
| **Elevation:** | 7177.67' above sea level |

**Maps Provided:**

2013
1994
1986
1975
1969
1961
1951
1949, 1950
1948
1909
1893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## *Topo Sheet Key*

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 2013 Source Sheets



Cascade
2013
7.5-minute, 24000



Pikeview
2013
7.5-minute, 24000

### 1994 Source Sheets

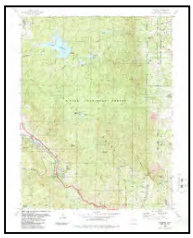


Cascade
1994
7.5-minute, 24000
Aerial Photo Revised 1990

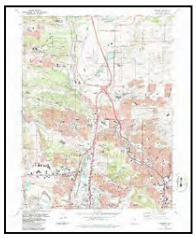


Pikeview
1994
7.5-minute, 24000
Aerial Photo Revised 1991

### 1986 Source Sheets



Cascade
1986
7.5-minute, 24000
Aerial Photo Revised 1947



Pikeview
1986
7.5-minute, 24000
Aerial Photo Revised 1984

### 1975 Source Sheets



Cascade
1975
7.5-minute, 24000
Aerial Photo Revised 1975



Pikeview
1975
7.5-minute, 24000
Aerial Photo Revised 1975

## *Topo Sheet Key*

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 1969 Source Sheets



Pikeview
1969
7.5-minute, 24000
Aerial Photo Revised 1969



Cascade
1969
7.5-minute, 24000
Aerial Photo Revised 1969

### 1961 Source Sheets



Cascade
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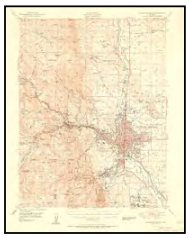
7.5-minute, 24000
Aerial Photo Revised 1960



Pikeview
1961
7.5-minute, 24000
Aerial Photo Revised 1960

### 1951 Source Sheets



Colorado Springs
1951
15-minute, 62500
Aerial Photo Revised 1947

### 1949, 1950 Source Sheets



Pikeview
1949
7.5-minute, 24000
Aerial Photo Revised 1947



Cascade
1950
7.5-minute, 24000
Aerial Photo Revised 1947

## *Topo Sheet Key*

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 1948 Source Sheets



Pikeview
1948
7.5-minute, 24000
Aerial Photo Revised 1947



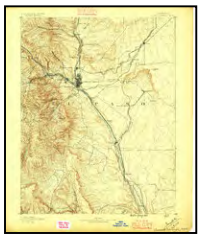
Cascade
1948
7.5-minute, 24000
Aerial Photo Revised 1947

### 1909 Source Sheets



Colorado Springs
1909
30-minute, 125000

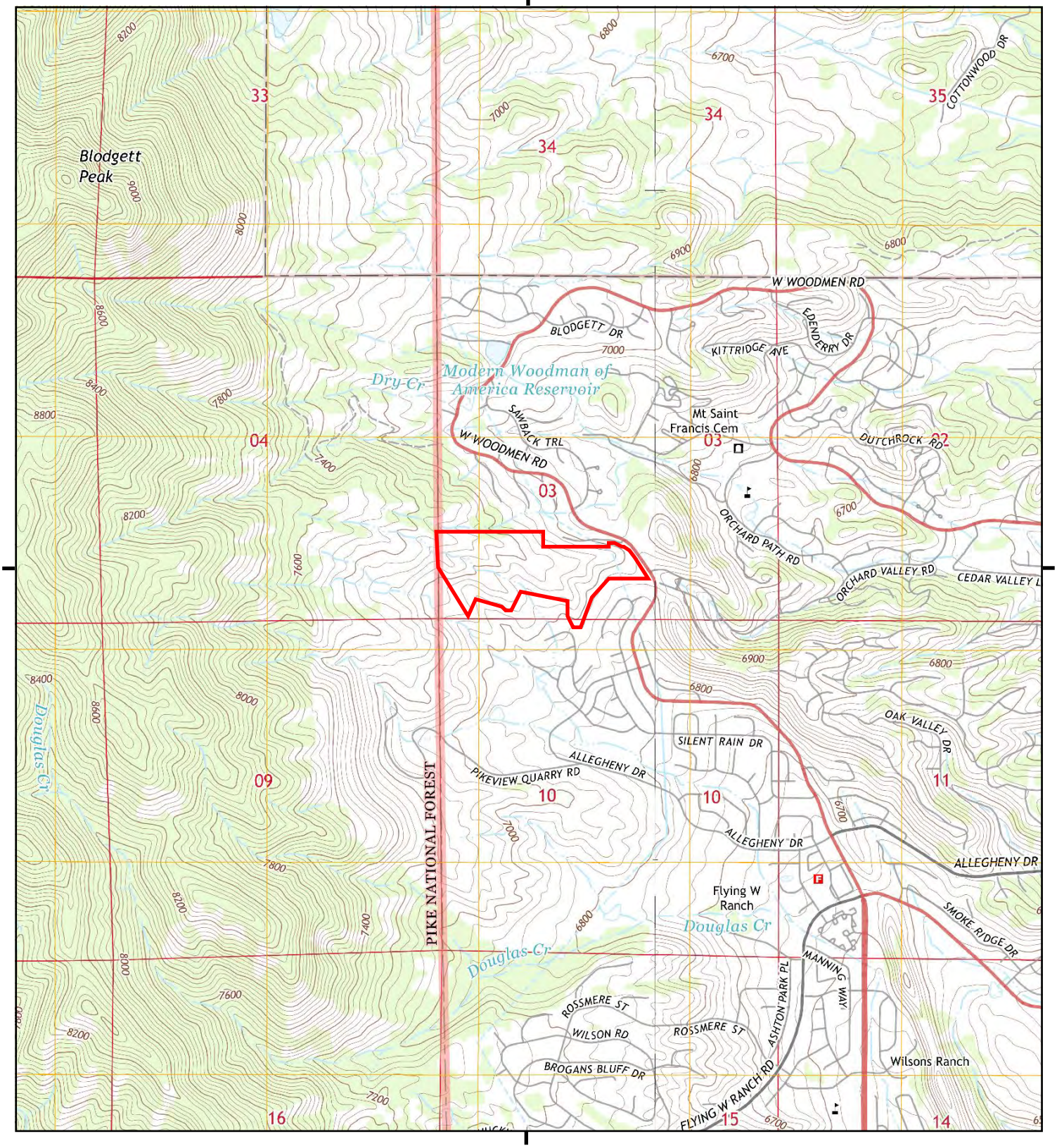
### 1893 Source Sheets



Colorado Springs
1893
30-minute, 125000

# Historical Topo Map

2013




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

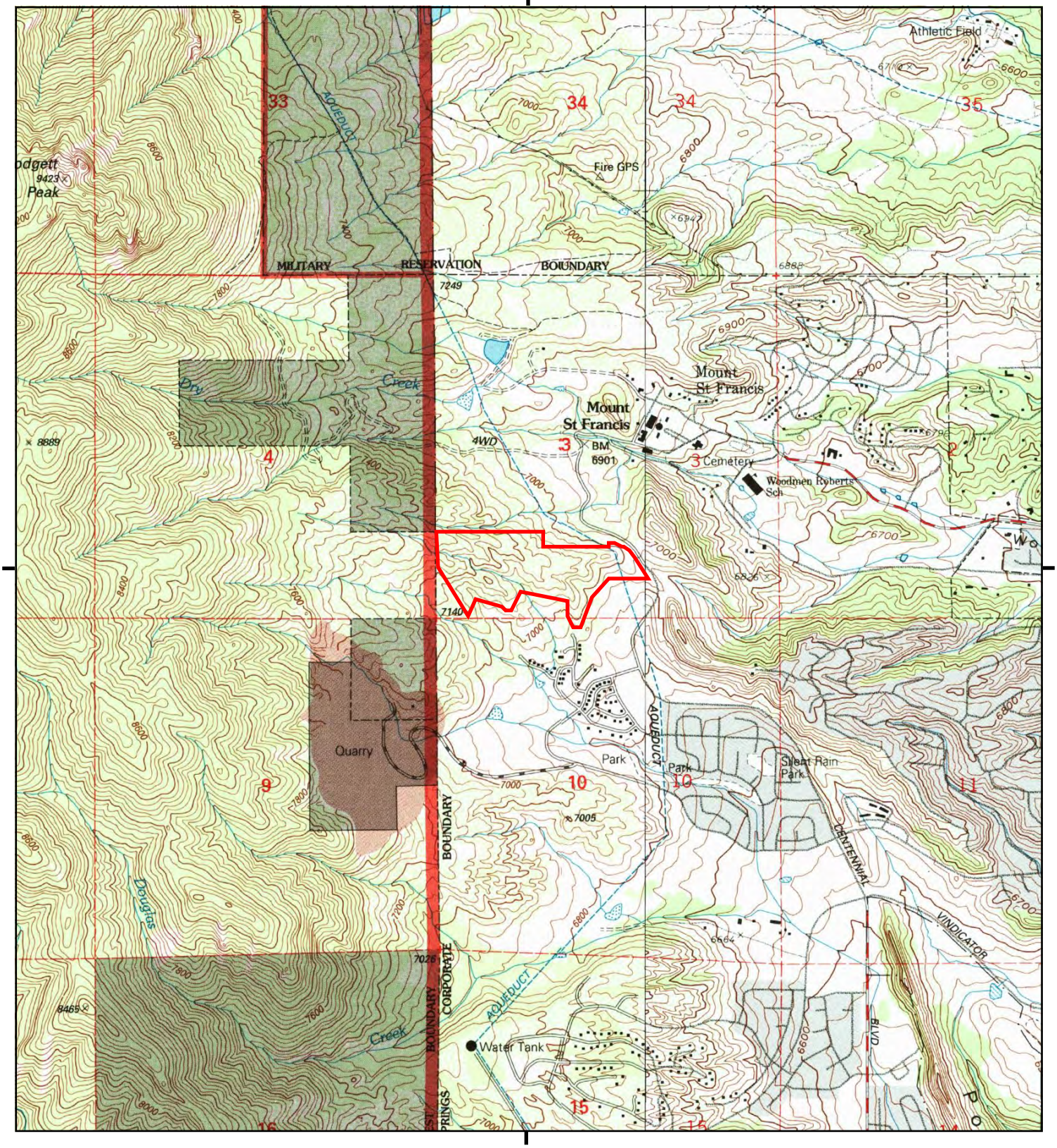
TP, Cascade, 2013, 7.5-minute
E, Pikeview, 2013, 7.5-minute

SITE NAME: Blodgett Peak Addition
ADDRESS: SW of Blodgett Ranch Trail & West Wooc
Colorado Springs, CO 80919
CLIENT: Ninyo & Moore

N

# Historical Topo Map

1994

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SW S SE

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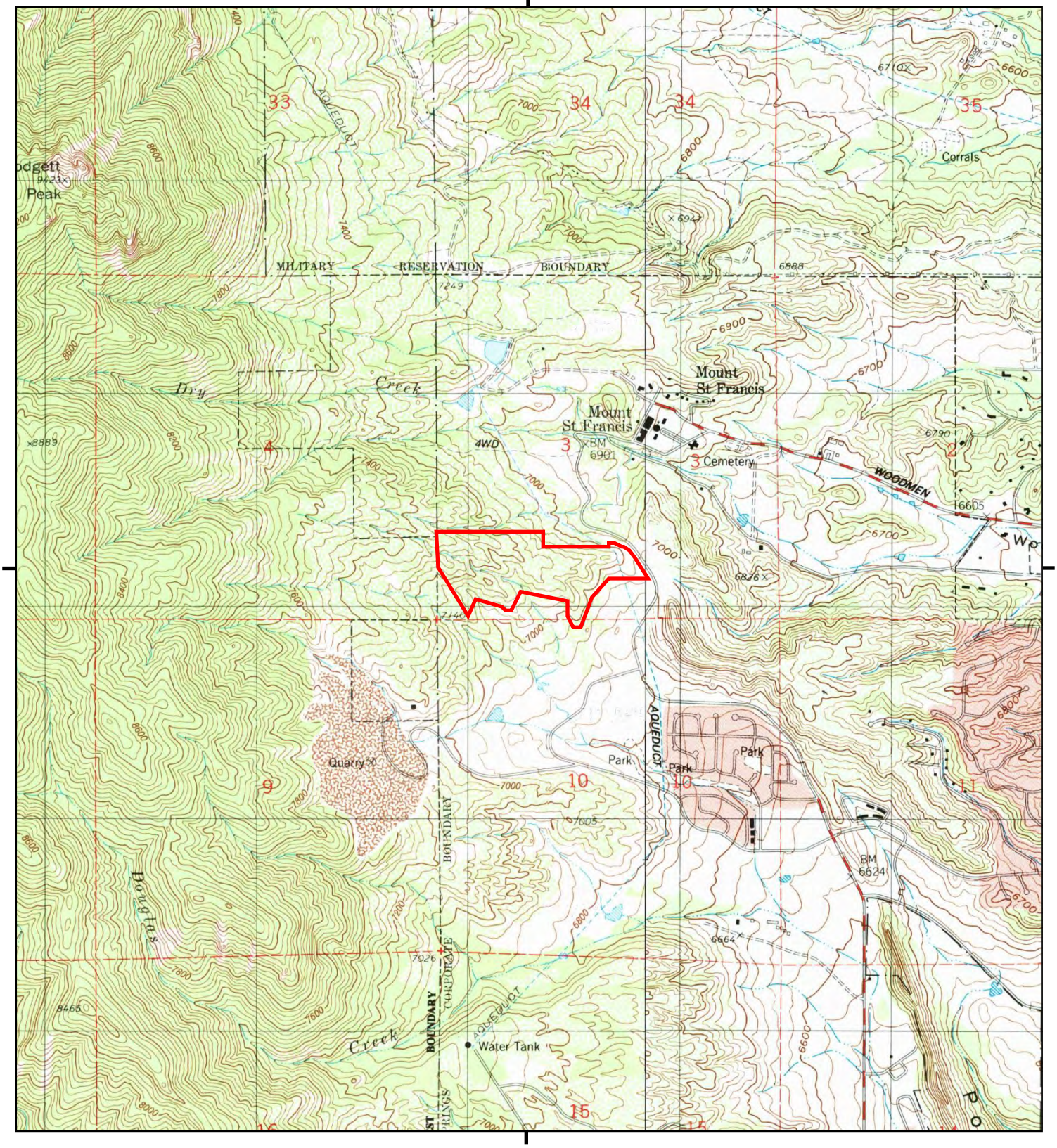
E, Pikeview, 1994, 7.5-minute

SITE NAME: Blodgett Peak Addition
ADDRESS: SW of Blodgett Ranch Trail & West Wooc
Colorado Springs, CO 80919
CLIENT: Ninyo & Moore

N

# Historical Topo Map

1986




This report includes information from the following map sheet(s).

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W E
SW S SE

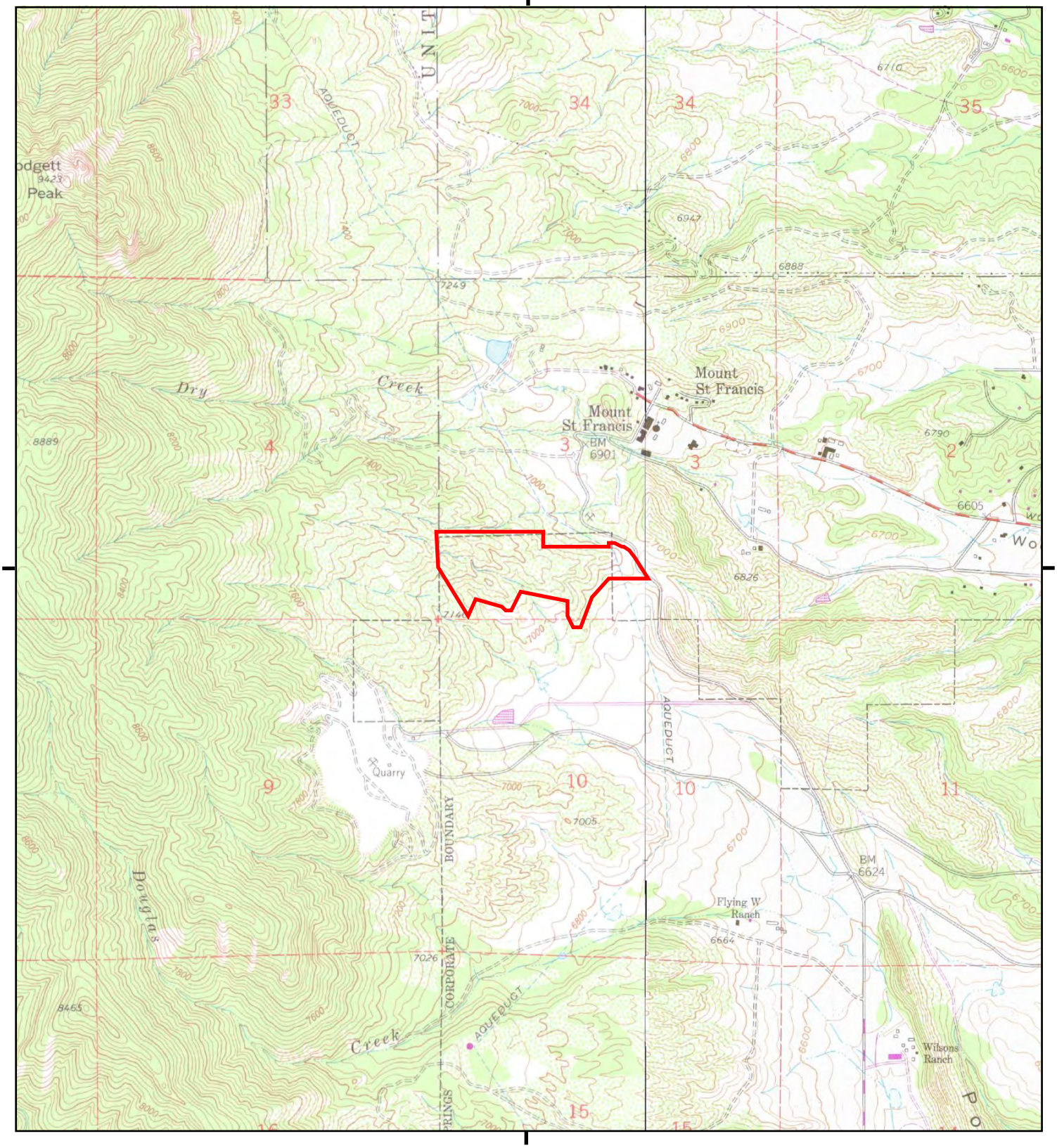
TP, Cascade, 1986, 7.5-minute
E, Pikeview, 1986, 7.5-minute

SITE NAME: Blodgett Peak Addition
ADDRESS: SW of Blodgett Ranch Trail & West Wooc
Colorado Springs, CO 80919
CLIENT: Ninyo & Moore

N

# Historical Topo Map

1975




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

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W E
SW S SE

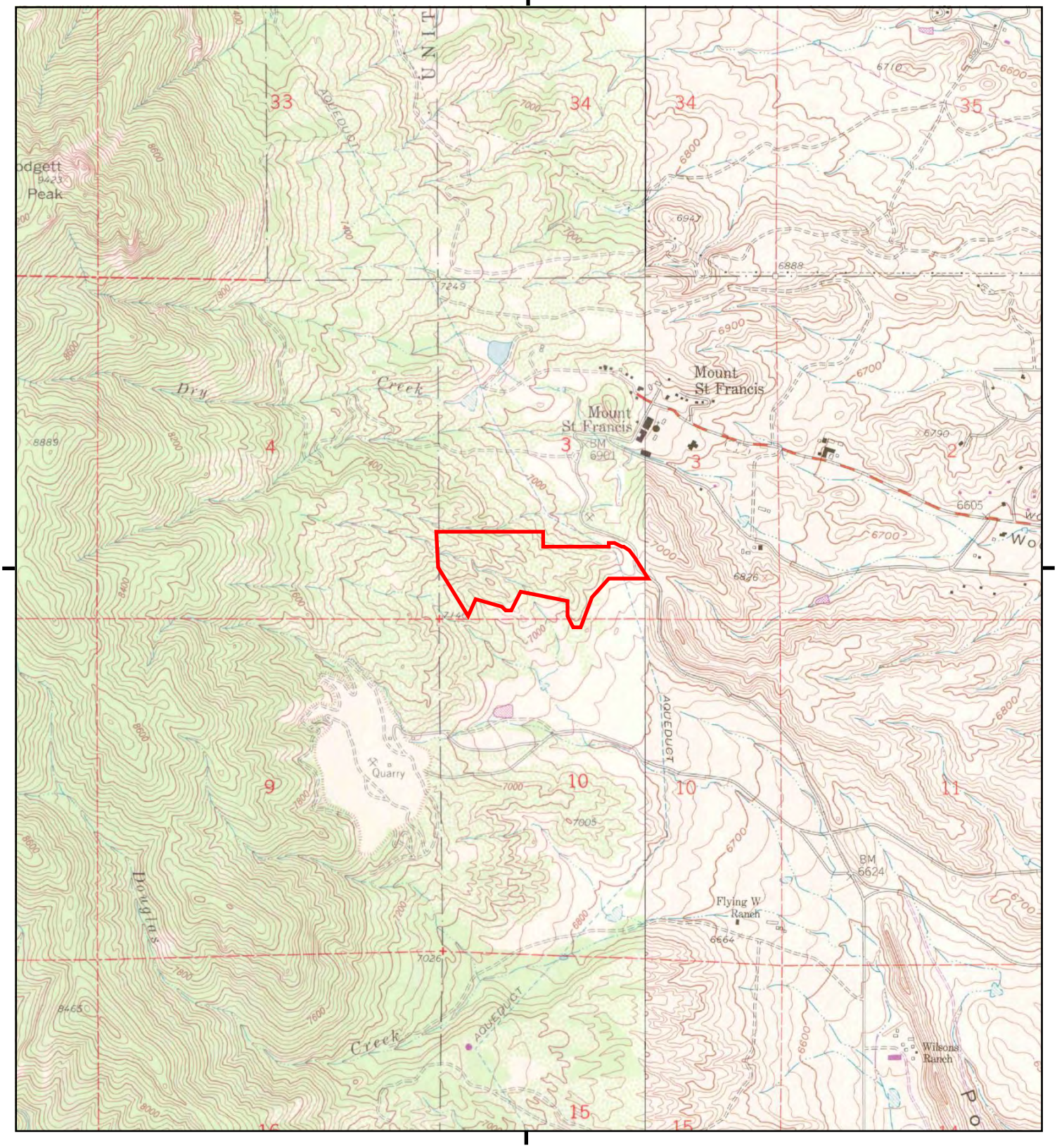
TP, Cascade, 1975, 7.5-minute
E, Pikeview, 1975, 7.5-minute

SITE NAME: Blodgett Peak Addition
ADDRESS: SW of Blodgett Ranch Trail & West Wooc
Colorado Springs, CO 80919
CLIENT: Ninyo & Moore

N

# Historical Topo Map

1969




This report includes information from the following map sheet(s).

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NW N NE
W E
SW S SE

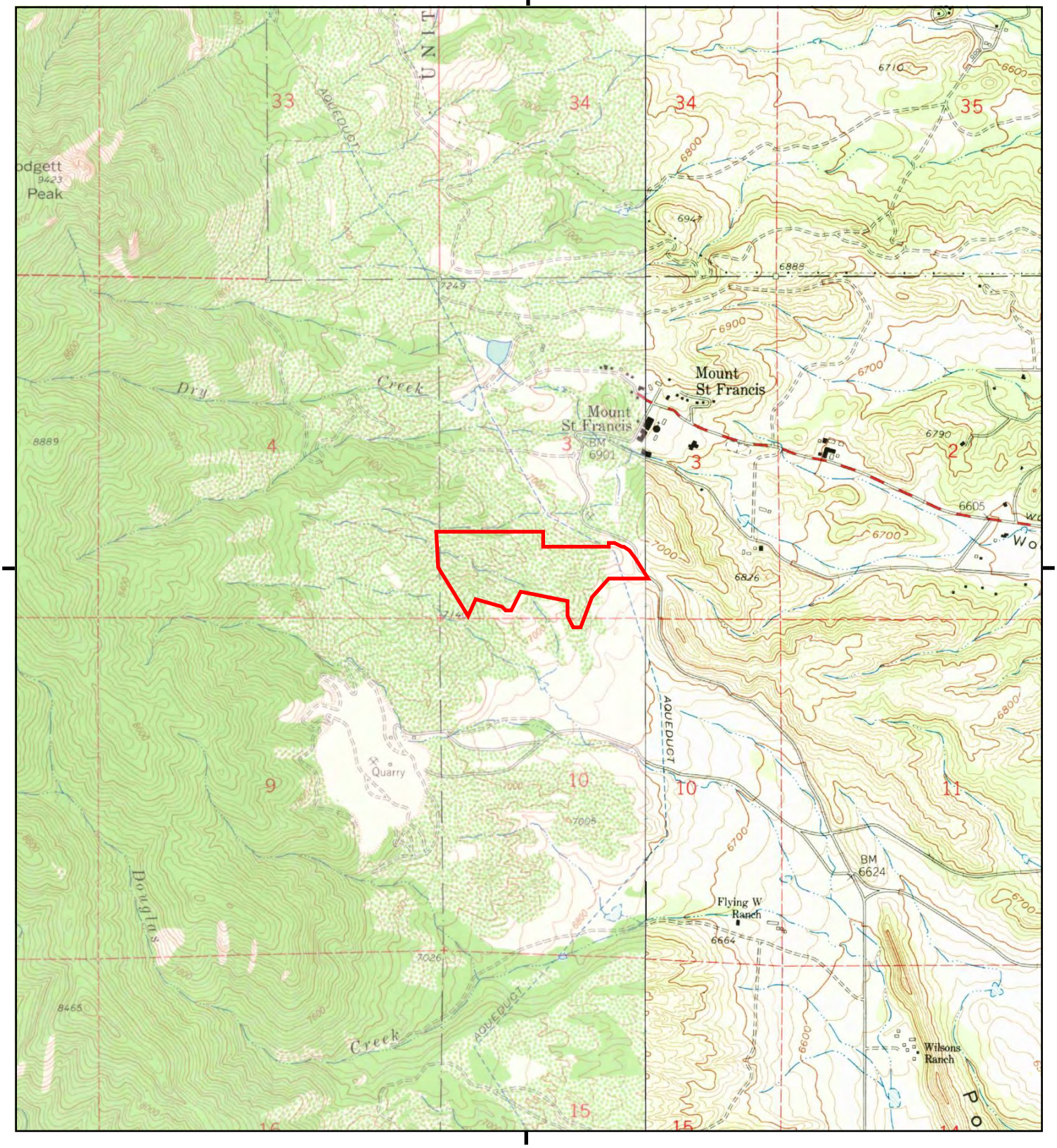
TP, Cascade, 1969, 7.5-minute
E, Pikeview, 1969, 7.5-minute

SITE NAME: Blodgett Peak Addition
ADDRESS: SW of Blodgett Ranch Trail & West Wooc
Colorado Springs, CO 80919
CLIENT: Ninyo & Moore

N

# Historical Topo Map

1961

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SW S SE

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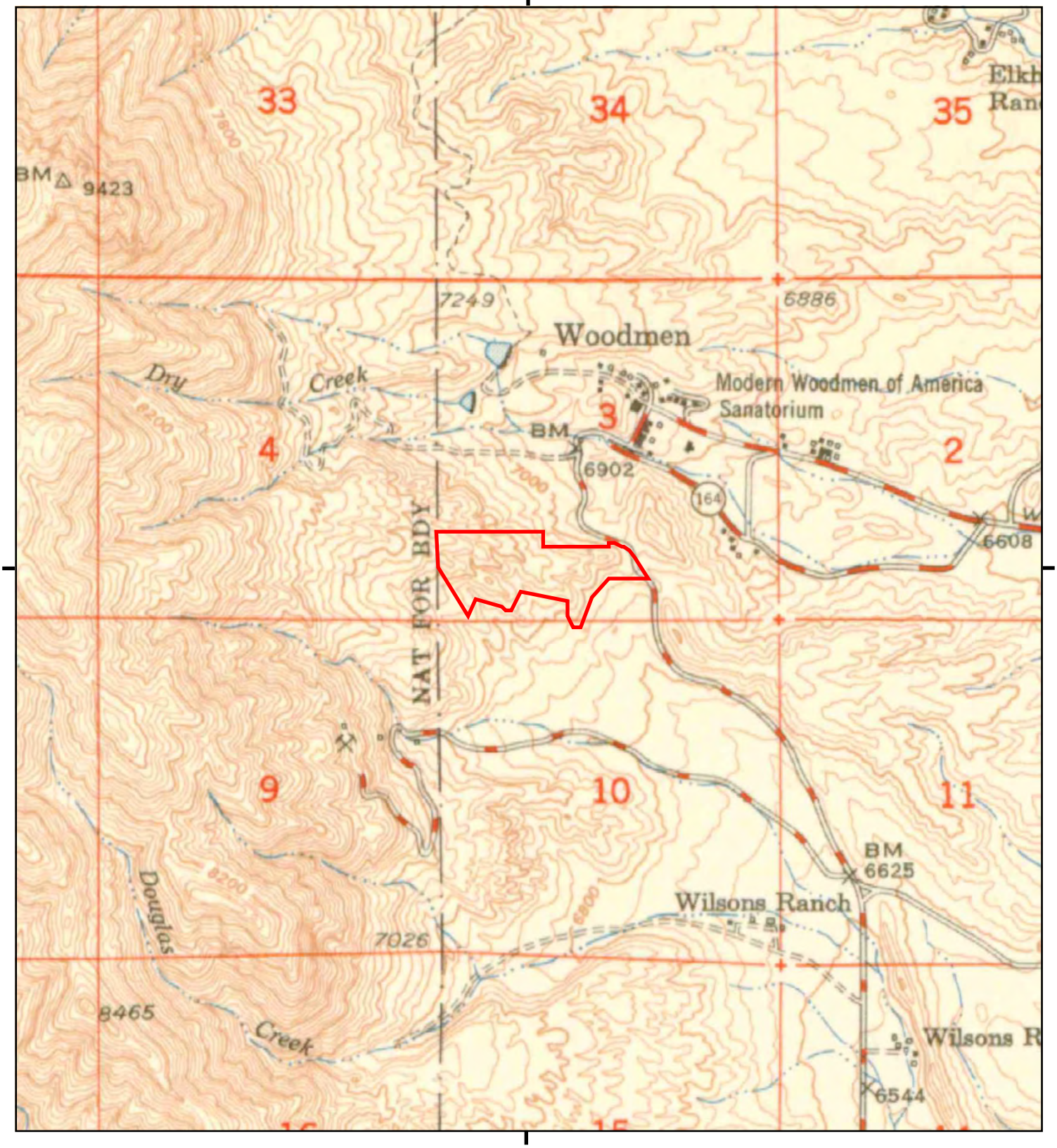
E, Pikeview, 1961, 7.5-minute

SITE NAME: Blodgett Peak Addition
ADDRESS: SW of Blodgett Ranch Trail & West Wooc
Colorado Springs, CO 80919
CLIENT: Ninyo & Moore

N




This report includes information from the following map sheet(s).

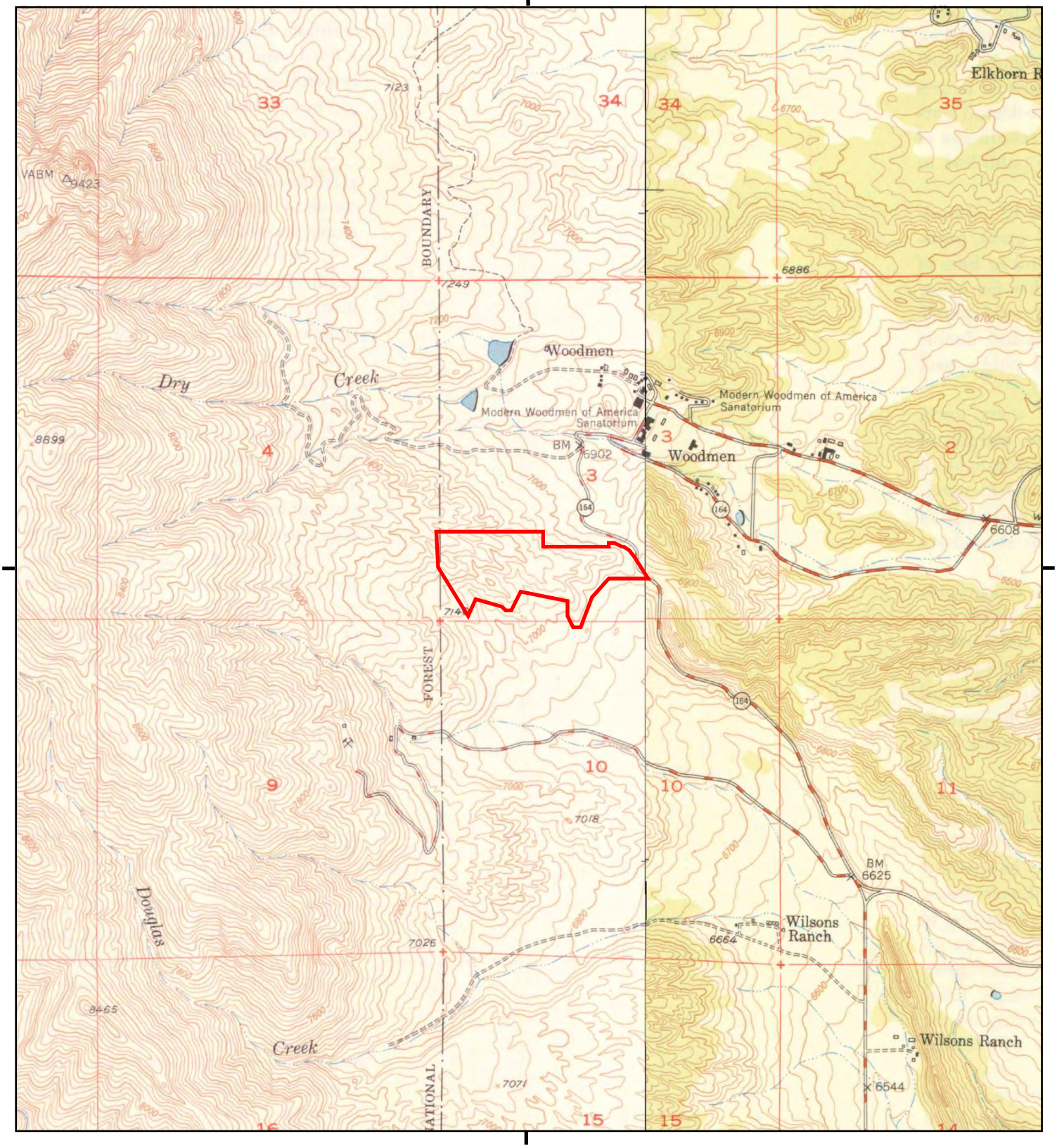
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Colorado Springs, 1951, 15-minute

SITE NAME: Blodgett Peak Addition
ADDRESS: SW of Blodgett Ranch Trail & West Wooc
Colorado Springs, CO 80919
CLIENT: Ninyo & Moore

N




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

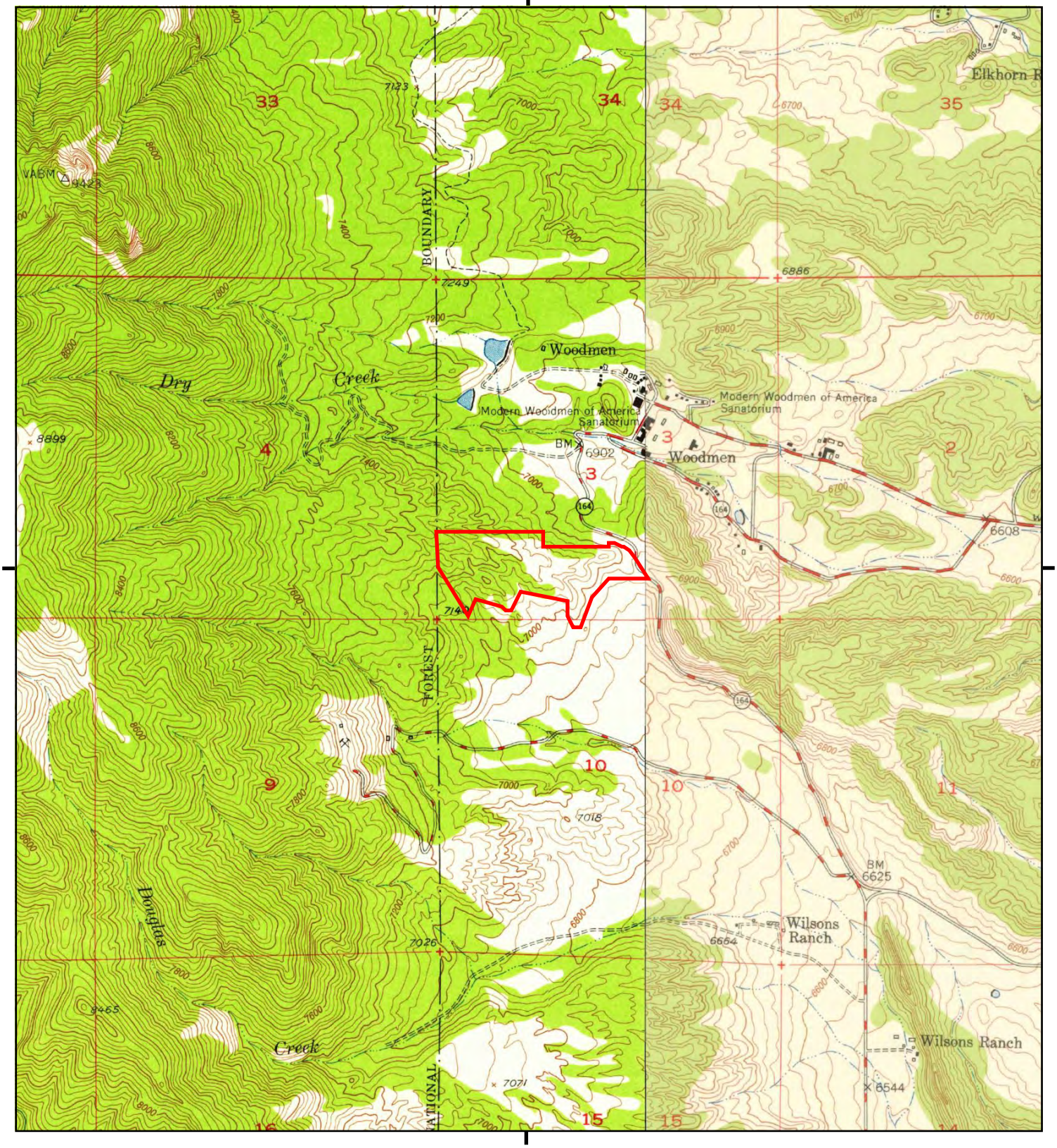
TP, Cascade, 1950, 7.5-minute
E, Pikeview, 1949, 7.5-minute

SITE NAME: Blodgett Peak Addition
ADDRESS: SW of Blodgett Ranch Trail & West Wooc
Colorado Springs, CO 80919
CLIENT: Ninyo & Moore

N

# Historical Topo Map

1948




This report includes information from the following map sheet(s).

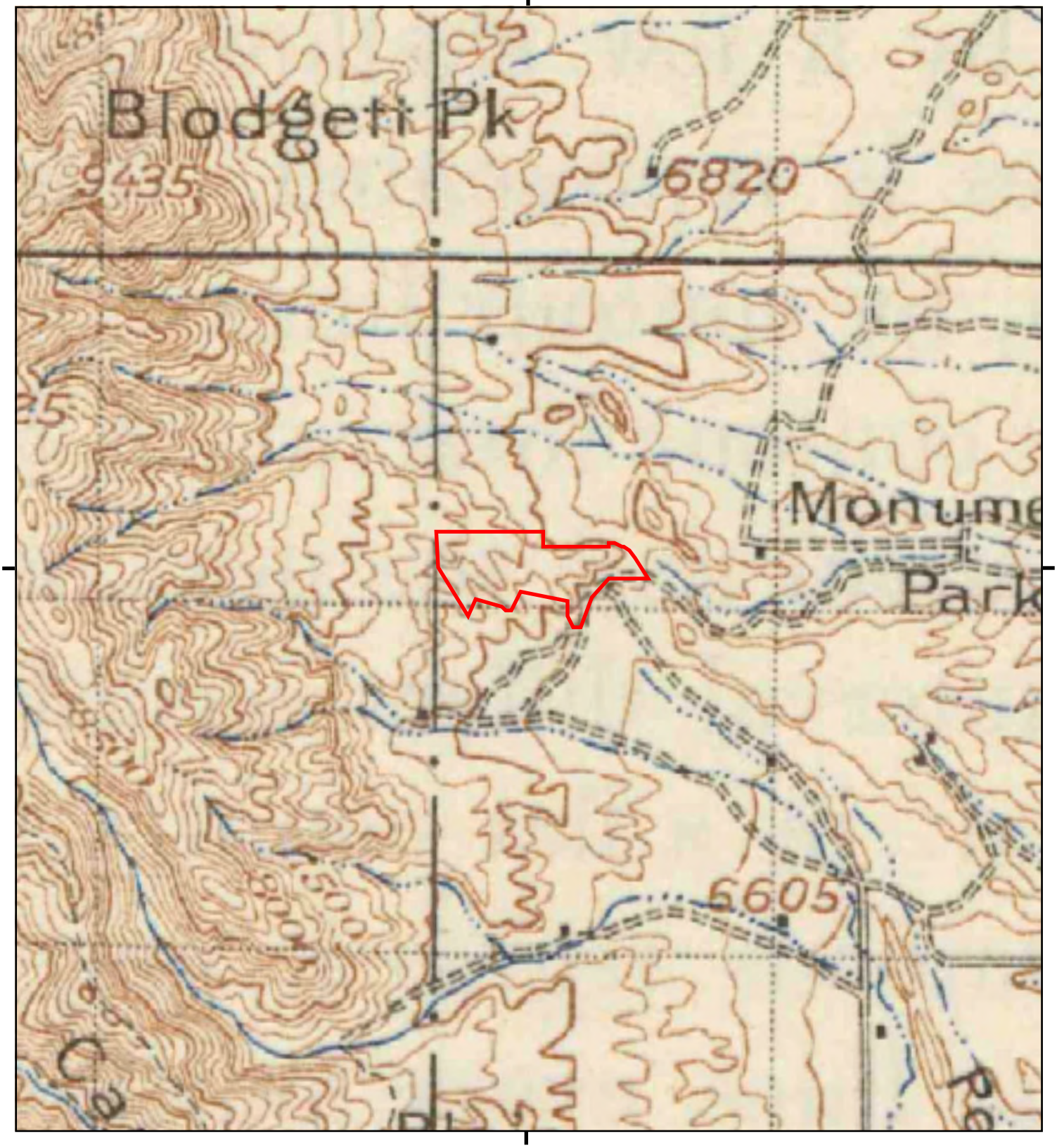
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Cascade, 1948, 7.5-minute
E, Pikeview, 1948, 7.5-minute

SITE NAME: Blodgett Peak Addition
ADDRESS: SW of Blodgett Ranch Trail & West Wooc
Colorado Springs, CO 80919
CLIENT: Ninyo & Moore

N




This report includes information from the following map sheet(s).

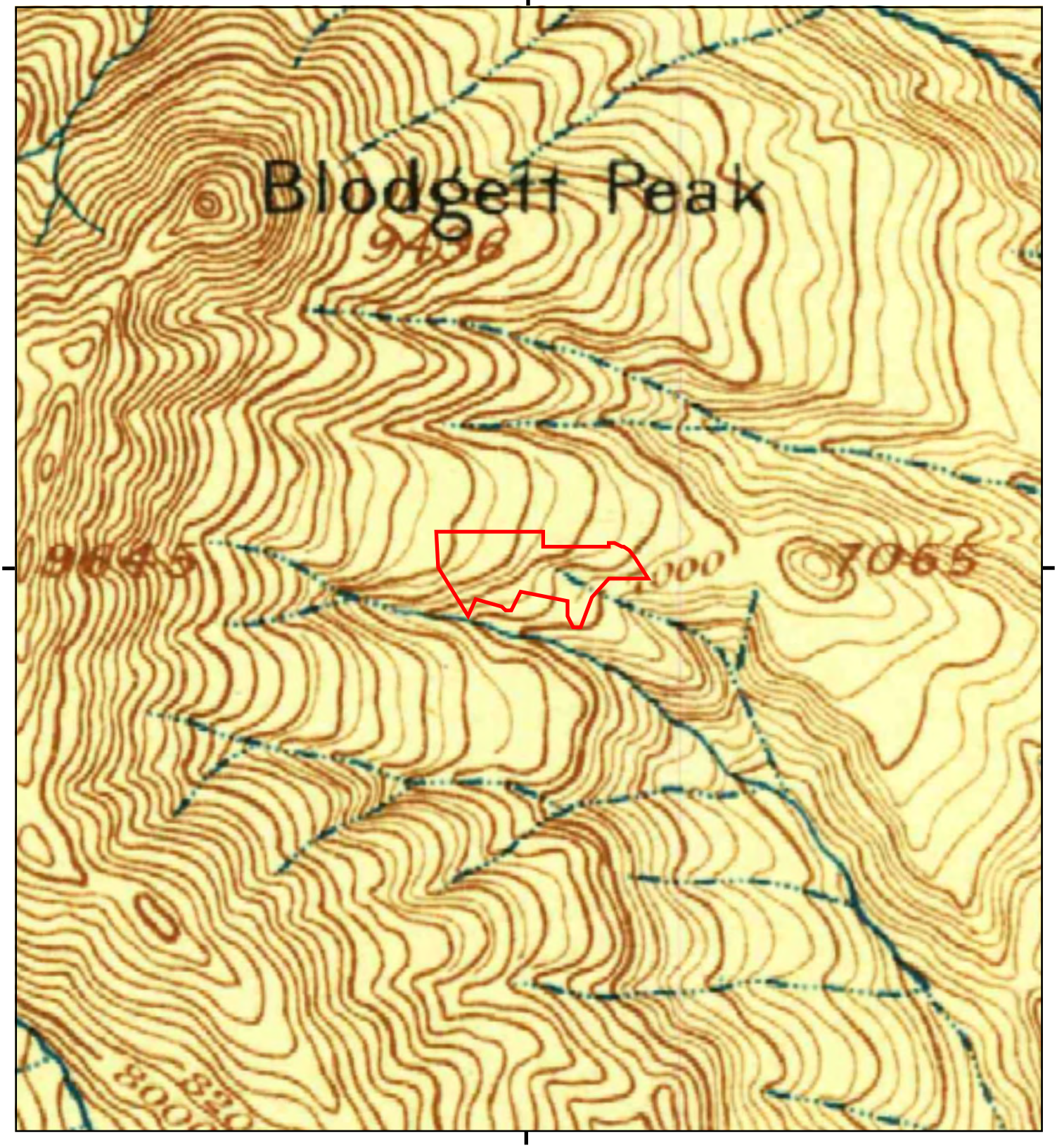
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Colorado Springs, 1909, 30-minute

SITE NAME: Blodgett Peak Addition
ADDRESS: SW of Blodgett Ranch Trail & West Wooc
Colorado Springs, CO 80919
CLIENT: Ninyo & Moore

N




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Colorado Springs, 1893, 30-minute

SITE NAME: Blodgett Peak Addition
ADDRESS: SW of Blodgett Ranch Trail & West Wooc
Colorado Springs, CO 80919
CLIENT: Ninyo & Moore

N

Blodgett Peak Addition

SW of Blodgett Ranch Trail & West Woodmen Road

Colorado Springs, CO 80919

Inquiry Number: 5316533.3

May 30, 2018

# Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

# Certified Sanborn® Map Report

05/30/18

**Site Name:**

Blodgett Peak Addition
SW of Blodgett Ranch Trail & V
Colorado Springs, CO 80919
EDR Inquiry # 5316533.3

**Client Name:**

Ninyo & Moore
6001 S Willow Dr
Greenwood Village, CO 80111
Contact: Cara Jacobs

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Ninyo & Moore were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

## *Certified Sanborn Results:*

**Certification #** CB95-4A17-891F

**PO #** 501506001

**Project** NA

### UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: CB95-4A17-891F

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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**Blodgett Peak Addition**
SW of Blodgett Ranch Trail and West Woodmen Road
Colorado Springs, CO 80919

Inquiry Number: 5316533.5
May 30, 2018

# The EDR-City Directory Abstract

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

# TABLE OF CONTENTS

## SECTION

**Executive Summary**

**Findings**

**City Directory Images**

***Thank you for your business.***
Please contact EDR at 1-800-352-0050
with any questions or comments.

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# EXECUTIVE SUMMARY

## DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1922 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 1320 feet of the target property.

A summary of the information obtained is provided in the text of this report.

## RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by infoUSA®

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## RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

| Year | Source | TP | Adjoining | Text Abstract | Source Image |
|---|---|---|---|---|---|
| 2014 | EDR Digital Archive | - | - | - | - |
| 2010 | EDR Digital Archive | - | - | - | - |
| 2005 | EDR Digital Archive | - | - | - | - |
| 2002 | Cole Information Services | - | - | - | - |
| 1996 | R. L. Polk Co. | - | - | - | - |
| 1990 | R. L. Polk Co. | - | - | - | - |
| 1986 | R. L. Polk Co. | - | - | - | - |
| 1980 | R. L. Polk Co. | - | - | - | - |
| 1975 | R. L. Polk & Co. | - | - | - | - |
| 1971 | R. L. Polk Co. | - | - | - | - |
| 1965 | R. L. Polk Co. | - | - | - | - |
| 1961 | Publisher: R. L. Polk Co. | - | - | - | - |

# EXECUTIVE SUMMARY

| Year | Source | TP | Adjoining | Text Abstract | Source Image |
|---|---|---|---|---|---|
| 1956 | R. L. Polk Co. | - | - | - | - |
| 1951 | R. L. Polk Co. | - | - | - | - |
| 1946 | R. L. Polk Co. | - | - | - | - |
| 1943 | R. L. Polk Co. | - | - | - | - |
| 1937 | R. L. Polk Co. | - | - | - | - |
| 1932 | R. L. Polk Co. | - | - | - | - |
| 1927 | R. L. Polk Co. | - | - | - | - |
| 1922 | R. L. Polk Co. | - | - | - | - |

# EXECUTIVE SUMMARY

## SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

| *Address* | *Type* | *Findings* |
|---|---|---|
| West Woodmen Road | Client Entered | |
| Centennial Boulevard | Client Entered | |

# FINDINGS

## TARGET PROPERTY INFORMATION

### ADDRESS

SW of Blodgett Ranch Trail and  West Woodmen Road
Colorado Springs, CO  80919

### FINDINGS DETAIL

Target Property research detail.

# FINDINGS

## ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

No Addresses Found

# FINDINGS

## TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

| Address Researched | Address Not Identified in Research Source |
|---|---|
| SW of Blodgett Ranch Trail and West Woodmen Road | 2014, 2010, 2005, 2002, 1996, 1990, 1986, 1980, 1975, 1971, 1965, 1961, 1956, 1951, 1946, 1943, 1937, 1932, 1927, 1922 |

## ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

| Address Researched | Address Not Identified in Research Source |
|---|---|
| Centennial Boulevard | 2014, 2010, 2005, 2002, 1996, 1990, 1986, 1980, 1975, 1971, 1965, 1961, 1956, 1951, 1946, 1943, 1937, 1932, 1927, 1922 |
| West Woodmen Road | 2014, 2010, 2005, 2002, 1996, 1990, 1986, 1980, 1975, 1971, 1965, 1961, 1956, 1951, 1946, 1943, 1937, 1932, 1927, 1922 |

# APPENDIX E

## Site Documentation and Regulatory Records

| | |
|---|---|
| **From:** | cdphe_apcd_records - CDPHE, CDPHE |
| **To:** | Cara Jacobs |
| **Subject:** | Re: Records Request |
| **Date:** | Wednesday, June 06, 2018 10:44:23 AM |
| **Attachments:** | image004.png<br>image002.png<br>image003.png |

---

Cara,

The Air Pollution Control Division found the following for stationary source.
2905 Blodgett Mountain Heights, Colorado Springs, Colorado : No records

The asbestos/lead database did not have abatement or demolition records (permits) responsive to that location

I did not notice if you had requested records from Hazardous Material and Water Quality Divisions. Each Division maintains their records separately.
Air: cdphe_apcd_records@state.co.us
Haz: cdphe_cora_hmwmd@state.co.us
Water: cdphe.wqrecordscenter@state.co.us
Records pertaining to underground storage tanks (UST) are held by the Office of Oil and Public Safety. You may visit https://www.colorado.gov/pacific/ops/PRC for information about how to request those records.

Thanks,
Margaret

Records Unit

4300 Cherry Creek Drive South
Denver CO 80246
303-692-3221
cdphe_apcd_records@state.co.us

*The Records Unit has been able to make many records available on-line. Please go to the link and search for records. There is a help button in the upper left corner to help you search.
http://environmentalrecords.colorado.gov/HPRMWebDrawer/Record

**Are you curious about ground-level ozone in Colorado? Visit our ozone webpage to learn more.**



This email is for the use of the intended recipient only. It may contain information that is privileged and confidential. Unauthorized viewing, copying, use or distribution of this information is prohibited and may violate federal and state privacy and security laws. If you have received this information in error please notify the sender or responsible authority and destroy the communication.

On Mon, Jun 4, 2018 at 11:31 AM, Cara Jacobs <cjacobs@ninyoandmoore.com> wrote:

> Good morning,
>
> I'm researching for a Phase I ESA and I'd like to request any records you may have for 2905 Blodgett Mountain Heights, Colorado Springs, Colorado.

Thank you!

**Cara E. Jacobs**

Project Environmental Scientist

Ninyo & Moore

Geotechnical & Environmental Sciences Consultants

6001 S Willow Drive, Suite 195 | Greenwood Village, CO 80111

(303) 629-6000 (**x11912**) | (303) 629-60001 (fax)

**www.ninyoandmoore.com**

30+ Years of Quality Service

| | |
|---|---|
| **From:** | cdphe_cora_hmwmd - CDPHE, CDPHE |
| **To:** | Cara Jacobs |
| **Subject:** | Re: Records review Result Cara Jacobs |
| **Date:** | Tuesday, June 05, 2018 1:54:59 PM |

---

Good afternoon, Cara,
I'm not finding any records for 2905 Blodgett Mountain Heights in Colorado Springs.

Thank you,
Pearl Campos

On Mon, Jun 4, 2018 at 11:32 AM, Formsite <form_engine@fs20.formsite.com> wrote:

> This is a system generated email. Please do not reply.
>
> This email was sent to cdphe_cora_hmwmd@state.co.us as a result of a form being completed.
> Click here to report unwanted email.

--
Colorado Department of Public Health and Environment
HMWMD Records Center
4300 Cherry Creek Drive South, B2
Denver, CO 80246
303.692.3331

**Search HMWMD Records online:**

http://environmentalrecords.gov/HPRMWebDrawerHM/Record

Some records are stored at an off-site facility. There will be a retrieval charge for offsite documents retrieved.

## Cara Jacobs

**From:** WQ Records Center - CDPHE, CDPHE <cdphe.wqrecordscenter@state.co.us>
**Sent:** Monday, June 04, 2018 12:19 PM
**To:** Cara Jacobs
**Subject:** Re: Records Request

Hi Cara,

I have searched the Water Quality Control Division databases and have not identified responsive documents associated with the address provided.

Thanks,

Frank

**Frank Dale**
Records Manager
Business Services Unit

P 303.692.3565 | F 303.782.0390
4300 Cherry Creek Drive South, Denver, CO 80246
cdphe.wqrecordscenter@state.co.us | www.colorado.gov/cdphe/wqcd

On Mon, Jun 4, 2018 at 11:34 AM, Cara Jacobs <cjacobs@ninyoandmoore.com> wrote:

Good morning,

I'm researching for a Phase I ESA and I'd like to request any records you may have for 2905 Blodgett Mountain Heights, Colorado Springs, Colorado.

Thank you!

**Cara E. Jacobs**

Project Environmental Scientist

Geotechnical & Environmental Sciences Consultants

6001 S Willow Drive, Suite 195 | Greenwood Village, CO 80111

(303) 629-6000 (**x11912**) | (303) 629-60001 (fax)

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Event

Event Id 9233
Logged By Tina Sandoval
Reviewer Jane Bral
REP

On Thursday, June 19, 2003

Facility
15298 - Pikeview Quarry
7250 Allegheny Dr
Colorado Springs, CO 80919, El Paso County
Category Commercial/Industrial

Site Name Pikeview Quarry
Location1 7250 Allegheny Dr
Location2
Location3
City,County ,Zip Colorado Springs, El Paso, 80919

Discovery
Source of Release Tank

Status Closed

Site Classification
MTBE Classification
Projected Closure Date

Cause of Release

Sardonyx Primary ID: USELPPIK
Sardonyx Secondary ID: 015

Activity Classify

| Date | Activity |
|---|---|
| 6/19/2003 | Confirmed Release Reported |
| 6/23/2003 | SSF / SCR Request Letter Sent |
| 6/25/2003 | Other Notable Letters Received |
| 7/31/2003 | SSF - Site Summary Form Received |
| 10/3/2003 | SCR - Site Characterization Report Received |
| 11/13/2003 | Closure Letter Sent (Tier I) |

Log In

Log in is for Oil and Public Safety Employees only. For more detailed information please contact the Public Records Center to schedule a file review at (303) 318-8525.



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Developed by Greenbrier & Russel, Inc.

You are currently logged into database COSTIS as Public

# PROPERTY BACKGROUND INFORMATION QUESTIONNAIRE

**Site Address** **Blodgett Peak Addition**
**Colorado Springs, CO**

**Project Number** **501506001**

***Please answer *in good faith and to the best of your ability* and elaborate as much as possible on any question answered "yes."**

## General Environmental

1) Describe the current uses of the site. How long has the site been used for these purposes?

   Agriculture Zoned Horse Ranch with Cellular Tower and future Residential Site

2) Describe the structures previously present at the site and their usage/occupants and age.

   (1) Exisiting 35x55 Wood & PVC faux barn cellular tower site
   (1) Existing 24 x 36 Steel Pole Barn for stables, horse hay and storage
   (1) Existing 14 x 16 Storage Barn

3) When were the structures constructed, if known?

   Cellular Antenna Barn: 2005; Steel Pole Barn 2004 (est); Storage Barn 2004 (est)

4) What is the historical land use of the site? Describe the past uses, owners, and operators of the site.(Be as detailed as possible and note approximate time periods, if known.)

   The original 65 acre parcel land was vacant agriculture-zoned land until purchased by Michael Slattery in 2002 for equestrian breeding and riding activities. Conservation easements were placed on the (3) parcels in 2003, 2004, and 2007 (amended Phase 3). Electric and fiber utilities were installed in 2005 for the cellular tower. No other utilities or structures have been added since 2005.

5) Are there currently, or were there previously any underground storage tanks (USTs) at the site? If so, please describe their capacities and contents.

   NO

6) Have all USTs been removed from the site? If so, when?

   N/A

7) Was associated underground piping associated with the USTs removed?

   N/A

8) Was soil and/or groundwater sampling conducted at the time of UST removal? If so, please describe.

   N/A

   [ ] Yes [X] No

9) Are you aware of any environmental issues associated with the site or of potential soil and/or groundwater contamination? NO

10) Have fill soils been brought to the property?

   [ ] Yes [X] No [ ] Unknown

**PROPERTY BACKGROUND INFORMATION QUESTIONNAIRE**

11) Has there been storage of hazardous materials or wastes on the property?

[ ] Yes [X] No [ ] Unknown

12) Have any of the following items been stored on the site in containers greater than 5 gallons?

| | | | |
|---|---|---|---|
| Paint | [ ] Yes | [X] No | [ ] Unknown |
| Chemicals | [ ] Yes | [X] No | [ ] Unknown |
| Pesticides/Herbicides | [ ] Yes | [X] No | [ ] Unknown |
| Automotive-Related Oils/Fuels | [ ] Yes | [X] No | [ ] Unknown |

13) Have there been any spills or releases of chemicals, hazardous substances, or wastes on the property?

[ ] Yes [X] No [ ] Unknown

14) Have any hazardous substances, petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or other waste materials been dumped aboveground, buried, or burned on the site?

[ ] Yes [X] No [ ] Unknown

15) Is the site hooked up to a municipal sanitary sewer system or is there a septic tank/system?

[ ] Sanitary Sewer [ ] Septic NO

16) Are/were there any subsurface wastewater features, such as sumps, clarifiers, discharge systems, at the site?

[ ] Yes [X] No [ ] Unknown

17) Does the site discharge wastewater, other than domestic wastewater or storm water, into the sewer or onto another property?

[ ] Yes [X] No [ ] Unknown

18) Other than permission for domestic hookup, have any city, county, or other permits for wastewater discharge been issued to the site?

[ ] Yes [X] No [ ] Unknown

19) Is there a transformer, capacitor, or other equipment that may contain PCBs on the site?

[ ] Yes [ ] No [X] Unknown Possibly inside faux barn
cellular tower site

**PROPERTY BACKGROUND INFORMATION QUESTIONNAIRE**

20) Other than small quantities of legal pesticides used for landscape maintenance (e.g., Roundup), have pesticides, herbicides, or insecticides been applied on the site?

[X] Yes [ ] No [ ] Unknown Pesticides applied in March/April 2018 on 11 acre Phase 1 easement property for noxious weeds

21) Are/were there any wells on the site (e.g., water supply wells, groundwater monitoring wells, etc.)

[ ] Yes [X] No [ ] Unknown

22) Are there currently, or were there previously, any pits, ponds, or lagoons on the site?

[ ] Yes [X] No [ ] Unknown

23) Are there currently, or were there previously, areas on the site with stained soil?

[ ] Yes [X] No [ ] Unknown

24) To your knowledge, have adjoining properties been used for industrial activities, such the following? (Please note that an adjoining property is a property that is contiguous with, or directly across the street from the site.)

| | | | |
|---|---|---|---|
| Gasoline Station | [ ] Yes | [X] No | [ ] Unknown |
| Printing Facility | [ ] Yes | [X] No | [ ] Unknown |
| Metal Plating/Manufacturing | [ ] Yes | [X] No | [ ] Unknown |
| Landfill | [ ] Yes | [X] No | [ ] Unknown |
| Auto Repair Facility | [ ] Yes | [X] No | [ ] Unknown |
| Dry Cleaners | [ ] Yes | [X] No | [ ] Unknown |
| Junkyard | [ ] Yes | [X] No | [ ] Unknown |
| Waste or Wastewater Treatment | [ ] Yes | [X] No | [ ] Unknown |
| Storage, Disposal, or Recycling Facility | [ ] Yes | [X] No | [ ] Unknown |

25) Are there any known issues related to spills/contamination with adjoining or nearby properties?

[ ] Yes [X] No [ ] Unknown

26) Are you aware of any previously prepared documentation for the site, such as:

- environmental sampling, compliance audit, or assessment reports YES
- environmental permits YES
- registrations for aboveground or underground storage tanks NO
- registrations for underground injections systems NO
- material safety data sheets (MSDS) NO
- community right-to-know plans, NO
- safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans NO
- geotechnical or hydrogeologic reports YES
- storm water documents YES
- risk assessments NO
- hazardous waste generator notices? NO

If so, are they available for review? YES

**PROPERTY BACKGROUND INFORMATION QUESTIONNAIRE**

27) Are you aware of any environmental cleanup liens or activity and use limitations such as engineering controls, land use or deed restrictions or institutional controls associated with the site that are filed or recorded under federal, tribal, state, or local law?

[X] Yes [ ] No (3) Recorded Conservation Easement Agreements with El Paso County Comissioners

28) Are you aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?

[ ] Yes [X] No

29) Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

[ ] Yes [X] No

Michael P. Slattery
NAME (IN PRINT)

June 18, 2018
DATE

Phone: 719-499-8558

Email: slatterymgt@gmail.com

Michael P. Slattery
SIGNATURE

[ ] Owner [ ] Occupant [X] Owner Representative [ ] Other:

***When complete, return questionnaire via email, fax, and/or mail to the following:**

Ms. Cara Jacobs
Ninyo and Moore
6001 S. Willow Dr., Ste. 195
Greenwood Village, CO 80111
cjacobs@ninyoandmoore.com
(303) 629-6000 Office
(303) 629-6001 FAX

# APPENDIX F

Site Photographs



**Photograph 1:** **Typical view of the site, looking southeast from the western portion.**



**Photograph 2:** **Pad mounted transformer located on the eastern boundary of the site.**



**Photograph 3:** **Northeastern boundary of the site, looking northwest along Blodgett Ranch Trail.**



**Photograph 4:** **Eastern adjacent property, looking east across West Woodmen Road.**



**Photograph 5:** **View of the eastern boundary of the site, looking southeast.**



**Photograph 6:** **View of the eastern adjacent properties, looking southeast across West Woodmen Road.**



**Photograph 7:** **View of the eastern boundary of the site, looking south.**



**Photograph 8:** **View of empty structure located near the eastern boundary of the site.**



**Photograph 9:** **View of empty structure located near the eastern boundary of the site.**



**Photograph 10:** **View of adjacent properties, looking southeast from the southeast corner of the site, across West Woodmen Road.**



**Photograph 11:** **View of empty shed located on the southeast corner of the site.**



**Photograph 12:** **View inside empty shed.**



**Photograph 13:** **View of the southeast corner of the site, looking east.**



**Photograph 14:** **View of southern adjacent properties, looking south from the southern site boundary.**



**Photograph 15:** **View of the south boundary of the site, looking west.**



**Photograph 16:** **View of the southern portion of the site, looking southwest.**



**Photograph 17:** **View of the southern portion of the site, looking west.**



**Photograph 18:** **View of southern adjacent properties, looking south.**



**Photograph 19:** **View of the eastern portion of the site, looking east along Blodgett Mountain Heights.**



**Photograph 20:** **View of cell tower building and pad-mounted transformer on the central portion of the site.**



**Photograph 21:** **View of fans and electrical panel located along the west side of the cell tower building.**



**Photograph 22:** **View of the northern boundary of the site, looking east.**



**Photograph 23:** **View of the northern adjacent properties, looking north.**



**Photograph 24:** **View of the northwest portion of the site, looking west.**



**Photograph 25:** **View of the southern portion of the site, looking southwest.**



**Photograph 26:** **View of a proposed homestead area near the center of the site.**



**Photograph 27:** **View of wooden platform near the center of the site.**



**Photograph 28:** **View of a proposed homestead area near the center of the site.**



**Photograph 29:** **View of the western boundary of the site and the adjacent Pike National Forest to the west of the site, looking west.**



**Photograph 30:** **View of the southwestern portion of the site, looking southwest.**



**Photograph 31:** **View of the western portion of the site, looking east.**



**Photograph 32:** **View of the central portion of the site, looking northeast.**



**Photograph 33:** **View of a proposed homestead area along the western boundary of the site, looking north.**

Ninyo & Moore

Geotechnical & Environmental Sciences Consultants

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Colorado Springs, CO 80903

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## ACCESS EASEMENT AND FILL DIRT REMOVAL AGREEMENT

**THIS ACCESS EASEMENT AND FILL DIRT REMOVAL AGREEMENT** ("Agreement") is made this __ day of September, 2020 (the "Effective Date"), by and between **THE CONSERVATION FUND, a Maryland non-profit corporation** (hereinafter called the "Grantor"), whose address is 1655 N. Fort Myer Drive, Suite 1300, Arlington, Virginia 22209, to and for the benefit of **CASTLE CONCRETE COMPANY, a Colorado corporation** ("Grantee"), whose address is 7250 Allegheny Drive, Colorado Springs, Colorado 80919, all with respect to the following:

### WITNESSETH

**WHEREAS,** pursuant to that certain "Contract For Sale Of Real Estate" dated September 11, 2020 and entered into between Grantor, Grantee, and Castle Rebar and Supply Company, a Colorado corporation ("Grantee's Affiliate") (the "Purchase Agreement"), Grantee, together with Grantee's Affiliate, sold and conveyed to Grantor certain real property comprising approximately 151.538 acres and being more particularly described in the Purchase Agreement as the "Land" and commonly referred to between the parties as the "Buffer Property", which Buffer Property is more particularly described in **Exhibit A** attached hereto;

**WHEREAS,** as disclosed in Section 15 "Access Easement And Fill Dirt Removal Agreement" of the Purchase Agreement, Grantee and the City of Colorado Springs (the "City") concurrently entered into that certain "Agreement For The Donation Of Real Property" dated September 11, 2020 (the "Donation Agreement"), pursuant to which Grantee agreed to donate certain other real property to the City legally described on **Exhibit B** attached hereto (the "Donation Property"), which Donation Property is located adjacent to the Buffer Property conveyed to Grantor, and which Donation Property Grantee previously operated as a rock, sand and gravel quarry commonly referred to as the "Pikeview Quarry";

**WHEREAS,** Grantor, Grantee and the City each intend for the Buffer Property and the Donation Property to ultimately be owned by the City for its future development of the same as a bike park and an open space recreation area for public use, and in connection therewith, Grantor intends to eventually convey all of the Buffer Property to the City for such purposes, all subject to the City's acceptance of the same pursuant to the terms of the Donation Agreement;

**WHEREAS,** pursuant to the terms of the Donation Agreement, Grantee continues to own the Donation Property as of the Effective Date and remains obligated under the Donation Agreement to complete or cause the completion of certain reclamation work upon the Donation Property, all as a condition to Grantee's final conveyance and the City's final acceptance of the Donation Property following substantial completion of such reclamation work;

**WHEREAS,** as disclosed in Section 15 "Access Easement And Fill Dirt Removal Agreement" of the Purchase Agreement, Grantor, Grantee and the City each recognize that in order for Grantee to complete or cause the completion of the reclamation work contemplated for the Donation Property as described in the Donation Agreement, Grantee or its contractors or other entity engaged to complete the reclamation work will be required to and shall have the right to enter upon those portions of the Buffer Property comprising the fill dirt borrow area (as identified in **Exhibit C** attached hereto, the "Fill Dirt Borrow Area") and the existing haul road, each of which are located upon the Buffer Property and each of which are legally described and depicted on **Exhibit C** attached hereto (collectively, the "Easement Area Property") to grade and extract fill dirt (the "Fill Dirt") from the Fill Dirt Borrow Area portion of the Easement Area Property;

**WHEREAS,** in furtherance of all of the foregoing, Grantor now desires to grant and convey to Grantee a non-exclusive easement over and across the Easement Area Property, including the Fill Dirt Borrow Area and the existing haul road, all for the purpose of enabling Grantee, its employees, contractors, subcontractors, agents, successors and assigns to enter upon the Buffer Property and access the Easement Area Property, and to grade and remove Fill Dirt and related materials from the Fill Dirt Borrow Area portion of the Easement Area Property, all as more particularly specified herein and subject to the terms and provisions of this Agreement;

**WHEREAS,** Grantor and Grantee further desire that the Easement (as defined herein): (i) run with and be a burden upon the Easement Area Property portion of the Buffer Property and be a benefit to Grantee, its employees, contractors, subcontractors, agents, successors and assigns, (ii) be appurtenant to and be a part of and benefit the Donation Property, and (iii) remain an Easement, burden and encumbrance upon the Easement Area Property portion of the Buffer Property, and Grantor and all successors and assigns of Grantor and Grantor's interest in and to the Easement Area Property portion of the Buffer Property for the term of the Easement; and

**WHEREAS,** Grantor and Grantee are now entering into this Agreement in furtherance of the foregoing.

## AGREEMENT

**NOW THEREFORE,** in consideration for the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. **Grant of Easement.** Grantor hereby forever and irrevocably grants and conveys to Grantee, its employees, contractors, subcontractors, agents, successors and assigns, and warrants title to the same against all persons claiming by, through, or under Grantor, a non-exclusive easement on, over and across the Easement Area Property (the "Easement"), which Easement shall be for the purpose of: (i) ingress, egress and entry upon the Easement Area Property (including through use of the existing haul road), including the construction of certain haul roads, drainage ditches, culverts and gates, if any, all so that such haul roads can be maintained as a viable means of pedestrian and vehicular ingress and egress to and from the Easement Area Property, and other related improvements as required in connection with Grantee's conducting the grading work and Fill Dirt removal from the Fill Dirt Borrow Area portion of the Easement Area Property, all at Grantee's sole cost and expense, (ii) removal of no more than 2.2 million cubic yards (2.2M yds3) of Fill Dirt from the Fill Dirt Borrow Area portion of the Easement Area Property (the "Maximum Fill Dirt Removal Amount") pursuant to the grading plan for the Easement Area Property set forth and described in **Exhibit D** attached hereto (the "Grading Plan"), (iii) parking, storage and operation of excavation and earth moving equipment, construction vehicles, construction equipment, construction trailers, and other heavy equipment and materials upon the Fill Dirt Borrow Area portion of the Easement Area Property as necessary to accommodate Grantee's grading and Fill Dirt removal and other construction activities upon the Fill Dirt Borrow Area portion of the Easement Area Property, (iv) stockpiling of the Fill Dirt and other rocks or other materials on the Fill Dirt Borrow Area portion of the Easement Area Property in connection with the grading and Fill Dirt removal work pursuant to the Grading Plan, and (v) conducting such other work and activities thereon associated with such grading and Fill Dirt removal operations, all such rights to commence as of the Effective Date of this Easement. Grantor and Grantee mutually acknowledge that the Grading Plan requires approval from governmental agencies having jurisdiction over the Easement Area Property. Therefore, Grantor and Grantee shall cooperate in good faith with one another to amend the Grading Plan to the extent needed in order to secure any required governmental approvals.

In connection with Grantee's Fill Dirt removal efforts and subject to the provisions below, Grantor and Grantee each agree that Grantee shall not enter upon or commence any of the grading work upon or removal of Fill Dirt from the Fill Dirt Borrow Area portion of the Easement Area Property until such time as Grantor has obtained, at its sole cost and expense and as soon as reasonably possible, a grading permit (or other equivalent permit) for the grading contemplated by the Grading Plan as required by applicable governmental authorities and as necessary for Grantee's entry upon and grading of the Fill Dirt Borrow Area portion of the Easement Area Property and removal of the Fill Dirt therefrom in accordance with the Grading

Plan, including, without limitation, the City's approval of the Grading Plan. If requested, Grantor shall furnish Grantee with evidence of such permits and authorizations. Grantor and Grantee each recognize that timely completion of the reclamation work contemplated for the Donation Property as described in the Donation Agreement pursuant to Grantee's plans and budget requires timely access to and timely use of the Fill Dirt from the Fill Dirt Borrow Area portion of the Easement Area Property. In recognition thereof, Grantor agrees to apply for, process and obtain, at its sole cost and expense and as soon as reasonably possible, the grading permit (or other equivalent permit) for the grading contemplated by the Grading Plan as required applicable governmental authorities and as necessary for Grantee's entry upon and grading of the Fill Dirt Borrow Area portion of the Easement Area Property and removal of the Fill Dirt therefrom in accordance with the Grading Plan, including, without limitation, the City's approval of the Grading Plan. Grantor and Grantee each agree to cooperate in good faith with one another in obtaining such requisite grading permit (or other equivalent permit), including, without limitation, execution and submission of any documents requiring signatures from Grantor as owner of the Easement Area Property.

2. **Term of Easement.** The term of the Easement (the "Term") shall commence upon the Effective Date and shall continue until such time as Grantee has (i) completed all grading and removed all Fill Dirt from the Fill Dirt Borrow Area portion of the Easement Area Property as Grantee deems necessary to complete the reclamation work upon the Donation Property up to the Maximum Fill Dirt Removal Amount, all as confirmed in writing from Grantee to Grantor, and (ii) completed all reclamation and grading work required by applicable governmental authorities pursuant to relevant permits and authorizations, provided, however, that the Grantor may, in writing, waive the obligation of Grantee to perform reclamation work in Grantor's sole discretion. Upon expiration of the Term of this Easement, Grantee agrees that it shall, upon the written request of Grantor, execute a document for recordation in the real property records of El Paso County, Colorado confirming the termination of this Agreement and the Easement created hereby.

3. **Maintenance of Easement.** Grantee, at its expense, shall keep the Easement Area Property in a state of good condition and repair, including periodic watering of the Easement Area Property for purposes of dust abatement. Grantee shall erect, at its sole cost and expense, temporary protective barriers such as plastic crowd control fencing to ensure stockpiling and parking is contained, all as required by applicable law. Maintenance and repair of any haul roads may further include, as necessary and without limitation, periodic grading and re-grading, snow plowing, snow storage and removal, placement and replacement of road material (pitrun and/or roadbase), construction and repair of culverts and periodic cleaning of any drainage ditches along such haul roads for proper drainage. Paving of the road surface shall not be permitted without the prior written consent of Grantor, which consent shall not be unreasonably withheld, conditioned or delayed. Grantee shall further have the right to conduct all other maintenance and repair of any such haul roads as Grantee desires or deems necessary to maintain the same in a state of good condition and repair.

4. **Liens; No Denial of Access.** Grantee shall not suffer or permit to be enforced against the Easement Area Property, or any part thereof, any mechanic's, materialmen's, contractor's or subcontractor's liens or any claims for damages arising from any permitted use of the Easement Area Property. Grantee shall pay or cause to be paid all of said liens, claims or damages before any action is brought to enforce same against the Easement Area Property. Grantee expressly agrees to protect, defend, indemnify and hold Grantor and the Easement Area Property harmless from and against all liability for any and all such liens, claims and demands arising as a result of Grantee's work on the Easement Area Property, together with reasonable attorney's fees and all costs and expenses in connection therewith. Under no circumstances shall access be denied to or from any portion of the Easement Area Property for emergency vehicles (police, fire and ambulance).

5. **Grantor Not Liable; Grantor Reserved Rights.** Grantee and its employees, contractors, subcontractors and agents understand and agree that they shall enter upon the Easement Area Property at their own risk. Grantor shall have no duty to inspect the Easement Area Property to which the Easement applies and shall have no duty to warn any person of any latent or patent defect, condition or risk that may exist on the Easement Area Property or that might be incurred in the exercise of the rights granted herein. Grantor shall not be responsible for any loss or theft of or damage to any of the equipment or vehicles or any items located therein while on or about the Easement Area Property. Grantee, as a material part of the consideration of this Agreement, waives all claims or damages against Grantor for any such loss, damage, or injury of Grantee or its employees, contractors, subcontractors or agents, except to the extent caused by the negligence or willful misconduct of Grantor. Grantor reserves the right for itself and for its successors and assigns to use and occupy the Easement Area Property for any and all uses and purposes not inconsistent with any Grantee's use thereof for the purposes herein described; provided, however, that Grantor's use and occupancy of all or any portion of the Easement Area Property shall not interfere with Grantee's grading and Fill Dirt removal operations contemplated by this Agreement, and provided further that Grantor shall not be permitted to install fences, gates, cattle guards, and any other agricultural improvements within the Easement Area Property, or to install any other improvements or conduct any other activities which unreasonably interfere with or otherwise preclude Grantee's access and other rights under this Agreement. In connection with the foregoing, Grantor understands, acknowledges and agrees that Grantee intends to use the Easement Area Property for, among other things, the removal and transportation of Fill Dirt and rock from the Fill Dirt Borrow Area portion of the Easement Area Property, and nothing in this paragraph shall be interpreted to permit Grantor to unreasonably interfere with those activities or to materially adversely interrupt or disrupt Grantee's business operations associated therewith. Subject to all of the foregoing, Grantor may maintain locked gates across or within the Easement Area Property, provided that Grantor shall provide a key or combination to such lock to any Grantee and provided that the same do not unreasonably interfere with or materially adversely interrupt or disrupt Grantee's grading and

Fill Dirt removal operations or use of any haul roads associated therewith constructed upon the Easement Area Property.

**6. Gates; No Signage or Locks.** Grantee shall have the right to install gates, fences, locks and other barriers upon the Easement Area Property as deemed reasonably necessary by Grantee or as otherwise required by applicable law. When using the Easement Area Property, Grantee and its employees, contractors, subcontractors and agents will leave any gates owned and installed by Grantor in the same open or closed condition as found. Grantee may not place signage within the Easement Area Property, except as and to the extent required by applicable law or as necessary to allow Grantee to safely conduct it transportation operations as contemplated herein.

**7. Default.** In the event of default of any of the terms and conditions contained herein, the non-breaching party shall give the breaching party written notice of the default. The defaulting party must cure the default within fifteen (15) days after receiving the default notice; provided, however, that if the nature of the default is such that it cannot be reasonably cured within such fifteen (15) day period, then the defaulting party shall not be in default provided that it commences such cure within the fifteen (15) day period and thereafter diligently and continuously prosecutes the same to completion. If the defaulting party has not cured by the end of the fifteenth (15) days, or such longer period as described above, then the non-defaulting party may seek appropriate legal and equitable relief with the District Court, County of El Paso, State of Colorado, which shall have exclusive jurisdiction over any such dispute. The parties agree that the Easement granted herein concerns unique real estate interests and that any breach under this Agreement shall cause immediate and irreparable harm to the nondefaulting party, and that there will be no plain, speedy or adequate remedy at law for such a breach. Therefore, the parties agree that a court will have equitable jurisdiction to grant injunctive relief in the event of a breach under this Agreement, and that rights of specific performance shall apply.

**8. Notices.** Any notice required to be given pursuant to this Easement agreement shall be deemed given upon the following:

a. Delivery in person to any of the parties to this Easement agreement or their successors in interest at the address set forth in the first paragraph of this Agreement, or at such other address as shall be provided in writing.

b. Three (3) days after placing such written notice in the U.S. mail, by certified mail, prepaid postage, addressed to the address of the parties as set forth in the first paragraph of this Agreement or at such other address as shall be provided in writing.

**9. Mutual Indemnifications.** Grantee agrees to protect, defend, indemnify and hold harmless Grantor and its officers, partners, members, agents, and employees (herein called the "Grantor Indemnified Parties"), from and against any and all claims, damages, liability, loss and

expense whatsoever, including attorneys' fees and other legal expenses, arising by reason of any injury to any person or persons (including, without limitation, death or bodily harm), damage to any property, or breach of any governmental regulations, statute, ordinance, or permit, to the extent resulting or arising from, directly or indirectly, Grantee's (i) negligent use of the Easement Area Property, or (ii) negligent exercise of rights by Grantee or any agent, employee, contractor or invitee of either or any person claiming under Grantee. Grantor agrees, to the extent permitted by law, to protect, defend, indemnify and hold harmless Grantee and its officers, partners, members, agents, and employees (herein called the "Grantee Indemnified Parties"), from and against any and all claims, damages, liability, loss and expense whatsoever, including attorneys' fees and other legal expenses, arising by reason of any injury to any person or persons (including, without limitation, death or bodily harm), damage to any property, or breach of any governmental regulations, statute, ordinance, or permit, to the extent resulting or arising from, directly or indirectly, Grantor's (i) negligent use of the Easement Area Property, or (ii) negligent exercise of rights by Grantor or any agent, employee, contractor or invitee of either or any person claiming under Grantor. In the event of any suit or proceeding brought against any of the Grantor Indemnified Parties or the Grantee Indemnified Parties, such party shall within a reasonable period of time notify the indemnitor hereunder of such suit or proceeding, and the Grantor Indemnified Party or the Grantee Indemnified Party, as applicable, shall be entitled to be defended by counsel chosen by such Grantor Indemnified Party or Grantee Indemnified Party, as applicable, at the cost and expense of the indemnitors.

**10. Insurance Requirements.** Grantee shall, at its own cost and expense, carry insurance in such amounts as may from time to time be reasonably available and required by Grantor against insurable hazards which are at the time commonly insured against in the case of similar grading and Fill Dirt removal operations. All policies of insurance required by this Paragraph to be carried and maintained by Grantee shall be for the mutual and joint benefit and protection of the parties and shall list Grantor as additionally insured. Copies or certificates of such new policies of insurance shall be delivered to the Grantor upon Grantor's request, and as often as any such policy or policies shall expire or terminate, renewal or additional policies shall be procured and maintained by Grantee in like manner and to like extent. All such policies shall contain a clause or endorsement to the effect that such policies may not be terminated or materially amended except after at least ten days' written notice thereof to Grantor.

**11. Runs with the Land; Binding Upon Successors and Assigns; No Merger.** The provisions of this Agreement are intended to run with the Buffer Property and the Easement Area Property and the Donation Property, and to be binding upon and inure to the benefit of the parties hereto, their heirs, assigns, successors and personal representatives, and all other persons who may hereafter acquire an interest in the Buffer Property, the Easement Area Property or the Donation Property or any part thereof. Grantor and Grantee each further acknowledge their mutual intent that, should the Buffer Property, the Easement Area Property and the Donation Property at any time in the future become owned by a single individual or entity, this Agreement and the Easement rights created hereunder shall merge, and this Easement shall thereupon terminate and be of no further force or effect. Whenever a transfer of fee simple ownership of

any of the described lands shall occur, the transferor shall have no liability for any breach of covenant occurring after such transfer. Notwithstanding any other provision of this Agreement to the contrary, Grantee hereby expressly agrees that The Conservation Fund, a Maryland non-profit corporation, shall have no liability under this Agreement for any acts or omissions of the City occurring after The Conservation Fund's conveyance of the Buffer Property to the City.

12. **Miscellaneous.** The recitals set forth at the beginning of this Agreement and all exhibits attached hereto are incorporated herein by this reference. This Agreement and the terms, conditions and provisions hereof may be enforced by any of the parties hereto, and their successors and assigns by proceedings as law or in equity; and in the event legal or administrative suits or proceedings are brought against any party (whether a party to this instrument or not) for the purposes of such enforcement, the party or parties substantially prevailing shall recover from the non-prevailing party or parties all costs associated therewith, including but not limited to reasonable attorney fees, all as and to the extent permitted by law. The Easement is granted and conveyed without warranties of title and subject to existing easements or rights to use the Easement, deeds of trust, mortgages, reservations, restrictions, easements, covenants and all other matters whether or not of record. This Easement shall run with the land, Grantor's property being the Easement Area Property and the servient estate, and the Grantee's property being the Donation Property and the dominant estate, and shall remain an Easement on the land until its expiration in accordance with the provisions of this Agreement and Colorado law. This Agreement shall be construed and enforced in accordance with Colorado law.

**SIGNATURES ON FOLLOWING PAGE**

**IN WITNESS WHEREOF** the parties have executed this Agreement as of this _____ day of September, 2020.

**GRANTOR:**

**THE CONSERVATION FUND, a Maryland non-profit corporation**

By: MARGARET

Its: SECRETARY

**GRANTEE:**

**CASTLE CONCRETE COMPANY, a Colorado corporation**

By: _____

Its: _____

**ACKNOWLEDGMENTS**

COMMONWEALTH OF VIRGINIA )
) ss.
COUNTY OF ARLINGTON )

On this 16 day of September 2020, before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, personally appeared Margaret A. McCabe as Secretary of The Conservation Fund, a Maryland non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was his/her act and deed for the purposes therein express.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Madison S. Barbee
Notary Public
Name: MADISON S BARBEE
Notary Registration Number: 7855141

Madison Scarlett Barbee
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7855141
Com. Exp. Oct. 31, 2023

My commission expires: Oct. 31, 2023.

(SEAL)

STATE OF COLORADO )
) ss.
COUNTY OF _____ )

The foregoing was acknowledged before me this ____ day of _____, 2020, by _____ as _____ of Castle Concrete Company, a Colorado corporation, on behalf of such corporation.

WITNESS my hand and official seal.

My Commission expires: _____

_____
Notary Public

**IN WITNESS WHEREOF** the parties have executed this Agreement as of this _____ day of September, 2020.

**GRANTOR:**

**THE CONSERVATION FUND,**
**a Maryland non-profit corporation**

By: _____

Its: _____

**GRANTEE:**

**CASTLE CONCRETE COMPANY, a Colorado corporation**

By: Jerald Schnabel

Its: President

**ACKNOWLEDGMENTS**

COMMONWEALTH OF VIRGINIA )
) ss.
COUNTY OF ARLINGTON )

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, personally appeared _____ as _____ of The Conservation Fund, a Maryland non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was his/her act and deed for the purposes therein express.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public
Name: _____
Notary Registration Number: _____

My commission expires: _____.

(SEAL)

STATE OF COLORADO )
) ss.
COUNTY OF El Paso )

The foregoing was acknowledged before me this 17th day of September, 2020, by Jerald Schnabel as President of Castle Concrete Company, a Colorado corporation, on behalf of such corporation.

My Commission expires: 6·24·2024

WITNESS my hand and official seal.

Abby L. Trowbridge
Notary Public

ABBY L. TROWBRIDGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874205979
MY COMMISSION EXPIRES JUNE 24, 2024

**EXHIBIT "A"**

(Legal Description of Buffer Property)

**TRACT 1** (73102-01-001, 7250 Allegheny Drive) (Commitment No. 55077768) (1.96 acres, more or less):

LOT 1, BLOCK 1, CASTLE HEIGHTS SUBDIVISION, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

AND

**TRACT 2** (73102-00-0004) (Commitment No. 55077625) (25.7 acres more or less):

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING PARCEL 1 DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MAY 12, 1993 IN BOOK 6171 AT PAGE 1451 OF THE EL PASO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE PLAT OF MOUNTAIN SHADOWS FILING NO. 31, RECORDED IN PLAT BOOK E- 5 AT PAGE 196 OF THE EL PASO COUNTY RECORDS.

NOTE: ALL DOCUMENTS REFERRED TO BY BOOK AND PAGE IN THIS DESCRIPTION ARE RECORDS ON FILE WITH THE EL PASO COUNTY CLERK AND RECORDER, UNLESS OTHERWISE STATED.

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID PARCEL 1, MONUMENTED BY A NO. 5 REBAR WITH A 1 ½ INCH ALUMINUM SURVEYORS CAP MARKED "LW PE & LS 2692", SAID POINT BEING THE POINT OF BEGINNING;
THENCE SOUTH 78 DEGREES 46 MINUTES 20 SECONDS EAST A DISTANCE OF 397.28 FEET;
THENCE SOUTH 54 DEGREES 47 MINUTES 42 SECONDS EAST A DISTANCE OF 515.19 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF LIVE OAK STATION FILING NO. 2, RECORDED IN PLAT BOOK A-4 AT PAGE 182;
THENCE SOUTHEASTERLY, ON SAID BOUNDARY LINE, THE FOLLOWING TWO COURSES:
SOUTH 38 DEGREES 32 MINUTES 12 SECONDS EAST A DISTANCE OF 126.70 FEET;
SOUTH 58 DEGREES 20 MINUTES 16 SECONDS EAST A DISTANCE OF 229.25 FEET TO THE SOUTHERLY MOST CORNER OF SAID FILING NO. 2, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF ALLEGHENY DRIVE, RECORDED IN ALLEGHENY DRIVE SUBDIVISION IN PLAT BOOK R-3 AT PAGE 46;
THENCE SOUTHERLY, ON SAID RIGHT OF WAY LINE, THE FOLLOWING FIVE (5) COURSES:
SOUTH 54 DEGREES 19 MINUTES 12 SECONDS WEST A DISTANCE OF 334.08 FEET TO A POINT OF CURVE;
ON THE ARC OF A CURVE LEFT, HAVING A DELTA OF 88 DEGREES 05 MINUTES 49 SECONDS, A RADIUS OF 310.00 FEET, A DISTANCE OF 476.65 FEET, MEASURED ALONG THE ARC, TO A POINT OF TANGENT;
SOUTH 33 DEGREES 46 MINUTES 37 SECONDS EAST A DISTANCE OF 32.17 FEET TO A POINT OF CURVE;

ON THE ARC OF A CURVE LEFT, HAVING A DELTA OF 42 DEGREES 16 MINUTES 21 SECONDS, A RADIUS OF 230.00 FEET, A DISTANCE OF 169.69 FEET, MEASURED ALONG THE ARC, TO A POINT OF TANGENT;
SOUTH 76 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 190.48 FEET TO THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 875;
THENCE SOUTH 81 DEGREES 18 MINUTES 18 SECONDS WEST, ON THE NORTHERLY LINE OF SAID TRACT AND ON THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874., A DISTANCE OF 1091.63 FEET;
THENCE NORTH 00 DEGREES 09 MINUTES 12 SECONDS EAST, ON THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874, a DISTANCE OF 1545.85 FEET TO THE POINT OF BEGINNING.

AND

**TRACT 3** (No. 73102-00-005) (Commitment No. 55077696) (87.9 acres, more or less)

**TRACT 3 PARCEL A**:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10, THENCE NORTH 00 DEGREES 23 MINUTES 58 SECONDS WEST, 714.20 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO THE SOUTHWEST CORNER OF PARCEL B AS DESCRIBED IN EASEMENT, COVENANT AND RELEASE RECORDED DECEMBER 30, 1974 IN BOOK 2725 AT PAGE 604 OF THE RECORDS OF SAID COUNTY;
THENCE NORTH 77 DEGREES 14 MINUTES 16 SECONDS EAST, 1033.19 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL B;
THENCE SOUTH 00 DEGREES 09 MINUTES 47 SECONDS WEST, 945.27 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 1O;
THENCE NORTH 89 DEGREES 50 MINUTES 13 SECONDS WEST, A DISTANCE OF 1000.00 FEET ALONG SAID SOUTHERLY LINE OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING,
EXCEPT THOSE PORTIONS THEREOF DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874 AND PLATTED AS CASTLE HEIGHTS SUBDIVISION RECORDED MARCH 14, 1985 UNDER RECEPTION N0. 1225415 IN PLAT BOOK X3 AT PAGE 186.

**TRACT 3 PARCEL B**:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO

SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10, THENCE SOUTH 89 DEGREES 30 MINUTES 50 SECONDS EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 10, A DISTANCE OF 1,000.00 FEET;
THENCE NORTH 00 DEGREES 29 MINUTES 09 SECONDS EAST, 185.37 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 00 DEGREES 29 MINUTES 09 SECONDS EAST, 13.31 FEET;
THENCE NORTH 81 DEGREES 37 MINUTES 25 SECONDS EAST, 1,049.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 60 FOOT WIDE ALLEGHENY DRIVE;
THENCE SOUTH 75 DEGREES 43 MINUTES 41 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF- WAY LINE 52.51 FEET;
THENCE SOUTH 71 DEGREES 46 MINUTES 23 SECONDS WEST, 392.60 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 00 SECONDS, AN ARC DISTANCE OF 147.31 FEET TO A POINT OF TANGENT;
THENCE SOUTH 89 DEGREES 21 MINUTES 23 SECONDS WEST, ALONG SAID TANGENT, 571.86 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT THAT PORTION THEREOF DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874

**TRACT 3 PARCEL C**:

A TRACT OF LAND IN THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 89 DEGREES 30 MINUTES 51 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF SAID SECTION 10, A DISTANCE OF 1000.00 FEET;
THENCE NORTH 00 DEGREES 29 MINUTES 09 SECONDS EAST, 125.36 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 00 DEGREES 29 MINUTES 09 SECONDS EAST, 60.01 FEET;
THENCE NORTH 89 DEGREES 21 MINUTES 23 SECONDS EAST, 571.86 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 00 SECONDS, AN ARC DISTANCE OF 147.31 FEET TO A POINT OF TANGENT;
THENCE NORTH 71 DEGREES 46 MINUTES 23 SECONDS EAST, ALONG SAID TANGENT, 392.60 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 60 FEET WIDE ALLEGHENY DRIVE; THENCE SOUTH 75 DEGREES 43 MINUTES 41 SECONDS EAST, ALONG SAID SOUTH WESTERLY RIGHT- OF-WAY LINE, 111.67 FEET;
THENCE SOUTH 71 DEGREES 46 MINUTES 23 SECONDS WEST, 486.79 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 00 SECONDS, AN ARC DISTANCE OF 165.72 FEET TO A POINT OF TANGENT; THENCE SOUTH 89 DEGREES 21 MINUTES 23 SECONDS WEST ALONG SAID TANGENT, 573.04 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THAT PORTION THEREOF DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874.

**TRACT 3 PARCEL D**:

A TRACT OF LAND IN THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10;
THENCE SOUTH 89 DEGREES 30 MINUTES 51 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF SAID SECTION 10, A DISTANCE OF 1000.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 30 MINUTES 51 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 2287.52 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 60 FEET WIDE ALLEGHENY DRIVE;
THENCE NORTH 69 DEGREES 00 MINUTES 13 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF- WAY LINE, 396.2 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 821.07 FEET AND A CENTRAL ANGLE OF 06 DEGREES 43 MINUTES 28 SECONDS, AN ARC DISTANCE OF 96.36 FEET TO A POINT OF TANGENT;
THENCE NORTH 75 DEGREES 43 MINUTES 41 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT- OF-WAY LINE AND ALONG SAID TANGENT, 646.41 FEET TO A POINT ON THE SOUTHERLY LINE OF THE 60 FOOT WIDE CASTLE CONCRETE ACCESS ROAD;
THENCE SOUTH 71 DEGREES 46 MINUTES 23 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 486.79 FEET TO A POINT OF CURVE;
THENCE WESTERLY ALONG SAID SOUTHERLY LINE AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 00 SECONDS, AND ARC DISTANCE OF 165.72 FEET TO A POINT OF TANGENT;
THENCE SOUTH 89 DEGREES 21 MINUTES 23 SECONDS WEST, ALONG SAID SOUTHERLY LINE AND ALONG SAID TANGENT, 573.04 FEET;
THENCE SOUTH 00 DEGREES 29 MINUTES 09 SECONDS WEST, 125.36 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT THAT PORTION THEREOF DESCRIBED IN WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874.

**TRACT 3 PARCEL E**:

A TRACT OF LAND IS SECTIONS 9 AND 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS;
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER EXCEPT THE SOUTHWEST QUARTER THEREOF IN SAID SECTION 9 AND THAT PORTION OF SAID SECTION 10, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 02 MINUTES 05 SECONDS WEST, ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 110.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 00 DEGREES 02 MINUTES 05 SECONDS WEST, ALONG SAID WESTERLY LINE, 1205.35 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN EASEMENT, COVENANT AND RELEASE RECORDED DECEMBER 30, 1974 IN BOOK
2725 AT PAGE 604OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION AND ALONG THE WESTERLY LINE OF SAID TRACT IN BOOK 2725 AT PAGE 604A DISTANCE OF 600.00 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 78 DEGREES 44 MINUTES 47 SECONDS EAST, ALONG THE SOUTHERLY LINE THEREOF, 1270.70 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 346.17 FEET TO A POINT ON THE NORTHERLY LINE THEREOF, SAID POINT BEING ALSO THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 10;
THENCE NORTH 89 DEGREES 43 MINUTES 55 SECONDS WEST, ALONG SAID NORTHERLY LINE, 234.27 FEET;
THENCE NORTH 00 DEGREES 29 MINUTES 09 SECONDS EAST, 381.31 FEET;
THENCE NORTH 45 DEGREES 35 MINUTES 01 SECONDS WEST, 577.24 FEET;
THENCE NORTH 54 DEGREES 57 MINUTES 55 SECONDS WEST, 740.00 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THOSE PORTIONS THEREOF DESCRIBED IN WARRANTY DEEDS RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGES 872 AND 874.

AND

**TRACT 4** (No. 73102-00-009) (Commitment No. 55077766) (32.5 acres, more or less)

THAT PORTION OF THE S 1/2 OF THE SW 1/4, THE W 1/2 OF THE SE 1/4 OF SECTION 3 AND THE NW 1/4 OF SECTION 10, ALL IN TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M. EL PASO COUNTY. COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3 (BEARINGS REFERRED TO HEREIN ARE BASED ON THE WESTERLY LINE OF OAK VALLEY RANCH FILING NO. 1 AS RECORDED IN PLAT BOOK M-3 AT PAGE 73 OF THE RECORDS OF SAID COUNTY, RECORDED AS BEING S 01 DEGREES 23 MINUTES 43 SECONDS W); THENCE N 01 DEGREES 02 MINUTES 53 SECONDS W, 1318.04 FEET ALONG THE WESTERLY LINE OF SAID S 1/2 OF SW 1/4 OF SECTION 3 TO THE NORTHWEST CORNER THEREOF; THENCE N 89 DEGREES 50 MINUTES 37 SECONDS E. 2305.16 FEET ALONG THE NORTHERLY LINE OF SAID S 1/2 OF THE SW 1/4 OF SECTION 3 TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD. AS DESCRIBED IN CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2 AS RECORDED IN PLAT BOOK R-3 AT PAGE 57 OF SAID RECORDS; THENCE S 69 DEGREES 03 MINUTES 05 SECONDS E. 363.38

FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2 (THE FOLLOWING 7 COURSES ARE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID CENTENNIAL BOULEVARD); 1) THENCE CONTINUING S 69 DEGREES 03 MINUTES 05 SECONDS E, 86.77 FEET; 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 33 DEGREES 45 MINUTES 00 SECONDS. A RADIUS OF 666.80 FEET, FOR AN ARC DISTANCE OF 392.78 FEET; 3) THENCE S 35 DEGREES 18 MINUTES 05 SECONDS E, 385.92 FEET; 4) THENCE N 54 DEGREES 41 MINUTES 55 SECONDS E. 10.00 FEET; 5) THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A CHORD BEARING OF S 00 DEGREES 38 MINUTES 55 SECONDS E, A CENTRAL ANGLE OF 69 DEGREES 18 MINUTES 21 SECONDS, A RADIUS OF 360.00 FEET, FOR AN ARC DISTANCE OF 435.46 FEET; 6) THENCE S 34 DEGREES 00 MINUTES 16 SECONDS W, 421.49 FEET; 7) THENCE ON THE ARC OF A CURVE TO THE LEFT. SAID CURVE HAVING A CENTRAL ANGLE OF 13 DEGREES 01 MINUTES 18 SECONDS, A RADIUS OF 440.00 FEET. FOR AN ARC DISTANCE OF 100.00 FEET; THENCE N 78 DEGREES 46 MINUTES 03 SECONDS W. 765.68 FEET; THENCE S 11 DEGREES 13 MINUTES 57 SECONDS W, 189.95 FEET; THENCE S 18 DEGREES 33 MINUTES 09 SECONDS E, 308.01 FEET; THENCE S 49 DEGREES 02 MINUTES 38 SECONDS E. 251.07 FEET; THENCE S 17 DEGREES 30 MINUTES 43 SECONDS E, 220.00 FEET TO THE MOST NORTHERLY CORNER OF ALLEGHENY DRIVE SUBDIVISION AS RECORDED IN PLAT BOOK R-3 AT PAGE 46 OF SAID RECORDS (THE FOLLOWING 3 COURSES ARE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID ALLEGHENY DRIVE); 1) THENCE S 72 DEGREES 29 MINUTES 17 SECONDS W. 92.76 FEET; 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 67 DEGREES 33 MINUTES 48 SECONDS, A RADIUS OF 310.00 FEET. FOR AN ARC DISTANCE OF 365.55 FEET TO A POINT OF REVERSE CURVE; 3) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT SAID CURVE HAVING A CENTRAL ANGLE OF 49 DEGREES 23 MINUTES 43 SECONDS, A RADIUS OF 334.02 FEET, FOR AN ARC DISTANCE OF 287.97 FEET; THENCE N 54 DEGREES 47 MINUTES 42 SECONDS W, 873.02 FEET; THENCE N 78 DEGREES 46 MINUTES 20 SECONDS W, 397.29 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED WARRANTY DEED RECORDED AUGUST 10, 1982 IN BOOK 3596 AT PAGE 874 OF SAID RECORDS. SAID CORNER ALSO BEING ON THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 3486 AT PAGE 378 OF SAID RECORDS (THE FOLLOWING 2 COURSES ARE ALONG SAID NORTHEASTERLY LINE); 1) THENCE N 45 DEGREES 54 MINUTES 08 SECONDS W. 519.67 FEET; 2) THENCE N 55 DEGREES 17 MINUTES 02 SECONDS W, 740.00 FEET TO THE WESTERLY LINE OF SAID NW 1/4 OF SECTION 1O; THENCE N 00 DEGREES 17 MINUTES 51 SECONDS W, 110.00 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF DESCRIBED IN PARTIAL RELEASE RECORDED SEPTEMBER 24, 1985 IN BOOK 5065 AT PAGE 354 AND IN DEED RECORDED OCTOBER 6, 1987 IN BOOK 5430 AT PAGE 1112;

AND EXCEPT THAT PORTION PLATTED AS OAK VALLEY RANCH FILING NO. 6 AND OAK VALLEY RANCH, FILING NO. 7.

LESS THAT PARCEL DESCRIBED IN DEED RECORDED APRIL 27, 2018 UNDER RECEPTION NO. 21847585.

Exhibit A

AND LESS AND EXCEPT:

56561_Pikeview_Encroachment_LOT-5_200818 THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WESTERLY CORNER OF TRACT C, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182; THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, SOUTH 38°35'49" EAST A DISTANCE OF 58.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID WESTERLY LINE, SOUTH 38°35'49" EAST A DISTANCE OF 26.93 FEET; THENCE SOUTH 69°11'21" WEST A DISTANCE OF 17.04 FEET; THENCE NORTH 36°45'16" WEST A DISTANCE OF 13.81 FEET; THENCE NORTH 24°44'08" EAST A DISTANCE OF 17.66 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-6_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF TRACT C, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;

THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, SOUTH 38°35'49" EAST A DISTANCE OF 84.95 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ON SAID LINE, SOUTH 38°35'49" EAST A DISTANCE OF 68.50 FEET;
THENCE SOUTH 54°58'13" WEST A DISTANCE OF 18.59 FEET;
THENCE NORTH 36°45'16" WEST A DISTANCE OF 72.59 FEET;
THENCE NORTH 69°11'21" EAST A DISTANCE OF 17.04 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-7_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF TRACT C, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182; THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, SOUTH 38°35'49" EAST A DISTANCE OF 153.46 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, SOUTH 38°35'49" EAST A DISTANCE OF 63.05 FEET;

THENCE SOUTH 51°24'11" WEST A DISTANCE OF 20.62 FEET; THENCE NORTH 36°45'16" WEST A DISTANCE OF 64.24 FEET;

THENCE NORTH 54°58'13" EAST A DISTANCE OF 18.59 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-8_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF TRACT C, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182; THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, SOUTH 38°35'49" EAST A DISTANCE OF 234.97 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, SOUTH 38°35'49" EAST A DISTANCE OF 31.02 FEET;

THENCE SOUTH 51°34'30" WEST A DISTANCE OF 9.00 FEET; THENCE NORTH 81°32'01" WEST A DISTANCE OF 2.99 FEET;
THENCE NORTH 38°47'51" WEST A DISTANCE OF 26.52 FEET;
THENCE NORTH 06°00'32" EAST A DISTANCE OF 2.96 FEET;
THENCE NORTH 50°15'17" EAST A DISTANCE OF 9.05 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-9_1_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF LOT 10, OAK VALLEY RANCH FILING NO. 7 AS RECORDED IN PLAT BOOK E-5 AT PAGE 285;

THENCE ON THE WESTERLY LINE OF SAID OAK VALLEY RANCH FILING NO. 7 , SOUTH 53°25'35" EAST A DISTANCE OF 136.74 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ON SAID WESTERLY LINE, SOUTH 53°25'35" EAST A DISTANCE OF 89.60 FEET;
THENCE SOUTH 27°50'42" WEST A DISTANCE OF 12.55 FEET;
THENCE NORTH 83°00'30" WEST A DISTANCE OF 22.91 FEET;
THENCE NORTH 52°49'01" WEST A DISTANCE OF 62.28 FEET;
THENCE NORTH 14°35'47" EAST A DISTANCE OF 24.86 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-9-2_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF TRACT C, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;
THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, SOUTH 38°35'49" EAST A DISTANCE OF 281.54 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY LINE, SOUTH 38°35'49" EAST A DISTANCE OF 64.42 FEET; THENCE SOUTH 43°47'09" WEST A DISTANCE OF 8.94 FEET;
THENCE NORTH 43°38'45" WEST A DISTANCE OF 63.89 FEET;
THENCE NORTH 43°40'11" EAST A DISTANCE OF 14.61 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-10_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHERLY CORNER OF LOT 13, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;

THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, NORTH 58°31'41" WEST A DISTANCE OF 177.13 FEET TO THE SOUTHERLY CORNER OF LOT 10, SAID LIVE OAK STATION AND THE POINT OF BEGINNING;

THENCE SOUTH 36°02'05" WEST A DISTANCE OF 22.56 FEET;
THENCE NORTH 47°28'24" WEST A DISTANCE OF 19.75 FEET;
THENCE NORTH 30°18'55" WEST A DISTANCE OF 44.91 FEET TO THE WESTERLY LINE OF SAID LOT 10; THENCE ON SAID WESTERLY LINE, SOUTH 38°35'49" EAST A DISTANCE OF 7.42 FEET;
THENCE CONTINUING ON SAID WESTERLY LINE, SOUTH 58°31'41" EAST A DISTANCE OF 53.78 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-11_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF LOT 13, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;

THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, NORTH 58°31'41" WEST A DISTANCE OF 121.95 FEET TO THE SOUTHERLY CORNER OF LOT 11, SAID LIVE OAK STATION AND THE POINT OF BEGINNING;

THENCE SOUTH 23°07'19" WEST A DISTANCE OF 6.47 FEET;
THENCE SOUTH 38°22'10" WEST A DISTANCE OF 26.97 FEET;
THENCE NORTH 47°28'24" WEST A DISTANCE OF 55.71 FEET;

THENCE NORTH 36°02'05" EAST A DISTANCE OF 22.56 FEET TO THE WESTERLY CORNER OF SAID LOT 11;
THENCE ON THE WESTERLY LINE OF SAID LOT 11, SOUTH 58°31'41" EAST A DISTANCE OF 55.18 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-12_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP, 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF LOT 13, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;

THENCE ON THE WESTERLY LINE OF SAID LIVE OAK STATION, NORTH 58°31'41" WEST A DISTANCE OF 71.59 FEET TO THE SOUTHERLY CORNER OF LOT 12, SAID LIVE OAK STATION AND THE POINT OF BEGINNING;

THENCE SOUTH 30°47'54" WEST A DISTANCE OF 12.16 FEET;
THENCE NORTH 51°53'33" WEST A DISTANCE OF 49.90 FEET;
THENCE NORTH 23°07'19" EAST A DISTANCE OF 6.47 FEET TO THE SOUTHERLY CORNER OF SAID LOT 12;
THENCE ON THE WESTERLY LINE OF SAID LOT 12, SOUTH 58°31'41" EAST A DISTANCE OF 50.36 FEET TO THE POINT OF BEGINNING.

56561- Pikeview_Encroachment_LOT-13_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHERLY CORNER OF LOT 13, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182;

THENCE SOUTH 54°28'52" WEST A DISTANCE OF 41.84 FEET;
THENCE NORTH 36°31'40" WEST A DISTANCE OF 42.16 FEET;
THENCE NORTH 25°08'25" WEST A DISTANCE OF 19.17 FEET;
THENCE NORTH 30°47'54" EAST A DISTANCE OF 12.16 FEET TO THE WESTERLY CORNER OF SAID LOT 13; THENCE ON THE WESTERLY LINE OF SAID LOT 13, SOUTH 58°31'41" EAST A DISTANCE OF 71.59 FEET TO THE POINT OF BEGINNING .

56561_Pikeview_Encroachment_LOT-17_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF LOT 17, OAK VALLEY RANCH FILING NO. 7 AS RECORDED IN PLAT BOOK E-5 AT PAGE 285; THENCE ON THE NORTHERLY LINE OF SAID LOT 17, SOUTH 64°57'16" WEST A DISTANCE OF 2.20 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY LINE, SOUTH 64°57'16" WEST A DISTANCE OF 86.71 FEET TO A NON TANGENT CURVE TO THE RIGHT;
THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 48.00 FEET, A DELTA OF 129°09'56" AND A CHORD THAT BEARS NORTH 64°57'16" EAST A DISTANCE OF 86.71 FEET TO THE POINT OF BEGINNING.

56561_Pikeview_Encroachment_LOT-75_200818

THAT PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP , 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF TRACT A, LIVE OAK STATION, FILING NO. 2 AS RECORDED IN BOOK A4, PAGE 182; THENCE ON THE NORTHERLY LINE OF SAID LIVE OAK STATION, NORTH 64°54'26" EAST A DISTANCE OF 115.72 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 25°05'34" WEST A DISTANCE OF 11.99 FEET;
THENCE NORTH 64°54'26" EAST A DISTANCE OF 24.44 FEET;
THENCE NORTH 73°26'18" EAST A DISTANCE OF 80.82 FEET TO SAID NORTHERLY LINE;
THENCE ON SAID NORTHERLY LINE, SOUTH 64°54'26" WEST A DISTANCE OF 104.36 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B"**

(Legal Description of Donation Property)

PARCEL A:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

# EXHIBIT C
(Legal Description of Easement Area Property)

## Legal Description and Depiction of Existing Haul Road

A FIFTY (50) FEET WIDE ACCESS EASEMENT, TWENTY FIVE (25) FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 81°10'01" EAST A DISTANCE OF 2165.39 FEET TO THE SOUTHERLY RIGHT OF WAY OF ALLEGHENY DRIVE AS RECORDED IN BOOK R3, PAGE 46 AND THE **POINT OF BEGINNING**; THENCE ON SAID CENTERLINE THE FOLLOWING TWELVE (12) COURSES:

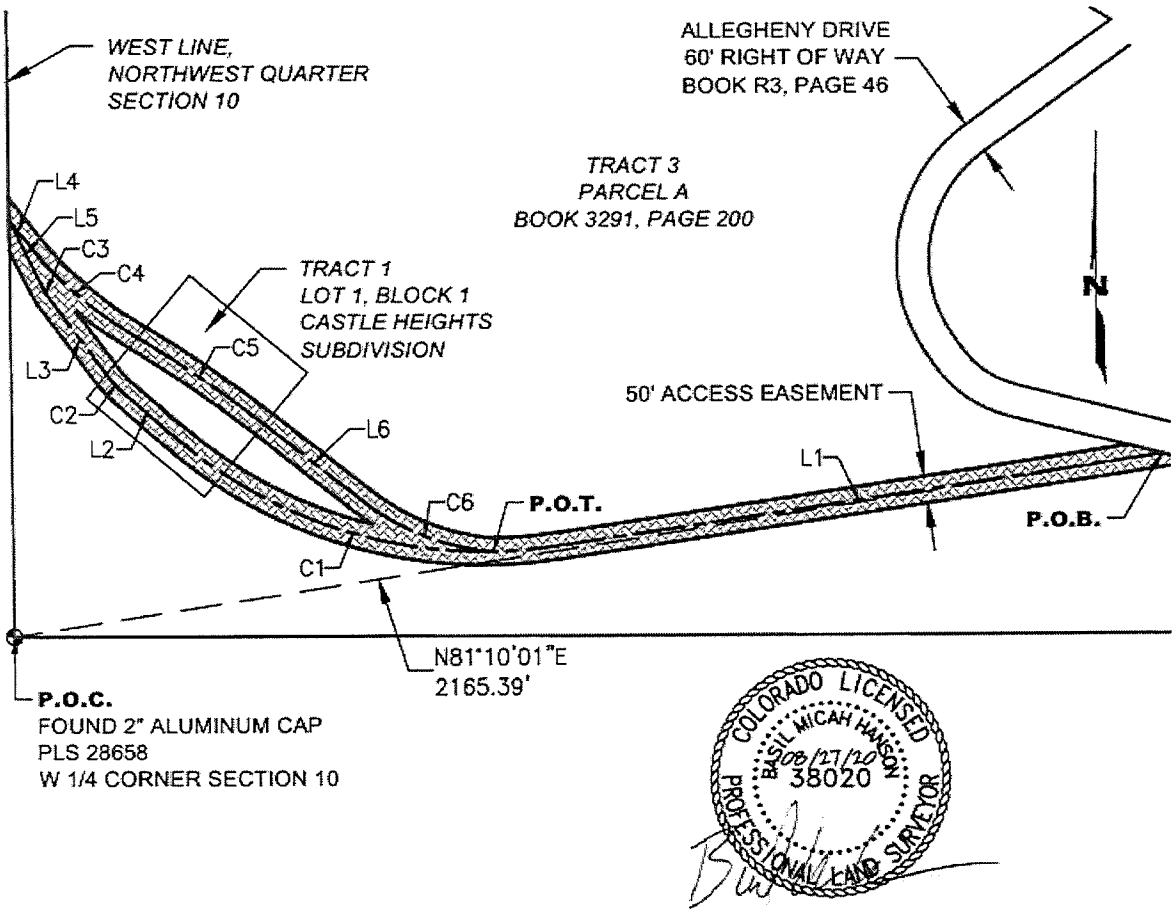
1. THENCE SOUTH 81°37'25" WEST A DISTANCE OF 1143.71 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
2. THENCE 762.72 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 888.04 FEET, A CENTRAL ANGLE OF 49°12'38" AND A CHORD THAT BEARS NORTH 73°46'16" WEST A DISTANCE OF 739.50 FEET;
3. THENCE NORTH 49°09'57" WEST A DISTANCE OF 133.96 FEET TO A CURVE TO THE RIGHT;
4. THENCE 21.98 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 12°35'45" AND A CHORD THAT BEARS NORTH 42°52'04" WEST A DISTANCE OF 21.94 FEET;
5. THENCE NORTH 36°34'12" WEST A DISTANCE OF 196.11 FEET TO A CURVE TO THE RIGHT;
6. THENCE 17.78 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 10°11'11" AND A CHORD THAT BEARS NORTH 31°28'36" WEST A DISTANCE OF 17.76 FEET;
7. THENCE NORTH 26°23'01" WEST A DISTANCE OF 143.48 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER;
8. THENCE SOUTH 38°27'44" EAST A DISTANCE OF 55.67 FEET TO A CURVE TO THE LEFT;
9. THENCE 258.74 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 20°26'53" AND A CHORD THAT BEARS SOUTH 48°41'11" EAST A DISTANCE OF 257.37 FEET TO A REVERSE CURVE TO THE RIGHT;
10. THENCE 299.10 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 06°51'18" AND A CHORD THAT BEARS SOUTH 55°28'59" EAST A DISTANCE OF 298.92 FEET;
11. THENCE SOUTH 52°03'20" EAST A DISTANCE OF 234.58 FEET TO A CURVE TO THE LEFT;
12. THENCE 262.80 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 33°27'38" AND A CHORD THAT BEARS SOUTH 68°47'09" EAST A DISTANCE OF 259.08 FEET TO THE **POINT OF TERMINUS** ON THE CENTERLINE OF SAID 50 FEET WIDE ACCESS EASEMENT.

CONTAINING 164,080 SQUARE FEET OR 3.767 ACRES, MORE OR LESS.

CONTINUED ON SHEET 2

COLORADO LICENSED
BASIL MICAH HANSEN
08/27/20
38020
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| DATE: 08/27/20<br>PARCEL DESIGNATION: 6455171000001<br>PROJECT: 1020056561<br>TCF PIKEVIEW BOUNDARY | SAM | SURVEYING AND MAPPING LLC (SAM)<br>555 Zang St., Suite 210<br>Lakewood CO. 80228<br>Ph: (303) 988-5852 Fax: (303) 988-2195<br>EMAIL: SAM@SAM.BIZ | OWNER:<br>CASTLE CONCRETE COMPANY<br>SHEET 1 OF 4 S10 T13S R67W |







0 300' 600'

LEGEND

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|---|---|
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| ⊕ | FOUND MONUMENT AS NOTED |

NOTES:

1. THIS EXHIBIT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF ANY LAND BOUNDARY, FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.
2. SURVEYING AND MAPPING, LLC ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.
3. THE BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983(2011), SCALED TO GROUND, U.S. SURVEY FOOT.

DATE: 08/27/20
PARCEL DESIGNATION: 046517100001
PROJECT: 1020056561 TCF PIKEVIEW BOUNDARY

SAM

SURVEYING AND MAPPING LLC (SAM)
555 Zang St., Suite 210
Lakewood CO. 80228
Ph: (303) 988-5852 Fax: (303) 988-2195
EMAIL: SAM@SAM.BIZ

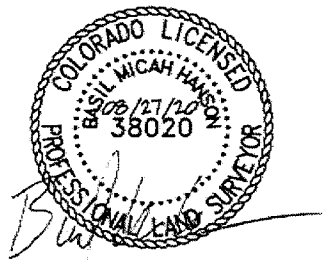
OWNER: CASTLE CONCRETE COMPANY

SHEET 3 OF 4 S10 T13S R67W

Exhibit C

| LINE TABLE | | |
|---|---|---|
| NUMBER | DIRECTION | LENGTH |
| L1 | S81°37'25"W | 1143.71' |
| L2 | N49°09'57"W | 133.96' |
| L3 | N36°34'12"W | 196.11' |
| L4 | S38°27'44"E | 55.67' |
| L5 | N26°23'01"W | 143.48' |
| L6 | S52°03'20"E | 234.58' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 762.72' | 888.04' | 049°12'38" | N73°46'16"W | 739.50' |
| C2 | 21.98' | 100.00' | 012°35'45" | N42°52'04"W | 21.94' |
| C3 | 17.78' | 100.00' | 010°11'11" | N31°28'36"W | 17.76' |
| C4 | 258.74' | 725.00' | 020°26'53" | S48°41'11"E | 257.37' |
| C5 | 299.10' | 2500.00' | 006°51'18" | S55°28'59"E | 298.92' |
| C6 | 262.80' | 450.00' | 033°27'38" | S68°47'09"E | 259.08' |




NOTES:
1. THIS EXHIBIT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF ANY LAND BOUNDARY, FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.
2. SURVEYING AND MAPPING, LLC ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.
3. THE BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983(2011), SCALED TO GROUND, U.S. SURVEY FOOT.

DATE: 08/27/20
PARCEL DESIGNATION: 046517100001
PROJECT: 1020056561
TCF PIKEVIEW BOUNDARY

SURVEYING AND MAPPING LLC (SAM)
555 Zang St., Suite 210
Lakewood CO. 80228
Ph: (303) 988-5852 Fax: (303) 988-2195
EMAIL: SAM@SAM.BIZ

OWNER:
CASTLE CONCRETE COMPANY

SHEET 4 OF 4 S10 T13S R67W

\\CS - 760837/000001 - 385320 v10

Exhibit C

# LEGAL DESCRIPTION AND DEPICTION OF FILL DIRT BORROW AREA

## DESCRIPTION

THAT PORTION OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 85°39'43" WEST A DISTANCE OF 1319.64 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 70°24'26" EAST A DISTANCE OF 453.83 FEET;

THENCE SOUTH 48°27'10" EAST A DISTANCE OF 565.98 FEET;

THENCE SOUTH 34°59'52" EAST A DISTANCE OF 387.74 FEET;

THENCE SOUTH 16°59'29" EAST A DISTANCE OF 163.04 FEET;

THENCE WEST A DISTANCE OF 375.92 FEET;

THENCE NORTH 39°05'13" WEST A DISTANCE OF 133.93 FEET;

THENCE NORTH 00°36'15" WEST A DISTANCE OF 330.10 FEET;

THENCE SOUTH 89°21'05" WEST A DISTANCE OF 262.25 FEET;

THENCE NORTH 39°05'13" WEST A DISTANCE OF 30.67 FEET;

THENCE NORTH 60°37'29" WEST A DISTANCE OF 434.40 FEET;

THENCE NORTH 00°27'12" WEST A DISTANCE OF 331.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 405,754 SQUARE FEET OR 9.315 ACRES, MORE OR LESS.

THE BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011), SCALED TO GROUND, U.S. SURVEY FOOT.

COLORADO LICENSED
BASIL MICAH HANSON
8/25/20
38020
PROFESSIONAL LAND SURVEYOR

BASIL MICAH HANSON, PLS 38020 DATE
FOR AND ON BEHALF OF SAM, LLC

NOTES:

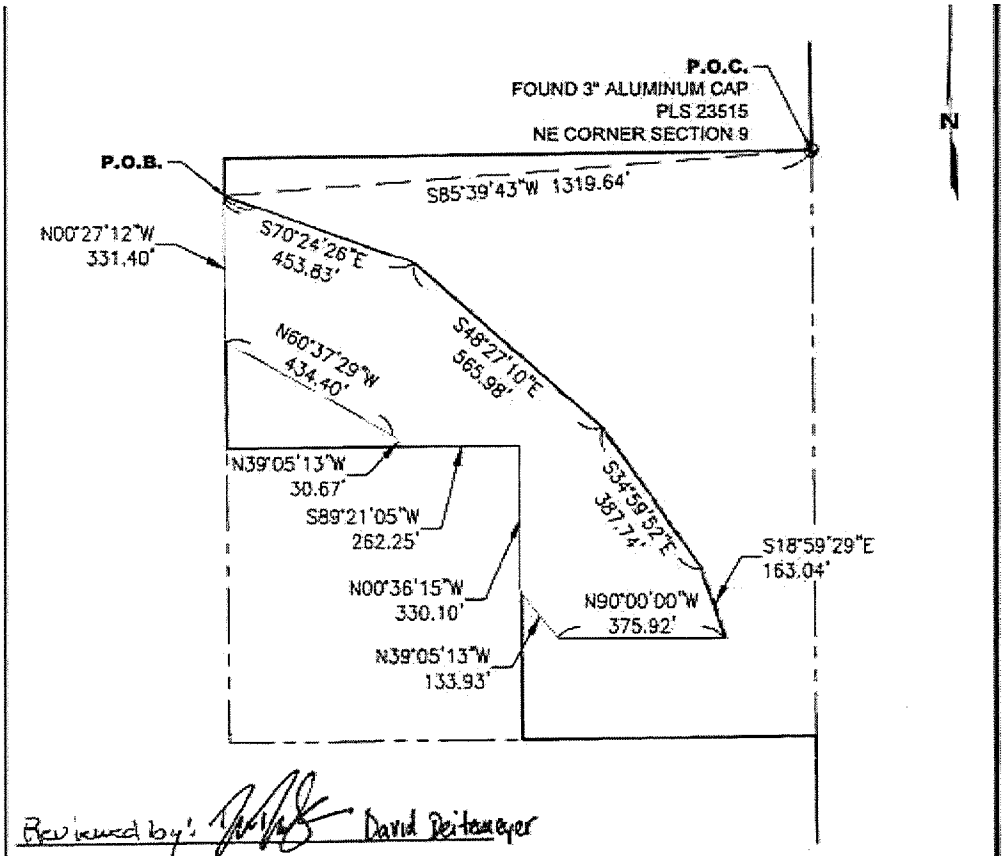
1) DRAWING ATTACHED AND BY THIS REFERENCE MADE PART HEREOF.

2) EXISTING EASEMENT AND RIGHT OF WAY INFORMATION PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. SCS5084317-3, EFFECTIVE DATE: 07/09/2020. SURVEYING AND MAPPING, LLC (SAM) HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS OF WAY, VARIANCES AND/OR AGREEMENTS OF RECORD. BLANKET EASEMENTS MAY EXIST AND HAVE NOT BEEN REFERENCED HEREON. SEE TITLE COMMITMENT FOR ADDITIONAL INFORMATION.

3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

4) THIS EXHIBIT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF ANY LAND BOUNDARY, FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

| | | |
|---|---|---|
| DATE: 08/25/20<br>PARCEL DESIGNATION: 6465171001<br>PROJECT: 1020056561<br>TCF PIKEVIEW BOUNDARY | SAM<br>SURVEYING AND MAPPING LLC (SAM)<br>555 Zang St., Suite 210<br>Lakewood CO. 80228<br>Ph: (303) 988-5652 Fax: (303) 988-2195<br>EMAIL: SAM@SAM.BIZ | OWNER:<br>CASTLE CONCRETE COMPANY<br>SHEET 1 OF 2 S10 T13S R67W |




Reviewed by: David Reitemeyer

Date: 8/25/20

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LEGEND

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| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| ● | FOUND MONUMENT AS NOTED |

NOTES:

1. THIS EXHIBIT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF ANY LAND BOUNDARY, FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.
2. SURVEYING AND MAPPING, LLC ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.
3. THE BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983(2011). SCALED TO GROUND, U.S. SURVEY FOOT.

DATE: 08/24/20
PARCEL DESIGNATION: 046517100001
PROJECT: 1020056561
TCF PIKEVIEW BOUNDARY

SAM

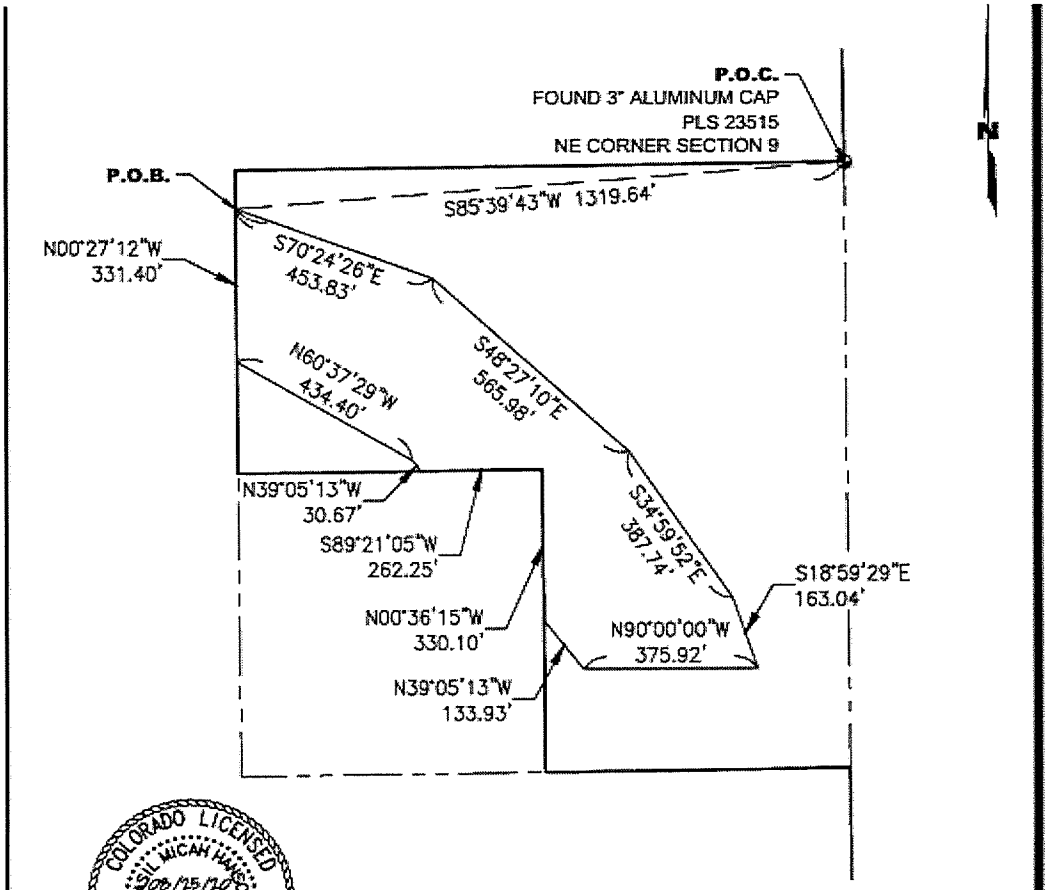
SURVEYING AND MAPPING, LLC (SAM)
555 Zang St., Suite 210
Lakewood, CO 80228
Ph: (303) 986-5852 Fax: (303) 988-2165
EMAIL: SAM@SAM.BIZ

OWNER:
CASTLE CONCRETE COMPANY

SHEET 2 OF 2 S10 T13S R67W



Exhibit C







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LEGEND

| | |
|---|---|
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| ⊕ | FOUND MONUMENT AS NOTED |

NOTES:

1. THIS EXHIBIT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF ANY LAND BOUNDARY, FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.
2. SURVEYING AND MAPPING, LLC ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.
3. THE BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983(2011), SCALED TO GROUND, U.S. SURVEY FOOT.

DATE: 08/25/20
PARCEL DESIGNATION: 046517100001
PROJECT: 1020056561
TCF PIKEVIEW BOUNDARY

SAM

SURVEYING AND MAPPING LLC (SAM)
555 Zang St., Suite 270
Lakewood CO. 80228
Ph. (303) 988-5892 Fax: (303) 988-2195
EMAIL: SAM@SAM.BIZ

OWNER: CASTLE CONCRETE COMPANY

SHEET 2 OF 2 S10 T13S R67W

Exhibit C

**EXHIBIT D**

(Description and Copy of Grading Plan)

**DESCRIPTION OF GRADING PLAN:**

That certain Reclamation Topography Plan prepared by Stantec Consulting Services, Inc., 2000 South Colorado Boulevard, Suite 2-300, Denver, CO 80222-7933, File Name "Pikeview", prepared under Project No. 227419041.

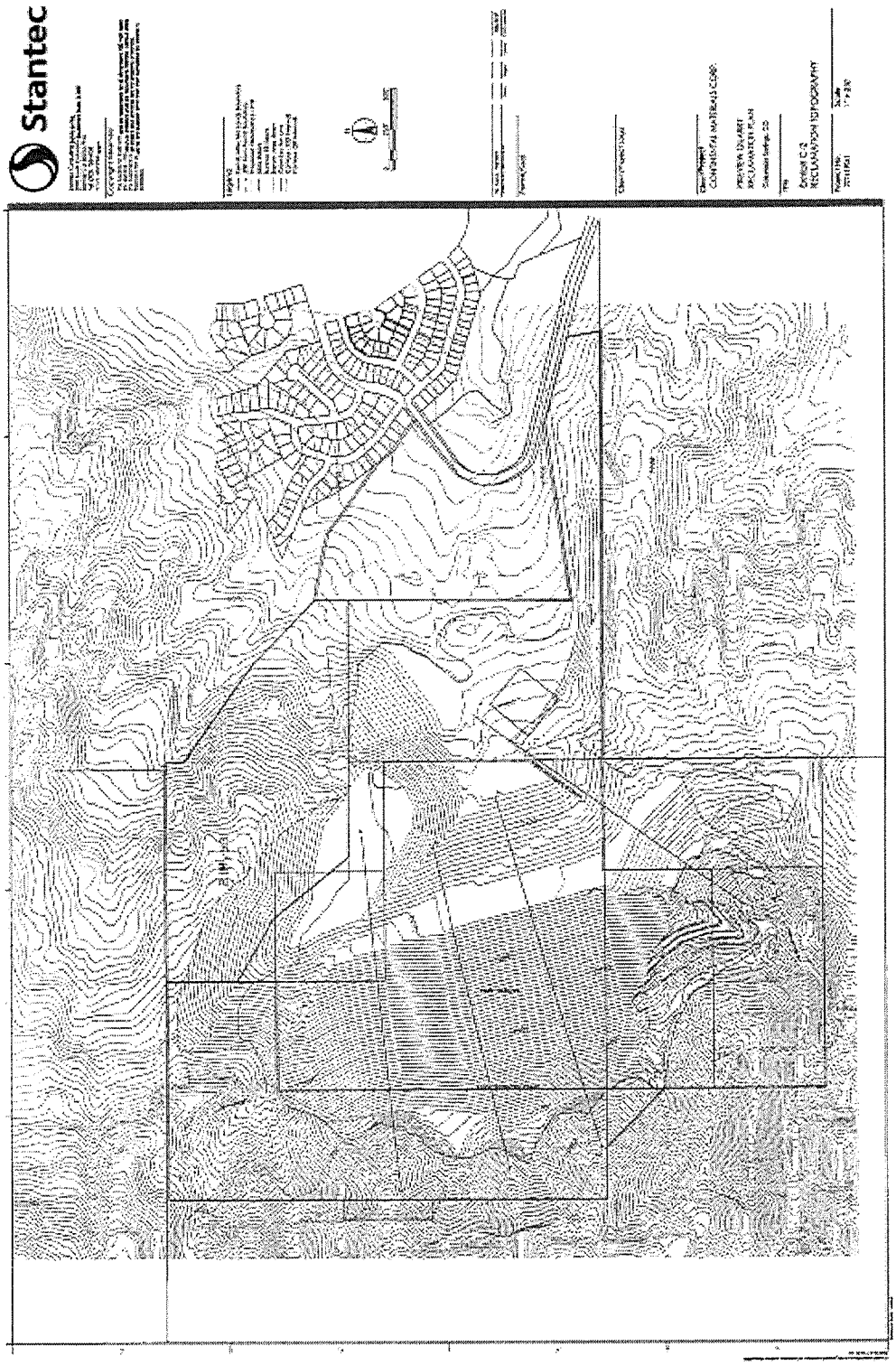
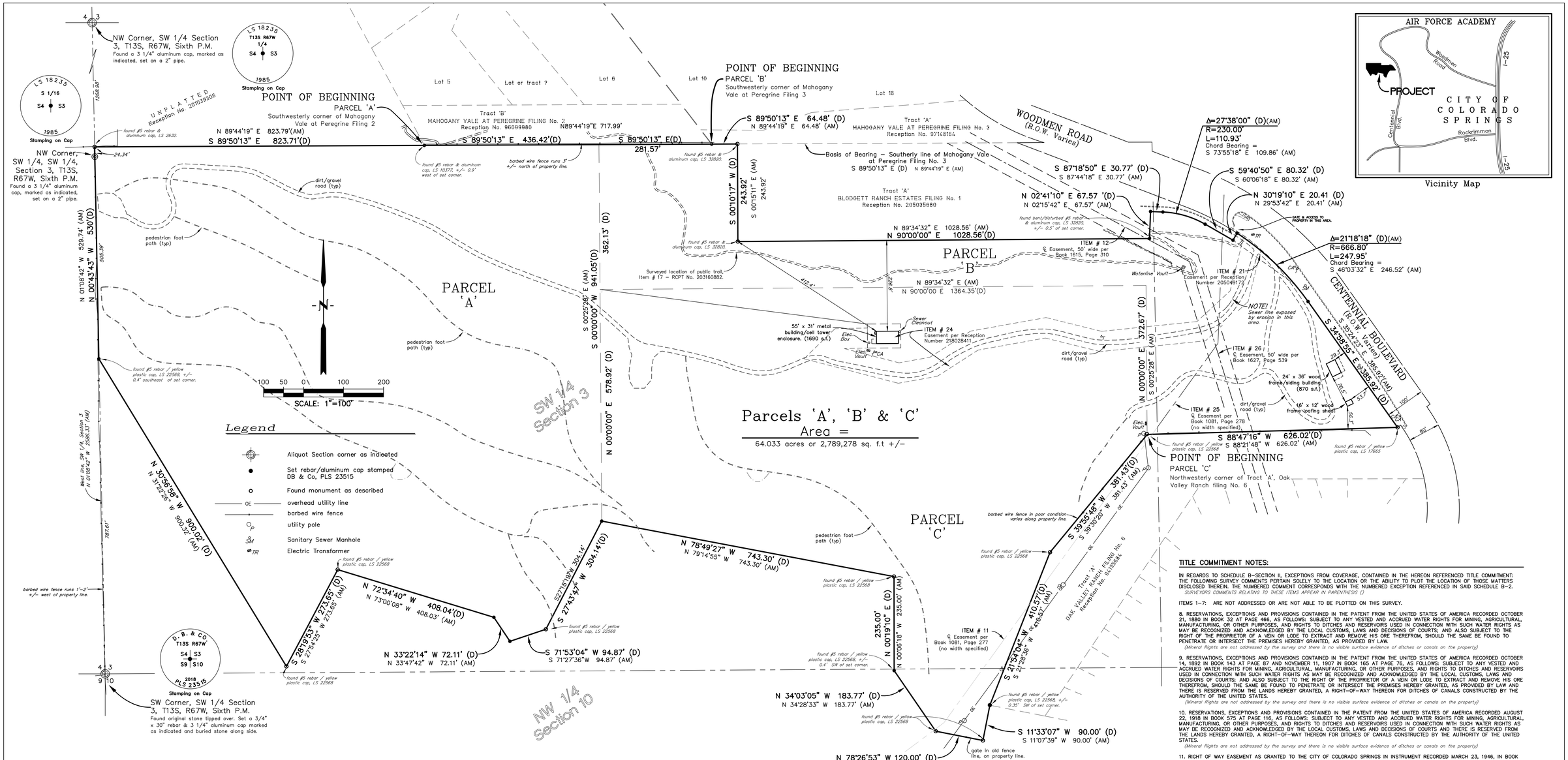



Exhibit D




## TITLE COMMITMENT NOTES:

IN REGARDS TO SCHEDULE B–SECTION II, EXCEPTIONS FROM COVERAGE, CONTAINED IN THE HEREON REFERENCED TITLE COMMITMENT: THE FOLLOWING SURVEY COMMENTS PERTAIN SOLELY TO THE LOCATION OR THE ABILITY TO PLOT THE LOCATION OF THOSE MATTERS DISCLOSED THEREIN. THE NUMBERED COMMENT CORRESPONDS WITH THE NUMBERED EXCEPTION REFERENCED IN SAID SCHEDULE B–2.
*SURVEYORS COMMENTS RELATING TO THESE ITEMS APPEAR IN PARENTHESIS ()*

ITEMS 1–7: ARE NOT ADDRESSED OR ARE NOT ABLE TO BE PLOTTED ON THIS SURVEY.

8. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED OCTOBER 21, 1880 IN BOOK 32 AT PAGE 466, AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW.
*(Mineral Rights are not addressed by the survey and there is no visible surface evidence of ditches or canals on the property)*

9. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED OCTOBER 14, 1892 IN BOOK 143 AT PAGE 87 AND NOVEMBER 11, 1907 IN BOOK 165 AT PAGE 76, AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT–OF–WAY THEREON FOR DITCHES OF CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
*(Mineral Rights are not addressed by the survey and there is no visible surface evidence of ditches or canals on the property)*

10. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED AUGUST 22, 1918 IN BOOK 575 AT PAGE 116, AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT–OF–WAY THEREON FOR DITCHES OF CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
*(Mineral Rights are not addressed by the survey and there is no visible surface evidence of ditches or canals on the property)*

11. RIGHT OF WAY EASEMENT AS GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED MARCH 23, 1946, IN BOOK 1081 AT PAGE 277.
*(The easement description does not contain a basis of bearings resulting only the approximate location being plotted on the survey)*

12. RIGHT OF WAY EASEMENT AS GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED FEBRUARY 14, 1957, IN BOOK 1615 AT PAGE 310.
*(The easement description does not contain a basis of bearings resulting only the approximate location being plotted on the survey)*

13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT WITH THE CITY OF COLORADO SPRINGS RECORDED MARCH 29, 1971 IN BOOK 2398 AT PAGE 43. *(A portion of the subject property, S 1/2 of the SW 1/4, is included in the area described in the referenced document regarding a pending annexation. This is not an actual annexation ordinance.)*

14. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 81–139 REGARDING ANNEXATION OF THE SUBJECT PROPERTY TO THE CITY OF COLORADO SPRINGS RECORDED JULY 21, 1981 IN BOOK 3460 AT PAGE 591. ANNEXATION PLAT MOUNT ST. FRANCIS ADDITION IN CONJUNCTION THEREWITH RECORDED JUNE 30, 1981 UNDER RECEPTION NO. 784162. *(A portion of the subject property, excluding the S 1/2 of the SW 1/4, is included in the area described in the referenced documents regarding an annexation.)*

15. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN WARRANTY DEED RECORDED SEPTEMBER 29, 1981, IN BOOK 3686 AT PAGE 365, AS AMENDED BY INSTRUMENT RECORDED APRIL 9, 2003 UNDER RECEPTION NO. 203072939 AND RE–RECORDED FEBRUARY 11, 2005 UNDER RECEPTION NO. 205021096. ASSUMPTION OF RIGHTS AND OBLIGATIONS AND SUBSTITUTION OF DECLARANT IN CONNECTION WITH SAID COVENANTS RECORDED JUNE 22, 2001, UNDER RECEPTION NO. 201087074. *(Not plotable on the survey but the hereon described property is included within the described area.)*

16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF EASEMENTS RECORDED APRIL 09, 2003 AT RECEPTION NO. 203072940 AND RE–RECORDED FEBRUARY 11, 2005 UNDER RECEPTION NO. 205021097. *(Not plotable, but a portion of the hereon described property is included within the described area.)*

17. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF TRAIL EASEMENT RECORDED JULY 14, 2003, UNDER RECEPTION NO. 203160882. *(Not plotable, but a portion of the hereon described property is included within the described area & a portion of the referenced trail is shown on the survey, based upon field locates)*

18. TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN DUE DILIGENCE AGREEMENT REGARDING THE INTENTION TO GRANT A CONSERVATION EASEMENT RECORDED MAY 24, 2004, UNDER RECEPTION NO. 204085220 AND RE–RECORDED JUNE 11, 2004 UNDER RECEPTION NO. 204097863. *(Not plotable, but a portion of the hereon described property is included within the described area.)*

19. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED OF CONSERVATION EASEMENT RECORDED JUNE 08, 2004 UNDER RECEPTION NO. 204095640. MEMORANDUM OF ASSIGNMENT RECORDED JUNE 4, 2007 UNDER RECEPTION NO. 207074408.
*(Not plotable, but portions of the hereon described property is included within the described areas.)*

20. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED OF CONSERVATION EASEMENT RECORDED AUGUST 20, 2003 UNDER RECEPTION NO. 203193463. ASSIGNMENT OF INTEREST IN AND AMENDMENT TO DEED OF CONSERVATION EASEMENT RECORDED NOVEMBER 9, 2006 UNDER RECEPTION NO. 206165431.
*(Not plotable, but portions of the hereon described property is included within the described areas.)*

21. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED APRIL 06, 2005 UNDER RECEPTION NO. 205049172. *(Plotted on the survey, east end of property.)*

22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AMENDED AND RESTATED DEED OF CONSERVATION EASEMENT RECORDED DECEMBER 17, 2007 AT RECEPTION NO. 207159837. *(The graphic in exhibit 'B' of this document depicts numerous trails across the property. This survey shows the approximate location of existing roads, trails and foot paths, as well as across the property to the extent possible, based on actual survey and aerial photography. Not all trails are shown due to terrain and changing landscape)*

23. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MEMORANDUM OF AGREEMENT RECORDED JANUARY 02, 2008 UNDER RECEPTION NO. 208000195. *(An agreement for a tower site, not plotable)*

24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MEMORANDUM OF EASEMENT AGREEMENT RECORDED MARCH 13, 2018 UNDER RECEPTION NO. 218028411. *(Plotted on the survey. Note that the access road isn't completely within the easement area.)*

25. RIGHT OF WAY EASEMENT AS GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED MARCH 28, 1946 IN BOOK 1081 AT PAGE 278. *(Plotted on the survey.)*

26. RIGHT OF WAY EASEMENT AS GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED APRIL 30, 1957, IN BOOK 1627 AT PAGE 539. *(Plotted on the survey.)*

27 .EXISTING LEASES AND TENANCIES, IF ANY.

## LEGAL DESCRIPTION:

### PARCEL A:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377", AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377", BEING ASSUMED TO BEAR S 89 DEGREES 50 MINUTES 13 SECONDS E, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF MAHOGANY VALE AT PEREGRINE FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 96099980, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S 89 DEGREES 50 MINUTES 13 SECONDS E ON THE SOUTHERLY BOUNDARY LINE OF SAID MAHOGANY VALE AT PEREGRINE FILING NO. 2, A DISTANCE OF 436.42 FEET; THENCE S 00 DEGREES 00 MINUTES 00 SECONDS E, A DISTANCE OF 941.05 FEET; THENCE S 27 DEGREES 43 MINUTES 47 SECONDS W, A DISTANCE OF 304.14 FEET;
THENCE S 71 DEGREES 53 MINUTES 04 SECONDS W, A DISTANCE OF 94.87 FEET; THENCE N 33 DEGREES 22 MINUTES 14 SECONDS W, A DISTANCE OF 72.11 FEET; THENCE N 72 DEGREES 34 MINUTES 40 SECONDS W, A DISTANCE OF 408.04 FEET; THENCE S 28 DEGREES 19 MINUTES 53 SECONDS W, A DISTANCE OF 273.65 FEET;
THENCE N 30 DEGREES 56 MINUTES 58 SECONDS W, A DISTANCE OF 900.02 FEET; THENCE N 00 DEGREES 43 MINUTES 43 SECONDS W, A DISTANCE OF 530.00 FEET; THENCE S 89 DEGREES 50 MINUTES 13 SECONDS E, A DISTANCE OF 823.71 FEET, TO THE POINT OF BEGINNING.

### PARCEL B:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN , EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 10377", AND BEING MONUMENTED AT THE EASTERLY END OF A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377", BEING ASSUMED TO BEAR SOUTH 89 DEGREES 50 MINUTES 13 SECONDS EAST, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF MAHOGANY VALE AT PEREGRINE FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY COLORADO, SAID POINT BEING THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 50 MINUTES 13 SECONDS EAST ON THE SOUTHERLY BOUNDARY LINE OF SAID MAHOGANY VALE AT PEREGRINE FILING NO. 3, A DISTANCE OF 64.48 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 17 SECONDS WEST, A DISTANCE OF 243.92 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1028.56 FEET; THENCE NORTH 02 DEGREES 41 MINUTES 10 SECONDS EAST, A DISTANCE OF 67.57 FEET; THENCE SOUTH 87 DEGREES 18 MINUTES 50 SECONDS EAST, A DISTANCE OF 30.77 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 27 DEGREES 38 MINUTES 00 SECONDS, A RADIUS OF 230.00 FEET, A DISTANCE 110.93 FEET TO A POINT OF TANGENT; THENCE SOUTH 59 DEGREES 40 MINUTES 50 SECONDS EAST, A DISTANCE OF 80.32 FEET; THENCE NORTH 30 DEGREES 19 MINUTES 10 SECONDS EAST, A DISTANCE OF 20.41 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF CENTENNIAL BOULEVARD AS PLATTED IN CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2, RECORDED IN PLAT BOOK R–3 AT PAGE 57, EL PASO COUNTY, COLORADO; THENCE ON THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF SAID CENTENNIAL BOULEVARD, THE FOLLOWING TWO (2) COURSES; 1. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS SOUTH 33 DEGREES 42 MINUTES 47 SECONDS WEST, HAVING A DELTA OF 21 DEGREES 18 MINUTES 18 SECONDS, A RADIUS OF 666.80 FEET, A DISTANCE OF 247.95 FEET TO A POINT OF TANGENT; 2. SOUTH 34 DEGREES 58 MINUTES 55 SECONDS EAST, A DISTANCE OF 385.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT "A" AS PLATTED IN OAK VALLEY RANCH FILING NO. 6, RECORDED IN PLAT BOOK G–5 AT PAGE 27; THENCE SOUTH 88 DEGREES 47 MINUTES 16 SECONDS WEST ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 626.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 372.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1364.35 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 362.13 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 96099980; THENCE SOUTH 89 DEGREES 50 MINUTES 13 SECONDS EAST ON SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 281.57 FEET TO THE POINT OF BEGINNING

### PARCEL C:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF MAHOGANY VALE AT PEREGRINE FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 97148164, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 10377", AND BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR WITH 1–1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 10377", BEING ASSUMED TO BEAR SOUTH 89 DEGREES 50 MINUTES 13 SECONDS EAST, A DISTANCE OF 829.25 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF TRACT A, AS PLATTED IN OAK VALLEY RANCH FILING NO. 6, AS RECORDED IN PLAT BOOK G–5 AT PAGE 27, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE WESTERLY BOUNDARY LINE OF SAID TRACT A, THE FOLLOWING TWO (2) COURSES: 1. SOUTH 39 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 381.43 FEET; 2. SOUTH 21 DEGREES 54 MINUTES 04 SECONDS WEST, A DISTANCE OF 410.57 FEET TO THE NORTHWESTERLY CORNER OF TRACT B, AS PLATTED IN OAK VALLEY RANCH FILING NO. 5, AS RECORDED IN PLAT BOOK F–5 AT PAGE 88; THENCE SOUTH 11 DEGREES 33 MINUTES 07 SECONDS WEST ON THE WESTERLY BOUNDARY LINE OF SAID TRACT B, A DISTANCE OF 90.00 FEET TO THE NORTHEASTERLY CORNER OF THE PLAT OF OAK VALLEY RANCH FILING NO. 7, AS RECORDED IN PLAT BOOK E–5 AT PAGE 285; THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID OAK VALLEY RANCH FILING NO. 7, THE FOLLOWING TWO (2) COURSES: 1. NORTH 78 DEGREES 26 MINUTES 53 SECONDS WEST, A DISTANCE OF 120.00 FEET; 2. NORTH 34 DEGREES 03 MINUTES 05 SECONDS WEST, A DISTANCE OF 183.77 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 10 SECONDS EAST, A DISTANCE OF 235.00 FEET; THENCE NORTH 78 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 743.30 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 578.92 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1364.35 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 372.67 FEET TO THE POINT OF BEGINNING.

## SURVEYORS CERTIFICATE:

TO: THE TRUST FOR PUBLIC LAND, A CALIFORNIA NONPROFIT CORPORATION
T. SLATTERY LLC
LAND TITLE GUARANTEE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a)(b1) 8, 13, 16 AND 17 OF TABLE 'A' THEREOF.

THE FIELD WORK WAS COMPLETED DURING THE MONTHS OF JUNE AND JULY, 2018.

DATE OF PLAT OR MAP: August 7, 2018

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 23515 08/07/18

PATRICK C. O'HEARN P.L.S. NO. 23515
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.

## SURVEY NOTES:

1. "NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON".

2. THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES AS NAMED IN THE CERTIFICATE AS SHOWN HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED ENTITY OR PERSON, WITHOUT AN EXPRESS RE–CERTIFICATION BY THE SURVEYOR NAMING SUCH PERSON OR ENTITY.

3. THE DEEDED BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF MAHOGANY VALE AT PEREGRINE FILING No. 3 IS AN ASSUMED BEARING OF SOUTH 89°50'13" EAST.

THE BEARING OF THIS LINE AS MEASURED AT THE TIME OF THE SURVEY IS NORTH 89°44'19" EAST AND THE BEARING IS A GRID BEARING BASED IN THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. SAID LINE IS MONUMENTED AS SHOWN HEREON

4. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.

5. THE UNDERSIGNED HAS RELIED, IN PART, UPON LAND TITLE GUARANTEE COMPANY, COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER SCG50698994–3, HAVING AN EFFECTIVE DATE OF APRIL 20, 2018AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS–OF–WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

6. BURIED UTILITIES: THE LOCATION OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, GAS LINES, ELECTRIC LINES, FIBER OPTIC LINES, TELEPHONE/TELECOMMUNICATION/CABLE TELEVISION LINES, IRRIGATION LINES, WATER MAINS AND SERVICES, STORM DRAINAGE LINES AND SANITARY SEWER LINES/SERVICES ARE SHOWN PER VISIBLE SURFACE EVIDENCE OF SAID UTILITIES IF MORE ACCURATE LOCATIONS OR CONFIRMATION OF THE LOCATION OF UNDERGROUND UTILITY LOCATIONS IS REQUIRED, THEY WILL HAVE TO BE VERIFIED BY ACTUAL FIELD POTHOLING AND EXPOSING THE UTILITIES. DREXEL, BARRELL & CO. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON–VISIBLE UTILITIES.

7. THE PROPERTY IS INDICATED AS BEING LOCATED IN "ZONE X" ON THE NFIP FLOOD INSURANCE RATE MAP FOR UNINCORPORATED EL PASO COUNTY, COLORADO, PANEL NUMBER 08041 C 0484 F, DATED MARCH 17, 1997. ZONE DESCRIBED AS AREAS LOCATED OUTSIDE OF THE 500 YEAR FLOOD PLAIN.

8. PER ITEM 6(a) OF THE LISTED TABLE 'A' REQUIREMENTS; THE SURVEYOR WAS NOT PRESENTED A ZONING REPORT OR LETTER TO REFERENCE SETBACK INFORMATION ON THE SURVEY.

9. PER ITEM 16 OF THE LISTED TABLE 'A' REQUIREMENTS; THE SURVEYOR DID NOT OBSERVE ANY RECENT EARTH MOVING WORK OR RECENT CONSTRUCTION ON THE PROPERTY. IT IS NOTED HOWEVER THAT SOME IMPROVEMENTS SUCH AS CORRAL'S, FENCES AND OTHER MINOR IMPROVEMENTS HAVE BEEN RECENTLY REMOVED.

10. PER ITEM 17 OF THE LISTED TABLE 'A' REQUIREMENTS; THE SURVEYOR IS NOT AWARE OF OR PRESENTED WITH ANY INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHTS–OF–WAY.

11. EXISTING SURVEY MONUMENTS: A NUMBER OF EXISTING SURVEY MONUMENTS, ESTABLISHED BY DIFFERENT SURVEYORS, WERE NOT ACCEPTED BY THIS SURVEY DUE TO LACK OF ACCEPTABLE POSITIONAL TOLERANCE. THESE ARE NOTED ON THE SURVEY WERE APPLICABLE.

**ALTA SURVEY – BEING A PORTION OF SECTION 3, T13S, R67W OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.**

Drexel, Barrell & Co. Engineers/Surveyors
1800 30TH STREET BOULDER, COLORADO 80301 (303) 442–4338

indicated, set on a 2" pipe.

LS 18213
S 1/16
S4 S3
1985
Stamping on Cap

RELATED
Reception No. 201033926

Bloodgett Peak Open Space

POINT OF BEGINNING
PARCEL 'A'
Southwesterly corner of Mahogany Vale at Peregrine Filing 2

N 89°44'19" E 823.79'(AM)
S 89°50'13" E 823.71'(D)

NW Corner, SW 1/4, SW 1/4, Section 3, T13S, R67W, Sixth P.M.
found a 3 1/4" aluminum cap, marked as indicated, set on a 2" pipe.

24.34'

found #5 rebar & aluminum cap, LS 32820

Tract 'B'
MAHOGANY VALE AT PEREGRINE FILING No. 2
Reception No. 201033926

Peregrine Open Space

S 89°50'13" E 436.42'(D)
S 89°50'13" E(D) 281.57'

found #5 rebar & aluminum cap, LS 32820, 0.4' west of set corner.

barbed wire fence runs 3' +/- north of property line.

found #5 rebar & aluminum cap, LS 32820

dirt/gravel road (typ)

pedestrian foot path (typ)

N 01°08'42" W 529.74' (AM)
N 00°43'43" W 530'(D)

found #5 rebar / yellow plastic cap, LS 22568, 1.2' southeast of set corner.

PARCEL 'A'

pedestrian foot path (typ)

S 00°00'00" W 941.05'(D)
S 00°25'38" E (AM)

S 00°00'00" E 578.92' (D)

SW 1/4 Section 3

Legend

- Aliquot Section corner as indicated
- Set rebar/aluminum cap stamped DB & Co, PLS 23515
- Found monument as described
- OE overhead utility line
- barbed wire fence
- utility pole
- Sanitary Sewer Manhole
- Electric Transformer

N 30°58'56" W 900.02' (D)
N 31°22'25" W 900.32' (AM)

West line SW 1/4, Section 3 N 01°08'42" W 2566.33' (AM)

287.61'

barbed wire fence runs 1'-2' +/- west of property line.

S 28°19'53" W 273.55' (D)
S 27°54'25" W 273.85' (AM)

found #5 rebar / yellow plastic cap, LS 22568

N 72°34'40" W 408.04'(D)
N 73°00'08" W 408.03' (AM)

found #5 rebar / yellow plastic cap, LS 22568

N 33°22'14" W 72.11' (D)
N 33°47'42" W 72.11' (AM)

found #5 rebar / yellow plastic cap, LS 22568

S 71°53'04" W 94.87' (D)
S 71°27'36" W 94.87' (AM)

found #5 rebar / yellow plastic cap, LS 22568

S 27°18'19" W 304.14'

S 27°43'47" W 304.14'(D)

N 76°49'27" W 743.30' (D)
N 79°14'55" W 743.30' (AM)

found #5 rebar / yellow plastic cap, LS 22568

N 00°19'10" E 235.00' (D)
N 00°08'18" W 235.00' (AM)

found #5 rebar / yellow plastic cap, LS 22568, 0.4' SW of set corner.

N 34°03'05" W 183.77' (D)
N 34°28'33" W 183.77' (AM)

found #5 rebar / yellow plastic cap, LS 22568

S 11°33'07" W 90.00' (D)
S 11°07'39" W 90.00' (AM)

N 78°26'53" W 120.00' (D)

gate in old fence line on property line.

P. B. & CO.
T13S R67W
S4 S3
S9 S10
2018
PLS 23515
Stamping on Cap

SW Corner, SW 1/4 Section 3, T13S, R67W, Sixth P.M.
Found original stone tipped over. Set a 3/4" x 30" rebar & 3 1/4" aluminum cap marked as indicated and buried stone along side.

NW 1/4 Section 10

POINT OF BEGINNING
PARCEL 'B'
Southwesterly corner of Mahogany Vale at Peregrine Filing 3

Lot 5 | Lot of Tract 'B' | Lot 6 | Lot 10 | Lot 18

S 89°50'13" E 64.48' (D)
N 89°44'19" E 64.48' (AM)

Tract 'A'
MAHOGANY VALE AT PEREGRINE FILING No. 3
Reception No. 217418164

Basis of Bearing – Southerly line of Mahogany Vale at Peregrine Filing No. 3
S 89°50'13" E (D) N 89°44'19" E (AM)

Tract 'A'
BLODGETT RANCH ESTATES, FILING No. 1
Reception No. 205035680

S 00°10'17" W (D)
S 00°15'11" E (AM)
243.92'

found #5 rebar & aluminum cap, LS 32820

Surveyed location of public trail, Item # 17 – RCPT No. 203160882

N 89°34'32" E 1028.56' (AM)
N 90°00'00" E 1028.56'(D)

PARCEL 'B'

N 89°34'32" E (AM)
N 90°00'00 E 1364.35'(D)

55' x 31' metal building/cell tower enclosure. (1690 s.f.)

Elec. Box

Elec. Pedestal Vault

Sewer Cleanout

ITEM # 24
Easement per Reception Number 218028411

N 00°00'00" E 372.67' (D)
S 00°25'38" E (AM)

Parcels 'A', 'B' & 'C'
Area =
64.033 acres or 2,789,278 sq. ft +/-

W Woodmen Rd

Δ=27°38'00" (D)(AM)
R=230.00'
L=110.93'
Chord Bearing =
S 73°55'18" E 109.86' (AM)

S 87°18'50" E 30.77' (D)
S 87°44'18" E 30.77' (AM)

S 59°40'50" E 80.32' (D)
S 60°06'18" E 80.32' (AM)

N 30°19'10" E 20.41 (D)
N 29°53'42" E 20.41' (AM)

GATE & ACCESS TO PROPERTY IN THIS AREA.

Bloodgett Ranch Trl

S 62°15'42" E 87.55' (D)
S 62°40'10" E 87.55' (AM)

found bent/disturbed #5 rebar & aluminum cap, LS 32820, +/- 0.5' SW of set corner.

ITEM # 12
Easement, 50' wide per Book 1615, Page 310

Δ=21°18'18" (D)(AM)
R=666.80'
L=247.95'
Chord Bearing =
S 46°03'32" E 246.52' (AM)

Waterline Vault

ITEM # 21
Easement per Reception Number 205049172

NOTE! Sewer line exposed by erosion in this area.

S 35°24'23" E 385.92'(AM)
S 34°58'55" E 385.92' (D)

ITEM # 26
Easement, 50' wide per Book 1627, Page 539

24' x 36' wood frame/siding building (870 s.f.)

16' x 12' wood frame loading shed

dirt/gravel road (typ)

ITEM # 25
Easement per Book 1081, Page 276 (no width specified)

Elec. & Vault

S 88°47'16" W 626.02'(D)
S 88°21'48" W 626.02' (AM)

found #5 rebar / yellow plastic cap, LS 22568

found #5 rebar / yellow plastic cap, LS 17665

POINT OF BEGINNING
PARCEL 'C'
Northwesterly corner of Tract 'A', Oak Valley Ranch filing No. 6

PARCEL 'C'

barbed wire fence in poor condition varies along property line.

pedestrian foot path (typ)

found #5 rebar / yellow plastic cap, LS 22568

S 30°51'48" W 351.43' (D)
S 30°30'20" W 351.43' (AM)

OAK VALLEY RANCH, FILING No. 6
Reception No. 217121836

S 21°34'04" W 410.57'(D)
S 21°28'36" W 410.57' (AM)

found #5 rebar / yellow plastic cap, LS 22568, +/- 0.05' SW of set corner.

ITEM # 11
Easement per Book 1081, Page 277 (no width specified)

Jeffrey Ln

Julynn Rd

Centennial Blvd

indicated, set on a 2" pipe.

POINT OF BEGINNING
PARCEL 'A'
Southwesterly corner of Mahogany Vale at Peregrine Filing 2

N 89°44'19" E 823.79'(AM)
S 89°50'13" E 823.71'(D)

NW Corner, SW 1/4, SW 1/4, Section 3, T13S, R67W, Sixth P.M.
found a 3 1/4" aluminum cap, marked as indicated, set on a 2" pipe.

Blodgett Peak Open Space

Peregrine Open Space

POINT OF BEGINNING
PARCEL 'B'
Southwesterly corner of Mahogany Vale at Peregrine Filing 3

S 89°50'13" E 64.48' (D)
N 89°44'19" E 64.48' (AM)

Basis of Bearing – Southerly line of Mahogany Vale at Peregrine Filing No. 3
S 89°50'13" E (D) N 89°44'19" E (AM)

Tract 'A'
MAHOGANY VALE AT PEREGRINE FILING No. 3
Reception No. 9714816

Tract 'A'
BLODGETT RANCH ESTATES, FILING No. 1
Reception No. 205035680

W Woodmen Rd

Δ=27°38'00" (D)(AM)
R=230.00'
L=110.93'
Chord Bearing =
S 73°55'18" E 109.86' (AM)

S 87°18'50" E 30.77' (D)
S 87°44'18" E 30.77' (AM)

S 59°40'50" E 80.32' (D)
S 60°06'18" E 80.32' (AM)

N 30°19'10" E 20.41' (D)
N 29°53'42" E 20.41' (AM)

GATE & ACCESS TO PROPERTY IN THIS AREA.

Δ=21°18'18" (D)(AM)
R=666.80'
L=247.95'
Chord Bearing =
S 46°03'32" E 246.52' (AM)

N 89°34'32" E 1028.56' (AM)
N 90°00'00" E 1028.56'(D)

S 00°10'17" W (D) 243.92'
S 00°15'11" E (AM) 243.92'

ITEM # 12
℄ Easement, 50' wide per Book 1615, Page 310

ITEM # 21
Easement per Reception Number 205049172

NOTE! Sewer line exposed by erosion in this area

PARCEL 'A'

PARCEL 'B'

PARCEL 'C'

Surveyed location of public trail, Item # 17 – RCPT No. 203160882

N 89°34'32" E (AM)
N 90°00'00" E 1364.35'(D)

S 00°25'28" E 941.05'(D)
S 00°00'00" W (AM)

N 00°00'00" E 578.92' (D)

S 00°25'28" E (AM) 372.67' (D)
N 00°00'00" E (AM)

55' x 31' metal building/cell tower enclosure. (1690 s.f.)

Elec Box

Elec Pedestal Vault

Sewer Cleanout

ITEM # 24
Easement per Reception Number 218028411

Waterline Vault

ITEM # 26
℄ Easement, 50' wide per Book 1627, Page 539

24' x 36' wood frame/siding building (870 s.f.)

16' x 12' wood frame loading shed

ITEM # 25
℄ Easement per Book 1081, Page 276 (no width specified)

S 35°24'23" E 385.92'(AM)
S 34°58'55" E 385.92' (D)

S 88°47'16" W 626.02'(D)
S 88°21'48" W 626.02' (AM)

POINT OF BEGINNING
PARCEL 'C'
Northwesterly corner of Tract 'A', Oak Valley Ranch filing No. 6

Jeffrey Ln

Julynn Rd

Centennial Blvd

Parcels 'A', 'B' & 'C'
Area =
64.033 acres or 2,789,278 sq. ft +/-

Legend

- Aliquot Section corner as indicated
- Set rebar/aluminum cap stamped DB & Co, PLS 23515
- Found monument as described
- OE overhead utility line
- barbed wire fence
- utility pole
- Sanitary Sewer Manhole
- Electric Transformer

N 30°35'56" W 900.02' (D)
N 31°22'25" W 900.32' (AM)

S 28°19'53" W 273.55' (D)
S 27°34'25" W 273.85' (AM)

N 72°34'40" W 408.04'(D)
N 73°00'08" W 408.03' (AM)

N 33°22'14" W 72.11' (D)
N 33°47'42" W 72.11' (AM)

S 71°53'04" W 94.87' (D)
S 71°27'36" W 94.87' (AM)

S 27°18'12" W 304.14' (D)
S 27°43'47" W 304.14'(AM)

N 78°49'27" W 743.30' (D)
N 79°14'55" W 743.30' (AM)

N 34°03'05" W 183.77' (D)
N 34°28'33" W 183.77' (AM)

S 11°33'07" W 90.00' (D)
S 11°07'39" W 90.00' (AM)

N 78°26'53" W 120.00' (D)

S 41°36'04" W 410.57'(D)
S 27°28'36" W 416.57' (AM)

N 00°19'10" E 235.00' (D)
N 00°08'18" W 235.00' (AM)

S 30°55'48" W 381.43' (D)
S 30°30'20" W 381.43' (AM)

ITEM # 11
℄ Easement per Book 1081, Page 277 (no width specified)

OAK VALLEY RANCH, FILING No. 6
Reception No. 9715185

P. B. & CO
T13S R67W
S4 | S3
S9 | S10
2018
PLS 23515
Stamping on Cap

SW Corner, SW 1/4 Section 3, T13S, R67W, Sixth P.M.
Found original stone tipped over. Set a 3/4" x 30" rebar & 3 1/4" aluminum cap marked as indicated and buried stone along side.

SW 1/4 Section 3

NW 1/4 Section 10

barbed wire fence runs 1'-2' +/- west of property line.

barbed wire fence in poor condition varies along property line.

gate in old fence line, on property line.

pedestrian foot path (typ)

dirt/gravel road (typ)

found #5 rebar / yellow plastic cap, LS 22568

found #5 rebar & aluminum cap, LS 32620

found #5 rebar & aluminum cap, LS 32620, 0.4' SW of set corner.

found #5 rebar & aluminum cap LS 32620

found bent/disfigured #5 rebar & aluminum cap, LS 32620, +/- 0.3' SW of set corner.

found #5 rebar / yellow plastic cap, LS 22568, +/- 0.4' SW of set corner.

found #5 rebar / yellow plastic cap, LS 22568, +/- 0.3' SW of set corner.

found #5 rebar / yellow plastic cap, LS 22568, +/- 0.3' SW of set corner.

found #5 rebar / yellow plastic cap, LS 22568, +/- 0.3' SW of set corner.

found #5 rebar / yellow plastic cap, LS 22568

found #5 rebar / yellow plastic cap, LS 17665

found #5 rebar / yellow plastic cap, LS 22568

found #5 rebar / yellow plastic cap, LS 22568

found #5 rebar / yellow plastic cap, LS 22568



# Appendix E Public Engagement Summary

COLORADO SPRINGS

OLYMPIC CITY USA

# Blodgett Open Space Master & Management Plan

PUBLIC ENGAGMENT SUMMARY

**July 2023**

CHICKENANGO
Marketing Solutions

# BLODGETT OPEN SPACE MASTER & MANAGEMENT PLAN

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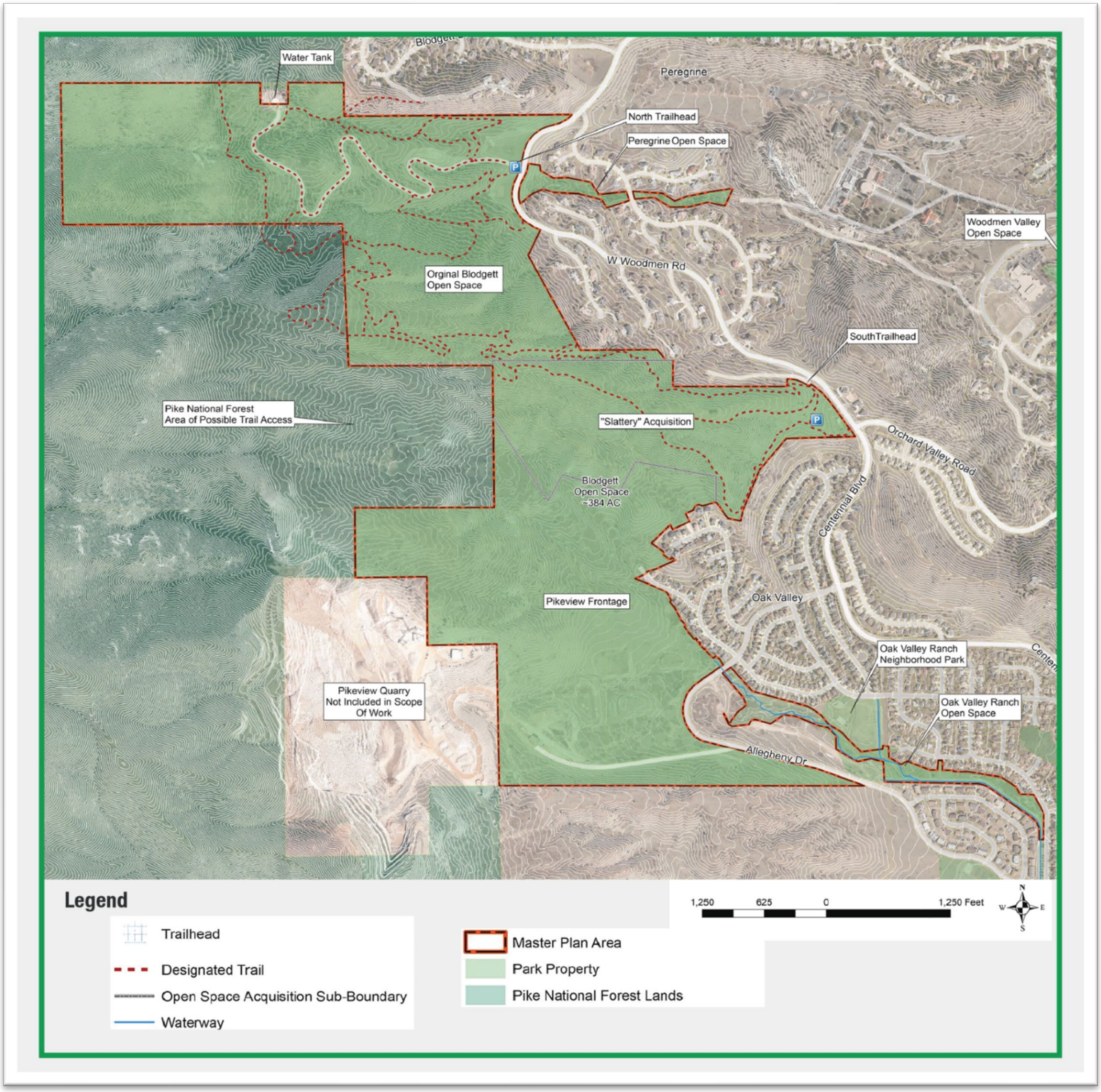
## APPENDIX

- Public Facing Project Collateral Used in Outreach
- Survey123 Results Data Report
- Visual Preferences Survey Data Report
- General Input Survey Data Report
- Other Communications or Input Received

## Executive Project Summary




***Blodgett Open Space Master and Management Plan Project Location Map***

# BLODGETT OPEN SPACE MASTER & MANAGEMENT PLAN



***Blodgett Open Space, Photo by Bear Sutton***

## Project Overview

The original Blodgett Open Space land was purchased through the City of Colorado Springs Trails, Open Space and Parks (TOPS) program and funding in March 2001. A second acquisition to the southeast was incorporated in 2018, bringing in a second parking lot and trail access location. Most recently in 2021, additional land was acquired to extend the land further south, with boundaries along the Pikeview Quarry and Allegheny Road.

The Blodgett Open Space Master and Management Plan process is funded by the Trails, Open Space and Parks (TOPS) program. Implementation of a future adopted master and management will occur as funding allows.

## Purpose and Need

A master and management plan process is underway to enhance and protect Blodgett Open Space. The 384-acre Blodgett Open Space (Project Study Area ~700AC) is in the foothills of the Front Range and consists of trails and wildlife habitat neighboring the Pikes National Forest. Using community input to be collected through an extensive community engagement process, the final master and management plan will effectively strike a balance between the need to protect and maintain the Open Space's ecologic and natural resource integrity with the need to serve the ever-expanding base of current and future users.

### Project Goals and Objectives

- Expand Blodgett Open Space's foothills to mountain experience with opportunities to enjoy diverse ecosystems, multiple watersheds, rejuvenating burn areas, diverse recreational opportunities, access to regional trails, and connections to recreation adventures in the adjacent Pike National Forest.
- Identify problems and develop remedies that will protect the open space and the visitor experience.
- Protect the open space's cultural integrity and restore its natural resources, making it possible to encourage continued enjoyment while sustaining the open space for future generations.
- Create a trail system integrating equitable access for visitors.
- Take an integrated approach to protecting and planning for the future of this open space, as well as the adjacent City designated open space properties. Establish a shared vision with adjacent land managers to consider the larger landscape conditions.
- Provide engagement opportunities fostering a community-wide culture of stewardship and ownership for Blodgett Open Space.

## Public Outreach Effort Summary

As part of the process, the project team worked closely with the community and specific user groups to identify and prioritize how to improve, program, and manage this land to best meet the needs of Colorado Springs residents both now and in the future.

### Goals and Objectives for the Public Outreach Process:

- ✓ Utilizes traditional and innovative technologies and tools that appeal to and engage diverse populations
- ✓ Is open and transparent to all who are interested in Blodgett Open Space, the ecosystem and wildlife preservation, the Chamberlain Trail, the Park-to-Peak Connector, the future bike park, and other regional/neighborhood issues and connections



***Outreach team at Get Outdoors Event***

- ✓ Is convenient and comfortable for all participants
- ✓ Combines and considers both technical analysis and the "lived experiences" of people who care about the open space properties
- ✓ Builds relationships of trust between the City and process participants and among participants themselves
- ✓ Develops public judgment by providing factual information as well as multiple opportunities for people to hear directly from each other
- ✓ Is supported by a rigorous community outreach program to promote and document the process

### Events / Outreach Efforts to Date

- May 15th - State of the Outdoors (Industry Event)
- May 20th – Onsite Community Activity #1 at Blodgett Open Space South Trailhead(Public Pop Up Event)
- June 3rd – Get Outdoors Event (Public Pop Up Event)
- June 9th - Morning Pop Up at UTE and North Blodgett Open Space Trailhead (Public Pop Up Event)

### Avenues of Engagement*

- ✓ Project Phone: 719-799-6662
- ✓ Project Email: BlodgettMasterPlan@gmail.com
- ✓ Project Website: https://coloradosprings.gov/BlodgettMasterPlan
- ✓ Three In-Person Public Events
- ✓ Three Project Surveys (General, Visual, Geo-based)
- ✓ City Social Media for Promotion of Events and Surveys

**Examples of Collateral Used in these Avenues can be found in the Appendix of this report.*

### Key Facts about the Engagement as a Whole

- ✓ **761 Directly Engaged Citizens.** Total number of community members reached that include 150 people in person and 611 individual responses from the online input opportunities. In person counts are based on the number of total dots on the board divided by the number of votes each person got (three yesses and two noes for a total of five votes per person).
- ✓ **Three In-Person Public Events.**
- ✓ **Three Project Surveys** (General, Visual, Geo-based)
- ✓ **Visual Preferences and In Person Input:** More people were for the updates and features being considered then they were against them.

✓ **Visual preferences totals from all in person and online events:**

| Image No. | Image Title | Yes Totals (All In Person Events) | No Totals All (In Person Events) | Yes Totals (Online Survey) | No Totals (Online Survey) | All Yes Totals | All No Totals |
|---|---|---|---|---|---|---|---|
| 1 | Accessible Trails for Other Power-Driven Mobility Devices | 37 | 34 | 42 | 101 | 79 | 135 |
| 2 | Bird and Wildlife Watching | 15 | 2 | 51 | 14 | 66 | 16 |
| 3 | Advanced Single-Use Mountain Biking Trails | 57 | 4 | 132 | 23 | 189 | 27 |
| 4 | Off-Leash Dog Area and On-Leash Trails | 36 | 9 | 61 | 68 | 97 | 77 |
| 5 | Volunteering | 20 | 1 | 48 | 6 | 68 | 7 |
| 6 | Multiuse Trails | 54 | 1 | 133 | 4 | 187 | 5 |
| 7 | Advanced Single-Use Hiking Trails | 66 | 0 | 95 | 17 | 161 | 17 |
| 8 | Chairlift on Adjacent Property to Upper Elevations | 25 | 46 | 84 | 55 | 109 | 101 |
| 9 | Picnic Areas and Shelters | 17 | 10 | 34 | 31 | 51 | 41 |
| 10 | Nature-based Playground | 33 | 2 | 28 | 30 | 61 | 32 |
| 11 | Restrooms | 37 | 13 | 16 | 11 | 53 | 24 |
| 12 | Habitat Protection | 64 | 3 | 82 | 13 | 146 | 16 |
| 13 | Winter Sports Trails | 43 | 1 | 80 | 9 | 123 | 10 |
| 14 | Paragliding and Hang-gliding Launch and Landing Sites | 32 | 36 | 130 | 30 | 162 | 66 |
| 15 | Visitor / Regional Trailhead / Interpretive Center | 17 | 9 | 20 | 32 | 37 | 41 |
| 16 | Adaptive Management | 22 | 4 | 19 | 14 | 41 | 18 |
| | **Totals** | **575** | **175** | **1,055** | **458** | **1,630** | **633** |

**The top five YES answers from all in person events and digital surveys were:**

1. Advanced Single-Use Mountain Biking Trails (189 votes)
2. Multi-Use Trails (187 votes)
3. Paragliding and Hang-Gliding Launch and Landing Sites (162 votes)
4. Advanced Single-Use Hiking Trails (161 votes)
5. Habitat Protection (146 votes)

**The top five NO answers were:**

1. Advanced Single-Use Mountain Biking Trails (189 votes)
2. Multi-Use Trails (187 votes)
3. Paragliding and Hang-Gliding Launch and Landing Sites (162 votes)
4. Advanced Single-Use Hiking Trails (161 votes)
5. Habitat Protection (146 votes)

## Overview of Engagement Feedback from In Person and Digital Survey Opportunities

We actively sought citywide input for the open space master and management plan during the spring and beginning of summer. The following is a summary of the details relating to the input received regarding each those activities. A full report and backup of all input and data received can be found in the Appendix of this report.

### In-Person Events

- **State of the Outdoors Industry Event**







***Interactive Voting Boards with Color Coded Stickers for Voting***

The State of the Outdoors event is hosted by the Pikes Peak Outdoor Recreation Alliance (PPORA), the event provided the opportunity for the project team to collect input from organizations and industry leaders that value and recognize the region's natural and recreational assets for our community and economy. The team popped up at this event and collected input regarding the visual preferences for the open space. Voters got three green stickers for things they wanted to see and two red stickers for what they did not want to see at Blodgett Open Space.

**Summary of Visual Preferences Boards from this Event:**

| Image No. | Image Title | Yes Totals (All In Person Events) | No Totals All (In Person Events) |
|---|---|---|---|
| 1 | Accessible Trails for Other Power-Driven Mobility Devices | 6 | 0 |
| 2 | Bird and Wildlife Watching | 1 | 0 |
| 3 | Advanced Single-Use Mountain Biking Trails | 2 | 0 |
| 4 | Off-Leash Dog Area and On-Leash Trails | 1 | 3 |
| 5 | Volunteering | 2 | 0 |
| 6 | Multiuse Trails | 8 | 0 |
| 7 | Advanced Single-Use Hiking Trails | 6 | 0 |
| 8 | Chairlift on Adjacent Property to Upper Elevations | 7 | 2 |
| 9 | Picnic Areas and Shelters | 2 | 1 |
| 10 | Nature-based Playground | 4 | 1 |
| 11 | Restrooms | 6 | 0 |
| 12 | Habitat Protection | 6 | 0 |
| 13 | Winter Sports Trails | 4 | 0 |
| 14 | Paragliding and Hang-gliding Launch and Landing Sites | 2 | 3 |
| 15 | Visitor / Regional Trailhead / Interpretive Center | 3 | 0 |
| 16 | Adaptive Management | 2 | 0 |
| | **Totals** | **62** | **10** |

**Key Findings from the votes on the boards:**

- ✓ An estimated 42 people were engaged during this event based on the numbers above,

- ✓ **The top five YES answers were:**
  - Multiuse Trails (8 votes)
  - Chairlift on Adjacent Property to Upper Elevations (7 votes)
  - Ties for Third: Restrooms (6 votes), Habitat Protection (6 votes), Accessible Trails for Other Power Driven Mobility Devices (6 votes), Advanced Single-Use Hiking Trails (6 votes)

- ✓ **The top five NO answers were:**
  - Off-Leash Dog Area and On-Leash Trails & Paragliding and Hang-gliding Launch and Landing Sites (3 votes each)
  - Chairlift on Adjacent Property to Upper Elevations (2 votes)
  - Picnic Areas and Shelters & Nature-based Playground (1 votes each)

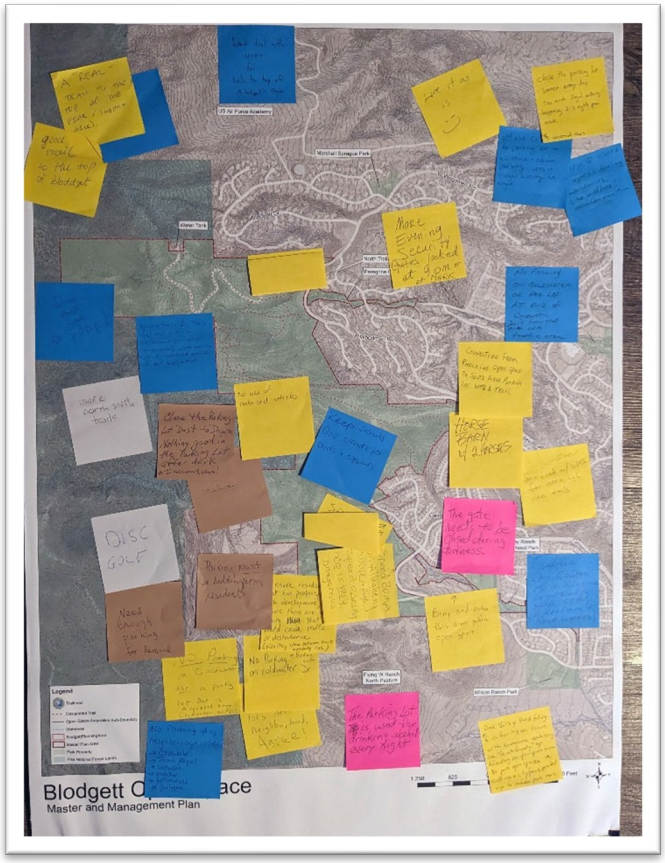
- **Onsite Community Activity #1 at Blodgett Open Space South Trailhead Public Pop Up Event**







***Interactive Voting Boards with Color Coded Stickers for Voting***




**Please note that all comments written on the sticky notes for the boards featured here can be found in the Appendix.**

**We've numbered each note and that number corresponds to the data analysis referenced in this report and the back up data in the Appendix.**




***Interactive Boards of Aerial Imagery for Individual Comment***
*(Larger Images and Text from the Sticky Notes can be found in the Appendix)*

The in-person event took place at the South Trailhead Parking Lot of the Blodgett Open Space. Residents, user groups, and the public were the primary attendees of the event. A food truck was also present for the four-hour event.

The team had drone aerial images where attendees could write their comments about any area of the open space on a sticky note and place it on the aerial. The team also collected input regarding the visual preferences for the open space (see boards above from event). Voters got three green stickers for things they wanted to see and two red stickers for what they did not want to see at Blodgett Open Space.

Other collateral handed out at the event were project location maps and various fact sheets about the project effort and the open space.

**Summary of Visual Preferences Boards from this Event:**

| Image No. | Image Title | Yes Totals (All In Person Events) | No Totals All (In Person Events) |
|---|---|---|---|
| 1 | Accessible Trails for Other Power-Driven Mobility Devices | 11 | 29 |
| 2 | Bird and Wildlife Watching | 8 | 2 |
| 3 | Advanced Single-Use Mountain Biking Trails | 34 | 4 |
| 4 | Off-Leash Dog Area and On-Leash Trails | 16 | 4 |
| 5 | Volunteering | 7 | 0 |
| 6 | Multiuse Trails | 23 | 1 |
| 7 | Advanced Single-Use Hiking Trails | 29 | 0 |
| 8 | Chairlift on Adjacent Property to Upper Elevations | 11 | 28 |
| 9 | Picnic Areas and Shelters | 4 | 6 |
| 10 | Nature-based Playground | 5 | 1 |
| 11 | Restrooms | 9 | 12 |
| 12 | Habitat Protection | 22 | 3 |
| 13 | Winter Sports Trails | 20 | 0 |
| 14 | Paragliding and Hang-gliding Launch and Landing Sites | 9 | 17 |
| 15 | Visitor / Regional Trailhead / Interpretive Center | 4 | 6 |
| 16 | Adaptive Management | 10 | 4 |
| | **Totals** | **222** | **117** |

**Key Findings from the votes on the boards:**

- ✓ An estimated 68 people were engaged during this event based on the numbers above,

- ✓ **The top five YES answers were:**
  - Advanced Single-Use Mountain Biking Trails (34 votes)
  - Advanced Single-Use Hiking Trails (29 votes)

- Multiuse Trails (23 votes)
- Habitat Protection (22 votes)
- Winter Sports Trails (20 votes)

✓ **The top five NO answers were:**

- Accessible Trails for Other Power-Driven Mobility Devices (29 votes)
- Chairlift on Adjacent Property to Upper Elevations (28 votes)
- Paragliding and Hang-gliding Launch and Landing Sites (17 votes)
- Restrooms (12 votes)
- Picnic Areas and Shelters & Visitor/Regional Trailhead/Interpretive Center (6 votes each)

✓ Some of the most common verbal comments given to the team about certain features being voted on were:

- **Accessible Trails for Other Power-Driven Mobility Devices:** Most wanted to clarify that they are not in favor of adjusting trails for power vehicles and understand that affects ADA access. Most wanted to note that they support ADA, but are fearful of what happens when you alter trails to be pavement.
- **Off-Leash Dog Area and On-Leash Trails:** Most yes votes preferred fenced in areas.
- **Picnic Areas and Shelters:** Most would like picnic areas or places to sit, but worried that shelters and nicer areas bring more traffic and transients to the neighborhood.
- **Restrooms:** People prefer the portapotty and not a building for fear of attracting transients or being unsafe for people in them alone. Most moms were in favor of restrooms when doing outdoor activities with children.
- **Paragliding and Hang-gliding Launch and Landing Sites:** Most don't want the traffic it attracts.
- **Visitor / Regional Trailhead / Interpretive Center:** Most liked the kiosk signage but not the actual building/center. It takes away from the nature aspect.

**Key Findings from the Individual Responses from the Sticky Notes on the boards:**

**Specific Area Comments from the Horizontal Aerial Board (5 comments total):**

1. **Red Squirrel Trail (behind Trees and Terrain) Sticky Note Comment:**
   Trails connecting Blodgett North and South

2. **Just Left of Red Squirrel Trail and just north of Overlook Trail Sticky Note Comment:**
   Better Maintained trails - Move trails to Blodgett Park

3. **Blodgett Peak Sticky Note Comment:**
   More trails to summit ridge

4. **Sticky Note placed North and just left of Blodgett Peak Sticky Note Comment:**
   Add trails from the ends of Wagon Wheel (water crossing) North and East toward the park entrance

5. **North of the Fenceline Sticky Note Comment:**
   Wide regional trail connecting original Blodgett area to new Pike view Frontage (Chamberlain?)

**Specific Key Trends from the Vertical Aerial Board (32 comments total):**

- ✓ **Parking Issues:**
  - Concerns about alcohol consumption in the parking lot at night.
  - Demands for more parking spaces to meet the current demand.
  - Desire to hide parking lots from nearby residents' view.
  - Requests for no parking off of neighborhood roads, specifically Coldwater, Front Royal, Vidalia, Natches, Hollandale, and Julynn.
  - No parking or parking lot access from Coldwater Dr or Front Royal.

- ✓ **Security and Safety:**
  - Requests for gates to be closed during darkness and the parking lot to close at dusk.
  - Concerns about illegal activities and a desire for enhanced security, including the installation of close circuit TV cameras in the parking lot.

- ✓ **Trail Management:**
  - Desire to maintain a healthy space between trails and property lines to prevent disturbances to nearby residents.
  - Calls for trails that are accessible for Persons with Disabilities (PWD) and blend with the environment using wood instead of concrete. Motorized vehicles, such as dirt bikes and ATVs, should be restricted from these trails.

- ✓ **Nature Preservation:**
  - Preservation of scrub oak stands for birds and squirrels.
  - Coordinate with the U.S. Forest Service (USFS) for more high-elevation trails and access to the top of Blodgett Peak.
  - Avoid turning certain areas into traffic zones to maintain the natural environment.

- ✓ **Egress and Emergency Access:**
  - Suggestions to coordinate with the United States Air Force Academy (USAFA) for emergency egress during wildfires and other emergencies.

- ✓ **Horse-related Requests:**
  - Desire for horse barns with two horses.
  - A mention of horse-related features like "mini incline."

- ✓ **Specific Road Safety Concerns:**
  - Requests for speed bumps on Allegheny Curve and Allegheny near Front Royal due to high-speed racing and blind spots.

- ✓ **Responsible Pet Ownership:**
  - Calls for dog poop cans and responsible dog ownership to address the issue of dog waste in the area.

- **Get Outdoors Public Pop-Up Event**




***Interactive Voting Boards with Color Coded Stickers for Voting***

The team popped up at this event at the City's Leave No Trace activity station to collect input for our new master and management plan. This was a multigenerational, free interactive event where the whole family could explore outdoor activities and connect with local outdoor businesses, groups, nonprofits, clubs, and land managers! The goal of Get Outdoors Day is to connect people to the great outdoor recreation opportunities that are present in the local Pikes Peak Region.

The team also collected input regarding the visual preferences for the open space (see boards above from event). Voters got three green stickers for things they wanted to see and two red stickers for what they did not want to see at Blodgett Open Space.

Other collateral handed out at the event were project location maps and various fact sheets about the project effort and the open space.

**Summary of Visual Preferences Boards from this Event:**

| Image No. | Image Title | Yes Totals (All In Person Events) | No Totals All (In Person Events) |
|---|---|---|---|
| 1 | Accessible Trails for Other Power-Driven Mobility Devices | 6 | 0 |
| 2 | Bird and Wildlife Watching | 3 | 0 |
| 3 | Advanced Single-Use Mountain Biking Trails | 6 | 0 |
| 4 | Off-Leash Dog Area and On-Leash Trails | 6 | 2 |
| 5 | Volunteering | 4 | 1 |
| 6 | Multiuse Trails | 9 | 0 |
| 7 | Advanced Single-Use Hiking Trails | 7 | 0 |
| 8 | Chairlift on Adjacent Property to Upper Elevations | 5 | 5 |
| 9 | Picnic Areas and Shelters | 10 | 1 |
| 10 | Nature-based Playground | 18 | 0 |
| 11 | Restrooms | 12 | 1 |
| 12 | Habitat Protection | 16 | 0 |
| 13 | Winter Sports Trails | 10 | 1 |
| 14 | Paragliding and Hang-gliding Launch and Landing Sites | 18 | 11 |
| 15 | Visitor / Regional Trailhead / Interpretive Center | 4 | 3 |
| 16 | Adaptive Management | 4 | 0 |
| | **Totals** | **138** | **25** |

**Key Findings from the votes on the boards:**

- ✓ An estimated 33 people were engaged during this event based on the numbers above,

- ✓ **The top five YES answers were:**
  - Tied for First: Nature-based Playground (18 votes), Paragliding and Hang-gliding Launch and Landing Sites (18 votes)
  - Habitat Protection (16 votes)
  - Restrooms (12 votes)

- ✓ **The top five NO answers were:**
  - Paragliding and Hang-gliding Launch and Landing Sites (11 votes)
  - Chairlift on Adjacent Properties to Upper Elevations (5 votes)
  - Visitor/Regional Trailhead/Interpretative Center (3 votes)

- **Morning Pop Up at UTE and Blodgett Open Space North Trailheads**







***Interactive Voting Boards with Color Coded Stickers for Voting***

The team popped up in the morning at the UTE and Blodgett Open Space North Trailheads to collect input from users that were present on that day.

The team also collected input regarding the visual preferences for the open space (see boards above from event). Voters got three green stickers for things they wanted to see and two red stickers for what they did not want to see at Blodgett Open Space.

Other collateral handed out at the event were project location maps and various fact sheets about the project effort and the open space.

**Summary of Visual Preferences Boards from this Event:**

| Image No. | Image Title | Yes Totals (All In Person Events) | No Totals All (In Person Events) |
|---|---|---|---|
| **1** | Accessible Trails for Other Power-Driven Mobility Devices | 14 | 5 |
| **2** | Bird and Wildlife Watching | 3 | 0 |
| **3** | Advanced Single-Use Mountain Biking Trails | 15 | 0 |
| **4** | Off-Leash Dog Area and On-Leash Trails | 13 | 0 |
| **5** | Volunteering | 7 | 0 |
| **6** | Multiuse Trails | 14 | 0 |
| **7** | Advanced Single-Use Hiking Trails | 24 | 0 |
| **8** | Chairlift on Adjacent Property to Upper Elevations | 2 | 11 |

| | | | |
|---|---|---|---|
| **9** | Picnic Areas and Shelters | 1 | 2 |
| **10** | Nature-based Playground | 6 | 0 |
| **11** | Restrooms | 10 | 0 |
| **12** | Habitat Protection | 20 | 0 |
| **13** | Winter Sports Trails | 9 | 0 |
| **14** | Paragliding and Hang-gliding Launch and Landing Sites | 3 | 5 |
| **15** | Visitor / Regional Trailhead / Interpretive Center | 6 | 0 |
| **16** | Adaptive Management | 6 | 0 |
| | **Totals** | **153** | **23** |

**Key Findings from the votes on the boards:**

- ✓ An estimated 35 people were engaged during this event based on the numbers above,

- ✓ **The top five YES answers were:**
  - Advanced Single-Use Hiking Trails (24 votes)
  - Habitat Protection (20 votes)
  - Advanced Single-Use Mountain Biking Trails (15 votes)
  - Multiuse Trails and Accessible Trails for other Power-Driven Mobility Devices (14 votes each)
  - Off-Leash Dog Area and On-Leash Trails (13 votes)

- ✓ **The top five NO answers were:**
  - Chairlift on Adjacent Property to Upper Elevations (11votes)
  - Accessible Trails for Other Power-Driven Mobility Devices and Paragliding and Hang-Gliding Launch and Landing Sites (5 votes each)
  - Picnic Areas and Shelters (2 votes)

### Online Project Survey Results

The online project surveys asked the community a variety of questions about the Blodgett Open Space in general and also about the updates to the Master and Management Plan that is being developed. Copies of the full surveys, their results, and back up data of responses can be found in the Appendix of this report.

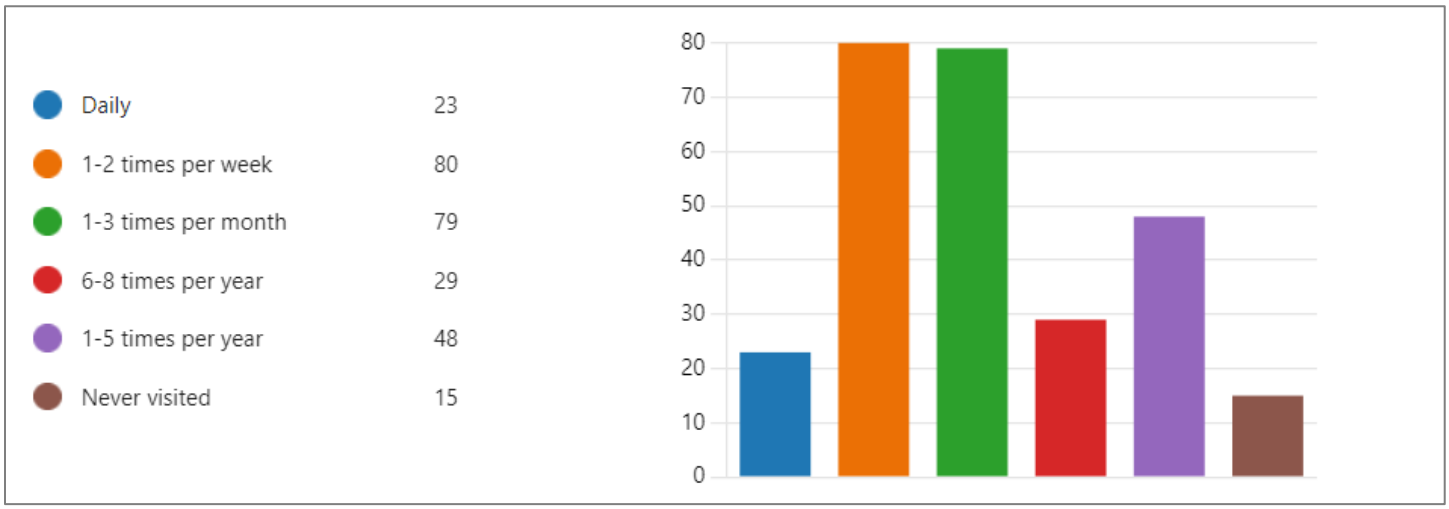
## Digital Survey Results by Survey | 611 Total Responses from Three Surveys

#### 1. General Preferences Survey Results

The survey gathered 229 Responses. The average time to complete the survey was 7.31 Min. The results below are in order of the questions asked. Since the questions were not required, some respondents choose to not answer some questions.

All raw data for this survey can be found in the Appendix of this report. For questions that were not open-ended, the results are displayed in graphs and charts. For questions that were open-ended, the results were analyzed for trends and key takeaways.

### Question 1: How often do you frequent Bldogett Open Space?




- ✓ **The biggest frequency of visitors is split between those who visit a few times a week and those who visit a few times a month.**

### Question 2: If you answered never visited, tell us what has kept you from visiting Blodgett Open Space.

**About the Results**

14 people responded to this question out of 275 total survey responses.

**Specific Trends in Individual Responses**

Based on the answers given, we can identify some reasons for respondents stating that they have never visited Blodgett Open Space:

1. **Distance:** Some individuals mentioned that the distance is a factor that has kept them from visiting Blodgett Open Space.

2. **No Class 1 e-bikes**: One respondent noted that the restriction on Class 1 e-bikes might be a deterrent.

3. **Perception of Unfriendly Terrain for Mountain Biking**: One person who used to hike in the area in the past expressed concerns that the trail system might not be friendly for mountain biking and might not offer suitable terrain for the activity.

4. **Lack of Knowledge or Awareness:** Several respondents stated that they were not aware of Blodgett Open Space until recently or didn't know it existed.

5. **Private Property:** One person mentioned that they heard it was private property, which might have deterred them from visiting.

6. **Lack of Paragliding Launch/Landing:** Two respondents, who seem to be paragliders, noted that the absence of a paragliding launch/landing site might be a reason for not visiting.

7. **Limited Mountain Biking Trails:** One individual felt that there were not enough fun mountain biking trails at Blodgett Open Space.

8. **Perception of Not Worth the Drive:** Another respondent stated that they didn't think it was worth the drive across town to visit.

**Overall Takeaway**

Overall, the reasons for not visiting Blodgett Open Space seem to revolve around factors such as distance, lack of awareness or knowledge about the location, perceived restrictions, or limitations on activities like mountain biking and paragliding, and concerns about the suitability of terrain for certain activities.

### Question 3: What do you love about Blodgett Open Space?

**About the Results**

254 people responded to this question out of 275 total survey responses.

**Specific Trends in Individual Responses**

From these answers, we can identify several aspects that respondents love about Blodgett Open Space:

1. **Views:** Many individuals appreciate the scenic views that Blodgett Open Space offers, including views of the city, mountains, and surrounding natural beauty.

2. **Trail Variety:** Respondents enjoy the variety of trails available, such as those suitable for hiking, mountain biking, and trail running, offering different terrains and difficulty levels.

3. **Natural and Peaceful Setting:** The natural and quiet environment of Blodgett Open Space is highly valued by visitors who seek solitude and a sense of being in the wilderness.

4. **Proximity to Home:** The park's location close to residential neighborhoods is a positive aspect, providing easy access to nature without having to travel far.

5. **Access to USFS Land and National Forest:** The ability to connect to U.S. Forest Service land and access extended adventures in Pike National Forest is appreciated by many.

6. **Mountain Biking Trails:** Blodgett Open Space's mountain biking trails, particularly the "Fenceline" trail, are highlighted as enjoyable features by some respondents.

7. **Less Crowded:** The fact that Blodgett Open Space is often less crowded than other parks in the area is seen as a positive aspect, contributing to a more peaceful experience.

8. **Steep and Challenging Terrain:** The presence of steep and challenging trails appeals to outdoor enthusiasts seeking physically demanding activities.

9. **Natural and Untouched Landscape:** Respondents appreciate the natural beauty and the preservation of the park's landscape, as well as the absence of excessive development.

10. **Biking and Hiking Opportunities:** The availability of biking and hiking trails that provide exercise opportunities and connections with nature is well-liked by visitors.

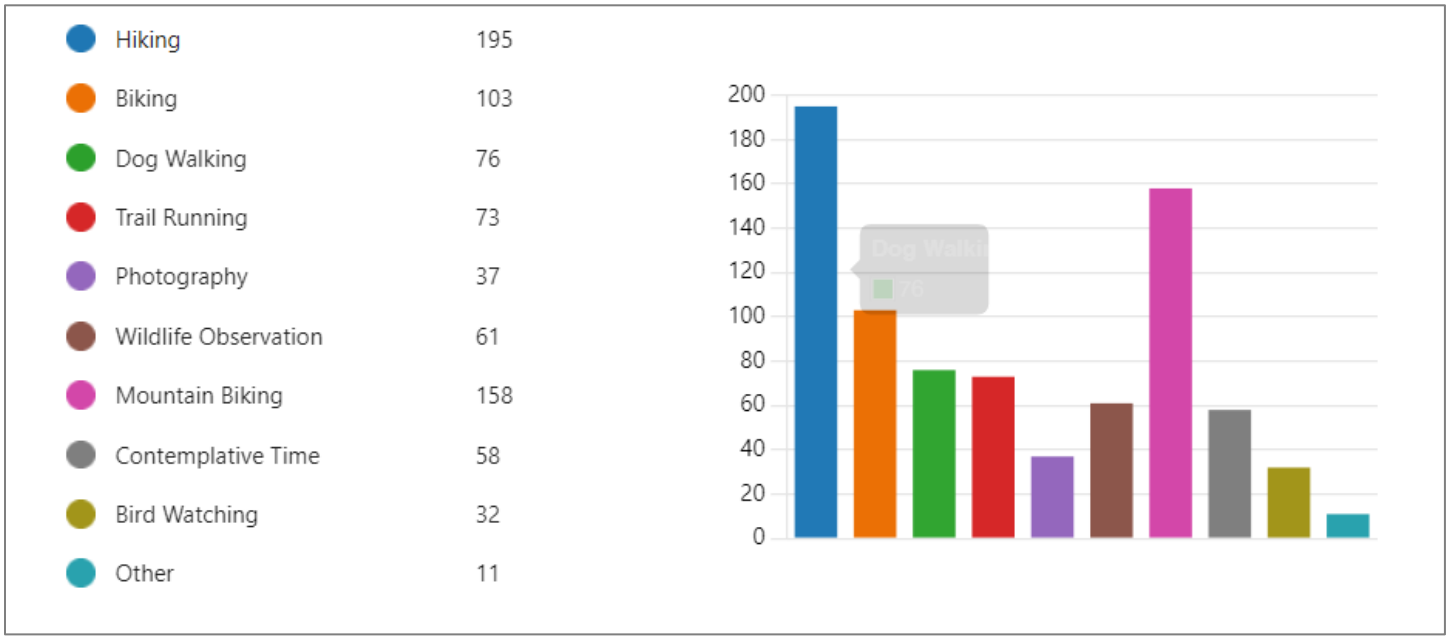
11. **Wildlife:** Some respondents enjoy encountering wildlife while exploring the open space.

12. **Potential for Improvement:** A few individuals express excitement about the potential for Blodgett Open Space, hoping for enhancements like paragliding launch/landing areas and additional trails.

**Overall Takeaway**

Overall, Blodgett Open Space appears to be favored for its natural setting, varied trails, beautiful views, and opportunities for outdoor activities like hiking and mountain biking. The location's proximity to residential areas, combined with the relatively tranquil and less crowded atmosphere, makes it a cherished resource for many visitors.

**Question 4: What types of activities do you enjoy at Blodgett Open Space? Select all that apply.**




- ✓ **The two activities that people enjoy the most at Blodgett is hiking and mountain biking by an overwhelming majority as the standout activities taking place in the open space park.**

**Question 5: What excites you about Blodgett Open Space master and management plan update?**

**About the Results**

244 people answered this question out of 275 total survey responses.

**Specific Trends in Individual Responses**

Based on the data, here are the key points and themes that have emerged regarding what excites people about the Blodgett Open Space Master and Management Plan:

**Overall Takeaway**

Please note that the responses are diverse, and not everyone expressed excitement about the plan or shared specific preferences. Some of those concerns below highlight the need for thoughtful and balanced planning that considers the interests and needs of various user groups while preserving the natural beauty and integrity of the Blodgett Open Space. Some of the concerns that were pulled out of the data as the most expressed were:

1. **Preserving the Natural and Wild Character:** While some respondents expressed excitement about the plan preserving the natural character, others were concerned that the plan might lead to changes that could compromise the wild and untouched aspects of the open space. They want to ensure that the development of new trails and facilities does not negatively impact the area's wilderness feel.

2. **Trail Maintenance and Social Trails:** Some respondents expressed concerns about the need for better trail maintenance and addressing social trails. They want to ensure that any new trails are well-built, and they hope that the plan will address the issue of unofficial or poorly made trails created by users, which can lead to environmental damage.

3. **User Conflict and Trail Etiquette:** A few respondents mentioned concerns about potential user conflicts, especially between mountain bikers and hikers. They want to see the implementation of directional trails and user-specific trails to minimize conflicts and ensure everyone's safety and enjoyment.

4. **Potential for Overcrowding:** Some respondents were worried that the plan's expansion of trails and improved access might lead to increased overcrowding in the area. They hope that the city will consider measures to manage and control the number of visitors to preserve the experience and minimize environmental impact.

5. **Loss of Unique Features:** A few respondents expressed concerns about the possibility of losing unique features or trails, like Fenceline Trail. They hope that the plan will incorporate and protect beloved existing trails while developing new ones.

6. **Environmental Impact and Wildlife Protection:** Some individuals expressed concerns about the potential environmental impact of increased trail development and usage. They want the plan to prioritize wildlife protection and ensure that trail construction is done in an environmentally responsible manner.

7. **Impact on Quiet Enjoyment:** A couple of respondents mentioned their concerns about the impact of the plan on quiet enjoyment of the open space. They hope that any new developments will not disrupt the peaceful and serene atmosphere of the area.

8. **Unknown or Unclear Plan Details:** Several respondents mentioned that they were not fully aware of the plan's specifics or what is being proposed. They expressed the need for more information and transparency about the plan to fully understand its implications.

### Question 6: What opportunities do you feel there are for Blodgett Open Space?

0 people answered this question out of 275 total survey responses.

### Question 7: What concerns do you have about the property and/or the update effort?

**About the Results**

232 people responded to this question out of 275 total survey responses.

**Specific Trends in Individual Responses**

Based on the data, here are the key points and themes that have emerged regarding what concerns people about the Blodgett Open Space Master and Management Plan:

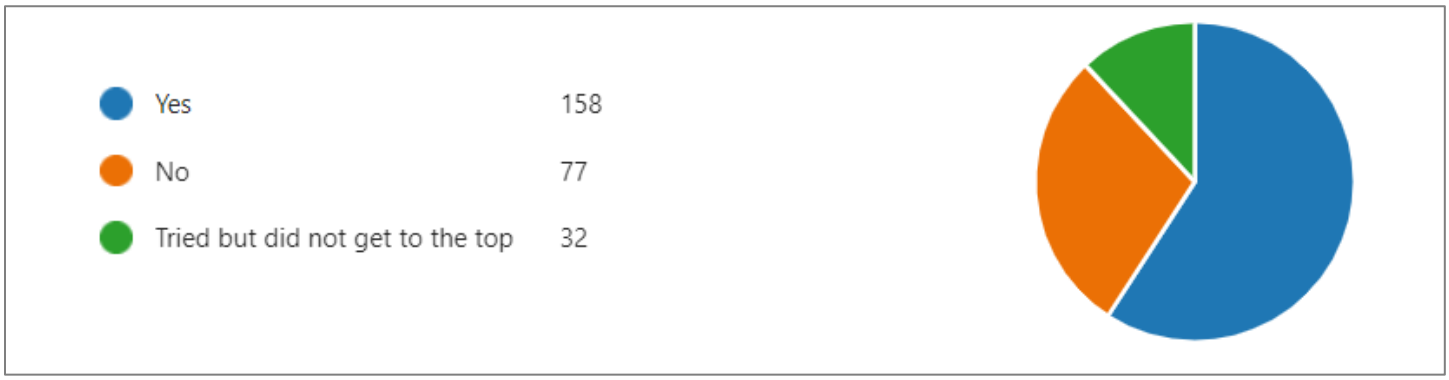
1. Worries about not all people in the area being on board with the plan and concerns about the city not being progressive enough.
2. Fear that mountain bike trails will be "dumbed down" or removed and the potential over-sanitization of existing trails like Fenceline Trail.
3. Concerns about the impact on the natural environment and wildlife rights, as well as erosion on steeply sloping land.
4. Requests for developing and maintaining sustainable, easily navigable routes to the summit of Blodgett Peak to avoid disorientation among hikers.
5. General opposition to recent updates blocking off long-existing trails with natural debris and the desire to preserve what's left of pine forests.
6. Concerns about safety liabilities, preserving space for recreation, and addressing nefarious activities in the South Blodgett parking lot.
7. Pleas to preserve expert-level trails and maintain a variety of trail difficulty levels to accommodate different user bases.
8. Requests for mountain bike-only trails and worries about the exclusion of certain trail users from the plan.
9. Worries about increased traffic, noise, garbage, and destruction in the area, particularly in residential neighborhoods.
10. Concerns about potential conflicts between different user groups, such as mountain bikers and hikers, off-leash dogs, and overcrowding.

**Overall Takeaway**

The feedback from the community regarding the development of Blodgett Open Space reflects a diverse range of concerns and opinions. There are worries about ensuring that all residents are on board with the park's plan and that the city takes a progressive approach to development. Concerns are raised about potential over-sanitization of trails, particularly for mountain bikers, and the impact on the natural environment and wildlife. The preservation of expert-level trails,

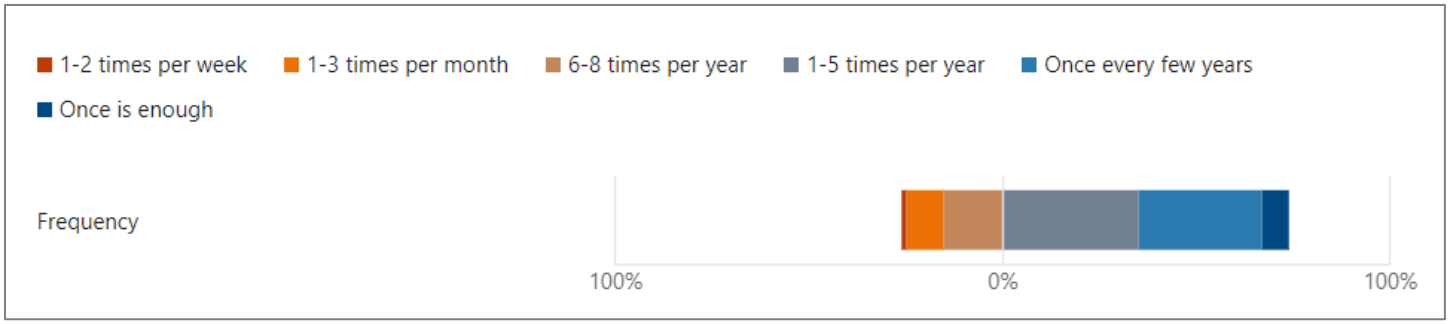
accessibility to the summit of Blodgett Peak, and the overall safety and recreation in the area are also key considerations. Additionally, there are fears of conflicts between different user groups and the exclusion of certain trail users. Balancing these varied perspectives will be essential for creating a successful and inclusive park that respects the environment and meets the needs of the community.

**Question 8: In prior visits to Blodgett Open Space, have you ever traveled to the top of the peak or beyond?**




- ✓ **267 people responded to this qustion out of 275 total survey respones. 158 have been to the top.**

**Question 9: If you answered "yes", how often do you travel to the top of Blodgett Peak and beyond?**




- ✓ **Those that have traveled to the top are split between two groups that travel to the top a few times per year and one every few years.**

**Question 10: Is there anything you would like to make sure is considered as this plan is developed?**

**About the Results**

221 people responded to this question out of 275 total response questions.

**Specific Trends in Individual Responses**

Based on the responses, here are some top cited additional considerations to be considered:

1. **Paragliding and Hang Gliding:** Incorporate provisions for paragliding and hang gliding activities within the open space, ensuring designated launch and landing areas.

2. **Land Control and Donations:** Explore options for land exchange or donation with the USFS to expand city control over the land areas and enhance the open space.

3. **Sustainable Trail Development:** Prioritize the creation of sustainable trails that work with the natural features of the area to minimize erosion and maintain the challenging mountain-like experience.

4. **Mountain Bike-Specific Trails:** Consider developing mountain bike-specific trails that cater to different skill levels, including technical and challenging trails, jumps, drops, and flowy paths. Ensure a balanced approach with hiking-only and equestrian-only trails.

5. **Parking and Safety:** Address parking issues, especially during peak hours, and implement safety measures like closing parking lots in the evening, increased signage for rules enforcement, and better trail markings.

6. **Preserving Wildlife and Habitat:** Ensure that trail development and usage take into account the preservation of wildlife habitats and minimize disturbances to the ecosystem.

7. **Connectivity and Expansion:** Explore the possibility of creating trail connections to neighboring areas like Ormes Peak, Ute Valley, Pikeview Frontage, and other trail systems, creating a more extensive and interconnected network.

8. **Summit Access:** Improve and mark the trail to the summit of Blodgett Peak to make it more accessible and safer for hikers and reduce impacts on the ecosystem.

9. **Multi-Use and Directional Trails:** Designate specific trails for different user groups, such as hiking-only and biking-only trails, and consider directional trails to reduce user conflicts.

10. **Safety and Security:** Implement measures to improve safety, especially in secluded areas like the south parking lot, including gates, patrols, and enforcement of rules.

11. **Paragliding Launch and Landing Site:** Designate appropriate areas within the open space for paragliding launch and landing activities.

12. **Limited Development:** Consider development that maintains the natural integrity of the area and does not lead to overdevelopment or overcrowding.

13. **Environmental Considerations:** Take environmental impact into account when planning trail improvements, avoiding excessive trail grooming, and considering erosion control methods.

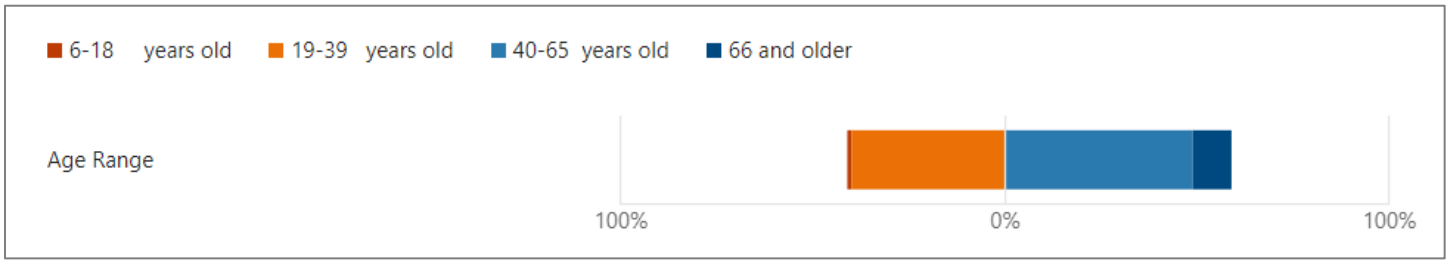
14. **Connection to Pike National Forest:** Explore opportunities to connect Blodgett Open Space to Pike National Forest trails, enhancing outdoor access and recreational opportunities.

15. **Adequate Signage and Facilities**: Install proper signage for wayfinding, trail navigation, and user guidelines, and provide necessary facilities like trash cans and restrooms to improve user experience.

**Overall Takeaway**

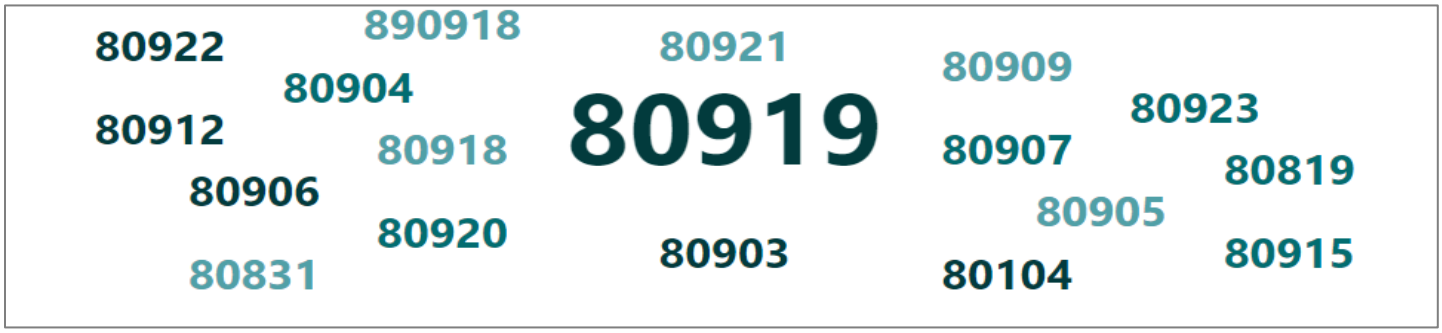
Respondents to this question feel the development plan should strike a balance between different user needs and environmental preservation.

### Question 11: What age range do you fall into?




✓ **A majority of vistors fall between 19 – 65 years of age. Which indicates a multigenerational user group.**

### Question 12: Please enter your zip code.

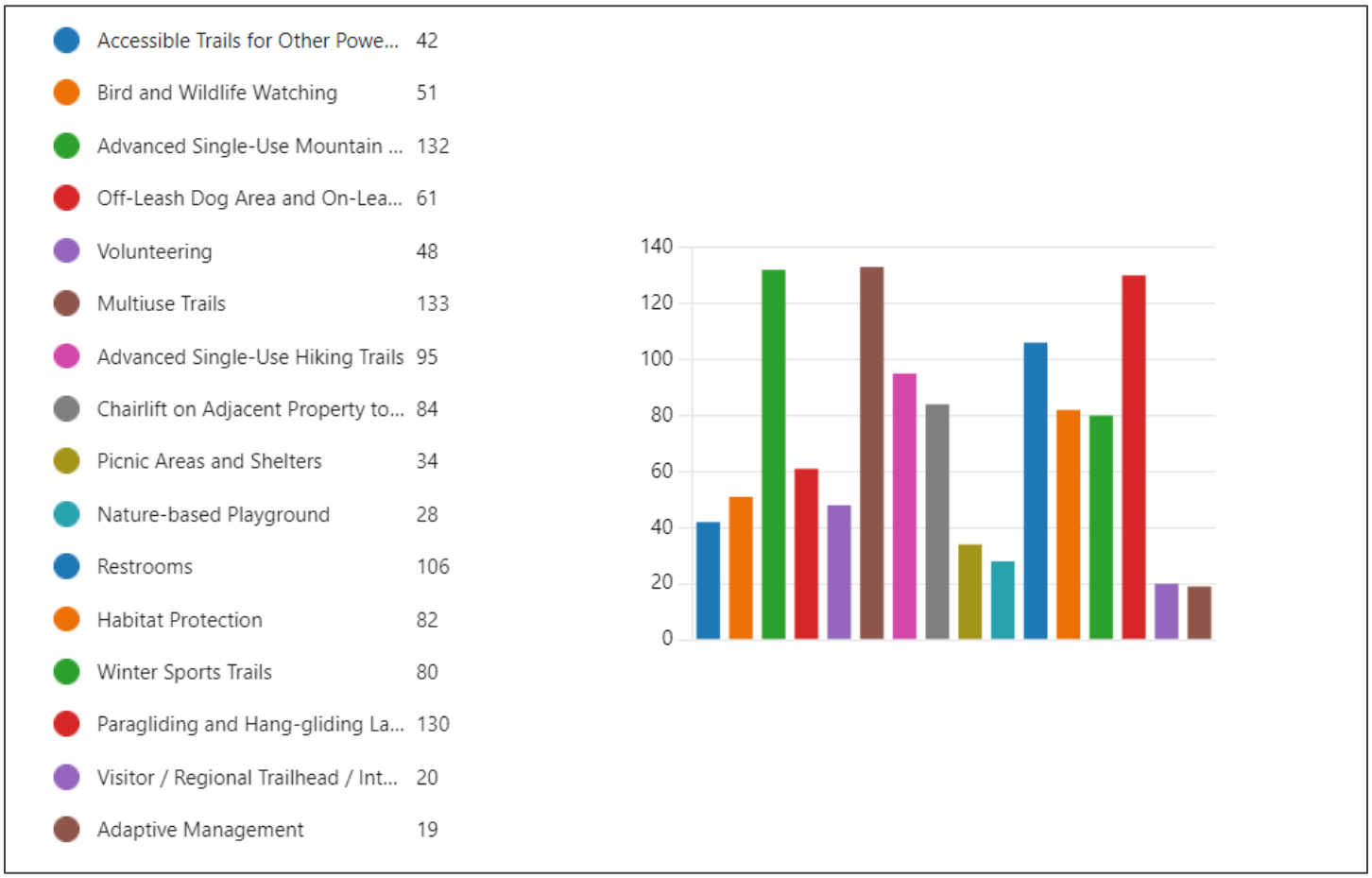



✓ **267 people answered this question out of the 275 responses that were received. The top three zip codes were:**
- 141 fall into the 80919 zip code.
- 17 fall into the 80907 zip code
- 14 fall into the 80918 zip code.

**2. Visual Preferences Survey Results**

The project team prepared a digital visual survey that was the same as the dot voting boards prepared. A total of 229 survey responses were received. Below are the results.

**Question 1: What features do you want to see in the Blodgett Open Space? Select your top five.**

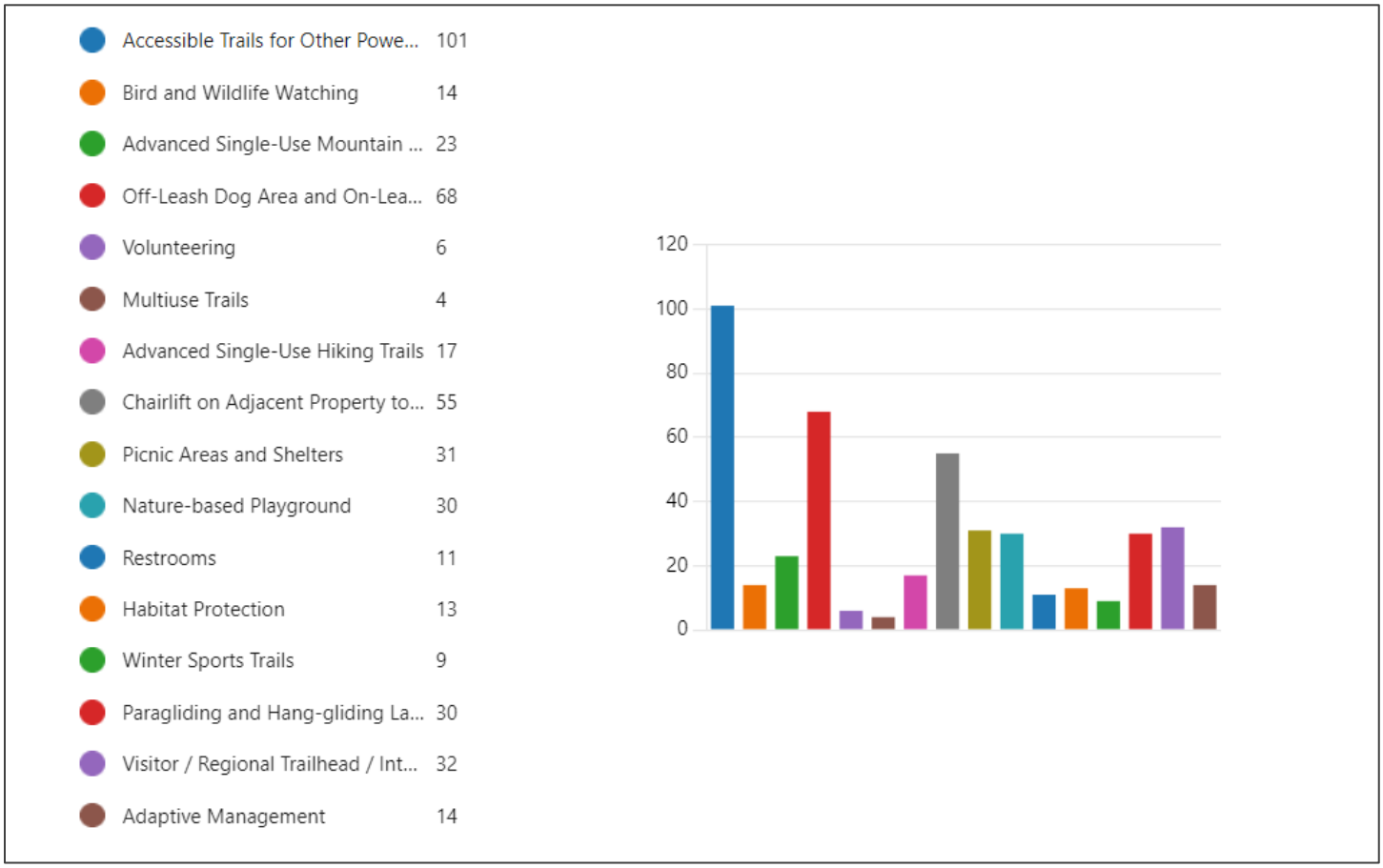



- 229 people responded to this question out of 229 total survey responses.

**The top five YES answers were:**

1. Multi-Use Trails (133 votes)
2. Advanced Single-Use Mountain Biking Trails (132 votes)
3. Paragliding and Hang-gliding Launch and Landing Sites (130 votes)
4. Restrooms (106 votes)
5. Advanced Single-Use Hiking trails (95 votes)

**Question 2: What features do you NOT want to see in the Blodgett Open Space? Select your top five.**



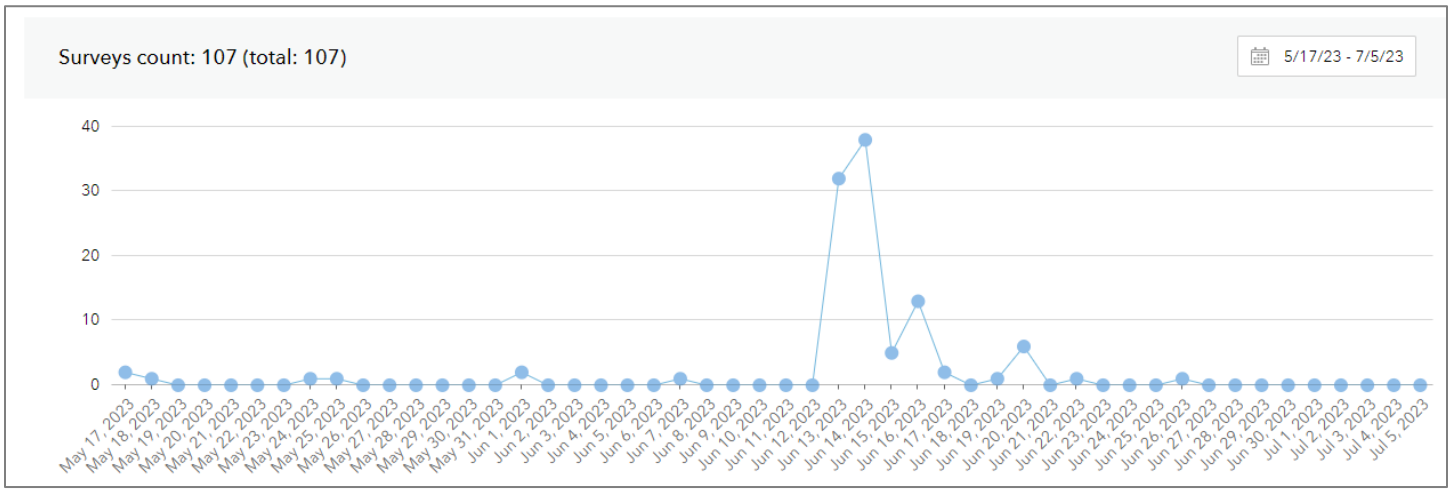

- 229 people responded to this question out of 229 total survey responses.

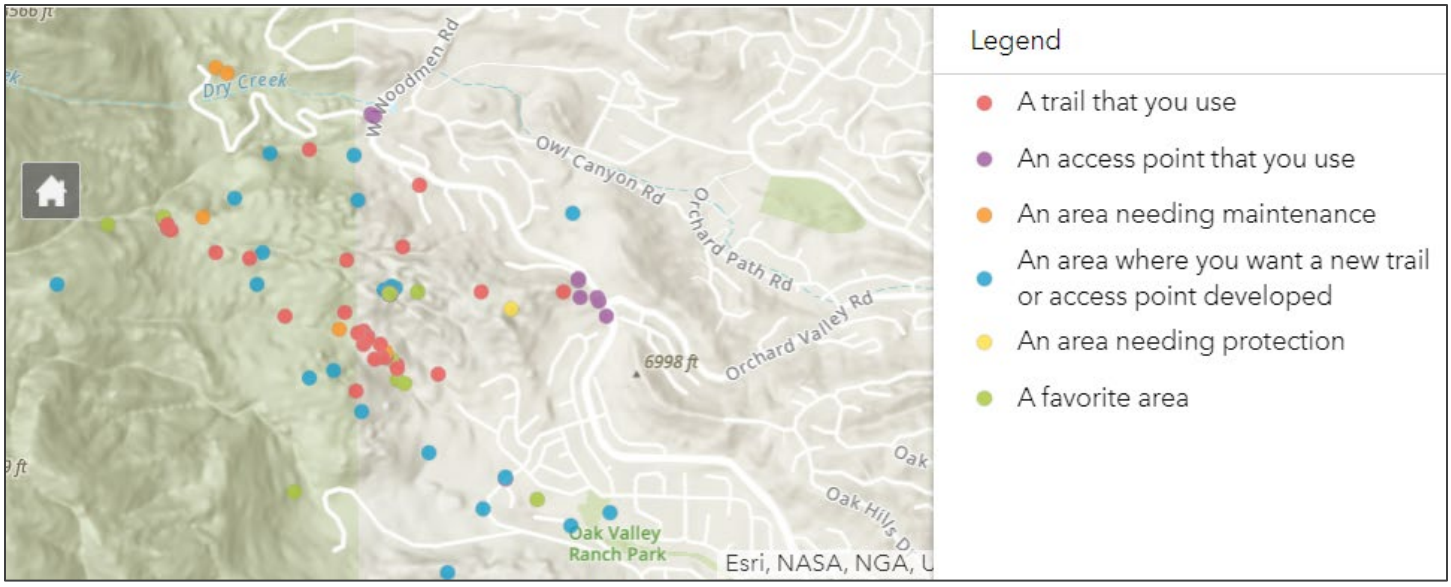
**The top five NO answers were:**

1. Accessible Trails and Other Power-Driven Mobility Vehicles (101 votes)
2. Off Leash Dog Area and On Leash Trails (68 votes)
3. Chairlift on Adjacent Property to Upper Elevations (55 votes)
4. Visitor/Regional Trailhead/Interpretive Center (32 votes)
5. Picnic Areas and Shelters (31 votes)

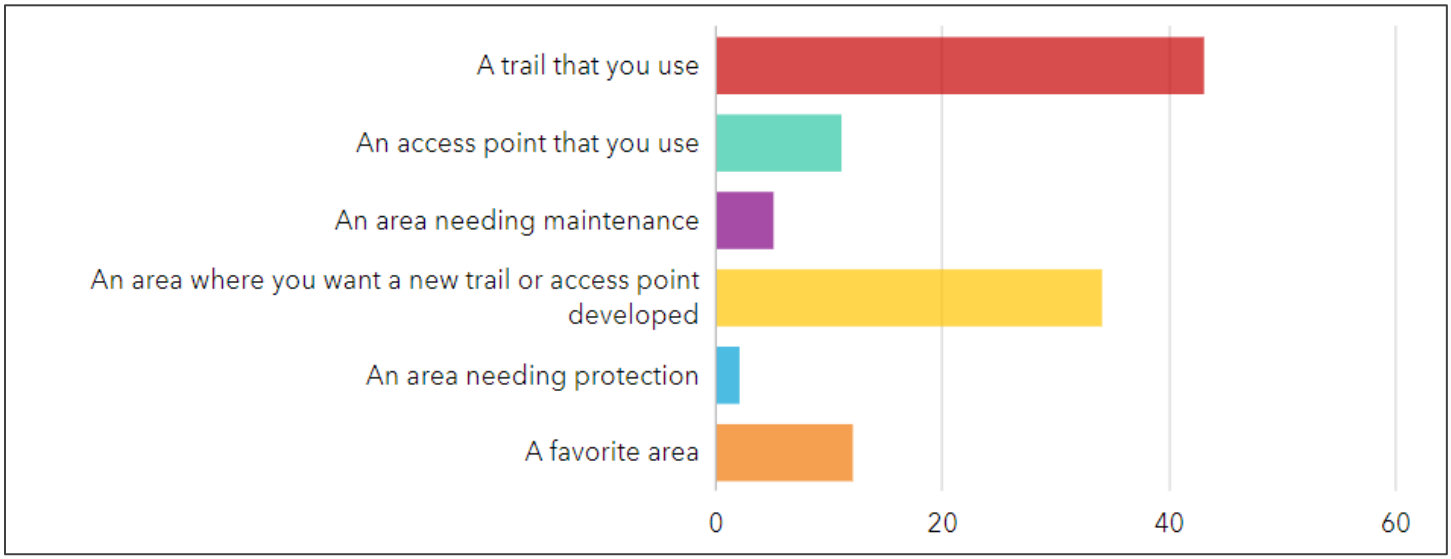
### 3. ARC GIS Survey123 Survey Results

This geo-based survey allowed respondents to answer questions about Blodgett Open Space and place comments on a map of the project limits to tell us specific feedback on areas of the park. The survey collected 107 responses, However, the results were spotty. Many participants only answered questions they felt like answering. Many were skipped (with an average of 95 people out of 107 skipping more than three questions in the survey). Some questions did not have enough data for a determination about the results and are not present for every question.



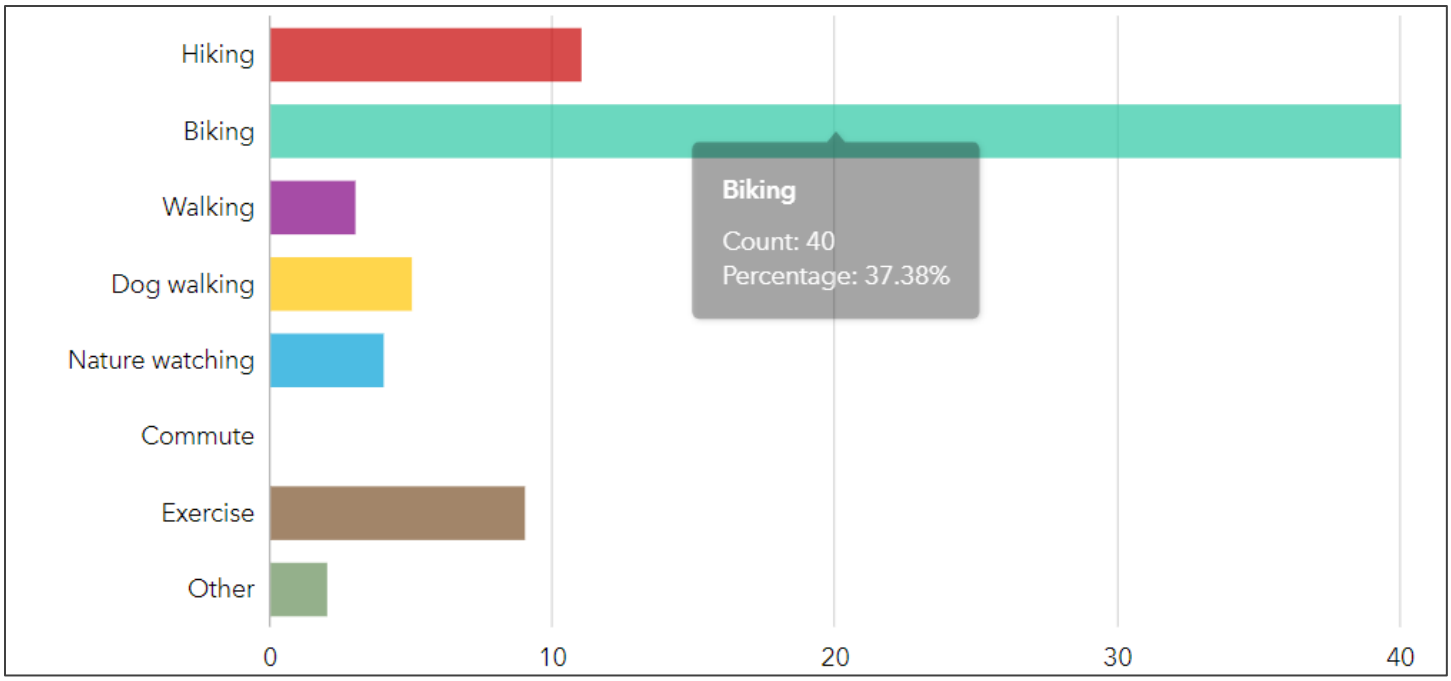
**Question 1A Trail that you use: What type of data are you showing with this data point?**




**About the Results**

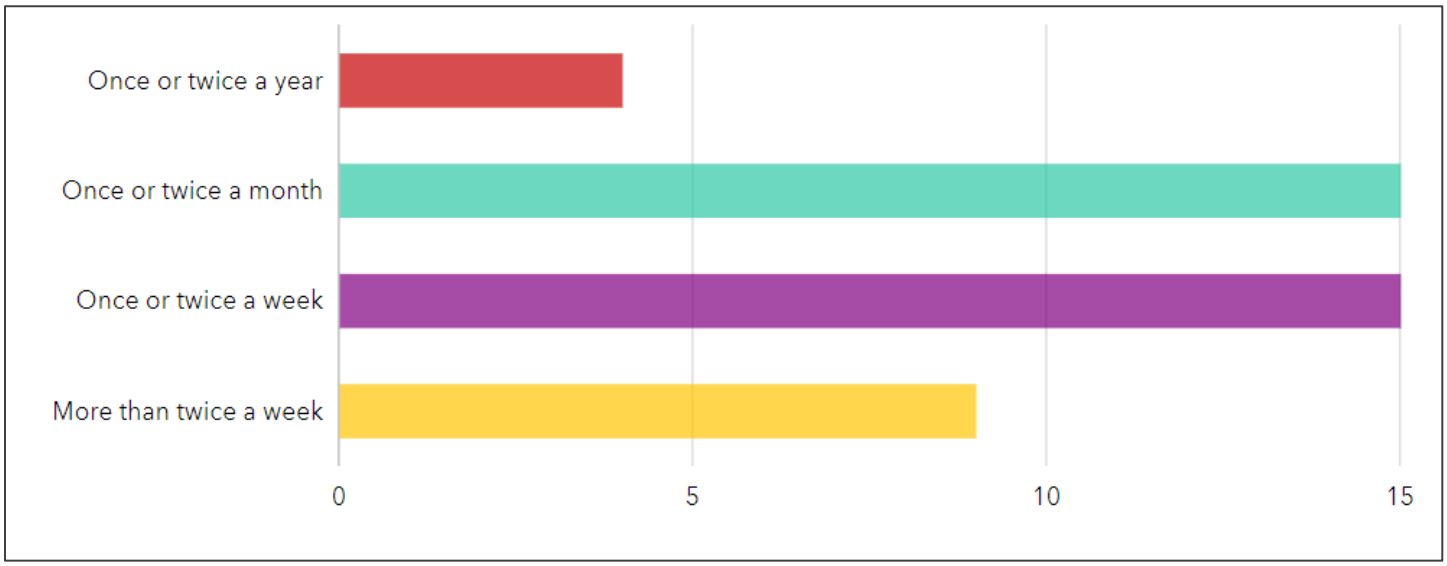
107 respondents answered this question. The top two groups were 43 people that identified a trail that they use and 34 people that identified an area where they want a new trail or access point developed.

**Question 1B Trail that you use: How do you use this trail?**



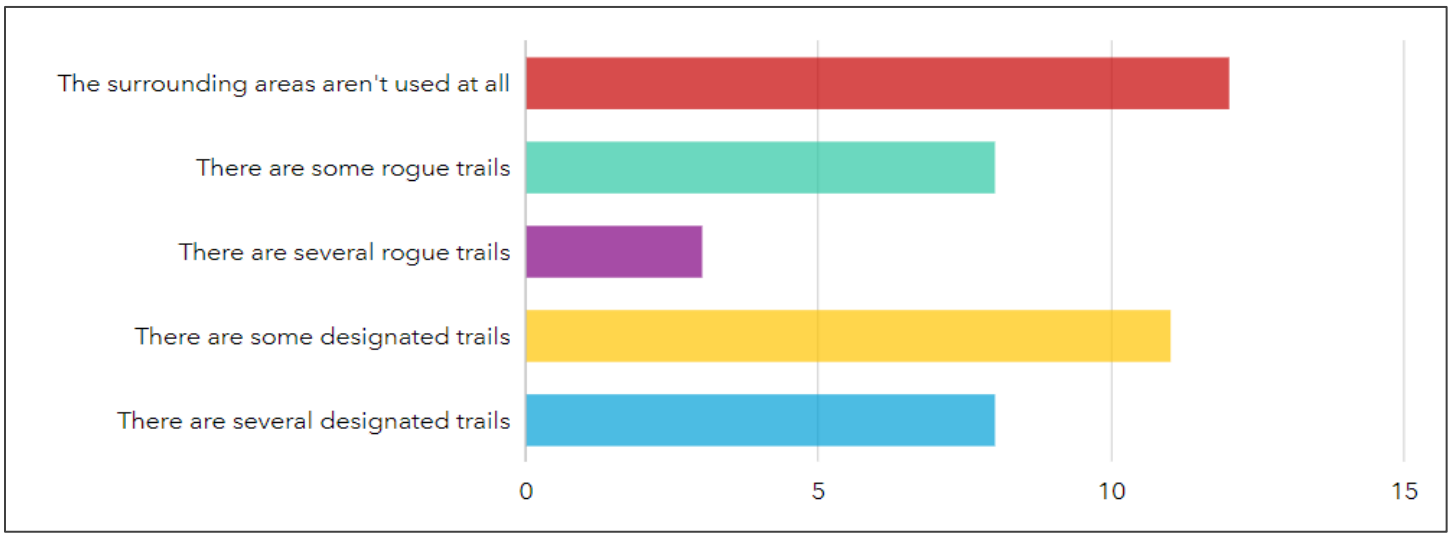
**About the Results**
43 people answered this question. 64 skipped this question. Biking was the overwhelming majority of usage with 40 people stating this is how they use their trail.

**Question 1C Trail that you use: How often do you use this trail?**



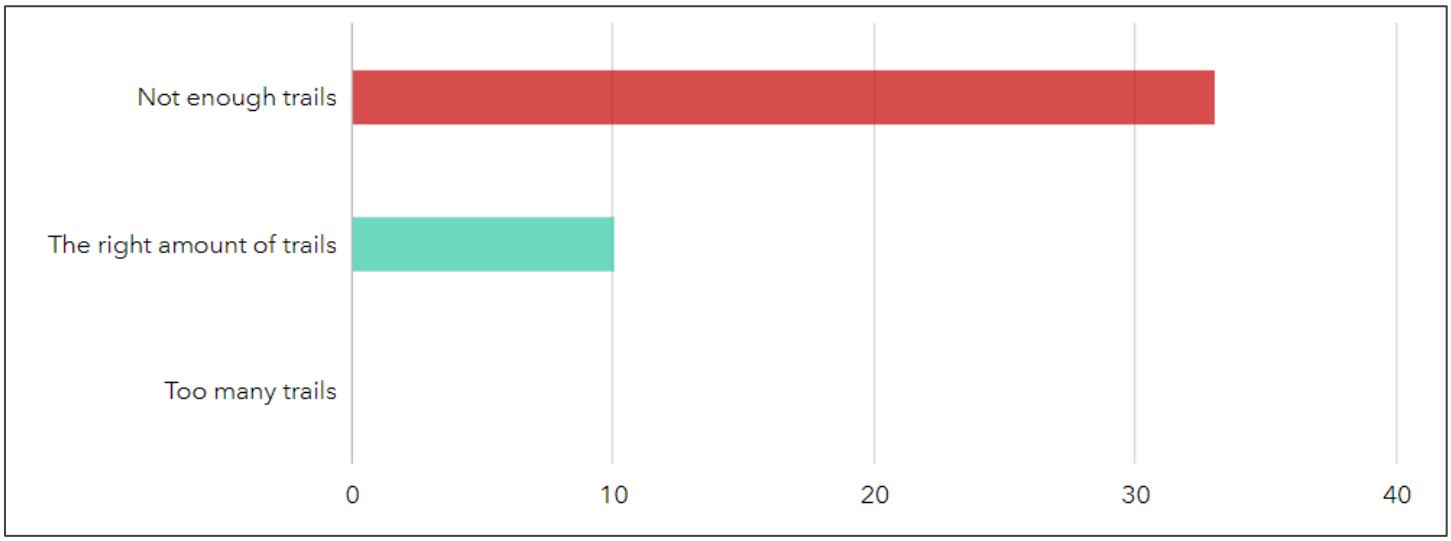

**About the Results**
43 people answered this question. 64 skipped this question. Most people use Blodgett Open Space frequently with two groups leading with visits weekly and monthly.

**Question 1D Trail that you use: How would you describe the use of the areas surrounding this trail?**



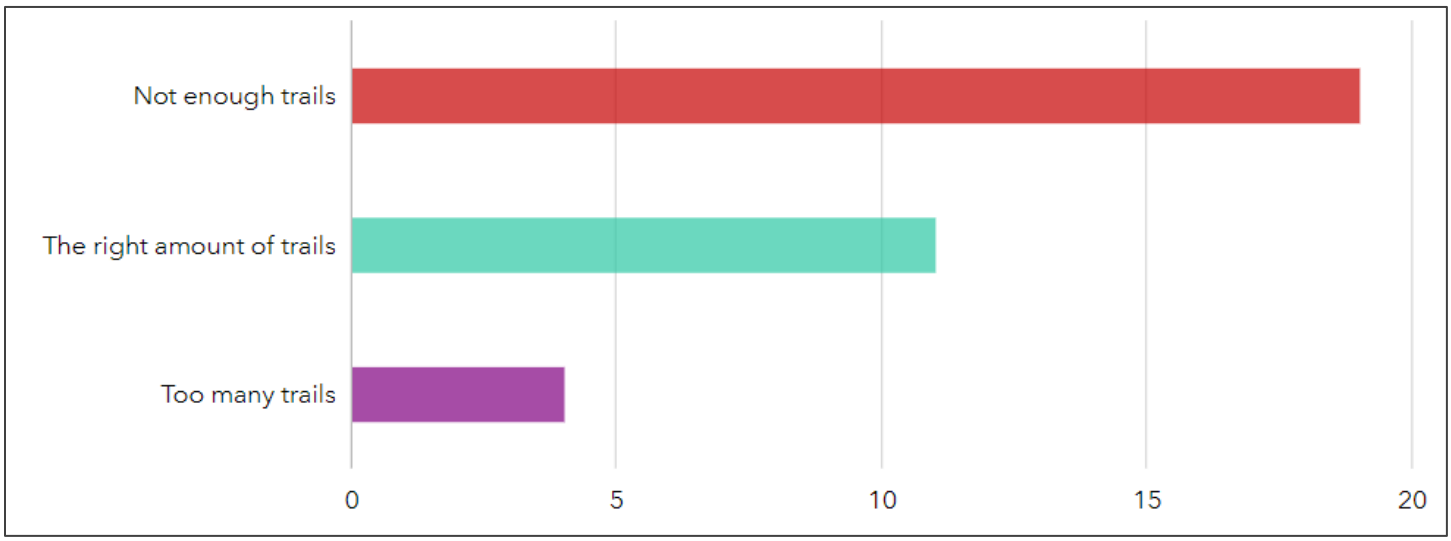
**About the Results**
42 people answered this question. 65 skipped this question. The two main answers note that areas surrounding this trail is not uses or there are some designated trails nearby.

**Question 1E Trail that you use: How would you rate the density of trails around and connecting to this trail?**



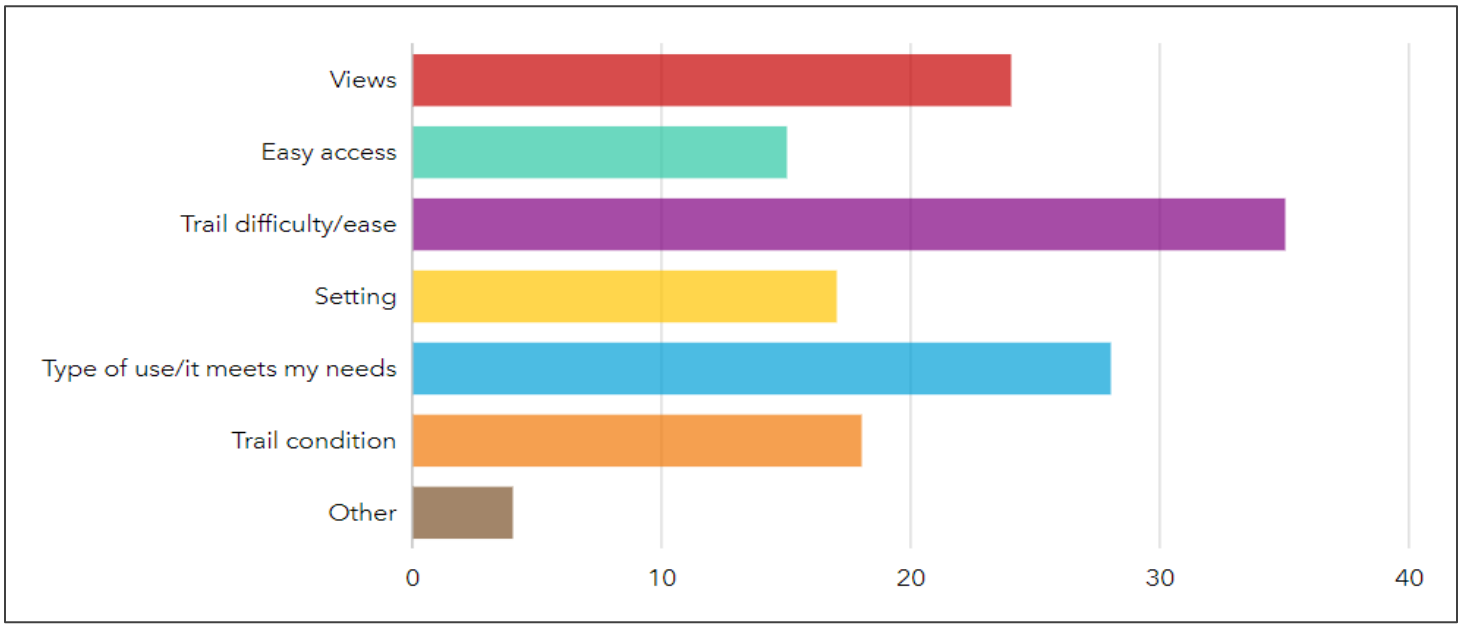

**About the Results**
43 people answered this question. 64 skipped this question. Regarding Designated Trails: There are not too many trails in Blodgett and most think that there are not enough.

**Question 1F Trail that you use: How would you rate the density of trails around and connecting to this trail?**



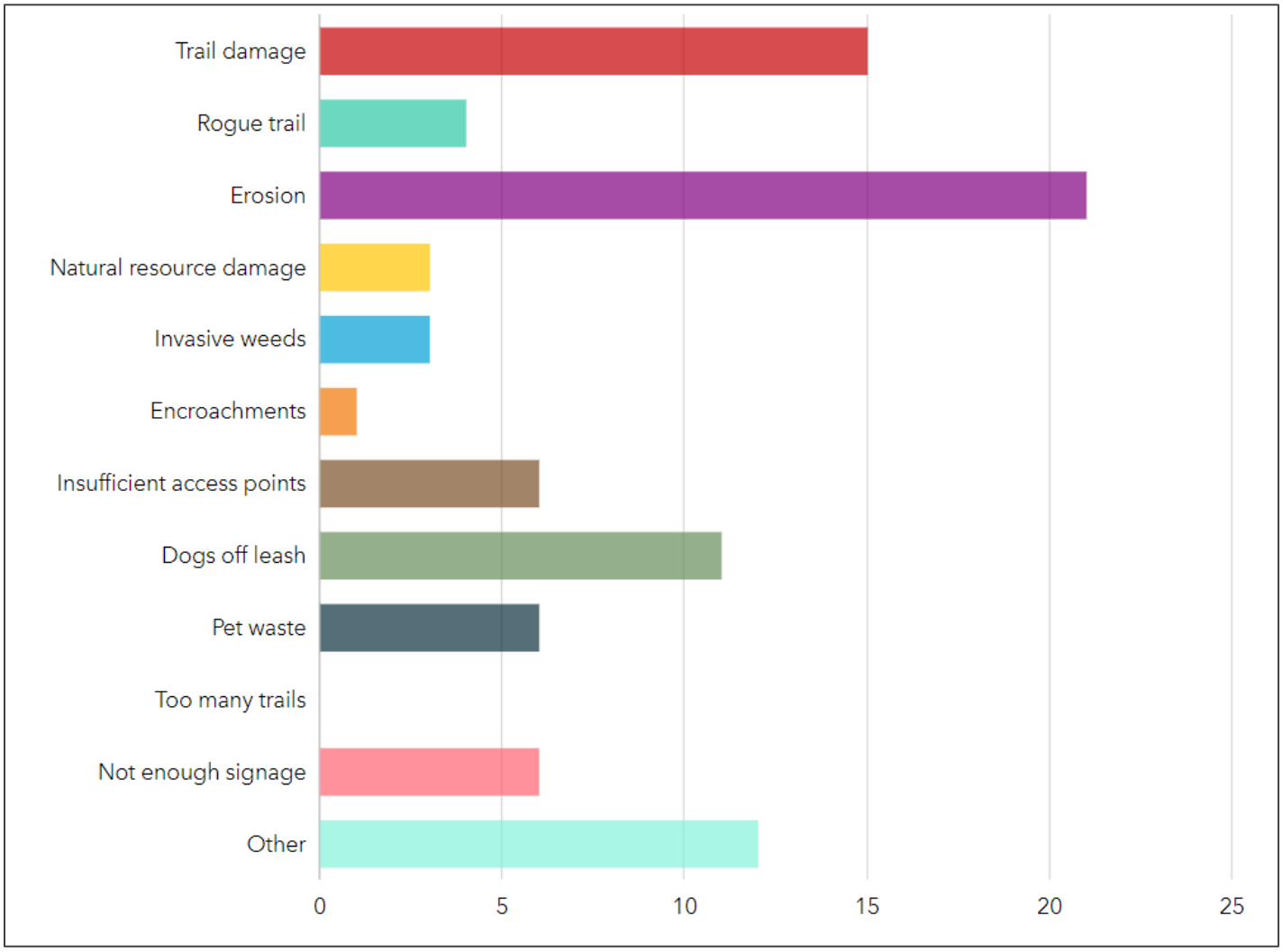
**About the Results**
34 people answered this question. 73 skipped this question. Regarding Rogue Trails: Most feel that there are not enough trails.

**Question 16 Trail that you use: What do you like most about this trail?**




**About the Results**
42 people answered this question. 65 skipped. The top reason stated for why people like their selected trail was the challenge level with meets their needs and views coming in second.

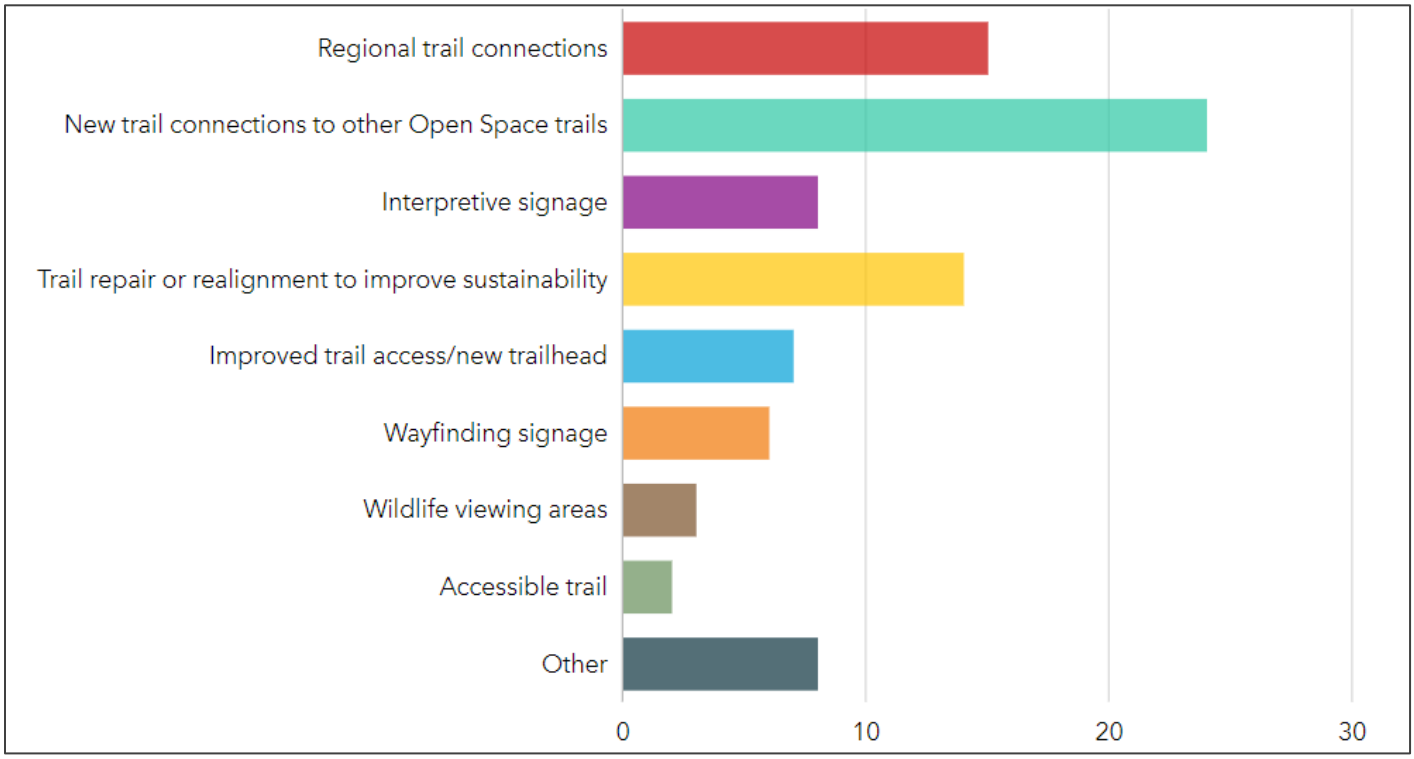
**Question 1H Trail that you use: Which of the following issues have you encountered on this trail?**




**About the Results**

42 people answered this question. 65 skipped. The biggest concerns are erosion, trail damage and other reasons that were not stated.

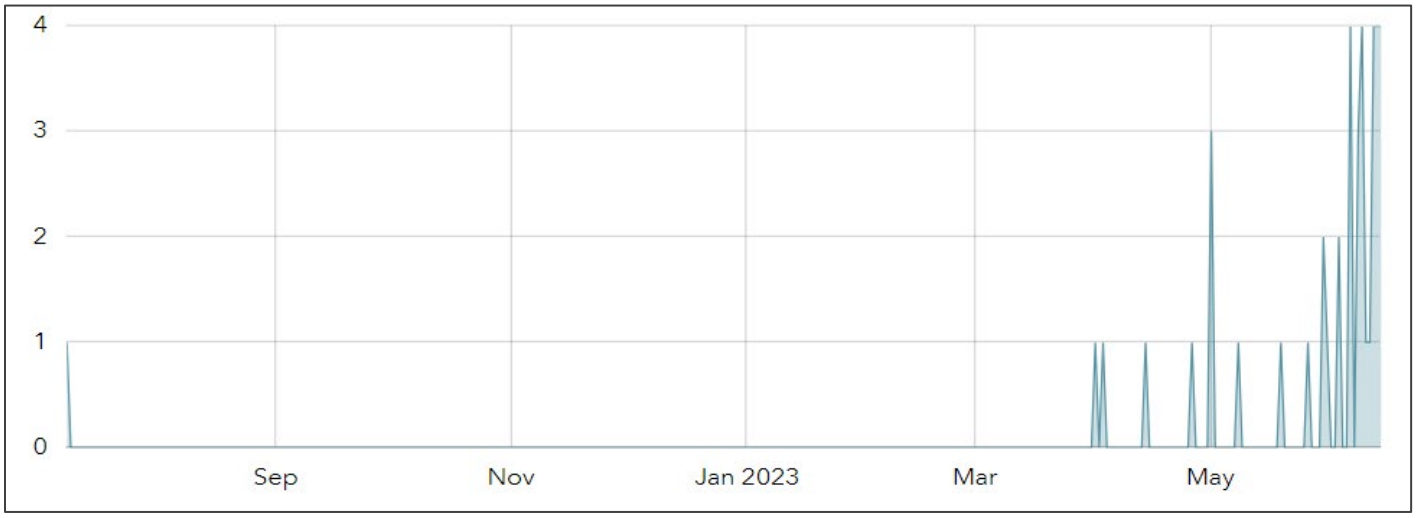
**Question 1I Trail that you use: Which of the following opportunities do you foresee for this trail?**




**About the Results**

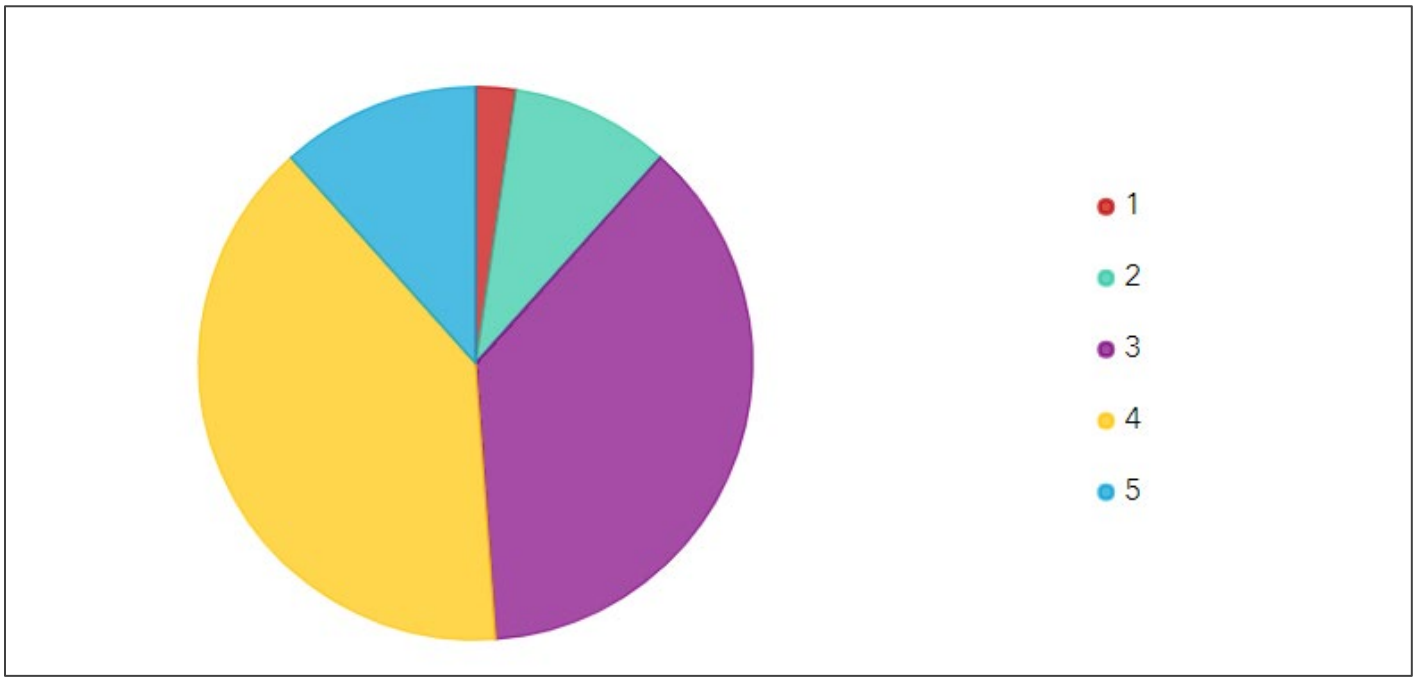
42 people answered this question. 65 skipped. The biggest opportunities mentioned were new trail connections to other open space trails, regional trail connections, and trail repair or realignment to improve sustainability.

**Question 1J Trail that you use: When was the last time you used this trail?**



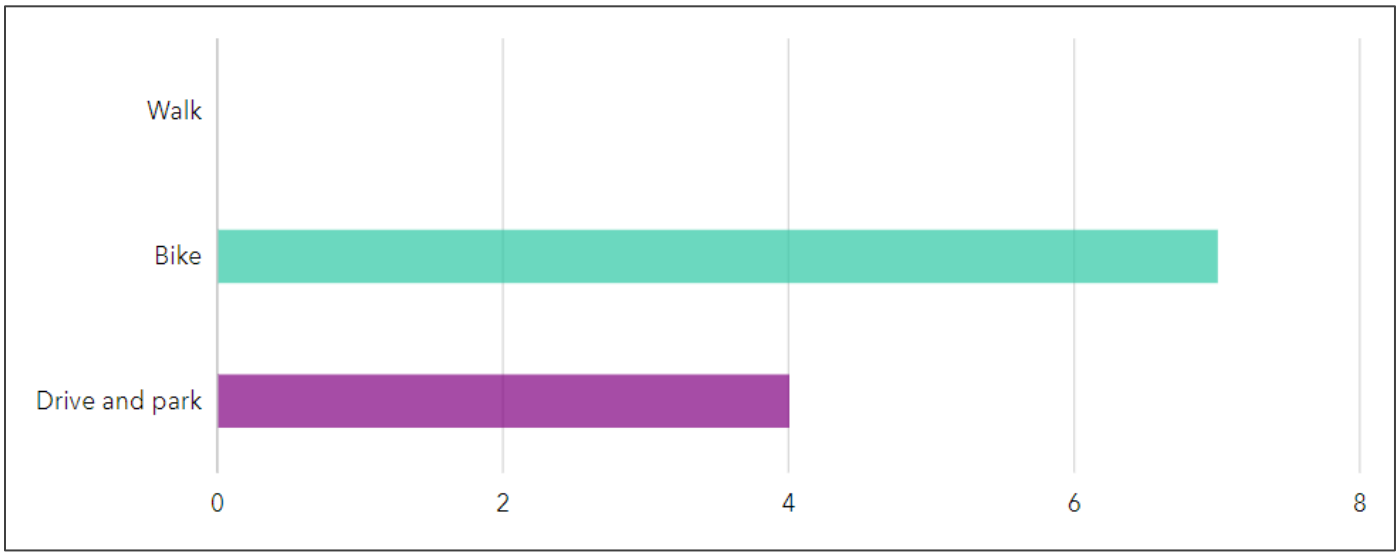
**About the Results**
41 people answered this question. 66 skipped. Most visit occurred within the last two months of this survey.

**Question 1K Trail that you use: How would you rate the condition of this trail?**



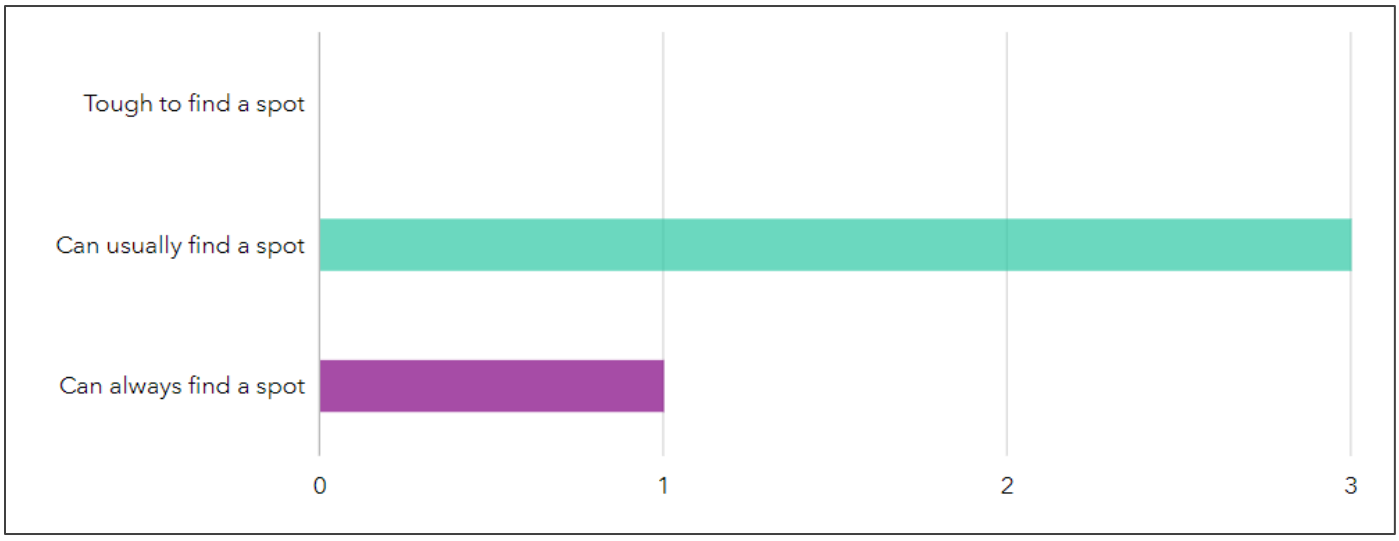

**About the Results**
43 people answered this question. With most people rating the condition of their trails between 3 and 4 on a scale of 1-5 with 1 being the best and 5 being the worst.

**Question 1L Trail that you use: How do you typically get to this access point?**



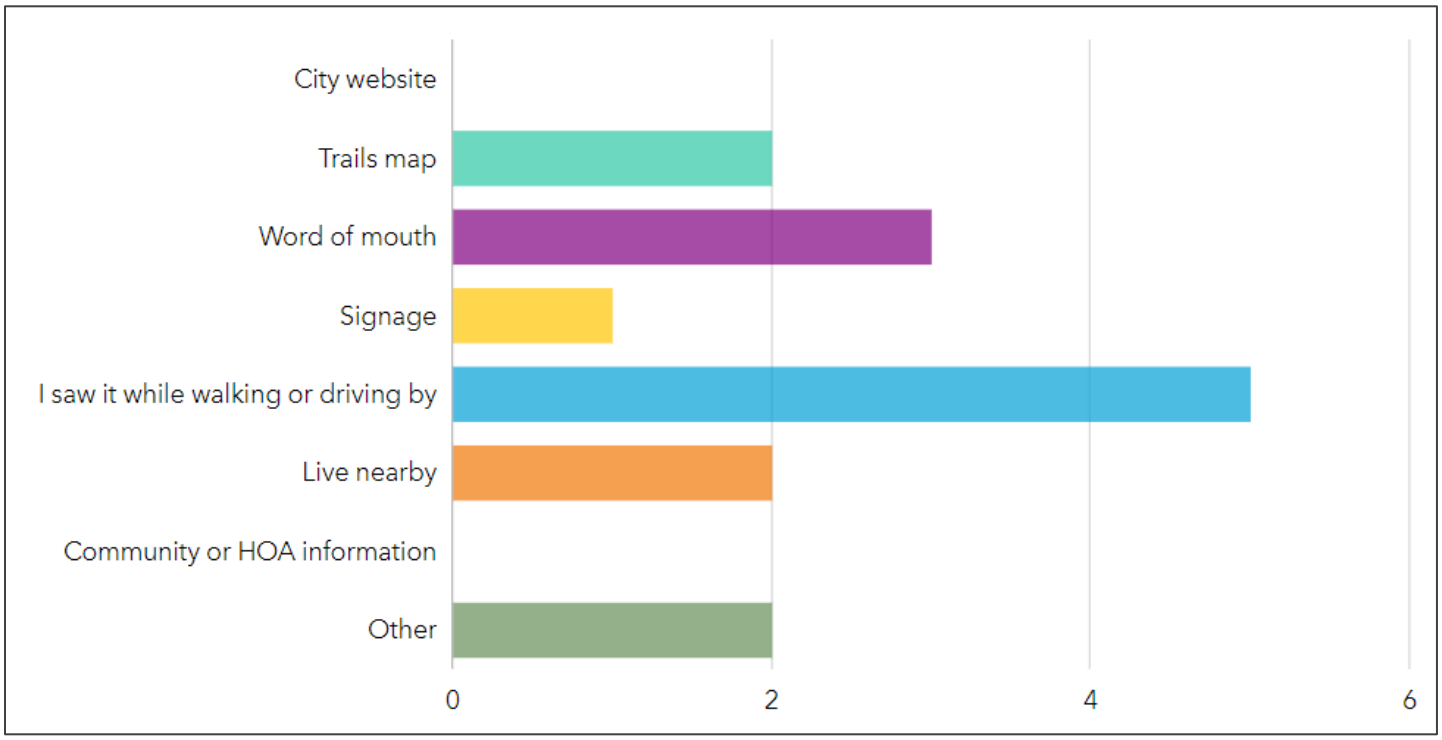

**About the Results**
Only 11 people answered this question. 96 Skipped.

**Question 1M Trail that you use: How would you rate the availability of parking?**




**About the Results**
Only 4 people answered this question. 103 skipped.

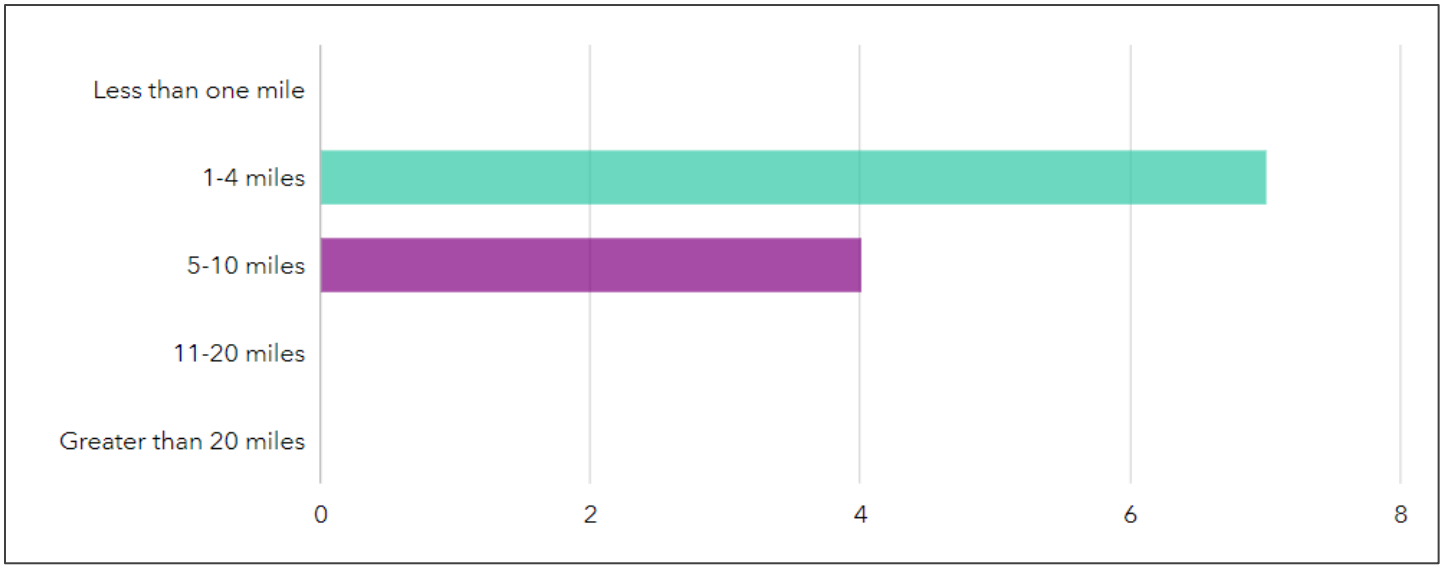
**Question 1N Trail that you use: How did you find out about this access point?**




**About the Results**

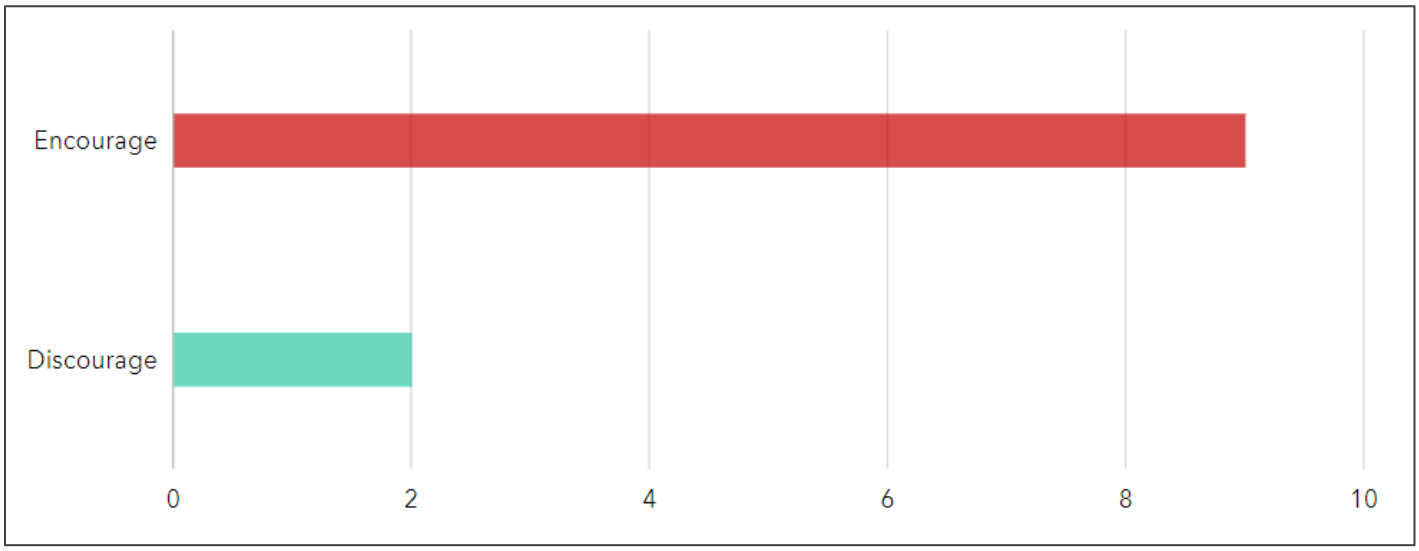
11 people answered this question. 96 skipped. Most cited they found it by walking or driving by.

**Question 1O Trail that you use: How far do you travel to get to this access point?**



**About the Results**
11 people answered this question. 96 skipped. Most people visiting the park live within 10 miles of the open space.

**Question 1P Trail that you use: Does this access point (location, condition, amenities) encourage or discourage your use of the Open Space?**




**About the Results**
11 people answered this question. 96 skipped. Most cited it encourages them.

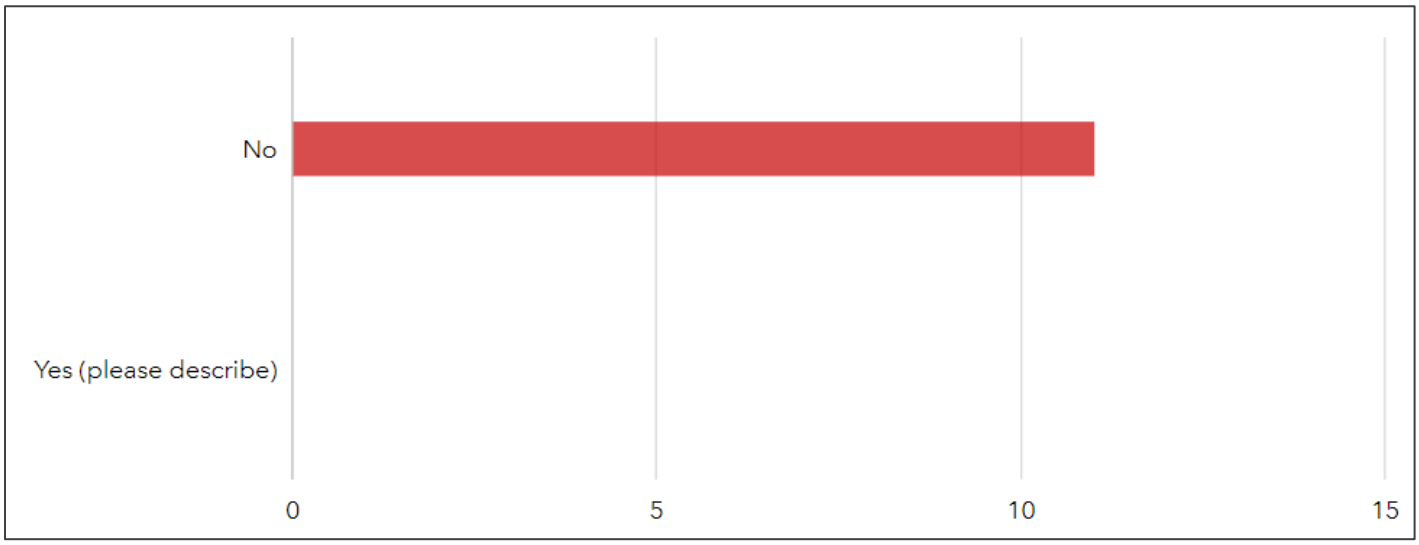
**Question 1Q Trail that you use: Please describe why this access point encourages or discourages your use of the Open Space.**

This was an open ended question. We received 10 response to this question.

**About the Results**

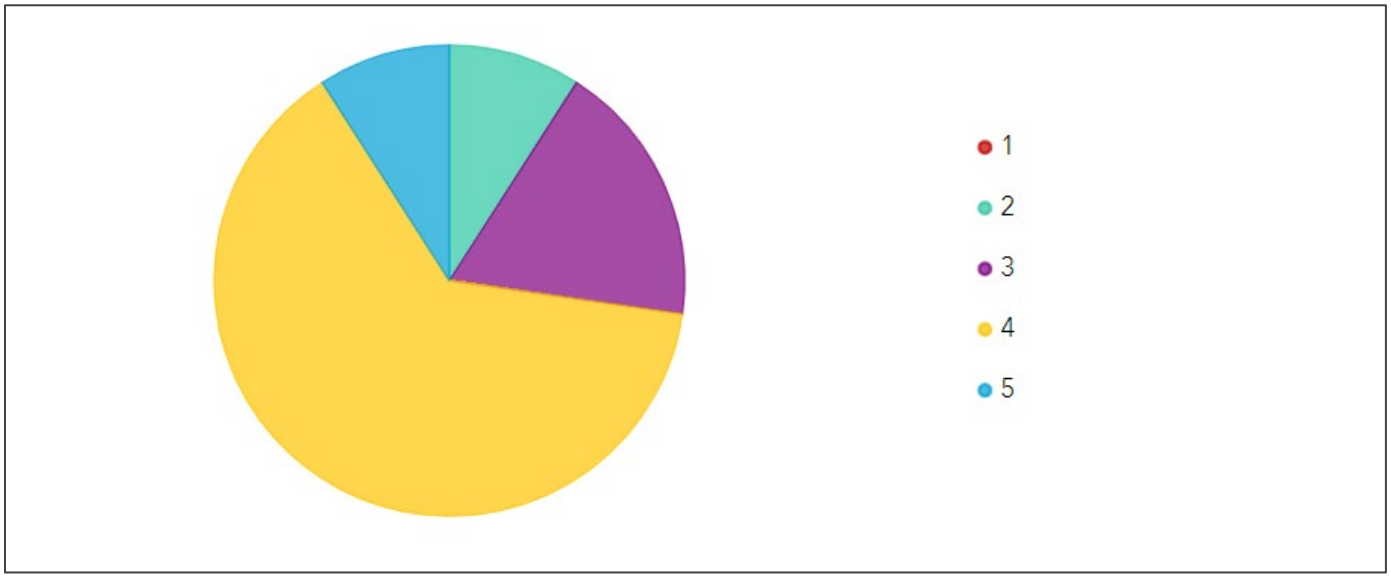
Overall, the community feedback highlights positive aspects of the park, such as its convenient location, accessible parking, and amenities like the port-o-john. However, there are concerns regarding the lack of clear signage, maps, and space utilization, which affects users' ability to explore and enjoy the area fully. Additionally, the restrictions on e-bike use have been mentioned as a potential issue. Overall, the park is appreciated as a good starting point for hikes and bike rides, but improvements in signage and accessibility could enhance the overall experience for all visitors.

**Question 1R Trail that you use: Would additional parking opportunities at this access point increase your use of the Open Space?**



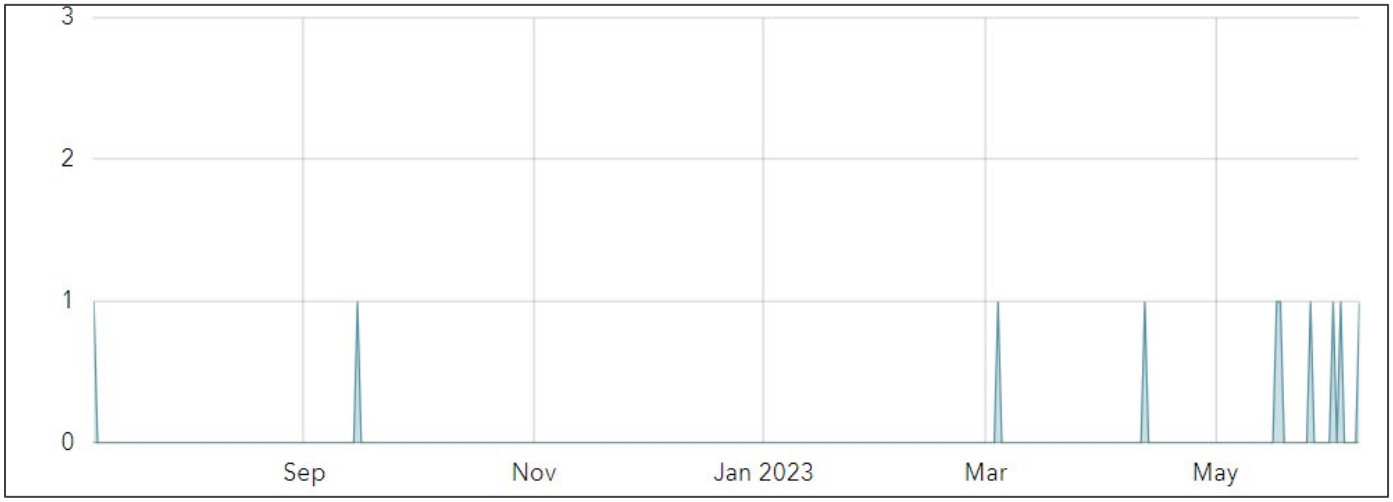

**About the Results**
11 people answered this question. 96 skipped. No one answered yes.

**Question 1S Trail that you use: How would you rate the condition of this access point?**



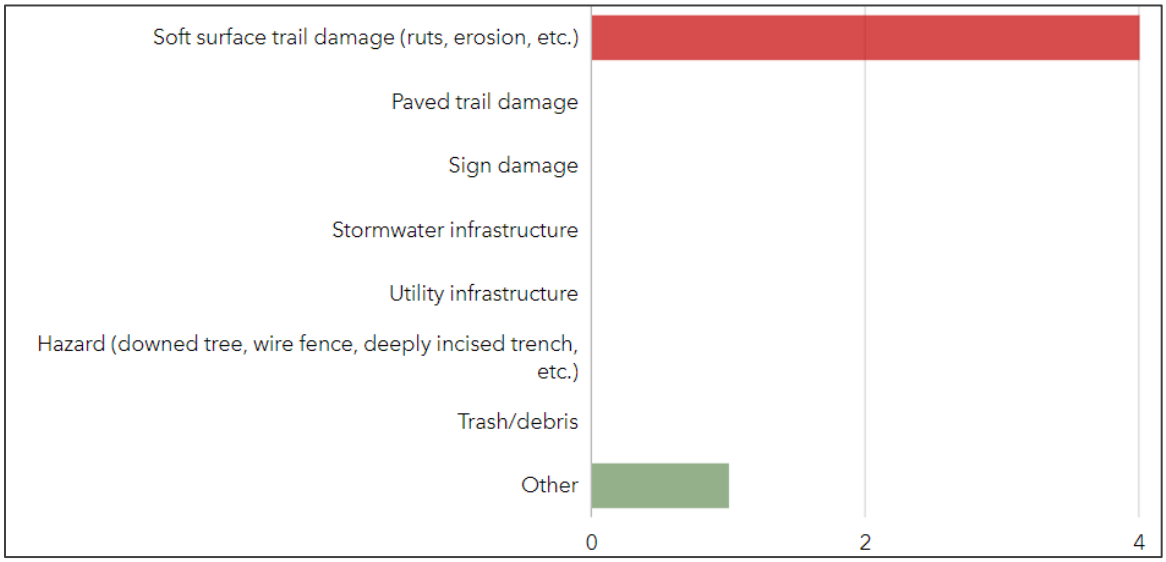
**About the Results**
11 people answered this question. 96 skipped. Most rated the condition of their access points at a 4. On a scale of 1 to 5 with 1 being the best and 5 being the worst.

**Question 1T Trail that you use: When was the last time you used this access point?**




**About the Results**
10 people answered this question. 97 skipped. Activity as far back as September but with most activity occurring within the last two months.

**Question 2A Area Needing Maintenance: What type of maintenance is needed here?**



**About the Results**
Only 5 people answered this question. 102 skipped.

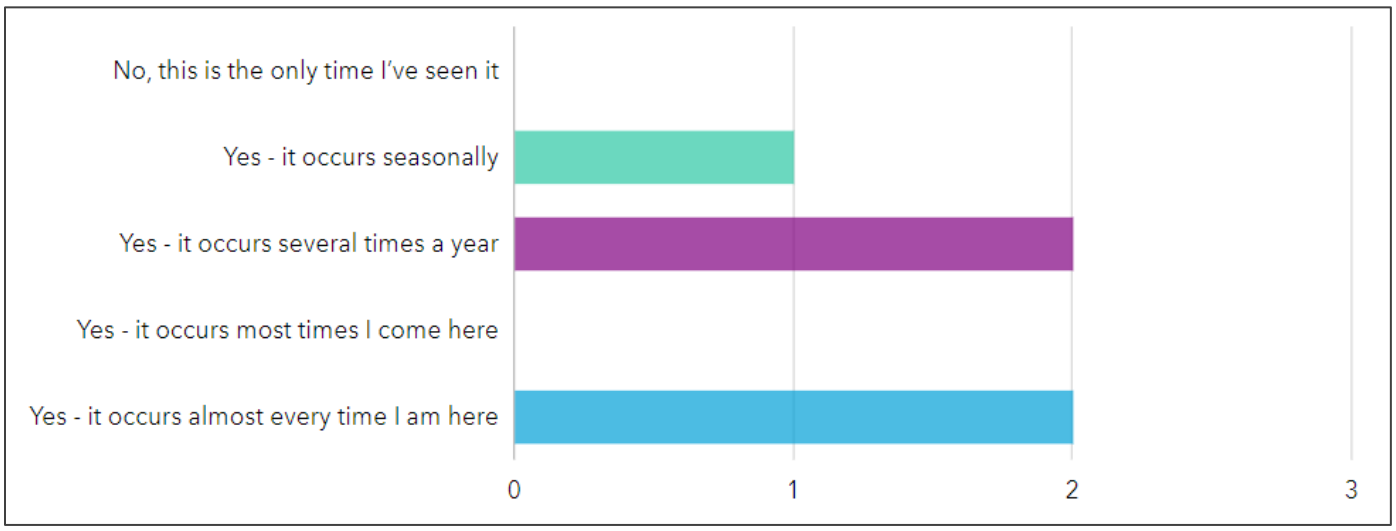
### Question 2B Area Needing Maintenance: Please Describe the Issue or Damage.

This was an open-ended question. We received 5 responses to this question.

**About the Results**

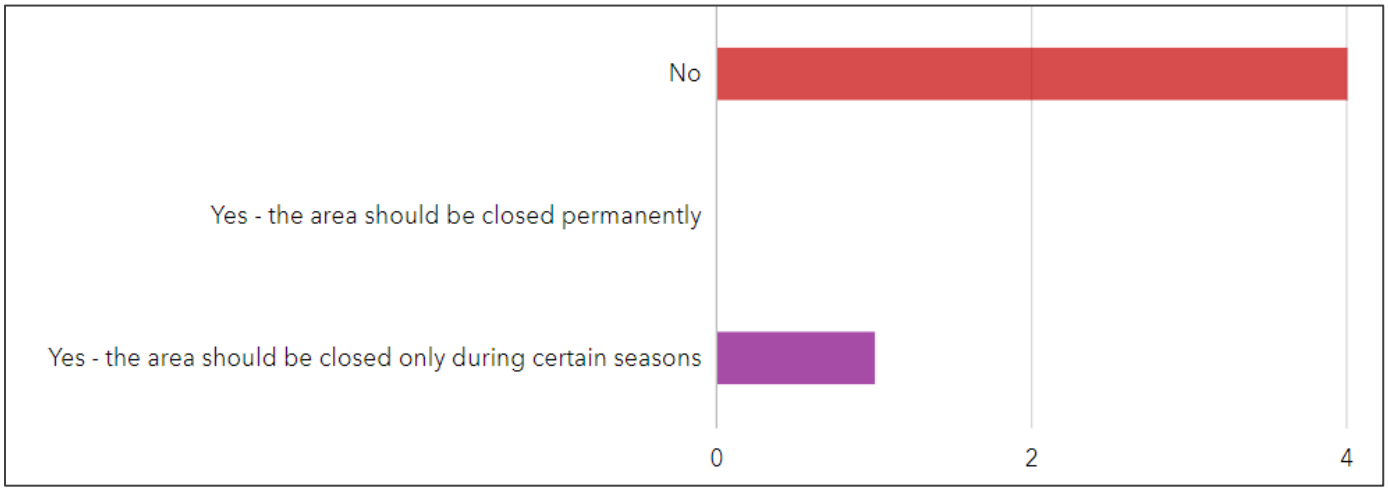
- Trail is eroding with a rut running down the middle.
- Rutting and erosion on trail from ridge to water tower and continuing to trail split at entrance to trees. Reroute has formed by necessity but this part of trail has always been an issue.
- Really bad erosion all the way up the hill and also to the trail that goes up and around the water tank. I think it is a social trail but is heavily used and was already eroded badly. After the rain it is a deep v shaped ditch, very hazardous to hikers since its solid clay.
- From my memory I don't remember there being any signage towards the top of the route. Signs with trail names would help tremendously for new user's navigating this area.
- Fenceline needs the dedicated maintenance it deserves. It's a long standing favorite local trail and many trail user types enjoy it. I believe COSMBA has the best interests of this trail in mind versus any other trail building or maintenance organization and should be highly considered to carry out this ongoing maintenance work. This trail has been maintained by local hikers and bikers for ages and should continue to be a part of any new trails built in the newly acquired land areas surrounding it.

### Question 2C Area Needing Maintenance: Is this a recurring issue?



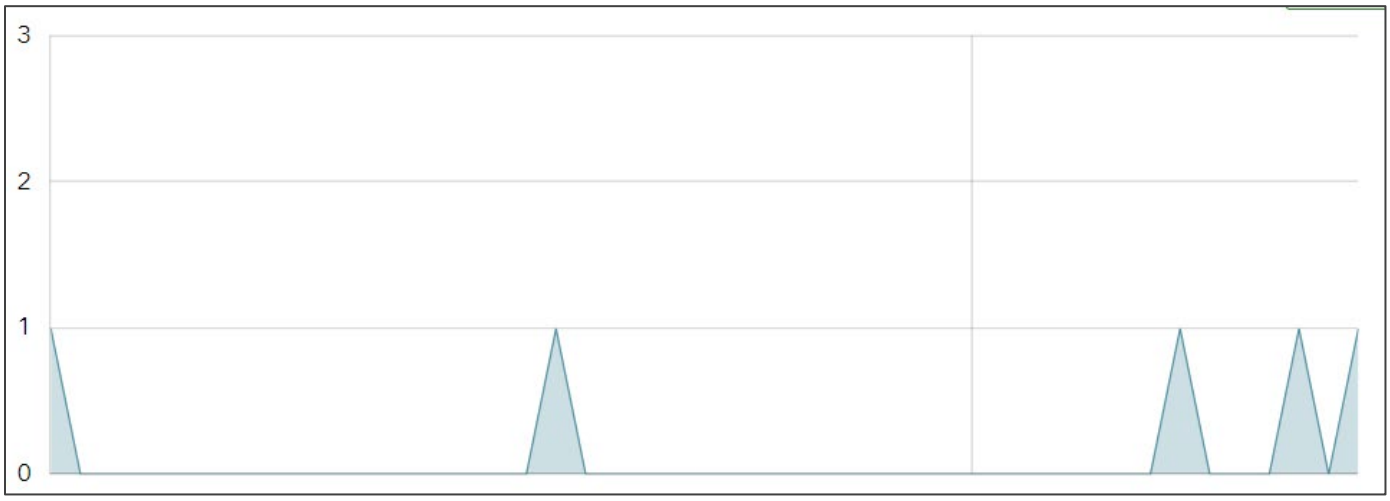
**About the Results**
Only 5 people answered this question. 102 skipped.

**Question 2D Area Needing Maintenance: Do you feel this area should be closed as a result of this issue or to prevent this issue from occurring?**




**About the Results**
Only 5 people answered this question. 102 skipped.

**Question 2E Area Needing Maintenance: When did you last observe this issue?**

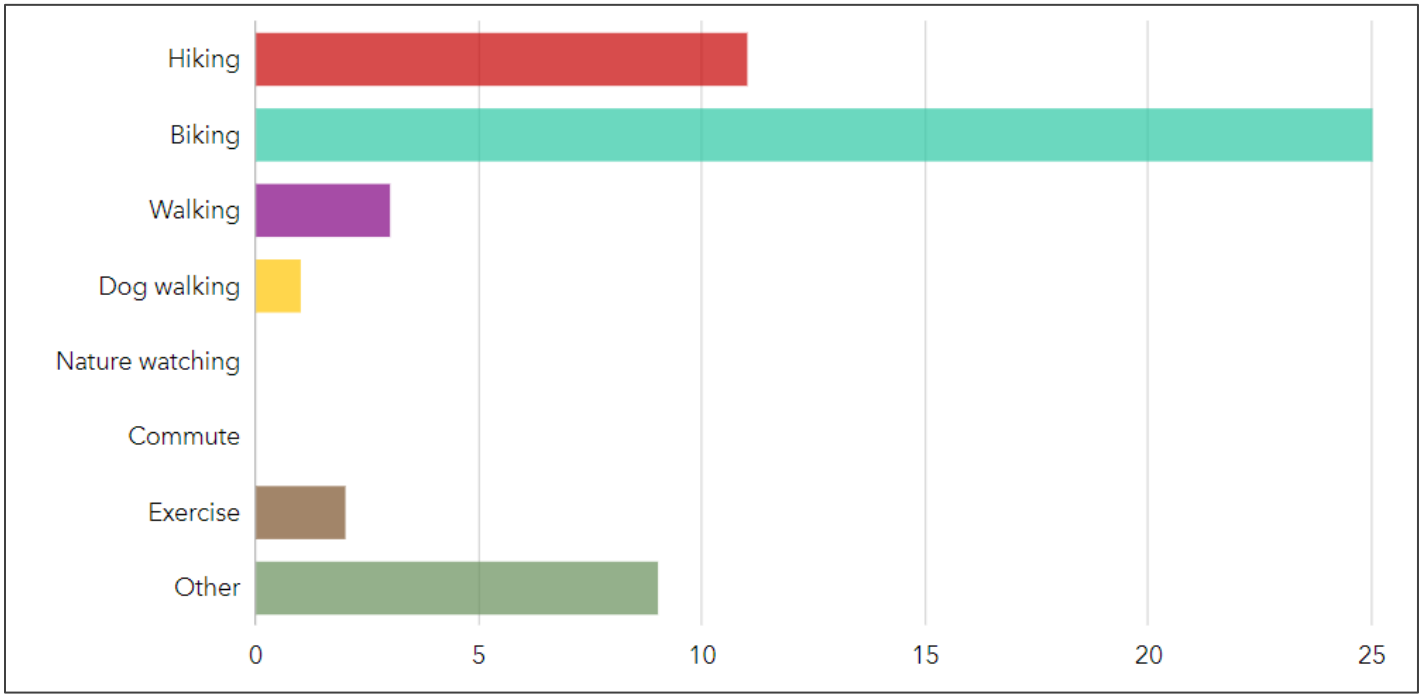



**About the Results**
Only 5 people answered this question. 102 skipped.

**Question 2F Area Needing Maintenance: If you have an image of this damage, please upload it here.**

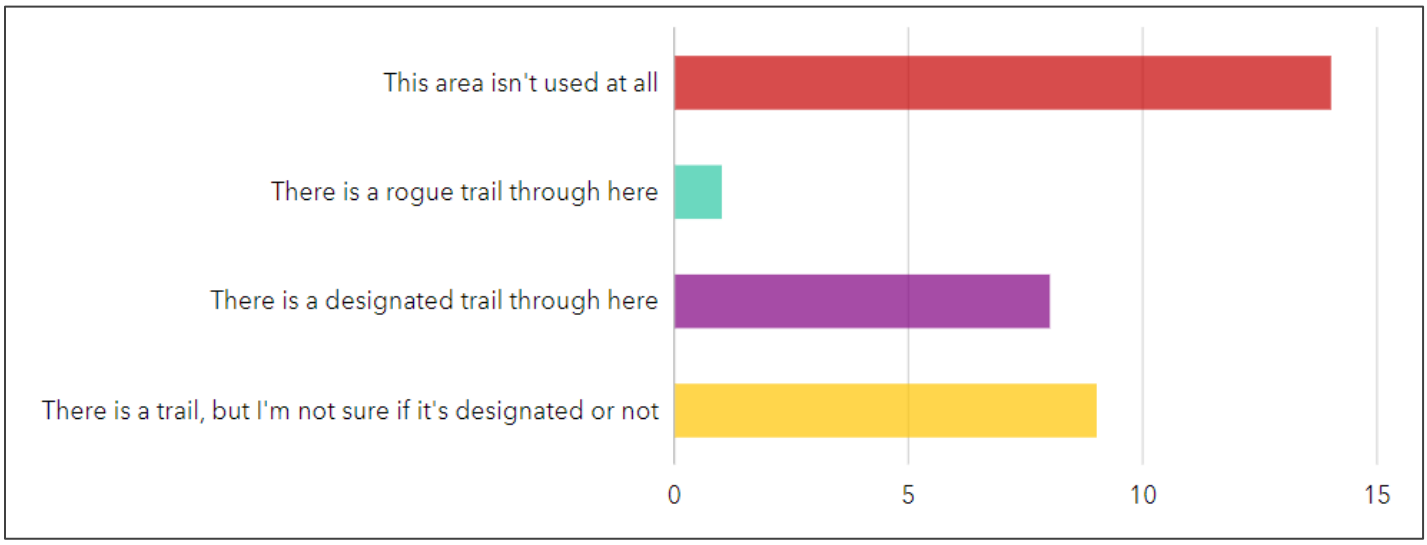
**About the Results**
There were no responses to this question.

**Question 3A Desired Trail: How would you like to use a trail in this area?**



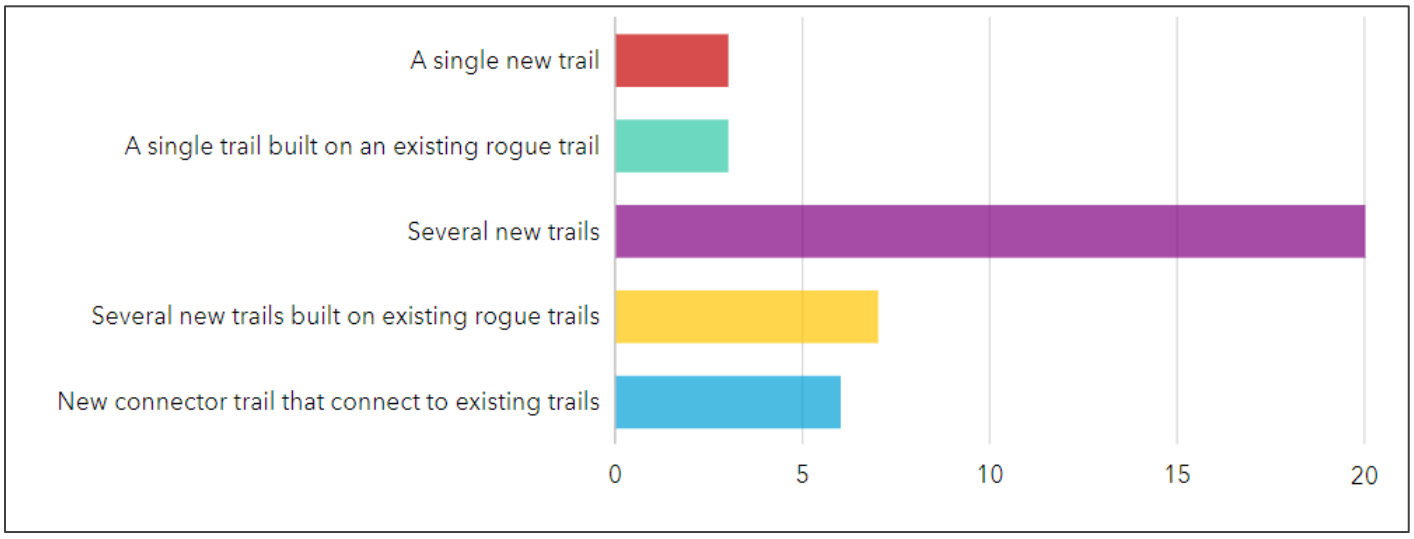

**About the Results**
34 people answered this question. 73 skipped. Biking and hiking were the top answers for desired trail use.

### Question 3B Desired Trail: How is this area currently used?




**About the Results**
35 people answered this question. 75 skipped. There seems to be an opportunity for education with the second highest answer of users being unsure of trail designation.

### Question 3C Desired Trail: What type of trail would you like developed here?




**About the Results**
27 people answered this question. 80 skipped. The top answer was several new trails.

**Question 3D Desired Trail: Please describe the desired trail (access, destination, direction of travel, etc.):**

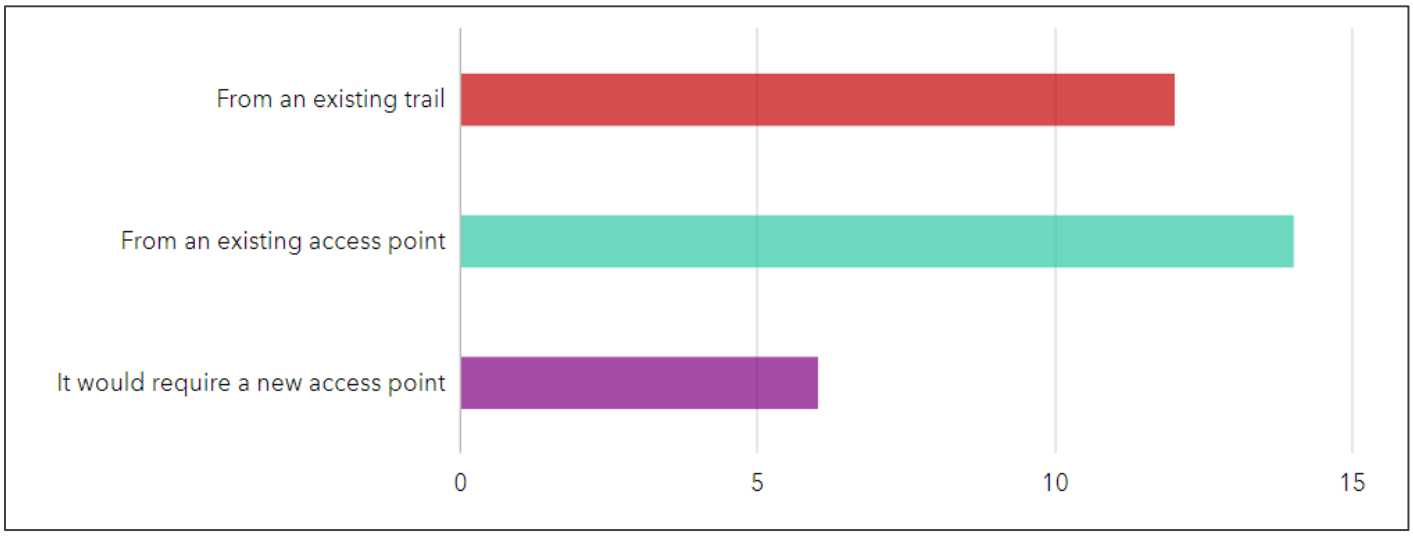
This was an open-ended question. Results are below with a word cloud showing the most mentioned words.




**About the Results**

Community members are keen on developing various types of trails in the Blodgett Open Space. There is significant interest in creating more mountain bike-optimized trails to enhance the area for bike-related activities. The desire for downhill mountain bike trails, bike-specific trails, and one-way trails for mountain biking is evident. Additionally, some respondents propose constructing a trail leading to the summit of Blodgett for easier navigation and to reduce erosion issues. Another popular idea is to establish new trail connections between different parts of the open space, ensuring better access for hikers and bikers alike. Several respondents also suggest making use of the location as a landing zone or launch point for paragliding, emphasizing the potential for recreational diversity. Overall, the community envisions a variety of well-designed and designated trails that cater to different activities and user preferences.

### Question 3E Desired Trail: How would you access this trail?




**About the Results**
32 people answered this question. 75 skipped. The answers tell us most users access the trail from an existing trail or an existing access point.

### Question 4A Area Needing Protection: Why should this area be protected?




**About the Results**
105 People skipped this question. Only two responded.

### Question 4B Area Needing Protection: What types of wildlife use this area and need habitat protection?

**About the Results**
There were no responses to this question.

### Question 4C Area Needing Protection: What types of vegetation grow here that need protection?

**About the Results**
There were no responses to this question.

### Question 4D Area Needing Protection: Please provide any additional details or information on your concern about this area:

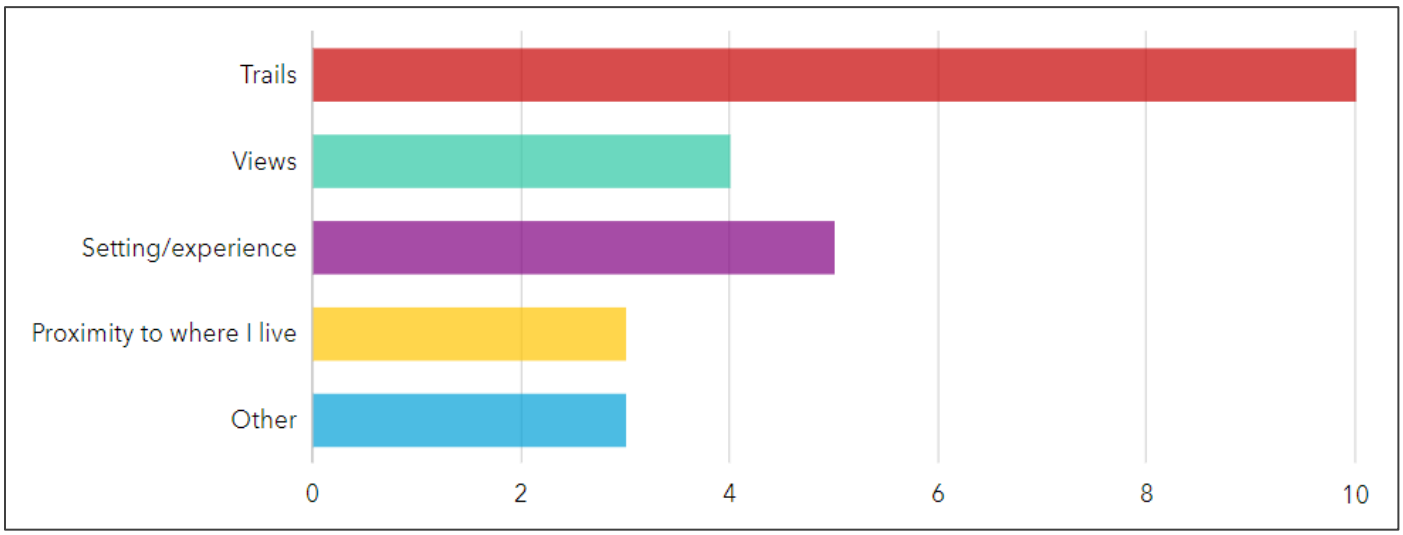
**About the Results**
Only two responses were received. Since that is not enough data to determine overall trends or feelings about any particular area, the two comments received are listed below:

- Would like to see no trespassing signs and fence alerting trail users to private property beyond the trail.
- Please keep Fenceline trail.

### Question 4E Area Needing Protection: If you have an image of this area and would like to share it, please upload it here

**About the Results**
There were no responses to this question.

### Question 5A Favorite Area: Why is this your favorite Area?



**About the Results**
12 people answered this question. 95 skipped. The main reason is trails with user experience following.

**Question 5B Favorite Area: Please describe what makes this area one of your favorite places.**
This was an open-ended question.

**About the Results**
The community members express their appreciation for Blodgett Open Space as their favorite place, primarily because of the presence of excellent mountain biking opportunities. They value the availability of directional mountain bike trails, which they believe would enhance the overall experience for all users and contribute to an improved quality of life. Specific mentions are made about the highly regarded Fenceline Trail, praised as one of the best downhill mountain bike trails in the area. The accessibility of Blodgett Open Space, its proximity to home, and the access it provides to the national forest are also highlighted as favorable aspects. Overall, the community relishes the sense of being in the mountains, the thrill of downhill biking, and the potential benefits of having designated mountain bike trails in the park.

## Summary of Other Input Received via the Project Team

Below is a summary of the emails received by the project team that were not via the project email, website, or any of the public input opportunities.

1. **Crime and Safety Concerns:** Several respondents mentioned concerns about crime, late-night parties in parking lots, and issues related to alcohol/drug usage, noise, and criminal activity in existing parking lots. Safety concerns were also raised regarding traffic impact on neighborhood streets and potential hazards of bikers and pedestrians sharing the same trails.

2. **Parking Issues:** The text highlighted various parking-related concerns, including the opposition to having a parking lot near residential areas (e.g., top of Coldwater Dr. or along Allegheny). Instead, respondents favored expanding the existing South BOS parking lot or creating a new one close to the quarry office building and scale. Monitoring and controlling issues like trash and criminal activities in parking areas were also mentioned.

3. **Trail Management and Usage:** Several concerns revolved around trail usage and management. Some residents desired designated trails exclusively for hikers to ensure safety and avoid potential collisions with bikers descending at high speeds. There were complaints about rogue trail building and the cutting of vegetation, leading to erosion. Additionally, issues related to dogs off-leash, dog waste, and illegal activities like hunting and motorized vehicles on trails were brought up.

4. **Environmental and Flood Mitigation Concerns:** Respondents expressed concerns about maintaining natural drainage areas and not placing trails or recreational structures in these areas. There was a desire for flood mitigation measures in specific areas, especially after rainwater runoff incidents. Controlling noxious weeds was also mentioned.

5. **Impact on Views and Noise:** Residents were concerned about potential impacts on their views and tranquility due to new development. They wanted to avoid looking at nearby parking lots and having trail access points encroaching on their common spaces. Noise concerns from a new open space and the need for compliance with noise regulations were mentioned.

6. **Need for Clear Regulations:** Respondents wanted clear regulations and enforcement to ensure that visitors adhere to rules, such as leash laws for dogs and picking up after pets, to protect the environment and maintain a pleasant experience for all users.

7. **Desire for a Welcoming Park:** Overall, respondents desired a park that can be enjoyed safely by everyone, including visitors and homeowners living near the open space. They highlighted the importance of careful planning, stakeholder involvement, and adherence to the desires and concerns of nearby homeowners.

## Conclusion

The data gathered from respondents regarding Blodgett Open Space reveals valuable insights about the public's perceptions, preferences, and concerns related to the area. Blodgett Open Space is appreciated for its natural beauty, tranquility, and abundant wildlife, providing visitors with opportunities for various outdoor activities, including hiking, biking, and paragliding. Respondents mentioned that the open space allows them to escape urban life and experience the unique terrain it offers.

However, along with appreciation, there are concerns about the current use of Blodgett Open Space. The most common concerns include erosion and trail maintenance, conflicts between different user groups (such as hikers, bikers, and paragliders), off-leash dogs, fire safety, and potential impacts on wildlife. Overcrowding and increased traffic are additional worries, particularly with the potential development of a mountain bike park.

Regarding improvements, respondents expressed a desire for more sustainable trails, better signage, and access to the summit of Blodgett Peak with marked trails. There were varied opinions on the addition of a mountain bike park and a paragliding launch site. Some saw them as opportunities to enhance recreational options, while others raised concerns about safety, user conflicts, and potential negative effects on the environment and wildlife.

To enhance connectivity, respondents suggested creating new trails that connect Blodgett Open Space with neighboring trail systems, such as Ute Valley Park, Austin Bluffs Open Space, and the Pike National Forest. The emphasis was on providing diverse trail options for different user groups, including hikers, mountain bikers, and equestrians.

The data also revealed that respondents' frequency of visits to Blodgett Open Space varied, with the most common being "1-3 times per month" and "1-2 times per week." Some respondents visited the area daily, while others mentioned visiting "1-5 times per year." A few respondents expressed interest in visiting more frequently, with frequencies mentioned as "6-8 times per year." However, there were also some who stated that they had never visited the open space.

In conclusion, the data reflects the community's strong connection to Blodgett Open Space and its appreciation for the natural amenities it provides. However, there are valid concerns that need to be addressed, such as trail maintenance and user conflicts. As the area's popularity increases, thoughtful planning and stakeholder involvement will be crucial in preserving its ecological integrity while accommodating the diverse interests of visitors.

## APPENDIX DOCUMENT LIST

- Public Facing Project Collateral Used in Outreach
- Survey123 Results Data Report
- Visual Preferences Survey Data Report
- General Input Survey Data Report
- Other Communications or Input Received

# APPENDIX

Public Facing Project Collateral Used in Outreach

Survey123 Results Data Report

Visual Preferences Survey Data Report

General Input Survey Data Report

Other Communications or Input Received

CHICKENANGO
Marketing Solutions

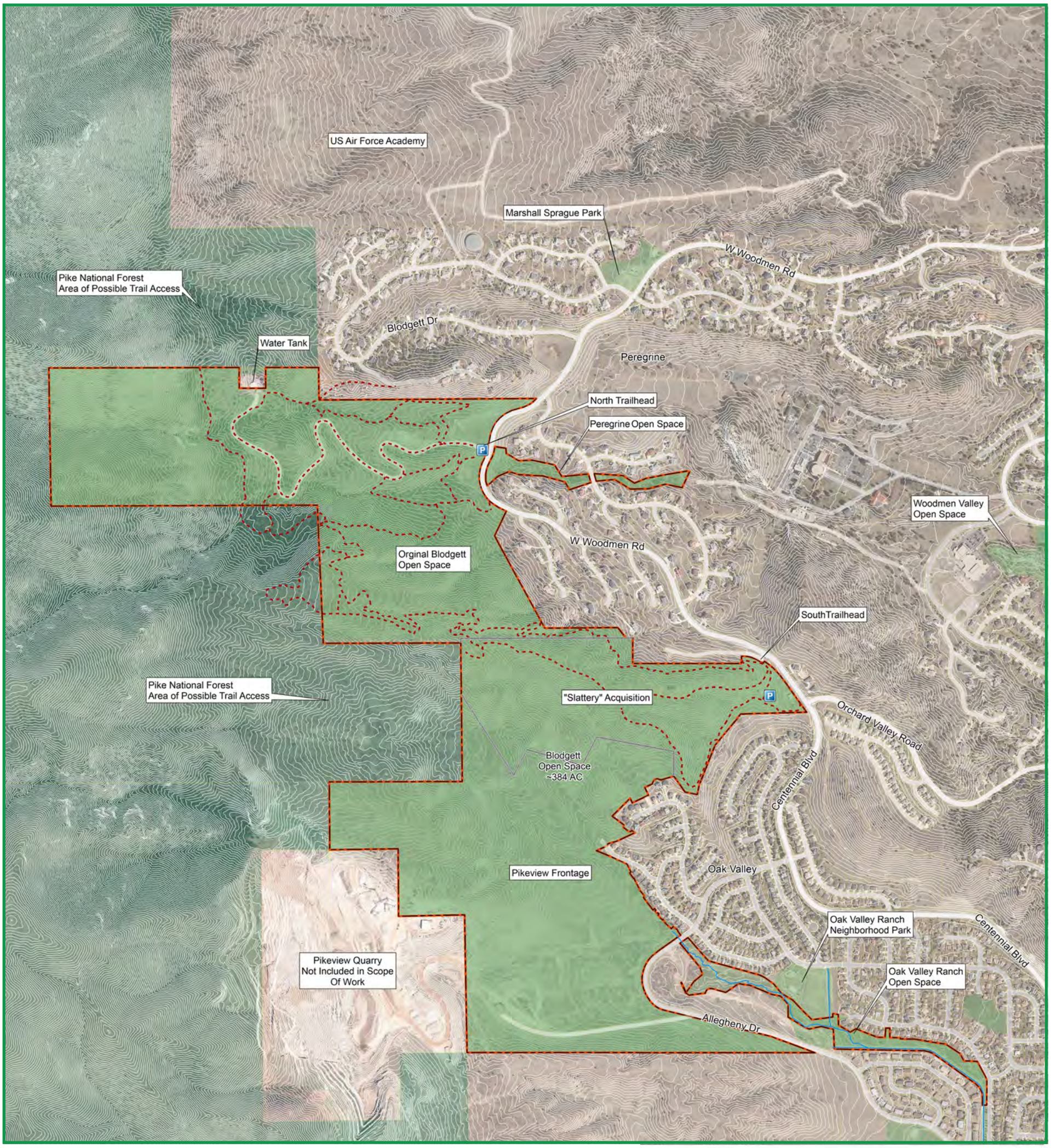
# Examples of Collateral Used in Outreach

# Project Location Map

## Blodgett Open Space Master and Management Plan

COLORADO SPRINGS
OLYMPIC CITY USA

COLORADO SPRINGS
parks · recreation · cultural services




**Legend**

- Trailhead
- Designated Trail
- Open Space Acquisition Sub-Boundary
- Waterway
- Master Plan Area
- Park Property
- Pike National Forest Lands

1,250 625 0 1,250 Feet

N W E S

## Stay Informed!

719-799-6662 BlodgettMasterPlan@gmail.com
coloradosprings.gov/BlodgettMasterPlan

# Project Fact Sheet

Blodgett Open Space Master and Management Plan

COLORADO SPRINGS
OLYMPIC CITY USA

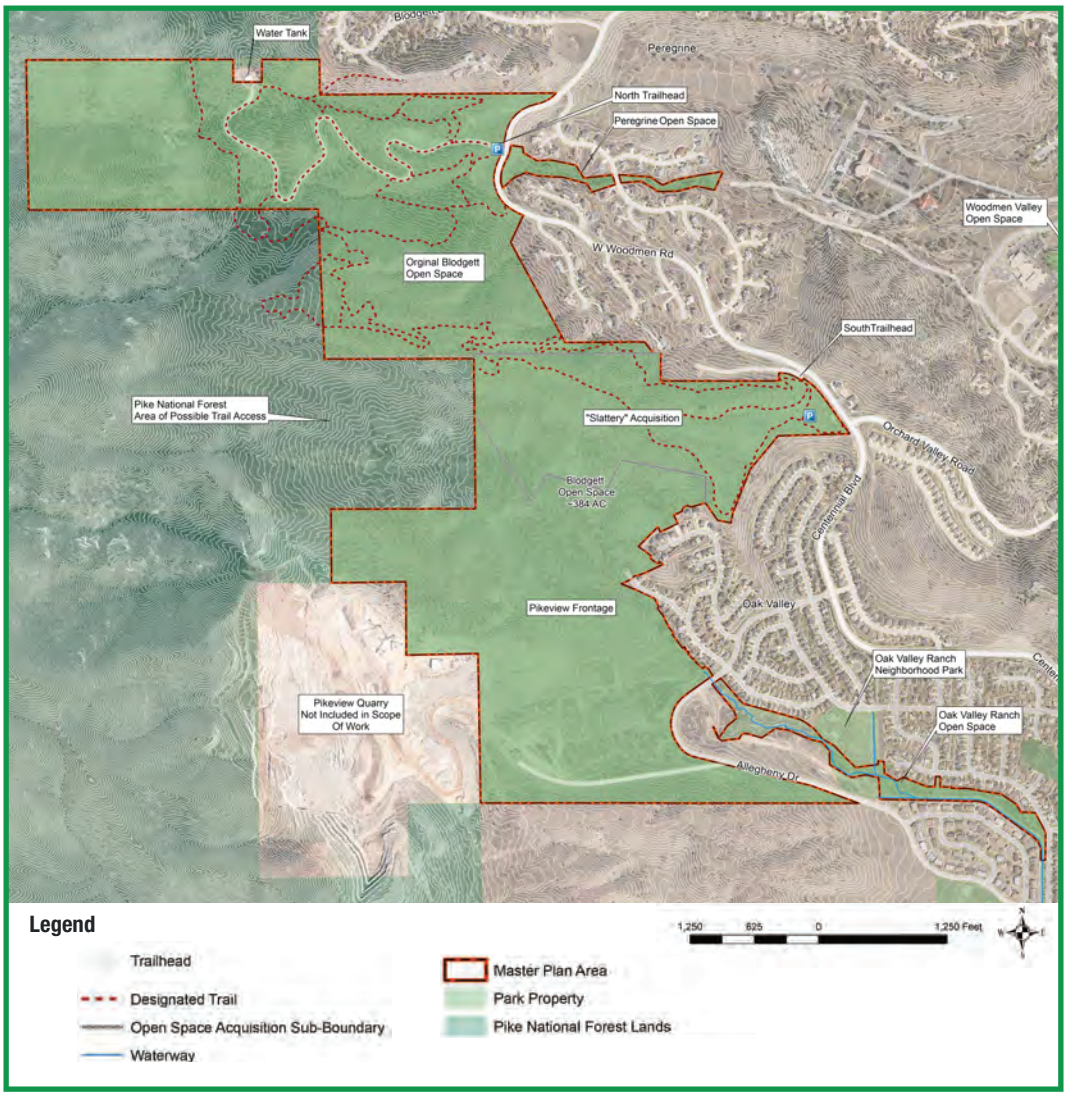
COLORADO SPRINGS
parks · recreation · cultural services

## About the Project

A master and management plan process is underway to enhance and protect Blodgett Open Space. The 384-acre Blodgett Open Space (Project Study Area - 700AC) is in the foothills of the Front Range and consists of trails and wildlife habitat neighboring the Pikes National Forest.

Using community input to be collected through an extensive community engagement process, the final master and management plan will effectively strike a balance between the need to protect and maintain the Open Space's ecologic and natural resource integrity with the need to serve the ever-expanding base of current and future users.

As part of the process, the Parks, Recreation & Cultural Services Department will work closely with the community to identify and prioritize how to improve, program, and manage this land to best meet the needs of Colorado Springs residents both now and in the future.




## Background

The original Blodgett Open Space land was purchased through the City of Colorado Springs Trails, Open Space and Parks (TOPS) program and funding in March 2001. A second acquisition to the southeast was incorporated in 2018, bringing in a second parking lot and trail access location. Most recently in 2021, additional land was acquired to extend the land further south, with boundaries along the Pikeview Quarry and Allegheny Road.

▸ **For more information on the background, please visit coloradosprings.gov/blodgett.**

## Stay Informed!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coloradosprings.gov/BlodgettMasterPlan

# Project Fact Sheet

Blodgett Open Space Master and Management Plan

COLORADO SPRINGS
OLYMPIC CITY USA

COLORADO SPRINGS
parks · recreation · cultural services

## Project Goals and Objectives

- Expand Blodgett Open Space's foothills to mountain experience with opportunities to enjoy diverse ecosystems, multiple watersheds, rejuvenating burn areas, diverse recreational opportunities, access to regional trails, and connections to recreation adventures in the adjacent Pike National Forest.
- Identify problems and develop remedies that will protect the open space and the visitor experience.
- Protect the open space's cultural integrity and restore its natural resources, making it possible to encourage continued enjoyment while sustaining the open space for future generations.
- Create a trail system integrating equitable access for visitors.
- Take an integrated approach to protecting and planning for the future of this open space, as well as the adjacent City designated open space properties,.Establish a shared vision with adjacent land managers to consider the larger landscape conditions.
- Provide engagement opportunities fostering a community-wide culture of stewardship and ownership for Blodgett Open Space.

## Project Timeline*

**2023**

**Spring Start**

**MAY**
Blodgett Open Space On-Site Public Input Event

**JUN**
Public Outreach Continues

**AUG**
Community Worksession #1

**OCT**
Community Worksession #1

**DEC**
Community Online Review of Draft Plan

**2024**
TOPS Working Committee & Advisory Board Action Items

**Check the public engagement opportunities tab on the project website for more details.*

### City Department

Parks, Recreation and Cultural Services

### City Project Manager

David Deitemeyer, PLA, ASLA
Senior Landscape Architect

### Visit the Project Website

To be kept informed of project progress and upcoming public engagement opportunities, sign up to be added to the email list.

## Stay Informed!


719-799-6662
BlodgettMasterPlan@gmail.com
coloradosprings.gov/BlodgettMasterPlan



# Blodgett Open Space
## Master and Management Plan

# GIVENS

*The givens identify those elements of the Master and Management Plans that are not negotiable. They represent the responsibilities of the Parks, Recreation and Cultural Services Department and provide the parameters for the decisions that will be made through the Blodgett Open Space master planning process.*

- The properties will be collectively named and managed as Blodgett Open Space. The Slattery Acquisition, Pikeview Frontage, and westernmost segment of the Peregrine Open Space properties are collectively within the Blodgett Open Space. The other uniquely acquired properties will remain named and signed Peregrine Open Space, Oak Valley Open Space, and Woodmen Valley Open Space for the purposes of this master plan.
- The City's Parks, Recreation and Cultural Services Department is legally responsible for design, maintenance, operations, and management of all resources for Blodgett Open Space.
    - The Master and Management Plan must conform to provisions in the Trails, Open Space and Parks Regulations Ordinances.
    - The Plan must honor conservation easements and utility easements currently in place.
    - The City Parks Department's stewardship and recreation decisions will be based on collected data, changing conditions, and industry best management practices.
- All decisions regarding USFS lands are under the jurisdiction of the U.S. Forest Service. The USFS lands - interlocking property boundary and parts of their property including Blodgett Peak – will be considered during this planning process.
- Decisions regarding sensitive and federally protected wildlife management, habitat and protection will be made with guidance from Colorado Parks and Wildlife (CPW).
- Many groups and individuals are interested in and encouraged to help develop the best possible Master and Management Plans; all voices will be equal in the decision-making process.
- Implementation of the Blodgett Open Space Master and Management Plan will occur as funding allows.
- The recommended Master and Management Plan will be submitted to the TOPS Working Committee for recommendation and to the Parks and Recreation Advisory Board for approval.

## Engage

In Progress

*The initial surveys for this project are now closed.*

## Stay Informed

Please join the community as we engage in a public planning process to imagine the future of Blodgett Open Space. This planning process seeks to develop a set of recommendations that reflects the vision of the community while simultaneously considering new opportunities for outdoor recreation, access, safety, watershed protection, restoration, conservation, and trail connectivity.

To be kept informed of project progress and upcoming public engagement opportunities, sign up to be added to the email list.

SIGN UP FOR PROJECT UPDATES

## Contact

Department:
Parks, Recreation and Cultural Services

David Deitemeyer, PLA, ASLA - Senior Landscape Architect
719-799-6662
BlodgettMasterPlan@gmail.com

## Important Dates

Master and Management Plan Process Project Schedule

- Spring 2023- Spring 2024

Plan Implementation

- As project funds are available



ABOUT | BACKGROUND | MASTER AND MANAGEMENT PLAN PROCESS | FAQS | PUBLIC ENGAGEMENT OPPORTUNITIES | FUNDING

A master and management plan process is underway to enhance and protect Blodgett Open Space. The 384-acre Blodgett Open Space (Project Study Area ~700AC) is in the foothills of the Front Range and consists of trails and wildlife habitat neighboring the Pikes National Forest. Using community input to be collected through an extensive community engagement process, the final master and management plan will effectively strike a balance between the need to protect and maintain the Open Space's ecologic and natural resource integrity with the need to serve the ever-expanding base of current and future users.

As part of the process, the Parks, Recreation & Cultural Services Department will work closely with the community to identify and prioritize how to improve, program, and manage this land to best meet the needs of Colorado Springs residents both now and in the future.

VIEW PROJECT LOCATION MAP

**The master and management plan process will seek to:**

- Expand Blodgett Open Space's foothills to mountain experience with opportunities to enjoy diverse ecosystems, multiple watersheds, rejuvenating burn areas, diverse recreational opportunities, access to regional trails, and connections to recreation adventures in the adjacent Pike National Forest,
- Identify problems and develop remedies that will protect the open space and the visitor experience,
- Protect the open space's cultural integrity and restore its natural resources, making it possible to encourage continued enjoyment while sustaining the open space for future generations,
- Create a trail system integrating equitable access for visitors,
- Take an integrated approach to protecting and planning for the future of this open space, as well as the adjacent City designated open space properties,
- Establish a shared vision with adjacent land managers to consider the larger landscape conditions,
- Provide engagement opportunities to increase a community-wide sense of belonging and culture of stewardship for Blodgett Open Space.

In addition to these goals and objectives, the master and management plan process will also conform to provisions in the Trails, Open Space and Parks Regulations Ordinances and honor conservation easements and utility easements currently in place.

VIEW THE PROJECT GIVENS

VIEW THE PROJECT FACT SHEET

ABOUT | BACKGROUND | MASTER AND MANAGEMENT PLAN PROCESS | FAQS | PUBLIC ENGAGEMENT OPPORTUNITIES | FUNDING

The original Blodgett Open Space land was purchased through the City of Colorado Springs Trails, Open Space and Parks (TOPS) program and funding in March 2001. A second acquisition to the southeast was incorporated in 2018, bringing in a second parking lot and trail access location. Most recently in 2021, additional land was acquired to extend the land further south, with boundaries along the Pikeview Quarry and Allegheny Road.

Tapis Associates is leading the Planning process in collaboration with the Parks, Recreation and Cultural Services staff and the public. This Tapis Team brings an unmatched history of working collaboratively with the City of Colorado Springs and its residents to create master and management plans. Those plans have helped to instill a proud tradition of stewardship of Colorado Springs' parks and open spaces. Our team members, TAPIS Associates, Chickenango Marketing Strategies, ERO Resources, Chinook LA, and Wilson & Company, have combined experience and expertise in trails planning, open space planning and management, resource protection and environmental analysis, stormwater/water quality, public process, park interpretation and project management.

These disciplines, combined with the commitment and engagement of community residents, will ensure a process the creates stronger connections between people and this place, and a sustainable plan that future generations will continue to enjoy and experience the unique ecosystems, environments, and recreational experiences that Blodgett Open Space has to offer.

For more information on the background, please visit the Blodgett Open Space page.

LEARN MORE ABOUT BLODGETT OPEN SPACE

ABOUT | BACKGROUND | MASTER AND MANAGEMENT PLAN PROCESS | FAQS

PUBLIC ENGAGEMENT OPPORTUNITIES | FUNDING

The Tapis Team's collaborative, interdisciplinary approach integrates gathering input from stakeholders and the community throughout the planning process from existing conditions through the final plan. The community planning process

- Utilizes traditional and innovative technologies and tools that appeal to and engage diverse populations
- Is open and transparent to all who are interested in Blodgett Open Space, the ecosystem and wildlife preservation, the Chamberlain Trail, the Park-to-Peak Connector, the future bike park, and other regional/neighborhood issues and connections
- Is convenient and comfortable for all participants
- Combines and considers both technical analysis and the "lived experiences" of people who care about the open space properties
- Builds relationships of trust between the City and process participants and among participants themselves
- Develops public judgment by providing factual information as well as multiple opportunities for people to hear directly from each other
- Is supported by a rigorous community outreach program to promote and document the process

To see upcoming events, go to the Public Engagement Opportunities tab.

ABOUT | BACKGROUND | MASTER AND MANAGEMENT PLAN PROCESS | FAQS

PUBLIC ENGAGEMENT OPPORTUNITIES | FUNDING

We actively sought citywide input for the open space master and management plan during the spring and beginning of summer. The initial project surveys are now closed. More input opportunities and information regarding future activities will be added to this list as they become available.

## Schedule for Upcoming Public Input Opportunities

Dates are being planned for the next phase of the project starting in late August. Check back for more details as events become finalized.

The Blodgett Open Space Master and Management Plan process is funded by the Trails, Open Space and Parks (TOPS) program. Implementation of a future adopted master and management will occur as funding allows.

ABOUT | BACKGROUND | MASTER AND MANAGEMENT PLAN PROCESS | FAQS

PUBLIC ENGAGEMENT OPPORTUNITIES | FUNDING

Coming soon.

# Blodgett Open Space Master and Management Plan

COLORADO SPRINGS
OLYMPIC CITY USA

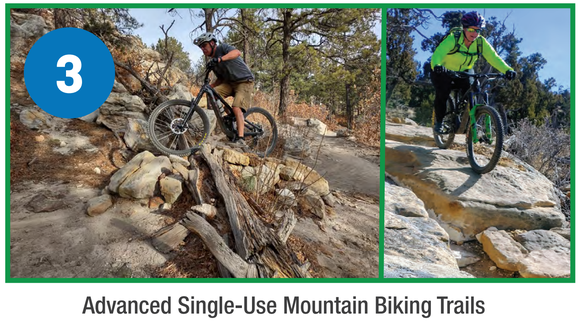
COLORADO SPRINGS
parks · recreation · cultural services




Accessible Trails for Other Power-Driven Mobility Devices




Bird and Wildlife Watching




Advanced Single-Use Mountain Biking Trails






Off-Leash Dog Area and On-Leash Trails




Volunteering




Multiuse Trails




Advanced Single-Use Hiking Trails




Chairlift on Adjacent Property to Upper Elevations

## Tell us what you want to see!

- Place a green sticker on the features you want to see in the open space.
- Place a red sticker on the features you are not interested in seeing in the open space.

**Features Preferences Board**

## Stay Informed!

719-799-6662 BlodgettMasterPlan@gmail.com
coloradosprings.gov/BlodgettMasterPlan

# Blodgett Open Space Master and Management Plan

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Picnic Areas and Shelters




Nature-based Playground




Restrooms






Habitat Protection




Winter Sports Trails




Paragliding and Hang-gliding Launch and Landing Sites




Visitor / Regional Trailhead / Interpretive Center




Adaptive Management

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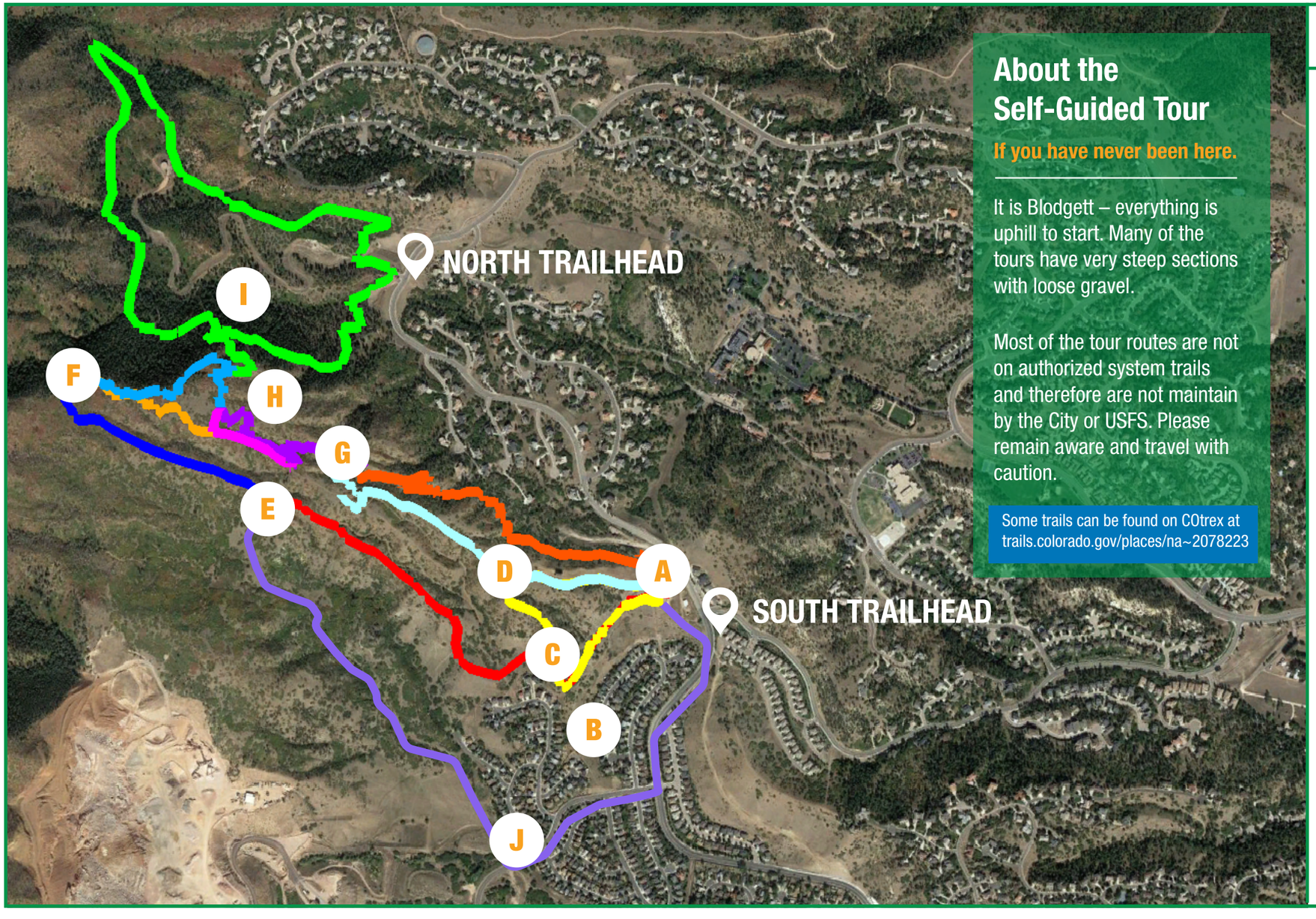
# Self-Guided Tour Map for Blodgett Open Space

Blodgett Open Space Master and Management Plan




## About the Self-Guided Tour

**If you have never been here.**

It is Blodgett – everything is uphill to start. Many of the tours have very steep sections with loose gravel.

Most of the tour routes are not on authorized system trails and therefore are not maintain by the City or USFS. Please remain aware and travel with caution.

Some trails can be found on COtrex at trails.colorado.gov/places/na~2078223

## Trail Segment Descriptions

**Tour 1: Shortest Loop | Very Steep and Loose Sections, Shortest Loop**
Mileage 0.8
Trail Markers and Colors: **B-C-D-A**

**Tour 2: To the Overlook | Most Mellow**
Mileage 1.67
Trail Markers and Colors: **A-G–D-A**

**Tour 3: A Bit of Wagon Wheel | Mellow Short, Rugged Eroded Sections**
Mileage 2.68
Trail Markers and Colors: **A-G-H-G-D-A**

**Tour 4: Into the USFS | A bit further up than Tour 3**
Mileage 2.86
Trail Markers and Colors: **A-G-H-F-G-D-A**

**Tour 5: South-Part Ridgeline | View of Quarry from Ridgetop**
Mileage 3.05
Trail Markers and Colors: **A-G-H-F-E-C-B**

**Optional Tour Add Ons**

**Added Option for Tours 1-5**
North Blodgett | Blodgett System Trails.
Mileage 2.3
Trail Markers and Colors: I

**Added Option for Tours 4 and 5**
Fenceline' Explore | Steep & Loose, Some neighborhood street connections
Mileage1.69
Trail Markers and Colors: **E-J-B**

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## Provide Your Input!

| | |
|---|---|
| **General Survey About the Project** | forms.office.com/r/SPkudVuuzm |
| **Visual Preferences Survey** | forms.office.com/r/a2Zszgc0Xu |
| **Self-Guided Tour Survey** | arcg.is/fvCij |

# Input
# Opportunity #1

Onsite at Blodgett
Open Space
South End

# Join Us!

# On-site Public Input Opportunity

## Blodgett Open Space Master and Management Plan

**When**
Saturday
May 20, 2023
10 AM - 1 PM



**Where**
Blodgett
Open Space
South Parking
Lot

**Come out and provide your input for our new master and management plan. Enjoy local food trucks, see exclusive, live drone footage of the open space, and explore the trails!**

Help us imagine the future of Blodgett Open Space. Our team wants to hear from all citizens citywide to help shape new opportunities for outdoor recreation, access, safety, watershed protection, restoration, conservation, and trail connectivity.

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# Blodgett Open Space Master and Management Plan

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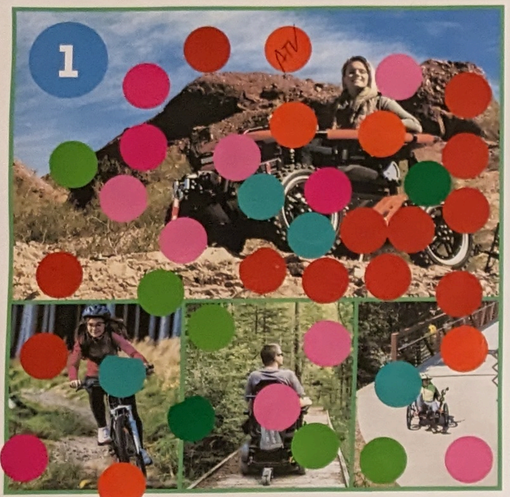


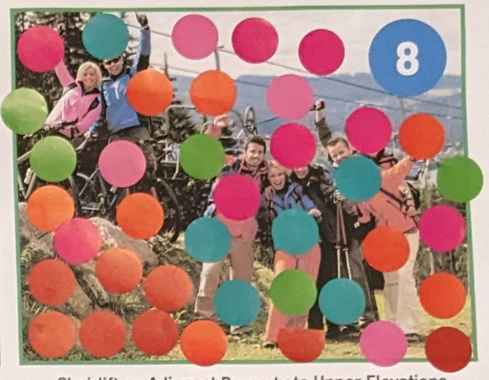

Accessible Trails for Other Power-Driven Mobility Devices



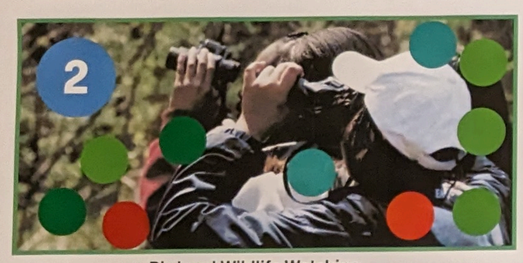

Off-Leash Dog Area and On-Leash Trails



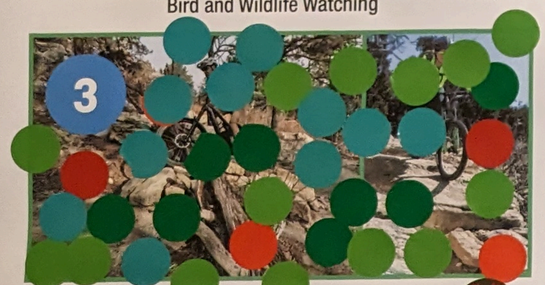

Multiuse Trails



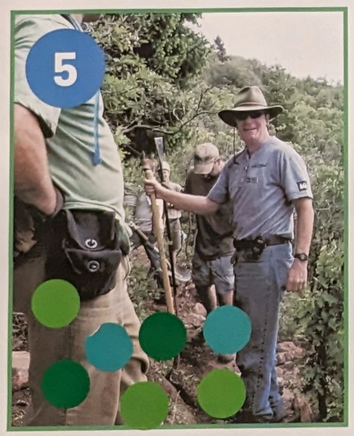

Chairlift on Adjacent Property to Upper Elevations



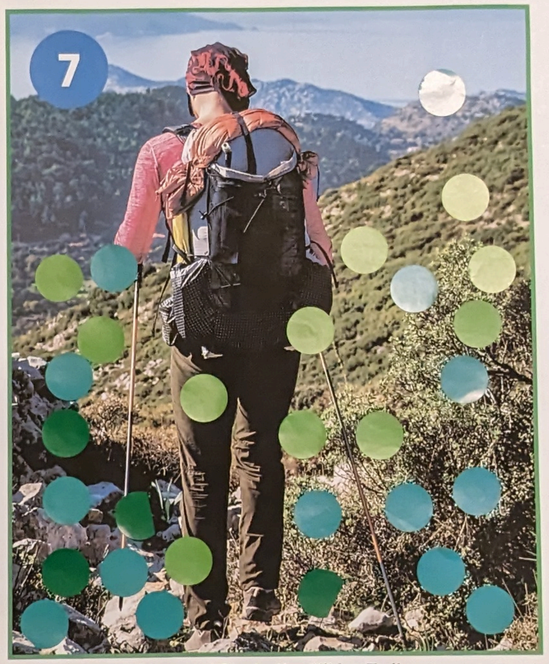

Bird and Wildlife Watching




Advanced Single-Use Mountain Biking Trails




Volunteering




Advanced Single-Use Hiking Trails

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**Features Preferences Board**

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# Blodgett Open Space Master and Management Plan

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Picnic Areas and Shelters



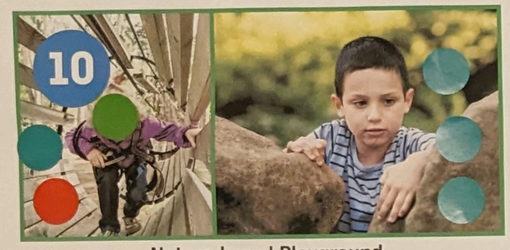

Habitat Protection



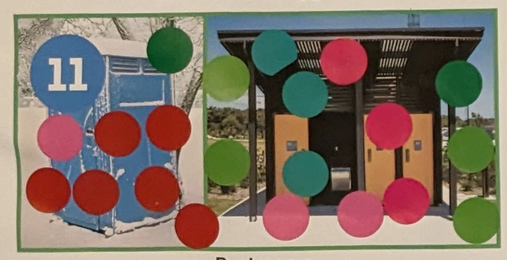

Paragliding and Hang-gliding Launch and Landing Sites




Adaptive Management




Nature-based Playground




Restrooms




Winter Sports Trails




Visitor / Regional Trailhead / Interpretive Center

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Work deal with USFS for trails to top of Blodgett Peak

A "REAL" TRAIL TO THE TOP OF THE PEAK (SUSTAINABLE).

good trail to the top of Bloddgat

Love it as is :)

close the parking lot Soener every day. Too much illegal activity happening 2-3 nights per week.

*I second this

2nd the CC to parking lot - NO dusk - dawn parking. Lots of illegal activity - at night

less to LWFA egress during emergencies like wildfires / Waldo Canyon fire

More Evening Security Gates locked at 9 PM or at DARK

Dog Poop Cans !! Poop!

No Parking ON COLDWATER OR PKG. LOT AT END of COLDWATER Don't turn that area into traffic area

Connecting From Peregrine Open Space To South Area Parking Lot With A Trail

more north south trails

Close the Parking Lot Dusk to Dawn Nothing good in the Parking Lot after dark *I second this!

No use of motorized vehicles

Keep Scrub Oak stands for birds • squirrels

HORSE BARN w/ 2 HORSES

Incline

DISC GOLF

Need Enough Parking for demand

Parking must be hidden from residents

Speed Bumps on Allegheny curve - High speed Racing here is very Dangerous

The gate needs to be closed during darkness.

Buy and make this area public open space.

NO Parking on Coldwater or a parking lot that is accessed from Coldwater or Fontaine

No Parking on coldwater Dr or Parking Lot

Is a new neighborhood, Agree!

The Parking Lot is used for drinking alcohol every night

No Parking off of neighborhood roads
→ Coldwater
→ Mont Royal
→ Vidalia
→ Natchez
→ Hollandale
→ Julyan

Oak Valley HOA Filing 6 is having an issue with someone vandalizing our "Private Property" sign delineating our green space from the park open space. We could use a city/park provided sign to inform park users.

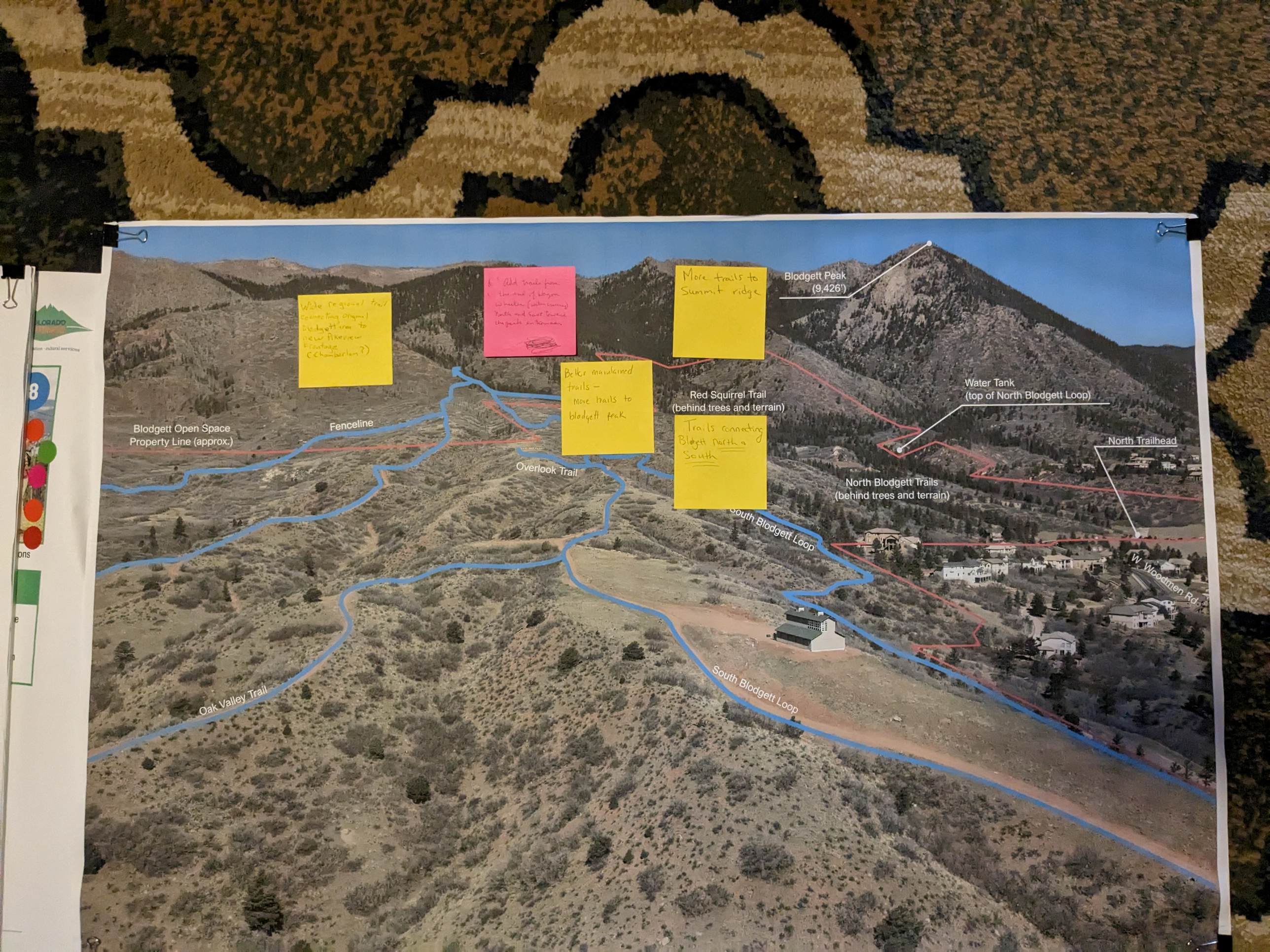
US Air Force Academy
Marshall Sprague Park
W Woodmen Rd
Blodgett Dr
Water Tank
North Trail
Peregrine
W Woodmen Rd
Flying W Ranch North Pasture
Wilson Ranch Park

Legend
- Trailhead
- Designated Trail
- Open Space Acquisition Sub-Boundary
- Waterway
- BlodgettPlanningArea
- Master Plan Area
- Park Property
- Pike National Forest Lands

1,250 625 0 Feet

N W E S

# Blodgett Open Space
## Master and Management Plan



Wide regional trail connecting original Blodgett area to new Pikeview Frontage (Chamberlain?)
Add trails from the end of Wagon Wheeler (water crossing) North and East toward the parks entrance.
More trails to Summit ridge
Blodgett Peak (9,426')
Better maintained trails – more trails to blodgett peak
Red Squirrel Trail (behind trees and terrain)
Trails connecting Blodgett north & South
Water Tank (top of North Blodgett Loop)
North Trailhead
Blodgett Open Space Property Line (approx.)
Fenceline
Overlook Trail
North Blodgett Trails (behind trees and terrain)
South Blodgett Loop
W. Woodmen Rd.
Oak Valley Trail
South Blodgett Loop

## Visual Preferences Board Counts

Community Activity #1 Onsite Event

| NO. | Image Title | YES | NO | Total | Additional Verbal Comments to Note |
|---|---|---|---|---|---|
| 1 | Accessible Trails for Other Power-Driven Mobility Devices | 11 | 29 | 40 | Most wanted to clarify that they are not in favor of adjusting trails for power vehicles and understand that affects ada access. most wanted to note that they support ADA, but are fearful of what happens when you alter trails to be pavement. |
| 2 | Bird and Wildlife Watching | 8 | 2 | 10 | |
| 3 | Advanced Single-Use Mountain Biking Trails | 34 | 4 | 38 | |
| 4 | Off-Leash Dog Area and On-Leash Trails | 16 | 4 | 20 | Most yes dots prefered fenced in areas. |
| 5 | Volunteering | 7 | 0 | 7 | |
| 6 | Multiuse Trails | 23 | 1 | 24 | |
| 7 | Advanced Single-Use Hiking Trails | 29 | 0 | 29 | |
| 8 | Chairlift on Adjacent Property to Upper Elevations | 11 | 28 | 39 | |
| 9 | Picnic Areas and Shelters | 4 | 6 | 10 | Most would like picnic areas or places to sit, but worried that shelters and nicer areas bring more traffic and transients to the neighborhood. |
| 10 | Nature-based Playground | 5 | 1 | 6 | |
| 11 | Restrooms | 9 | 12 | 21 | People prefer the portapotty and not a building for fear of attracting transients or being unsafe for people in them alone. |
| 12 | Habitat Protection | 22 | 3 | 25 | |
| 13 | Winter Sports Trails | 20 | 0 | 20 | |
| 14 | Paragliding and Hang-gliding Launch and Landing Sites | 9 | 17 | 26 | Most don't want the traffic it attracts. |
| 15 | Visitor / Regional Trailhead / Interpretive Center | 4 | 6 | 10 | Most liked the kiosk signage but not the actual building/center. It takes away from the nature aspect. |
| 16 | Adaptive Management | 10 | 4 | 14 | |

## Drone Imagery Board Comments

| AREA NAME | Comment |
|---|---|
| Red Squirrel Trail (behind Trees and Terrain) | Trails connecting Blodgett North and South |
| Just Left of Red Aquirrel Trail and just north of Overlook Trail | Better Maintained trails - Move trqails to Blodgett Park |
| Blodgett Peak | More trails to summit ridge |
| Sticky Note placed North and just left of Blodgett Peak | Add trails from the ends of Wagon Wheel (water crossing) North and East toward the park entrance |
| North of the Fenceline | Wide regional trail connecting original blodgett area to new Pikeview Frontage (Chamberlain?) |

## General Blodgett Park Map Comments

Oak vallye HOA filing #6 is having an issue with someone vandalizing our private property sign delineating our open space from the park open space. We could use a city/park sign to inform park users.
The parking lot is used for drinking alcohol every night

No parking off of neighborhood roads (Coldwater, Front Royal, Vidalia, Natches, Hollandale, Julynn)
No parking lots near neighborhood
No parking or parking lot on Coldwater Dr
Not enough parking for demand

No parking on coldwater or a parking lot that is accessed from Coldwater or Front Royal
Gate needs to be closed during darkness
Buy and make this area public open space (pointing to area along Allegheny Dr but before Oak Vally..the Flying W Ranch North Pasture)
Parking must be hidden from residents

Ensure residents that have property line with development, ensure there are not trails that would cause traffic or disturbance (healthy space between trails and property lines)
Traffic conditon of W Woodman compared to other roads (W Woodman to Rockrimmon) - **This sticky didn't make sense on what they want were asking.**
Speed bumps on Allegheny Curve due to high speed racing here is very dangerous.
Speed bumps on allegheny near front Royal - Blind spots and heavy traffic
No use of motorized vehicles
Keep scrub oak stands for birds and squirrels

Close the park lot dusk to dawn. Nothing good in the parking lot after dark. *I second this.
Mini incline
Horse barns with two horses
Coordinate with USFS for more high elevation trails
Connecting from Peregrine Open Space to South Area Parking Log with a trail
Install close circuit TV cameras in the parking lot for illegal activity. * I second this!
Accessible trails for PWD that blend with the environment (Use wood not concrete) with restrictions against motorized vehicles like dirt bikes and ATVs
Good trail to the top of blodgett
Work deal with the USFS for trails to top of blodgett peak
Close the parking lot sooer every day. Too much illegal activity happening 2-3 nights per week. *I second this!
2nd the CCTV for the parking lot and no dusk to dawn parking. Lots of illegal activity at night

Access to USAFA for egress during emergencies like wildfires like Waldo Canyon type.
More evening secruity. Gates lcoked at 9PM or at dark
Dog poop cans. No poop!
No parking on coldwater or parking lot at end of coldwater. Don't turn that area into traffic area

# Input Opportunity #2

Pop Up at Get Outdoors

# Join Us!

# Public Input Opportunity

## Blodgett Open Space Master and Management Plan

**When**
Saturday
June 3, 2023
9 AM - Noon

GET OUTDOORS DAY
Colorado Springs

**Where**
Memorial Park
1605 E. Pikes Peak Ave.

**Come out and provide your input at the Leave No Trace activity station for our new master and management plan.**

Enjoy this free interactive event where the whole family can explore outdoor activities and connect with local outdoor businesses, groups, nonprofits, clubs, and land managers! The goal of Get Outdoors Day is to connect people to the great outdoor recreation opportunities that we have in the local Pikes Peak Region and to provide the opportunity to learn a new hobby, practice a new skill, or learn about opportunities to connect with and conserve our outdoor spaces. Activities include Paddle Boarding, Fishing, Kayaking, Shooting Sports, Yoga, Biking, and much more!

**Help us imagine the future of Blodgett Open Space. Our team wants to hear from all citizens citywide to help shape new opportunities for outdoor recreation, access, safety, watershed protection, restoration, conservation, and trail connectivity.**

**Learn more at ppora.org/get-outdoors-day**

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Features Preferences Board
Tell us what you want to see!
Project Fact
Project Fact

# Blodgett Open Space Master and Management Plan

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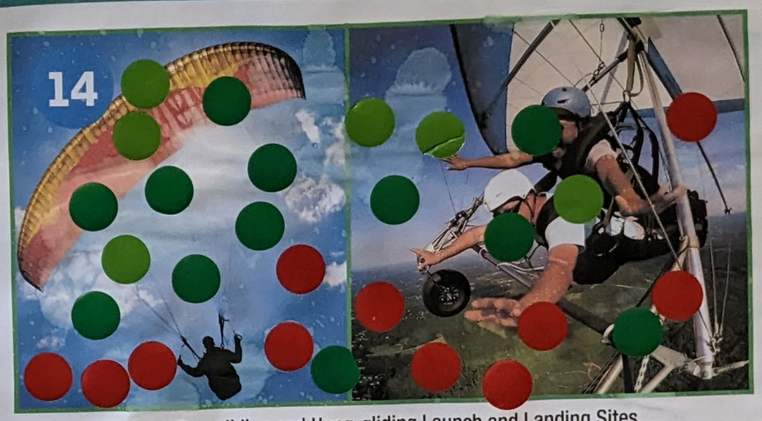
Picnic Areas and Shelters

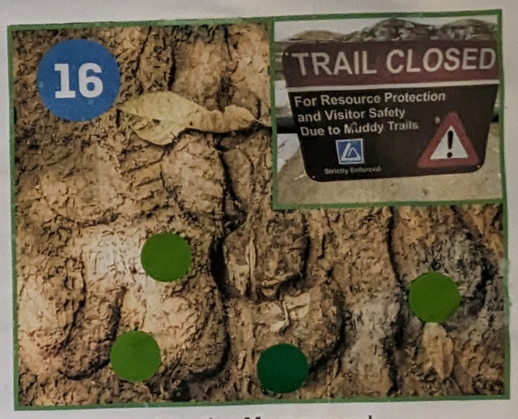





Habitat Protection




Paragliding and Hang-gliding Launch and Landing Sites



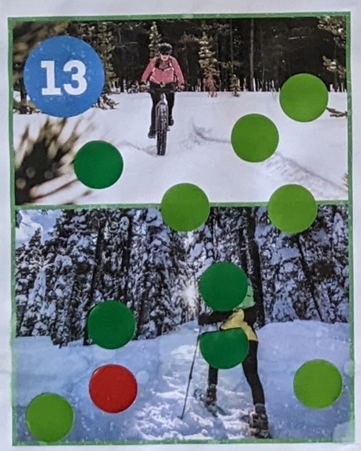

Adaptive Management




Nature-based Playground




Restrooms




Winter Sports Trails






Visitor / Regional Trailhead / Interpretive Center

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Features Preferences Board

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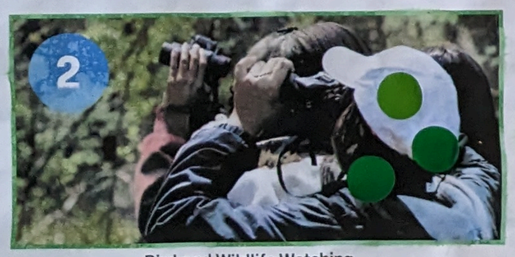
Accessible Trails for Other Power-Driven Mobility Devices




Bird and Wildlife Watching




Advanced Single-Use Mountain Biking Trails

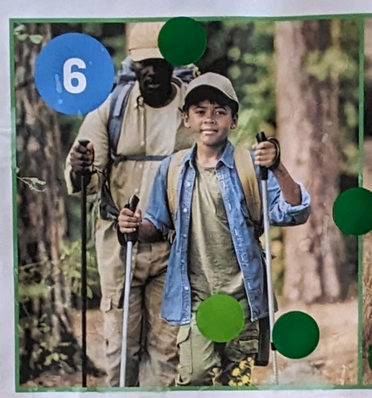




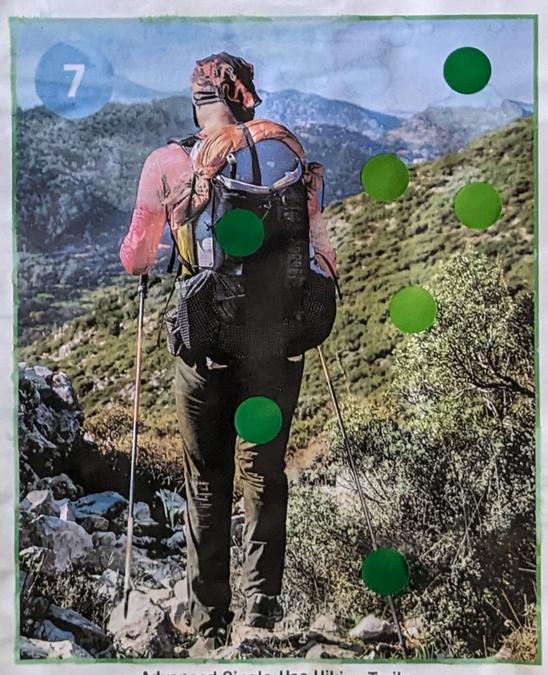

Off-Leash Dog Area and On-Leash Trails




Volunteering

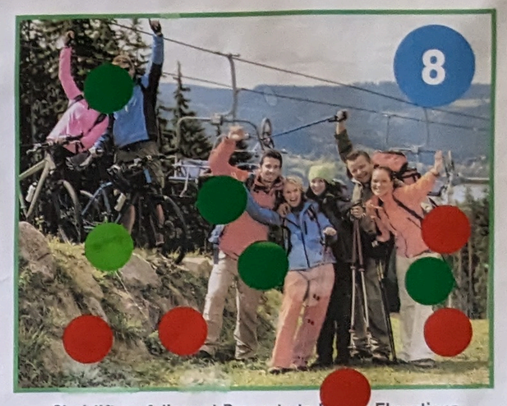



Multiuse Trails




Advanced Single-Use Hiking Trails






Chairlift on Adjacent Property to Upper Elevations

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**Input Opportunity #3**

State of the Outdoors Event Boards

# Blodgett Open Space Master and Management Plan

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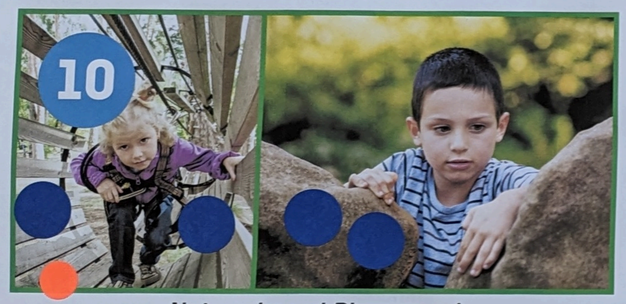
Picnic Areas and Shelters

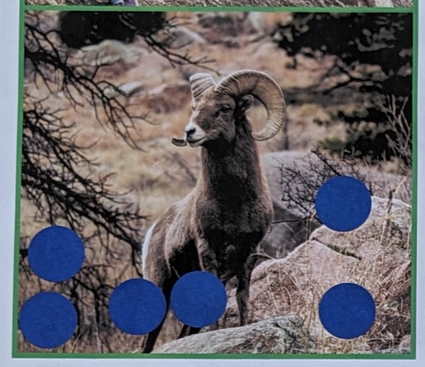



Nature-based Playground

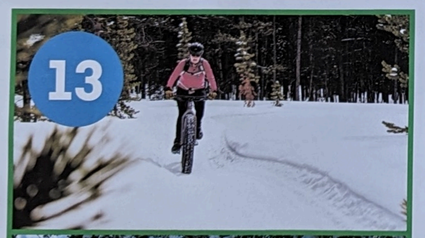



Restrooms



Habitat Protection






Winter Sports Trails






Paragliding and Hang-gliding Launch and Landing Sites






Visitor / Regional Trailhead / Interpretive Center




Adaptive Management

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State of the

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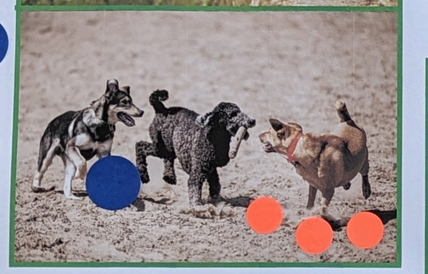
Accessible Trails for Other Power-Driven Mobility Devices



Off-Leash Dog Area and On-Leash Trails




Multiuse Trails



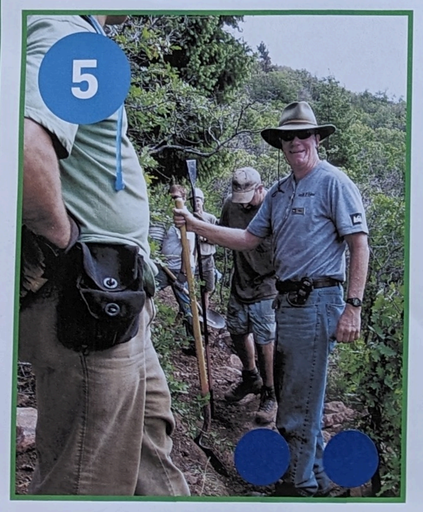

Chairlift on Adjacent Property to Upper Elevations



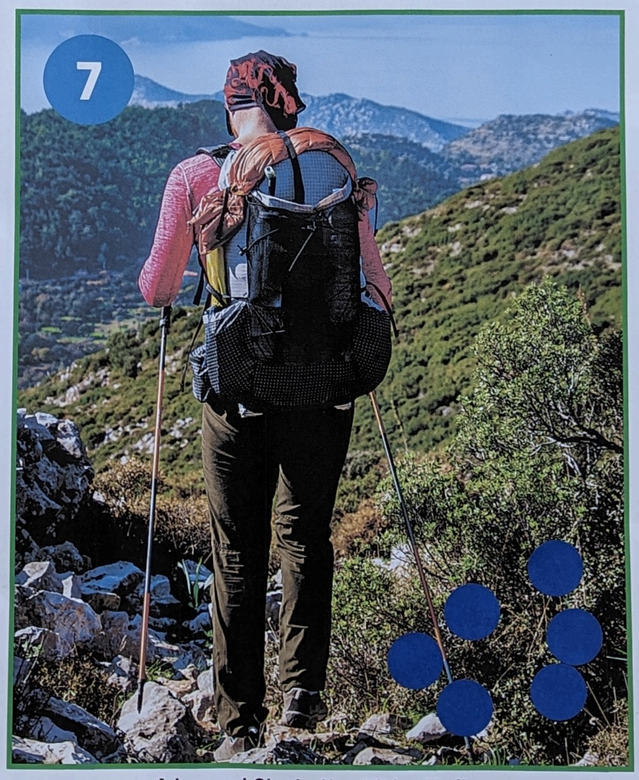

Bird and Wildlife Watching




Advanced Single-Use Mountain Biking Trails




Volunteering




Advanced Single-Use Hiking Trails

## Tell us what you want to see!

- Place a sticker on the features you want to see in the open space.
- Place a sticker on the features you are not interested in seeing in the open space.

**Features Preferences Board**

## Stay Informed!

719-799-6662 BlodgettMasterPlan@gmail.com
coloradosprings.gov/BlodgettMasterPlan

State of the Outdoors

Response to the Feature Preference Boards and Map Comments
Observation: About 50% of the participants did not utilize all their dots.

| State of the Outdoors | | |
|---|---|---|
| Preference | Yes | No |
| Accessible Trails | 6 | 0 |
| Bird and Wildlife Watching | 1 | 0 |
| Advanced Single-use Mountain bike trails | 2 | 0 |
| Off- leash dog are on-leash trails | 1 | 3 |
| Volunteering | 2 | 0 |
| Multiuse Trails | 8 | 0 |
| Advanced Single -use Hiking trails | 6 | 0 |
| Chairlift | 7 | 2 |
| Picnic area and shelter | 2 | 1 |
| Nature-based playground | 4 | 1 |
| Restrooms | 6 | 0 |
| Habitat Protection | 6 | 0 |
| Winter sports trails | 4 | 0 |
| Paragliding and Hang-gliding Launch and Landing | 2 | 3 |
| Visitor/Regional Trailhead / Interpretive Center | 3 | 0 |
| Adaptive Management | 2 | 0 |

## Comments on Map

1. More trails connecting North South
2. Love it as is :)
3. A "real" trail to the top fo the Peak (sustainable)
4. Disc Golf

**Input Opportunity #4**

Trailhead Pop Up at UTE and BOS North Trailhead Event Boards

# Blodgett Open Space Master and Management Plan

COLORADO SPRINGS
OLYMPIC CITY USA

COLORADO
parks · recreation · cultural services




Accessible Trails for Other Power-Driven Mobility Devices



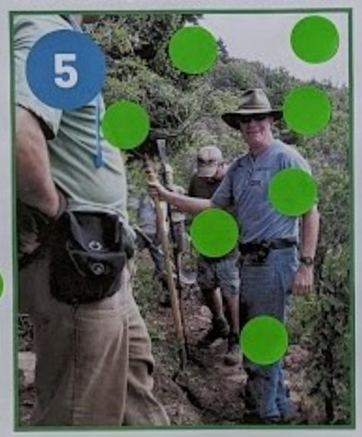

Bird and Wildlife Watching




Advanced Single-Use Mountain Biking Trails



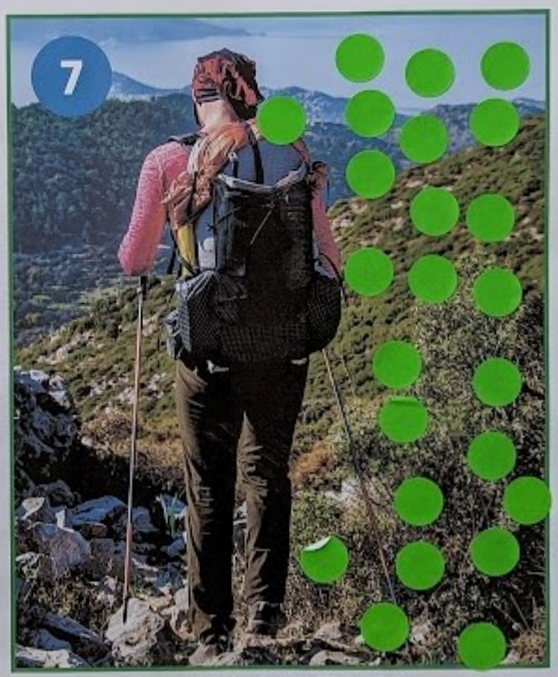

Off-Leash Dog Area and On-Leash Trails



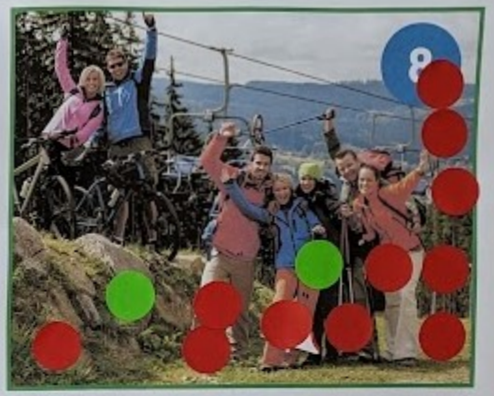

Volunteering




Multiuse Trails




Advanced Single-Use Hiking Trails




Chairlift on Adjacent Property to Upper Elevations

## Tell us what you want to see!

Place a green sticker on the features you want to see in the open space.

Place a red sticker on the features you are not interested in seeing in the open space.

**Features Preferences Board**

## Stay Informed!

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coloradosprings.gov/BlodgettMasterPlan

# Blodgett Open Space Master and Management Plan

COLORADO SPRINGS
OLYMPIC CITY USA




Picnic Areas and Shelters




Habitat Protection




Paragliding and Hang-gliding Launch and Landing Sites




Adaptive Management



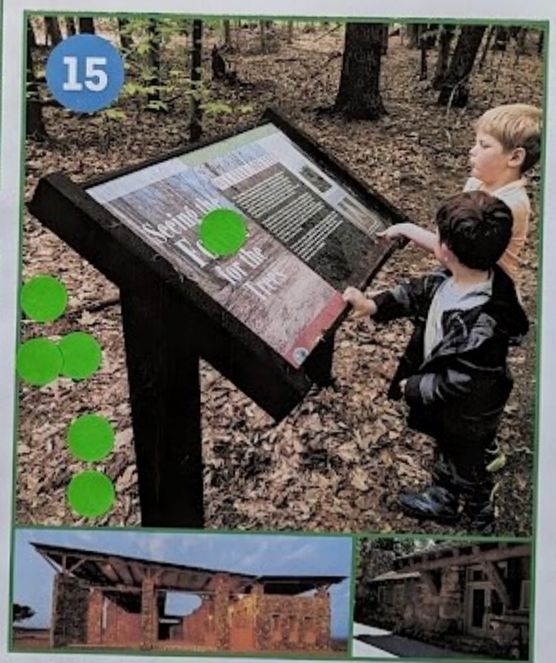

Nature-based Playground




Restrooms




Winter Sports Trails




Visitor / Regional Trailhead / Interpretive Center

## Tell us what you want to see!

- Place a green sticker on the features you want to see in the open space.
- Place a red sticker on the features you are not interested in seeing in the open space.

**Features Preferences Board**

## Stay Informed!

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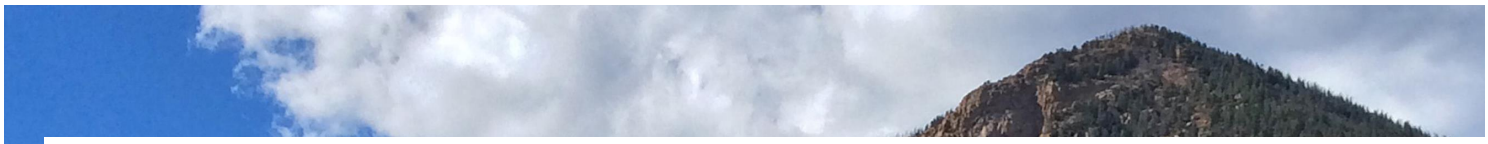
# Visual Preferences
# Board Counts

| UTE and BOS North Trailhead Input | | | |
|---|---|---|---|
| **NO.** | **Image Title** | **YES** | **NO** |
| 1 | Accessible Trails for Other Power-Driven Mobility Devices | 14 | 5 |
| 2 | Bird and Wildlife Watching | 3 | 0 |
| 3 | Advanced Single-Use Mountain Biking Trails | 15 | 0 |
| 4 | Off-Leash Dog Area and On-Leash Trails | 13 | 0 |
| 5 | Volunteering | 7 | 0 |
| 6 | Multiuse Trails | 14 | 0 |
| 7 | Advanced Single-Use Hiking Trails | 24 | 0 |
| 8 | Chairlift on Adjacent Property to Upper Elevations | 2 | 11 |
| 9 | Picnic Areas and Shelters | 1 | 2 |
| 10 | Nature-based Playground | 6 | 0 |
| 11 | Restrooms | 10 | 0 |
| 12 | Habitat Protection | 20 | 0 |
| 13 | Winter Sports Trails | 9 | 0 |
| 14 | Paragliding and Hang-gliding Launch and Landing Sites | 3 | 5 |
| 15 | Visitor / Regional Trailhead / Interpretive Center | 6 | 0 |
| 16 | Adaptive Management | 6 | 0 |

# General Input Survey Data Report

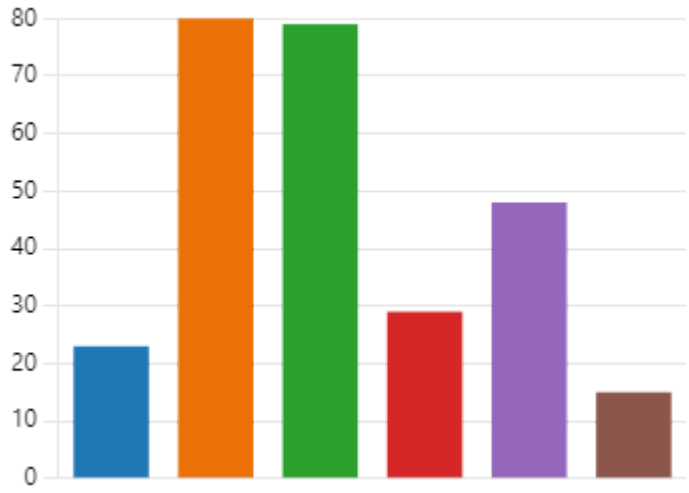


# Blodgett Open Space Master and Management Plan | Public Input Survey

| 275 | 11:12 | Closed |
|---|---|---|
| Responses | Average time to complete | Status |

1. How often do you frequent Blodgett Open Space?

| | |
|---|---|
| Daily | 23 |
| 1-2 times per week | 80 |
| 1-3 times per month | 79 |
| 6-8 times per year | 29 |
| 1-5 times per year | 48 |
| Never visited | 15 |



2. If you answered never visited, tell us what has kept you from visiting Blodgett Open Space below.

14
Responses

Latest Responses

**3** respondents (**21**%) answered **mountain** for this question.




3. What do you love about Blodgett Open Space?

254
Responses

Latest Responses

"*More secluded trails for hiking and mountain biking.*"

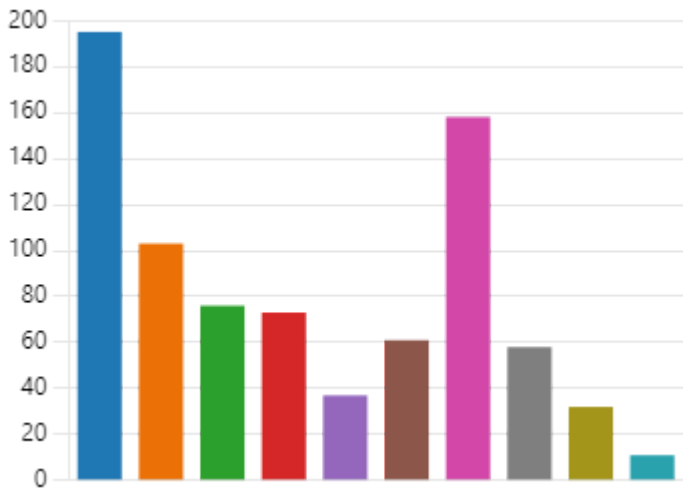
"*Hiking, uncrowded trails*"

**112** respondents (**44**%) answered **trails** for this question.



4. What types of activities do you enjoy at Blodgett Open Space? Select all that apply.

| | |
|---|---|
| Hiking | 195 |
| Biking | 103 |
| Dog Walking | 76 |
| Trail Running | 73 |
| Photography | 37 |
| Wildlife Observation | 61 |
| Mountain Biking | 158 |
| Contemplative Time | 58 |
| Bird Watching | 32 |
| Other | 11 |




5. What excites you about Blodgett Open Space master and management plan update?

244
Responses

Latest Responses

"*The potential expansion into the Pikeview Quarry.*"

"*Increase in restrooms, parking*"

**166** respondents (**68**%) answered **trail** for this question.



6. What opportunities do you feel there are for Blodgett Open Space?

0
Responses

Latest Responses

7. What concerns do you have about the property and/or the update effort?

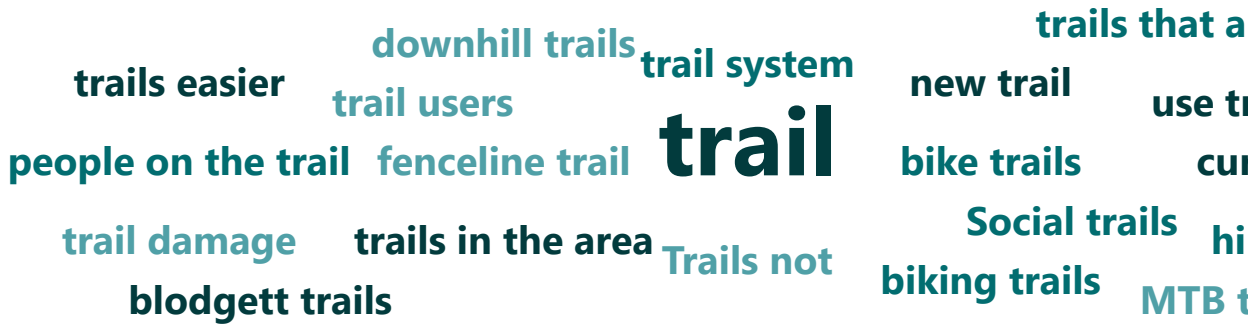
232
Responses

Latest Responses

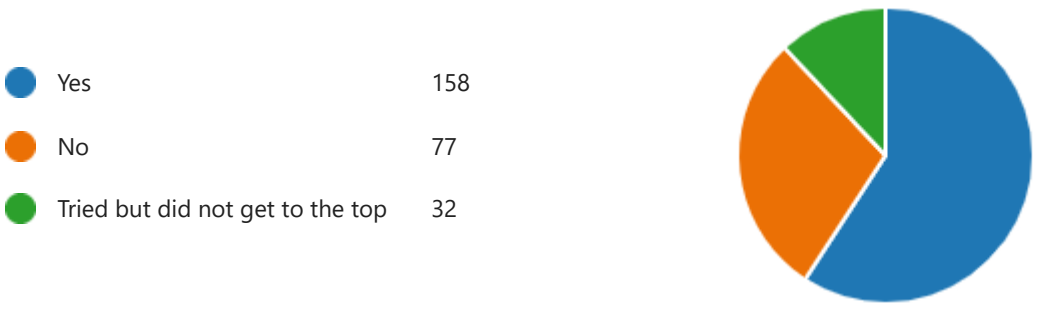
*"I am worried about the destruction and closure of fun mountai...*

*"Please do not open to ATV or any vehicle use"*

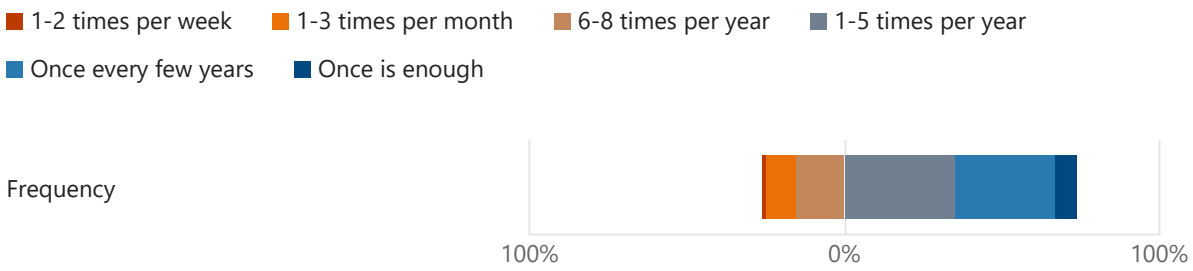
**136** respondents (**59**%) answered **trail** for this question.




8. In prior visits to Blodgett Open Space, have you ever traveled to the top of the peak or beyond?



9. If you answered "yes", how often do you travel to the top of Blodgett Peak and beyond?




10. Is there anything you would like to make sure is considered as this plan is developed?

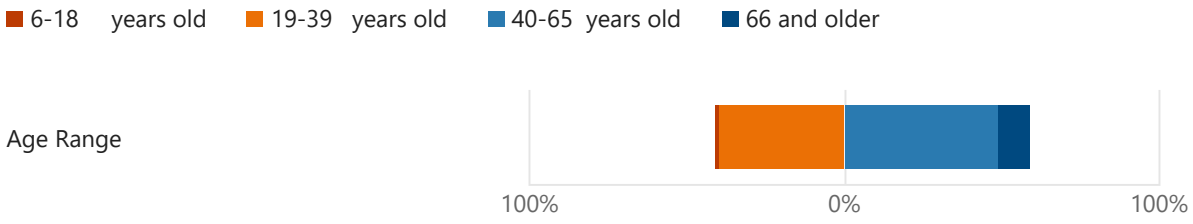
221
Responses

Latest Responses
"*No vehicles please*"

**33** respondents (**15**%) answered **biking only trails** for this question.




11. What age range do you fall into?



12. Please enter your zip code.

267
Responses

Latest Responses
"*80919*"
"*80919*"
"*80907*"

**141** respondents (**53**%) answered **80919** for this question.




13. Please enter your email address below if you would like to sign up for project updates and future news about Blodgett Open Space.

176
Responses

Latest Responses
"*deirdre@theequitygroup.net*"

| ID | Start time | Completion time | How often do you frequent Blodgett Open Space? | If you answered never visited, tell us what has kept you from visiting Blodgett Open Space below. | What do you love about Blodgett Open Space? | What types of activities do you enjoy at Blodgett Open Space? Select all that apply. | What excites you about Blodgett Open Space master and management plan update? | What opportunities do you feel there are for Blodgett Open Space? | What concerns do you have about the property and/or the update effort? | In prior visits to Blodgett Open Space, have you ever traveled to the top of the peak or beyond? | Frequency | Is there anything you would like to make sure is considered as this plan is developed? | Age Range | Please enter your zip code. | Please enter your email address below if you would like to sign up for project updates and future news about Blodgett Open Space. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 4/13/23 22:16:13 | 4/13/23 22:17:54 | 1-3 times per month | | this is priscilla | Hiking;Trail Running;Wildlife Observation;Mountain Biking; | this is priscilla | | this is priscilla | Yes | Once is enough | respect the team | 40-65 years old | 80919 | |
| 2 | 4/14/23 11:27:16 | 4/14/23 11:31:29 | 1-5 times per year | | the views, the terrain, the trails | Trail Running; | more trail opportunities | | over use and vandalism | Yes | Once every few years | | 40-65 years old | 80915 | [redacted] |
| 3 | 4/14/23 16:39:51 | 4/14/23 16:45:08 | 1-5 times per year | | | Hiking;Mountain Biking; | | | | Yes | Once every few years | Paragliding and hang gliding | 40-65 years old | 80904 | |
| 4 | 4/27/23 15:30:23 | 4/27/23 15:35:04 | 1-5 times per year | | Interface with USFS. | Hiking; | Inclusive of USFS and access to Blodgett Peak. Seamless transition to Pikeview quarry bike park in future. | | | No | | Look into donation or land exchange with USFS to have city control more of land areas. | 66 and older | 890918 | |
| 5 | 4/27/23 16:24:36 | 4/27/23 16:27:32 | 1-2 times per week | | The different trails offer variety | Hiking;Photography; | | | Better trail markers | Tried but did not get to the top | | | 66 and older | 80819 | |
| 6 | 4/27/23 18:49:03 | 4/27/23 19:04:08 | 1-2 times per week | | The rugged mountain feel so close to town | Hiking;Trail Running;Contemplative Time; | I truly love this open space and I want to help preserve the special wilderness feel of this place. | | I am concerned how other open space parks are being "Urbanized" with big road like trails which ruin the wilderness feel of the parks. | Yes | 1-2 times per week | I run to the top of Blodget Peak every week, and also frequent dry creek to Ormes Peak and am familiar with many of the connecting trails between the two. I am very familiar with the erosion issues would like to help find ways to make sustainable trail options that work with the natural features of the area and maintain the challenging climbing mountain like experience. If you have climbed the second flatiron in Boulder you can see a good example of a trail that does this well. | 40-65 years old | 80919 | |
| 7 | 4/28/23 7:57:06 | 4/28/23 8:04:41 | 1-3 times per month | | Fenceline trail, the views and unique location, potential for new trails. | Hiking;Biking;Trail Running;Photography;Wildlife Observation;Mountain Biking;Contemplative Time;Bird Watching; | It's exciting seeing that the city is willing to listen to us and make changes towards public benefit. I'd love to see more trails built with riders' inputs, more challenging trails and less "bike path" or too easy type of trails. We want technical and rogue. | | I'm concerned that the trails built will be made so that any rider can ride them. There should be trails of all difficulty so that riders can progress. If trails are built so that any beginner can ride them, then riders will never be able to get better and enjoy new challenges. The main reason for why the US struggles at a world cups. | No | | Make challenging trails! We want rocks, jumps, drops, technical and flowy, biking only trails! There's three biking only trails in Colorado Springs, but an immense amount of hiking only trails. However, hikers (I'm a hiker too, not hating on them) always prefer to hike on non-hiking specific trails where we love to mountain bike, and the grand majority of trial maintenance and building is done by mountain bikers (COSMBA, Medicine Wheel, myself, high school cycling teams, plenty more). Mountain bikers deserve more biking only trails, plus it'll help with flow and safety. | 19-39 years old | 80905 | |
| 8 | 4/28/23 15:31:57 | 4/28/23 15:44:47 | 1-2 times per week | | It's beauty and spectacular views. | Hiking;Dog Walking;Bird Watching; | Love to have a hiking space so close to home. | | 1. As a neighbor on Julynn Road, I see Blodgett Peak every day. My concerns are as follows;<br>Fire-we have seen people using the South parking lot very late at night for parties. We have observed lots of noise, having fires and leaving trash. With homes so close, we need to make sure this is a safe area at night. We need to make sure this area is closed on a daily basis in the evening.<br>Dogs off leash-Many, many people use the are for off leash dog runs. This is concerning because of damage to vegetation, and other people who want to use the area without dogs running loose. | Yes | Once is enough | I would like to see the parking lots closed every evening. Also, more signage for no fires, no overnight parking or parking after closure. Some type of enforcement for off leash dogs...tickets given and lots more signs.<br>It would be amazing to have designated bike trails and hike trails.<br>Also, please consider the immediate neighborhood. Our HOA owns a trail just above our homes and we would like to keep that trail private and in good shape for the residents. | 40-65 years old | 80919 | |
| 9 | 4/28/23 17:12:50 | 4/28/23 17:24:17 | 1-5 times per year | | natural area close to / in the city | Hiking; | trails in the quarry buffer property, access to the buffer property | | bighorn sheep herd -- how sensitive are they to human activity in the area<br>social trails and connections in Forest Service property without approval | Yes | Once every few years | need to have enough parking to meet anticipated demand. | 40-65 years old | 80905 | |
| 10 | 4/30/23 8:19:47 | 4/30/23 8:21:33 | 1-3 times per month | | How quiet it is. | Hiking;Dog Walking;Mountain Biking;Contemplative Time; | | | | Yes | 1-5 times per year | Leave it alone | 19-39 years old | 80919 | |
| 11 | 5/1/23 10:35:22 | 5/1/23 11:00:44 | 1-2 times per week | | Blodgett Open Space is a wild and quiet corner of Colorado Springs. For those who are willing to work hard, the solitude and views are a fantastic reward. There is also interesting wildlife and trails which are actually challenging — a nice change from standard urban trails. | Hiking;Dog Walking;Trail Running;Wildlife Observation;Photography;Contemplative Time; | While the route up Blodgett can be fun and challenging, it is also confusing. I'm hoping a tactful route up the peak can be designed — something philosophically appropriate like the Dixon Trail in Cheyenne Mountain State Park, NOT like the Barr Trail. For the record, the illegal trail from Dry Creek to the upper third of Blodgett is significantly better than the Blodgett "trail". | | I'm concerned conflicting desires will ruin the area. The desire to protect the natural and wild aspect of the Blodgett area neither aligns with the desire to place an adjacent bike park nor pairs nicely with the recent trend of scouring bulldozer gashes across most open spaces and calling them "trails".<br><br>Since the trailhead on Centennial was put in, the West Woodmen Trail and Fence Line trail have become busy with bike traffic. The downhill traffic on Fence Line is reckless and dangerous — it is the new Captain Jacks (however "illegal", this line is undeniably great for hiking). Social trails built by the bikes have sprung up and the area (I've even encountered bikers dropping in from Ormes and coming down Dry Creek) has become a hazard to walkers. Additionally, the trailhead for West Woodmen has created a haven for loitering teens, the same problem the Blodgett trailhead has dealt with. I remember when the home owners across the street were told the trailhead at the top of Centennial wouldn't bring in the kind of problems it has.<br><br>The installation of a bike park, instead of restoring the quarry to a natural state, will flood the neighborhood and trails with activity. Oak Valley Ranch Park will become the overnight car camping spot for those using the park, which will also bring recreational drug use to the park which is currently a quiet nook for small children and families. This will destroy the village-like dynamic of Oak Valley Ranch.<br><br>The trails in the area will become overrun by the biking lobby and only those strictly policed in Blodgett will remain safe for hikers.<br><br>So my concern is greed for money and resume accomplishments will win out over making trails wild, quiet, and sustainable. I fully expect the biking lobby to utterly ruin the area, the trails to be scraped into wide swaths devoid of terrain challenges, Oak Valley to be diminished by busyness, and all wild routes up high (apart from one route up Blodgett) to be blocked off. | Yes | 1-3 times per month | - Preserve the wildness and quiet of the Oak Valley and Blodgett areas — choose the natural state over the money making one. The bike park will be worse for the wildlife than a random hiker fit enough to make it to ridgeline.<br>- Do build trails like the Dixon trail. Don't scrape trails into wide scars a stroller can traverse. Rocks and roots are part of the aesthetic and the pleasure of hiking.<br>- Do solve the challenge in such a way the children and families playing at Oak Valley Ranch park aren't suddenly dealing with loiterers<br>-Do make the area an on foot haven, not a biking one. Colorado Springs has plenty of great biking and we don't need another Captain Jacks. | 40-65 years old | 80919 | |

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | 5/1/23 11:16:53 | 5/1/23 11:23:41 | Daily | Great trails, great views, clean, quiet. | Hiking;Biking;Dog Walking;Trail Running;Photography;Wildlife Observation;Mountain Biking;Contemplative Time; | Acces to more trails. | | The South Blodgett parking lot has become a significant issue. Two weeks ago, my wife encountered a deceased individual. Today, there was a homeless man resting in his vehicle, possibly for the entire night. The location has turned into a gathering spot for individuals smoking marijuana, and litter is abundant.<br><br>Last week, I witnessed a man arrive, release his dog from the car without a leash, and the dog proceeded to defecate. The dog then reentered the vehicle, and the man departed without addressing the mess. Although this may not appear serious, it contributes to the area's deterioration.<br><br>The parking lot is situated in such a hidden location that monitoring the activities occurring there is difficult, yet it has become a major concern for the neighborhood. As residents living close to the parking lot, we are directly affected by these problems. | Yes | 1-5 times per year | I love the space, we just need to make sure we can keep people accountable to keeping it clean/safe. My fear is someone's going to get careless and burn down the area (like Christmas 2021). | 40-65 years old | 80919 | n |
| 13 | 5/1/23 11:55:10 | 5/1/23 11:57:33 | 1-2 times per week | 1. Many access points to National Forest and Air Force Academy land<br>2. Steep and sustained ascents and descents for trail running and mountain biking that are not as common in other open spaces in Colorado Springs.<br>3. Technically challenging (aka, difficult or black diamond) mountain bike trails (especially "Fenceline" trail and Red Squirrel trail) | Hiking;Trail Running;Mountain Biking;Biking;Contemplative Time; | The opportunity to build new trails and reinforce existing trails. Blodgett Open Space offers steep terrain that I hope will be utilized to provide new opportunities for technical downhill mountain biking. | | 1. Closures of existing trails such as "Fenceline" or in the "Slattery" area.<br>2. Removal of technical features such as rocks, roots, or drops<br>3. Removal of access points to national forest or air force academy land | Yes | 1-5 times per year | 1. Continued Access to the peak critical to this project's success<br>2. Many hikers enjoy hiking beyond Blodgett peak to Ormes and this access should be preserved or enhanced | 19-39 years old | 80919 | |
| 14 | 5/1/23 12:37:58 | 5/1/23 12:42:28 | 1-2 times per week | Access. | Hiking;Photography; | | | The South Blodgett parking lot is a magnet for criminal activity. Lots of undesirable stuff happening there after dark since it's out of view of the roadway. The gate needs to be closed after hours. | No | | Close the the south lot gate after hours. Patrol for undesired activities after dark. It's the party spot for northwest Colorado Springs since it's out of view. | | 80919 | ss |
| 15 | 5/1/23 12:38:13 | 5/1/23 12:47:15 | Daily | Quite single track for hiking and biking with family | Hiking;Biking;Trail Running;Wildlife Observation;Mountain Biking;Contemplative Time;Bird Watching; | Nothing | | Over crowded trails and increased crime at parking lots. | Yes | Once every few years | Not making machined trails for mountain bikes.. The built bike trails are not maintained at red rocks and are bad to ride due low maintenance. Single track trails are much better for people and the land. I am an avid mountain biker I do not want a bike park.. Quality single track only please. | 40-65 years old | 80919 | Bi |
| 16 | 5/1/23 14:52:52 | 5/1/23 15:06:16 | Daily | Beauty, peacefulness, wildlife, proximity to city. | Hiking;Dog Walking;Wildlife Observation;Contemplative Time;Bird Watching; | | | Many visitors currently fail to heed the trail signs saying not to enter specific areas (revegation, this is not a trail, etc). Many visitors currently have their dogs off-leash, in violation of the trail signs, and fail to remove their pet's waste. We live on Julynn road in Oak Valley Ranch Filing # 6 HOA directly abutting Blodgett South open space, and several times our Private Property/No Trespassing signs delineating our property from park space have been destroyed by park visitors. | Yes | Once every few years | At the Blodgett south planning meeting at Eagleview middle school a few years ago, the officials running that meeting stated that there would be a fence put up to delineate our Oak Valley Ranch Filing #6 HOA property from the Blodgett South open space property, and so far only a part of that fence has been installed. Currently, our HOA-owned open space property is being used frequently by non-HOA Blodgett South open space visitors. | 40-65 years old | 80919 | t |
| 17 | 5/1/23 17:46:32 | 5/1/23 17:49:11 | 1-5 times per year | natural area near the city | Hiking; | | | Need to have enough parking for users coming from outside the nearby neighborhoods. | Yes | Once every few years | Include a mini incline, maybe planned to extend into the quarry area if that is donated to the city and the city accepts it. | 40-65 years old | 80906 | |
| 18 | 5/2/23 11:30:33 | 5/2/23 11:31:30 | 1-2 times per week | everything | Hiking;Wildlife Observation;Photography;Contemplative Time;Bird Watching; | New trails | | Parking issues/more people in residential area | No | | Agreement with signage to top of peak | 40-65 years old | 80919 | |
| 19 | 5/2/23 16:28:53 | 5/2/23 16:38:11 | 1-3 times per month | The trails with tree cover to get out of the heat. The variety of trail difficulty depending on how you're feeling that day. Good trail signage and amenities at the parking lot. It's also very well maintained and clean. | Hiking;Trail Running;Wildlife Observation;Contemplative Time; | Knowing that feedback on what will make the site better/more engaging/more accessible/more fun is being actively sought out. Users are passionate about their activity and their spaces they do those activities in. Seeing user feedback go in to the process and reflected in the end project is what's exciting. The people | | Balancing the needs of communities around the area. | Yes | 6-8 times per year | Keeping the hike to the peak as difficult as is it now. I don't want to see a watered down/switch backed trail created. Speaking for myself, I specifically do this trail because of the awesome workout it gives me in a short amount of time. It hits the spot. | 40-65 years old | 80918 | |
| 20 | 5/2/23 20:07:06 | 5/2/23 20:15:32 | 1-2 times per week | It's a beautiful piece of land with wonderful views. It's rarely crowded - in fact, some of the trails feel very secluded. | Hiking; | Not a whole lot. I didn't care for the trail reworking/closing that's been done recently, and I don't see why you'd ever bulldoze a new trail when existing trails were great.<br>If you want to create an established trail to the summit, that seems ok because so many people go up there anyway. On the other hand, I'm not excited about drawing in crowds. | | (from above question): I didn't care for the trail reworking/closing that's been done recently (why put the ridiculous fence and branches where the old Ponderosa trail used to start, for instance), and I don't see why you'd ever bulldoze a new trail when existing trails were great. The wheel doesn't need to be reinvented here. I am concerned that you all will do too much, when it really isn't called for, and thus will ruin what is already an amazing place. Minimal to no intervention is the best thing you can do. | Yes | Once every few years | Talk to the community over and over. Minimize change - don't ruin a good thing. | 40-65 years old | 80919 | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 21 | 5/3/23 11:40:35 | 5/3/23 12:27:45 | 1-3 times per month | It is not too crowded | Trail Running; | The extension of the Chamberlain Trail | | The crowds it will bring to this quiet part of town, more vehicle traffic on the roads, risks to the large number of cyclists, and the safety of the residents.<br>We already have people 'camping' in their cars at the West Woodmen Trailhead due to the limited visibility from the road. I know all parks are at risk of fires, but this open space had seen quite a few fires. | Yes | 1-5 times per year | The Chamberlain Trail connecting the north and south ends of town. | 40-65 years old | 80919 | |
| 22 | 5/3/23 12:42:39 | 5/3/23 12:47:26 | 1-2 times per week | That it is easily accessible to my neighborhood | Hiking; | That you will take the planning process seriously and not do things at the whim of an employee | | You must improve the trails that are straight up and down with no switchbacks, with the pea granite that makes it hazardous | No | | A designated trail to the top of blodgett Peak. Since the inception of the open space. There have been thousands of people who have bushwhack their way to the top. This has resulted in deaths, rattlesnake, bites, injuries, etc. | | 80919 | |
| 23 | 5/3/23 15:19:37 | 5/3/23 15:25:47 | 1-5 times per year | Uncrowded trails | Hiking;Photography;Wildlife Observation;Bird Watching; | Can't wait for it to link with other trails. | | Wildland fire risk will increase as more people use this area. If you're caught on these trails, your chance of survival is low. | Tried but did not get to the top | | Bikes need separate trails. Trails need plenty of switchbacks in this steep terrain. | 66 and older | 80831 | fi |
| 24 | 5/3/23 20:24:47 | 5/3/23 20:28:27 | 6-8 times per year | Views, good trails | Hiking; | More trails? | | None | Yes | 1-5 times per year | Sustainable trails to the peaks would be a vast improvement over the current social trail | 40-65 years old | 80919 | |
| 25 | 5/3/23 21:43:10 | 5/3/23 21:45:14 | 1-2 times per week | Having it literally being my backyard. | Hiking;Dog Walking;Wildlife Observation;Biking;Contemplative Time; | That I live right by it and can take advantage of any changes. | | Increased traffic in the local (my) neighborhood. | Tried but did not get to the top | | Traffic control. | 40-65 years old | 80919 | |
| 26 | 5/4/23 8:48:09 | 5/4/23 8:50:46 | Daily | I love the mountain biking. The raw trails. | Biking;Trail Running; | More mountain biking trails and more open space connectivity | | concerned that the trails will be tamed in the area | Yes | 6-8 times per year | It would be great if more trails could be added and further up the mountain, potentially even connecting to rampart range road and rampart revisvour | 19-39 years old | 80919 | |
| 27 | 5/4/23 9:03:52 | 5/4/23 9:04:46 | 1-2 times per week | Mountain bike | Biking;Hiking; | More mountain biking | | None | No | | More mountain biking | 19-39 years old | 80918 | |
| 28 | 5/4/23 9:32:44 | 5/4/23 9:41:19 | 1-2 times per week | The quiet, very little crowds and natural trails. | Biking;Trail Running; | I'm trying to be excited for the plan update. I would love to see blodgett maintain its natural trails and raw trails while making connections to nearby spaces. | | I do not want to see blodgett trails into what has happened at red rocks. I like the single track trails and I don't want to see bench cuts into the side of the hill that's 6-8 feet in width. Also, many of the recently abandoned trails in red rocks have only been there for a few years, which in my opinion is unnecessary that trails are only able to be used a few years before deeming them unsustainable. Build trails that are maintainable with volunteer hours and rework isn't created in a few short years down the road. | Yes | 6-8 times per year | Connecting trails beyond the summit would be great! Many opportunities to expand access. | 19-39 years old | 80919 | |
| 29 | 5/4/23 9:39:43 | 5/4/23 9:41:33 | Daily | One of our best open spaces with connectivity to front range. My property boarders the park. | Hiking;Biking;Trail Running;Photography;Mountain Biking; | More trail development | | Please don't sanitize the bike trails! | Yes | 1-3 times per month | More mountain biking! | 19-39 years old | 80919 | |
| 30 | 5/4/23 9:52:52 | 5/4/23 9:57:08 | 1-3 times per month | Fun trails, good views | Biking;Mountain Biking;Contemplative Time; | The possibility of new trails and increased access. | | Closing of trails, poorly executed trails, lack of dedidicated hiking and downhill biking trails. I want access for all, but there needs to be more developement of dedidacted bike only trails to decrease conflicts between trail users. Happy to have a few hike only trails as well to balance it out. | No | | Dedicated trails to user groups | 19-39 years old | 80903 | |
| 31 | 5/4/23 9:58:57 | 5/4/23 10:00:59 | Daily | How quickly you can ride up to glorious views and the quietness of the area. | Mountain Biking; | It's the perfect landscape for really fun and flowy mountain bike trails. | | None. | Yes | 6-8 times per year | | 19-39 years old | 80919 | |
| 32 | 5/4/23 10:17:14 | 5/4/23 10:28:30 | 6-8 times per year | Small crowds. How it's not very well known and not popularized like stratton and gold camp area has become. | Hiking;Trail Running;Mountain Biking;Dog Walking; | I appreciate the open space the way it is:) | | Explosion of traffic on trails. Disruption of environment and wildlife. IMO, the trail system there is perfectly adequate. | Yes | 1-5 times per year | Would appreciate if existing trails are not removed/rerouted. | 19-39 years old | 80907 | |
| 33 | 5/4/23 10:43:55 | 5/4/23 10:53:07 | 1-3 times per month | There's great mountain biking, particularly on the more raw trails like fenceline. | Biking;Mountain Biking; | I'm excited to see blodgett open space expand and for the possibility of new trails. I'd be very excited to see the expansion of all kinds of natural/rougher trails and especially excited if COSMBA could come do something like what they did with the new Black Sheep trail at Pulpit. I like the idea of majority shared use trails, but also some that are hiking only and some that are downhill bike only. | | I'm always nervous about seeing more boring double track and sanitized trails put in. I don't find it fun to hike nor bike. | No | | Mountain bikes and specifically some chunky trails that take advantage of the natural terrain in the area. | 19-39 years old | 80919 | |
| 34 | 5/4/23 11:09:19 | 5/4/23 11:11:10 | 1-5 times per year | Great Downhill trails | Mountain Biking; | New MTB trails | | Losing MTB trails | No | | Built features, trail features for MTB, trail hubs, and great signage | 40-65 years old | 80905 | m |
| 35 | 5/4/23 12:07:18 | 5/4/23 12:13:25 | 1-3 times per month | It's spacious (not crowded) and beautiful. It's physically demanding on a bike. | Hiking;Mountain Biking; | Greater use of the space above the existing trail system. As well as additional trails in the currently utilized area. | | Let's not make another Sante Fe trail there. The ruggedness of Blodgett is a big draw. Let's keep it that way. | Yes | Once every few years | I would love to see a mountain bike climb trail go up to the top of the foothills south of Blodgett. And eventually descending trails coming down. It would vastly open up the usability of the area and surrounding area. | 19-39 years old | 80919 | Ex |
| 36 | 5/4/23 15:46:14 | 5/4/23 15:47:08 | 6-8 times per year | | Hiking;Biking;Dog Walking;Trail Running;Mountain Biking;Contemplative Time; | | | | Yes | 6-8 times per year | | 19-39 years old | 80905 | |
| 37 | 5/4/23 19:33:14 | 5/4/23 19:41:28 | 1-3 times per month | Climbing and descending the mountain bike trails. | Biking; | I'm excited about a greater quantity and variety of trails. The terrain and space have the potential to be a great bike park. | | The timeline concerns me as I'm not getting any younger. | No | | That single purpose downhill mountain bike trails be included among the trails created. | 40-65 years old | 80919 | |
| 38 | 5/7/23 17:17:22 | 5/7/23 17:21:30 | 6-8 times per year | It's a close hike. | Dog Walking;Contemplative Time; | Not too much. | | My concern is the usage AFTER the park closes. It's not locked up or policed and there's a lot of activity after dark. | No | | Security | 66 and older | 80919 | |
| 39 | 5/7/23 20:31:07 | 5/7/23 20:51:23 | 1-2 times per week | It is my neighborhood. I love that it has remained undeveloped and I enjoy our variety of wildlife. I would hate to see anything that would impact the beauty or disrupt the wildlife. | Hiking;Photography;Wildlife Observation;Contemplative Time; | The master plan must support the nature that exists here and continue to maintain a safe local environment. | | An increase in traffic, parked cars, and people coming into the area that do not live in the area. The current Blodgett Open Space and parking at Blodgett Peak and Blodgett South have brought a lot of undesirable activity after hours and throughout the night. The police force is not staffed to patrol and monitor the existing areas so adding other areas inviting the public in seems dangerous for the local community. Safety to the surrounding neighborhoods needs to be part of the plan. Increased police presence needs to be part of the plan. Based on the current problems, expanding the open space seems to be ill-conceived. Currently this is a safe area to live in and walk around day and night. That will change if expansion occurs. Police presence must be funded and staffed, but creating and environment that requires police presence seems like a bad idea. Look closely at the problems that already exist in the Blodgett Open Space. Another concern is increased fire danger in the area...in a community that has already suffered from fire evacuation during Waldo Canyon. People hike in the Blodgett Open Space and start open fires, use propane camping equipment, and start fires (Fire on Blodgett Peak summer 2022 for example). It creates a danger and will require increased fire patrols and response. Again, look at the examples that have already occurred and currently happen. My opinion is based on current issues. | Tried but did not get to the top | | Safety for the community. Increased police and fire support and activity. Closed, gated parking areas during park closure times. Understand the gates are not closed if cars are still in the lot which mean the park closing times are not enforced. Open parking areas invites off hours activity which it definitely NOT good for the community. Do NOT create a bike area at the quarry. Again, increased traffic, dust, noise will impact the wildlife and the community. | 40-65 years old | 80919 | |

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| 40 | 5/8/23 18:44:29 | 5/8/23 19:03:55 | 1-3 times per month | I love the ability to "walk in the forest" and it's only a 7 min drive from my house. It's also not real crowded (yet!) | Hiking;Contemplative Time; | That some of the trails will start linking together better and hopefully hiking will expand into the national forest. Some of the current trails now (in the national forest) are too steep to climb up and go down without a designated trail to follow. I am really excited that there will be a true (designed) trail to the top of Blodgett. The current trail is WAY too scary to go up/down! | | I know there's not much you can do about this, but I REALLY hate the thought of another Open Space turning into the "mountain bikers" open space. SO many of the city trails have been overtaken by bikers and I really wish there were trails left for "hikers only". As much as the bikers are "polite" and nice, there are still so many bikers that ride way too fast on the trails and I fear that I'm going to be run over by one of them one of these days! | Tried but did not get to the top | | Obviously, parking will need to be addressed. On the weekends, there are so many cars parked up/down Woodmen.<br>I also wish you would put trash cans out so people could throw away the dog poop or their trash instead of leaving it on the trail. Even if you only have trashcans on the wide road that takes you to the water tower, I think it would really help. | 40-65 years old | 80919 | |
| 41 | 5/9/23 13:53:11 | 5/9/23 13:59:47 | 1-2 times per week | Advanced-level mountain bike trails | Biking;Mountain Biking; | The potential for more, official, better MTB trails. I would absolutely LOVE a bike park (with lift, van+trailer shuttle option, or private shuttle option would be amazing and make it a year-round destination for out-of-town riders as well). | | Closure of well established, popular bike trails. Making trails easier for the sake of making trails easier. | Yes | 1-5 times per year | Allowing ebike usage would be great, as well as 1-way Downhill bike trails/park area. Due to the amount of total vertical elevation change on this land, it has potential to become the (or one of the) top MTB trail networks in the area. The option of a lift or simple shuttle route would make it a mountain biker's nirvanna. | 19-39 years old | 80919 | da |
| 42 | 5/9/23 14:05:18 | 5/9/23 14:11:54 | 1-3 times per month | Mountain biking the fenceline trail, access for bigger loops that connect Ute valley park with blodgett | Mountain Biking; | More opportunities for trails, especially mountain bike specific trails and trails that provide more connections between open spaces for longer bigger loops that avoid roads | | Concerned that natural featured, steeper trails such as fenceline will not be preserved | No | | Consider mountain bike specific trails in addition to multi use and hiker only trails | 19-39 years old | 80906 | |
| 43 | 5/9/23 14:07:48 | 5/9/23 14:12:01 | 1-2 times per week | Long, sustained downhill trails that are great for mountain biking. | Biking; | The potential for hand-built mtb trails. | | Boring, bench cut trails. Deceased access. Closure of social trails that are/could be sustainable with minimal effort. | No | | Utilize volunteer-led trail building like the Black Sheep trail in pulpit rock. | 19-39 years old | 80919 | |
| 44 | 5/9/23 14:09:54 | 5/9/23 14:13:51 | 1-3 times per month | The nature! | Biking;Hiking;Wildlife Observation;Mountain Biking; | More to explore! | | Hopefully blodgett can be expanded! | Yes | 1-5 times per year | A route going up to the top | 19-39 years old | 80919 | |
| 45 | 5/9/23 14:15:57 | 5/9/23 14:20:01 | 1-3 times per month | The location | Biking; | Opportunity for exciting new trails, specifically directional bike trails. | | Existing bike trails being destroyed | Yes | 1-5 times per year | Directional, purpose built bike trails | 19-39 years old | 80921 | |
| 46 | 5/9/23 14:17:29 | 5/9/23 14:21:16 | 1-3 times per month | It's a great spot to mountain bike close to home | Hiking;Mountain Biking; | I think it is great to review our use of our Open Spaces and make sure they are protected for enjoyment for generations to come | | I have seen master plans in other parks make very uninteresting trails that seem to fit the lowest common denominator of trail users and make our trails very vanilla and safe. I am concerned that the unique and rugged character of Blodgett will be lost with wider and easier trails. | Yes | Once every few years | New trails should be hand built, not bench cut with a machine that removes all of the fun and unique character of the landscape. | 19-39 years old | 80909 | |
| 47 | 5/9/23 14:19:25 | 5/9/23 14:21:43 | 1-2 times per week | The few MTB trails that are there are really fun and unique to the area. | Mountain Biking; | More MTB trails! | | Please don't take away the fenceline trail! | Yes | Once every few years | | 40-65 years old | 80922 | |
| 48 | 5/9/23 14:04:20 | 5/9/23 14:46:20 | 1-5 times per year | I enjoy fenceline trail, however, as a biker, the trails are not set up or optimized for bike riding. If there were legal trails in the USFS land I would enjoy being able to access the mountains | Mountain Biking; | Potential for bike-optimized (only) trails. Potential to make it an access point to USFS land, and make it a site on a similar caliber to North Cheyenne Canon Park | | Closure of trails/dramatic change of landscape for fire mitigation (like recently occurred in monument).<br>In event of a burn, allow trails to be accessed sooner after a fire (for example waldo canyon trail is closed over 10 years later) | No | | Integration with future proposed bike park at quarry.<br>Consider single-use trails (hiking only, biking only) | 19-39 years old | 80904 | pe |
| 49 | 5/9/23 14:46:58 | 5/9/23 14:49:00 | 1-3 times per month | Love the location, right by where I live and the area has some potential for great trails. The peak itself has great views. | Hiking;Biking;Mountain Biking; | The opportunity to add more to the open space | | Closing down trails that currently exist without providing adequate/comprable replacements. | Yes | 1-5 times per year | Consider all trail users and how the space will be used by all of them | 19-39 years old | 80919 | R |
| 50 | 5/9/23 14:52:12 | 5/9/23 14:53:16 | 6-8 times per year | So nice. Make it better please | Biking; | Expand Blodgett! | | | No | | | 19-39 years old | 80923 | |
| 51 | 5/9/23 14:49:19 | 5/9/23 15:05:46 | 1-5 times per year | It's quiet, not crowded, has lots of elevation change, good hiking and biking trails | Hiking;Biking;Mountain Biking;geocaching; | Having more trails, allowing users to spread out more and explore new areas | | car break ins, adequate parking | Yes | Once every few years | Improve the gravelly trails. They can be very difficult to travel on without feeling you are causing undo erasion. | 40-65 years old | 80919 | |
| 52 | 5/9/23 15:12:31 | 5/9/23 15:15:44 | 1-5 times per year | MTB trails | Mountain Biking; | Hoping for more eMTB trails!! | | | No | | Keep trails open to eMTB | 40-65 years old | 80104 | |
| 53 | 5/9/23 15:03:26 | 5/9/23 15:16:23 | 1-2 times per week | The views, varied ecosystems (burn scar and forest), interesting trails, few people, good elevation gain. | Hiking;Mountain Biking; | Ability for users to have input. | | There are some highly eroded popular trails that started out as social trails. These need to be rerouted and remediated. I've seen some really good progress addressing this already in the last couple of years. | Yes | 1-5 times per year | I think it's USFS land, but the eroded scramble up to the summit of Blodgett is horrible. I would like to see an actual sustainable trail to the summit, although I've heard they might be worried about increased traffic in a sensitive area for bighorn sheep. | 40-65 years old | 80919 | |
| 54 | 5/9/23 15:14:03 | 5/9/23 15:16:46 | 1-3 times per month | The potential | Hiking;Biking; | I'm not sure but I hope for more mountain bike trails, especially black and double black rated trails that are mountain bike and directional only. | | Worried about them taking out one of the only good downhill trails in that area. We could be a bike Mecca but we aren't building technical trails. | Yes | 1-5 times per year | Mountain bike trails, maybe that connect to Ute valley. Some that are difficult with well thought out features. Progressive drops and jump lines. Directional. | 19-39 years old | 80921 | |
| 55 | 5/9/23 15:22:01 | 5/9/23 15:24:44 | 1-2 times per week | How I crowded it typically is. | Biking;Trail Running; | Sustainable and well built Mountain biking trails. Easier, more sustainable, access to the top of Blodgett Peak. | | Blodgett should not be a high use area with huge parking lots. | Yes | Once every few years | Do not increase parking. | 40-65 years old | 80904 | |
| 56 | 5/9/23 15:23:47 | 5/9/23 15:29:38 | 1-2 times per week | I love the amount of elevation gain/loss I can get so close to home. I also love the natural, narrow trails. | Hiking;Dog Walking;Mountain Biking; | I am excited to see existing trails that are loved become official like Fenceline. | | I am concerned the trails will be over worked like they are doing in Ute Valley. There is no need for super wide, flat trails to replace existing trails like they did in Ute. | Yes | Once every few years | I would like to see existing trails stay. If a trail "must" be destroyed then an equivalent trail should replace it before it is taken away. I would like to see technical trails make use of the terrain. | 40-65 years old | 80919 | |
| 57 | 5/9/23 15:27:59 | 5/9/23 15:31:08 | 1-2 times per week | The ability to get lots of elevation in one spot. I also love that it's close to our house so I can ride to it. | Mountain Biking; | There is so much opportunity to create fun trails for all levels and types of users. It's a beautiful area in a prime location. | | I hope that we see not only multi-use trails, but trails that are specific to certain users. Both hiking only, along with downhill biking only. | Tried but did not get to the top | | Can't wait to see how Blodgett trails grow in the future. Add to that the possibility of bringing the quarry in and it could a premier spot in Colorado for outdoor enthusiasts. | 40-65 years old | 80919 | |
| 58 | 5/9/23 15:28:51 | 5/9/23 15:34:12 | 1-3 times per month | Solitude and lack of tourists | Hiking;Dog Walking;Mountain Biking; | The possibility for biking and hiking specific trails with directional, diversity, and progression options. | | That the city will only build trails to cater to the majority. Voices of private trail building companies will be ignored and existing trails destroyed. | Yes | 6-8 times per year | Don't close fenceline. Make downhill only trails for mountain bikes. Make hiking only trails. Separate trail users to best extent possible. Make technically diverse and difficult trails. | 40-65 years old | 80919 | |
| 59 | 5/9/23 15:36:55 | 5/9/23 15:40:15 | 1-3 times per month | The trails and views/location | Mountain Biking; | Opportunity for expansion of trails for mountain biking | | Parking | Yes | Once is enough | Mountain biking | 19-39 years old | 80920 | |
| 60 | 5/9/23 15:50:08 | 5/9/23 15:53:49 | 1-2 times per week | The mtn bike trails | Mountain Biking; | A chance to make the trails more fun for advanced riders like other large cities do. | | They great trails like fence line will be ruined with less exciting options | Yes | Once every few years | Purpose built mtn bike trails that are fun and up to the standard of places like Floyd hill and Maryland mtn outside of Denver | 40-65 years old | 80907 | |

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| 61 | 5/9/23 15:50:31 | 5/9/23 15:53:50 | 1-3 times per month | | Less crowded, and different ecologic zones | Biking; | The opportunity to have multiple user groups voices be heard. | | Unsustainable trail design. | No | | Hopefully some bike optimized\ directional trails. | 19-39 years old | 80909 | | |
| 62 | 5/9/23 16:00:52 | 5/9/23 16:03:03 | 1-5 times per year | | Proximity to my house and trail variety | Hiking;Mountain Biking; | Ability to input downhill only mountain bike trails | | | Yes | 1-5 times per year | Directional downhill only mountain bike trails with drops | 19-39 years old | 80907 | | |
| 63 | 5/9/23 15:55:11 | 5/9/23 16:07:58 | 1-3 times per month | | The views, the trails. | Mountain Biking;Hiking; | More trails for the community. Potential to link more trails to create extended miles. | | Parking and traffic that local residents will inevitably voice concerns about. Similar concerns were issued for all new trails. I think it would be better than the current heavy truck traffic. | Yes | Once every few years | To de-conflict trail users, created hiking-specific and mountain biking-specific trails - separated and Clearly mark them. And directional trails (climbing trails for bike and Down Hill for bikes) Odd/Even days (hike odd, bike even days) dont work. I hike and bike, and hikers dont follow the rules (I am now of those - "we can always move out of the way"). | 40-65 years old | 80912 | | |
| 64 | 5/9/23 16:07:30 | 5/9/23 16:11:03 | 1-5 times per year | | It's diverse | Mountain Biking; | More MTB trails. Hopefully one direction. | | That it won't be out to use in an effort to out Colorado on the map as an MTB destination. | Tried but did not get to the top | | I support multi use trails, but am hoping this is an opportunity for more purpose built MTB trails for all levels | 40-65 years old | 80832 | | |
| 65 | 5/9/23 16:11:24 | 5/9/23 16:13:56 | 1-5 times per year | | Challenging trails, great views | Biking; | The possibility for new MTB trails. Hopefully directional and bike only | | | Tried but did not get to the top | | Drainage and maintenance | 40-65 years old | 80228 | | |
| 66 | 5/9/23 16:06:35 | 5/9/23 16:14:37 | 1-3 times per month | | The exploration, the ability to escape the crowds, and the fitness from the huge amount of vertical | Hiking;Biking;Dog Walking;Trail Running;Photography;Mountain Biking; | Opportunity to improve | | Everything the city touches loses all fun on a mountain bike. Trails are destroyed and flattened. Everything becomes flat switchbacks. Which is especially frustrating on foot, too. I don't want to walk a mile to progress 500ft. | Yes | 1-5 times per year | Varitety of trails so people don't have to cram onto a few main ones. | 19-39 years old | 80918 | | |
| 67 | 5/9/23 16:12:41 | 5/9/23 16:15:31 | 1-3 times per month | | Mtn feel close to town | Mountain Biking; | Mtb trails | | Trails not being mtb specific, directional & with progression. | Yes | Once every few years | MTB trails should be directional & provide opportunity for progression. Not everyone should be able to ride every trail. It's okay to challenge ourselves. | 40-65 years old | 80919 | | |
| 68 | 5/9/23 16:11:32 | 5/9/23 16:18:03 | 1-3 times per month | | Mountain bike trails and terrain. | Biking; | The mountain bike trail potential. | | With the understanding that it is a mixed use area, I think allowing for a dedicated bike only trail or trails allows all users to enjoy the area while limiting the potential of use conflict between user types. | Yes | Once every few years | My main use is mountain biking. That being said, ft would be fantastic to see a new bike only trail similar to Black Sheep in Pulpit that utilizes the terrain and elevation to give bikers a place to enjoy where they wouldn't interfere with hiking traffic. | 19-39 years old | 80908 | | |
| 69 | 5/9/23 16:17:28 | 5/9/23 16:20:03 | Daily | | It's close and able to hike from my backyard. Also not a lot of people know about it. Less crowded | Biking;Hiking;Photography;Trail Running;Wildlife Observation;Mountain Biking; | | | | Yes | 1-3 times per month | | 19-39 years old | 80919 | | |
| 70 | 5/9/23 16:17:06 | 5/9/23 16:22:12 | 1-3 times per month | | Nice views near other riding spaces | Biking;Mountain Biking; | Colorado Springs is in desperate need of some high skill bike parks. Riders want to progress. | | I am concerned we will end up with another dulled down place to ride that offers progression to only a small group of riders. | Tried but did not get to the top | | Bike only trails. | 19-39 years old | 80905 | | |
| 71 | 5/9/23 16:21:10 | 5/9/23 16:23:39 | 1-3 times per month | | Away from the city but not too far | Mountain Biking; | I want to see the city invest in a legit, mountain bike only trail system like many other areas of Colorado has. As the city continues to grow, dual purpose trails are becoming more dangerous. Hikers blame bikers, but many of the issues stem from hikers believing they own the trail. | | It concerns me that they may not make mountain bike only trails. | Yes | 1-5 times per year | Mountain bike only trail system similar to what exists in Golden, etc. | 40-65 years old | 80923 | | |
| 72 | 5/9/23 16:19:05 | 5/9/23 16:26:25 | 1-3 times per month | | The trail system, the views, the beauty and solitude of the area. | Biking; | That they will retain and incorporate the current Fenceline trail and add much-needed technical and perhaps biking downhill-only trails. The Colo Spgs bike community sorely needs more trail that appeals to the more expert rider seeking more technical trail. | | That the master plan will remove to neuter some of the mountain bike trails, especially those meant for downhill and more technical users. I do not want to lose the Fenceline trail. | No | | I do not want to lose the Fenceline trail. | 66 and older | 80921 | | |
| 73 | 5/9/23 16:21:50 | 5/9/23 16:26:56 | 1-2 times per week | | The uphill is a great workout and love seeing the regrowth after the Waldo fire. | Hiking;Dog Walking;Mountain Biking; | DOWNHILL MOUNTAIN BIKING!!! | | Medicine Wheel is not fit to lead the efforts of real change at Blodgett. | No | | Please consider mountain biking tourism and the real money that is to be had from this industry. | 19-39 years old | 80919 | | |
| 74 | 5/9/23 16:27:36 | 5/9/23 16:32:32 | 1-3 times per month | | The location in the foothills. Proximity to Red Leg Brewery and Ute Valley Park. | Hiking;Biking;Mountain Biking;Trail Running; | Hopefully more MTB trails. Maybe some more technical trails with drops and chunky sections | | That they will not build challenging trails for the MTB community | Yes | 1-5 times per year | Technical MTB trails. Mix of blue and single / double black diamond difficulty | 40-65 years old | 80923 | | |
| 75 | 5/9/23 16:35:05 | 5/9/23 16:41:52 | 1-5 times per year | | Location | Hiking;Mountain Biking; | Mountain biking | | Na | Yes | Once every few years | Mountain biking | 19-39 years old | 80133 | | |
| 76 | 5/9/23 16:34:29 | 5/9/23 16:47:30 | 1-5 times per year | | Trails and scenery | Hiking;Mountain Biking;Photography; | Potential for mountain bike trail upgrades | | Not enough directional mountain bike trails with challenging difficulty. | Yes | 1-5 times per year | Mountain bike trails with jump features | 40-65 years old | 80806 | | |
| 77 | 5/9/23 16:45:47 | 5/9/23 16:48:10 | 1-2 times per week | | The fence line trail is my favorite! | Mountain Biking; | The possibility to have more trails | | Conservation and erosion | Yes | 1-5 times per year | Mountain biking | 19-39 years old | 80919 | | |
| 78 | 5/9/23 16:43:16 | 5/9/23 16:49:08 | Daily | | Rapid departure from the rhythm of the city, but at a cost. The steepness keeps lots of folks out. I love riding down from it. 👍♡ | Hiking;Trail Running;Mountain Biking;Contemplative Time;Wildlife Observation; | Potentially new mountain bike trails. | | That it will become too popular and crowded. | Yes | 1-5 times per year | Modern, professionally built trail systems specific to mountain biking have proven to be excellent for riders and community. | 40-65 years old | 80919 | | |
| 79 | 5/9/23 16:51:09 | 5/9/23 16:52:53 | Never visited | Distance | I would love some mountain bike specific trails | Hiking;Biking; | Mountain bike only trail | | None | No | | That mountain bikers are considered | 40-65 years old | 80906 | | |
| 80 | 5/9/23 17:02:00 | 5/9/23 17:03:33 | Never visited | No Class 1 ebikes | | Biking; | | | | | | | | | | |
| 81 | 5/9/23 17:13:40 | 5/9/23 17:15:02 | 1-2 times per week | | Not crowded, shade from trees | Hiking;Dog Walking;Mountain Biking; | More trails | | Making trails too wide and groomed | No | | Single track trails | 19-39 years old | 80919 | A | m |
| 82 | 5/9/23 17:23:15 | 5/9/23 17:25:26 | 1-3 times per month | | Good location. Close to home | Biking;Hiking; | Use of space. | | Take out the fun stuff | No | | | 66 and older | 80919 | | |
| 83 | 5/9/23 17:23:57 | 5/9/23 17:28:42 | 1-3 times per month | | The downhill Fenceline trail | Mountain Biking;Hiking;Biking;Dog Walking;Photography;Wildlife Observation; | The possibility of more mtb trails | | That they will make the trails too easy for everyone. Trails should be challenging and difficult, features should have go arounds to prevent unwanted trail damage from those who aren't ready yet. | No | | There should be at least one mtb only trail and also at least one hiker only trail. | 40-65 years old | 80905 | | |

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| 84 | 5/9/23 17:20:39 | 5/9/23 17:29:40 | 1-3 times per month | | Terrain on that part of town | Hiking;Biking;Mountain Biking; | The potential of more trails | | One way trails would be nice | No | | | 19-39 years old | 80919 | |
| 85 | 5/9/23 17:30:22 | 5/9/23 17:32:07 | 1-2 times per week | | Steep | Hiking;Mountain Biking; | New mtb bike trails | | None | Yes | 1-3 times per month | New mtb trails | 40-65 years old | 80829 | |
| 86 | 5/9/23 17:47:28 | 5/9/23 17:49:15 | 1-5 times per year | | Fenceline | Biking; | More trails | | Not enough trails | Tried but did not get to the top | | Downhill trail only | 40-65 years old | 80924 | |
| 87 | 5/9/23 17:47:14 | 5/9/23 17:54:09 | 1-3 times per month | | The views and accessibility is close to home. | Hiking;Mountain Biking; | I'm excited that they are working on doing an update and looking for public input. | | I am concerned that some of the MTB trails that I have recently ridden that have been updated, were not as technical. In fact they removed some of the previous t chemical terrain. | No | | I would be really excited to see some more technical MTB trails that have some drops and technical terrain. | 19-39 years old | 80917 | |
| 88 | 5/9/23 17:53:19 | 5/9/23 17:54:12 | 1-2 times per week | | Fenceline | Mountain Biking; | Mtb trails | | | No | | | 40-65 years old | 80919 | |
| 89 | 5/9/23 17:51:40 | 5/9/23 18:00:14 | 6-8 times per year | | Steep, wooded trails | Hiking;Mountain Biking; | Potential new trails for mountain biking, but keeping the difficulty of existing trails | | Existing trails may be sanitized of obstacles and steep grades | No | | Too many trails in the Colorado Sorings area have been reworked without consideration for keeping difficult mountain biking trails. People travel from nearby states to visit Boulder, Golden and Denver because they have found solutions to erosion and impact without removing difficult trails. Colorado Springs needs to adopt similar approaches if they want to capitalize on mountain bike tourism | 40-65 years old | 80920 | |
| 90 | 5/9/23 18:01:48 | 5/9/23 18:04:41 | 1-3 times per month | | Close to home, nice elevation gain on trails, mix of forest and open views | Hiking;Biking;Dog Walking;Mountain Biking;Wildlife Observation; | Potential for sustainable, purpose built mountain bike trails | | Connectivity to USFS land and other trails in the area | Yes | Once is enough | Mountain biking | 40-65 years old | 80919 | |
| 91 | 5/9/23 18:07:19 | 5/9/23 18:11:03 | 1-2 times per week | | I love the remote feel of it while being accessible | Dog Walking;Hiking;Mountain Biking; | Dedicated mountain bike trails | | Honestly , I think the city tries to make every group happy resulting in sub par trails with an obsession on multi-use "accessible" trails. It's okay to have hard trails that are challenging | Yes | 1-5 times per year | Specific use trails for bikes and hikers are a must with varying degrees of difficulty | 40-65 years old | 80919 | |
| 92 | 5/9/23 18:08:42 | 5/9/23 18:14:08 | 6-8 times per year | | Fenceline trail, the views!! | Mountain Biking;Contemplative Time; | New trails access | | Changing current downhill oriented trails (please don't change fenceline trail) | No | | Downhill bike only trails | 19-39 years old | 80829 | |
| 93 | 5/9/23 18:21:31 | 5/9/23 18:24:07 | 1-2 times per week | | Low crowds and real mountain setting. | Hiking;Biking;Dog Walking;Mountain Biking; | Ability to create great trails for all types of recreation | | Mountain biking will be ignored. | Yes | Once every few years | If a decent trail/route to top of blodgett peak can be considered that would be very nice. The lose gravel/scree section in the middle isn't very user friendly. | 40-65 years old | 80919 | |
| 94 | 5/9/23 18:23:56 | 5/9/23 18:29:48 | 1-3 times per month | | Mountain bike trails. View/ quite at the top. | Biking; | Making popular historic trails official. | | Sanitizing what little trail is there. | Yes | 1-3 times per month | Following direction from the parks overall master plan and pushing Colorado Springs towards becoming a mountain bike destination and not building more green and blue trails. | 19-39 years old | 80923 | |
| 95 | 5/9/23 18:36:32 | 5/9/23 18:38:36 | 1-3 times per month | | Steep terrain | Hiking;Dog Walking;Mountain Biking;Contemplative Time;Wildlife Observation; | Potential One way downhill bicycle only trails | | Don't want to see fenceline trail closed down in any way | No | | Don't want to see fenceline trail closed down in any way | 40-65 years old | 80918 | |
| 96 | 5/9/23 19:03:49 | 5/9/23 19:06:40 | Never visited | | I grew up near there and used to hike up to the top of Blodgett when it wasn't much of a trail (1980's). I've since turned into a mountain biker but didn't realize there was much of a trail system there. What I have heard is that it's a big mountain-biker unfriendly in terms of terrain. I have no idea if that's true or not, but that's what has kept me from going there. | | A fun, intermediate trail system would be fun! | | Don't take down all the trees like at Mt. Herman! | Yes | Once every few years | | 40-65 years old | 80921 | |
| 97 | 5/9/23 19:06:54 | 5/9/23 19:09:39 | Never visited | | I heard that it was private property/ | Um...its potential I guess. | Mountain Biking possibly? Are there public trails?; | The possibility of mountain bike trails. | Hopefully there will be mountain bike trails. | No | | Mountain bike trails. Flowy downhill, nothing too technical. No crazy big jumps, just fast flow. Like chutes. | 40-65 years old | 80906 | |
| 98 | 5/9/23 19:30:44 | 5/9/23 19:36:58 | 1-2 times per week | | The progressive mountain bike terrain, the trail speed, the long climb and long descents available. The views and ability to quickly feel out there are pretty awesome too! | Biking;Mountain Biking; | The ability to keep the existing trail network, designate Fenceline as downhill MTB only, or even expand the trail network! There's so much great terrain available for exploration. | | I am very concerned that the trails will be changed, removed, or made into what the city considera sustainable. We've continued to have good mountain bike trails shut down in this town, or turned into absolute garbage (Daniel's Pass). I'd hate to see that happen yet again instead of listening to what the community wants. | Yes | Once is enough | | 19-39 years old | 80903 | |
| 99 | 5/9/23 19:39:15 | 5/9/23 19:42:03 | 1-3 times per month | | Mtn bike trails with sustained climbs and descents close to my house | Biking;Mountain Biking;Hiking; | Mtn bike trails, hopefully preservation of fence line trail | | | No | | Progressive jump line trails for bikes | 19-39 years old | 80918 | |
| 100 | 5/9/23 19:59:37 | 5/9/23 20:03:54 | 1-3 times per month | | The location overlooking the city below is hard to beat. | Hiking;Mountain Biking;Biking; | The expansion of city land allowing for more room for users to recreate on. | | Multiuse trail. Eventual hazards among different user groups. Have specific trails for specific user groups. Hazards will be nearly gone if this tactic is implemented | Yes | 6-8 times per year | Specific trails for specific users. Hiking only trails. Biking only trails. Horses only trails. | 19-39 years old | 80903 | |
| 101 | 5/9/23 20:23:02 | 5/9/23 20:26:17 | 6-8 times per year | | Fencline trail. To be honest, most of the trails are really boring to ride so I don't go there often. | Biking; | The opportunity to put in technical black diamond trail so riders have variety and stop building on their own | | I'm concerned that there will just be more machined blue green trail with lots of flat turns...basically the majority of the trail at Blodgett | No | | | 40-65 years old | 80907 | |
| 102 | 5/9/23 20:23:32 | 5/9/23 20:28:07 | 1-2 times per week | | Currently: elevation on mtb trails, single track for mtn biking and hiking, ability to get up above city, easy access from my neighborhood | Hiking;Dog Walking;Mountain Biking;Contemplative Time; | Super excited for bike park and more biking and hiking in general. We need more trails. Bikers are attracted to this area and we don't have enough trails to support the influx. | | Sustainability, open space management, making good use of land, traffic flow/parking, access to other area trails. Timeline? | Yes | Once is enough | Ensuring that trails are accessible (meaning to both disabled and also meaning they do not become over crowded). | 40-65 years old | 80919 | |
| 103 | 5/9/23 20:34:10 | 5/9/23 20:36:09 | 1-3 times per month | | | Hiking;Trail Running;Mountain Biking; | The potential for great mountain biking trails. | | Removing some great trails and | Yes | 1-5 times per year | Mountain biking trails that cater to both beginners and more expert level riding. | 19-39 years old | 80909 | |
| 104 | 5/9/23 20:37:40 | 5/9/23 20:40:18 | 1-5 times per year | | The view | Biking;Mountain Biking; | More bike trails | | Taming down of trails | No | | Some chunky mountain bike trail | 40-65 years old | 80918 | |

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| 105 | 5/9/23 20:41:32 | 5/9/23 20:43:21 | 1-2 times per week | | Scenery, lack of people, so many trails, easy to super hard | Hiking;Biking;Dog Walking;Trail Running;Mountain Biking; | More sustainable trails | | Potential remove of fun trails | Yes | 6-8 times per year | Make the summit trail more erosion proof | 40-65 years old | 80919 | | |
| 106 | 5/9/23 20:42:57 | 5/9/23 20:45:45 | 1-2 times per week | | Access to National Forest | Hiking;Biking;Dog Walking;Trail Running;Contemplative Time;Bird Watching;Mountain Biking;Wildlife Observation;Photography; | | | Please just don't restrict access | Yes | 1-3 times per month | Please keep the trails the way they are. Fenceline is great and so are the hiking trails | 19-39 years old | 80919 | | |
| 107 | 5/9/23 20:29:51 | 5/9/23 21:00:48 | 1-2 times per week | | I love the variety of terrain, ecosystems/wildlife, and trails. I love the relative solitude compared to other city open spaces. I also love the access to Pike National Forest & USAFA which provides opportunities for extended adventures. | Hiking;Biking;Trail Running;Mountain Biking;Contemplative Time;Photography;Wildlife Observation; | I'm excited to see the development of new and sustainable trails that utilize the full park including the recently acquired TOPS property. I'm excited about plans for improving connectivity to national forest and other city open spaces. I'm looking forward to seeing trails that cater to all sorts of different uses - in particular I hope to see directional bike only trails and hiker only trails. I look forward to seeing an increase in total trail miles to help counter the increased usage and crowds. | | I'm concerned about possible closures of existing trails, particularly Fenceline and other "social" trails that connect to Pike national Forest and USAFA. I hope that these trails may be made "official" or that more sustainable alternatives could be developed without reducing current access and trail miles. Fenceline is very popular in the MTB community and could be suitable as a downhill bike only trail. | Yes | 6-8 times per year | I'd like to see an official summit trail included in the master plan. The current route is very steep, loose and eroded - an official trail could be made more sustainable while also maintaining its challenging character. And I'd hope to see considerations for future trail system expansions and connectivity to other Pike National Forest trails. | 19-39 years old | 80919 | | |
| 108 | 5/9/23 21:11:35 | 5/9/23 21:15:30 | 6-8 times per year | | The Peak, USFS access | Hiking;Dog Walking;Photography; | Keeping the plan simple & about nature | | Over Development | Yes | 1-5 times per year | Nature & wildlife | 19-39 years old | 80923 | | |
| 109 | 5/9/23 21:16:02 | 5/9/23 21:20:12 | 1-3 times per month | | The ruggedness and low crowds | Hiking;Dog Walking;Trail Running;Mountain Biking; | That it is getting attention. | | The obstacles will be removed from trails. Worried about loss of current access to top of Blodgett. | Yes | 1-5 times per year | Not removing all the objects that are in the trail. People hike to get away from sidewalks. | 19-39 years old | 80919 | | |
| 110 | 5/9/23 21:35:18 | 5/9/23 21:36:07 | Never visited | Not enough fun mountain biking trails | | Hiking;Biking;Dog Walking;Trail Running;Mountain Biking; | Mountain biking | | | | | | | | | |
| 111 | 5/9/23 21:46:45 | 5/9/23 21:48:15 | 1-3 times per month | | Proximity to my house! | Hiking;Trail Running;Mountain Biking; | Potential for true downhill mountain bike trails! | | Only getting blue and green mountain bike trails. Give us something good to ride! | Yes | 1-5 times per year | | 19-39 years old | 80919 | | |
| 112 | 5/9/23 21:55:30 | 5/9/23 21:57:39 | 1-5 times per year | | Steep terrain, challenging hikes | Trail Running;Mountain Biking; | Challenging MTB trails | | | Yes | 1-5 times per year | MTB trails! | 19-39 years old | 80905 | | |
| 113 | 5/9/23 22:02:12 | 5/9/23 22:08:33 | 6-8 times per year | | I mountain bike there— I like how much elevation change there is, how the trails are challenging and quick, flowy, and also maintain a lot of natural obstacles/feel. I like the location and how it could offer even more downhill biking. | Biking;Mountain Biking; | | | Concerned that the updates might be too "sanitized" and only appeal to beginner/intermediate riders with not enough focus on progressive and challenging riding. The elevation change alone is grounds for good downhill specific singletrack that is challenging. | Tried but did not get to the top | | Consider I70 trails west of 470. Floyd hill, black hawk, hard/fast money trails. Those trials bring people to the area from ALL around the front range. THIS is a place for that. Ensuring that parking is expanded or that there are lots that allow trail access and LEAN INTO downhill only trails built by COMBA and other good trail builders who build great natural features. | 19-39 years old | 80918 | | |
| 114 | 5/9/23 22:49:34 | 5/9/23 22:57:34 | 1-5 times per year | | Nice change of pace from parks closer to downtown | Mountain Biking; | The chance to build some modern, challenging mountain bike trails | | I'm worried the trails will be neutered down in a least common denominator approach. I hope the city appreciates just how much demand there is in the MTB community for challenging, technical singletrack. | Yes | 1-5 times per year | Please include technical, challenging, modern black-rated (meaning they probably can't be ridden by a bike in the uphill direction!) MTB trails. Mountain bikes and riding styles have progressed SIGNIFICANTLY in the last 10-15 years, the trails need to reflect that reality. If that means we need some bike-specific, downhill-only trails, so be it. But it doesn't *require* that - consider Upper Codell and Sec. 16 in RROS. Those are black rated and challenging for MTBs, aren't for the most part ridden uphill, but also do allow for multi-use traffic. | 40-65 years old | 80829 | | |
| 115 | 5/9/23 23:14:31 | 5/9/23 23:17:21 | 1-3 times per month | | Steep terrain, not busy | Biking;Mountain Biking; | Mountain bike trails | | That the trails won't be exciting to experienced riders | Yes | 6-8 times per year | Trails are made for everyone including elite mountain bikers. Designate certain trails as bike only to keep hiking trails less crowded with bikers | 19-39 years old | 80907 | | |
| 116 | 5/10/23 0:04:34 | 5/10/23 0:07:29 | 6-8 times per year | | | Hiking;Mountain Biking; | More trails to ride bikes on. | | Hopefully it'll cater to mountain bikers and hikers alike. As well as being a challenging trail system for mountain bikes. | No | | Good technical flow trails. | 40-65 years old | 80907 | | |
| 117 | 5/10/23 5:51:23 | 5/10/23 5:54:59 | 1-2 times per week | | It's near by, and a fun place to be outside | Hiking;Biking;Dog Walking; | Biking trails if possible | | | Yes | 6-8 times per year | | 19-39 years old | 80919 | | |
| 118 | 5/10/23 6:02:42 | 5/10/23 6:04:20 | 1-2 times per week | | Fantastic view | Hiking;Biking;Dog Walking;Trail Running;Mountain Biking; | Mtb trails | | | Yes | 1-3 times per month | | 19-39 years old | 80919 | | |
| 119 | 5/10/23 7:44:36 | 5/10/23 7:59:50 | 1-2 times per week | | Views, Mtn Bike Trails, Fenceline descend | Hiking;Biking;Trail Running;Mountain Biking; | I'm always excited about new trails and more trails. Everything at Blodgett is straight up or straight down and almost all trails are on the beginner side technically. I'm excited to see if we can build more transverse trails and more variety of technical features. | | I'm concerned that my favorite downhill trail in COS (Fenceline and lower Blodgett downhill) will be changed or destroyed. I ride to the open space from my house a lot and sometimes do the grueling 20-30 min climb multiple times just so I can lap Fenceline and the lower downhill. | Yes | 6-8 times per year | I enjoy hiking to the top and would love some bikeable trails that go up higher. Once you leave the lower Blodgett area the trails are way too steep and unsustainable for bikes. I know it's probably a pipe dream but a bikeable trail connecting Blodgett to the gravel road (303 I think) by Ormes peak would be incredible, creating an epic climb, and opening up so much riding from this side of town. | 40-65 years old | 80919 | | |
| 120 | 5/10/23 8:02:26 | 5/10/23 8:04:14 | 1-2 times per week | | The climbs, views, fast downhill trails. | Hiking;Biking;Mountain Biking; | More directional mtn bike trails | | Taking out technical biking sections. | Yes | 1-5 times per year | More directional, progressive, and technical trails | 19-39 years old | 80919 | | |
| 121 | 5/10/23 8:28:18 | 5/10/23 8:31:04 | 1-2 times per week | | Relatively empty with great trails and views | Hiking;Dog Walking;Mountain Biking; | Potential for dedicated mountain bike routes | | Additional crowds without designated trails for hiking and biking | Yes | Once every few years | Dedicated downhill Mountain Bike Trails to avoid collisions with hikers and dog walkers | 19-39 years old | 80919 | | |
| 122 | 5/10/23 8:31:17 | 5/10/23 8:34:17 | 1-3 times per month | | I love the natural beauty of the park. I love that it is not machine cut singletrack. | Hiking;Biking;Mountain Biking; | The possibility of having new trails to explore! | | I feel a lot of the new trails in the city are machine cut, beginner friendly singletrack. I would like to see trails that feel more natural, use the terrain better and create a challenge for intermediate and advanced mountain bikers. | Yes | 1-5 times per year | | 19-39 years old | 80905 | | |
| 123 | 5/10/23 9:22:30 | 5/10/23 9:26:15 | Never visited | Doesn't sound like it's worth the drive across town. | N/A | Biking; | N/A | | Will it focus on slowing down bikes like other open spaces have, for example: flat corners, lots of switchbacks, etc | No | | Make it fun bikes, hikers, runners, etc | 19-39 years old | 80918 | | |

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| 124 | 5/10/23 9:23:49 | 5/10/23 9:26:33 | 1-2 times per week | | Mountain bike trails | Dog Walking;Mountain Biking; | More trails and improvements to the existing trail system. | | That the existing trails will be bulldozed and the natural features will be removed. | Yes | 1-5 times per year | | 19-39 years old | 80919 | jo |
| 125 | 5/10/23 9:27:32 | 5/10/23 9:30:46 | 1-2 times per week | | The trails open to mountain bikes. | Biking;Mountain Biking; | The opportunity to open more trails in the area. | | That the studies and bureaucracy could add years and cost millions of dollars before making any improvements. | Tried but did not get to the top | | Open more mountain bike trails.<br>Carve a more hiker friendly path to the peak (less steep & scree trail). | 40-65 years old | 80919 | |
| 126 | 5/10/23 9:31:02 | 5/10/23 9:37:43 | 1-2 times per week | | It's raw and not manicured like most trails in the springs | Biking; | Having a bigger trail system to ride | | Wide bench cut flow trails with flat corners, bad transitions and no rocks. | Yes | Once every few years | Trail building to match how advanced bikes have become.<br>There is no point to building multi access trails that are boring, people want a challenge that's why they are outside, leave the rocks in the trails, design trails around natural features. | 40-65 years old | 80919 | |
| 127 | 5/10/23 10:41:10 | 5/10/23 10:44:14 | Never visited | I mountain bike and have never heard of it as a place to ride | | | The possibility of another option for mountain biking. Hopefully it will ease pressure on the already over crowded trails available to ride now. | | | | | | | | |
| 128 | 5/10/23 10:47:54 | 5/10/23 10:49:05 | 1-5 times per year | | How tucked away it is! | Hiking;Trail Running;Mountain Biking; | The opportunity for MTBtrail development | | None | No | | MTB trail options | 19-39 years old | 80907 | |
| 129 | 5/10/23 12:11:08 | 5/10/23 12:14:51 | 1-3 times per month | | Mountain biking | Hiking;Mountain Biking; | More mountain biking opportunities | | won't be enough mountain biking additions | Yes | 1-5 times per year | downhill mountain biking! | 19-39 years old | 80925 | m |
| 130 | 5/10/23 12:51:33 | 5/10/23 12:59:13 | 6-8 times per year | | Only place for sustained climbs and forested areas for those of us living further north | Hiking;Wildlife Observation;Mountain Biking; | More mountain bike friendly trails, including directional trails, drops, and technical features, but also easier trails for beginners, since all of the current trails are too steep for kids. We also need a sustainable hiking/biking trail to the summit/ridgeline that can open up the national forest land | | I don't want to lose the Fenceline trail since it's the only fun mtb trail in the area right now, but it could be improved and lengthened. | Tried but did not get to the top | | Connections and development of NFS land could make this a premier area for outdoor enthusiasts. | 40-65 years old | 80919 | |
| 131 | 5/10/23 13:04:05 | 5/10/23 13:05:52 | 1-2 times per week | | Less people | Biking;Hiking; | More trails! | | Changing existing trails | Yes | 1-5 times per year | | 40-65 years old | 80919 | |
| 132 | 5/10/23 13:10:41 | 5/10/23 13:11:54 | 1-5 times per year | | Great views | Hiking;Dog Walking; | Potential for MTB trails! | | TOOO much regulation | Yes | Once every few years | | 40-65 years old | 80921 | C |
| 133 | 5/10/23 14:10:53 | 5/10/23 14:12:39 | 1-3 times per month | | Fast and flowy | Biking;Trail Running;Mountain Biking;Bird Watching; | Potential for multiuse and downhill biking sections | | The erosion and maintenance of the trail | Yes | Once every few years | Mountain biking | 19-39 years old | 80907 | pa |
| 134 | 5/10/23 14:27:26 | 5/10/23 14:30:47 | 1-2 times per week | | Views, less crowded, close to home. | Hiking;Biking;Trail Running;Photography;Wildlife Observation;Mountain Biking; | Expansion of the trails. Improved trail to Blodgett Peak. | | Parking along Woodman road | Yes | 1-5 times per year | A sustainable trail to Blodgett Peak.<br>Maintaining access to Fenceline trail and improving quality of that trail, especially for mountain biking | 40-65 years old | 80919 | ph |
| 135 | 5/9/23 17:33:45 | 5/10/23 14:43:32 | 1-5 times per year | | I love to get out into nature and escape the hustle of town | Hiking;Trail Running;Mountain Biking; | There is chance to get some directional mountain bike trails and separate hike only trails to minimize trail conflicts | | Small area will not allow for a lot of trail expansion. Lack of current trails in National forest is a lost opportunity to tie in greater access to area and spread out concentrated trail users.<br>Mountain bikes could reach further into National forest if given access and reduce crowding and conflicts on busy easy to access front range trails. | No | | As trails get busier, we need to reduce user conflicts. Hike only and directional mountain bike only trails are a great opportunity to plan for the future. There will only be more trail users as COS grows. Also expanding access to the National Forest through these front range access points is a key factor to consider. | 40-65 years old | 80903 | li |
| 136 | 5/10/23 15:10:10 | 5/10/23 15:14:53 | 1-5 times per year | | Easy access, open space, natural habitat, trails, trail maintenance, wildlife | Hiking;Mountain Biking; | MTB trails and signage | | None | Yes | Once every few years | mountain biking trails | 40-65 years old | 80919 | |
| 137 | 5/10/23 15:05:34 | 5/10/23 15:16:18 | 1-2 times per week | | Its ruggedness, uniqueness, difficulty, and what it used to be: a system of distinct trails with distinct names. Regarding the latter, please do not further sully Blodgett by changing the trail names to boring generic names. You don't know better! Names like Chickadee, Ponderosa, former peregrine former dry creek, etc. had character. | Hiking;Biking;Mountain Biking; | Nothing - too many people who think they know better have messed with a unique space. The character is slowly ebbing away - STOP! | | Ideally, you shouldn't touch it any more than you did. Again - STOP | Yes | Once every few years | Keep the uniqueness of the place. Just stop with your planning and efforts; they blot Blodgett. | 40-65 years old | 80919 | |
| 138 | 5/10/23 16:11:50 | 5/10/23 16:34:49 | 1-2 times per week | | Living in the area for several decades I love the NW location and diversity of the open space. Also the great potential of the quarry space to create something sets colorado springs on the map as a prime biking destination. Similar to AR. | Hiking;Biking;Trail Running;Mountain Biking; | Following progress | | Concerns are that not all people in the area will be on board and the city will not be progressive enough. | Yes | 1-3 times per month | I would like to see the peak side stay natural and rugged, an adventure to explore. I would like to see the quarry side be a part with nice defined uphill and downhill trails. Would be great to put in an old school 2 person lift to cause the top but charge a fee for a permit to use. Allow manual climbers free access and fund maintenance through permits. Nice parking area at the base with food and beverage options. Cargo containers or food truck options | 40-65 years old | 80919 | |
| 139 | 5/10/23 16:34:26 | 5/10/23 16:36:20 | 1-2 times per week | | Fenceline trail, mountain biking! | Dog Walking;Hiking;Mountain Biking; | New, more technical/advanced mountain bike trails | | Worried the mountain bike trails that are there will be "dumbed down". | No | | | 19-39 years old | 80907 | |
| 140 | 5/10/23 16:39:45 | 5/10/23 16:42:02 | 6-8 times per year | | Fenceline trail, city views | Hiking;Mountain Biking; | | | Removal and or over sanitization of Fenceline Trail. | No | | Constituents that represent the various user groups are engaged | 40-65 years old | 80920 | Jan |
| 141 | 5/10/23 16:08:45 | 5/10/23 18:25:29 | 1-3 times per month | | Lot's of elevation. It's easy to link up Blodgett and Ute Valley Park. | Mountain Biking; | Bike-only and hiking-only trails to minimize user conflict. | | The majority of cyclists going to the top of Blodgett are higher skill due to the steep and lengthy climbs requiring a certain level of fitness. If there are going to be bike trails built further up they need to be tailored for the higher skilled user base, creating beginner trails in an area beginners can't realistically access would be a waste. | No | | At least one directional down hill bike trail built by locals. There is so much elevation available that there's a lot of potential. | 40-65 years old | 80919 | |
| 142 | 5/10/23 18:18:25 | 5/10/23 18:30:07 | 6-8 times per year | | Blodgett Peak is an excellent hike and trail run. I would like to also MTB it, but the trails don't seem interesting. | Hiking;Trail Running; | I would like to get some MTB trails into the area that step up from the existing green/easy blue level that is currently present. | | None. | Yes | 6-8 times per year | MTB Trails of black rating. | 19-39 years old | 80915 | |
| 143 | 5/10/23 19:52:20 | 5/10/23 20:05:29 | Daily | | Blodgett feels like home. I love the lack of crowds, the familiar trails, and the serenity one can find while lost in this place. She's beautiful throughout the seasons. | Trail Running;Hiking; | Increased trail access | | Despite the alleged ecological benefits, I'm strongly opposed to the recent updates where trailworkers have been blocking off long-existing and intact trails with branches and other natural debris. This is wholly unnecessary, inconvenient, and frustrating as someone who has been frequenting Blodgett Open Space & its beauty for years. There's no need to fix what isn't broken. | Yes | Once every few years | Protecting the current integrity of the Open Space and not making any drastic changes to the existing trail network. | 19-39 years old | 80919 | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 144 | 5/10/23 20:10:25 | 5/10/23 20:32:07 | 1-3 times per month | | city views, accessibility from the city, trees, vertical topography | Hiking;Biking;Wildlife Observation;Mountain Biking;Bird Watching; | I was excited to see installation of more and better signage at the trailheads and at major trail intersections to allow people to more comfortably access the land. I am excited to see how this process plays out to preserve and protect the land that more people are now accessing. | | 1. Current and future erosional impacts must be considered and mitigated where possible on such steeply sloping land!<br>2. Wildlife do not have the ability to complete this form, yet have been living on this land for several millennia more than humans. Their rights should be considered as well as ours!<br>3. At least one sustainable, easily navigable route to the summit of Blodgett Peak should be developed and maintained. I have met numerous hikers who have gotten disoriented among the many social trails present in the area while trying to reach the summit. | Yes | 1-5 times per year | There will probably be many responses from the mountain bike community to this form. While I am a mountain biker and appreciate this area being open to bikes, trails should not be developed on every available acre as some may push for. This land can and should be available for many varied user groups. | 40-65 years old | 80919 | [redacted] | |
| 145 | 5/10/23 21:06:26 | 5/10/23 21:08:15 | Never visited | New to the area and didn't know about it until now. | | Hiking;Biking;Trail Running;Mountain Biking; | | | | | | | | | | |
| 146 | 5/10/23 21:18:07 | 5/10/23 21:21:26 | 1-3 times per month | | It's climbing/elevation gain and fun descending | Biking;Hiking; | Lived here 30 yrs and always loved that area, since waldo canyon fire its needing a facelift | | None | Yes | 1-3 times per month | Erosion control and accessibility/parking and making the trail's rowdy in areas for us seasoned riders please | 19-39 years old | 80819 | | |
| 147 | 5/11/23 5:03:12 | 5/11/23 5:06:39 | Never visited | Didn't know what was there until recently | Fenceline! | Mountain Biking; | More drops, jumps, rock gardens. More places to ride | | Keeping fenceline. Adding more drops, jumps and technical sections | No | | Keeping fenceline. Consider keeping the trails fun don't groom them out to much! | 19-39 years old | 80817 | [redacted] | |
| 148 | 5/11/23 7:18:51 | 5/11/23 7:21:01 | 6-8 times per year | | The views and the fence line trail | Biking;Mountain Biking; | Rowdy downhill trail | | Losing the trail system/trails to the surrounding housing community. MTB losing access. | No | | Techy MTB features, directional trails, hiker/biker exclusive routes, maintaining MTB access | 19-39 years old | 80917 | | |
| 149 | 5/11/23 8:36:15 | 5/11/23 8:39:50 | 1-3 times per month | | Close to home, lower volume of people, vertical gain | Hiking;Dog Walking;Mountain Biking; | the possibility for downhill mtb trails or Simply one way trail system for MTB. | | increased impact on the natural environment. | Tried but did not get to the top | | one way trails | 19-39 years old | 80919 | [redacted] | |
| 150 | 5/11/23 9:34:03 | 5/11/23 9:39:09 | 1-3 times per month | | Mainly Fenceline trail. I also like that it's usually not very busy. | Biking;Hiking;Mountain Biking; | I'm excited about the potential for better trail maintenance. | | I'm concerned this will close Fenceline trail or reroute it to be less exciting for biking. | Yes | Once every few years | It would be great to have some downhill only bike trails. This could be always or on an every other day schedule like how Apex park does it in Golden. I'd love to see some trails with jumps, rocks, etc. All the new trails in Austin Bluffs open space just removed all the rocks so they feel like sidewalks. | 19-39 years old | 80918 | | |
| 151 | 5/11/23 10:40:19 | 5/11/23 10:41:49 | 1-5 times per year | | Gives one an alpine experience close to town | Hiking;Mountain Biking; | | | | No | | | 40-65 years old | 80920 | | |
| 152 | 5/11/23 11:46:57 | 5/11/23 11:48:49 | Never visited | Didn't know it was there | | Mountain Biking; | | | | No | | | 19-39 years old | 80106 | | |
| 153 | 5/11/23 11:54:15 | 5/11/23 11:57:17 | 1-5 times per year | | It's a very nice secluded OS in the foothills. Has a lot of potential for good trails. | Mountain Biking; | Having an updated plan with designated trails. | | | No | | Mtn bike optimized directional trails please. | 40-65 years old | 80910 | | |
| 154 | 5/11/23 13:25:09 | 5/11/23 13:27:46 | 1-5 times per year | | Steep terrain, good trees/protection. | Hiking;Mountain Biking; | More fully developed mountain bike trail system. | | Making sure all users are considered (mountain biking, serious hiking/trail running, easy hiking, etc.). | Yes | Once is enough | | 40-65 years old | 80905 | | |
| 155 | 5/11/23 13:46:45 | 5/11/23 13:51:56 | 1-5 times per year | | The view of the city | Hiking;Dog Walking;Biking; | It opens up possibilities for new trails, and connections potentially creating regional trails | | | No | | | 19-39 years old | 80903 | | |
| 156 | 5/11/23 14:26:14 | 5/11/23 14:27:13 | 1-2 times per week | | the technical mtb trails | Hiking;Mountain Biking; | not changing fenceline trail at all | | not changing fenceline trail at all | No | | not changing fenceline trail at all | 19-39 years old | 80904 | | |
| 157 | 5/11/23 14:07:37 | 5/11/23 14:35:38 | 1-2 times per week | | The trails have excellent flow and are not too steep or rocky | Hiking;Trail Running;Mountain Biking; | The expansion of the current trails. I love the ones that are there, just wish there were more. I'd love it if someday there was an official route to the top of the front range and really love if there was an official route to Ormes Peak, and Rampart Reservoir which doesn't require trespassing through the Northfield and Nichols Reservoirs. I'm sure Colorado Springs Utilities would also love alternative routes that don't require trespassing on their service roads | | I hope the quarry will not be a safety liability and it's space can one day be utilized for recreation or at least be less of an eyesore. I hope we can preserve what is left of the pine forests after the Waldo Canyon fire claimed most of them. The south Blodgett parking lot also sees a lot of nefarious activity after dark since it is not visible from Woodmen Rd. I hope this is addressed | Yes | 1-3 times per month | I think most of the Blodgett devotees love it for it's quietness and seclusion. It's far less frequented than places like Cheyenne Canyon and Stratton. While I hope it sees improvements, I also, selfishly, don't want to see it gain too much popularity. No motorbikes please | 19-39 years old | 80919 | | |
| 158 | 5/11/23 20:42:04 | 5/11/23 20:51:42 | 6-8 times per year | | To change in terrain, and the feeling of being in the woods at the top. I also like the single track descent back down to the bottom as a mountain biker. | Biking; | Keeping it open space and open to bikes. | | Sincerely, and I truly mean sincerely, please stop castrating the expert trails around town. We have world class riders and olympians here, losing the challenging trails we all love to ride. I'm all for getting all types of folks out on the trails, including new cyclists. But we have to keep a variety of trail difficulty at each park, I implore you! Palmer has a mix, Ute used to have a better mix, pulpit has lost its mix with the removal of difficult features along the rim trail heading east from pulpit rock proper, we're still waiting on a moderate level trail going from the apartments down to union in pulpit from the other master plan. So after seeing these things happen at pulpit even after attending the master plans there, I am concerned the same will happen at blodgett. Study the demographics of trail users there and see that biking is a great portion of trail use there. We tend to these trails and respect hikers on them. | No | | Perhaps consider making fencline a downhill only use trail, even if it stays multi user? We could also add more trails there that are specific user oriented; equestrian, hike, bike. | 19-39 years old | 80907 | [redacted] | |
| 159 | 5/12/23 7:07:39 | 5/12/23 7:38:53 | 1-5 times per year | | Trees, views, terrain | Hiking;Mountain Biking; | More/better trails | | A directional, mountain bike only trail would be nice | No | | Climbing grades | 40-65 years old | 80123 | | |
| 160 | 5/12/23 7:39:16 | 5/12/23 7:44:01 | 1-2 times per week | | The varied terrain. | Mountain Biking; | The potential for technical mountain biking. | | The possibility that existing trails will be reduced in skill level. And that future trails will not be technical. | Yes | 1-5 times per year | The need for technical trails beyond beginner level is high. Even beyond intermediate level. The need for directional/purpose built downhill mountain bike only trails is also in higher demand. This area has an extremely high potential to suit the needs of all levels of mountain biking, but even more so to the intermediate and expert level for downhill and gravity oriented mountain biking with purpose built features. | 40-65 years old | 80908 | | |
| 161 | 5/12/23 7:39:49 | 5/12/23 7:44:27 | 1-5 times per year | | Wilderness feeling | Hiking;Mountain Biking;Wildlife Observation;Bird Watching; | The effort to make the trails sustainable | | More people on the trail disturbing the wilderness | Yes | 1-5 times per year | For mountain biking making the corners burmed enough | 66 and older | 80904 | | |
| 162 | 5/12/23 8:23:19 | 5/12/23 8:23:23 | | | | | | | | | | | | | | |
| 163 | 5/12/23 11:18:43 | 5/12/23 11:22:02 | 1-3 times per month | | Biking the Fenceline Trail and descent through the open space | Biking; | Opportunity for more mountain bike trails, hopefully purpose built with features and difficulty. Less of the smooth trails that were recently built in Pulpit. | | That mountain bike trails will be removed and sanitized. We need more blue/ black trails and less green multi-purpose trails. | No | | More and difficult downhill trails. | 40-65 years old | 80918 | | |
| 164 | 5/12/23 13:41:43 | 5/12/23 13:43:53 | 1-3 times per month | | Trails | Mountain Biking; | | | Please keep "Fenchline DH trail" | No | | Keeping "Fenchline DH trail" | 40-65 years old | 80919 | [redacted] | |

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| 165 | 5/12/23 16:34:59 | 5/12/23 16:40:30 | 1-3 times per month | | Challenging, technical, rugged trails that highlight the natural landscape and features. Beautiful views of COS. Sufficient signage. Seemingly consistent trail maintenance. | Hiking;Biking;Dog Walking;Trail Running;Photography;Wildlife Observation;Mountain Biking;Contemplative Time; | The opportunity for more trails, including but not limited to user specific, single directional trails. | | Blodgett Open Space does not need more machine cut, 6-foot wide trail. It would be EXCELLENT to have more hand-built single track | Yes | Once every few years | Please consider the needs of all the specific user groups. Over the past 5 years, I have encountered so much trail sabotage at Blodgett Open Space, it has really disheartened me for user group conflicts in this park. | 19-39 years old | 80909 | | |
| 166 | 5/12/23 23:04:02 | 5/12/23 23:05:35 | 1-2 times per week | | Great bike uphill and downhill | Mountain Biking; | More trails | | | Tried but did not get to the top | | | 40-65 years old | 80919 | Ma | |
| 167 | 5/13/23 2:25:30 | 5/13/23 2:28:11 | 1-3 times per month | | Fenceline trail is my favorite place to mountain bike! | Biking; | Grandfather fenceline please. | | Grandfather fenceline please. And want it to be an official trail there. | Yes | 1-3 times per month | Grandfather fenceline please. | 40-65 years old | 80923 | | |
| 168 | 5/13/23 5:58:04 | 5/13/23 6:01:02 | 1-5 times per year | | It's less crowded. Good views | Mountain Biking; | New mtb trails | | Maintaining existing trails | Yes | Once every few years | Mtb trails | 40-65 years old | 80905 | | |
| 169 | 5/13/23 8:21:08 | 5/13/23 8:21:53 | 1-5 times per year | | It is less crowded than other places | Hiking; | | | | No | | | 19-39 years old | 80919 | | |
| 170 | 5/13/23 8:54:45 | 5/13/23 8:58:13 | 1-3 times per month | | The direct access to national forest land. It is my favorite park in town to feel like I am far away even though I'm close by my apartment | Dog Walking;Mountain Biking;Contemplative Time;Hammocking; | The chance for more mountain bike trails! Fenceline is one of the best around and the area up there is so cool | | Maybe no parking options ? | Yes | Once is enough | Nope | 19-39 years old | 80918 | | |
| 171 | 5/13/23 10:50:24 | 5/13/23 10:57:21 | 1-2 times per week | | The views of Blodgett Peak and city below. Wide range of trails and connections into the AFA, National Forest | Hiking;Dog Walking;Trail Running;Wildlife Observation;Contemplative Time; | Getting the 'southern Quarry property section' under control. Having designated areas for hiking only and hopefully eliminating social trail building and mountain bikers ruining the landscape | | Mountain biker vs hiker collisions and disputes. Dogs off leash and creating more social trails. Parking | Yes | 1-5 times per year | Respect for neighbors who live in the area with regards to parking | 40-65 years old | 80919 | | |
| 172 | 5/13/23 13:09:08 | 5/13/23 13:19:27 | Daily | | The trails -- solitude, quietness for contemplative time, the abundant wildflowers, and views. | Hiking;Photography;Wildlife Observation;Contemplative Time;Bird Watching;wildflower identification (80 species); | the opportunity for community input; That is will be preserved as 'open space' versus becoming a housing development. | | Over Usage by mountain bikers. They already have taken away much of the quietness & solitude, built rogue trails, and caused much trail erosion on the recently acquired BOS property (as well as adjacent Forest Service land). | Yes | Once every few years | 2. Multi-use trails NOT built right next to Coldwater Dr and Front Royal Dr.<br>3. No parking access off of Coldwater Dr.<br>4. BOS usage hours (e.g., not open at night)<br>5. Drainage area next to Coldwater and Front Royal Dr NOT be disturbed or built upon. | 66 and older | 80919 | | |
| 173 | 5/13/23 20:34:51 | 5/13/23 20:45:43 | 1-2 times per week | | Mellow climbing trails<br><br>Fenceline trail | Biking;Mountain Biking; | Opportunity to develop directional mountain biking network to the south of Gamble Oak trail.<br><br>Connect into the quarry over time and up and over into national forest into rampart and Waldo. | | That focus will be on multi-use trails instead of purpose built trails that mitigate user conflict like directional networks specific to hiking or biking. | Yes | 6-8 times per year | Design that creates directional mountain bike trail south of gamble oak, pushing bikers to the south and hikers to the north.<br>Mountain bike climbing trail to the ridge line with multiple downhill options for advance and intermediate riders. Leave opportunity for connection to rampart and Waldo.<br>Consider privately funded and managed through a lease development of a lift access DH mountain bike park. | 40-65 years old | 80919 | ric | |
| 174 | 5/14/23 8:02:34 | 5/14/23 8:06:41 | 1-2 times per week | | Feeling like being in a remote wilderness while on the trail system, but still so close to so many neighborhoods in NW COS. | Hiking;Trail Running;Wildlife Observation;Contemplative Time; | Potential for additional trails on recently acquired lands. | | Keeping the open space in a natural setting. Please don't add too many formal park facilities (playgrounds, picnic areas, etc). Keep the trails in their natural setting and preserve wildlife habitat. | No | | | 19-39 years old | 80919 | c | |
| 175 | 5/14/23 8:47:43 | 5/14/23 8:48:08 | Never visited | | | | | | | | | | | | | |
| 176 | 5/14/23 9:39:49 | 5/14/23 9:47:08 | 1-3 times per month | | Typically quite.<br>Ok mountain bike trails.<br>Great potential.<br>Different dirt than othe city parks, great diversity. | Biking;Mountain Biking; | | | | No | | A downhill only bike trail. There is some quite extreme grades at Blodgett, it would a pleasant addition to have a dedicated bike trail. Too many blind corners and folks traveling with headphones. | 19-39 years old | 80905 | | |
| 177 | 5/14/23 18:31:15 | 5/14/23 18:54:41 | Daily | | Proximity to home. | Hiking;Biking;Dog Walking;Trail Running;Mountain Biking;Wildlife Observation; | Having a defined and sustainable trail system that works for all users. | | I hope no trail users will be excluded from the plan.<br><br>I hope any needed parking lots won't be built off of a residential street. | Yes | 6-8 times per year | There has to be some way to enforce the leash law. I do appreciate the signs that have been put up. Unfortunately, this is a problem I encounter several times a week. | 40-65 years old | 80919 | c | |
| 178 | 5/14/23 19:59:35 | 5/14/23 20:03:04 | 1-3 times per month | | The climbs and downhill features | Mountain Biking; | Overall enhancements | | Upkeep of trails | No | | | 66 and older | 80924 | | |
| 179 | 5/15/23 6:42:22 | 5/15/23 6:43:15 | 1-5 times per year | | hiking trails | Hiking;Dog Walking; | | | | Tried but did not get to the top | | | 40-65 years old | 80923 | | |
| 180 | 5/15/23 7:42:46 | 5/15/23 7:45:57 | 1-2 times per week | | Varied terrain and wildlife | Hiking;Trail Running;Contemplative Time; | Getting bikers off the main trails. | | The quarry scar is a blight on the city. What are the chances of getting that property | Tried but did not get to the top | | Trail to the top needs to be rehabilitated and marked. | 66 and older | 80919 | | |
| 181 | 5/15/23 8:12:08 | 5/15/23 8:16:19 | Daily | | That there isn't a lot of people around which will change if this happens!! HATE THIS PLAN!!! | Hiking;Wildlife Observation;Contemplative Time;Bird Watching; | NOTHING!! GO AWAY!! | | It will drive people and crime into the area. Already a problem The South parking lot is an open invitation for problems. Drinking, drugs, fireworks even sexual activity. Used condoms in parking lot on multiple occasions. GROSS | Yes | Once every few years | Traffic, crime, noise, hurts wildlife etc. | 66 and older | 80919 | N | |
| 182 | 5/15/23 8:59:19 | 5/15/23 9:08:19 | 1-2 times per week | | Hiking, Views, Peaceful, Walkable from home. | Hiking;Dog Walking;Wildlife Observation;Contemplative Time;Bird Watching; | More open space to hike and bike. Closure of quarry (reduced truck traffic and pollution). | | Traffic (noise) depending on where parking is added. Will there be gates and set hours of operation? | No | | If parking lots, trailheads, and a mountain bike park are added, please add gates and open times to limit traffic/noise in the early morning/late hours. | 19-39 years old | 80919 | | |
| 183 | 5/15/23 9:42:22 | 5/15/23 9:43:51 | 1-5 times per year | | Location, views, trail | Biking;Hiking;Trail Running;Mountain Biking; | mountain biking is my favorite activity and i'm excited for more mtb trails | | population management, share the trail ethos. | No | | mtb trails | 19-39 years old | 80907 | gre | |
| 184 | 5/15/23 10:48:15 | 5/15/23 10:52:57 | Never visited | Not any paragliding launch/landing...yet :) | Hopefully the addition of paragliding launch/landing areas. | Paragliding; | Addition of paragliding. | | unknown at this time | No | | The addition of paragliding to this park will be an amazing enhancement for the city and paragliding community throughout Colorado and the western USA. | 40-65 years old | 80138 | | |
| 185 | 5/15/23 14:34:18 | 5/15/23 14:36:15 | Never visited | I'm a paraglider and we are not allowed to launch there. Could be a great site to fly from though | Sadly don't know the park but seems like a great place to fly from what I've heard | Hiking;Paragliding; | Opening up new possible paragliding sites | | That paragliding will not be included | No | | Paragliding launch and landing | 19-39 years old | 80465 | ro | |

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| 186 | 5/15/23 14:59:15 | 5/15/23 15:02:32 | 1-2 times per week | | The way it seems like it's the westside hidden gem. It great to go hiking and not run into tons of people. | Hiking;Dog Walking;Contemplative Time;Trail Running; | I'm reading the website but still unclear of what is actually being planned. Maybe I'm not looking in the proper area. | | I do not want this to become a Ute Valley Park. | Yes | Once every few years | Please, please, keep it as open space. The developers are taking so much away from us. Colorado needs to keep the open space. It's a big reason that we live here. | 66 and older | 80919 | |
| 187 | 5/15/23 15:49:51 | 5/15/23 15:51:19 | 1-5 times per year | | The views! | Hiking;Photography;Wildlife Observation;Bird Watching; | More trails and connecting wth NFS. | | | No | | | 40-65 years old | 80920 | |
| 188 | 5/15/23 15:56:29 | 5/15/23 16:00:08 | 1-5 times per year | | Great hike to the top | Hiking; | Good, well-marked trails | | Parking is a little tight but usually get a spot early; if allowed on road should be ok | Yes | 1-5 times per year | | 66 and older | 80918 | |
| 189 | 5/15/23 16:53:59 | 5/15/23 16:57:44 | 1-5 times per year | | The fact that this open space is so close to surrounding residential neighborhoods for all to enjoy. | Contemplative Time;Bird Watching;Wildlife Observation;Being in nature; | The hope that the area will be protected from urbanization and any technology. | | That it will be disturbed. | No | | Please do not disrupt the environment. | 66 and older | 80919 | |
| 190 | 5/15/23 17:48:46 | 5/15/23 17:54:05 | Daily | | Miles of hiking trails of varying degrees of difficulty passing through a natural place | Hiking;Dog Walking;Contemplative Time; | Keeping the open space natural with well maintained trails | | Traffic in the oak valley ranch neighborhood. Any additional parking needs to be accessed directly from Allegheny, so people are discouraged from driving through the neighborhood | Tried but did not get to the top | | Avoiding overdevelopment that makes it less natural. There should be no difference between the open space and the national forest | 40-65 years old | 80919 | |
| 191 | 5/15/23 19:26:55 | 5/15/23 19:43:48 | 1-2 times per week | | Fenceline mountain bike trail and the woodman trail that connects to it | Hiking;Biking; | Terain with significant elevation changes in northern Colorado Springs. The access to adjacent national forest land and the possibility for connecting chamberlain from north to south | | I'm concerned about that mountain bike trails may be written out of the master plan. I want the broad range of desires of neighbors and other users to be accommodated. | Tried but did not get to the top | | Better wayfinding to the peak, better traverse from the southern side of the park to the northern end of the park. Multiple (difficult & moderate) descending mountain bike trails off the southern side of the the ridge | 19-39 years old | 80905 | |
| 192 | 5/15/23 22:22:11 | 5/15/23 22:23:46 | Never visited | I was not aware of its existence. | I love the value that open natural spaces bring to young people in appreciating nature. | | Expanding the trails. | | I am concerned about costs and timeliness exceeding initial plans. | | | | | | |
| 193 | 5/16/23 10:10:48 | 5/16/23 10:11:50 | 1-2 times per week | | | Hiking;Biking;Wildlife Observation;Mountain Biking; | | | traffic and parking | Tried but did not get to the top | | | 40-65 years old | 80919 | |
| 194 | 5/16/23 11:00:01 | 5/16/23 11:01:37 | Daily | | it's right in my backyard | Hiking;Biking;Dog Walking;Trail Running;Mountain Biking; | | | | Yes | Once is enough | | 40-65 years old | 80919 | |
| 195 | 5/16/23 10:57:16 | 5/16/23 11:02:43 | Daily | | That the area is a local gem. We bought our home in this area to be able to enjoy the surrounding nature without having to drive to find it. | Hiking;Dog Walking;Trail Running;Photography;Wildlife Observation;Contemplative Time; | Nothing, really. This will only draw more people, that do not follow trail etiquette, to our slice of heaven. If we focus on trail maintenance and BIKER\hiker education things might improve. | | I am concerned about the amount of noise, garbage and destruction this will bring to our beautiful neighborhoods. I think we should leave this area alone. | Yes | Once every few years | Parking..... will parking on neighborhood streets to access trails be permitted? The parking is already over crowded at Blodgett. | 19-39 years old | 80919 | |
| 196 | 5/16/23 13:25:00 | 5/16/23 13:33:38 | 1-3 times per month | | That it is not so overly manicured like all the other parks around town | Trail Running;Wildlife Observation;Mountain Biking;Bird Watching;Hiking; | Nothing. Blodget is best left in its wild state! | | Trails always get ruined when the Parks dept. tries to "improve" them. Either they turn everything into the Santa Fe Trail, or they make it overly technical and stupid. Medicine Wheel is not your best source of information on how to build a trail, they are just one opinion! Parks Dept. also only caters to car drivers, not actual park users or wildlife (see GDG park!). Bringing more people to the park will also add more people parking on the road, making adjacent bike lanes more congested with cars. | Yes | 1-5 times per year | Please don't ruin the trails in your attempt to "improve" them. This open space also has amazing wildlife and bird habitat, evidenced by all the birds and other wildlife I see here. Though you have done this in most other parks, please do not remove all the underbrush in the name of wildfire prevention as this destroys wildlife habitat. Gambles Oak is part of the landscape and should persist. | 19-39 years old | 80919 | |
| 197 | 5/16/23 14:02:49 | 5/16/23 14:13:49 | 6-8 times per year | | Trail cycling opportunities close to home | Hiking;Biking;Mountain Biking; | Easy connectivity between the original Blodgett Open Space and the new Pikeview Frontage area | | Do not build a parking lot too close to the Oak Valley Neighborhood on the Pikeview Frontage. Close the parking lots at night. | Yes | Once is enough | Build a regional trail to connect the current Blodgett Open Space to the Pikeview Frontage that can be used by everyone, but try to leave as much of the current single track for those that enjoy that. If a loop could be created, even better. Build trails to connect Blodgett to the Pikes Peak Greenway trail system to provide a safe way to bike to/from Blodgett. | 40-65 years old | 80919 | |
| 198 | 5/17/23 13:58:22 | 5/17/23 14:06:44 | 6-8 times per year | | Easy (close) access. Views of the city. | Hiking;Mountain Biking; | Opportunity to plan for a connected singletrack trail system. Extended opportunity to envision and plan connectivity to adjacent trail systems. | | Closing trails without suitable replacements and connectivity. | Yes | Once every few years | It would be terrific if Blodgett, along with proximal open space and CS Utilities properties could be developed with a connected trail system that offers 8-20 mile loops. Ideally, these trails would complement those that are offered in the (yes, unplanned) future downhill park at the Pikeview Quarry.<br><br>Please explore connectivity to Waldo Canyon, Rampart Reservoir, Mount Herman, and Cheyenne Mountain State Park trail systems as well! | 40-65 years old | 80919 | |
| 199 | 5/17/23 15:30:20 | 5/17/23 15:47:54 | Daily | | A wide variety of trails. I've lived here 2 years and still finding new trails. The ever changing plants. My house backs up to the open space so it's convenient. I find peace just sitting in the back yard and looking at the landscape. | Dog Walking;Hiking;Wildlife Observation;Contemplative Time;Bird Watching;Photography; | I'm excited that the youth will have a place to bike. I love seeing them enjoying the outdoors. So far I haven't seen the master plan. I'm hoping that both bike riders as well as pedestrians can enjoy. | | So far the update effort has been vague. I worry about parking. I bought my house for the view. I would be devastated if I end up looking at a parking lot. I worry that non-bikers can enjoy the area. It's already dangerous with us sharing the trails. Everyone has a story about almost being run over. You can't hear them coming. | Tried but did not get to the top | | I'm all for the bike park. I just want to make sure that both bikers and pedestrians enjoy. I don't go to Ute Valley park because you are constantly having to move off the trail to let bikers through.<br>Parking is a huge concern for everyone in the neighborhood. | 66 and older | 80919 | |
| 200 | 5/17/23 21:07:20 | 5/17/23 21:14:41 | 6-8 times per year | | Access to USFS land and trails, proximity to where I live, and it is less busy than most other parks in the area. | Hiking;Trail Running;Mountain Biking; | I am excited for more natural recreational space and reclaiming/repurposing the quarry. | | I am mildly concerned about more traffic in an area that may not have the infrastructure in place to handle it. | Yes | Once every few years | Adequate parking and I would love some bike specific trails/trail user separation! | 19-39 years old | 80919 | |
| 201 | 5/17/23 22:28:14 | 5/17/23 22:30:06 | 1-5 times per year | | Beautiful spacious God loving 🌎 earth | Hiking;Biking;Dog Walking;Trail Running;Photography;Wildlife Observation;Mountain Biking;Contemplative Time;Bird Watching; | Everything | | Nothing | Yes | 1-3 times per month | It good | 19-39 years old | 80908 | |
| 202 | 5/18/23 7:28:18 | 5/18/23 7:33:06 | 1-2 times per week | | The forest | Hiking;Biking;Dog Walking;Trail Running;Mountain Biking;Bird Watching; | Extension over to the south under the mining scar. | | The trail up Blodgett peak is a fall line eroded mess. | Yes | Once every few years | | 66 and older | 80919 | |
| 203 | 5/18/23 15:59:09 | 5/18/23 16:30:14 | 1-2 times per week | | Fairly primitive, multiple trail options throughout, trails up on ridge with views. | Dog Walking;Hiking;Trail Running;Contemplative Time;Mountain Biking; | Preservation! Don't make Blodgett a "city" park with facilities, amenities, etc. Keep it wild and preserve this last bastion of less-developed | | Over-development. Relationship with future development of Pikeview quarry. | Yes | 1-5 times per year | Please do not make Blodgett a "mountain biking" destination or park. | 40-65 years old | 80919 | |
| 204 | 5/19/23 5:47:04 | 5/19/23 6:09:04 | 6-8 times per year | | Natural, protected land that allows one to hike through nature without having to look out for mountain biking, electric biking, or any other type of manufactured recreation. | Hiking;Wildlife Observation;Contemplative Time;Bird Watching;Photography;Some harder hikes ascending to peaks.; | Protecting the land for future generations to enjoy a natural setting for hiking through nature. | | Over-use of the land will destroy the natural habitat, mountain biking-electric biking-any manufactured aided activity will make trail maintenance much more difficult and unsafe for a place to hike and enjoy nature. The only manufactured aided technology should be for handicapped access. | Yes | 6-8 times per year | Better marking of trails, at the upper elevations, to keep hikers from making their own trails and protecting the natural habitat as much as possible. | 66 and older | 80919 | |

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| 205 | 5/19/23 8:43:45 | 5/19/23 8:45:27 | 1-5 times per year | | Hiking;Mountain Biking; | Building quality hiking/biking trails like the other ones recently in other open spaces. The more trails that are built the less likely social trails will be created. | | No | | | | 40-65 years old | 80904 | | |
| 206 | 5/19/23 10:05:03 | 5/19/23 10:59:08 | 1-2 times per week | Quiet solitude, not overrun like most other places around town. High diversity of fauna and flora. | Hiking;Dog Walking;Photography;Wildlife Observation;Contemplative Time;Bird Watching; | Enhanced access to a beautiful area that connects the city to PNF by providing sanctioned and maintained multi-use trails for hiking and mountain biking. | Overwhelming the infrastructure of Oak Valley Ranch and turning a beautiful and quiet neighborhood into an overrun and hyper-commercialized zoo.<br>I have serious concerns regarding traffic throughout neighborhood side streets (safety!), rampant parking issues in front of private homes, visitors cutting through people's yards, associated noise levels with hikers/bikers arriving before dawn, leaving after dusk, slamming doors, playing loud music, letting dogs run wild on people's private properties and leaving behind messes for homeowners to pickup. These are well established issues - see Manitou Incline! | Yes | 1-5 times per year | Protecting the integrity of existing neighborhood by prohibiting parking on side roads and cul-de-sacs (Front Royal Dr., Coldwater, Hollandale, Vidalia Terrace, Natchez Dr., Silent Rain).<br><br>Adequate parking should be provided off Centennial Blvd. (significantly build out BOS south parking lot?), and possibly by establishing a large parking lot inside the current quarry area off Pikeview Quarry Road.<br><br>Possible (free?) reservation system to keep use at a sustainable level.<br><br>Talon Ridge neighbors are already dealing with traffic and parking issues when the Blodgett trailhead parking lot is full; opening BOS will increase these issues by manifold. | 40-65 years old | 80919 | | |
| 207 | 5/19/23 14:04:40 | 5/19/23 14:26:23 | 6-8 times per year | The feeling of "getting away from it all." | Mountain Biking;Hiking; | More trails to access within Blodgett Open Space and improving the proximity to Ute Valley Park, which will allow me to connect the mountain bike trails between both areas. Ultimately providing for miles of continuous mountain biking terrain. | Nothing. | No | | Will there be potential trail connections into the proposed mountain bike park, if the quarry is turned over to the city? Will there be any trail connections into the Falcon Trail within the Air Force Academy? | | 40-65 years old | 80920 | | |
| 208 | 5/20/23 9:56:19 | 5/20/23 9:59:57 | 1-3 times per month | The forest environment, lower usage than other trails (makes it easier to enjoy nature), wildlife, access to | Hiking;Biking;Trail Running;Contemplative Time;Wildlife Observation; | Supporting the sustainability of trails in the area, increasing access to the Blodgett area while protecting wildlife, connecting park systems | Off leash dogs - this seems to be a problem everywhere, but it is not ideal in wildlife areas or for other folks on the trails. | Yes | 1-5 times per year | Sustainable trails! | | 19-39 years old | 80919 | | |
| 209 | 5/20/23 12:06:36 | 5/20/23 12:09:25 | 6-8 times per year | It's isolation from the community. It's a RAW, Natural surroundings. Small parking area. | Hiking;Biking;Wildlife Observation;Mountain Biking;Contemplative Time;Tree hugging; | The city is educating time and resources to maintain the space | Overuse. Over development. The lack of current trails. | Yes | Once is enough | I tried the top of the peek a couple of times. A couple of years ago I finally made it. It was very challenging due to the lack of trail, and I was concerned for damaging the ecosystem. | | 19-39 years old | 80907 | | |
| 210 | 5/20/23 12:13:12 | 5/20/23 12:14:51 | 1-3 times per month | Steep MTB trails | Mountain Biking;Hiking; | Additional mountain biking trails | Any removal of existing mountain biking trails | Yes | Once every few years | | | 19-39 years old | 80907 | | |
| 211 | 5/20/23 13:29:13 | 5/20/23 13:32:16 | 1-2 times per week | Ponderosa forests, views from the burn scar, access to the summit and ridgeline (dragon's head trail) | Hiking;Trail Running;Photography;Mountain Biking; | Potentially sustainable trails to the summit of blodgett peak and surrounding peaks (dragon's head) | access to national forest above the park is on unsustainable social trails and needs a better option | Yes | 6-8 times per year | trail work that uses switchbacks to the summit instead of straight up scree fields | | 19-39 years old | 80919 | | |
| 212 | 5/20/23 15:08:54 | 5/20/23 15:10:58 | 1-3 times per month | Close to Colorado Springs and a gorgeous escape. | Hiking;Trail Running;Mountain Biking; | The possibility of a world class paragliding location. | I'm concerned that the voice of the paragliding community will not be heard. | Yes | 6-8 times per year | Please consider free flight sports such as paragliding! | | 19-39 years old | 80904 | | |
| 213 | 5/20/23 21:35:35 | 5/20/23 21:42:16 | 1-3 times per month | Hiking and mountain bike trails. Connection to national forest | Hiking;Biking;Trail Running;Mountain Biking; | More bike trails. A bike park | That not enough trails will be developed | Yes | 6-8 times per year | Would like to see more good bike trails. Want to continue to be able to hike over the ridge to ormes peak | | 40-65 years old | 80919 | | |
| 214 | 5/20/23 23:38:37 | 5/20/23 23:53:41 | Daily | I am a particular fan of South Blodgett - great trails and minimal crowds. | Dog Walking;Trail Running; | Leadership has been absent for so long! A tiny bit of vision is better than none at all. | Lack of ambition! The Cheyenne Canyon, Barr and CMSP trail systems are long overdue for a wildfire. A long-distance trail system is vital to the Colorado Springs economy. Restoring and connecting a Waldo-Blodgett trail system should be a 1-2 year priority and not a 5-15 year priority, in order to safeguard the city from the inevitable. Canon City has been making leaps and bounds while Colorado Springs has been sitting on its hands. Cheap and easy ideas like building cable suspension trail connector bridges over HWY 24 or Queens Canyon are considered fanciful due to chronic political dysfunction and lazy and incompetent parks department leadership.<br><br>Also, the Parks Department has shown signs of corruption in the recent past, abruptly closing the South Blodgett trailhead at the whim of the Peregrine HOA and against the interest of the public. | Yes | 6-8 times per year | Don't forget Ormes Peak! It has become much more popular within the last few years due to the rapidly developing social trail network from the South Blodgett trail system up and over Lone Pine Ridge. | | 19-39 years old | 80907 | | |
| 215 | 5/21/23 7:58:20 | 5/21/23 8:01:08 | 6-8 times per year | | Hiking;Paragliding ; | The possibility of a paragliding site | I hope we respect the while life's | No | | I hope we respect the animals | | 19-39 years old | 80422 | | |
| 216 | 5/21/23 10:35:27 | 5/21/23 10:39:53 | 1-3 times per month | I love mountain biking on the trails and riding fenceline | Biking;Mountain Biking; | The rock quarry being a bike park | There better be more mountain biking trails | Yes | 1-5 times per year | Bike park and more bike trails | | 6-18 years old | 80919 | | |
| 217 | 5/21/23 11:02:20 | 5/21/23 11:08:32 | 1-2 times per week | Views and wildlife. | Hiking;Photography;Wildlife Observation;Contemplative Time;Bird Watching; | Close the South Parking Lot dusk to dawn to reduce noise and illegal activities. | Close the South Parking Lot dusk to dawn to reduce noise and illegal activities. | No | | Close the South Parking Lot dusk to dawn to reduce noise and illegal activities. The secluded nature of the parking lot makes it a magnet for undesirable activity. | | 40-65 years old | 80919 | | |
| 218 | 5/21/23 11:08:37 | 5/21/23 11:11:05 | 1-2 times per week | Wildlife. | Hiking; | Trails. | Noise, alcohol use, and litter in the south parking lot. | No | | Noise, alcohol, and litter in and around the south parking lot. | 66 and older | 80919 | | | |
| 219 | 5/21/23 21:25:49 | 5/21/23 21:28:49 | 1-3 times per month | The amazing views | Hiking;Biking;Wildlife Observation;Mountain Biking;Contemplative Time; | The potential for a new paragliding site | | Yes | 6-8 times per year | Yes Im very interested in the potential for a new Colorado springs paraglidng launch site | | 19-39 years old | 80918 | | |
| 220 | 5/22/23 11:42:05 | 5/22/23 11:44:04 | 1-3 times per month | fenceline | Mountain Biking;Biking; | more mountain biking trails! | that they wont make more trails | No | | more mountain bike down hill trials please | | 6-18 years old | 80919 | | |
| 221 | 5/22/23 11:42:33 | 5/22/23 11:44:26 | 1-3 times per month | The mountain bike trails | Biking; | That there will be more trails | That they will not build the trails | No | | More mountain bike trails Please | | 6-18 years old | 80908 | | |
| 222 | 5/22/23 11:44:11 | 5/22/23 11:49:38 | 1-2 times per week | i like the mountain cycling trails | Biking;Mountain Biking;Bird Watching; | more single use mountain biking trails. | not making more mountain cycling trails | Yes | Once every few years | more single use mountain biking trails | | 19-39 years old | 80920 | | |
| 223 | 5/23/23 9:33:16 | 5/23/23 9:37:58 | 1-5 times per year | Hiking access to foothills/Rampart Range. | Hiking; | Potential for improved hiking access to foothills/Rampart Range. | Concern is with adjacent owners, particularly concern with what I surmise as city's on-going planning efforts and commitment to adjacent bike park (eg city involvement in on-going reclamation effort, city commitment to bike park without any or little public input). | | | | | | | | |
| 224 | 5/23/23 12:06:05 | 5/23/23 12:17:47 | Daily | close, challenging trails, low usage, bea | Trail Running; | need more information | need to address the serious issue of bike use trail damage. unfortunately bikes create huge erosion damage to the trails, they cut deep ruts that the rains then deeply erode the trails. there is no enforcement action to control this long term damage. Protecting the environment should be the first priority. Not waiting for the damage to be near catastrophic to then close the trails to all users is not a smart solution. Identifying the damage the bike users cause and working to control/limit the damage is a better solution. | Yes | Once every few years | A good trail to the summit would be very nice. Building and maintaining bike trails and restricting bikes off all other vulnerable trails. Building some more trails to open up more area to hiking and trail running. Find a way to enforce/restrict bikes from vulnerable trails. | 66 and older | 80919 | | |
| 225 | 5/23/23 13:39:59 | 5/23/23 13:42:41 | 6-8 times per year | great views | Hiking;Trail Running;Mountain Biking; | a new sustainable trail system with more miles of trail | slow coordination and lack of support by USFS for public access to public lands west of the City's open space | Tried but did not get to the top | | Balanced access for all users. Consider an area for bike only and hiking only designation on only limited areas. Otherwise trails should shared use. | | 40-65 years old | 80906 | | |
| 226 | 5/23/23 16:03:43 | 5/23/23 16:05:42 | 1-3 times per month | The trails and it is less crowded than other places | Hiking;Dog Walking; | | Traffic and parking. Parking is limited. There have also been people who abuse the space at night. | Yes | 1-5 times per year | Safety, respect for the neighbors | | 40-65 years old | 80919 | | |
| 227 | 5/23/23 18:58:05 | 5/23/23 19:00:30 | 6-8 times per year | Trails to hike and bike | Hiking;Biking;Mountain Biking; | More bike trails | Difficulty of biking | Tried but did not get to the top | | Make trail marks to reach the top | | 40-65 years old | 80919 | | |

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| 228 | 5/24/23 7:03:32 | 5/24/23 7:10:10 | 1-2 times per week | | The forest. | Hiking;Dog Walking;Trail Running;Photography;Wildlife Observation;Mountain Biking;Bird Watching; | New mountain bike trails. Access to national forest and eventually Rampart reservoir. | | What the mining scar restoration will look like. If there will be a real sustainable hiking trail up Blodgett peak. | Yes | 1-5 times per year | Directional mountain bike trails. | 66 and older | 80919 | |
| 229 | 5/24/23 8:08:02 | 5/24/23 8:10:14 | 1-3 times per month | | Feel far away but not. Nice trails. | Hiking;Dog Walking;Bird Watching; | Not sure. Don't know exactly what they are wanting to do. | | Not sure. Relates to answer for number 3. There is more crime. | Tried but did not get to the top | | | 40-65 years old | 80920 | |
| 230 | 5/24/23 9:57:44 | 5/24/23 10:00:50 | 1-5 times per year | | woodsy | Hiking; | work with Forest Service on trails and signage to Blodgett Peak. | | Don't overdevelop trails. Keep open space. | Tried but did not get to the top | | too much loose gravel on the way to the top. Work with Forest Service on more sustainable, clearly marked trails. | 40-65 years old | 80920 | |
| 231 | 5/30/23 21:57:19 | 5/30/23 22:00:10 | Never visited | I didn't know it was there. | | Hiking;Mountain Biking; | Possibility for new mtb trails close to the city. | | | No | | | 40-65 years old | 80924 | |
| 232 | 6/1/23 9:03:38 | 6/1/23 9:06:26 | 1-5 times per year | | Connection to summit | Hiking;Photography;Wildlife Observation;Contemplative Time; | Improved trail marking less poorly made social trails | | Parking | Yes | Once every few years | Search and rescue access | 19-39 years old | 80920 | |
| 233 | 6/6/23 16:02:01 | 6/6/23 16:08:50 | 1-3 times per month | | Hiking trails, forested areas on north side, access into US Forest Service land. | Hiking; | Upgraded trails on both north and south sides, potential decent trail with markers up to Blodgett Peak. | | None | Yes | Once every few years | Stopped doing trail to top of Blodgett Peak due to age and difficulty of trail. Good trail with markers would allow me to resume hikes to top | 66 and older | 80919 | g |
| 234 | 6/6/23 19:17:48 | 6/6/23 19:28:36 | 1-2 times per week | | Easy access to a beautiful private wilderness. The trails offer access that is easy but still hard enough to make for an good hike or bike ride. | Hiking;Biking;Mountain Biking;Contemplative Time;Wildlife Observation; | That something is happening to develop the entire area so it can be used. | | Keeping the access open to all but still maintaining somewhat challenging hiking and bike riding. | Yes | 1-5 times per year | A developed trail to the top of Blodgett. There are many social trails which is not a good situation. | 66 and older | 80919 | c |
| 235 | 6/6/23 20:42:46 | 6/6/23 20:52:47 | 1-2 times per week | | That is preserves the natural landscape of the area and is NOT overly developed, | Hiking;Photography;Wildlife Observation;Contemplative Time; | I am a neighbor (live across the street) and I am thrilled to have the open space expansion so close. It is wonderful. Our HOA (Centennial Glenn filing #2) just met and we all agreed that we are very happy to have the Open Space. | | The South (expansion) parking area needs to be improved. Namely, I am a neighbor (live across the street) and the single biggest issue that could easily be corrected is to close the gate to the parking area exactly at the time stated on the sign at the gate. If the gate were closed when the open space is closed, this would significantly decrease the noise and illegal activities. | Yes | 1-5 times per year | Our HOA (Centennial Glenn filing #2) just met and we all agreed that most important improvement that could and should be made is to make sure that the gate to the parking area is closed promptly at the posted times. | 40-65 years old | 80919 | m |
| 236 | 6/6/23 21:49:28 | 6/6/23 22:27:53 | 1-3 times per month | | I love the ability to gain elevation quickly and to be in a rather dense forest. I can get great exercise either hiking or biking just minutes from my home. | Hiking;Dog Walking;Mountain Biking;Trail Running; | I'm very excited about the expansion of trails to the south and the possibility of a ridge-line trail heading south towards Manitou. The area is perfect for a mountain bike park! | | I'm concerned that there is not enough funding to have an expert trail building company design and build the best trails | Yes | Once every few years | This area has the potential to be a premier mountain bike destination. An area at the Base near Allegheny would be an awesome location for a skills park and pump tracks similar to Valmont bike park in Boulder. | 40-65 years old | 80919 | Th |
| 237 | 6/7/23 6:45:24 | 6/7/23 6:48:11 | 1-3 times per month | | Feels like your deep in the mountains | Hiking;Dog Walking;Mountain Biking; | Defined trail to the summit | | None | Yes | | Add a reservoir to mining area | 40-65 years old | 80919 | |
| 238 | 6/7/23 6:55:33 | 6/7/23 7:05:31 | 1-5 times per year | | | Hiking;connections to Blodgett Peak; | Potential provision of a constructed trail to Blodgett summit | | USFS approval, possible NEPA, etc. | Yes | Once every few years | Safety -- one of the social-trail routes involves a dangerous rock slide.<br>Legalities --- it is easy to get onto USAFA and CSU land withou realizing it. | 66 and older | 80909 | |
| 239 | 6/7/23 8:17:49 | 6/7/23 8:24:02 | 1-2 times per week | | Access to National Forest. | Hiking;Biking;Dog Walking;Trail Running;Mountain Biking;Contemplative Time;Bird Watching;Photography;Wildlife Observation; | Better access to National Forest. Eventual trail access to Rampart Reservoir. More mountain bike trails and a bike park at and below the quarry. | | | Yes | 1-5 times per year | Make a sustainable trail to Blodgett peak. Also a mountain bike trail to Lone Pine and beyond to the west. | 66 and older | 80919 | |
| 240 | 6/7/23 9:27:59 | 6/7/23 9:28:30 | Daily | | Close to my home, beautiful scenery, challenging trails to run, not too crowded. | Hiking;Dog Walking;Trail Running;Wildlife Observation;Contemplative Time; | Build good trails to open up areas for use. A trail to the top ridge or even Blodgett Peak would be fantastic. | | Erosion on trails. Unfortunately bikes cause massive damage to the trails. They cause 95 to 98% of the damage to the trails. Hiking trails that can last for decades with minimal maintenance are changed to dangerous eroding gullies in just a few years of bike use. There is no effective plan to limit bike use damage. Nothing or little is done until it is very bad, then the officials say the trails must be closed for all use. Biking should be allowed only on official sustainable trails. Bikers violating these rules should be severely punished. There should be hefty fines. These bikers think they are ecological people, but in fact they are comparable to strip miners for the damage they do. The bikers have an effective lobby, public relations operation, but preservation of the land needs to be the highest priority. | Yes | 1-5 times per year | Limit bike us to ecologically sustainable trails. | 66 and older | 80919 | |
| 241 | 6/7/23 15:00:29 | 6/7/23 15:02:07 | 1-5 times per year | | | Hiking; | increased access, new trails | | need enough parking<br>hidden parking lots attract illegal activity | Yes | Once every few years | enough parking | 40-65 years old | 80906 | |
| 242 | 6/7/23 15:32:23 | 6/7/23 15:34:36 | 1-3 times per month | | Trails available close to where I live. | Hiking;Dog Walking; | The availability of more hiking trails. | | None | Tried but did not get to the top | | | 66 and older | 80919 | |
| 243 | 6/8/23 6:08:01 | 6/8/23 6:10:50 | 1-3 times per month | | Not as busy. More difficult trails. | Hiking;Biking;Dog Walking;Trail Running;Mountain Biking; | Possible user-specific directions trails. | | Trails are made wide and easy | Yes | Once every few years | Directional trails. | 40-65 years old | 80907 | |
| 244 | 6/8/23 8:13:05 | 6/8/23 8:20:18 | 1-3 times per month | | Great trails that are fairly steep. And close to my home. | Hiking;Trail Running;Dog Walking;Bird Watching; | Im hoping we can add more trails and eliminate/prevent all of the non-official trails which people are creating. | | My biggest irritation is allowing the non authorized trails which people keep creating. | Yes | 1-3 times per month | Even though I am a serious mountain biker I don't think that Blodgett (as it is right now) is well designed to accommodate bikers and hikers. I would like to see either bike specific trails or very clear instructions for both groups on how to use the trails harmoniously. | 40-65 years old | 80919 | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 245 | 6/8/23 9:56:34 | 6/8/23 10:15:07 | 1-2 times per week | Forested Space. Pastoral settings with views. | Hiking;Biking;Dog Walking;Trail Running;Photography;Wildlife Observation;Mountain Biking;Contemplative Time;Bird Watching; | Completion and remediation efforts to preserve the space today and for future generations. | | Unmarked or social trails and erosion of current trails. Additional bike use in the park. | Yes | 1-5 times per year | 1. The trails system needs to be reviewed for drainage and erosion control annually with the ranger team. The watershed drainage needs to be addressed as well. The ground coverings seem not be sufficient for the rainfall.<br>2. The straight up trail near the water tank needs to be redesigned. In winter it is steep and a fall hazard. In spring, it is muddy and gross. The trail is getting wider and wider.<br>3. The trail to the top of Blodgett needs to be built. The erosion and damage at the scree fields is overwhelming and dangerous. More and more people are hiking this route.<br>4. Review the current trail for gravel coverings. Most of the trails are dirt path. I am not sure that will work long term. The coverings in Ute Park was a great improvement.<br>5. Marked trail from Blodgett summit area to next southernmost access. This is a great loop for future generations.<br>6. Trial from Blodgett trail head parking lot to southern parking lot. The trail would be above the residential houses. The visitor should not have to walk the road for access. It would allow easier access to the West Woodmen trail.<br>7. Evaluate red squirrel trail for steps. The trail is very steep in some sections and can become slippery. An evaluation could be helpful for remediation and improvement especially in winter. | 40-65 years old | 80919 | |
| 246 | 6/8/23 11:02:41 | 6/8/23 11:05:57 | 1-2 times per week | It's a beautiful area, challenging but not crazy | Hiking;Dog Walking;Mountain Biking; | I'd love to see this area be more accessible and maintained, I often feel a bit scared that I will roll an ankle on scree and have to pull myself around on trees and things | | | Yes | 1-5 times per year | I would climb to the top more often if it was well marked and cared for, so I'd like to see that as a priority | 40-65 years old | 80919 | |
| 247 | 6/8/23 11:30:50 | 6/8/23 11:32:40 | 1-2 times per week | Many trails that are never crowded | Hiking;Dog Walking;Trail Running; | | | Over use and too much traffic | Yes | 6-8 times per year | | 40-65 years old | 80919 | |
| 248 | 6/8/23 11:55:53 | 6/8/23 11:57:47 | 1-2 times per week | | Hiking;Wildlife Observation;Contemplative Time; | | | | Tried but did not get to the top | | It would be nice to have easier trail access to the summit of Blodgett | 66 and older | 80919 | |
| 249 | 6/8/23 14:18:13 | 6/8/23 14:24:15 | 1-2 times per week | Close to home, provides access to USFS and USAFA trails | Hiking;Photography; | I like the fact that the OS has been expanded and hopefully more can be acquired. Hopefully more trails can be added | | I don't park at the trailhead but others have had theft issues there. Hopefully no existing trails will be closed. | Tried but did not get to the top | | It would be nice if there were a gradual trail up to Blodgett Peak. I realize the this is mostly on the USFS land but perhaps a partnership with USFS could yield some results. Douglas Fir trail is the best option currently but it has steep sections with much granite scree. | 40-65 years old | 80919 | |
| 250 | 6/8/23 14:44:27 | 6/8/23 14:46:01 | 1-3 times per month | You feel like you're deep in the mountains | Hiking;Dog Walking; | Knowing what is going to be happening in Blodgett Open Space | | Parking and parking lot thefts. Safety, homeless in the area | Yes | 1-5 times per year | Public safety | 40-65 years old | 80919 | |
| 251 | 6/8/23 15:42:59 | 6/8/23 15:44:49 | 1-3 times per month | Great views in beautiful land, not very crowded, fun trails for mountain biking | Hiking;Mountain Biking; | Better trail management and potential for more trail experiences | | Keeping the small, beautiful feel of the open space intact. | No | | | 19-39 years old | 80903 | |
| 252 | 6/9/23 16:41:29 | 6/9/23 16:45:13 | 6-8 times per year | The multi trails | Hiking;Biking; | More bike trails. Hiking trails to the top | | Bike trails levels. Prefer easy/moderate | Tried but did not get to the top | | Trails marked everywhere for navigation | 40-65 years old | 80919 | |
| 253 | 6/9/23 21:43:48 | 6/9/23 21:47:38 | 1-2 times per week | | Mountain Biking;Dog Walking;Hiking; | | | | Yes | Once every few years | More singletrack mountain bike trails, more trails from the southern parking lot area | 19-39 years old | 80919 | |
| 254 | 6/9/23 22:41:42 | 6/9/23 22:43:14 | 1-3 times per month | Quietness | Mountain Biking;Bird Watching; | Improvement of existing trails and creating more trails | | | Yes | 1-3 times per month | Improving trail quality to prevent erosion from storms/rainwater | 19-39 years old | 80919 | |
| 255 | 6/9/23 22:45:14 | 6/9/23 22:52:48 | 1-3 times per month | Connection with nature, quality of life benefit of living in Colorado Springs, calming for physical and mental health, great place to exercise | Hiking;Wildlife Observation;Contemplative Time;Dog Walking; | Conservation of nature and nice network of trails. | | Mountain biking creates danger for hikers because of speed and weight of bikes, and not all cyclists are respectful of announcing themselves. Themselves. The bikes tear up the trails more, and they are disruptive to a contemplative walk. Pedestrians and cyclists should be on separate trails for safety and peace. | No | | Please have ample signage asking dog walkers to pick up their dog poop, and supplying bags and receptacles helps greatly. Also, please include signage about staying on trails in fragile areas, and not mixing cyclists with pedestrians where possible. | 40-65 years old | 80909 | |
| 256 | 6/10/23 0:20:51 | 6/10/23 0:21:54 | 1-5 times per year | Variety of trails and terrain | Hiking;Dog Walking;Bird Watching; | | | | No | | | 40-65 years old | 80919 | |
| 257 | 6/10/23 0:28:27 | 6/10/23 0:33:34 | 1-2 times per week | Hiking difficulty, low traffic, views | Hiking;Dog Walking; | More trails | | The area will become busier | Yes | 1-3 times per month | Maintaining neighborhood feel | 19-39 years old | 80919 | |
| 258 | 6/10/23 10:39:03 | 6/10/23 10:42:26 | 1-2 times per week | Variety of trails, access to national forest, up and over trails. | Hiking;Dog Walking;Photography;Wildlife Observation;Contemplative Time; | Better care for trails, more defined trails | | More crowds, timeline | Yes | 6-8 times per year | Evaluate security at parking sites and act accordingly | 40-65 years old | 80919 | |
| 259 | 6/10/23 18:03:31 | 6/10/23 18:07:04 | 1-2 times per week | Wildlife and easy hiking | Hiking;Dog Walking;Wildlife Observation; | More hiking trails. Would love to see a staircase for climbing like challenge hill in castle rock. | | Heavy traffic and parking. | No | | Staircase for exercise. | 40-65 years old | 80919 | |
| 260 | 6/10/23 18:25:46 | 6/10/23 18:32:21 | 6-8 times per year | Picturesque and a great space for the kids to explore. | Wildlife Observation;Hiking;Photography; | That the space will be a protected green space so that further generations can enjoy access to the beauty and wildlife of Colorado and pikes peak surrounding area. | | Future home development on the space if it is not protected. | Tried but did not get to the top | | Disability access and possible benches for observing, resting. | 19-39 years old | 80927 | |
| 261 | 6/10/23 19:42:41 | 6/10/23 19:48:23 | 1-5 times per year | A little piece of the Rockies right off Woodmen/Centennial - an amazing local resource. | Hiking;Wildlife Observation;Contemplative Time;Photography; | I'm not aware of said plan, I will need to find it I suppose! | | Parking, keeping mountain bikers under control or possibly on their own trails. | Yes | Once every few years | I'm hoping that off street parking (paved) and a real trail to the top of Blodgett can be considered. Also might be nice to have a potable water source at the parking lots for folks to fill their canteens. | 40-65 years old | 80919 | |
| 262 | 6/11/23 6:35:49 | 6/11/23 6:36:52 | 6-8 times per year | close by. Good views | Hiking; | | | | No | | Ormes peak ski area planning | 40-65 years old | 80919 | |
| 263 | 6/12/23 0:16:31 | 6/12/23 0:18:01 | 1-5 times per year | Natural beauty, nice views, untainted wilds | Hiking;Wildlife Observation;Bird Watching;Contemplative Time; | | | | No | | | 40-65 years old | 80919 | |
| 264 | 6/12/23 14:23:00 | 6/12/23 14:32:12 | 1-3 times per month | Views | Hiking;Wildlife Observation;Contemplative Time; | Further protected property for our community and visitors. | | having too many trails that we can't maintain. Also creating trails which are designed and marketed for their highlights and level. a few destinations like a look out, or loops, that gives your average person predictability on a schedule. I can do Loop X in about an hour. I can do Loop Y in two hours. If I take Loop Z I have a little discovery along the way, maybe some features like our older Chey Canyon offers, a stone foot bridge or step over a culvert, a couple of steps, a look out with natural wall seating instead of benches or furniture. Bring our old time natural features to this place! Of course we do not have WPA walls but maybe we can create things like that..... | No | | predictability. and what is meant, if I show up at 5 pm after work, will wild animals be a risk?<br>How long and how difficult is it to 'reach the peak"... make it fun... make reach the peak a marketing thing.... if the terrain is generally safe to do so, or do it in other ways across the open space. Give us something to strive for.... We know Ultra Users will be very educated and courageous. Our average users may need a little encouragement, but do not want to run into unknowns. | 40-65 years old | 80908 | [redacted] |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 265 | 6/12/23 14:31:28 | 6/12/23 14:41:06 | 1-3 times per month | the views and the hiking | Hiking;Biking;Dog Walking;Trail Running;Photography;Wildlife Observation;Mountain Biking;Contemplative Time;Bird Watching; | Extending trails from the foothills into the mountains and putting in place ways to protect the wildlife and open space naturalness | | Too many people using it and trails adding to flooding dangers | Tried but did not get to the top | | Safety for wildlife and trail users | 40-65 years old | 80918 | [redacted] | |
| 266 | 6/13/23 10:38:40 | 6/13/23 10:47:10 | Daily | There is sustained inclines through out the park that make it an awesome training space for bikes | Biking;Hiking;Dog Walking;Mountain Biking; | The ability to connect Blodgett to more national forest trails up above the open space. The potential for a bike park in the quarry. | | That the trails will be nurtured like everywhere else in town. The bike community is begging for more difficult terrain and the City seems to be very against that. This mindset needs to change or our city is going to loose some important businesses that play a large part in our biking community. | Yes | 6-8 times per year | Make a connection to rampart somehow. Don't loose sight of what the trails are being used for today. If the trails that are used primarily for downhill traffic are nurtured then the community will create their own trails that they are voicing their opinions and concerns about. I feel like COS is missing a huge opportunity by not listening to their community members. Look at other communities that are successful in merging the bike community with the broader community (Bellingham and Bentonville). Research how the tourism drives successful small businesses near by and community engagement. | 19-39 years old | 80919 | | |
| 267 | 6/13/23 11:50:32 | 6/13/23 11:52:33 | 1-5 times per year | Tucked away - untapped potential! | Hiking;Biking;Trail Running;Mountain Biking;Contemplative Time; | SO much untapped potential! Would love to see more intermediate bike trails and multi-use trails. | | | No | | Access for all - accessible trails, MTB trails of all levels, equestrian (if there's interest for that), hiking and trail running routes. Sustainable routes. PROPER signage at intersections. | 19-39 years old | 80907 | | |
| 268 | 6/13/23 15:57:35 | 6/13/23 16:05:14 | 1-5 times per year | Not overcrowded and trails to Blodgett Peak. | Hiking;Dog Walking;Wildlife Observation;Contemplative Time; | I hope watershed efforts will help to create more stable trail system. | | Maintain the feeling that this is a way to get away into wooded area quickly. | Yes | 1-5 times per year | Expand the number of trails with access to peak | 40-65 years old | 80919 | | |
| 269 | 6/13/23 21:25:24 | 6/13/23 21:28:38 | Daily | Quiet, difficult trails...gorgeous views | Hiking;Trail Running; | I want it to stay as is...please leave my favorite trails alone!! | | Do not sanitize these trails; the difficulty is the reason I seek this area to hike. If it is accessible to everyone, the streets will become ridiculously crowded right near my house. People are already everywhere, even late at night, doing mysterious activities in the parking lot and around the roads. Leave it alone!! | Yes | 1-2 times per week | Leave the trails alone!!! Please! | 19-39 years old | 80919 | | |
| 270 | 6/14/23 8:50:06 | 6/14/23 8:55:14 | Daily | Excellent access to mountain bike trails close to home. Beautiful views and scenery. | Biking;Mountain Biking; | The opportunity to make the trail system better and to implement the successful use of direction and user specific trails that we have seen throughout the area.. | | Loss of advanced trails. New trails that are not directional and user specific. We have a large population of hikers and bikers on the trails. Conflict is happening and we need to separate these groups to keep everyone safe. | Yes | Once every few years | User and directional specific trail systems. No horse or motorcycle access. | 40-65 years old | 80919 | [redacted] | |
| 271 | 6/14/23 8:51:11 | 6/14/23 8:55:21 | 1-2 times per week | The trees, the views and the trails! | Hiking;Biking;Dog Walking;Mountain Biking; | Opportunity for additional trails and trail maintenance. | | That the plan will cause trail closures without similar replacement trails being built. Black or double black (difficult) downhill trails for mountain biking tend to get closed and not replaced with something adequately similar. | Yes | Once every few years | Please consider user/direction specific trails such as downhill mountain biking or hiking only or uphill only. | 19-39 years old | 80909 | | |
| 272 | 6/14/23 9:21:19 | 6/14/23 9:25:49 | Daily | Close to home. Not crowded. Access to national forest. | Hiking;Biking;Trail Running;Mountain Biking; | Protecting the open space. | | Will make the open space more crowded. | Yes | 1-5 times per year | No e-bikes. | 40-65 years old | 80919 | | |
| 273 | 6/14/23 12:41:41 | 6/14/23 12:43:40 | 1-3 times per month | Hiking, uncrowded trails | Hiking;Dog Walking;Wildlife Observation; | Increase in restrooms, parking | | Please do not open to ATV or any vehicle use | Yes | 1-5 times per year | No vehicles please | 40-65 years old | 80907 | | |
| 274 | 6/15/23 14:38:57 | 6/15/23 14:43:10 | 1-2 times per week | More secluded trails for hiking and mountain biking. | Hiking;Dog Walking;Trail Running;Mountain Biking; | The potential expansion into the Pikeview Quarry. | | I am worried about the destruction and closure of fun mountain biking trails. These are important to maintain because it helps keep hikers and mountain bikers separate in certain areas of the mountain. | Yes | 1-5 times per year | | 19-39 years old | 80919 | | |
| 275 | 6/24/23 21:55:35 | 6/24/23 21:56:52 | 6-8 times per year | | Hiking;Dog Walking; | | | | Tried but did not get to the top | | | 40-65 years old | 80919 | | |

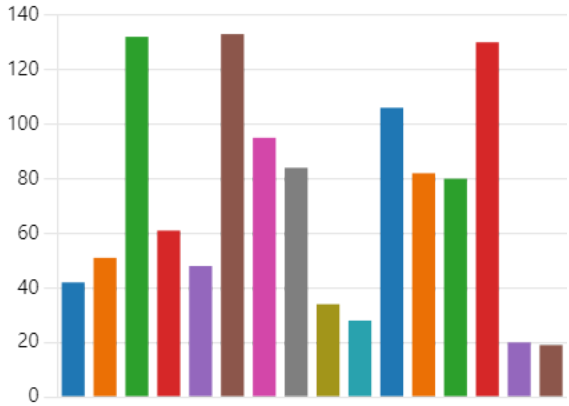
# Visual Preferences Survey Data Report

# Features Preferences Visual Survey

| 229 | 07:31 | Closed |
|---|---|---|
| Responses | Average time to complete | Status |

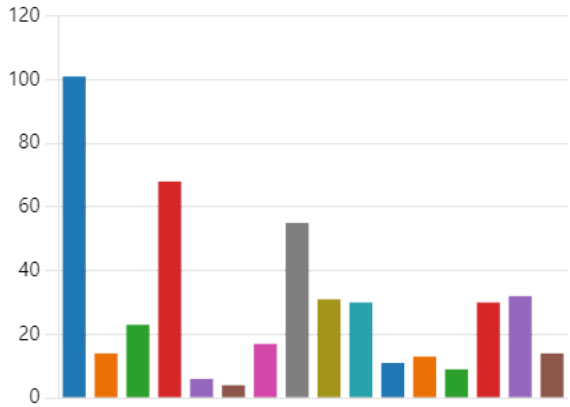
1. What features do you want to see in the Blodgett Open Space? Select your top five.

| | |
|---|---|
| Accessible Trails for Other Powe... | 42 |
| Bird and Wildlife Watching | 51 |
| Advanced Single-Use Mountain ... | 132 |
| Off-Leash Dog Area and On-Lea... | 61 |
| Volunteering | 48 |
| Multiuse Trails | 133 |
| Advanced Single-Use Hiking Trails | 95 |
| Chairlift on Adjacent Property to... | 84 |
| Picnic Areas and Shelters | 34 |
| Nature-based Playground | 28 |
| Restrooms | 106 |
| Habitat Protection | 82 |
| Winter Sports Trails | 80 |
| Paragliding and Hang-gliding La... | 130 |
| Visitor / Regional Trailhead / Int... | 20 |
| Adaptive Management | 19 |



2. What features do you NOT want to see in the Blodgett Open Space? Select your top two.

| | |
|---|---|
| Accessible Trails for Other Powe... | 101 |
| Bird and Wildlife Watching | 14 |
| Advanced Single-Use Mountain ... | 23 |
| Off-Leash Dog Area and On-Lea... | 68 |
| Volunteering | 6 |
| Multiuse Trails | 4 |
| Advanced Single-Use Hiking Trails | 17 |
| Chairlift on Adjacent Property to... | 55 |
| Picnic Areas and Shelters | 31 |
| Nature-based Playground | 30 |
| Restrooms | 11 |
| Habitat Protection | 13 |
| Winter Sports Trails | 9 |
| Paragliding and Hang-gliding La... | 30 |
| Visitor / Regional Trailhead / Int... | 32 |
| Adaptive Management | 14 |



| ID | Start time | Completion time | What features do you want to see in the Blodgett Open Space? Select your top five. | What features do you NOT want to see in the Blodgett Open Space? Select your top two. |
|---|---|---|---|---|
| 1 | 5/15/23 15:51:26 | 5/15/23 15:53:49 | Bird and Wildlife Watching;Multiuse Trails;Advanced Single-Use Hiking Trails;Habitat Protection;Restrooms; | Off-Leash Dog Area and On-Leash Trails;Accessible Trails for Other Power-Driven Mobility Devices; |
| 2 | 5/16/23 7:42:48 | 5/16/23 7:46:11 | Paragliding and Hang-gliding Launch and Landing Sites;Off-Leash Dog Area and On-Leash Trails;Winter Sports Trails;Restrooms;Advanced Single-Use Hiking Trails; | Habitat Protection;Adaptive Management; |
| 3 | 5/16/23 10:17:02 | 5/16/23 10:19:22 | Multiuse Trails;Advanced Single-Use Hiking Trails;Picnic Areas and Shelters;Habitat Protection;Volunteering; | Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites; |
| 4 | 5/16/23 10:28:32 | 5/16/23 10:36:29 | Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations;Restrooms;Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 5 | 5/16/23 10:55:33 | 5/16/23 10:57:10 | Habitat Protection;Off-Leash Dog Area and On-Leash Trails;Multiuse Trails;Picnic Areas and Shelters;Nature-based Playground; | Paragliding and Hang-gliding Launch and Landing Sites;Chairlift on Adjacent Property to Upper Elevations; |
| 6 | 5/16/23 11:03:23 | 5/16/23 11:07:34 | Off-Leash Dog Area and On-Leash Trails;Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Winter Sports Trails;Habitat Protection; | Accessible Trails for Other Power-Driven Mobility Devices;Paragliding and Hang-gliding Launch and Landing Sites; |
| 7 | 5/16/23 12:40:22 | 5/16/23 12:42:06 | Bird and Wildlife Watching;Advanced Single-Use Mountain Biking Trails;Volunteering;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 8 | 5/16/23 14:13:56 | 5/16/23 14:17:21 | Accessible Trails for Other Power-Driven Mobility Devices;Multiuse Trails;Restrooms;Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails; | Off-Leash Dog Area and On-Leash Trails;Paragliding and Hang-gliding Launch and Landing Sites; |
| 9 | 5/16/23 18:07:19 | 5/16/23 18:10:14 | Chairlift on Adjacent Property to Upper Elevations;Picnic Areas and Shelters;Restrooms;Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Hiking Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Visitor / Regional Trailhead / Interpretive Center; |
| 10 | 5/17/23 9:36:03 | 5/17/23 9:39:02 | Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Multiuse Trails;Accessible Trails for Other Power-Driven Mobility Devices; | Off-Leash Dog Area and On-Leash Trails;Advanced Single-Use Hiking Trails; |
| 11 | 5/17/23 9:58:24 | 5/17/23 10:03:37 | Paragliding and Hang-gliding Launch and Landing Sites;Chairlift on Adjacent Property to Upper Elevations;Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Off-Leash Dog Area and On-Leash Trails; | Winter Sports Trails;Picnic Areas and Shelters; |
| 12 | 5/17/23 15:37:13 | 5/17/23 15:39:19 | Off-Leash Dog Area and On-Leash Trails;Multiuse Trails;Advanced Single-Use Hiking Trails;Picnic Areas and Shelters;Chairlift on Adjacent Property to Upper Elevations; | Paragliding and Hang-gliding Launch and Landing Sites;Visitor / Regional Trailhead / Interpretive Center; |
| 13 | 5/19/23 5:40:49 | 5/19/23 5:46:32 | Bird and Wildlife Watching;Volunteering;Advanced Single-Use Hiking Trails;Habitat Protection;Restrooms; | Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites; |
| 14 | 5/19/23 11:08:52 | 5/19/23 11:12:34 | Bird and Wildlife Watching;Multiuse Trails;Advanced Single-Use Hiking Trails;Habitat Protection;Advanced Single-Use Mountain Biking Trails; | Chairlift on Adjacent Property to Upper Elevations;Restrooms; |
| 15 | 5/19/23 14:26:31 | 5/19/23 14:28:54 | Restrooms;Habitat Protection;Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations; | Accessible Trails for Other Power-Driven Mobility Devices;Paragliding and Hang-gliding Launch and Landing Sites; |
| 16 | 5/20/23 9:14:09 | 5/20/23 9:14:44 | Advanced Single-Use Mountain Biking Trails;Volunteering;Multiuse Trails;Restrooms;Habitat Protection; | Habitat Protection;Restrooms; |
| 17 | 5/20/23 9:16:03 | 5/20/23 9:16:33 | Advanced Single-Use Mountain Biking Trails;Volunteering;Multiuse Trails;Restrooms;Habitat Protection; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 18 | 5/20/23 9:54:31 | 5/20/23 9:56:10 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Advanced Single-Use Hiking Trails;Habitat Protection;Accessible Trails for Other Power-Driven Mobility Devices; | Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations; |
| 19 | 5/20/23 9:51:17 | 5/20/23 9:56:25 | Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails;Multiuse Trails;Habitat Protection;Accessible Trails for Other Power-Driven Mobility Devices; | Chairlift on Adjacent Property to Upper Elevations;Off-Leash Dog Area and On-Leash Trails; |
| 20 | 5/20/23 10:39:02 | 5/20/23 10:40:46 | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails;Volunteering;Multiuse Trails;Restrooms; | Chairlift on Adjacent Property to Upper Elevations;Off-Leash Dog Area and On-Leash Trails; |
| 21 | 5/20/23 11:05:30 | 5/20/23 11:07:19 | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails;Restrooms;Volunteering; | Visitor / Regional Trailhead / Interpretive Center;Chairlift on Adjacent Property to Upper Elevations; |
| 22 | 5/20/23 14:25:22 | 5/20/23 14:26:56 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Picnic Areas and Shelters;Accessible Trails for Other Power-Driven Mobility Devices;Restrooms; | Off-Leash Dog Area and On-Leash Trails;Advanced Single-Use Hiking Trails; |
| 23 | 5/20/23 14:49:08 | 5/20/23 14:50:32 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Volunteering;Advanced Single-Use Hiking Trails;Habitat Protection; | Off-Leash Dog Area and On-Leash Trails;Picnic Areas and Shelters; |
| 24 | 5/20/23 14:50:14 | 5/20/23 14:51:11 | Bird and Wildlife Watching;Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Multiuse Trails;Advanced Single-Use Hiking Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Paragliding and Hang-gliding Launch and Landing Sites; |
| 25 | 5/20/23 14:52:50 | 5/20/23 14:54:33 | Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails;Adaptive Management;Chairlift on Adjacent Property to Upper Elevations;Multiuse Trails; | Bird and Wildlife Watching;Habitat Protection; |
| 26 | 5/20/23 14:54:26 | 5/20/23 14:56:26 | Bird and Wildlife Watching;Advanced Single-Use Mountain Biking Trails;Volunteering;Multiuse Trails;Restrooms; | Off-Leash Dog Area and On-Leash Trails;Paragliding and Hang-gliding Launch and Landing Sites; |
| 27 | 5/20/23 15:04:00 | 5/20/23 15:06:34 | Multiuse Trails;Advanced Single-Use Hiking Trails;Picnic Areas and Shelters;Habitat Protection;Adaptive Management; | Chairlift on Adjacent Property to Upper Elevations;Off-Leash Dog Area and On-Leash Trails; |

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| 28 | 5/20/23 15:10:04 | 5/20/23 15:11:36 | Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations;Habitat Protection;Adaptive Management; | Paragliding and Hang-gliding Launch and Landing Sites;Accessible Trails for Other Power-Driven Mobility Devices; |
| 29 | 5/20/23 15:15:55 | 5/20/23 15:16:38 | Multiuse Trails;Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Restrooms;Adaptive Management; | Off-Leash Dog Area and On-Leash Trails;Paragliding and Hang-gliding Launch and Landing Sites; |
| 30 | 5/20/23 15:29:29 | 5/20/23 15:31:33 | Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Picnic Areas and Shelters;Multiuse Trails; | Off-Leash Dog Area and On-Leash Trails;Adaptive Management; |
| 31 | 5/20/23 15:34:05 | 5/20/23 15:35:35 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Restrooms; | Accessible Trails for Other Power-Driven Mobility Devices;Winter Sports Trails; |
| 32 | 5/20/23 15:35:39 | 5/20/23 15:36:42 | Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Restrooms;Paragliding and Hang-gliding Launch and Landing Sites;Habitat Protection; | Accessible Trails for Other Power-Driven Mobility Devices;Winter Sports Trails; |
| 33 | 5/20/23 15:44:12 | 5/20/23 15:46:32 | Advanced Single-Use Mountain Biking Trails;Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Picnic Areas and Shelters;Multiuse Trails; | Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations; |
| 34 | 5/20/23 15:46:09 | 5/20/23 15:47:09 | Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Habitat Protection;Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Bird and Wildlife Watching; |
| 35 | 5/20/23 15:46:12 | 5/20/23 15:47:41 | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails;Multiuse Trails;Paragliding and Hang-gliding Launch and Landing Sites;Habitat Protection; | Off-Leash Dog Area and On-Leash Trails;Nature-based Playground; |
| 36 | 5/20/23 15:47:14 | 5/20/23 15:48:48 | Paragliding and Hang-gliding Launch and Landing Sites;Bird and Wildlife Watching;Habitat Protection;Winter Sports Trails;Adaptive Management; | Picnic Areas and Shelters;Nature-based Playground; |
| 37 | 5/20/23 15:47:42 | 5/20/23 15:48:57 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Advanced Single-Use Hiking Trails;Habitat Protection; | Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations; |
| 38 | 5/20/23 15:48:32 | 5/20/23 15:50:12 | Paragliding and Hang-gliding Launch and Landing Sites;Off-Leash Dog Area and On-Leash Trails;Bird and Wildlife Watching;Accessible Trails for Other Power-Driven Mobility Devices;Winter Sports Trails; | Volunteering;Chairlift on Adjacent Property to Upper Elevations; |
| 39 | 5/20/23 15:48:21 | 5/20/23 15:50:30 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Mountain Biking Trails;Accessible Trails for Other Power-Driven Mobility Devices;Habitat Protection;Nature-based Playground; | Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations; |
| 40 | 5/20/23 15:49:55 | 5/20/23 15:51:20 | Paragliding and Hang-gliding Launch and Landing Sites;Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails;Bird and Wildlife Watching;Multiuse Trails; | Picnic Areas and Shelters;Nature-based Playground; |
| 41 | 5/20/23 15:49:45 | 5/20/23 15:51:46 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Hiking Trails;Accessible Trails for Other Power-Driven Mobility Devices;Winter Sports Trails;Advanced Single-Use Mountain Biking Trails; | Visitor / Regional Trailhead / Interpretive Center;Adaptive Management; |
| 42 | 5/20/23 15:50:25 | 5/20/23 15:51:59 | Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Restrooms;Multiuse Trails;Advanced Single-Use Mountain Biking Trails; | Volunteering;Bird and Wildlife Watching; |
| 43 | 5/20/23 15:50:32 | 5/20/23 15:52:08 | Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Advanced Single-Use Hiking Trails;Off-Leash Dog Area and On-Leash Trails;Advanced Single-Use Mountain Biking Trails; | Nature-based Playground;Visitor / Regional Trailhead / Interpretive Center; |
| 44 | 5/20/23 15:52:33 | 5/20/23 15:54:12 | Paragliding and Hang-gliding Launch and Landing Sites;Multiuse Trails;Volunteering;Advanced Single-Use Hiking Trails;Restrooms; | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails; |
| 45 | 5/20/23 15:54:27 | 5/20/23 15:56:01 | Paragliding and Hang-gliding Launch and Landing Sites;Visitor / Regional Trailhead / Interpretive Center;Restrooms;Habitat Protection;Multiuse Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Nature-based Playground; |
| 46 | 5/20/23 15:55:42 | 5/20/23 15:58:21 | Bird and Wildlife Watching;Advanced Single-Use Mountain Biking Trails;Volunteering;Advanced Single-Use Hiking Trails;Habitat Protection; | Nature-based Playground;Paragliding and Hang-gliding Launch and Landing Sites; |
| 47 | 5/20/23 15:58:02 | 5/20/23 15:59:53 | Paragliding and Hang-gliding Launch and Landing Sites;Bird and Wildlife Watching;Advanced Single-Use Mountain Biking Trails;Volunteering;Habitat Protection; | Accessible Trails for Other Power-Driven Mobility Devices;Nature-based Playground; |
| 48 | 5/20/23 15:59:31 | 5/20/23 16:00:53 | Paragliding and Hang-gliding Launch and Landing Sites;Bird and Wildlife Watching;Off-Leash Dog Area and On-Leash Trails;Visitor / Regional Trailhead / Interpretive Center;Winter Sports Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Volunteering; |
| 49 | 5/20/23 15:47:57 | 5/20/23 16:01:53 | Paragliding and Hang-gliding Launch and Landing Sites;Bird and Wildlife Watching;Advanced Single-Use Mountain Biking Trails;Nature-based Playground;Habitat Protection; | Visitor / Regional Trailhead / Interpretive Center;Accessible Trails for Other Power-Driven Mobility Devices; |
| 50 | 5/20/23 16:07:09 | 5/20/23 16:10:20 | Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Multiuse Trails;Accessible Trails for Other Power-Driven Mobility Devices;Adaptive Management; | Off-Leash Dog Area and On-Leash Trails;Paragliding and Hang-gliding Launch and Landing Sites; |
| 51 | 5/20/23 16:20:30 | 5/20/23 16:21:54 | Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Multiuse Trails;Winter Sports Trails;Advanced Single-Use Hiking Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Picnic Areas and Shelters; |
| 52 | 5/20/23 16:20:38 | 5/20/23 16:23:26 | Accessible Trails for Other Power-Driven Mobility Devices;Bird and Wildlife Watching;Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Restrooms; | Off-Leash Dog Area and On-Leash Trails;Visitor / Regional Trailhead / Interpretive Center; |
| 53 | 5/20/23 16:29:23 | 5/20/23 16:31:32 | Advanced Single-Use Mountain Biking Trails;Volunteering;Chairlift on Adjacent Property to Upper Elevations;Nature-based Playground;Habitat Protection; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 54 | 5/20/23 16:31:36 | 5/20/23 16:32:26 | Advanced Single-Use Mountain Biking Trails;Volunteering;Chairlift on Adjacent Property to Upper Elevations;Nature-based Playground;Winter Sports Trails; | Off-Leash Dog Area and On-Leash Trails;Visitor / Regional Trailhead / Interpretive Center; |

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| 55 | 5/20/23 16:34:58 | 5/20/23 16:36:42 | Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations;Winter Sports Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Picnic Areas and Shelters; |
| 56 | 5/20/23 16:35:47 | 5/20/23 16:37:12 | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Advanced Single-Use Hiking Trails;Restrooms; | Adaptive Management;Paragliding and Hang-gliding Launch and Landing Sites; |
| 57 | 5/20/23 17:21:18 | 5/20/23 17:22:36 | Off-Leash Dog Area and On-Leash Trails;Multiuse Trails;Advanced Single-Use Mountain Biking Trails;Restrooms;Habitat Protection; | Nature-based Playground;Accessible Trails for Other Power-Driven Mobility Devices; |
| 58 | 5/20/23 17:23:09 | 5/20/23 17:25:22 | Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Multiuse Trails;Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; | Picnic Areas and Shelters;Bird and Wildlife Watching; |
| 59 | 5/20/23 17:28:41 | 5/20/23 17:30:19 | Advanced Single-Use Mountain Biking Trails;Accessible Trails for Other Power-Driven Mobility Devices;Volunteering;Advanced Single-Use Hiking Trails;Habitat Protection; | Off-Leash Dog Area and On-Leash Trails;Picnic Areas and Shelters; |
| 60 | 5/20/23 17:37:58 | 5/20/23 17:39:53 | Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Winter Sports Trails;Restrooms;Chairlift on Adjacent Property to Upper Elevations; | Nature-based Playground;Picnic Areas and Shelters; |
| 61 | 5/20/23 17:40:49 | 5/20/23 17:43:24 | Bird and Wildlife Watching;Paragliding and Hang-gliding Launch and Landing Sites;Accessible Trails for Other Power-Driven Mobility Devices;Winter Sports Trails;Visitor / Regional Trailhead / Interpretive Center; | Off-Leash Dog Area and On-Leash Trails;Adaptive Management; |
| 62 | 5/20/23 17:57:21 | 5/20/23 17:58:38 | Off-Leash Dog Area and On-Leash Trails;Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Nature-based Playground;Winter Sports Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Picnic Areas and Shelters; |
| 63 | 5/20/23 17:57:04 | 5/20/23 17:59:22 | Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails;Restrooms;Winter Sports Trails;Chairlift on Adjacent Property to Upper Elevations; | Off-Leash Dog Area and On-Leash Trails;Bird and Wildlife Watching; |
| 64 | 5/20/23 17:59:27 | 5/20/23 17:59:48 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Advanced Single-Use Hiking Trails;Picnic Areas and Shelters;Restrooms; | Off-Leash Dog Area and On-Leash Trails;Volunteering; |
| 65 | 5/20/23 18:03:09 | 5/20/23 18:04:23 | Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails;Habitat Protection;Off-Leash Dog Area and On-Leash Trails;Bird and Wildlife Watching; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 66 | 5/20/23 18:30:52 | 5/20/23 18:32:00 | Bird and Wildlife Watching;Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Habitat Protection;Restrooms; | Off-Leash Dog Area and On-Leash Trails;Paragliding and Hang-gliding Launch and Landing Sites; |
| 67 | 5/20/23 18:29:59 | 5/20/23 18:33:39 | Advanced Single-Use Mountain Biking Trails;Visitor / Regional Trailhead / Interpretive Center;Restrooms;Multiuse Trails;Habitat Protection; | Paragliding and Hang-gliding Launch and Landing Sites;Accessible Trails for Other Power-Driven Mobility Devices; |
| 68 | 5/20/23 18:51:59 | 5/20/23 18:54:07 | Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Winter Sports Trails;Multiuse Trails;Habitat Protection; | Advanced Single-Use Hiking Trails;Chairlift on Adjacent Property to Upper Elevations; |
| 69 | 5/20/23 18:54:23 | 5/20/23 18:54:47 | Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Volunteering;Multiuse Trails;Habitat Protection; | Advanced Single-Use Hiking Trails;Multiuse Trails; |
| 70 | 5/20/23 18:58:19 | 5/20/23 19:00:14 | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Hiking Trails;Paragliding and Hang-gliding Launch and Landing Sites;Habitat Protection;Chairlift on Adjacent Property to Upper Elevations; | Restrooms;Visitor / Regional Trailhead / Interpretive Center; |
| 71 | 5/20/23 19:02:18 | 5/20/23 19:02:53 | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Nature-based Playground; | Advanced Single-Use Mountain Biking Trails;Picnic Areas and Shelters; |
| 72 | 5/20/23 19:03:00 | 5/20/23 19:03:49 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Hiking Trails;Advanced Single-Use Mountain Biking Trails;Winter Sports Trails;Visitor / Regional Trailhead / Interpretive Center; | Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails; |
| 73 | 5/20/23 19:03:21 | 5/20/23 19:05:18 | Paragliding and Hang-gliding Launch and Landing Sites;Chairlift on Adjacent Property to Upper Elevations;Restrooms;Winter Sports Trails;Picnic Areas and Shelters; | Paragliding and Hang-gliding Launch and Landing Sites;Chairlift on Adjacent Property to Upper Elevations; |
| 74 | 5/20/23 19:06:38 | 5/20/23 19:07:21 | Paragliding and Hang-gliding Launch and Landing Sites;Habitat Protection;Adaptive Management;Multiuse Trails;Bird and Wildlife Watching; | Advanced Single-Use Mountain Biking Trails;Accessible Trails for Other Power-Driven Mobility Devices; |
| 75 | 5/20/23 19:10:52 | 5/20/23 19:11:39 | Bird and Wildlife Watching;Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Habitat Protection;Multiuse Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails; |
| 76 | 5/20/23 19:11:43 | 5/20/23 19:12:28 | Off-Leash Dog Area and On-Leash Trails;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations;Nature-based Playground;Paragliding and Hang-gliding Launch and Landing Sites; | Accessible Trails for Other Power-Driven Mobility Devices;Visitor / Regional Trailhead / Interpretive Center; |
| 77 | 5/20/23 19:18:00 | 5/20/23 19:20:46 | Advanced Single-Use Mountain Biking Trails;Volunteering;Multiuse Trails;Winter Sports Trails;Accessible Trails for Other Power-Driven Mobility Devices; | Restrooms;Habitat Protection; |
| 78 | 5/20/23 19:19:16 | 5/20/23 19:22:16 | Paragliding and Hang-gliding Launch and Landing Sites;Accessible Trails for Other Power-Driven Mobility Devices;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations;Winter Sports Trails; | Picnic Areas and Shelters;Visitor / Regional Trailhead / Interpretive Center; |
| 79 | 5/20/23 19:22:25 | 5/20/23 19:24:22 | Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Multiuse Trails;Winter Sports Trails;Habitat Protection; | Accessible Trails for Other Power-Driven Mobility Devices;Picnic Areas and Shelters; |
| 80 | 5/20/23 19:22:52 | 5/20/23 19:24:35 | Bird and Wildlife Watching;Advanced Single-Use Hiking Trails;Habitat Protection;Adaptive Management;Volunteering; | Accessible Trails for Other Power-Driven Mobility Devices;Restrooms; |
| 81 | 5/20/23 19:23:54 | 5/20/23 19:25:36 | Advanced Single-Use Mountain Biking Trails;Volunteering;Advanced Single-Use Hiking Trails;Nature-based Playground;Restrooms; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |

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| 82 | 5/20/23 19:25:33 | 5/20/23 19:27:51 | Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations;Restrooms;Habitat Protection;Paragliding and Hang-gliding Launch and Landing Sites; | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails; |
| 83 | 5/20/23 19:38:12 | 5/20/23 19:40:12 | Multiuse Trails;Paragliding and Hang-gliding Launch and Landing Sites;Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations; | Adaptive Management;Visitor / Regional Trailhead / Interpretive Center; |
| 84 | 5/20/23 20:01:12 | 5/20/23 20:04:34 | Off-Leash Dog Area and On-Leash Trails;Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Advanced Single-Use Hiking Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 85 | 5/20/23 20:01:20 | 5/20/23 20:04:48 | Advanced Single-Use Mountain Biking Trails;Bird and Wildlife Watching;Volunteering;Multiuse Trails;Winter Sports Trails; | Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations; |
| 86 | 5/20/23 20:08:32 | 5/20/23 20:10:18 | Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Restrooms;Habitat Protection;Multiuse Trails; | Off-Leash Dog Area and On-Leash Trails;Advanced Single-Use Hiking Trails; |
| 87 | 5/20/23 20:14:48 | 5/20/23 20:15:31 | Off-Leash Dog Area and On-Leash Trails;Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Restrooms;Winter Sports Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Bird and Wildlife Watching; |
| 88 | 5/20/23 20:16:48 | 5/20/23 20:18:44 | Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Habitat Protection;Accessible Trails for Other Power-Driven Mobility Devices;Multiuse Trails; | Nature-based Playground;Advanced Single-Use Mountain Biking Trails; |
| 89 | 5/20/23 20:47:35 | 5/20/23 20:49:07 | Paragliding and Hang-gliding Launch and Landing Sites;Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Hiking Trails;Habitat Protection;Restrooms; | Chairlift on Adjacent Property to Upper Elevations;Nature-based Playground; |
| 90 | 5/20/23 20:47:58 | 5/20/23 20:50:48 | Paragliding and Hang-gliding Launch and Landing Sites;Multiuse Trails;Picnic Areas and Shelters;Restrooms;Visitor / Regional Trailhead / Interpretive Center; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 91 | 5/20/23 20:51:00 | 5/20/23 20:51:48 | Multiuse Trails;Advanced Single-Use Hiking Trails;Picnic Areas and Shelters;Restrooms;Paragliding and Hang-gliding Launch and Landing Sites; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 92 | 5/20/23 21:18:31 | 5/20/23 21:21:51 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Restrooms;Habitat Protection;Adaptive Management; | Paragliding and Hang-gliding Launch and Landing Sites;Chairlift on Adjacent Property to Upper Elevations; |
| 93 | 5/20/23 21:22:00 | 5/20/23 21:23:37 | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Restrooms;Winter Sports Trails; | Off-Leash Dog Area and On-Leash Trails;Paragliding and Hang-gliding Launch and Landing Sites; |
| 94 | 5/20/23 21:31:18 | 5/20/23 21:32:50 | Paragliding and Hang-gliding Launch and Landing Sites;Nature-based Playground;Restrooms;Multiuse Trails;Off-Leash Dog Area and On-Leash Trails; | Winter Sports Trails;Adaptive Management; |
| 95 | 5/20/23 21:40:51 | 5/20/23 21:41:57 | Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails;Picnic Areas and Shelters;Restrooms;Winter Sports Trails; | Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations; |
| 96 | 5/20/23 21:47:41 | 5/20/23 21:49:13 | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Advanced Single-Use Hiking Trails;Winter Sports Trails; | Off-Leash Dog Area and On-Leash Trails;Adaptive Management; |
| 97 | 5/20/23 21:46:59 | 5/20/23 21:49:26 | Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations;Restrooms;Habitat Protection;Paragliding and Hang-gliding Launch and Landing Sites; | Advanced Single-Use Mountain Biking Trails;Accessible Trails for Other Power-Driven Mobility Devices; |
| 98 | 5/20/23 21:57:56 | 5/20/23 21:59:00 | Advanced Single-Use Mountain Biking Trails;Paragliding and Hang-gliding Launch and Landing Sites;Chairlift on Adjacent Property to Upper Elevations;Multiuse Trails;Volunteering; | Habitat Protection;Visitor / Regional Trailhead / Interpretive Center; |
| 99 | 5/20/23 21:59:50 | 5/20/23 22:01:23 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Restrooms;Visitor / Regional Trailhead / Interpretive Center; | Chairlift on Adjacent Property to Upper Elevations;Advanced Single-Use Hiking Trails; |
| 100 | 5/20/23 22:09:55 | 5/20/23 22:11:06 | Advanced Single-Use Mountain Biking Trails;Accessible Trails for Other Power-Driven Mobility Devices;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations;Restrooms; | Off-Leash Dog Area and On-Leash Trails;Paragliding and Hang-gliding Launch and Landing Sites; |
| 101 | 5/20/23 22:10:19 | 5/20/23 22:11:24 | Paragliding and Hang-gliding Launch and Landing Sites;Bird and Wildlife Watching;Off-Leash Dog Area and On-Leash Trails;Multiuse Trails;Winter Sports Trails; | Chairlift on Adjacent Property to Upper Elevations;Visitor / Regional Trailhead / Interpretive Center; |
| 102 | 5/20/23 22:11:19 | 5/20/23 22:12:27 | Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Volunteering;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations; | Accessible Trails for Other Power-Driven Mobility Devices;Nature-based Playground; |
| 103 | 5/20/23 22:24:34 | 5/20/23 22:26:51 | Advanced Single-Use Mountain Biking Trails;Paragliding and Hang-gliding Launch and Landing Sites;Accessible Trails for Other Power-Driven Mobility Devices;Multiuse Trails;Winter Sports Trails; | Chairlift on Adjacent Property to Upper Elevations;Off-Leash Dog Area and On-Leash Trails; |
| 104 | 5/20/23 22:32:39 | 5/20/23 22:35:21 | Advanced Single-Use Mountain Biking Trails;Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Advanced Single-Use Hiking Trails;Accessible Trails for Other Power-Driven Mobility Devices; | Bird and Wildlife Watching;Habitat Protection; |
| 105 | 5/20/23 22:34:39 | 5/20/23 22:36:49 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails;Multiuse Trails;Bird and Wildlife Watching; | Volunteering;Accessible Trails for Other Power-Driven Mobility Devices; |
| 106 | 5/20/23 22:25:52 | 5/20/23 22:36:57 | Paragliding and Hang-gliding Launch and Landing Sites;Bird and Wildlife Watching;Winter Sports Trails;Multiuse Trails;Advanced Single-Use Hiking Trails; | Chairlift on Adjacent Property to Upper Elevations;Visitor / Regional Trailhead / Interpretive Center; |
| 107 | 5/20/23 22:35:17 | 5/20/23 22:37:41 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Mountain Biking Trails;Volunteering;Advanced Single-Use Hiking Trails;Adaptive Management; | Winter Sports Trails;Off-Leash Dog Area and On-Leash Trails; |
| 108 | 5/20/23 22:37:22 | 5/20/23 22:39:11 | Accessible Trails for Other Power-Driven Mobility Devices;Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Mountain Biking Trails;Winter Sports Trails;Multiuse Trails; | Habitat Protection;Adaptive Management; |

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| 109 | 5/20/23 22:49:04 | 5/20/23 22:51:55 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Volunteering;Chairlift on Adjacent Property to Upper Elevations;Habitat Protection; | Nature-based Playground;Paragliding and Hang-gliding Launch and Landing Sites; |
| 110 | 5/20/23 22:48:19 | 5/20/23 22:52:04 | Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Paragliding and Hang-gliding Launch and Landing Sites;Habitat Protection;Winter Sports Trails; | Chairlift on Adjacent Property to Upper Elevations;Visitor / Regional Trailhead / Interpretive Center; |
| 111 | 5/20/23 23:03:38 | 5/20/23 23:04:23 | Paragliding and Hang-gliding Launch and Landing Sites;Visitor / Regional Trailhead / Interpretive Center;Restrooms;Habitat Protection;Advanced Single-Use Hiking Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails; |
| 112 | 5/20/23 23:32:05 | 5/20/23 23:34:05 | Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Restrooms;Advanced Single-Use Mountain Biking Trails;Multiuse Trails; | Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations; |
| 113 | 5/20/23 23:53:51 | 5/20/23 23:55:06 | Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Advanced Single-Use Hiking Trails;Advanced Single-Use Mountain Biking Trails; | Nature-based Playground;Restrooms; |
| 114 | 5/21/23 0:37:36 | 5/21/23 0:39:29 | Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations;Winter Sports Trails;Paragliding and Hang-gliding Launch and Landing Sites;Restrooms; | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Hiking Trails; |
| 115 | 5/21/23 0:56:17 | 5/21/23 0:58:17 | Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Chairlift on Adjacent Property to Upper Elevations;Restrooms;Off-Leash Dog Area and On-Leash Trails; | Picnic Areas and Shelters;Nature-based Playground; |
| 116 | 5/21/23 1:07:13 | 5/21/23 1:11:29 | Paragliding and Hang-gliding Launch and Landing Sites;Chairlift on Adjacent Property to Upper Elevations;Multiuse Trails;Restrooms;Accessible Trails for Other Power-Driven Mobility Devices; | Visitor / Regional Trailhead / Interpretive Center;Advanced Single-Use Mountain Biking Trails; |
| 117 | 5/21/23 1:12:06 | 5/21/23 1:13:51 | Paragliding and Hang-gliding Launch and Landing Sites;Off-Leash Dog Area and On-Leash Trails;Advanced Single-Use Mountain Biking Trails;Winter Sports Trails;Restrooms; | Nature-based Playground;Accessible Trails for Other Power-Driven Mobility Devices; |
| 118 | 5/21/23 1:29:15 | 5/21/23 1:31:15 | Paragliding and Hang-gliding Launch and Landing Sites;Multiuse Trails;Advanced Single-Use Hiking Trails;Nature-based Playground;Restrooms; | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails; |
| 119 | 5/21/23 1:42:33 | 5/21/23 1:44:21 | Paragliding and Hang-gliding Launch and Landing Sites;Multiuse Trails;Habitat Protection;Off-Leash Dog Area and On-Leash Trails;Bird and Wildlife Watching; | Advanced Single-Use Hiking Trails;Advanced Single-Use Mountain Biking Trails; |
| 120 | 5/21/23 5:08:38 | 5/21/23 5:10:10 | Bird and Wildlife Watching;Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Picnic Areas and Shelters;Restrooms; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 121 | 5/21/23 5:02:48 | 5/21/23 5:10:12 | Paragliding and Hang-gliding Launch and Landing Sites;Off-Leash Dog Area and On-Leash Trails;Nature-based Playground;Winter Sports Trails;Multiuse Trails; | Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails; |
| 122 | 5/21/23 5:42:46 | 5/21/23 5:45:56 | Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Restrooms;Multiuse Trails;Picnic Areas and Shelters; | Off-Leash Dog Area and On-Leash Trails;Advanced Single-Use Hiking Trails; |
| 123 | 5/21/23 5:52:59 | 5/21/23 5:55:43 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations;Habitat Protection; | Winter Sports Trails;Visitor / Regional Trailhead / Interpretive Center; |
| 124 | 5/21/23 6:08:41 | 5/21/23 6:10:32 | Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Restrooms;Paragliding and Hang-gliding Launch and Landing Sites;Visitor / Regional Trailhead / Interpretive Center; | Accessible Trails for Other Power-Driven Mobility Devices;Nature-based Playground; |
| 125 | 5/21/23 6:10:04 | 5/21/23 6:11:56 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Adaptive Management;Habitat Protection;Volunteering; | Chairlift on Adjacent Property to Upper Elevations;Visitor / Regional Trailhead / Interpretive Center; |
| 126 | 5/21/23 6:22:39 | 5/21/23 6:25:41 | Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Advanced Single-Use Hiking Trails;Picnic Areas and Shelters;Restrooms; | Visitor / Regional Trailhead / Interpretive Center;Habitat Protection; |
| 127 | 5/21/23 6:30:24 | 5/21/23 6:32:58 | Multiuse Trails;Advanced Single-Use Hiking Trails;Habitat Protection;Winter Sports Trails;Adaptive Management; | Accessible Trails for Other Power-Driven Mobility Devices;Paragliding and Hang-gliding Launch and Landing Sites; |
| 128 | 5/21/23 6:39:15 | 5/21/23 6:41:40 | Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Winter Sports Trails;Volunteering;Restrooms; | Visitor / Regional Trailhead / Interpretive Center;Bird and Wildlife Watching; |
| 129 | 5/21/23 6:41:32 | 5/21/23 6:42:41 | Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails;Nature-based Playground;Off-Leash Dog Area and On-Leash Trails;Habitat Protection; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 130 | 5/21/23 6:46:13 | 5/21/23 6:49:31 | Off-Leash Dog Area and On-Leash Trails;Multiuse Trails;Advanced Single-Use Hiking Trails;Nature-based Playground;Visitor / Regional Trailhead / Interpretive Center; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 131 | 5/21/23 7:01:23 | 5/21/23 7:02:00 | Restrooms;Advanced Single-Use Hiking Trails;Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Multiuse Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 132 | 5/21/23 7:11:59 | 5/21/23 7:13:10 | Off-Leash Dog Area and On-Leash Trails;Advanced Single-Use Hiking Trails;Picnic Areas and Shelters;Nature-based Playground;Winter Sports Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 133 | 5/21/23 7:29:30 | 5/21/23 7:30:44 | Bird and Wildlife Watching;Volunteering;Advanced Single-Use Hiking Trails;Picnic Areas and Shelters;Paragliding and Hang-gliding Launch and Landing Sites; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 134 | 5/21/23 7:46:25 | 5/21/23 7:48:16 | Bird and Wildlife Watching;Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Visitor / Regional Trailhead / Interpretive Center; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 135 | 5/21/23 7:49:46 | 5/21/23 7:51:35 | Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Multiuse Trails; | Picnic Areas and Shelters;Visitor / Regional Trailhead / Interpretive Center; |

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| 136 | 5/21/23 8:04:14 | 5/21/23 8:05:37 | Paragliding and Hang-gliding Launch and Landing Sites;Habitat Protection;Winter Sports Trails;Advanced Single-Use Hiking Trails;Volunteering; | Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails; |
| 137 | 5/21/23 8:07:11 | 5/21/23 8:11:19 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Advanced Single-Use Hiking Trails;Restrooms;Chairlift on Adjacent Property to Upper Elevations; | Nature-based Playground;Winter Sports Trails; |
| 138 | 5/21/23 8:09:18 | 5/21/23 8:11:57 | Advanced Single-Use Hiking Trails;Chairlift on Adjacent Property to Upper Elevations;Habitat Protection;Paragliding and Hang-gliding Launch and Landing Sites;Bird and Wildlife Watching; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 139 | 5/21/23 8:12:56 | 5/21/23 8:13:52 | Paragliding and Hang-gliding Launch and Landing Sites;Bird and Wildlife Watching;Multiuse Trails;Advanced Single-Use Hiking Trails;Restrooms; | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails; |
| 140 | 5/21/23 8:22:49 | 5/21/23 8:26:40 | Advanced Single-Use Hiking Trails;Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Multiuse Trails;Accessible Trails for Other Power-Driven Mobility Devices; | Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations; |
| 141 | 5/21/23 8:28:01 | 5/21/23 8:29:09 | Off-Leash Dog Area and On-Leash Trails;Multiuse Trails;Advanced Single-Use Hiking Trails;Restrooms;Advanced Single-Use Mountain Biking Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 142 | 5/21/23 8:29:47 | 5/21/23 8:32:01 | Advanced Single-Use Mountain Biking Trails;Restrooms;Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Hiking Trails;Picnic Areas and Shelters; | Accessible Trails for Other Power-Driven Mobility Devices;Adaptive Management; |
| 143 | 5/21/23 8:33:57 | 5/21/23 8:35:30 | Paragliding and Hang-gliding Launch and Landing Sites;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations;Picnic Areas and Shelters;Restrooms; | Advanced Single-Use Hiking Trails;Paragliding and Hang-gliding Launch and Landing Sites; |
| 144 | 5/21/23 8:38:58 | 5/21/23 8:41:30 | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails;Volunteering;Multiuse Trails;Winter Sports Trails; | Bird and Wildlife Watching;Off-Leash Dog Area and On-Leash Trails; |
| 145 | 5/21/23 8:56:49 | 5/21/23 9:02:59 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Nature-based Playground;Paragliding and Hang-gliding Launch and Landing Sites;Picnic Areas and Shelters; | Chairlift on Adjacent Property to Upper Elevations;Visitor / Regional Trailhead / Interpretive Center; |
| 146 | 5/21/23 9:08:37 | 5/21/23 9:10:15 | Paragliding and Hang-gliding Launch and Landing Sites;Bird and Wildlife Watching;Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails;Habitat Protection; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 147 | 5/21/23 9:07:48 | 5/21/23 9:10:15 | Advanced Single-Use Mountain Biking Trails;Restrooms;Multiuse Trails;Habitat Protection;Winter Sports Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 148 | 5/21/23 9:09:41 | 5/21/23 9:11:48 | Advanced Single-Use Mountain Biking Trails;Winter Sports Trails;Paragliding and Hang-gliding Launch and Landing Sites;Accessible Trails for Other Power-Driven Mobility Devices;Restrooms; | Nature-based Playground;Picnic Areas and Shelters; |
| 149 | 5/21/23 9:23:59 | 5/21/23 9:26:19 | Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Winter Sports Trails;Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails; | Bird and Wildlife Watching;Adaptive Management; |
| 150 | 5/21/23 9:29:10 | 5/21/23 9:31:05 | Advanced Single-Use Mountain Biking Trails;Picnic Areas and Shelters;Winter Sports Trails;Chairlift on Adjacent Property to Upper Elevations;Volunteering; | Accessible Trails for Other Power-Driven Mobility Devices;Paragliding and Hang-gliding Launch and Landing Sites; |
| 151 | 5/21/23 9:29:59 | 5/21/23 9:33:19 | Advanced Single-Use Mountain Biking Trails;Restrooms;Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Chairlift on Adjacent Property to Upper Elevations; | Visitor / Regional Trailhead / Interpretive Center;Habitat Protection; |
| 152 | 5/21/23 9:43:57 | 5/21/23 9:45:09 | Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Winter Sports Trails;Bird and Wildlife Watching;Multiuse Trails; | Chairlift on Adjacent Property to Upper Elevations;Picnic Areas and Shelters; |
| 153 | 5/21/23 10:09:41 | 5/21/23 10:10:20 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Advanced Single-Use Hiking Trails;Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 154 | 5/21/23 10:11:30 | 5/21/23 10:12:32 | Paragliding and Hang-gliding Launch and Landing Sites;Accessible Trails for Other Power-Driven Mobility Devices;Bird and Wildlife Watching;Winter Sports Trails;Restrooms; | Adaptive Management;Accessible Trails for Other Power-Driven Mobility Devices; |
| 155 | 5/21/23 10:42:22 | 5/21/23 10:44:31 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations;Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Hiking Trails; | Habitat Protection;Paragliding and Hang-gliding Launch and Landing Sites; |
| 156 | 5/21/23 10:54:14 | 5/21/23 10:55:46 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Hiking Trails;Advanced Single-Use Mountain Biking Trails;Bird and Wildlife Watching;Visitor / Regional Trailhead / Interpretive Center; | Chairlift on Adjacent Property to Upper Elevations;Nature-based Playground; |
| 157 | 5/21/23 10:58:13 | 5/21/23 11:00:12 | Bird and Wildlife Watching;Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Multiuse Trails;Off-Leash Dog Area and On-Leash Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails; |
| 158 | 5/21/23 11:02:28 | 5/21/23 11:04:47 | Advanced Single-Use Mountain Biking Trails;Volunteering;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations;Winter Sports Trails; | Off-Leash Dog Area and On-Leash Trails;Picnic Areas and Shelters; |
| 159 | 5/21/23 11:08:13 | 5/21/23 11:10:26 | Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Habitat Protection;Multiuse Trails;Advanced Single-Use Mountain Biking Trails; | Chairlift on Adjacent Property to Upper Elevations;Picnic Areas and Shelters; |
| 160 | 5/21/23 11:15:01 | 5/21/23 11:17:32 | Bird and Wildlife Watching;Habitat Protection;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations;Picnic Areas and Shelters; | Restrooms;Advanced Single-Use Mountain Biking Trails; |
| 161 | 5/21/23 11:17:34 | 5/21/23 11:18:07 | Bird and Wildlife Watching;Volunteering;Multiuse Trails;Advanced Single-Use Hiking Trails;Habitat Protection; | Advanced Single-Use Mountain Biking Trails;Restrooms; |
| 162 | 5/21/23 11:18:09 | 5/21/23 11:18:44 | Bird and Wildlife Watching;Volunteering;Multiuse Trails;Advanced Single-Use Hiking Trails;Chairlift on Adjacent Property to Upper Elevations; | Restrooms;Off-Leash Dog Area and On-Leash Trails; |
| 163 | 5/21/23 11:18:45 | 5/21/23 11:19:34 | Adaptive Management;Visitor / Regional Trailhead / Interpretive Center;Habitat Protection;Picnic Areas and Shelters;Chairlift on Adjacent Property to Upper Elevations; | Restrooms;Off-Leash Dog Area and On-Leash Trails; |

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| 164 | 5/21/23 12:50:21 | 5/21/23 12:52:21 | Advanced Single-Use Mountain Biking Trails;Picnic Areas and Shelters;Volunteering;Restrooms;Adaptive Management; | Accessible Trails for Other Power-Driven Mobility Devices;Paragliding and Hang-gliding Launch and Landing Sites; |
| 165 | 5/20/23 18:38:24 | 5/21/23 14:40:24 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Winter Sports Trails;Adaptive Management;Volunteering; | Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations; |
| 166 | 5/21/23 14:47:34 | 5/21/23 14:49:23 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Restrooms;Habitat Protection; | Accessible Trails for Other Power-Driven Mobility Devices;Picnic Areas and Shelters; |
| 167 | 5/21/23 14:59:09 | 5/21/23 15:01:04 | Multiuse Trails;Restrooms;Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Hiking Trails;Chairlift on Adjacent Property to Upper Elevations; | Advanced Single-Use Mountain Biking Trails;Habitat Protection; |
| 168 | 5/21/23 16:41:48 | 5/21/23 16:43:44 | Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Multiuse Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 169 | 5/21/23 17:18:35 | 5/21/23 17:19:56 | Paragliding and Hang-gliding Launch and Landing Sites;Bird and Wildlife Watching;Restrooms;Winter Sports Trails;Multiuse Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 170 | 5/21/23 20:25:12 | 5/21/23 20:26:56 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Advanced Single-Use Hiking Trails;Chairlift on Adjacent Property to Upper Elevations;Nature-based Playground; | Accessible Trails for Other Power-Driven Mobility Devices;Picnic Areas and Shelters; |
| 171 | 5/21/23 21:33:18 | 5/21/23 21:35:09 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Visitor / Regional Trailhead / Interpretive Center;Chairlift on Adjacent Property to Upper Elevations;Restrooms; | Multiuse Trails;Off-Leash Dog Area and On-Leash Trails; |
| 172 | 5/21/23 22:35:08 | 5/21/23 22:38:18 | Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Nature-based Playground;Paragliding and Hang-gliding Launch and Landing Sites;Habitat Protection; | Accessible Trails for Other Power-Driven Mobility Devices;Picnic Areas and Shelters; |
| 173 | 5/21/23 22:54:52 | 5/21/23 22:55:38 | Off-Leash Dog Area and On-Leash Trails;Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Advanced Single-Use Hiking Trails;Picnic Areas and Shelters; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 174 | 5/22/23 9:55:05 | 5/22/23 9:56:39 | Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Habitat Protection;Advanced Single-Use Hiking Trails;Bird and Wildlife Watching; | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails; |
| 175 | 5/22/23 10:49:38 | 5/22/23 10:52:05 | Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Restrooms;Winter Sports Trails;Volunteering; | Advanced Single-Use Hiking Trails;Habitat Protection; |
| 176 | 5/22/23 10:52:11 | 5/22/23 10:52:45 | Advanced Single-Use Mountain Biking Trails;Volunteering;Chairlift on Adjacent Property to Upper Elevations;Picnic Areas and Shelters;Restrooms; | Multiuse Trails;Advanced Single-Use Hiking Trails; |
| 177 | 5/22/23 11:45:08 | 5/22/23 11:46:26 | Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Multiuse Trails;Restrooms;Adaptive Management; | Off-Leash Dog Area and On-Leash Trails;Accessible Trails for Other Power-Driven Mobility Devices; |
| 178 | 5/22/23 13:50:37 | 5/22/23 13:53:58 | Advanced Single-Use Hiking Trails;Picnic Areas and Shelters;Off-Leash Dog Area and On-Leash Trails;Bird and Wildlife Watching;Habitat Protection; | Accessible Trails for Other Power-Driven Mobility Devices;Nature-based Playground; |
| 179 | 5/22/23 18:30:02 | 5/22/23 18:43:45 | Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Chairlift on Adjacent Property to Upper Elevations;Volunteering;Off-Leash Dog Area and On-Leash Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Picnic Areas and Shelters; |
| 180 | 5/22/23 20:26:40 | 5/22/23 20:27:53 | Paragliding and Hang-gliding Launch and Landing Sites;Multiuse Trails;Advanced Single-Use Hiking Trails;Chairlift on Adjacent Property to Upper Elevations;Restrooms; | Accessible Trails for Other Power-Driven Mobility Devices;Visitor / Regional Trailhead / Interpretive Center; |
| 181 | 5/22/23 20:28:31 | 5/22/23 20:29:50 | Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Restrooms;Picnic Areas and Shelters;Advanced Single-Use Hiking Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 182 | 5/22/23 20:30:05 | 5/22/23 20:30:28 | Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails;Multiuse Trails;Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 183 | 5/23/23 6:38:48 | 5/23/23 6:41:15 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Hiking Trails;Bird and Wildlife Watching;Multiuse Trails;Winter Sports Trails; | Chairlift on Adjacent Property to Upper Elevations;Advanced Single-Use Mountain Biking Trails; |
| 184 | 5/23/23 9:38:17 | 5/23/23 9:44:39 | Restrooms;Multiuse Trails;Winter Sports Trails;Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Hiking Trails; | Advanced Single-Use Mountain Biking Trails;Volunteering; |
| 185 | 5/23/23 10:43:06 | 5/23/23 10:45:19 | Paragliding and Hang-gliding Launch and Landing Sites;Multiuse Trails;Habitat Protection;Restrooms;Bird and Wildlife Watching; | Accessible Trails for Other Power-Driven Mobility Devices;Picnic Areas and Shelters; |
| 186 | 5/23/23 10:45:54 | 5/23/23 10:48:08 | Advanced Single-Use Mountain Biking Trails;Paragliding and Hang-gliding Launch and Landing Sites;Habitat Protection;Multiuse Trails;Restrooms; | Picnic Areas and Shelters;Nature-based Playground; |
| 187 | 5/23/23 10:48:36 | 5/23/23 11:00:53 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Mountain Biking Trails;Nature-based Playground;Picnic Areas and Shelters;Restrooms; | Advanced Single-Use Hiking Trails;Off-Leash Dog Area and On-Leash Trails; |
| 188 | 5/23/23 12:04:17 | 5/23/23 12:05:21 | Paragliding and Hang-gliding Launch and Landing Sites;Off-Leash Dog Area and On-Leash Trails;Advanced Single-Use Mountain Biking Trails;Winter Sports Trails;Bird and Wildlife Watching; | Accessible Trails for Other Power-Driven Mobility Devices;Visitor / Regional Trailhead / Interpretive Center; |
| 189 | 5/23/23 12:11:30 | 5/23/23 12:13:31 | Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Multiuse Trails;Restrooms;Off-Leash Dog Area and On-Leash Trails; | Visitor / Regional Trailhead / Interpretive Center;Nature-based Playground; |
| 190 | 5/23/23 13:43:30 | 5/23/23 13:44:13 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Advanced Single-Use Hiking Trails;Chairlift on Adjacent Property to Upper Elevations;Winter Sports Trails; | Off-Leash Dog Area and On-Leash Trails;Paragliding and Hang-gliding Launch and Landing Sites; |
| 191 | 5/23/23 14:20:46 | 5/23/23 14:24:28 | Multiuse Trails;Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Winter Sports Trails;Chairlift on Adjacent Property to Upper Elevations; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |

| | | | | |
|---|---|---|---|---|
| 192 | 5/24/23 20:05:15 | 5/24/23 20:07:31 | Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Accessible Trails for Other Power-Driven Mobility Devices;Multiuse Trails;Picnic Areas and Shelters; | Nature-based Playground;Bird and Wildlife Watching; |
| 193 | 5/25/23 14:37:44 | 5/25/23 14:40:53 | Paragliding and Hang-gliding Launch and Landing Sites;Multiuse Trails;Winter Sports Trails;Visitor / Regional Trailhead / Interpretive Center;Volunteering; | Picnic Areas and Shelters;Off-Leash Dog Area and On-Leash Trails; |
| 194 | 5/25/23 14:41:57 | 5/25/23 14:44:15 | Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails; | Bird and Wildlife Watching;Habitat Protection; |
| 195 | 5/26/23 7:39:46 | 5/26/23 7:42:02 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Advanced Single-Use Hiking Trails;Nature-based Playground; | Off-Leash Dog Area and On-Leash Trails;Visitor / Regional Trailhead / Interpretive Center; |
| 196 | 5/26/23 7:50:26 | 5/26/23 7:51:59 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Mountain Biking Trails;Volunteering;Picnic Areas and Shelters;Restrooms; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 197 | 5/26/23 7:55:51 | 5/26/23 7:56:35 | Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Nature-based Playground;Restrooms;Picnic Areas and Shelters; | Picnic Areas and Shelters;Off-Leash Dog Area and On-Leash Trails; |
| 198 | 5/26/23 7:58:14 | 5/26/23 7:59:57 | Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Volunteering;Advanced Single-Use Hiking Trails;Restrooms; | Adaptive Management;Accessible Trails for Other Power-Driven Mobility Devices; |
| 199 | 5/26/23 7:57:42 | 5/26/23 8:00:03 | Paragliding and Hang-gliding Launch and Landing Sites;Chairlift on Adjacent Property to Upper Elevations;Advanced Single-Use Hiking Trails;Nature-based Playground;Advanced Single-Use Mountain Biking Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 200 | 5/26/23 8:03:40 | 5/26/23 8:04:47 | Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Off-Leash Dog Area and On-Leash Trails;Multiuse Trails;Restrooms; | Bird and Wildlife Watching;Nature-based Playground; |
| 201 | 5/26/23 8:04:17 | 5/26/23 8:05:13 | Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Multiuse Trails;Volunteering;Habitat Protection; | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Hiking Trails; |
| 202 | 5/26/23 8:05:29 | 5/26/23 8:08:10 | Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails;Habitat Protection;Restrooms;Volunteering; | Chairlift on Adjacent Property to Upper Elevations;Multiuse Trails; |
| 203 | 5/26/23 8:22:50 | 5/26/23 8:25:30 | Paragliding and Hang-gliding Launch and Landing Sites;Chairlift on Adjacent Property to Upper Elevations;Bird and Wildlife Watching;Advanced Single-Use Hiking Trails;Visitor / Regional Trailhead / Interpretive Center; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 204 | 5/26/23 8:26:57 | 5/26/23 8:29:39 | Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Picnic Areas and Shelters;Advanced Single-Use Hiking Trails;Multiuse Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Advanced Single-Use Mountain Biking Trails; |
| 205 | 5/26/23 8:53:47 | 5/26/23 8:54:57 | Paragliding and Hang-gliding Launch and Landing Sites;Habitat Protection;Winter Sports Trails;Visitor / Regional Trailhead / Interpretive Center;Adaptive Management; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 206 | 5/26/23 8:55:47 | 5/26/23 8:58:18 | Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Nature-based Playground;Chairlift on Adjacent Property to Upper Elevations;Bird and Wildlife Watching; | Off-Leash Dog Area and On-Leash Trails;Accessible Trails for Other Power-Driven Mobility Devices; |
| 207 | 5/26/23 8:59:28 | 5/26/23 9:00:33 | Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Multiuse Trails;Nature-based Playground;Habitat Protection; | Bird and Wildlife Watching;Advanced Single-Use Hiking Trails; |
| 208 | 5/27/23 7:44:00 | 5/27/23 7:45:45 | Advanced Single-Use Mountain Biking Trails;Nature-based Playground;Habitat Protection;Paragliding and Hang-gliding Launch and Landing Sites;Winter Sports Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 209 | 5/27/23 8:01:24 | 5/27/23 8:04:21 | Paragliding and Hang-gliding Launch and Landing Sites;Habitat Protection;Advanced Single-Use Mountain Biking Trails;Nature-based Playground;Advanced Single-Use Hiking Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 210 | 5/27/23 8:02:57 | 5/27/23 8:04:58 | Advanced Single-Use Mountain Biking Trails;Paragliding and Hang-gliding Launch and Landing Sites;Habitat Protection;Nature-based Playground;Advanced Single-Use Hiking Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 211 | 5/28/23 5:59:37 | 5/28/23 6:03:53 | Paragliding and Hang-gliding Launch and Landing Sites;Restrooms;Winter Sports Trails;Advanced Single-Use Hiking Trails;Multiuse Trails; | Nature-based Playground;Off-Leash Dog Area and On-Leash Trails; |
| 212 | 5/29/23 7:09:39 | 5/29/23 7:13:06 | Off-Leash Dog Area and On-Leash Trails;Paragliding and Hang-gliding Launch and Landing Sites;Chairlift on Adjacent Property to Upper Elevations;Accessible Trails for Other Power-Driven Mobility Devices;Restrooms; | Visitor / Regional Trailhead / Interpretive Center;Nature-based Playground; |
| 213 | 5/29/23 7:13:49 | 5/29/23 7:14:10 | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails;Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Restrooms; | Nature-based Playground;Visitor / Regional Trailhead / Interpretive Center; |
| 214 | 5/29/23 7:57:53 | 5/29/23 8:04:53 | Advanced Single-Use Mountain Biking Trails;Advanced Single-Use Hiking Trails;Chairlift on Adjacent Property to Upper Elevations;Paragliding and Hang-gliding Launch and Landing Sites;Restrooms; | Nature-based Playground;Visitor / Regional Trailhead / Interpretive Center; |
| 215 | 5/30/23 15:37:52 | 5/30/23 15:39:20 | Paragliding and Hang-gliding Launch and Landing Sites;Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Advanced Single-Use Hiking Trails;Winter Sports Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 216 | 6/6/23 8:52:37 | 6/6/23 8:56:01 | Bird and Wildlife Watching;Advanced Single-Use Hiking Trails;Habitat Protection;Adaptive Management;Off-Leash Dog Area and On-Leash Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 217 | 6/6/23 16:09:07 | 6/6/23 16:13:11 | Multiuse Trails;Habitat Protection;Winter Sports Trails;Visitor / Regional Trailhead / Interpretive Center;Advanced Single-Use Hiking Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |

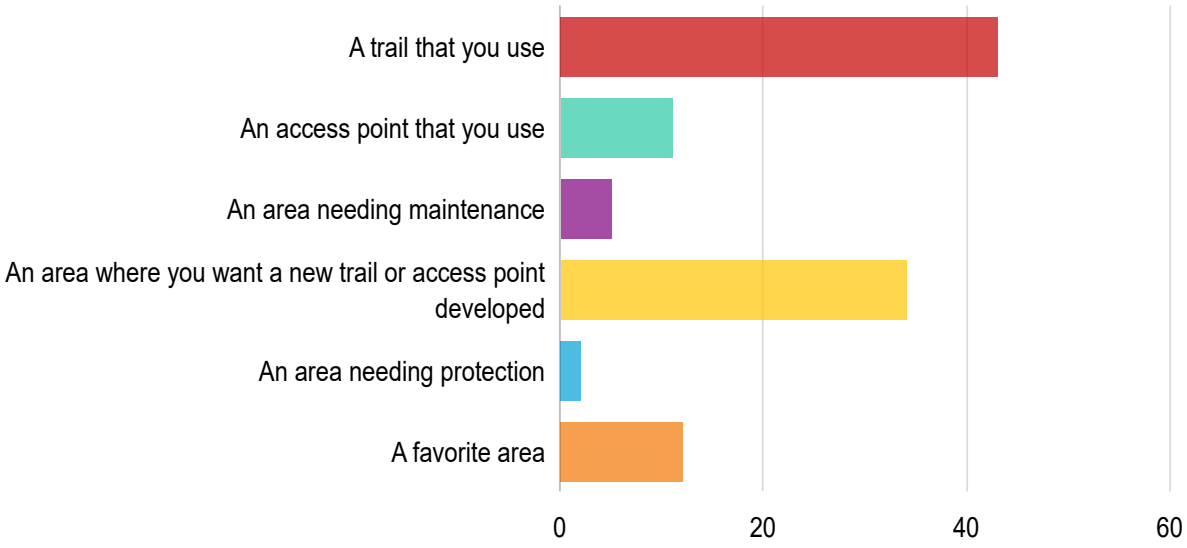
| | | | | |
|---|---|---|---|---|
| 218 | 6/6/23 20:38:56 | 6/6/23 20:41:27 | Bird and Wildlife Watching;Advanced Single-Use Hiking Trails;Habitat Protection;Winter Sports Trails;Multiuse Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Visitor / Regional Trailhead / Interpretive Center; |
| 219 | 6/6/23 20:41:40 | 6/6/23 20:42:38 | Bird and Wildlife Watching;Multiuse Trails;Advanced Single-Use Hiking Trails;Habitat Protection;Winter Sports Trails; | Picnic Areas and Shelters;Restrooms; |
| 220 | 6/7/23 7:23:27 | 6/7/23 7:24:57 | Off-Leash Dog Area and On-Leash Trails;Nature-based Playground;Habitat Protection;Restrooms;Advanced Single-Use Mountain Biking Trails; | Adaptive Management;Winter Sports Trails; |
| 221 | 6/8/23 11:06:16 | 6/8/23 11:08:24 | Multiuse Trails;Volunteering;Advanced Single-Use Hiking Trails;Winter Sports Trails;Visitor / Regional Trailhead / Interpretive Center; | Accessible Trails for Other Power-Driven Mobility Devices;Paragliding and Hang-gliding Launch and Landing Sites; |
| 222 | 6/8/23 11:29:15 | 6/8/23 11:30:30 | Off-Leash Dog Area and On-Leash Trails;Multiuse Trails;Advanced Single-Use Hiking Trails;Habitat Protection;Bird and Wildlife Watching; | Accessible Trails for Other Power-Driven Mobility Devices;Picnic Areas and Shelters; |
| 223 | 6/13/23 10:38:41 | 6/13/23 10:48:17 | Advanced Single-Use Mountain Biking Trails;Off-Leash Dog Area and On-Leash Trails;Volunteering;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations; | Accessible Trails for Other Power-Driven Mobility Devices;Paragliding and Hang-gliding Launch and Landing Sites; |
| 224 | 6/13/23 21:28:46 | 6/13/23 21:30:07 | Advanced Single-Use Hiking Trails;Habitat Protection;Winter Sports Trails;Restrooms;Advanced Single-Use Mountain Biking Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 225 | 6/14/23 8:55:25 | 6/14/23 8:58:10 | Advanced Single-Use Mountain Biking Trails;Chairlift on Adjacent Property to Upper Elevations;Adaptive Management;Advanced Single-Use Hiking Trails;Volunteering; | Accessible Trails for Other Power-Driven Mobility Devices;Picnic Areas and Shelters; |
| 226 | 6/14/23 9:25:54 | 6/14/23 9:27:11 | Advanced Single-Use Mountain Biking Trails;Volunteering;Advanced Single-Use Hiking Trails;Habitat Protection;Winter Sports Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Off-Leash Dog Area and On-Leash Trails; |
| 227 | 6/14/23 12:40:00 | 6/14/23 12:41:03 | Multiuse Trails;Advanced Single-Use Hiking Trails;Restrooms;Habitat Protection;Off-Leash Dog Area and On-Leash Trails; | Accessible Trails for Other Power-Driven Mobility Devices;Picnic Areas and Shelters; |
| 228 | 6/15/23 13:04:54 | 6/15/23 13:07:28 | Bird and Wildlife Watching;Multiuse Trails;Volunteering;Habitat Protection;Visitor / Regional Trailhead / Interpretive Center; | Accessible Trails for Other Power-Driven Mobility Devices;Chairlift on Adjacent Property to Upper Elevations; |
| 229 | 6/20/23 15:54:46 | 6/20/23 15:55:18 | Advanced Single-Use Mountain Biking Trails;Multiuse Trails;Chairlift on Adjacent Property to Upper Elevations;Advanced Single-Use Hiking Trails;Paragliding and Hang-gliding Launch and Landing Sites; | Off-Leash Dog Area and On-Leash Trails;Nature-based Playground; |

# Survey123
# Results Data
# Report

# Blodgett Open Space Master Plan Survey

**Survey Start**

**What type of data are you showing with this data point?** *



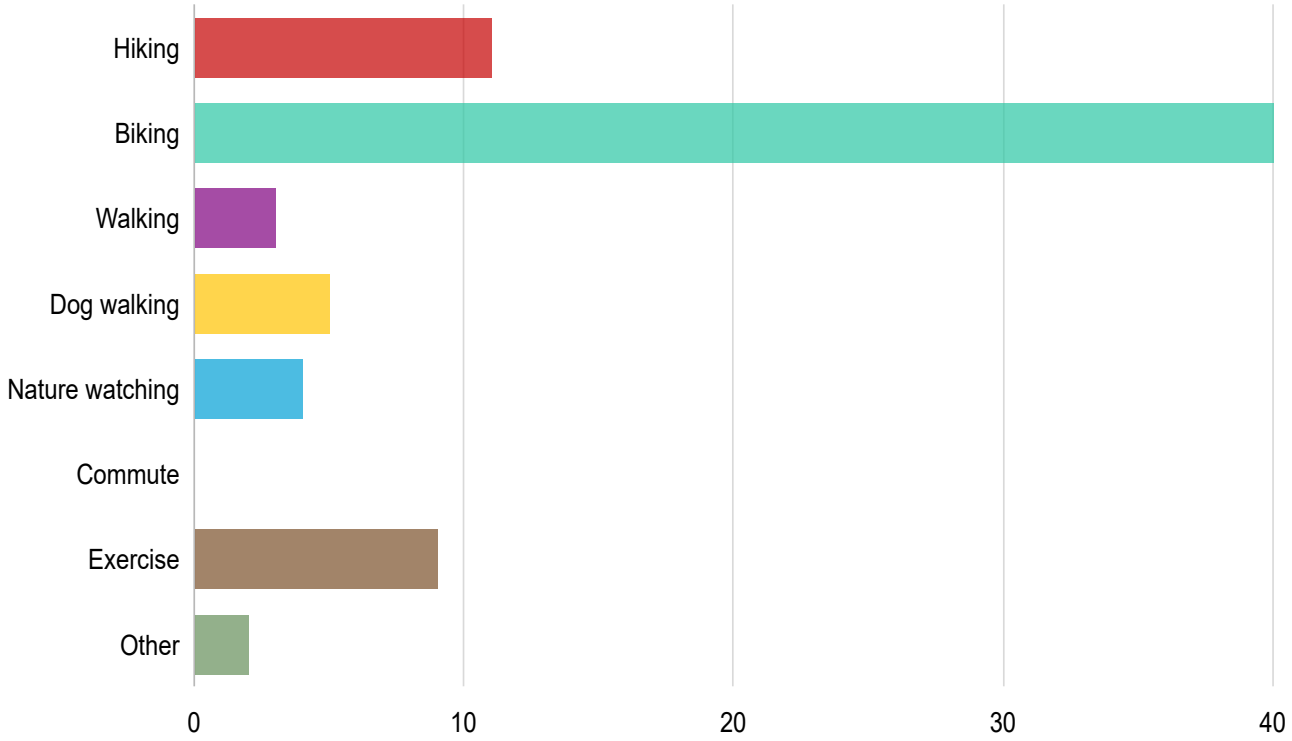

| Answers | Count | Percentage |
|---|---|---|
| A trail that you use | 43 | 40.19% |
| An access point that you use | 11 | 10.28% |
| An area needing maintenance | 5 | 4.67% |
| An area where you want a new trail or access point developed | 34 | 31.78% |
| An area needing protection | 2 | 1.87% |
| A favorite area | 12 | 11.21% |

Answered: 107 Skipped: 0

**Provide some additional info about your datapoint**

**Provide some additional info about your datapoint > Trail that you use**

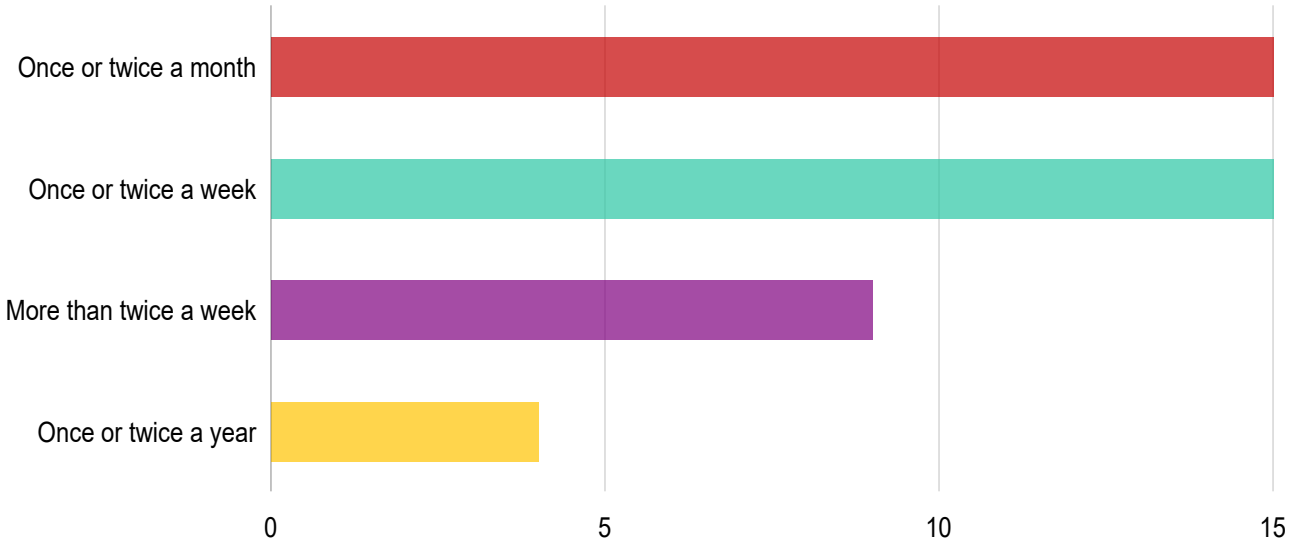
● ● **How do you use this trail?**




| Answers | Count | Percentage |
|---|---|---|
| Hiking | 11 | 10.28% |
| Biking | 40 | 37.38% |
| Walking | 3 | 2.8% |
| Dog walking | 5 | 4.67% |
| Nature watching | 4 | 3.74% |
| Commute | 0 | 0% |
| Exercise | 9 | 8.41% |
| Other | 2 | 1.87% |

Answered: 43 Skipped: 64

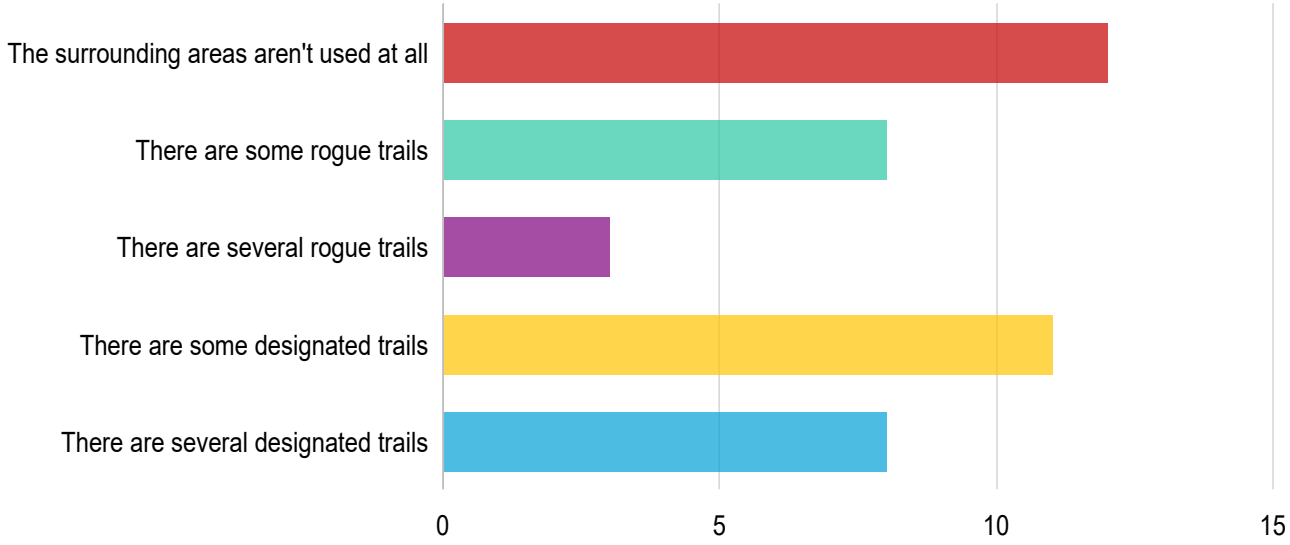
## How often do you use this trail?




| Answers | Count | Percentage |
|---|---|---|
| Once or twice a month | 15 | 14.02% |
| Once or twice a week | 15 | 14.02% |
| More than twice a week | 9 | 8.41% |
| Once or twice a year | 4 | 3.74% |

Answered: 43 Skipped: 64

## How would you describe the use of the areas surrounding this trail?

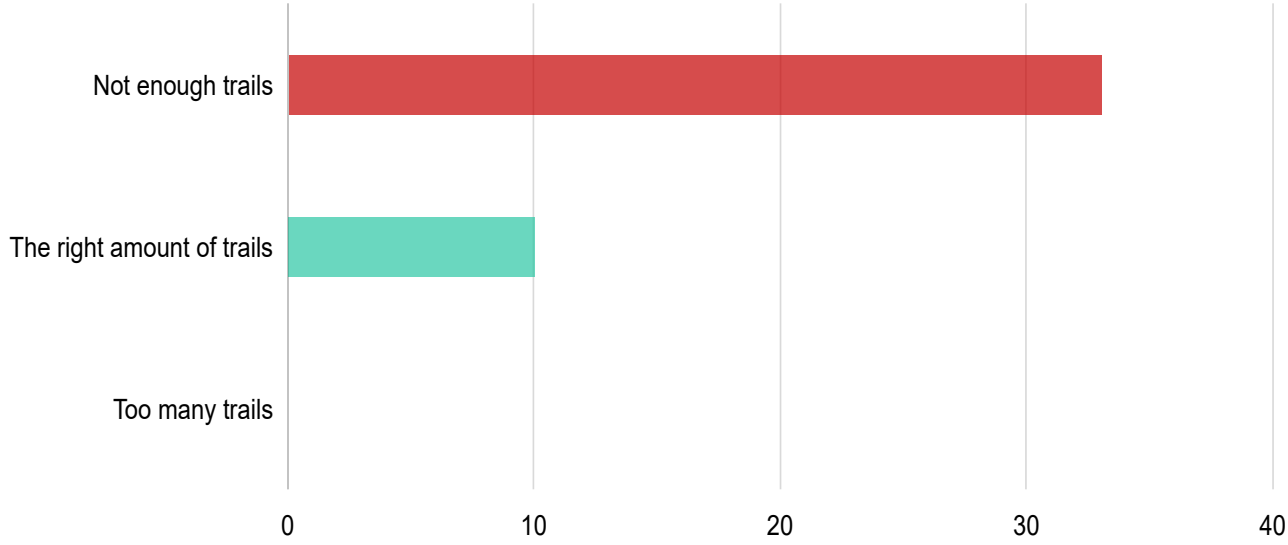



| Answers | Count | Percentage |
|---|---|---|
| The surrounding areas aren't used at all | 12 | 11.21% |
| There are some rogue trails | 8 | 7.48% |
| There are several rogue trails | 3 | 2.8% |
| There are some designated trails | 11 | 10.28% |
| There are several designated trails | 8 | 7.48% |

Answered: 42 Skipped: 65

**Provide some additional info about your datapoint > Trail that you use > How would you rate the density of trails around and connecting to this trail?**

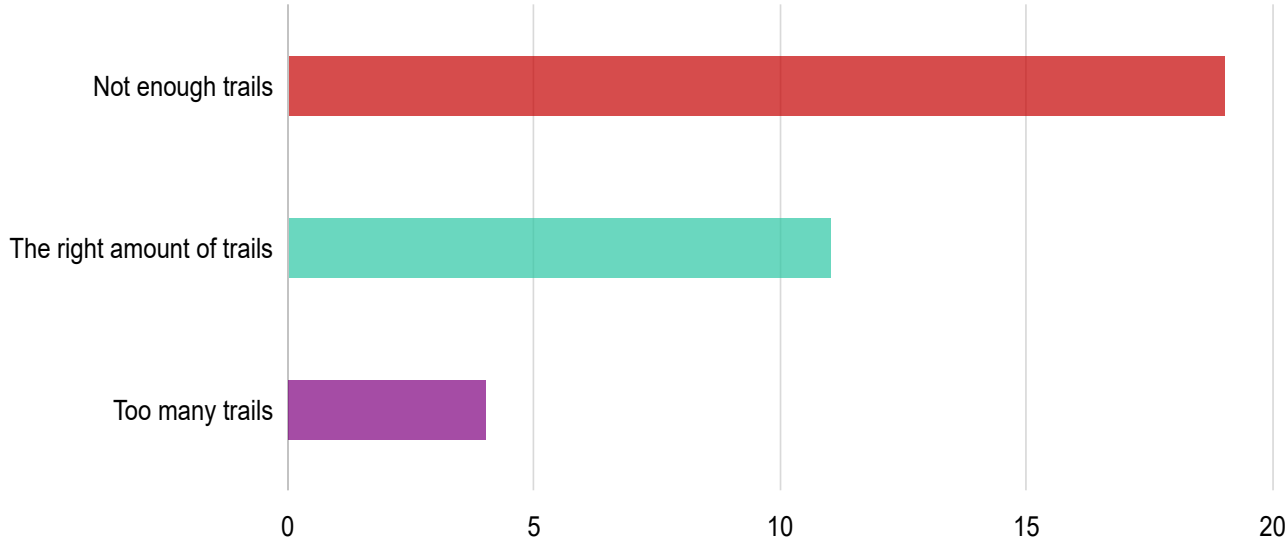
**Designated trails**




| Answers | Count | Percentage |
|---|---|---|
| Not enough trails | 33 | 30.84% |
| The right amount of trails | 10 | 9.35% |
| Too many trails | 0 | 0% |

Answered: 43 Skipped: 64

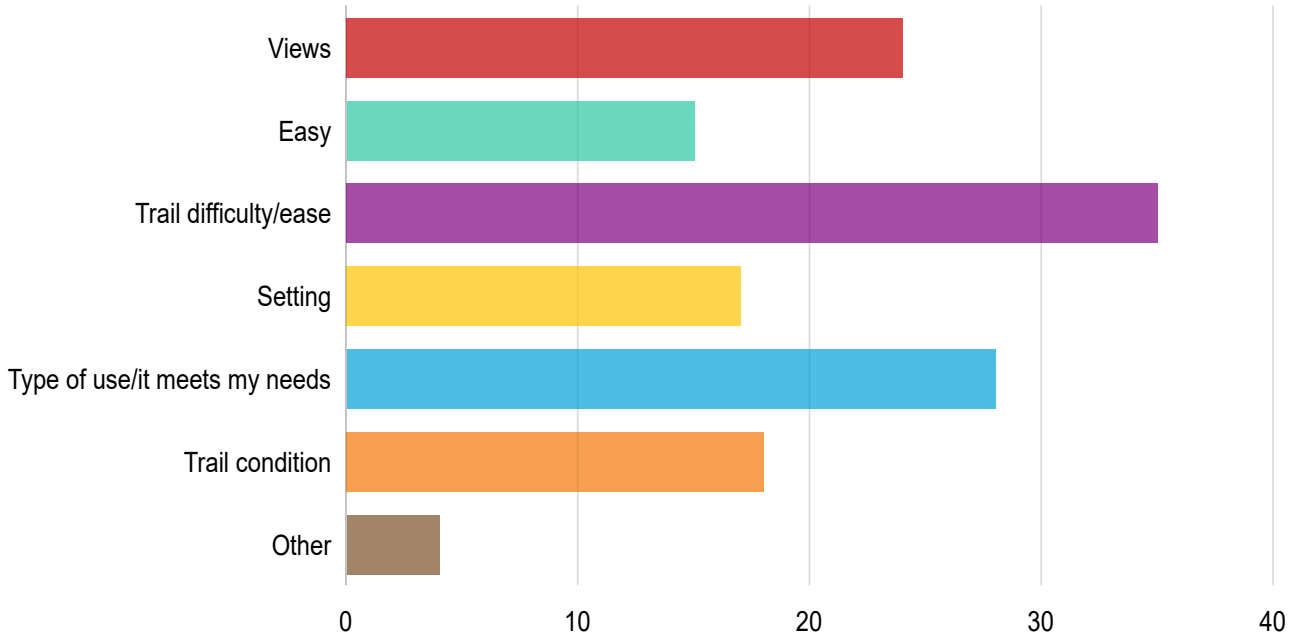
## Rogue trails



| Answers | Count | Percentage |
|---|---|---|
| Not enough trails | 19 | 17.76% |
| The right amount of trails | 11 | 10.28% |
| Too many trails | 4 | 3.74% |

Answered: 34 Skipped: 73

## What do you like most about this trail?

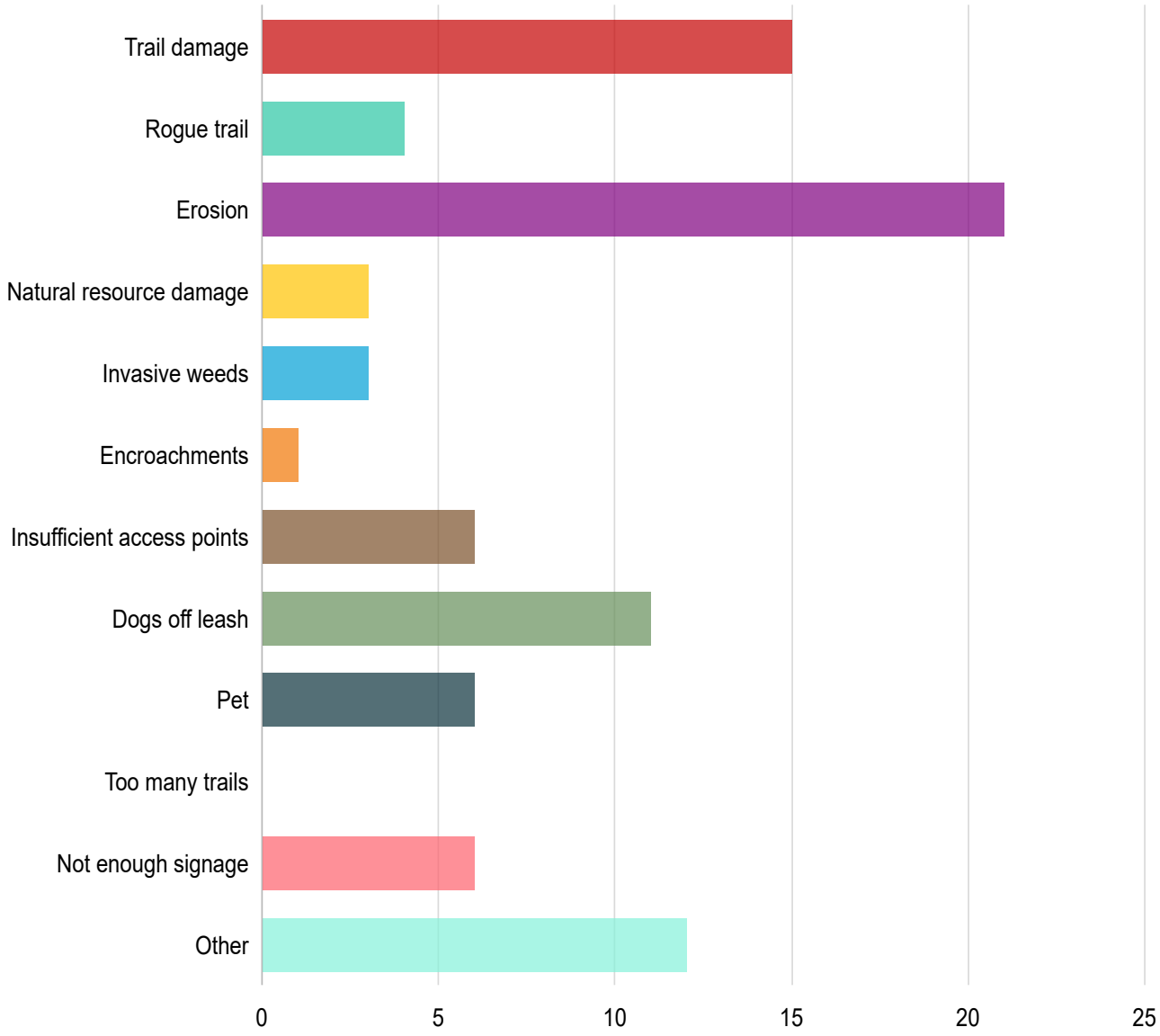



| Answers | Count | Percentage |
|---|---|---|
| Views | 24 | 22.43% |
| Easy access | 15 | 14.02% |
| Trail difficulty/ease | 35 | 32.71% |
| Setting | 17 | 15.89% |
| Type of use/it meets my needs | 28 | 26.17% |
| Trail condition | 18 | 16.82% |

| | | |
|---|---|---|
| Other | 4 | 3.74% |

Answered: 42 Skipped: 65

## Which of the following issues have you encountered on this trail?

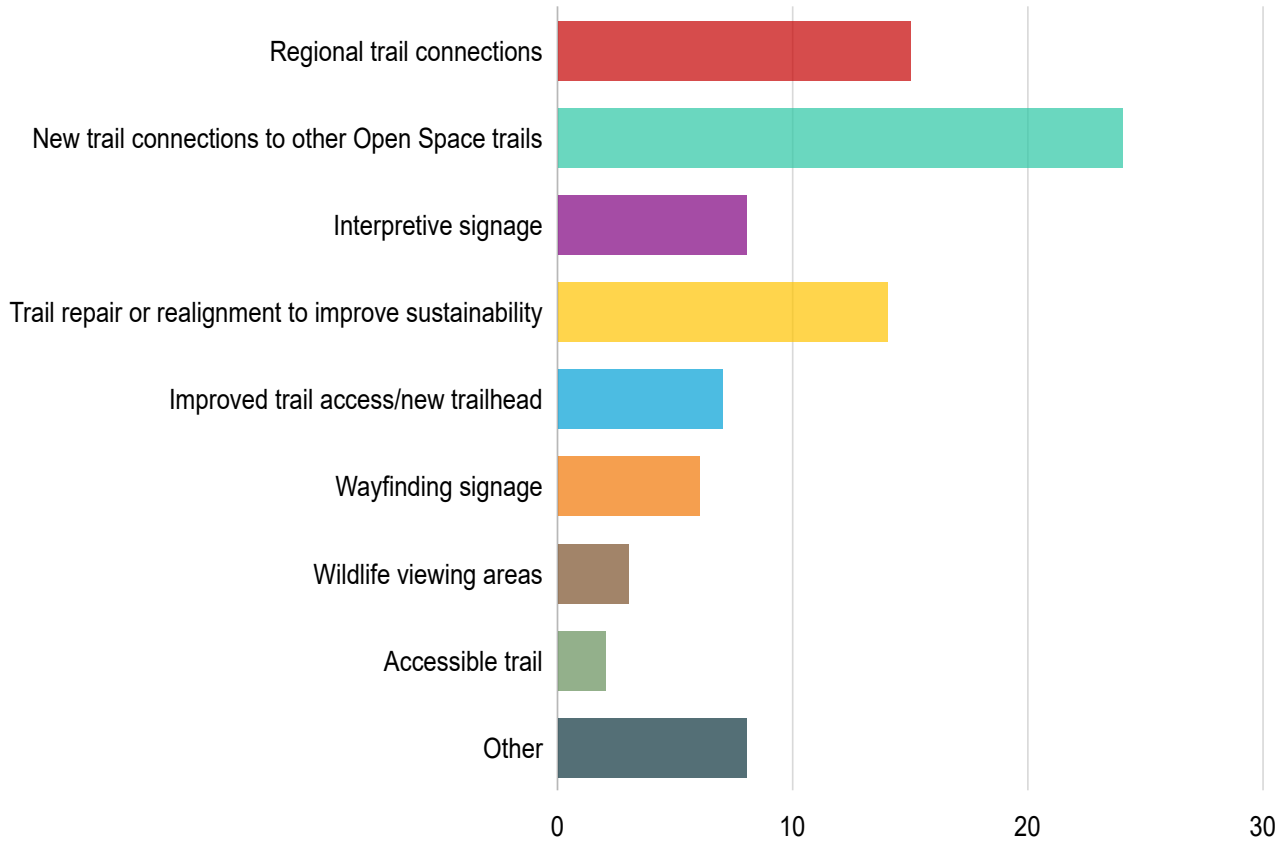



| Answers | Count | Percentage |
|---|---|---|
| Trail damage | 15 | 14.02% |
| Rogue trail | 4 | 3.74% |
| Erosion | 21 | 19.63% |

| | | |
|---|---|---|
| Natural resource damage | 3 | 2.8% |
| Invasive weeds | 3 | 2.8% |
| Encroachments | 1 | 0.93% |
| Insufficient access points | 6 | 5.61% |
| Dogs off leash | 11 | 10.28% |
| Pet waste | 6 | 5.61% |
| Too many trails | 0 | 0% |
| Not enough signage | 6 | 5.61% |
| Other | 12 | 11.21% |

Answered: 41 Skipped: 66

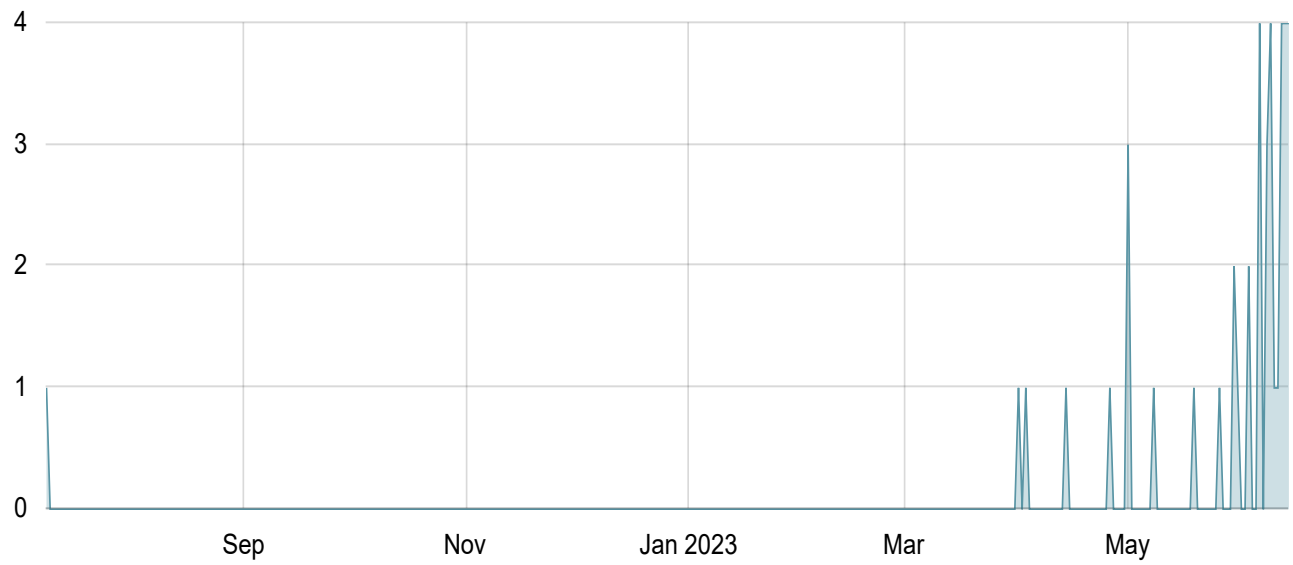
## Which of the following opportunities do you foresee for this trail?



| Answers | Count | Percentage |
|---|---|---|
| Regional trail connections | 15 | 14.02% |
| New trail connections to other Open Space trails | 24 | 22.43% |
| Interpretive signage | 8 | 7.48% |
| Trail repair or realignment to improve sustainability | 14 | 13.08% |
| Improved trail access/new trailhead | 7 | 6.54% |
| Wayfinding signage | 6 | 5.61% |
| Wildlife viewing areas | 3 | 2.8% |
| Accessible trail | 2 | 1.87% |
| Other | 8 | 7.48% |

Answered: 40 Skipped: 67

## When was the last time you used this trail?

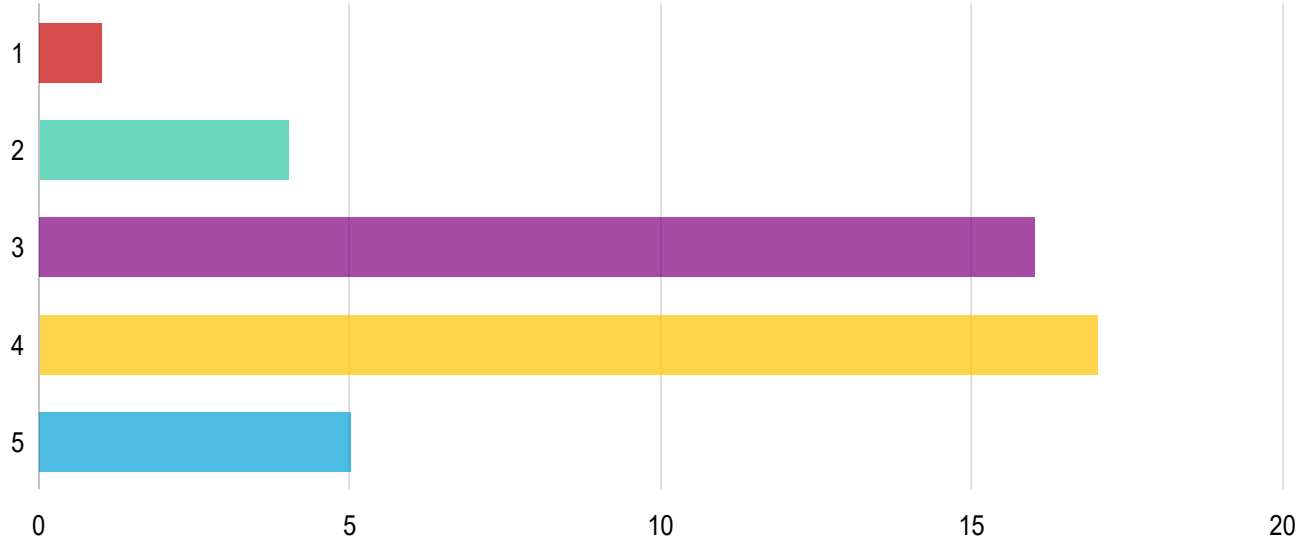



| Date | Count |
|---|---|
| Jul 9, 2022 - Jul 10, 2022 | 1 |

| | |
|---|---|
| Apr 1, 2023 - Apr 2, 2023 | 1 |
| Apr 3, 2023 - Apr 4, 2023 | 1 |
| Apr 14, 2023 - Apr 15, 2023 | 1 |
| Apr 26, 2023 - Apr 27, 2023 | 1 |
| May 1, 2023 - May 2, 2023 | 3 |
| May 8, 2023 - May 9, 2023 | 1 |
| May 19, 2023 - May 20, 2023 | 1 |
| May 26, 2023 - May 27, 2023 | 1 |
| May 30, 2023 - May 31, 2023 | 2 |
| May 31, 2023 - Jun 1, 2023 | 1 |
| Jun 3, 2023 - Jun 4, 2023 | 2 |
| Jun 6, 2023 - Jun 7, 2023 | 4 |
| Jun 8, 2023 - Jun 9, 2023 | 3 |
| Jun 9, 2023 - Jun 10, 2023 | 4 |
| Jun 10, 2023 - Jun 11, 2023 | 1 |
| Jun 11, 2023 - Jun 12, 2023 | 1 |
| Jun 12, 2023 - Jun 13, 2023 | 4 |
| Jun 13, 2023 - Jun 14, 2023 | 4 |
| Jun 14, 2023 - Jun 14, 2023 | 4 |

Answered: 41 Skipped: 66

## How would you rate the condition of this trail?

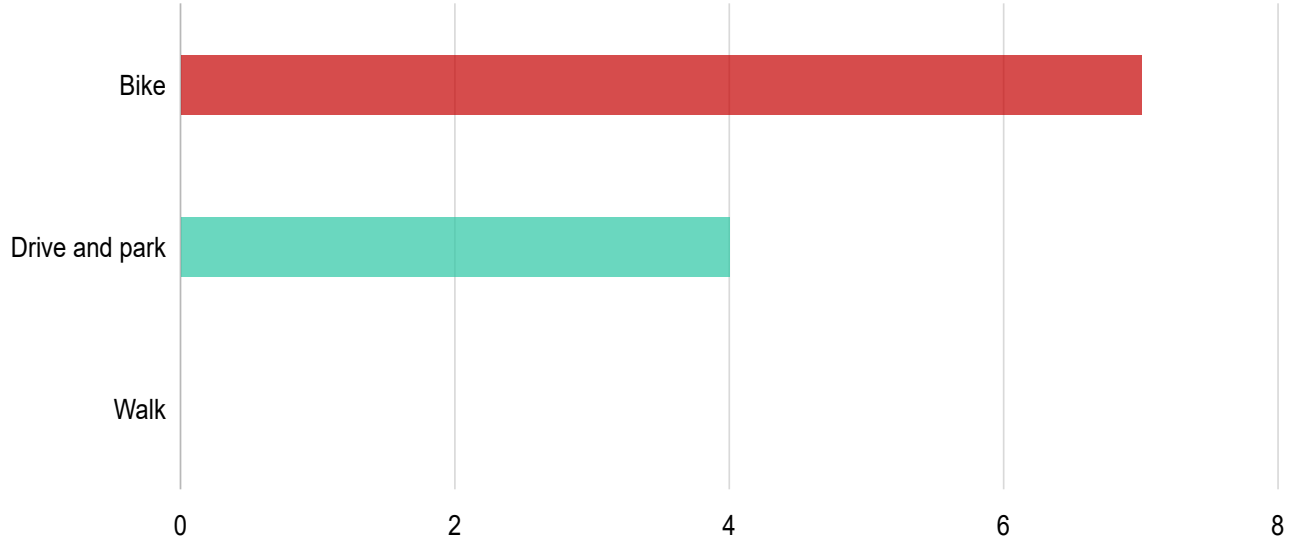



| Answers | Count | Percentage |
|---|---|---|
| 1 | 1 | 0.93% |
| 2 | 4 | 3.74% |
| 3 | 16 | 14.95% |
| 4 | 17 | 15.89% |
| 5 | 5 | 4.67% |

Answered: 43 Skipped: 64

**Provide some additional info about your datapoint > Access point that you use**

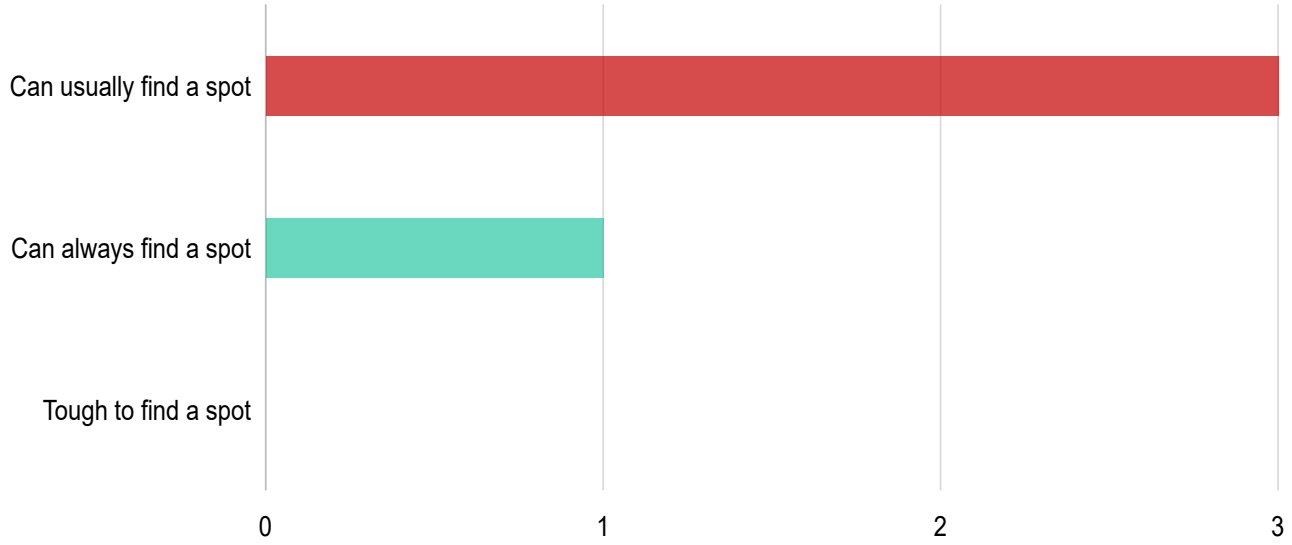
- **How do you typically get to this access point?**




| Answers | Count | Percentage |
|---|---|---|
| Bike | 7 | 6.54% |
| Drive and park | 4 | 3.74% |
| Walk | 0 | 0% |

Answered: 11 Skipped: 96

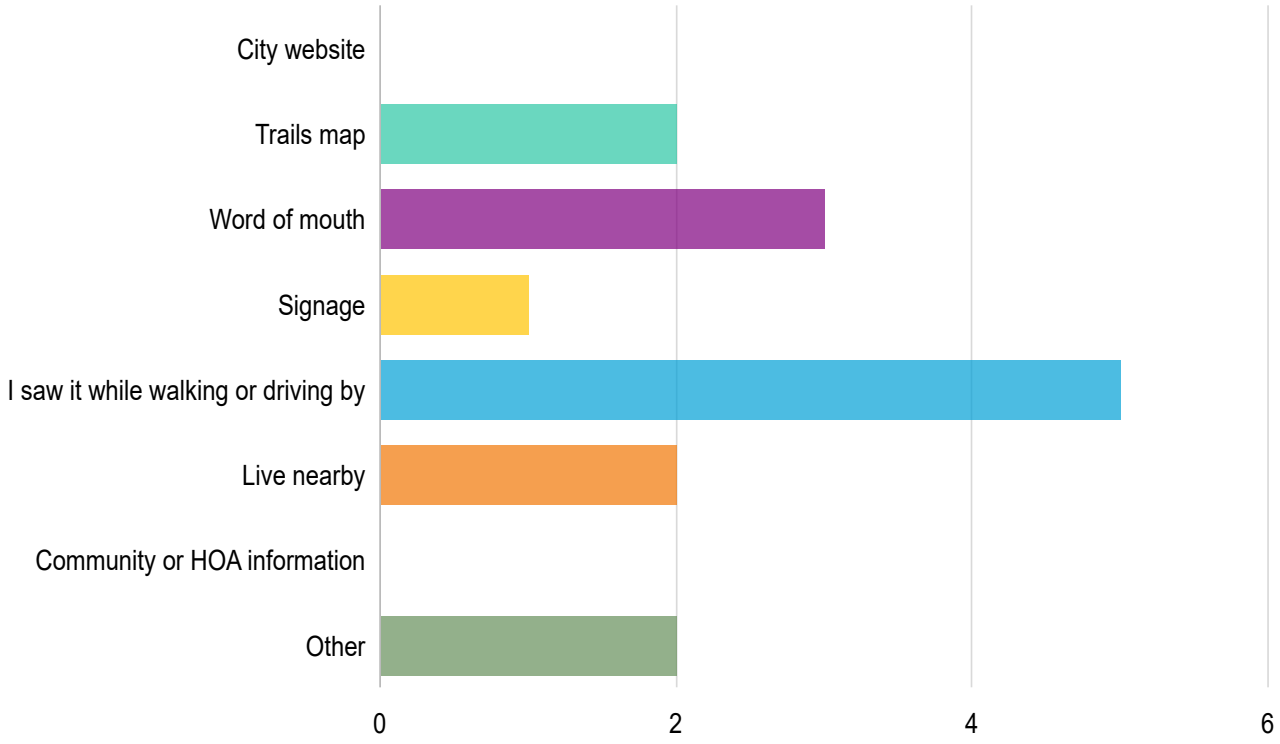
## How would you rate the availability of parking?



| Answers | Count | Percentage |
|---|---|---|
| Can usually find a spot | 3 | 2.8% |
| Can always find a spot | 1 | 0.93% |
| Tough to find a spot | 0 | 0% |

Answered: 4 Skipped: 103

## How did you find out about this access point?

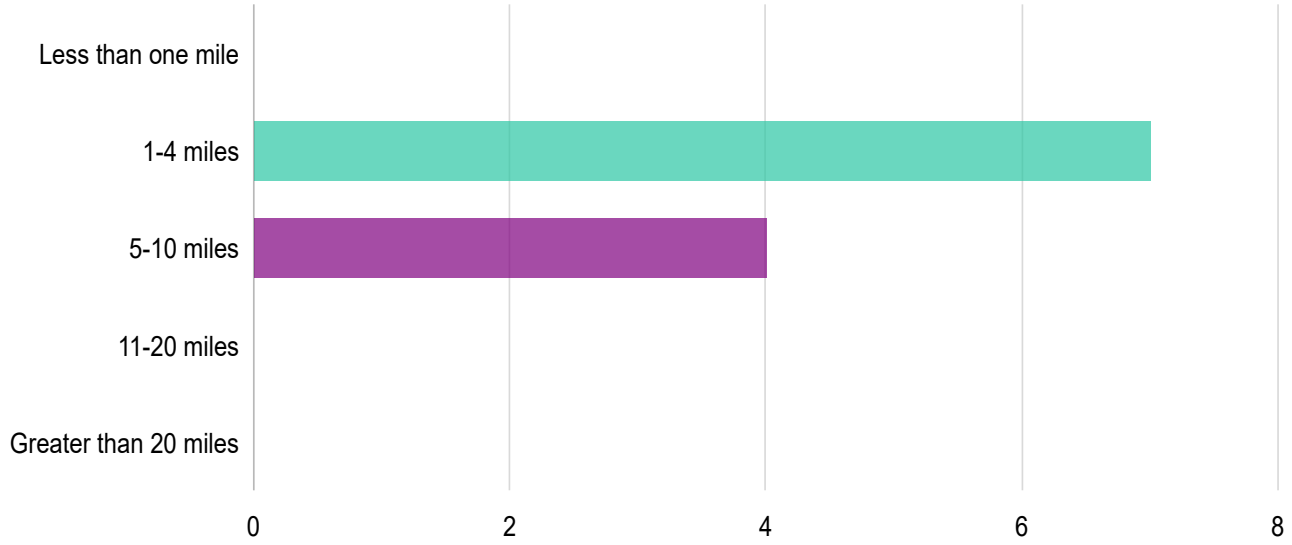



| Answers | Count | Percentage |
|---|---|---|
| City website | 0 | 0% |
| Trails map | 2 | 1.87% |
| Word of mouth | 3 | 2.8% |
| Signage | 1 | 0.93% |
| I saw it while walking or driving by | 5 | 4.67% |

| | | |
|---|---|---|
| Live nearby | 2 | 1.87% |
| Community or HOA information | 0 | 0% |
| Other | 2 | 1.87% |

Answered: 11 Skipped: 96

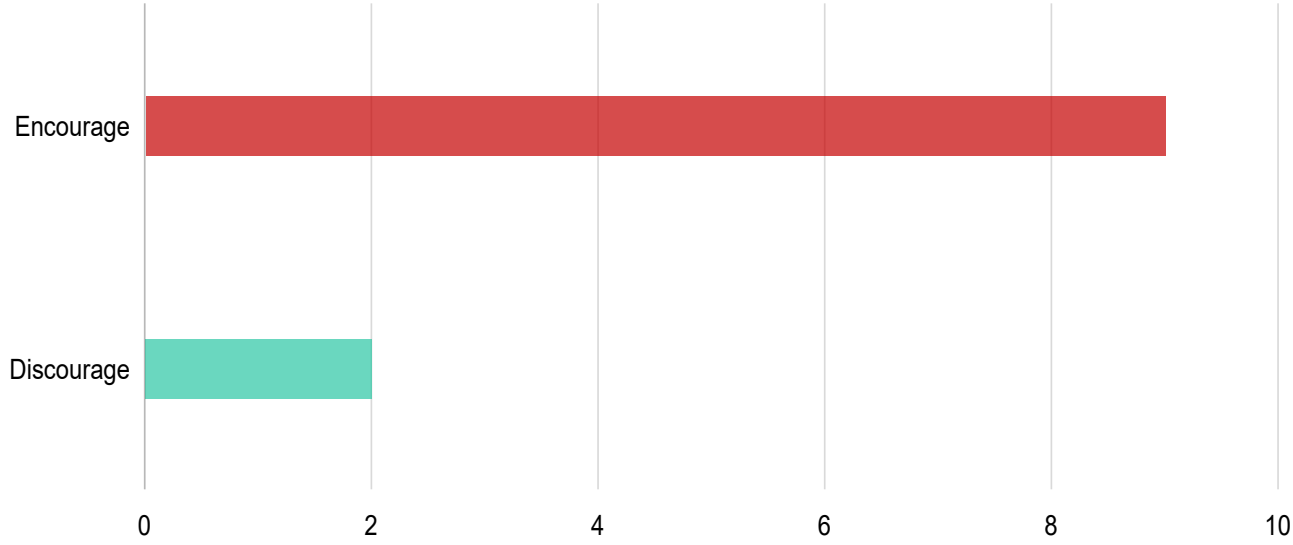
## How far do you travel to get to this access point?




| Answers | Count | Percentage |
|---|---|---|
| Less than one mile | 0 | 0% |
| 1-4 miles | 7 | 6.54% |
| 5-10 miles | 4 | 3.74% |
| 11-20 miles | 0 | 0% |
| Greater than 20 miles | 0 | 0% |

Answered: 11 Skipped: 96

## Does this access point (location, condition, amenities) encourage or…




| Answers | Count | Percentage |
|---|---|---|
| Encourage | 9 | 8.41% |
| Discourage | 2 | 1.87% |

Answered: 11 Skipped: 96

## Please describe why this access point encourages or discourages your use of the…

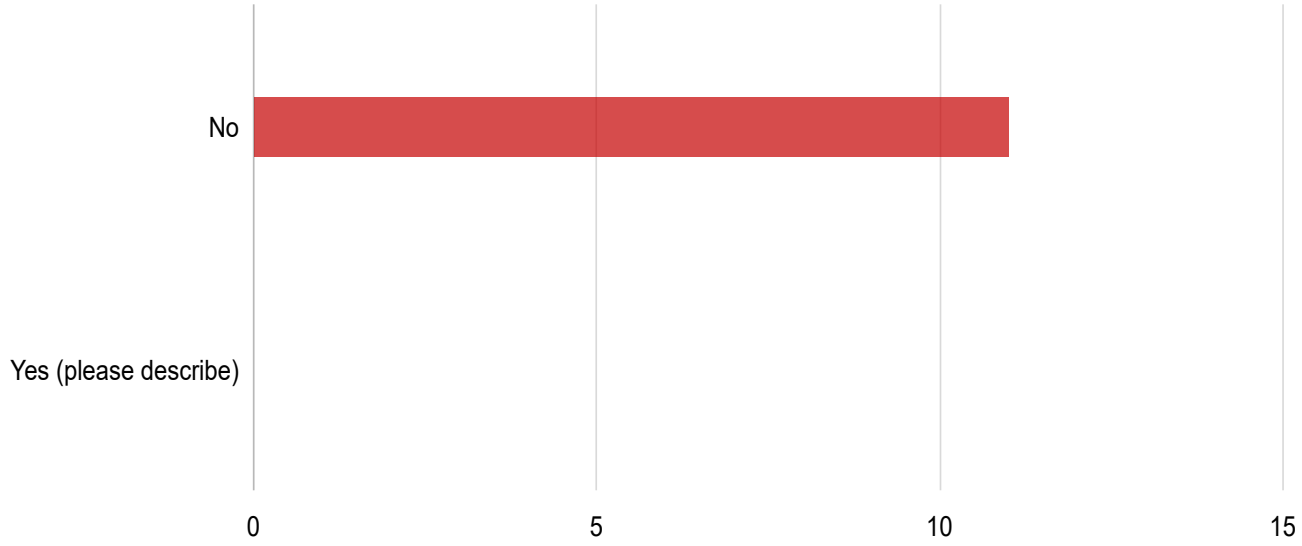
The word cloud requires at least 20 answers to show.

| Response | Count |
|---|---|
| this connects directly to the adjacent open space and then onward to UTE | 1 |
| There is parking if you get there early enough and there is a toilet | 1 |
| the port-o-john is handy | 1 |
| parking right at the start of the trail | 1 |
| lack of signage, space, and maps to show how to utilize the area. A rider had to show me this access point and other trails in the area that I had no idea about. Such a cool area that can be managed and maintained to be enjoyed by all. | 1 |
| It's a good trailhead to access fenceline | 1 |

| | |
|---|---|
| It does not allow for e-bike use | 1 |
| I've been using it many years. A good point to start a ride or hike. | 1 |
| Easy to get too, good location to start a bike ride | 1 |
| easy access | 1 |

Answered: 10 Skipped: 97

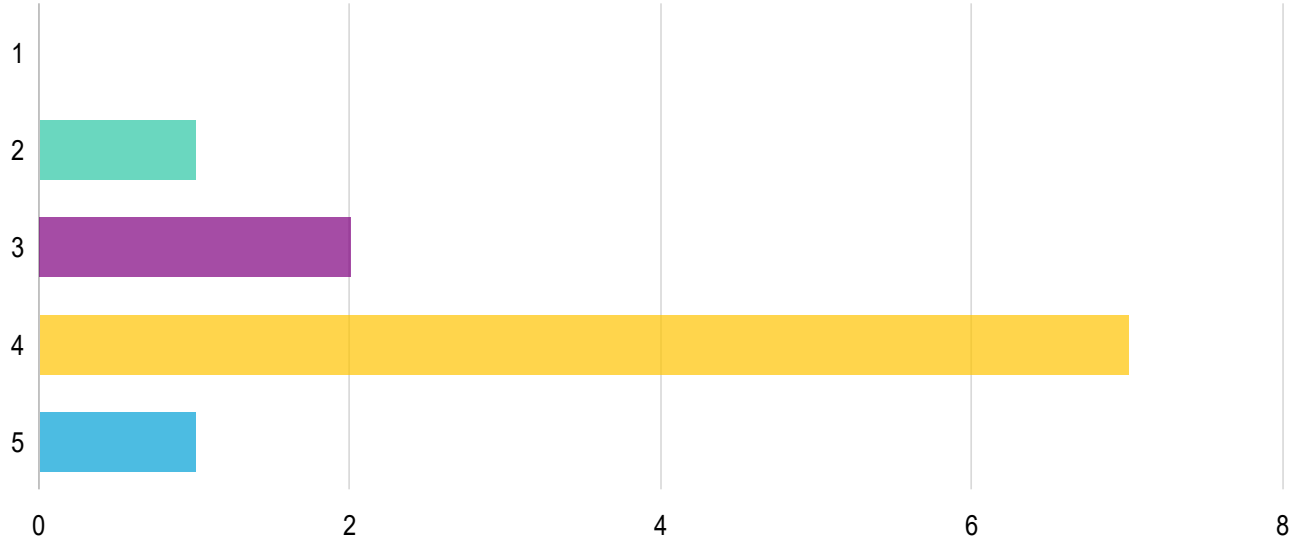
## Would additional parking opportunities at this access point increase…




| Answers | Count | Percentage |
|---|---|---|
| No | 11 | 10.28% |
| Yes (please describe) | 0 | 0% |

Answered: 11 Skipped: 96

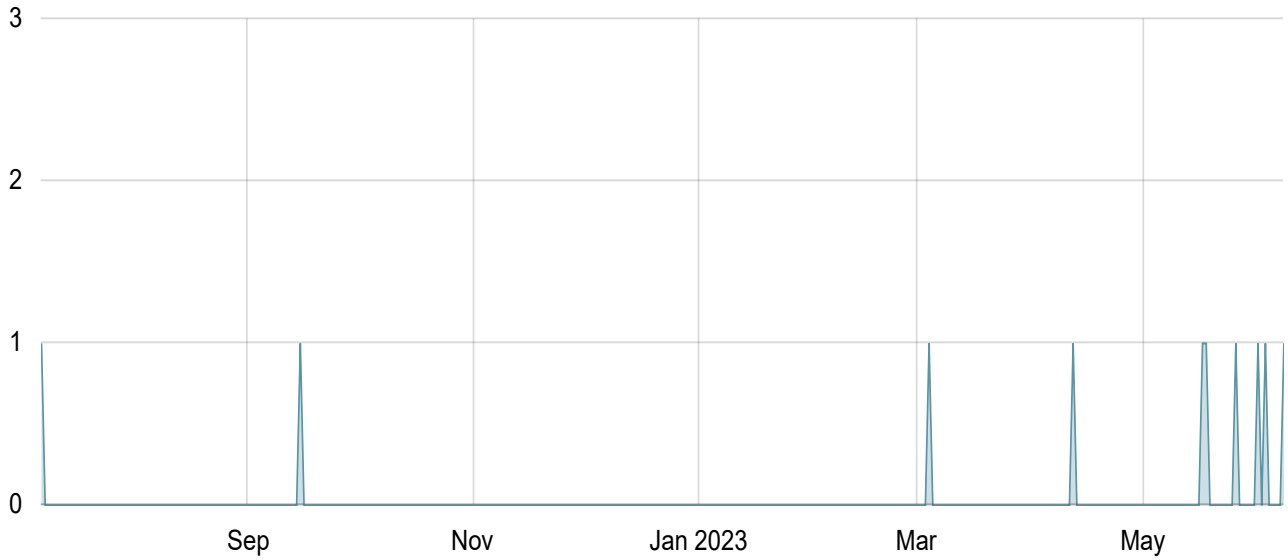
## How would you rate the condition of this access point?




| Answers | Count | Percentage |
|---|---|---|
| 1 | 0 | 0% |
| 2 | 1 | 0.93% |
| 3 | 2 | 1.87% |
| 4 | 7 | 6.54% |
| 5 | 1 | 0.93% |

Answered: 11 Skipped: 96

## When was the last time you used this access point?

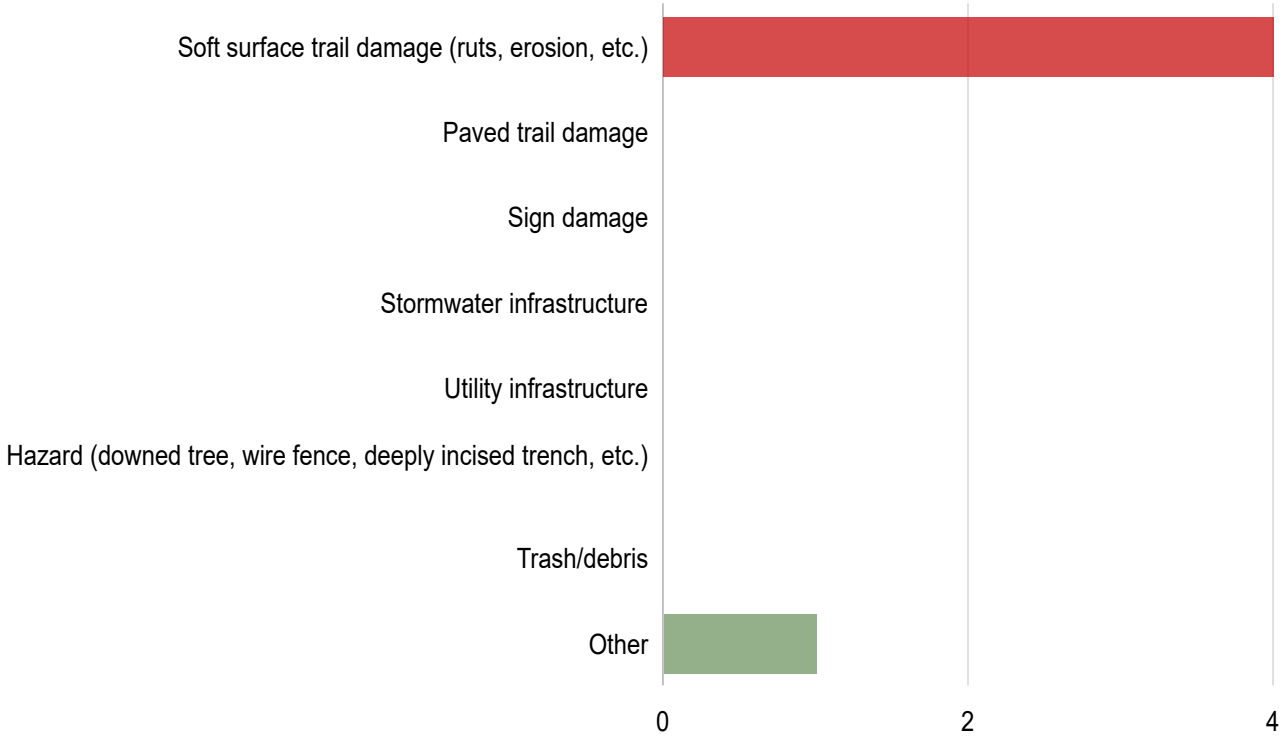



| Date | Count |
|---|---|
| Jul 7, 2022 - Jul 8, 2022 | 1 |
| Sep 15, 2022 - Sep 16, 2022 | 1 |
| Mar 4, 2023 - Mar 5, 2023 | 1 |
| Apr 12, 2023 - Apr 13, 2023 | 1 |
| May 17, 2023 - May 18, 2023 | 1 |
| May 18, 2023 - May 19, 2023 | 1 |
| May 26, 2023 - May 27, 2023 | 1 |
| Jun 1, 2023 - Jun 2, 2023 | 1 |
| Jun 3, 2023 - Jun 4, 2023 | 1 |
| Jun 8, 2023 - Jun 8, 2023 | 1 |

Answered: 10 Skipped: 97

**Provide some additional info about your datapoint > Area needing maintenance**

- **What type of maintenance is needed here?**




| Answers | Count | Percentage |
|---|---|---|
| Soft surface trail damage (ruts, erosion, etc.) | 4 | 3.74% |
| Paved trail damage | 0 | 0% |
| Sign damage | 0 | 0% |
| Stormwater infrastructure | 0 | 0% |
| Utility infrastructure | 0 | 0% |
| Hazard (downed tree, wire fence, deeply incised trench, etc.) | 0 | 0% |
| Trash/debris | 0 | 0% |
| Other | 1 | 0.93% |

Answered: 5 Skipped: 102

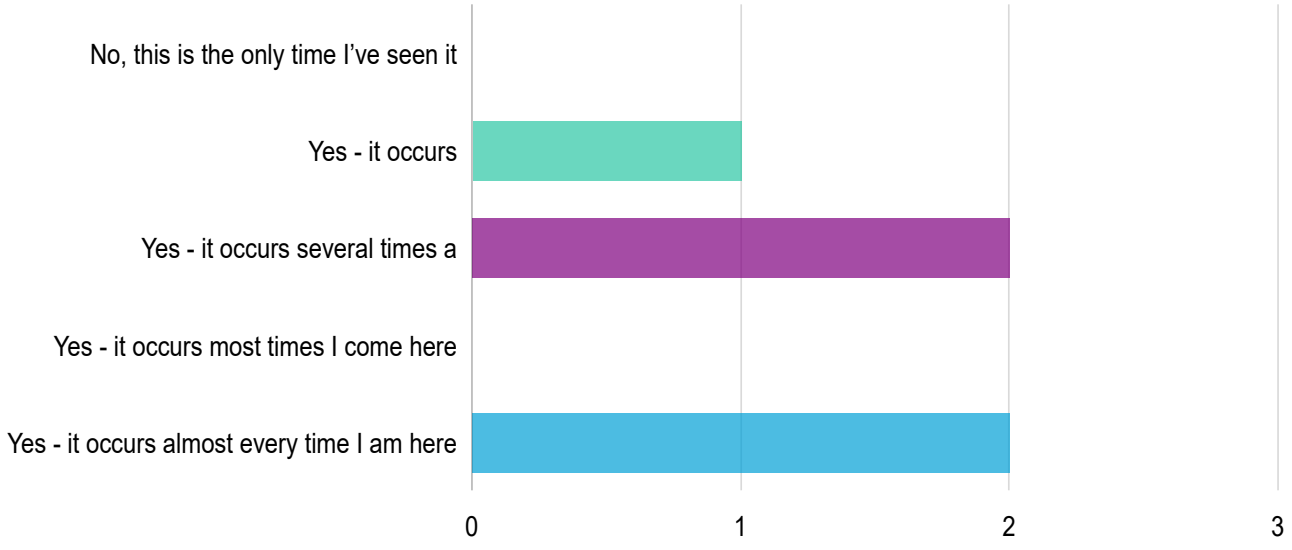
## Please describe the issue or damage:

The word cloud requires at least 20 answers to show.

| Response | Count |
|---|---|
| Trail is eroding with a rut running down the middle | 1 |
| Rutting and erosion on trail from ridge to water tower and continuing to trail split at entrance to trees. Reroute has formed by necessity but this part of trail has always been an issue. | 1 |
| Really bad erosion all the way up the hill and also to the trail that goes up and around the water tank. I think it is a social trail but is heavily used and was already eroded badly. After the rain it is a deep v sh aped ditch, very hazardous to hikers since its solid clay. | 1 |
| From my memory I don’t remember there being any signage towards the top of the route. Signs with tr ail names would help tremendously for new user’s navigating this area. | 1 |
| Fenceline needs the dedicated maintenance it deserves. It's a long standing favorite local trail and ma ny trail user types enjoy it. I believe COSMBA has the best interests of this trail in mind versus any oth er trail building or maintenance organization and should be highly considered to carry out this ongoing maintenance work. This trail has been maintained by local hikers and bikers for ages and should conti nue to be a part of any new trails built in the newly acquired land areas surrounding it. | 1 |

Answered: 5 Skipped: 102

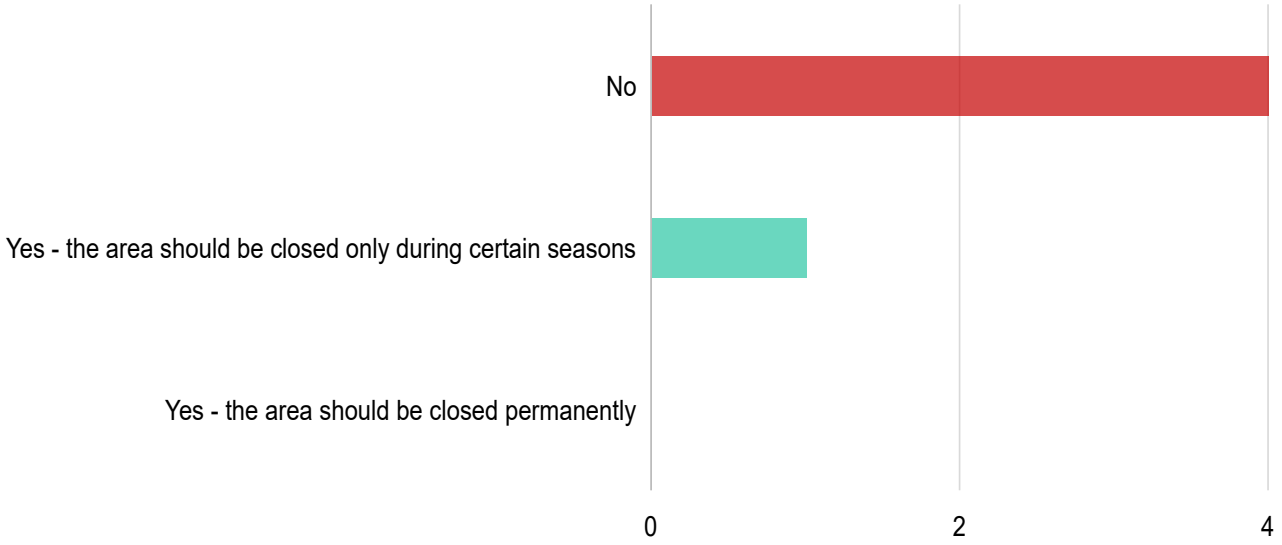
## Is this a recurring issue?



| Answers | Count | Percentage |
|---|---|---|
| No, this is the only time I've seen it | 0 | 0% |
| Yes - it occurs seasonally | 1 | 0.93% |
| Yes - it occurs several times a year | 2 | 1.87% |
| Yes - it occurs most times I come here | 0 | 0% |
| Yes - it occurs almost every time I am here | 2 | 1.87% |

Answered: 5 Skipped: 102

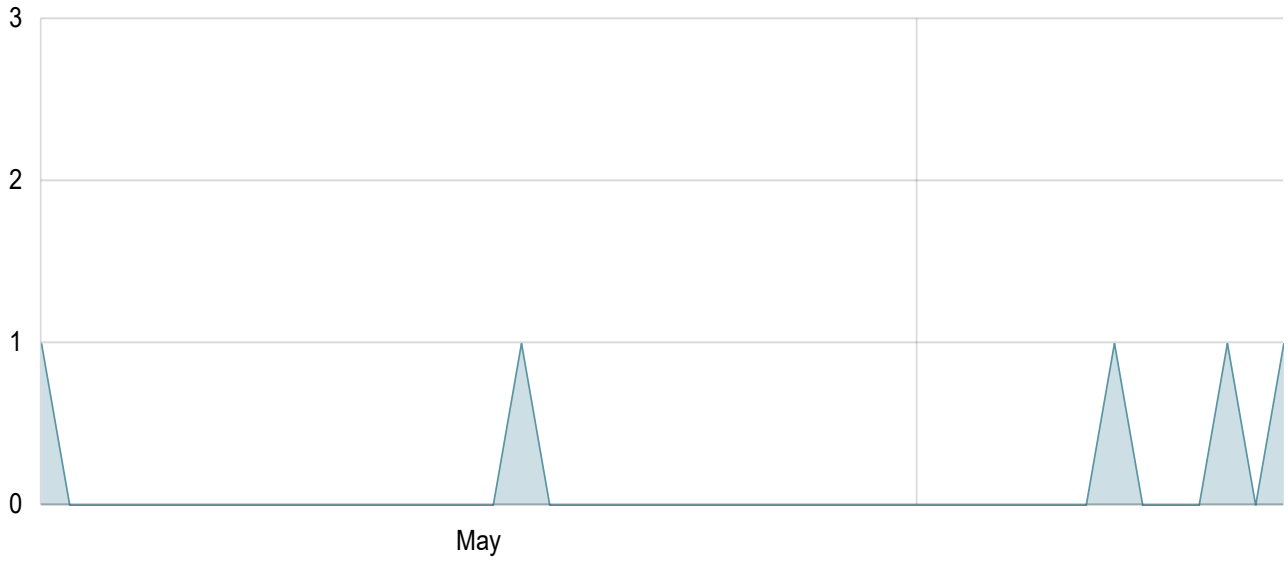
## Do you feel this area should be closed as a result of this issue or to…




| Answers | Count | Percentage |
|---|---|---|
| No | 4 | 3.74% |
| Yes - the area should be closed only during certain seasons | 1 | 0.93% |
| Yes - the area should be closed permanently | 0 | 0% |

Answered: 5 Skipped: 102

## When did you last observe this issue?




| Date | Count |
| --- | --- |
| May 1, 2023 - May 2, 2023 | 1 |
| May 18, 2023 - May 19, 2023 | 1 |
| Jun 8, 2023 - Jun 9, 2023 | 1 |
| Jun 12, 2023 - Jun 13, 2023 | 1 |
| Jun 14, 2023 - Jun 14, 2023 | 1 |

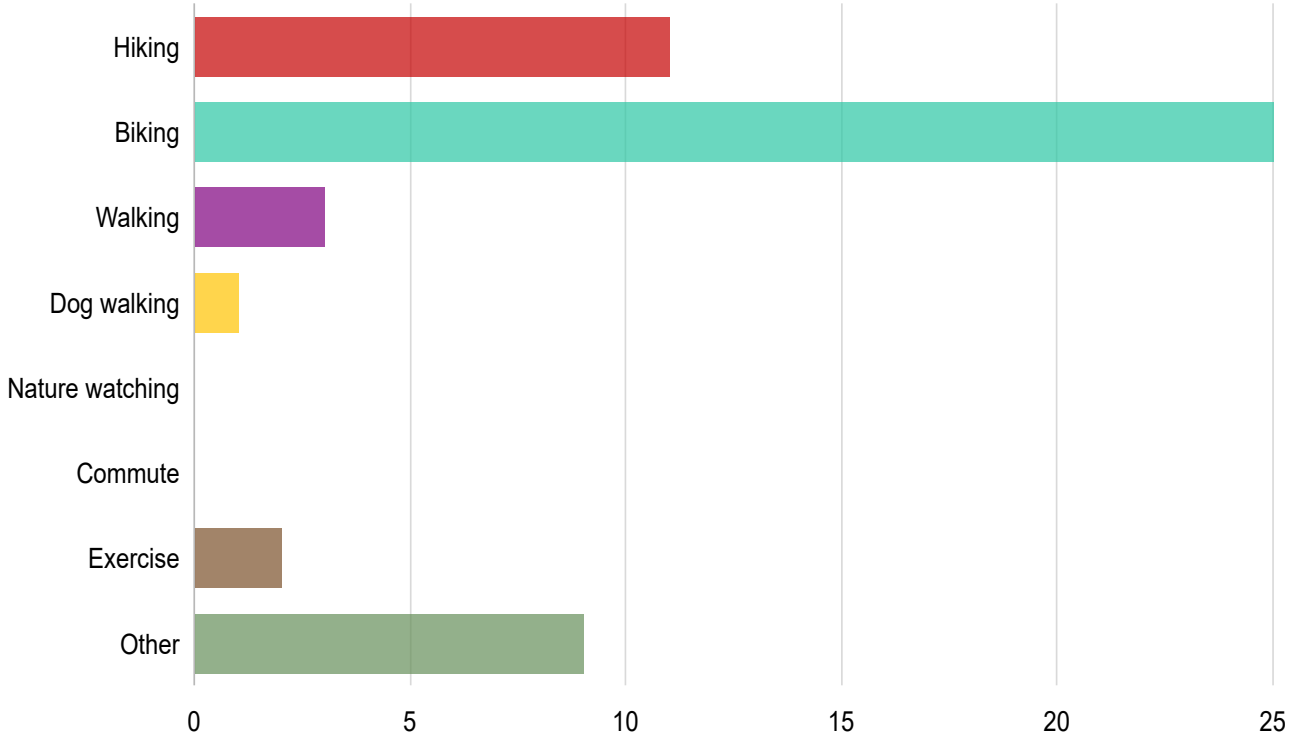
Answered: 5 Skipped: 102

**If you have an image of this damage, please upload it here**

There are no answers to this question yet.

**Provide some additional info about your datapoint > Desired Trail**

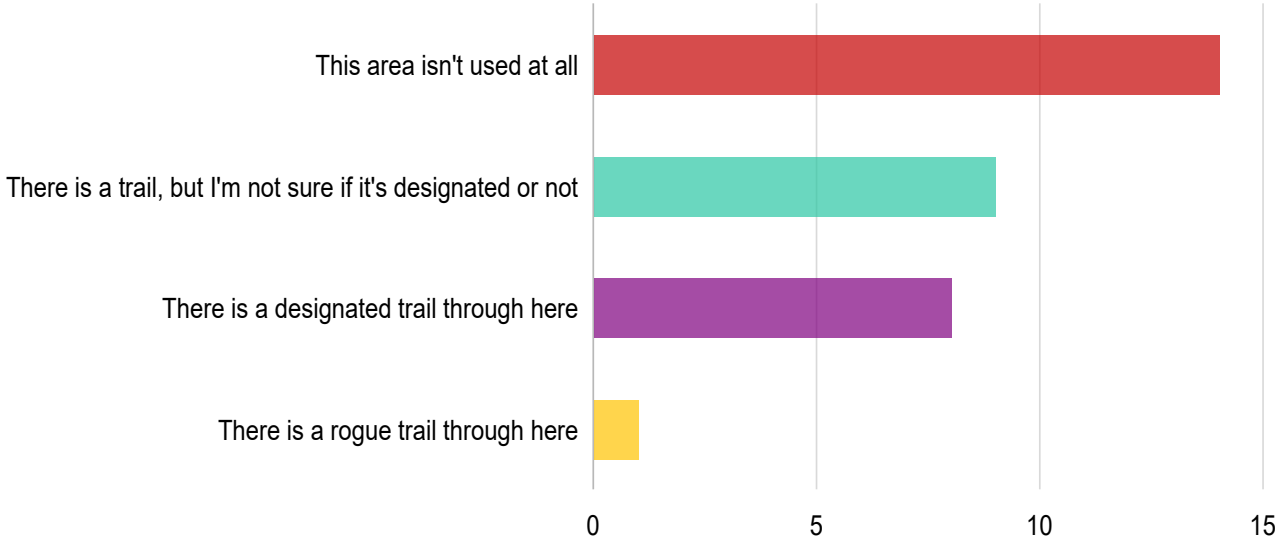
**How would you like to use a trail in this area?**




| Answers | Count | Percentage |
|---|---|---|
| Hiking | 11 | 10.28% |
| Biking | 25 | 23.36% |
| Walking | 3 | 2.8% |
| Dog walking | 1 | 0.93% |
| Nature watching | 0 | 0% |
| Commute | 0 | 0% |
| Exercise | 2 | 1.87% |
| Other | 9 | 8.41% |

Answered: 34 Skipped: 73

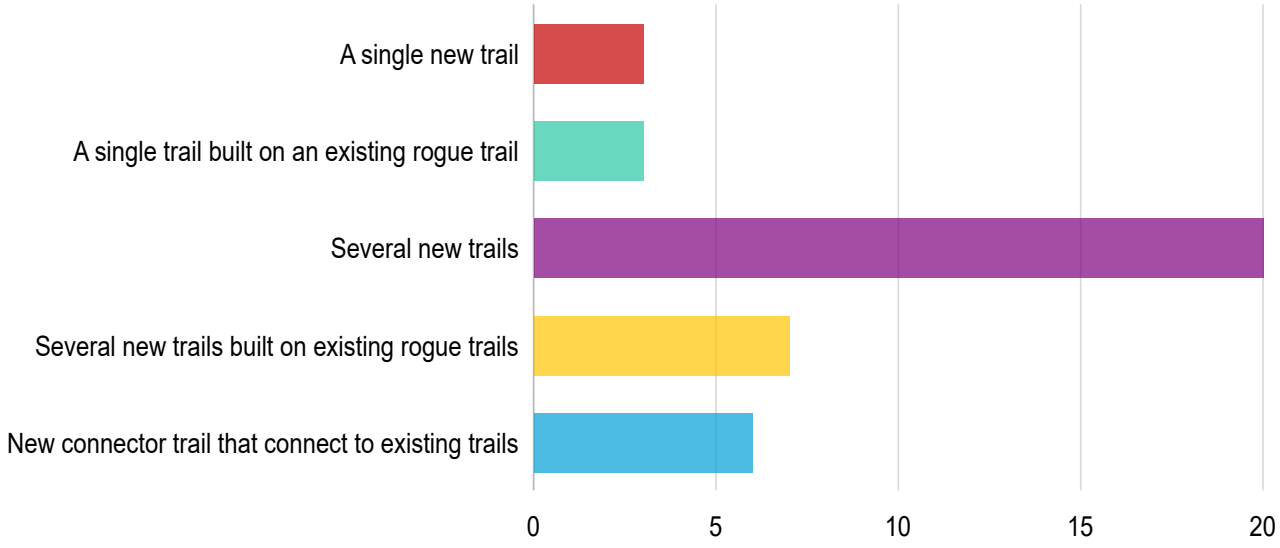
## How is this area currently used?




| Answers | Count | Percentage |
|---|---|---|
| This area isn't used at all | 14 | 13.08% |
| There is a trail, but I'm not sure if it's designated or not | 9 | 8.41% |
| There is a designated trail through here | 8 | 7.48% |
| There is a rogue trail through here | 1 | 0.93% |

Answered: 32 Skipped: 75

## What type of trail would you like to see developed here?



| Answers | Count | Percentage |
|---|---|---|
| A single new trail | 3 | 2.8% |
| A single trail built on an existing rogue trail | 3 | 2.8% |
| Several new trails | 20 | 18.69% |
| Several new trails built on existing rogue trails | 7 | 6.54% |
| New connector trail that connect to existing trails | 6 | 5.61% |

Answered: 27 Skipped: 80

## Please describe the desired trail (access, destination, direction of travel, etc.):



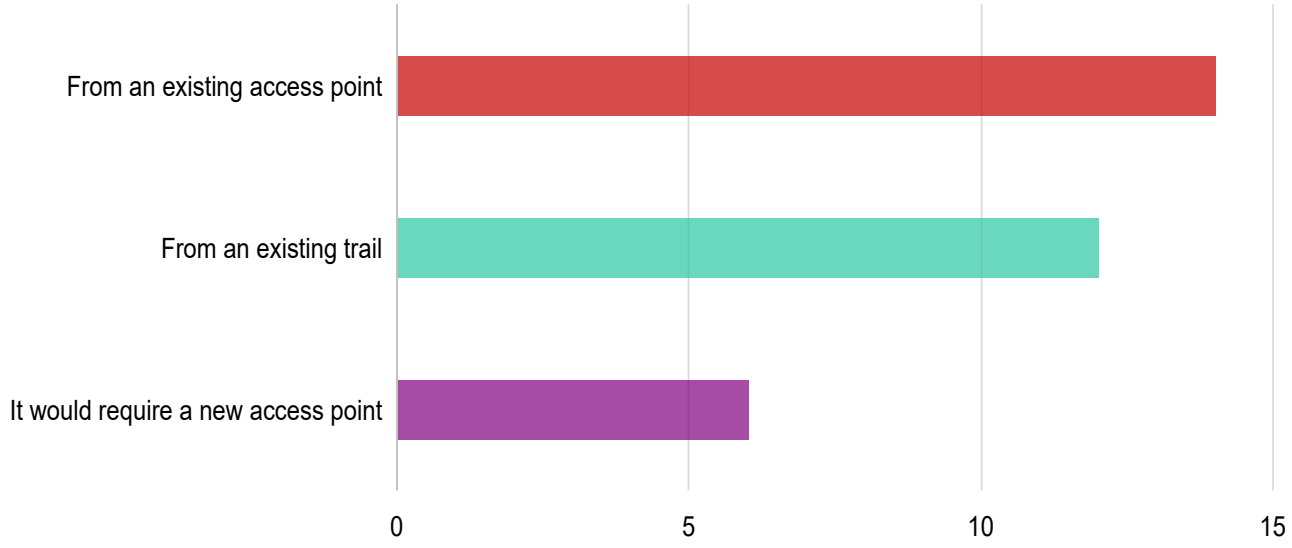

| Response | Count |
|---|---|
| This is a possible landing zone for paragliding | 3 |
| Would love to see more mountain bike optimized trails in the Blodgett area. Anything from downhill an d bike-specific to bi-directional multi-use would be nice to see. There's so much room for opportunities to enhance the Open Space for more bike-related activities. | 2 |
| Would love to see an actual trail to Blodgett summit built. The middle scree section is difficult to follow and is constantly eroding. | 1 |

| | |
|---|---|
| Traversing trails from top of fenceline access can be bench cut and several variations of descending trails can branch off this trail. Would love to see a bike optimized downhill trail as well as an ascending trail to surrounding summits for hiking and biking. | 1 |
| Trailhead with plenty of parking. | 1 |
| This spot needs better access | 1 |
| This is a potential landing zone for paragliding. | 1 |
| This is a launch point for paragliding | 1 |
| This is a good location for a paragliding landing zone | 1 |
| There are a few rogue trails that can be found up and to the left of the entrance to Fence line. It would be cool if these trails can be made into designated, perhaps MTB only trails. | 1 |
| Several new trails should be made. A directional trail trail for mountain biking should be made to keep mountain bikers and hikers safe and maximize the enjoyment of trail experience. | 1 |
| Please create a wider dirt regional trail that would connect existing Blodgett OS to the new Pikeview Frontage area, ideally without impacting the current single track trails. To allow families and cyclists to get from one side to the other even if they are not able to do the current single track trails. Something like the trails through Bear Creak Park or the new Ute Valley Regional Trail. It could potentially be part of the Chamberlain Trail. | 1 |
| New trail connection(s) between south and north areas of Blodgett open space. | 1 |
| new mountain bike park. | 1 |
| New downhill mountain bike trails. Can be accessed from existing climbing trails. Would make for a great direction loop. | 1 |
| Mountain bike specific courses would be awesome! | 1 |
| Mountain Bike only, downhill travel, with a uphill access trail, similar to the MTB area at Ute Valley open space. | 1 |
| More intermediate to advance one direction only mountain bike trails. So many problems between users in the same trail, let mountain bikers have and build their own trail! | 1 |
| Ideally, a smooth, sloped area facing N, S, E that would allow for safe launching and landing of foot-launched ultra-light aircraft operations. | 1 |

| | |
|---|---|
| I would like to see a downhill only MB trail, in the spirit of Chutes. Also, an additional multiuse trail suitable for uphill MB. Think Blodgett version of Stramoors Ladders and Chutes. | 1 |
| I would like advanced Mountainbike trail(s) built that Are one-way only to accommodate communities desire for jump lines and gravity lines. | 1 |
| I would like a trail connecting to the southern trails from this location. | 1 |
| Bike only downhill only | 1 |
| A trail connecting South Blodgett parking area to Owl Canyon road and Woodmen Valley open space | 1 |
| A downhill only flow trail winding down the valley undulating from side to side with erosion control check dams as the trail crosses the low points. | 1 |

Answered: 28 Skipped: 79

## How would you access this desired trail?

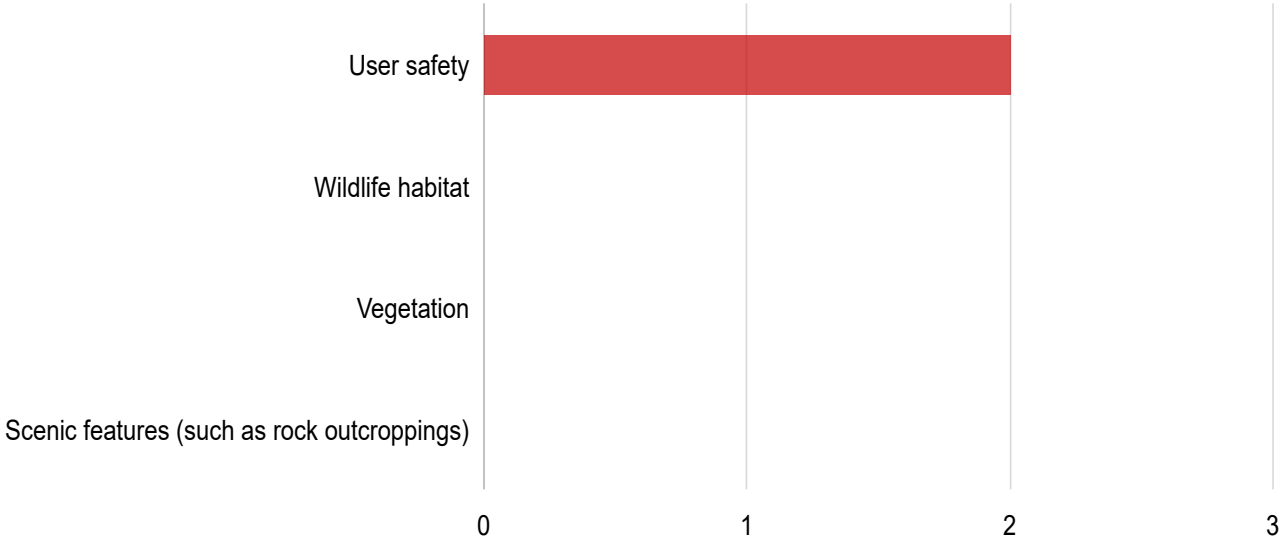



| Answers | Count | Percentage |
|---|---|---|
| From an existing access point | 14 | 13.08% |
| From an existing trail | 12 | 11.21% |
| It would require a new access point | 6 | 5.61% |

Answered: 32 Skipped: 75

**Provide some additional info about your datapoint > Area needing protection**

## Why should this area be protected?




| Answers | Count | Percentage |
|---|---|---|
| User safety | 2 | 1.87% |
| Wildlife habitat | 0 | 0% |
| Vegetation | 0 | 0% |
| Scenic features (such as rock outcroppings) | 0 | 0% |

Answered: 2 Skipped: 105

## What types of wildlife use this area and need habitat protection?

There are no answers to this question yet.

## What types of vegetation grow here that need protection?

There are no answers to this question yet.

## Please provide any additional details or information on your concern about this area:

The word cloud requires at least 20 answers to show.

| Response | Count |
|---|---|
| Would like to see no trespassing signs and fence alerting trail users to private property beyond the trai l | 1 |
| Please keep Fence line trail. | 1 |

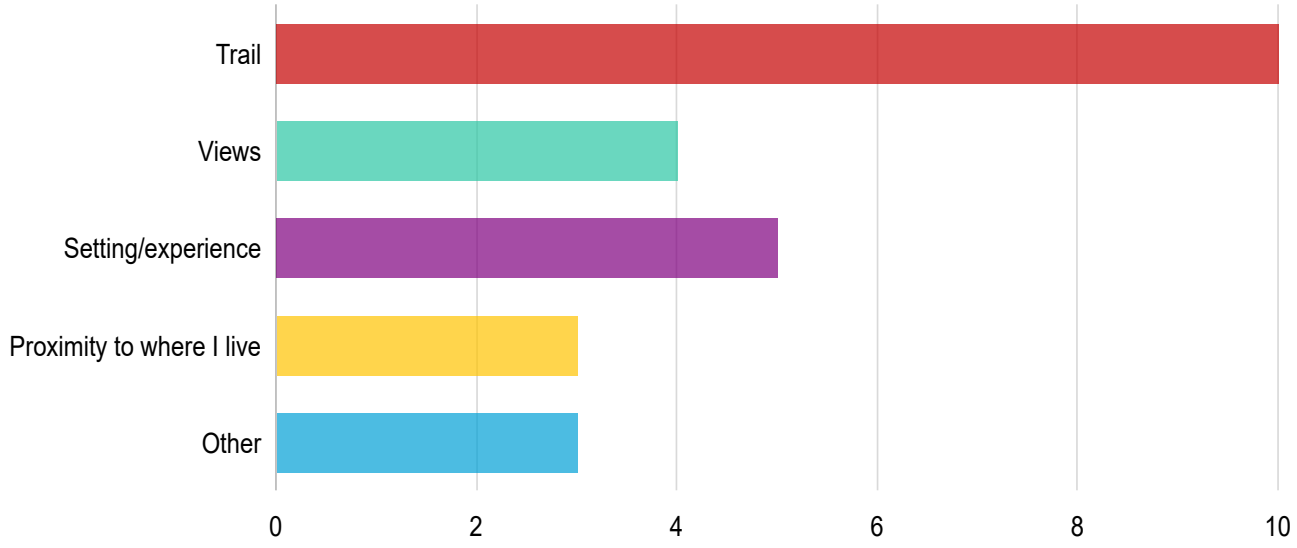
Answered: 2 Skipped: 105

### If you have an image of this area and would like to share it, please upload it here

There are no answers to this question yet.

**Provide some additional info about your datapoint > Favorite Area**

### Why is this your favorite area?




| Answers | Count | Percentage |
|---|---|---|
| Trails | 10 | 9.35% |
| Views | 4 | 3.74% |
| Setting/experience | 5 | 4.67% |

| | | |
|---|---|---|
| Proximity to where I live | 3 | 2.8% |
| Other | 3 | 2.8% |

Answered: 12 Skipped: 95

## Please describe what makes this area one of your favorite places:

The word cloud requires at least 20 answers to show.

| Response | Count |
|---|---|
| This is a possible launch point for paragliding and training. | 1 |
| This has potential to be a good training area for paragliding. There are not many places that have all the necessary elements to be a suitable location. This is one but requires further exploration. | 1 |
| There are trails and bike features along this small strip of land that connects down to centenial. The trails make for fun riding and keep bikes off the road. | 1 |
| It's the longest uninterrupted section of trail. It provides the most dramatic views, a unique perspective on the burn scar, and less traffic than the areas closer to the main parking area. It connects well with the rest of the park. | 1 |
| Interested in more directional mountain bike focused trails. Having more trails that are designed for mountain bikers will improve quality of life for all users. | 1 |
| Great place to access. Usually not crowded. Could use some work on making it less slippery. | 1 |
| fenceline is one of the best downhill mountain bike trails in the area. | 1 |
| Earn the downhill after a great uphill | 1 |
| Close to home. Access to national forest. Not crowded. | 1 |
| Blodgett trails mainly lend to a great hiking experience. The fence line trail, on the hither hand, is an excellent downhill MTB trail. It eases the tension between bikes and other trail users due to its offset location and could be a win for all trail users if designated as bike only. | 1 |
| A sense of being in the mountains after a short climb. At this point, I'm about to enjoy the fruits of my labor by descending fenceline with energy and speed. Please keep this area accessible and consider making fenceline as an MTB Directional only trail. thanks! | 1 |

# Other Communications or Input Received

[redacted]

**From:** [redacted]
**Sent:** Tuesday, June 6, 2023 9:57 AM
**To:** AJ West
**Subject:** Fwd: Blodgett meeting

Comments from cono

---------- Forwarded message ---------
From: [redacted]
Date: Tue, Jun 6, 2023, 9:09 AM
Subject: Blodgett meeting
To: [redacted]

I'm working to be there today.
But if not,

So far what I am hearing from neighbors is:

- Crime and late night parties in the parking lots
- Need great hiking trails
- Bicyclists building trails behind backyards is a nuisance.

[redacted]

Click here for tickets to our Downtown Hoedown!

[redacted]

**From:** [redacted]
**Sent:** Tuesday, May 23, 2023 5:40 PM
**To:** AJ West
**Subject:** Fwd: Concerns from a neighbor on Front Royal Drive

**Follow Up Flag:** Follow up
**Flag Status:** Completed

[redacted]

[redacted]

[redacted]

[redacted]

---------- Forwarded message ---------
From: [redacted]
Date: Tue, May 23, 2023 at 4:43 PM
Subject: Concerns from a neighbor on Front Royal Drive
To: [redacted]

[redacted]

Here below are a few concerns from a longtime neighbor in our HOA about the new BOS property usage. They asked to remain anonymous. Live on Front Royal Drive, not far above Allegheny, back to the new Pikeview Frontage.

Ron

---

We have a few concerns about the new open space at the former quarry area.

1. We don't want everyone using Allegheny as a **parking** space, or if they have to, please have them park farther South away from our neighborhood.

2. We don't want a bunch of **lights and noise** from the new Open Space. We also have a concern with all the **dust**. Do they have a plan to control the dust? I hope they will have **hours and use the current gate** to shut down the open space each evening.

Thank You,

[redacted]

**From:** [redacted]
**Sent:** Tuesday, May 30, 2023 8:49 AM
**To:** [redacted]
**Subject:** Fwd: Concerns & Desires for new BOS from Live Oak Station Filing #2 HOA
**Attachments:** Concerns & Desires for new BOS from Live Oak Station HOA.docx

[redacted]

[redacted]

[redacted]

[redacted]

---------- Forwarded message ---------
From: [redacted]
Date: Mon, May 29, 2023 at 9:41 AM
Subject: Concerns & Desires for new BOS from Live Oak Station Filing #2 HOA
To: [redacted]

[redacted]

It was great to meet both of you at the community meeting on May 20th!

Chis and I realized there are seemingly many pieces of information coming your way from many sources for shaping what the new BOS might look like.

Thus, as nearby neighbors, we have **compiled one document**, to help represent the **Concerns and Desires** of many of our residents in our **Live Oak Station Filing #2 HOA**. See attached Word document.

Thank you so much,

[redacted]

**CONCERNS and DESIRES for the new BOS – from Live Oak Station Filing #2 HOA**

**Introduction:**

Our HOA is made up of **75 homes** – located on **these streets**:

- Coldwater Drive
- Front Royal Drive (above Allegheny)
- Vidalia Terrace
- Hollandale Drive (except for the top part)
- Natchez Place

All of these streets are close to the Pikeview Frontage area, with thirteen (13) homes on Coldwater and Front Royal directly backing up / sharing a boundary with BOS Pikeview Frontage area. Some homes are fairly close to the upper part of the new BOS land above Hollandale. **Thus in a real way, we are the "closest neighbors" to the new BOS land. Therefore we hope the BOS planning team will give considerable attention to the concerns and desires of us as nearby homeowners.**

**This document** represents many of the desires and concerns of our 75 HOA residents, whom we have talked with. Ron Goerzen and Chris Dorry, representing our HOA to the BOS SAC, are the compilers of this document. We have attempted to be concise and specific in expressing our resident's concerns and desires, yet thorough at this point in the process. **See the SUMMARY of main points at the end**. Note: this document may be amended by us in the future as new desires or concerns arise; and as the BOS plans begin to take shape.

**PARKING Location / Issues:**

- This is probably the **#1 concern** our HOA residents have. None of us wish to have to stare at a nearby parking lot.
- We do **NOT** want any kind of a parking lot, nor access to it, at the top of Coldwater Dr (cul-de-sac). If it were to be placed there, it would unfortunately create a lot of **extra traffic** on many of our streets. And its close proximity would likely be problematic.
- We do **NOT** want a parking lot built right off of / along Allegheny (between the quarry entrance road and the intersection of Front Royal Dr and Allegheny).
- We **FAVOR** the ideas of expanding the existing South BOS parking lot, and possibly the building of a new parking lot at the end of the Quarry entrance road (close to the quarry office building and scale).
- We have been aware of **bothersome issues** in recent years at the existing North and South BOS parking lots (e.g., trash, alcohol / drug usage, noise, criminal activity, etc.). We desire that the City monitor and control these kind of issues at any new parking locations – with **cameras and gates** being constructed to limit such activity, especially outside park-hours.

**Existing Natural DRAINAGE area:**

- There is a natural drainage area, coming down off the foothills, on the far Easterly side of the Pikeview Frontage (just immediately West of Coldwater Dr. and Front Royal Dr.)
- Our **DESIRE** is that this drainage area be **left intact** or improved, and that NO trails or other recreational structures be placed in this drainage area. If that were done, such trails would be harder to maintain, and could impede the natural drainage of water. In the past 20 to 25 years, water has flowed down this drainage area, including filling the catchment pond on several occasions after heavy rains.

**Flood Mitigation and Weeds:**

- **Spraying and control of noxious weeds**. The Quarry employees used to do that, which was appreciated.
- **Flood control / mitigation above (North of) Coldwater Dr and Hollandale Dr** (the upper part). After the Waldo fire, rainwater runoff gushed down the hills, spilling down the empty lot onto upper Hollandale Street, flooding one nearby house basement, and threatening others. It also came rushing down Coldwater. We desire that the City do flood mitigation and take responsibility for any future flooding in this area.
- Deeper channels are being caused by heavy downhill usage on Fenceline (and now other) trails (water can't escape & thus flows faster), and these trails haven't been 'improved', with the construction of "water turn-out bars" to direct water off the trail.

**Shared BOUNDARY on Easterly side of Pikeview Frontage:**

- Our homeowners, who directly back to the East side of the Pikeview Frontage area, have a strong desire that no trail of any kind be built / placed immediately behind their back lots. If that were done, it would literally be within a few feet of their property, due to the very narrow space between the boundary line and the drainage area. That would create undesirable noise, visibility issues, possible littering of trash, etc.

**TRAILHEAD Location and Access:**

- Currently there are about five (5) locations where the new BOS land or existing non-system trails can be accessed directly from our HOA-owned open / common spaces.
- We have concerns about the location of any new / permanent trailheads, or access points to the BOS. We do **NOT** want any of them placed where they would interfere with or be located on our HOA-owned common spaces or area. For example, we certainly do not desire general public recreational users walking or biking over our HOA common spaces to access the BOS land. A number of mountain bikers are already doing this on their descent.

**Trail Usage:**

- A number of our HOA residents have expressed a desire for **trails designated ONLY for HIKERS**. Each of these residents have complained of how dangerous it is to be walking or running on a trail that is also used by mountain bikers descending at a high speed. Many hikers have been very close to being run over by bikers, and bikers don't always yield the right of way to hikers as they are supposed to do.
- It's sensible to us that some trails would be ONLY for bikers; and other trails "multi-use" in nature.
- We are also very concerned by the **recent rampant "rogue" trail building** and cutting of vegetation / shrubs (most by bikers), and 'short-cutting' with little regard for resulting erosion.
- At times there have also been **undesirable or illegal issues** like: illegal hunting, homeless person using drugs and lighting campfires, trespassing, motorized vehicles (dirt bikes and ATV's), dumping of debris and garbage along Allegheny, drug-dealing, fireworks, and dogs off-leash and poop not picked up.

**END-NOTES**:

- The two compilers of this document, Ron and Chris, have hiked / run up into the BOS and USFS land a combined total of at least 5,000 times over the past twenty years. We thus know this area very well, and have first-hand knowledge of many of the issues above that we presented.
- We are indeed fortunate, along with our neighbors, to live so close to it. It is indeed a precious asset that we hope can be stewarded well.
- We hope bottom line, that the new BOS becomes a park that EVERYONE can enjoy and feels safe in, including visitors and homeowners that live next to this area.

**<u>SUMMARY</u> OF MAIN POINTS ABOVE:**

1. Parking:  NO parking lot at or near the top of Coldwater Dr.  Favor expanding South BOS parking lot, or building new parking lot at the top of the quarry entrance road (next to the quarry scale and office.)
2. Minimize traffic impact on our neighborhood streets.
3. Leave existing drainage areas intact on East edge of Pikeview Frontage.
4. City responsible for flood mitigation for any runoff coming down the foothills.
5. No trail directly behind / close to homeowner's lots on Coldwater Dr. and Front Royal Dr.
6. General public recreational users NOT walking or biking over our HOA common spaces to access the BOS land.
7. Desire some trails for HIKERS only.

Submitted to Priscilla Marbaker (Tapis) and David Deitemeyer (CSPR) on <u>May 29, 2023</u>

[redacted]

**From:** [redacted]
**Sent:** Tuesday, May 23, 2023 6:04 PM
**To:** [redacted]
**Subject:** Fwd: Notes

**Follow Up Flag:** Follow up
**Flag Status:** Completed

[redacted]

[redacted]

[redacted]

[redacted]

---------- Forwarded message ---------
From: [redacted]
Date: Tue, May 23, 2023 at 11:40 AM
Subject: Notes
To: [redacted]

Hi,

Just wanted to send a few thoughts.

1. Unless there is road access to a launch, hang gliding would be a much more challenging activity to conduct in Blodgett Open Space due to its characteristics. This is much more of a paragliding appropriate site. Hang gliding is also drastically declining and less likely to have participants.
2. All of our activity is unpowered and does NOT have noise associated with it. I think there may be some confusion about that.

Regards,

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

**From:** [redacted]
**Sent:** Tuesday, May 23, 2023 3:25 PM
**To:** [redacted]
**Subject:** Fwd: Letter with concerns about new BOS, from Marti on Front Royal Drive

**Follow Up Flag:** Follow up
**Flag Status:** Completed

[redacted]

[redacted]

[redacted]

[redacted]

---------- Forwarded message ---------
From: [redacted]
Date: Tue, May 23, 2023 at 3:06 PM
Subject: Letter with concerns about new BOS, from Marti on Front Royal Drive
To: Priscilla Marbaker [redacted]

[redacted]

It was a pleasure to meet both of you on Saturday at the community meeting! Thanks for organizing that, and time to talk.

Here below is a letter from Marti Farsje, a resident on Front Royal Drive (in our HOA), who backs right up against the newly acquired land. She is an avid walker, going out a couple of times a day. I thought she expressed herself well, and represents the concerns many of us hikers and nearby homeowners have.

Priscilla: this is the digital version of her hard copy letter that I gave you on the 20th, per your request.

See you at the SAC meeting on June 6th.

Sincerely,
[redacted]

[redacted]
**Sent:** Friday, May 19, 2023 6:15 PM
[redacted]
**Subject:** Re: May 20th meeting

Of course you can share. I want them to know my concerns! Feel free to use my name.

Sent from my iPad

---

[redacted]
**Sent:** Friday, May 19, 2023 3:03 PM
[redacted]
**Subject:** May 20th meeting

I apologize for my late response.

I bought my house strictly for the view and easy access to the trails behind me. I researched the property before I purchased it and was told it was going to be a bicycle park. I was on board as I support a recreation area for the kids to enjoy. These kids are athletes. I did not realize that it is destined to be the largest bike park in the area.

**My concerns:**

**Parking** for the expected number of visitors. I will be devastated if I'm staring at a parking lot while sitting in my back yard. There are plenty of hills where a parking lot could be hidden. I'm hoping that is the case.

**Right now it is dangerous for both the bikers and the pedestrians to be sharing the same trails.** The pedestrians can't hear the bikes coming behind them, the bikers are going too fast to stop. The bikers don't give the right away to pedestrians as they're supposed to. Everyone complains how close they have come to be run over. **Hoping that two trails will be in place so both can enjoy.** I've stopped going to Ute Valley Park because of the same problem. I don't enjoy my hikes there as they are interrupted constantly to let bikes through.

**Who is going to insure that the rules are being followed**. There are signs at the entry points of the trails. 1. Dogs must be on leash. I would say 70% of the dogs are off leash. 2. Must clean up after dogs. There's poop everywhere. This is bad for both flora and fauna and not appreciated by hikers.
3. Motorcycles are going up to the mine road at night and on Sundays when the mine is closed. There were beer cans scattered all over the Blodgett open space parking lot on Thursday morning this week. All of us are nervous about fire.

**I guess the bottom line** of this long winded email is that this **becomes a park that EVERYONE enjoys and feels safe including <u>visitors</u> and <u>homeowners</u> that live next to the open space.**

[redacted]

COLORADO SPRINGS

OLYMPIC CITY USA

# Public Engagement Summary from Community Work Session on 8.22.23

BLODGETT OPEN SPACE MASTER AND MANAGEMENT PLAN

**September 2023**

CHICKENANGO
Marketing Solutions

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION ON 8.22.23

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## APPENDIX

- Small Group Response Forms & Maps
- Other Feedback Received from the Event
- Materials from the Event

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION ON 8.22.23

## Key Highlights from Input and Event

- ✓ 112 People in Attendance with an estimated 14 Small Group Teams of 4-5 people provided Feedback on the concepts presented. Some attendees left without participating in the small group sessions or left without handing in their forms. This is an estimate based on the input collected at the end of the evening.
- ✓ Event was held at the historic Flying W Ranch
- ✓ 14 Small Group Teams of 4-5 people Provided Feedback on the concepts presented.
- ✓ A presentation was given about the overall effort, feedback to date, and what the next steps for completing the project were.

## Alternative I and II Concepts Summary

A series of questions were asked on a small group response form. The summary of each question and responses given is below. We asked the participants to rank on a scale from 1 to 10, with 1 being the least and 10 being the most, what their level of support is for each concept presented. We also asked that they give reasons for why they liked the concept or what concerned them about the concept.

### Alternative Concept I

- ✓ The average level of support for this alternative concept is 6.

**Key Themes Identified in the freeform responses for why this option was liked were:**

- Habitat Preservation & Wildlife
- Trail Features
- Reduction in Conflict & Density
- Trail Design and Positioning
- Quality & Infrastructure

The data reflects a deep concern and appreciation for balancing habitat preservation and recreational use among respondents. It is evident that the consistent emphasis on safeguarding wildlife and natural habitats is highly valued, underscoring the importance of coexistence between humans and nature. Additionally, the quality, variety, and strategic positioning of the trails, especially features like the Chamberlain Trail, have garnered positive feedback. Notable is the commendation for efforts to alleviate conflicts, particularly between bikers and homeowners, and for initiatives that keep trails distant from residential areas. This is coupled with an appreciation for the overall trail design, the prioritization of quality over quantity, and the incorporation of essential infrastructure such as effective signage. Furthermore, insights into trail difficulty, minimized environmental impact, and the desire for a connected trail system highlight a holistic approach to

trail development. In essence, the respondents' positive reception largely stems from the harmonious blend of habitat conservation, top-tier trail design, and conflict mitigation.

**Key Themes Identified in the freeform responses for what concerns were stated about this concept:**

- Trail Design and Functionality
- Access and Connectivity
- Safety and User Conflict
- Trail Volume and Density

The feedback demonstrates a clear inclination toward refining the trail system's design and functionality. Respondents expressed apprehensions about the modifications, closures, or introductions of specific trail components like switchbacks. Furthermore, the issue of access and connectivity surfaces prominently, indicating a desire for more direct routes and convenient entry points to various trail sections. Another salient theme revolves around safety, especially when it comes to potential conflicts arising from mixed-use trails that accommodate both hikers and bikers. The potential for clashes between users moving uphill and downhill on the same trail underscores the importance of clear trail designations. Moreover, there's an emerging concern that limiting the number of trails or designating them for specific uses could lead to overcrowding, resulting in accelerated wear and potential conflicts. In summary, while the trail system's features are acknowledged, the prevailing sentiment calls for a more nuanced approach to trail design, access, and safety. This necessitates reevaluating certain design choices, improving signage, and rethinking access strategies to foster an inclusive and safe environment for all users.

### Alternative Concept II

- ✓ The average level of support for this alternative concept is 7.

**Key Themes Identified in the freeform responses for why this option was liked were:**

- Trail Design and Functionality
- Safety and User Conflict Reduction
- Access and Connectivity
- Diversity and Volume
- Natural and Technical Features

Alternative Concept II has garnered notable appreciation from respondents, primarily in its trail design and functionality. The introduction of one-way trails, dedicated use trails, and straightforward routings, especially evident in areas such as Orchard Valley, has been lauded. Safety has surfaced as a paramount theme, with respondents commending the clear demarcation between hiking and MTB areas, positioning them as robust measures to reduce user conflicts. The emphasis on connectivity, particularly concerning neighborhoods and specific trail junctions, underscores the importance placed on local accessibility. Diverse trail offerings cater to a range of users, and the breadth of the trail network is perceived as beneficial for evenly distributing users. A particular commendation is for trails that strike a harmonious balance between

natural aesthetics and technical challenges, appeasing both leisurely and seasoned users. Furthermore, the call for transparent and discernible signage denotes a universal desire for straightforward navigation. In essence, the feedback radiates a positive reception towards the intricacies of trail design in Alternative Concept II, stressing the value of safety measures, accessibility, and the provision of a balanced trail experience.

**Key Themes Identified in the freeform responses for what concerns were stated about this concept:**

- Trail Design and Placement
- Safety and User Conflict
- Access, Traffic, and Parking
- Environmental and Wildlife Concerns
- Not Enough Signage and Information
- Maintenance and Sustainability

## Trailhead Options Summary

A series of questions were asked on a small group response form. The summary of each question and responses given is below. We asked the participants to rank on a scale from 1 to 10, with 1 being the least and 10 being the most, what their level of support is for each trail option presented. We also asked that they give reasons for what they perceived as the advantages and disadvantages of each.

### Expanded North Trailhead A Option

- ✓ The average level of support for this option is 6.

**Key Themes Identified in the freeform responses for the Advantages were:**

- Safety and Security
- Cost and Feasibility
- Amenities and Accessibility
- Preservation and Environmental Concerns
- Capacity and Crowds

The predominant themes around the advantages of the "Expanded North Trailhead A" option emphasize security, cost-efficiency, habitat preservation, and crowd management. Respondents seem to favor modest expansions that prioritize safety, accessibility, and minimize the environmental footprint. The importance of amenities, particularly bathrooms or porta-potties, was also highlighted. One ambiguous feedback about noise might require further clarification.

**Key Themes Identified in the freeform responses for the Disadvantages were:**

- Parking Capacity
- Location Concerns

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION ON 8.22.23

The primary disadvantage voiced by respondents revolves around the parking capacity of "Expanded North Trailhead A." Many feel the option does not provide enough parking, potentially leading to overflow issues on nearby roads. Proximity to roads and neighborhoods raises concerns about safety and unwanted street parking. The suggestion to maybe connect to A&B indicates that some respondents might be interested in a hybrid or integrated design approach that combines the advantages of multiple alternatives.

### Expanded North Trailhead B Option

- ✓ The average level of support for this option is 4.

**Key Themes Identified in the freeform responses for the Advantages were:**

- Parking and Traffic Management
- Safety
- Infrastructure and Amenities
- Land Use and Environmental Impact
- Preference for Southern Park Use

Overall, the primary advantages of the Expanded North Trailhead B Option, as perceived by respondents, revolve around better parking management, increased safety measures, and the inclusion of essential amenities. The emphasis on these aspects suggests that visitors prioritize a safe, convenient, and well-facilitated park experience.

**Key Themes Identified in the freeform responses for the Disadvantages were:**

- Safety and Security Concerns
- Environmental and Aesthetic Concerns
- Proximity to Residential Area
- Size and Crowd Management:
- Cost and Infrastructure

Overall, the primary disadvantages perceived by respondents for the Expanded North Trailhead B Option revolve around security, environmental impact, and potential congestion. The safety concerns, in particular, seem to be paramount, suggesting that while visitors want expanded facilities, they don't want these at the expense of personal security and environmental integrity.

### Orchard Valley Trailhead Option

- ✓ The average level of support for this option is 8.

**Key Themes Identified in the freeform responses for the Advantages were:**

- Safety and Visibility
- Parking and Access

- Amenities and Infrastructure
- Security and Crime Deterrence

The feedback reflects that many respondents find the Orchard Valley Trailhead Option to offer better safety, accessibility, and visibility compared to other options. The presence of amenities, especially bathrooms, is also appreciated, as is the potential for improved security and reduced criminal activity.

**Key Themes Identified in the freeform responses for the Disadvantages were:**

- Security Concerns
- Traffic and Accessibility
- Impact on Local Residents
- Economic and Infrastructure Concerns
- Suggested Modifications

From this feedback, it seems there are concerns mainly revolving around security, the impact on local residents, and potential changes in traffic patterns. There is also a suggestion to keep the location as it is, potentially to minimize some of the other mentioned disadvantages.

### New Quarry Trailhead Option

✓ The average level of support for this option is 9.

**Key Themes Identified in the freeform responses for the Advantages were:**

- Parking Benefits
- Safety and Emergency Access
- Amenities
- Respectful of Neighborhood

Most respondents perceive the New Quarry Trailhead Option to be advantageous due to its ample parking, amenities, and consideration for bikers. Its positioning, which appears to minimize disruption to neighborhoods, is also a favorable point.

**Key Themes Identified in the freeform responses for the Disadvantages were:**

- Traffic and Access Concerns
- Capacity Concerns
- Aesthetics and Neighborhood Disruption
- Specific Facility Concerns

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION ON 8.22.23

While the New Quarry Trailhead Option is largely seen as beneficial, there are reservations about its impact on traffic, its capacity, and specific facilities like the dog run. Some respondents also expressed the need to ensure the aesthetics and night lighting are in harmony with the surrounding neighborhoods.

## USFS Preferences Summary

A series of questions were asked on a small group response form. The summary of each question and most common trends in responses are given below.

### Would your group support the concept of two sustainable system trails (one multiuse and one hiking only?)

- **User Segmentation:** A significant number of respondents appreciated the idea of having separate spaces for different activities, indicating this would reduce conflict and improve the user experience. Terms like "options for all", "keeps traffic evenly spaced", "everyone needs something separate", and "prevents encounter with MTBs" were used.
- **Safety and Conflict Reduction:** Several respondents felt that having separate paths would lead to safety improvements and fewer conflicts. There were mentions of "fewer ranger calls", "mitigates user conflict", and "safer access".
- **Enhanced Experience:** Some participants liked the idea due to the enhanced and diverse experiences it would offer, with terms like "unique experience", "chance to get solitude", and "people love the challenge and the views".
- **Concerns:** While most answers were affirmative, a few respondents had reservations about the impact and potential dangers of combining certain trail users.

**Summary:**
The concept of having two separate sustainable system trails, one for multiuse and one strictly for hiking, is largely supported by the respondents. The primary reasons are the potential to reduce user conflicts, enhance safety, and provide diverse experiences for trail users. However, there are concerns about the environmental impact and potential dangers associated with combining certain trail activities.

### Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

- **Stone Stairs Preference:** Many respondents support the idea of stabilizing the route using stone stairs to ensure the route remains steep and direct. Phrases like "stone stairs", "remains steep and direct", and "well maintained" were recurrently mentioned.
- **Rerouting for Less Steepness:** A notable portion of participants also showed support for rerouting in order to minimize the steepness of the trail. Terms like "reroutes to minimize the steepness" and "switchbacks" highlight this preference.

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION ON 8.22.23

- **Combination of Approaches:** Some respondents indicated a combination of both approaches—using stone stairs and some reroutes. This signifies an openness to multiple solutions that aim to preserve the trail's challenge while making it more accessible.

- **Environmental and Habitat Concerns:** There was a singular response expressing a concern about the potential impact on the big horn sheep habitat, indicating an environmental consideration in trail adjustments.

- **Signage:** There was a mention of enhancing the route with clear "signage", suggesting that some respondents believe that in addition to physical trail modifications, clear marking is essential for better navigation and user experience.

**Summary:**
Most of the respondents are in favor of stabilizing the current direct route near Blodgett Peak. The primary method of stabilization preferred is the implementation of stone stairs to maintain the trail's direct and steep nature. Another popular solution is rerouting parts of the trail to reduce its steepness, with a few respondents suggesting a combination of both approaches. There is also an emphasis on the importance of clear signage for the route, and a consideration for environmental impact was raised in relation to the habitat of big horn sheep.

**If only one sustainable system is possible to the top of Blodgett peak, our group wants it to be (choose one: Hiking Only or Multiuse)?**

- **Preference for Hiking Only:** The majority of respondents expressed a preference for a "Hiking Only" system. Phrases like "Hiking Only", "steep", and "with possibility of equestrian access" suggest that many respondents value a dedicated hiking experience, potentially to maintain the trail's natural feel or to avoid potential conflicts with faster-moving users.

- **Openness to Multiuse:** A significant number of participants also showed support for a "Multiuse" system, including a respondent who emphatically indicated "100%" for this choice. This highlights a subset of the group that values inclusivity and diverse access to the trail.

- **Consideration for Specific User Groups:** One respondent mentioned the possibility of equestrian access, suggesting that there might be an interest in allowing specific user groups, such as horseback riders, on the trail.

**Summary:**
While there's a clear preference among respondents for a "Hiking Only" system for the sustainable trail leading to the top of Blodgett Peak, there's also notable support for a "Multiuse" option. Some participants appear open to the idea of integrating other trail activities, but there's a consensus around preserving the trail's integrity, with some respondents emphasizing that the hiking trail should be steep. Specific needs or preferences, such as equestrian access, were also brought up, indicating a diverse range of desired uses for the trail among the group.

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION ON 8.22.23

**Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?**

- **Support for Limiting System Routes for Wildlife Conservation:** The majority of respondents expressed support for limiting system routes to consolidate wildlife habitat. The common reasons given include:
  - General support for wildlife conservation, with phrases like "it's the right thing to do", "value the USFS considerations", and "wildlife needs a buffer".
  - A belief in creating balance between human and wildlife needs.
  - Reducing the creation of unofficial "social" trails by having designated paths.
  - Simplifying trail systems with phrases like "only need one route".

- **Concerns about Limitations**: A few respondents expressed disagreement with limiting system routes. The concerns include:
  - Existing critical habitats and misunderstanding or confusion about the meaning of "limiting system routes".
  - Desire for multiple routes to Blodgett Peak.
  - A belief that trail impact might be less significant than other types of development.
  - Emphasis on balancing wildlife habitat protection with recreational use.

- **Ambiguity and Need for Clarification:** At least one group's response was unclear, with selections for both "yes" and "no" without a clear reason provided. Additionally, there was a comment indicating confusion over what "limiting system routes" means, suggesting a need for clearer communication or definitions.

**Summary:**
A significant majority of the respondents support the idea of limiting system routes to preserve and consolidate wildlife habitats near Blodgett Peak and its ridgeline. Many believe in striking a balance between human recreational needs and wildlife habitat conservation. However, a few respondents have reservations about this approach, primarily focused on ensuring recreational access and addressing existing habitat considerations. There's also an indication that some participants might require clearer definitions or explanations about the proposal's specifics.

**Given your knowledge of the Bighorn Sheep habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?**

- **Support for Seasonal Closures:** A significant number of respondents support limiting access during the lambing season, which typically occurs from mid-April to mid-June. This is indicative of a respect for the species' reproductive period and an understanding of the importance of reduced human interference during this time.

- **Support for Full Access:** Several respondents expressed that they do not support any limitations. Reasons include:
  - The belief that the bighorn sheep habitat is already sustained or preserved.
  - Desire for recreational access, including viewing the sheep.
  - Skepticism about the presence of bighorn sheep, with phrases like "never seen them up there".

  - A call for more evidence-based decision-making with a mention of the need for studies to determine the actual impacts.
  - Concerns about enforceability.

- **Support for Total Limitation:** Some respondents believe in restricting access at all times, not just seasonally. There's also mention of enforcement, suggesting a belief in strict adherence and potential punitive measures if rules aren't followed.

- **Ambiguity and Need for More Information**: One group expressed both support for seasonal closures and opposition due to a lack of information about the southern corner of the lambing area. This highlights the desire for more informed decision-making and perhaps a greater need for public education on the subject.

**Summary:**
The majority of respondents are in favor of seasonal closures during the lambing season to protect the bighorn sheep habitat. However, there's a notable proportion of respondents who believe that there should either be full access without limitations or that any restrictions should be based on comprehensive studies. There's also a clear emphasis on ensuring that any imposed restrictions are enforceable. Some participants express the need for more information before making a decision, indicating an avenue for further public education or communication.

### Are there any other thoughts you would like to share?

- **Infrastructure & Amenities:** A few respondents mentioned the addition of specific amenities, such as:

  - A landing area for paraglider pilots.
  - A dog run at the quarry parking area.
  - Stone stairs and reroutes

- **Concerns about Wildlife and Habitat:** There's a call to protect the bighorn sheep from potential hazards, like excluding goats from the area. There's curiosity about other wildlife in the area, with questions about bears, the extent of undesignated trails, the deer population, and the balance between wild trails and maintained ones.

- **Appreciation and Communication:** Several respondents expressed their gratitude for the efforts being made and for effective community engagement. One respondent specifically mentioned finding out about the initiative through social media and appreciated the outreach.

- **Concerns about Timing and Approval Process:** There's an emphasis on moving quickly, with sentiments like "Move faster USFS! We want more trails!". Another respondent expressed hope that the open space plan isn't contingent or mutually exclusive with USFS approval, indicating a desire for autonomy and streamlined decision-making.

- **General Desire for More Access:** A call to maintain existing access points and add more in the USFS space reflects a general desire for increased recreational opportunities.

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION ON 8.22.23

**Summary:**
Feedback on the open-ended question demonstrates a community that's passionate about their recreational spaces, concerned for the welfare of local wildlife, and eager to see progress. While there's a clear desire for enhanced amenities and features, there's also a push for maintaining natural aspects and ensuring that any developments are done with care and professionalism. Effective community engagement and timely action appear to be key elements for success in this context.

## APPENDIX DOCUMENT LIST

- ✓ Sign In Sheet from Event on 8.22.23
- ✓ Small Group Response Forms & Maps
- ✓ Other Feedback Received from the Event
- ✓ Materials from the Event

# APPENDIX

Small Group Response Forms & Maps

Other Feedback Received from the Event

Materials from the Event



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# Small Group Response Forms and Maps

# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

**ALTERNATIVE CONCEPT I**

Our group's level of support *(circle only one number below):*

1 2 (3) 4 5 6 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Protecting more habitats
2. _____
3. _____
4. _____
5. _____

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Do not close Red Squirrel Trail
7. Not in favor of switchbacks / reworking Blodgett Trail
8. _____
9. _____
10. _____

## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 **8** 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Keep Blodgett Trail the same
2. _____
3. _____
4. _____
5. _____

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Do not close Red Squirrel Trail
7. Uphill bike trail a plus
8. _____
9. _____
10. _____

# SMALL GROUP RESPONSE FORM
## TRAILHEADS

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 2 3 4 (5) 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Less chance of car break-ins?
2. 
3. 

The disadvantages we see to this option.

4. 
5. 
6. 

**Relocated North Traihead – b**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 (8) 9 10

**No support** **Full support**

The advantages we see to this option.

1. Keeps cars off road
2. 
3. 

The disadvantages we see to this option.

4. out of sight - more car break-ins?
5. 
6. 

2

## Orchard Valley Trailhead

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 (9) 10

**No support** **Full support**

The advantages we see to this option.

1. Controlled intersection
2. _____
3. _____

The disadvantages we see to this option.

4. _____
5. _____
6. _____

## New Quarry Trailhead

Our group's level of support *(circle only one number below):* Please add dog run

1 2 3 4 5 6 7 8 (9) 10

**No support** **Full support**

The advantages we see to this option.

1. Advantage for bikers
2. _____
3. _____

The disadvantages we see to this option.

4. _____
5. _____
6. _____

# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

☒ Yes, because it keeps traffic evenly spaced

☐ No, because _____

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

☒ Yes , with stone stairs so the route remains steep and direct

☐ Yes, with some reroutes to minimize the steepness

☐ No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

☒ Hiking only

☐ Multiuse

what does this mean?

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

☐ Yes, because _____ seasonal?

☒ No, because Critical habitats already exist

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

☐ Yes, at all times

☐ Yes during lambing season only

☒ No, because the Bighorn Sheep Habitat is already sustained

Are there any other thoughts you would like to share? A landing area for paragliders pilots. A DOG RUN @ the Quarry Parking area

# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

**ALTERNATIVE CONCEPT I**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. moves bikes away from houses
2. reduces wildlife/bike conflicts
3. _____
4. _____
5. _____

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. _____
7. _____
8. _____
9. _____
10. _____

## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. _____
2. _____
3. _____
4. _____
5. _____

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. bicycle trails next to homes not neighborhood
7. ~~trail friendly~~
8. creates potential for parking in
9. neighborhoods due to trail head + number
10. of trails near homes

# SMALL GROUP RESPONSE FORM
## TRAILHEADS

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 2 3 4 **(5)** 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. visibility for safety
2.
3.

The disadvantages we see to this option.

4.
5.
6.

**Relocated North Traihead – b**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 **(8)** 9 10

**No support** **Full support**

The advantages we see to this option.

1. love more spaces - double
2. address safety
3.

The disadvantages we see to this option.

4.
5.
6.

all - provide trash - safety - amenities

## Orchard Valley Trailhead

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

The advantages we see to this option.

1. access better
2. safer - better visibility
3.

The disadvantages we see to this option.

4. needs gate closure during night hours
5.
6.

## New Quarry Trailhead

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 **8** 9 10

**No support** **Full support**

The advantages we see to this option.

1. keeps parking away from neighborhood
2. streets
3.

The disadvantages we see to this option.

4. be sure night sky lighting is used
5. needs to be hidden from neighborhood
6. view

to reduce ~~ed~~ traffic → consider bollards closing Alleghen y to automobile traffic keeping emergency access

# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

- ☑ Yes, because options for all
- ☐ No, because _____

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

- ☑ Yes , with stone stairs so the route remains steep and direct
- ☑ Yes, with some reroutes to minimize the steepness
- ☐ No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

- ☑ Hiking only
- ☐ Multiuse

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

- ☑ Yes, because _____
- ☐ No, because _____

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

- ☐ Yes, at all times
- ☐ Yes during lambing season only
- ☑ No, because we want access to see sheep - thanks for telling us :)

Are there any other thoughts you would like to share? be sure openspace play is not contingent or mutually exclusive with USFS approval.

# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

**ALTERNATIVE CONCEPT I**

Our group's level of support *(circle only one number below):*

1 2 3 4 **5** 6 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Alot of habitat space
2. Possible Future Bike Park in Quarry
3. Buffer Area for the sheep
4. Alot of extra hiking trails
5. 

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. The uphill/downhill trail is shared - that's dangerous
7. Poor trail placement.. like it's added random
8. Enough & proper signage
9. 
10. 

## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. One-Way Uphill : Downhill MTB Trail - it's safer.
2. Possible future Bike Park in Quarry
3. Hiking Only
4. Trails w/ dedicated use. Better layout
5. 

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Changing up some trail routes for more Habitat
7. Smaller Buffer Area for the sleep
8. Downhill Only trail proximity to residential, for enough
9. Enough & proper signage
10. 

# SMALL GROUP RESPONSE FORM
## TRAILHEADS

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 2 (3) 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Small
2. Right on road
3. Cheaper

+ bathrooms

The disadvantages we see to this option.

4. [illegible]
5. Maybe Connect A & B
6.

**Relocated North Traihead – b**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 (10)

**No support** **Full support**

+ bathrooms

The advantages we see to this option.

1. Already disturbed 60 spots
2. Not right on road, out of bike lane
3. Space for Safety Vehicles

The disadvantages we see to this option.

4. More coverage for breaking
5.
6.

20



## Orchard Valley Trailhead

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

The advantages we see to this option.

*bathrooms

1. Closer to road w/ multiple entries
2. If bigger, hopefully safer w/ less break-ins
3. Space for Emergency Vehicles

The disadvantages we see to this option.

4. Right across from houses
5.
6.

## New Quarry Trailhead

Our group's level of support *(circle only one number below):*

*bathrooms

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

The advantages we see to this option.

w/ concept 1, trail seperates parking & Habitat space

*keeping parking away from the Habitat space

1. 250 spots
2. Good space for events
3. Space for Emergency Vehicles

The disadvantages we see to this option.

4. Traffic Jam
5. Cost more
6. Distence from Hiking trails

# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

- [x] Yes, because Everyone needs something seperate to play on
- [ ] No, because _____

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

- [x] Yes , with stone stairs so the route remains steep and direct
- [x] Yes, with some reroutes to minimize the steepness → Have both, different people will be using this, appeals to everyone
- [ ] No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

- [ ] Hiking only
- [x] Multiuse * Concerns about where that trail would be....

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

- [x] Yes, because they need that buffer
- [ ] No, because _____

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

- [ ] Yes, at all times
- [x] Yes during lambing season only mid april - mid June
- [ ] No, because _____

Are there any other thoughts you would like to share? Goats should be excluded from this area to protect the bighorn sheep. Goats are used to graze Bear Creek

#20

- keep ridge wild?
  - some trails stay 'wild', some don't
- Bears?
  - other wildlife?
- ~~[illegible]~~ Fires?

- deer populations?

- extent of undesignated trails?
  - how many are too many?

# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

### ALTERNATIVE CONCEPT I

Our group's level of support *(circle only one number below):*

1 2 3 4 **5** 6 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Less trail density
2. avoiding the Neighborhood
3. 
4. 
5. 

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. No direct access from the neighborhood
7. higher Volume of traffic on Cheyenne
8. 
9. 
10. 

## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 **7** 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. better hiking access for the neighborhood
2. greater volumen of bike trails
3. 
4. 
5. 

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. More parking in neighborhood
7. 
8. 
9. 
10. 

#21



# SMALL GROUP RESPONSE FORM
## TRAILHEADS

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 (2) 3 4 5 6 7 8 ~~9~~ 10

**No support** **Full support**

The advantages we see to this option.

1. ~~get cars~~ Noise
2. _____
3. _____

The disadvantages we see to this option.

4. _____
5. _____
6. _____

**Relocated North Traihead – b**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 (9) 10

**No support** **Full support**

The advantages we see to this option.

1. Longer hot
2. Less cars on Woodman
3. _____

The disadvantages we see to this option.

4. _____
5. _____
6. _____

## Orchard Valley Trailhead

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 **9** 10

**No support** **Full support**

The advantages we see to this option.

1. minimize parking in neighborhood
2. 
3. 

The disadvantages we see to this option.

4. security of vehicles
5. 
6. 

## New Quarry Trailhead

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 **8** 9 10

**No support** **Full support**

The advantages we see to this option.

1. reduces parking by housing
2. 
3. 

The disadvantages we see to this option.

4. more parking on Cold water road
5. need a gate to minimize late night partys
6. 

#21



# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

☒ Yes, because frequents encountered w/ mtbs

☐ No, because _____

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

☐ Yes , with stone stairs so the route remains steep and direct this trail ices up in the winter and stone steps will also

☒ Yes, with some reroutes to minimize the steepness

☐ No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

☐ Hiking only

☒ Multiuse

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

☒ Yes, because _____

☐ No, because _____

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

☐ Yes, at all times

☒ Yes during lambing season only

☐ No, because _____

Are there any other thoughts you would like to share? _____

# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

### ALTERNATIVE CONCEPT I

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. ~~Keep short loops. Not all in back.~~
2. The difficulty we like. Preserve technical features
3. We want elevation profile & grade
4. ~~Both~~ Chamberlain Trail ~~to be regional trail & family easy~~ is farther from Neighborhood area
5. ~~Chamberlain Tra~~

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)* (2 miles) 10% grade

6. Keep short loops for Oak Valley residents, south area.
7. Don't like non-dedicated bike trail.
8.
9.
10.

In general

In general, would like some of the ~~social~~ undesignated mountain bike trails on the south side preserved

## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 **8** 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. We like dedicated uphill bike trail.
2. We like technical features & natural features.
3. Chamberlain Trail to be fairly easy
4. 
5. 

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Don't want stair steps. ANYWHERE!
7. Preserve more social trails that are natural.
8. Chamberlain Trail too close to ~~neigh~~ Oak Valley Neighbo
9. 
10. 

# SMALL GROUP RESPONSE FORM
## TRAILHEADS

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 2 (3) 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Mandatory porta potty at every trailhead
2. Closer to road & more visible
3.

The disadvantages we see to this option.

4. Less Parking Slots.
5.
6.

**Relocated North Traihead – b**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 (7) 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Mandatory port a potty at every trailhead.
2. More slots - 60
3.

The disadvantages we see to this option.

4.
5.
6.

## Orchard Valley Trailhead

Our group's level of support *(circle only one number below):*

1 2 3 **(4)** 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Get better parking signage
2. Expanded parking needed
3.

The disadvantages we see to this option.

4. Don't want 4 way stop.
5. I
6.

## New Quarry Trailhead

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **(10)**

**No support** **Full support**

The advantages we see to this option.

1.
2.
3.

The disadvantages we see to this option.

4. Don't want dog run
5. Do not want horses or their poop
6.

# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

- [x] Yes, because ☆☆☆☆☆ high use area. fewer ranger calls
- [ ] No, because _____

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

- [ ] Yes , with stone stairs so the route remains steep and direct
- [x] Yes, with some reroutes to minimize the steepness Mark it w/ SIGNAGE
- [ ] No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

- [ ] Hiking only
- [x] Multiuse 100%

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

- [x] Yes, because we value the USFS consideration of wildlife habitat
- [ ] No, because _____

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

- [ ] Yes, at all times
- [ ] Yes during lambing season only
- [x] No, because a study is needed to determine impacts.

Are there any other thoughts you would like to share? _____

#23



# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

**ALTERNATIVE CONCEPT I**

Our group's level of support *(circle only one number below):*

1 **2** 3 4 5 6 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. _____
2. _____
3. _____
4. _____
5. _____

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Removes challenge of RS trail
7. Closure of the RS / Hummingbird / Fire road access
8. Loss of southern access for foot traffic (water tower) on Fenceline
9. _____
10. _____

#23



NATURAL / KEEP TECHNICAL FEATURES!

## ALTERANTIVE CONCEPT II

NO I-25

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 **7** 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Uphill bike / multi use trail in the southern area
2. Maintains RSG / Hummingbird junction
3. Hiking - Specific in N. Blodgett
4. 
5. 

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Too many wide, featureless trails?
7. Loss of technical / challenging trails?
8. Add hiking only adj. to fenceline
9. 
10. 

#23



# SMALL GROUP RESPONSE FORM
## TRAILHEADS

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 **8** 9 10

**No support** **Full support**

The advantages we see to this option.

1. Modest
2. Quieter
3. Fewer miscreants

The disadvantages we see to this option.

4.
5.
6.

**Relocated North Traihead – b**

Our group's level of support *(circle only one number below):*

**1** 2 3 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Too large, too many crowds
2.
3.

The disadvantages we see to this option.

4.
5.
6.

**Orchard Valley Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. —
2.
3.

The disadvantages we see to this option.

4. Noise to the local residents
5. Late night partying
6. An increase in traffic

**New Quarry Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Better access for MTBers
2. Tucked in / out of sight for residents
3.

The disadvantages we see to this option.

4. 250 spots = too many
5. Contradicts habitat concerns w/ an influx of users
6.

#23



# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

- [x] Yes, because Prioritize hiking route first
- [ ] No, because _____

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

- [x] Yes , with stone stairs so the route remains steep and direct
- [ ] Yes, with some reroutes to minimize the steepness
- [ ] No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

- [x] Hiking only
- [ ] Multiuse

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

- [ ] Yes, because No opinion
- [ ] No, because _____

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

- [ ] Yes, at all times
- [ ] Yes during lambing season only
- [x] No, because Never seen them up there

Are there any other thoughts you would like to share? Keep natural / rocky features for all user groups.

Table #24

# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

### ALTERNATIVE CONCEPT I

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. It appears that there's more habitat preservation - we like this protection space for animals & healthy
2. Building new sustainable trails + repairing those existing trails > creating a better netw
3. Continued connection to Chamberlain Trail Super exciting!! Access
4. More wildlife corridor
5. More natural + away from neighborhood - at least more space

We like the orange outside the boundary trails to encourage USFS to step up

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. _____
7. _____
8. _____
9. _____
10. _____

## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 (10)

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Hiking only designation - that helps reduce conflict / more inviational
2. Tech downhill trails give MB riders challenging terrain
3. Flow + tech trail satisfies both casual riders + tech ~~flat~~ folks
4. 
5. 

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Close to neighborhood + roadways might create more access
7. to unhoused camps - may be contributes to less
8. safety
9. 
10. 

Could you make a hybrid of both? And we could live w/ either. We love the hiking designation.

# SMALL GROUP RESPONSE FORM

## TRAILHEADS

remember dog idea

Table #24

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. We like the bump out to 20 more spaces b/c it
2. considers the habit preservation
3.

The disadvantages we see to this option.

4.
5.
6.

**Relocated North Traihead – b**

nevermind - we ~~dt~~ Δ'd our minds

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 ~~10~~

**No support** **Full support**

The advantages we see to this option.

1. We request very good lighting and motion sensitive so as not to
2. Please pay attention to safety + security in the design disturb to animals @ night.
3.

The disadvantages we see to this option.

4.
5.
6.

**Orchard Valley Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 (10)

**No support** **Full support**

The advantages we see to this option.

1. Expand as planned
2. _____
3. _____

The disadvantages we see to this option.

4. _____
5. _____
6. _____

**New Quarry Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Seems respectful of the neighborhood
2. The potential for restoration
3. _____

The disadvantages we see to this option.

4. Put special attention to restoring the land + avoiding contamination from invasive species
5. _____
6. _____

Table # 24

# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

- [x] Yes, because people love the challenge + the viewshed
- [ ] No, because _____

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

- [x] Yes , with stone stairs so the route remains steep and direct
- [ ] Yes, with some reroutes to minimize the steepness
- [ ] No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

- [x] Hiking only
- [ ] Multiuse

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

- [x] Yes, because it's the right thing to do, makes sense creates balance
- [ ] No, because _____

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

- [x] Yes, at all times needs serious enforcement. If enforcement not avail. then seasonal works for us.
- [ ] Yes during lambing season only
- [ ] No, because _____

Are there any other thoughts you would like to share? Thanks you for engaging our community so effectively

We found out via social media - Shout out to Stephanie !!!

# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

### ALTERNATIVE CONCEPT I

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 **8** 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Better habitat corridors
2. Trail hubs are nice
3. M+b trail uses terrain better
4. Quality over quantity
5. M+b trails end at quarry trailhead - not neighborhood

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. no hiking only trails is a problem
7. more hikers on multi use trails w/o uphill trail
8. planned MTB trails are in USFS, this is a risk
9. less trails could lead to higher trail conservation
10.

25



## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 5 **6** 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Hiking only trails in North area are good
2. uphill bike trail relieves traffic elsewhere
3. cleaner trail routing near ~~[illegible]~~ trailhead
4. orchard valley
5.

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. spaghetti switchbacks on mtb trail
7. too many trail miles - can we maintain it?
8. uphill bike trail redundant w/ future quarry
9. DH Mtb trails too close to neighborhood
10.

also it does not go high enough

25

# SMALL GROUP RESPONSE FORM
## TRAILHEADS

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 (9) 10

**No support** **Full support**

The advantages we see to this option.

1. expansion is needed
2. visible from road
3.

The disadvantages we see to this option.

4. not quite as big as others
5.
6.

**Relocated North Traihead – b**

Our group's level of support *(circle only one number below):*

(1) 2 3 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1.
2.
3.

The disadvantages we see to this option.

4. Security, fires
5. too touched back
6. vandalism

**Orchard Valley Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 (6) 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. controlled intersection @ Woodmen is safer
2. more secure
3. 

The disadvantages we see to this option.

4. 
5. 
6. 

**New Quarry Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 (8) 9 10

**No support** **Full support**

The advantages we see to this option.

1. lots of parking
2. dog run
3. 

The disadvantages we see to this option.

4. 
5. 
6. 

25



# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

☐ Yes, because _____

☒ No, because too much impact

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

☐ Yes , with stone stairs so the route remains steep and direct

☒ Yes, with some reroutes to minimize the steepness

☐ No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

☒ Hiking only

☐ Multiuse

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

☒ Yes, because only need one route

☐ No, because _____

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

☐ Yes, at all times

☐ Yes during lambing season only

☒ No, because unenforceable

Are there any other thoughts you would like to share? _____

Table Number #30



# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

**ALTERNATIVE CONCEPT I** — LOVE Northern area

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 **(9)** 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Less developed in Northern area of park (wildlife)
2. East to West through through is great!
3. ALL agree to NO motorized vehicles on trails
4. Need signage on all trails
5. 

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Less trails on Southern part of Blodgett
7. 
8. 
9. 
10. 

**ALTERANTIVE CONCEPT II** – Southern area is AWESOME

Our group's level of support *(circle only one number below):*

1 2 3 4 5 (6) 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. More Southern trails and diversity of trails
2. LOVE MTB trails on South part
3. Love the southern introduction to the park
4. Multiple DownHILL trails
5. Need Signage on ALL trails

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Hate the northern trails
7. Do not like Park to Peak trail up in NW corner.
8. Do not like northern neighborhood access
9.
10.

Table #30

Blodgett Open Space Master and Management Plan

# SMALL GROUP RESPONSE FORM

## TRAILHEADS

Northern should be last resort

**Expanded North Trailhead – a** (20 spaces)

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 8.5 9 10

**No support** **Full support**

The advantages we see to this option.

1. We desire LESS parking spots!
2. Make more people access through designated trailhead.
3.

The disadvantages we see to this option.

4. We want to discourage more northern parking spots
5. We want to see less street parking on Woodman road.
6. Mitigate northern neighborhood parking

**Relocated North Traihead – b** (60 spaces)

Our group's level of support *(circle only one number below):*

1 1.5 2 3 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. None - We want to push Southern use of park
2.
3.

The disadvantages we see to this option.

4. No more northern parking spaces!
5. Get rid of Angelstone Point access point. (Too close to homes
6. We would want to see signage and enforcement.

Table Number #30



**Orchard Valley Trailhead**

Our group's level of support *(circle only one number below)*: (60 spaces)

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

The advantages we see to this option.

1. Security camera installed currently is a win.
2. 60 spaces down lower seems better.
3.

The disadvantages we see to this option.

4. No Traffic Light - Traffic circle desired!
5. Keep location as is and have longer drive to lot.
6.

**New Quarry Trailhead**

Our group's level of support *(circle only one number below)*:

1 2 3 4 5 6 7 8 9 10 (11)

**No support** **Full support**

The advantages we see to this option.

1. Fully support pulling more traffic to southern park
2. Start of Bike Park progress
3. Introduce a new area of Blodgett

~~The disadvantages we see to this option~~.

4. Like OFF leash dog run.
5. Introduce a new road to get out of fire danger
6.

Table #30



# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

I ☐ Yes, because _____

II ☐ No, because hiking only / combining 2 top ng bikes dangerous

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

II ☐ Yes , with stone stairs so the route remains steep and direct

☐ Yes, with some reroutes to minimize the steepness

III ☐ No, because Big horn Sheep habitat

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

IIII ☐ Hiking only

☐ Multiuse

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

III II ☐ Yes, because wildlife

☐ No, because _____

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

III II ☐ Yes, at all times

☐ Yes during lambing season only

☐ No, because _____

Are there any other thoughts you would like to share? _____

31 A

# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

**ALTERNATIVE CONCEPT I**

Our group's level of support *(circle only one number below):*

1 **2** 3 4 5 6 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Reduces user conflict
2. Chamberlain trail looks more varied and interesting
3. Wildlife corridors more connected and cohesive
4. 
5. 

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Mt biking trails bi-directional
7. Random switchbacks seem dangerous - more to go wrong
8. Low probability of happening
9. 
10. 

## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 **8** 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Opens another alternative for steep hikes in Springs (vs Incline)
2. Better probability of plan accuring
3. reduced user conflict (directional climbing trail)
4. 
5. 

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. ~~Directional Mt Biking Trail~~ Fragmented habitat
7. 
8. 
9. 
10. 

31 A

# SMALL GROUP RESPONSE FORM
## TRAILHEADS

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 **8** 9 10

**No support** **Full support**

The advantages we see to this option.

1. less accessible for theft
2. easier to see # of vehicles for parking purpose
3. maybe more cost effective - more likely to happen

The disadvantages we see to this option.

4. limited parking
5.
6.

limited parking

**Relocated North Traihead – b**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1.
2.
3.

The disadvantages we see to this option.

4.
5.
6.

**Orchard Valley Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 **6** 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

possibly reduce parking from other lot

1. More parking
2. Theft can be better viewed - prevention
3. would get better used if more visible to road

The disadvantages we see to this option.

4. Cost
5. 
6. 

**New Quarry Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

The advantages we see to this option.

1. Future proofing parking if bike park built
2. Less disruption to neighborhood driving around not through
3. 

The disadvantages we see to this option.

4. 
5. 
6. 

# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

☑ Yes, because multiuse is great- Mitigates user conflict

☐ No, because _____

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

☑ Yes , with stone stairs so the route remains steep and direct but well maintained

☐ Yes, with some reroutes to minimize the steepness

☐ No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

☐ Hiking only

☒ Multiuse

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

☑ Yes, because it's the right thing to do

☐ No, because _____

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

☐ Yes, at all times

☑ Yes during lambing season only

☐ No, because _____

Are there any other thoughts you would like to share? Hire any professional services to build, design, trails

Table 31 B



# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

4
4
4
5

### ALTERNATIVE CONCEPT I

Our group's level of support *(circle only one number below):*

1 2 3 **4** 5 6 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Less Impact on the land
2. _____
3. _____
4. _____
5. _____

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Two way Bike traffic - Hikers running into Bikers
7. _____
8. _____
9. _____
10. _____

1'

## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. More trail density
2. _____
3. _____
4. _____
5. _____

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Too many switchbacks impedes speed of the Bikers descent
7. _____
8. _____
9. _____
10. _____

Table 31 B



# SMALL GROUP RESPONSE FORM
## TRAILHEADS

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Easiest option to expand what is already there.
2. Easy Access
3. 

The disadvantages we see to this option.

4. Too close to the road / Break ins of private property
5. 
6. 

**Relocated North Traihead – b**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Increased Capacity
2. 
3. 

The disadvantages we see to this option.

4. Cost
5. More cogestion
6. 

313

## Orchard Valley Trailhead

Our group's level of support *(circle only one number below):*

1 2 3 4 5 **6** 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Better vision from the street to deter theives & After hour
2. _____
3. _____

The disadvantages we see to this option.

4. Neighbor hood
5. _____
6. _____

## New Quarry Trailhead

10
10
10
5

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 **9** 10

**No support** **Full support**

The advantages we see to this option.

1. Lots of space
2. New Access point
3. Tie into Quarry Bike park.

The disadvantages we see to this option.

4. _____
5. _____
6. _____

Table 31 B



# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

- [x] Yes, because Unique experience, more access is better
- [ ] No, because _____

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

- [x] Yes , with stone stairs so the route remains steep and direct
- [x] Yes, with some reroutes to minimize the steepness
- [ ] No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

- [x] Hiking only
- [ ] Multiuse

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

- [x] Yes, because _____
- [x] No, because _____

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

- [x] Yes, at all times
- [x] Yes during lambing season only
- [ ] No, because _____

Are there any other thoughts you would like to share? _____

Table 32



# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

**ALTERNATIVE CONCEPT I**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 **9** 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. More continuous wildlife corridors
2. Higher elevation N -> S connector trails in USFS land
3. Higher elevation Chamberlain trail
4. 
5. 

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Access to USFS Land
7. Concerns of density of use of trails
8. 
9. 
10. 

## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 **7** 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Mutiuse functionality of quarry area
2. Higher elevation N->S connector trails in USFS land
3. Oak Valley Ranch/Wilson Ranch neighborhood connection trail
4. 
5. 

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. More segmented wildlife areas
7. Access to USFS land
8. Concerns of density of use of trails
9. 
10. 

Table 32



# SMALL GROUP RESPONSE FORM
## TRAILHEADS

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 **(7)** 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Smaller, could keep crowds down
2. Preserves more of the park space
3.

The disadvantages we see to this option.

4. Still potential of overflow parking on Woodmen Rd.
5.
6.

**Relocated North Traihead – b**

Our group's level of support *(circle only one number below):*

1 2 3 **(4)** 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Less overflow parking on Woodmen Rd.
2.
3.

The disadvantages we see to this option.

4. Degrade more into the open space
5.
6.

32

**Orchard Valley Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 **8** 9 10

**No support** **Full support**

The advantages we see to this option.

1. Safer entrance w/ 4 way stop + closer to Road
2. Higher visibility could increase use of access point
3. 

The disadvantages we see to this option.

4. High capacity Compared to current utility
5. 
6. 

**New Quarry Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 **6** 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. Good location, not in neighborhood - not disturbing natural land
2. Reduces parking in neighborhoods to access the open space.
3. 

The disadvantages we see to this option.

4. 250 spots seems like too much for park capacity to hand
5. Would like it to start small + grow w/ park capacity
6. 

Table 32



# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

- [x] Yes, because great to have multiple access points to USFS land; appreciate the hiking only option;
- [ ] No, because _____

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

- [x] Yes , with stone stairs so the route remains steep and direct
- [x] Yes, with some reroutes to minimize the steepness

Support for either option

- [ ] No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

- [x] Hiking only w/ possibility for equestrian access
- [ ] Multiuse

Ideal scenario to have both hiking only (steep) + less steep multiuse option

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

- [ ] Yes, because _____
- [x] No, because trails should be designed to balance wildlife habitat protection w/ recreation use.

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

- [ ] Yes, at all times
- [x] Yes during lambing season only
- [x] No, because that is the very southern corner of the lambing area; not enough knowledge of this topic to understand use of that area + what impact is of humans

Are there any other thoughts you would like to share? Maintain existing and add additional access in the USFS space.

# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

**ALTERNATIVE CONCEPT I**

Our group's level of support *(circle only one number below):*

1 2 3 4 (5) 6 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. N. trail hike is better, more accessible (switchbacks)
2. _____
3. _____
4. _____
5. _____

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. further from homes, ~~[illegible]~~
7. _____
8. _____
9. _____
10. _____

## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 **8** 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. fast, directional downhill MTB trails
2. safer uphill for all
3. THs closer to homes, easier access
4. reusing more existing trails
5. more trails spreads out use, reduces need for social trails

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. the steeper hike off N. trailhead less enjoyable
7. 
8. 
9. 
10. 

# SMALL GROUP RESPONSE FORM
## TRAILHEADS

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

The advantages we see to this option.

1. just enough parking given the opening of the New Quarry TH
2. parking lot remains more hidden from view on trails
3. 

The disadvantages we see to this option.

4. 
5. 
6. 

**Relocated North Traihead – b**

Our group's level of support *(circle only one number below):*

**1** 2 3 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. 
2. 
3. 

The disadvantages we see to this option.

4. parking lot becomes an eyesore
5. distance from road may encourage more "mischief"
6. 

**Orchard Valley Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

The advantages we see to this option.

1. relieves pressure on N. Blodgett parking
2. amenities / bathrooms
3. 

The disadvantages we see to this option.

4. increased traffic may require a 4-way stop (annoying)
5. 
6. 

**New Quarry Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

The advantages we see to this option.

1. designated dog run vs. the overkill of a dog park
2. relieves pressure on N. Blodgett parking
3. amenities / bathrooms

The disadvantages we see to this option.

4. 
5. 
6. 

# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

- [x] Yes, because accessability
- [ ] No, because _____

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

- [ ] Yes , with stone stairs so the route remains steep and direct
- [x] Yes, with some reroutes to minimize the steepness, switchbacks please
- [ ] No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

- [x] Hiking only
- [ ] Multiuse

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

- [x] Yes, because we want access but want animals to have space, designated trails = fewer social trails
- [ ] No, because _____

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

- [ ] Yes, at all times
- [x] Yes during lambing season only
- [ ] No, because _____

Are there any other thoughts you would like to share? We thank you for everything you're doing, bu... Move faster, USFS! ☺ We want more trails!

# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

**ALTERNATIVE CONCEPT I**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 **8** 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. less sharp switchbacks
2. 2 wildlife corridor
3. trails higher up in the open space. ditto for Chamberlain
4. 2 north-south trails
5. 

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. biking up the downhill trail
7. make sure all downhill-only are bike-only
8. 
9. 
10. 

## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 5 (6) 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. Parks to Peak is more direct
2. downhill-only flow trail, NO Going up on Downh.ll Trails
3. 
4. 
5. 

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Make sure all downhill-only are bike-only trails
7. need clear signage that it is advanced trail, downhill, bike, etc.
8. 
9. 
10. 

# SMALL GROUP RESPONSE FORM
## TRAILHEADS

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 (10)

**No support** **Full support**

The advantages we see to this option.

1. Prefer A
2. cars closer to road
3. better security
   less impact

The disadvantages we see to this option.

4. _____
5. _____
6. _____

**Relocated North Traihead – b**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. _____
2. _____
3. _____

The disadvantages we see to this option.

4. _____
5. _____
6. _____

**Orchard Valley Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

The advantages we see to this option.

1. Move down by street
2. better visibility + security
3. more parking

The disadvantages we see to this option.

4.
5.
6.

**New Quarry Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

The advantages we see to this option.

1. Great Spot
2. Definitely need more parking
3. No houses
   Already impacted

The disadvantages we see to this option.

4. Dog area good - ~~keep~~
5. Make Dog area larger because
6. people will use it as an off-leash area

D

# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak? Also alternative to Incline

☒ Yes, because steep trail hiking-only, chance to get solitude since it is farther

☐ No, because _____

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

☒ Yes , with stone stairs so the route remains steep and direct

☐ Yes, with some reroutes to minimize the steepness

☐ No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

☒ Hiking only + steep

☐ Multiuse

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

☐ Yes, because _____

☒ No, because want 2 trails to Blodgett Peak. Impact of trails less than other development

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

☐ Yes, at all times

☒ Yes during lambing season only

☐ No, because _____

Are there any other thoughts you would like to share? _____

# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

**ALTERNATIVE CONCEPT I**

Our group's level of support *(circle only one number below):*

1 2 3 4 (5) 6 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. more preserved natural space for animals + connectivity
2. direct connection to quarry park for MTB trails (when it happens
3. seemingly beginner / family directional MTB loop on south side
4. 
5. 

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. building a directional MTB trail to be bi-directional for short term (flow)
7. MTB trails in areas that are not certain (USFS)
8. 
9. 
10. 

## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 (5) 6 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. accessibility from neighborhood vs. parking
2. directional trails and hiking/MTB only trails separate
3. directional multi-use trails for uphill only
4. neighborhood short hikes (dog walks) loops
5. hiking focus to blodgett peak + direct
6. clear hiking / MTB side off park (less conflict)

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. overflow parking in neighborhood
7. seems like less wildlife space? isolated
8. 
9. 
10. 

Additional MTB Directional trail

We like different parts of each, mix and match!

# SMALL GROUP RESPONSE FORM
## TRAILHEADS

**Expanded North Trailhead – a**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **10**

**No support** **Full support**

The advantages we see to this option.

1. safer
2. fewer cars in neighborhood
3. 

The disadvantages we see to this option.

4. 
5. 
6. 

**Relocated North Traihead – b**

Our group's level of support *(circle only one number below):*

**1** 2 3 4 5 6 7 8 9 10

**No support** **Full support**

The advantages we see to this option.

1. 
2. 
3. 

The disadvantages we see to this option.

4. bringing people to hidden area, unsafe
5. disturb area
6. less surveillance

**Orchard Valley Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **(10)**

**No support** **Full support**

The advantages we see to this option.

1. Controlled intersection feels safer
2. public surveillance
3. clear main hiking parking

The disadvantages we see to this option.

4.
5.
6.

**New Quarry Trailhead**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 **(10)**

**No support** **Full support**

The advantages we see to this option.

1. large, future MTB specific / bike park parking
2.
3.

The disadvantages we see to this option.

4. Dog run does not make a lot of sense here - more parking
5.
6.

# SMALL GROUP RESPONSE FORM
## USFS CONNECTION PREFERENCES

**The current non-system routes to the top of Blodgett Peak are frequently used and result in degradation of the natural resources (such as erosion, loss of vegetation, traversing springs/ seeps, wildlife disruption, tree root undermining).**

Would your group support the concept of two sustainable system trails (one multiuse and one hiking only) to the ridgeline and top of Blodgett Peak?

- [x] Yes, because good loop, safer access to Blodgett + more direct
- [ ] No, because _____

Would your group support stabilizing the current direct route in the drainage just south of Blodgett Peak?

- [x] Yes , with stone stairs so the route remains steep and direct
- [ ] Yes, with some reroutes to minimize the steepness
- [ ] No, because _____

If only one sustainable system trail is possible to the top of Blodgett Peak, our group wants it to be...

- [x] Hiking only
- [ ] Multiuse

Does your group support limiting system routes accessing Blodgett Peak and the ridgeline to consolidate wildlife habitat to reduce impact on these and all species?

- [x] Yes, because more uninterrupted wildlife habatat.
- [ ] No, because _____

Given your knowledge of the Bighorn Sheep Habitat, does your group support limiting access (number of people or seasonal closures) accessing Blodgett Peak and the ridgeline?

- [ ] Yes, at all times
- [x] Yes during lambing season only
- [ ] No, because _____

Are there any other thoughts you would like to share? _____

# SMALL GROUP RESPONSE FORM
## ALTERNATIVE CONCEPTS I AND II

**ALTERNATIVE CONCEPT I**

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept I:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. _____
2. None
3. _____
4. _____
5. _____

* This goes for concept II as well *

We have the following concerns about the Alternative Concept I:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. The amount of traffic introduced to the
7. neighborhoods.
8. Rise in crime. Lack of lighting.
9. Need of speed bumps, cameras, and traffic
10. lights.

Infrastructure MUST be addressed & fixed before this

* Serious concerns that are current & will greatly increase if either concept I or II is pushed forwards.

* Concern for wildlife

* WAY to much Parking *

## ALTERANTIVE CONCEPT II

Our group's level of support *(circle only one number below):*

1 2 3 4 5 6 7 8 9 10

**No support** **Full support**

We particularly like these things about the Alternative Concept II:

*(Note: Please remember to also include the reason for why you like this feature. Also use your marker to place a number on the map which corresponds with any site-specific preference.)*

1. _____
2. _____
3. None
4. _____
5. _____

We have the following concerns about the Alternative Concept II:

*(Note: Please remember to also include the reason for each concern. Also use your marker to place a number on the map which corresponds with any site-specific concern.)*

6. Infrastructure needs must be addressed
7. FIRST before these plans begin.
8. Our neighborhoods are the priority &
9. safety for the children and wildlife.
10. _____

?

- ☐ Paraglider concept missing (Launches & Landing Zones)
- ☐ Hard "No" on both concepts
  - Traffic
  - Infrastructure prerequisites
    - lighting
    - parking
    - traffic control
    - crime
- ☐ Hard "Yes" if it leads to Paragliding access

Traffic control on Centennial
Lights
Wildlife concerns

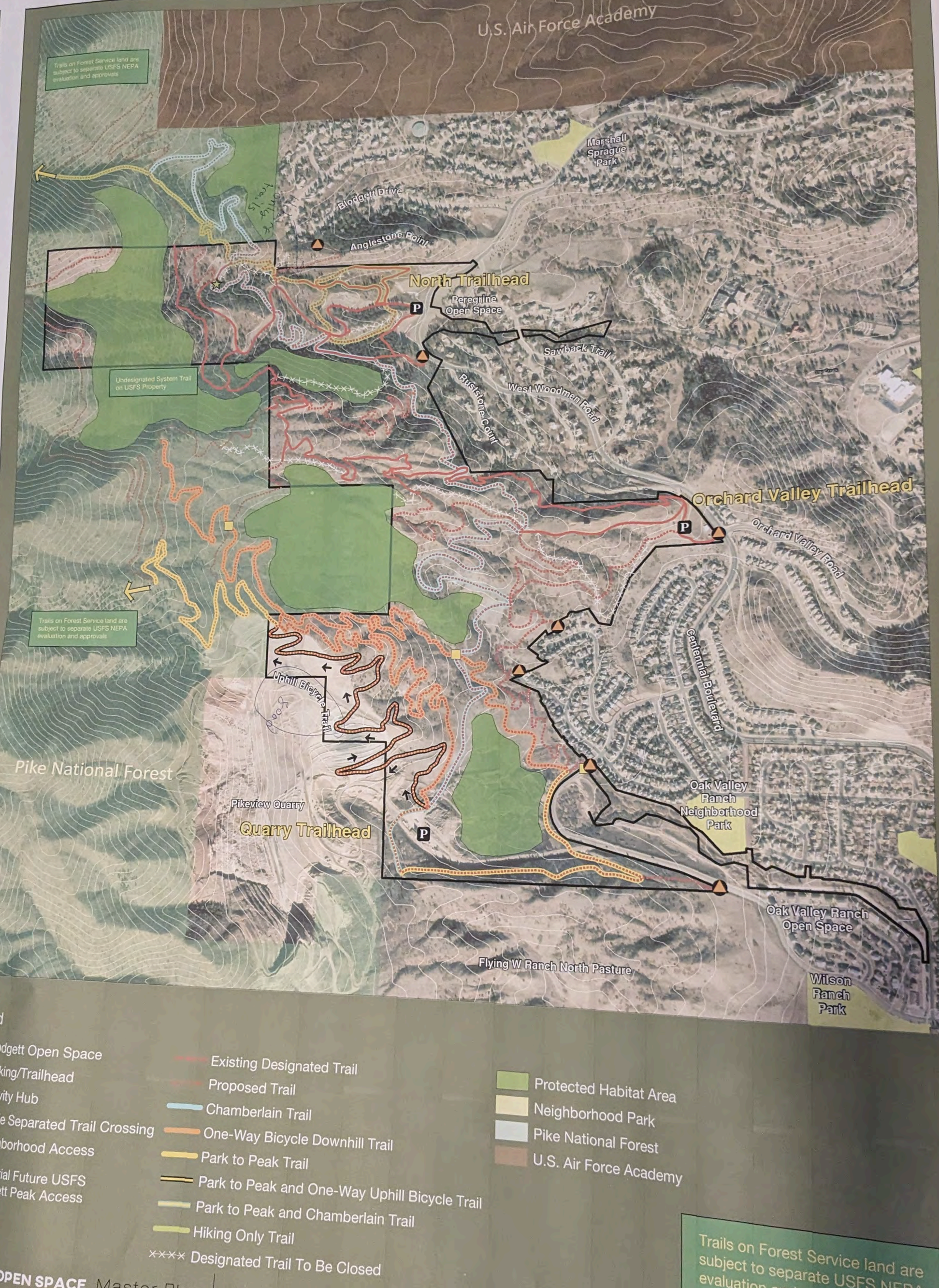
# Alternative Concept II

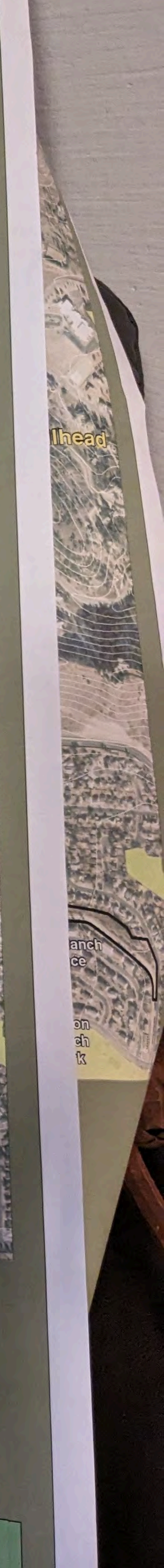
COLORADO SPRINGS
OLYMPIC CITY USA

COLORADO
parks · recreation · cultural services

25




Legend

- Blodgett Open Space
- Parking/Trailhead
- Activity Hub
- Grade Separated Trail Crossing
- Neighborhood Access
- Potential Future USFS Blodgett Peak Access
- Existing Designated Trail
- Proposed Trail
- Chamberlain Trail
- One-Way Bicycle Downhill Trail
- Park to Peak Trail
- Park to Peak and One-Way Uphill Bicycle Trail
- Park to Peak and Chamberlain Trail
- Hiking Only Trail
- Designated Trail To Be Closed
- Protected Habitat Area
- Neighborhood Park
- Pike National Forest
- U.S. Air Force Academy

**BLODGETT OPEN SPACE** Master Plan

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

0 600 1,200 feet

Information on this map is provided for purposes of discussion and visualization only.

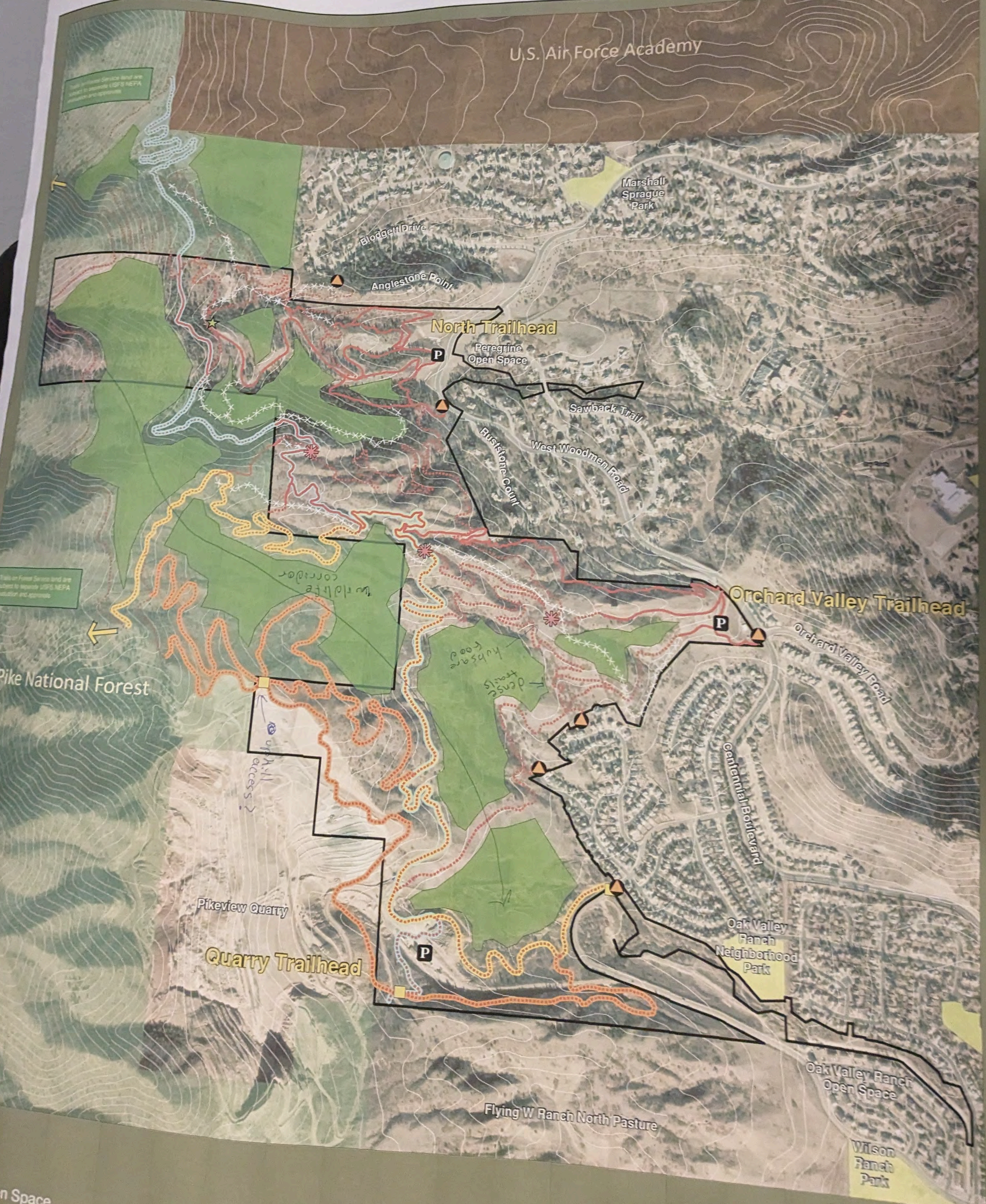
# Alternative Concept I

Alternative Concept I

25

COLORADO SPRINGS
OLYMPIC CITY USA

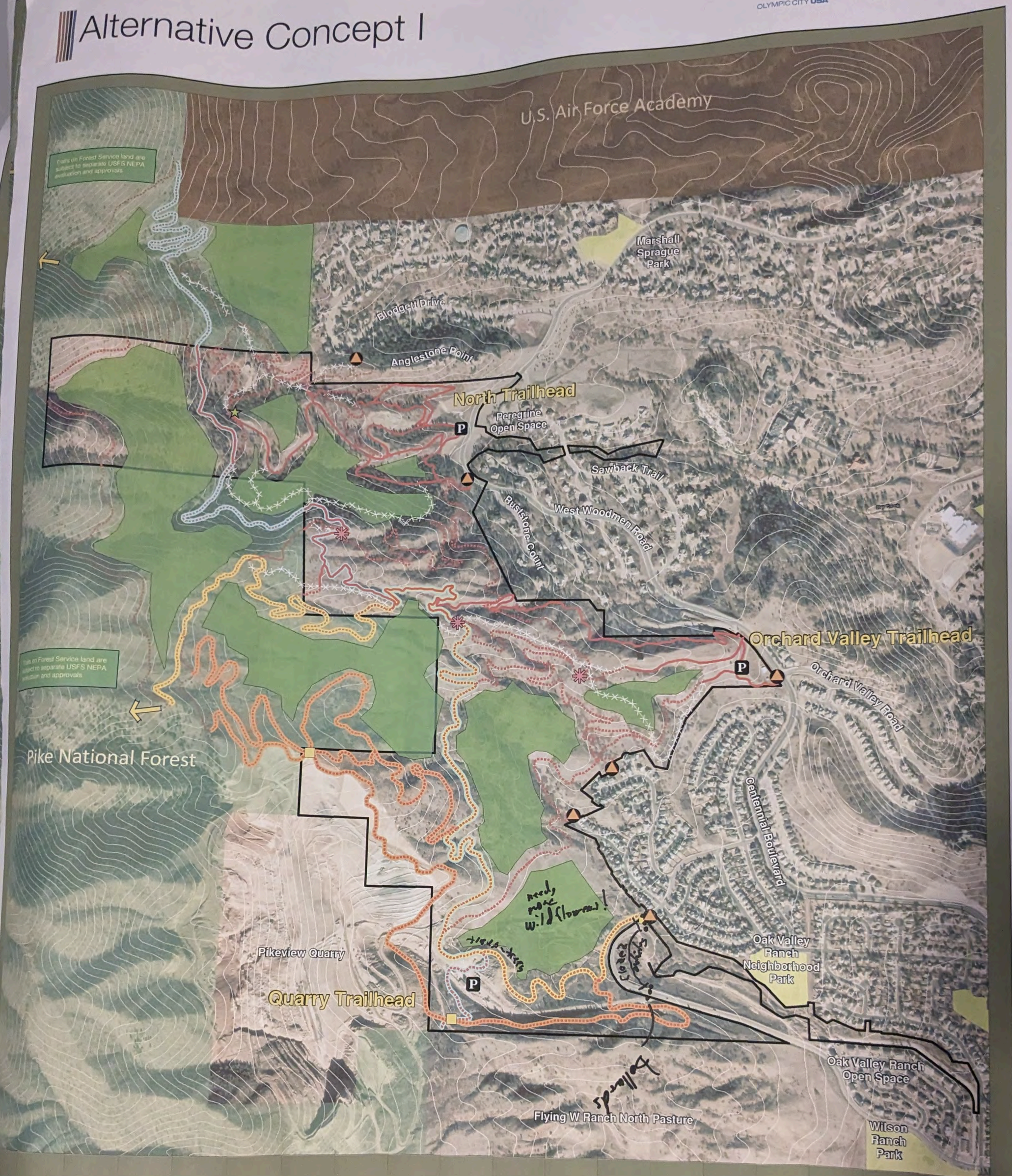
COLORADO
parks · recreation · cultural services



# Alternative Concept I

COLORADO SPRINGS
OLYMPIC CITY USA

COLORADO
parks · recreation · cultural services




BLODGETT OPEN SPACE Master Plan

COLORADO SPRINGS
OLYMPIC CITY USA

COLORADO
parks · recreation · cultural services

# Alternative Concept II

U.S. Air Force Academy

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

Marshall Sprague Park

Blodgett Drive

Anglestone Point

North Trailhead

Peregrine Open Space

Sawback Trail

Ruststone Court

West Woodmen Road

Undesignated System Trail on USFS Property

Habitat space?

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

Orchard Valley Trailhead

Orchard Valley Road

Centennial Boulevard

Uphill Bicycle Trail

Pike National Forest

Pikeview Quarry

Quarry Trailhead

Oak Valley Ranch Neighborhood Park

Flying W Ranch North Pasture

Oak Valley Ranch Open Space

Wilson Ranch Park

Legend

- Blodgett Open Space
- Parking/Trailhead
- Activity Hub
- Grade Separated Trail Crossing
- Neighborhood Access
- Potential Future USFS Blodgett Peak Access
- Existing Designated Trail
- Proposed Trail
- Chamberlain Trail
- One-Way Bicycle Downhill Trail
- Park to Peak Trail
- Protected Habitat Area
- Neighborhood Park
- Pike National F...

Proper Signage for Hiking & Biking

Keep trail here to separate Parking and habitat Part

like in Concept 1

Table 20

# Alternative Concept II

OLYMPIC CITY USA

U.S. Air Force Academy

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

Marshall Sprague Park

Blodgett Drive

Anglestone Point

North Trailhead

Peregrine Open Space

Sawback Trail

Ruststone Court

West Woodmen Road

Undesignated System Trail on USFS Property

Small Habitat space?

Orchard Valley Trailhead

Orchard Valley Road

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

Centennial Boulevard

Keep Habitat

Uphill Bicycle Trail

Pike National Forest

Pikeview Quarry

Quarry Trailhead

Oak Valley Ranch Neighborhood Park

Oak Valley Ranch Open Space

Keep trail here to separate parking and habitat

Flying W Ranch North Pasture

Wilson Ranch Park

Proper Signage for Hiking & Biking

Table 20

20

*Legend*

- Blodgett Open Space
- Parking/Trailhead
- Activity Hub
- Grade Separated Trail Crossing
- Neighborhood Access
- Potential Future USFS Blodgett Peak Access
- Existing Designated Trail
- Proposed Trail
- Chamberlain Trail
- One-Way Bicycle Downhill Trail
- Park to Peak Trail
- Park to Peak and One-Way Uphill Bicycle Trail
- Park to Peak and Chamberlain Trail
- Hiking Only Trail
- Designated Trail To Be Closed
- Protected Habitat Area
- Neighborhood Park
- Pike National Forest
- U.S. Air Force Academy

**BLODGETT OPEN SPACE** Master Plan

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

0 600 1,200 feet

Information on this map is provided for purposes of discussion and visualization only

COLORADO SPRINGS
OLYMPIC CITY USA

COLORADO
parks · recreation · cultural services

# Alternative Concept I

U.S. Air Force Academy

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

Marshall Sprague Park

Blodgett Drive

Anglestone Point

North Trailhead

Peregrine Open Space

Sawback Trail

Ruststone Court

West Woodmen Road

Orchard Valley Trailhead

Orchard Valley Road

Centennial Boulevard

Pike National Forest

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

uphill bikeonly keep in Concept 2

Keep one w/ ATV

Pikeview Quarry

Quarry Trailhead

Oak Valley Ranch Neighborhood Park

Oak Valley Ranch Open Space

Flying W Ranch North Pasture

Wilson Ranch Park

## Legend

- Blodgett Open Space
- Parking/Trailhead
- Activity Hub
- Grade Separated Trail Crossing
- Neighborhood Access
- Trail Hub
- Potential Future USFS Blodgett Peak Access
- Existing Designated Trail
- Proposed Trail
- Chamberlain Trail
- One-Way Bicycle Trail
- Park to Peak Trail
- Park to Peak and Chamberlain Trail
- Designated Trail To Be Closed
- Protected Habitat Area
- Neighborhood Park
- Pike National Forest
- U.S. Air Force Academy

20

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

BLODGETT OPEN SPACE Master Plan

# Alternative Concept II

Alternative Concept II

COLORADO SPRINGS
OLYMPIC CITY USA

parks · recreation · cultural services

32

U.S. Air Force Academy

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

Marshall Sprague Park

Blodgett Drive

Anglestone Point

North Trailhead

Peregrine Open Space

Sawback Trail

Ruststone Court

West Woodmen Road

Undesignated System Trail on USFS Property

Let's Open?

Orchard Valley Trailhead

Orchard Valley Road

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

Centennial Boulevard

Uphill Bicycle Trail

Pike National Forest

Pikeview Quarry

Quarry Trailhead

Oak Valley Ranch Neighborhood Park

Oak Valley Ranch Open Space

Table 32

Flying W Ranch North Pasture

Wilson Ranch Park

## Legend

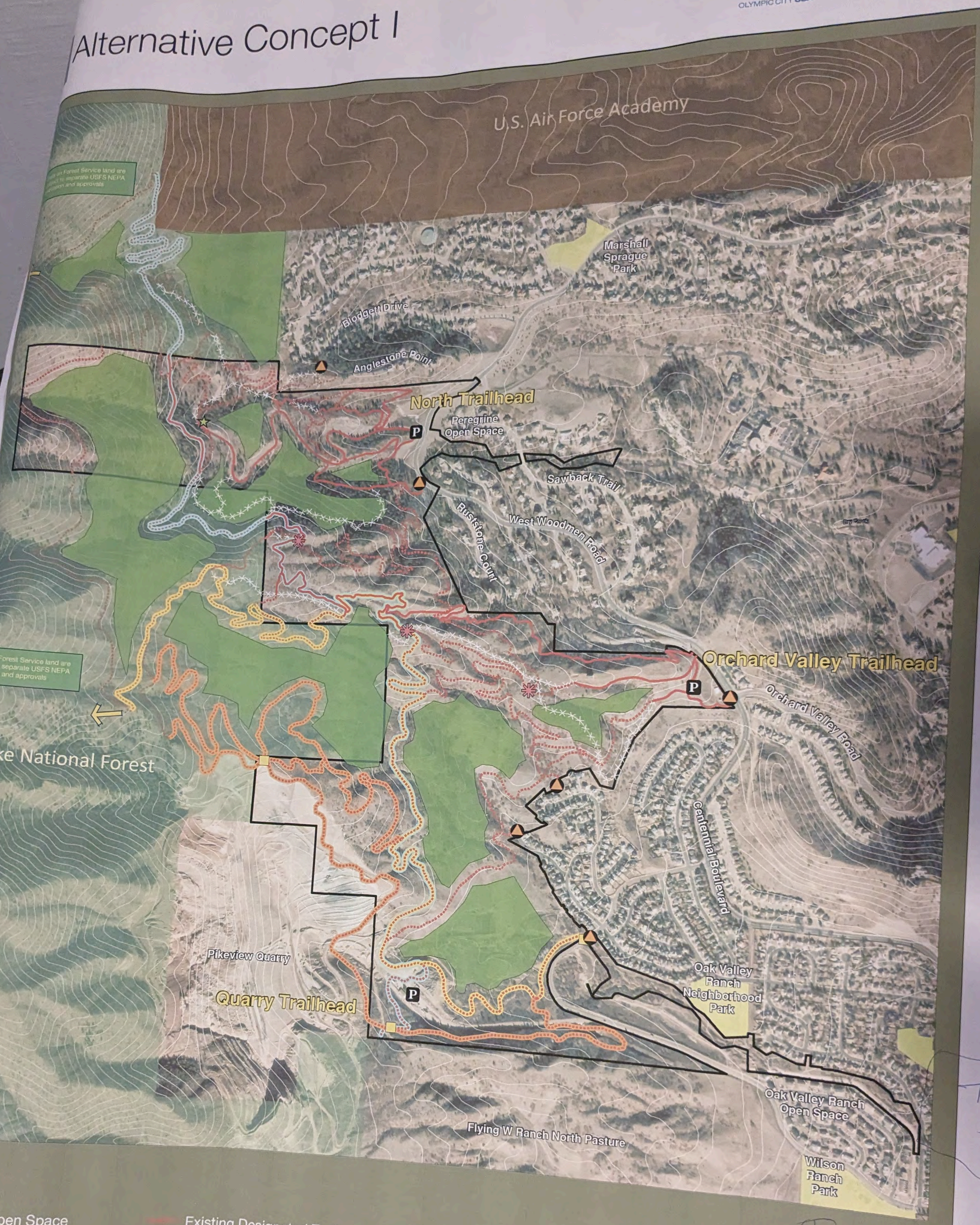
- Blodgett Open Space
- Parking/Trailhead
- Activity Hub
- Grade Separated Trail Crossing
- Neighborhood Access
- Potential Future USFS Blodgett Peak Access
- Existing Designated Trail
- Proposed Trail
- Chamberlain Trail
- One-Way Bicycle Downhill Trail
- Park to Peak Trail
- Park to Peak and One-Way Uphill Bicycle Trail
- Park to Peak and Chamberlain Trail
- Hiking Only Trail
- ×××× Designated Trail To Be Closed
- Protected Habitat Area
- Neighborhood Park
- Pike National Forest
- U.S. Air Force Academy

**BLODGETT OPEN SPACE** Master Plan

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

SPRINGS
OLYMPIC CITY USA

# Alternative Concept 1



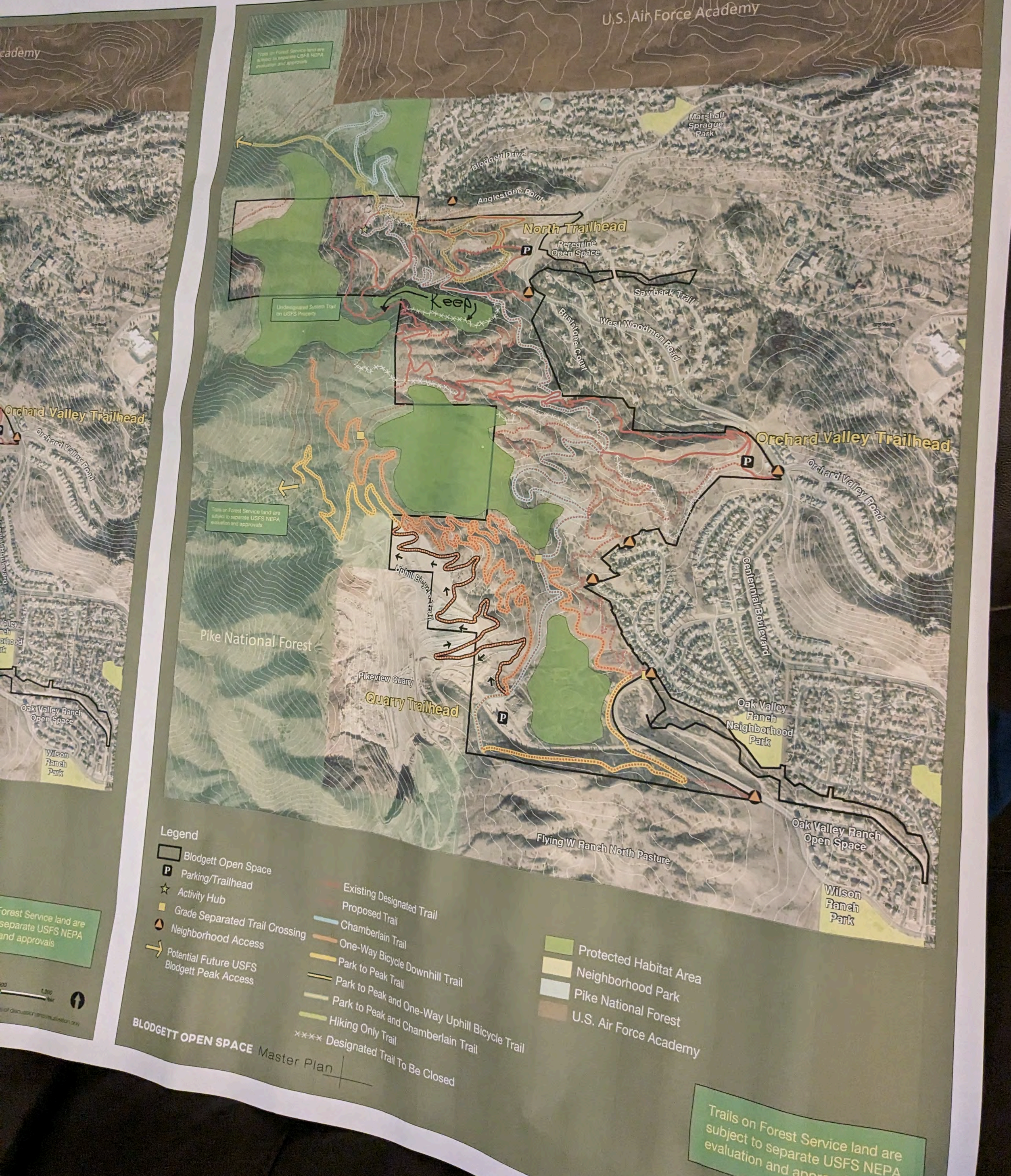

SPACE Master Plan

2

COLORADO SPRINGS
OLYMPIC CITY USA

COLORADO
parks · recreation · cultural services

# Alternative Concept II



# Other Feedback Received from the Event

[redacted]

[redacted]

Priscilla, cc David,

Thanks for your clear communication about next steps and our "homework". I'll look for email your telling us the video and survey, etc. are up on the site, as well as when our homework is due.

Regarding our Table #23 workgroup made up of neighbors all living on Coldwater or Front Royal Drive: I think our comments written on the sheets, as well as my verbal reporting back to the large group did not express accurately that many of us (including myself) at that table and also other neighbors I've talked to since, **would prefer Concept #1 (ONE)**, due to there NOT being any trails immediately backing or close to the above mentioned two streets.

Thanks for your good work!!

Ron

---

[redacted]

**Subject:** SAC_upcoming meetings

Thank you to all who were able to attend and participate in last night's Community Work Session. The Flying W was a terrific meeting space and folks were engaged in great dialog. We are processing the written input as I write. A few things I wanted to share with you.

1. I will let you know when the presentation video and survey are posted on the city website so you can invite your constituents who were not able to attend last night to participate.
2. I will let you know when the summary of last night's input is posted on the web as well. I think it may be the same time, but just in case it may be ahead or behind.

3. **HOMEWORK** for you! Once the input from the AUG 22 Community Work Session is posted, You have the following assignment to complete within the following week.
    - Read thru all the input - it is always informative - the public is very smart.
    - Select three to five of the most compelling comments/insights for you.
    - Copy those into an email and send it to me.
4. Given the above homework, we will **no longer meet on Sept 19th**. Please remove this date from your calendars.
5. I will see you next on **Oct 10th 1:30-3:30** (note the longer time by 30 minutes) at the fire station. Building on the great conversation during our last meeting, City staff will be joining in this meeting/discussion.

I look forward to collating your "most compelling comments" homework. Many thanks for your commitment to Blodgett Open Spaces' future. Priscilla

**Priscilla J Marbaker, PLA, LEED-AP**

[redacted]

[redacted]



[redacted]

[redacted]

Priscilla and David, please find some suggestions for Blodgett Open Space from Bobby Mikulas with Kinship Landing below. He has some grand ideas!

Thanks a bunch,
McKenzie

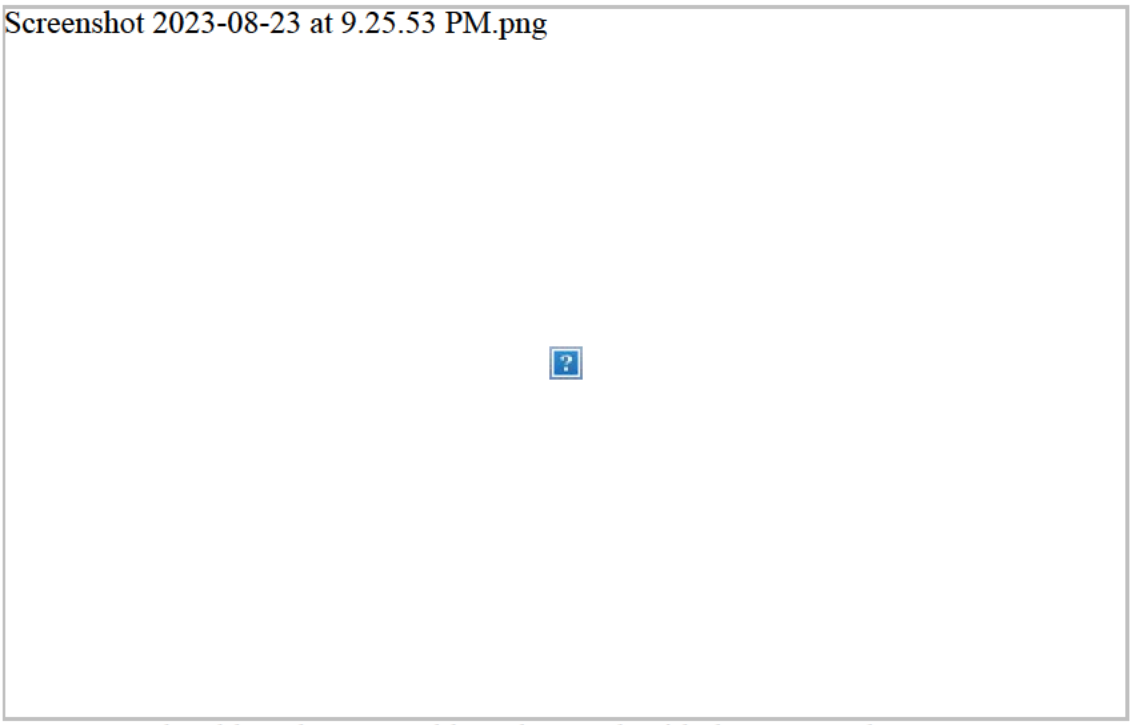
---

[redacted]

Dang, missed this! My input:

1) design concentric circle trails that allow users to engage in a variety of levels of difficulty and distance. also spreads out users. Chataqua in boulder does this well. Same with Red rocks open space. Take the attached drawing

Screenshot 2023-08-23 at 9.25.53 PM.png



as an example, although you would need to work with the topography.

2) serious effort on the steep scree. it is sad to see the mountain eroding with so many spider trails. I know people who love this hike specifically for the off trail thrill of making their own new path. eek

3) consider wooden walkpaths with chicken wire stapled to it (for slip) over wet areas. common in new zealand

[redacted]

[redacted]

Hi Priscilla and David,
Wanted to pass on well deserved congratulations - last night was full of energy and ideas. What an engaged audience you had!
I also wanted to let you know that I (and I'm sure many others) left that meeting feeling a strong sense of belonging and community.
The venue was perfect in every way. And the big horn sheep appearing at the ideal moment...priceless!
Thank you for letting me be a part of the experience.
Wendy

Nicely done!
Susan


## Priscilla J Marbaker, PLA, LEED-AP

[redacted]

# Materials from the Event

# AGENDA

**Welcome and Introductions** ..... 5:30

**Agenda Review and Work Session Goals** ..... 5:35

## Presentation

- Site Assessment Review ..... 5:40
- Public Engagement Summary – to date ..... 5:50
- Two Alternative Concepts ..... 6:00

## Small Group Work

- Overview ..... 6:20
- Rolling up your sleeves and digging in ..... 6:25
- Report Out ..... 7:15

**Next Steps** ..... 7:55

### This Evening

- Alternative Approaches.
- Trailhead Options.
- Community Preferences for USFS access.

### OCT 19

- Recommended Master Plan.
- 2-mile radius Neighborhood and Regional Connections.
- Accessible Trail routes - OPDMD.
- Adaptive Management Themes.
- Route options to Blodgett Peak in the USFS Core Area.

# GIVENS

**The givens identify those elements of the Master and Management Plans that are not negotiable. They represent the responsibilities of the Parks, Recreation and Cultural Services Department and provide the parameters for the decisions that will be made through the Blodgett Open Space master planning process.**

- The properties will be collectively named and managed as Blodgett Open Space. The South Blodgett Acquisition, Pikeview Frontage, and westernmost segment of the Peregrine Open Space properties are collectively within the Blodgett Open Space. The other uniquely acquired properties will remain named and signed Peregrine Open Space, Oak Valley Open Space, and Woodmen Valley Open Space for the purposes of this master plan.
- The City's Parks, Recreation and Cultural Services Department is legally responsible for design, maintenance, operations, and management of all resources for Blodgett Open Space.
    - The Master and Management Plan must conform to provisions in the Trails, Open Space and Parks Regulations Ordinances.
    - The Plan must honor conservation easements and utility easements currently in place.
    - The City Parks Department's stewardship and recreation decisions will be based on collected data, changing conditions, and industry best management practices.
- All decisions regarding USFS lands are under the jurisdiction of the U.S. Forest Service. The USFS lands - interlocking property boundary and parts of their property including Blodgett Peak – will be considered during this planning process.
- Decisions regarding sensitive and federally protected wildlife management, habitat and protection will be made with guidance from Colorado Parks and Wildlife (CPW).
- Many groups and individuals are interested in and encouraged to help develop the best possible Master and Management Plans; all voices will be equal in the decision-making process.
- Implementation of the Blodgett Open Space Master and Management Plan will occur as funding allows.
- The recommended Master and Management Plan will be submitted to the TOPS Working Committee for recommendation and to the Parks and Recreation Advisory Board for approval.

# Alternative Concept I

COLORADO SPRINGS
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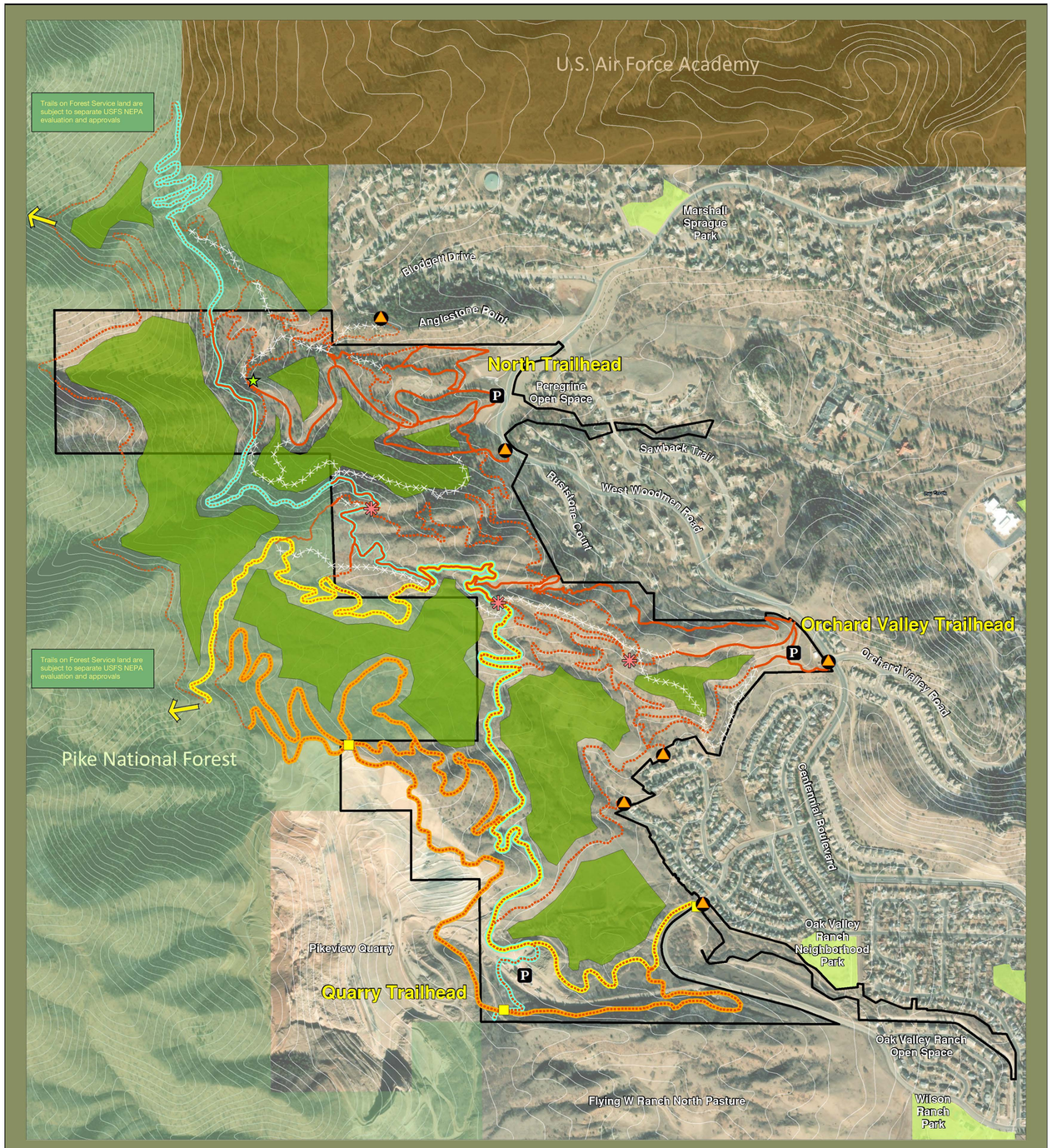



## Legend

- Blodgett Open Space
- Parking/Trailhead
- Activity Hub
- Grade Separated Trail Crossing
- Neighborhood Access
- Trail Hub
- Potential Future USFS Blodgett Peak Access
- Existing Designated Trail
- Proposed Trail
- Chamberlain Trail
- One-Way Bicycle Trail
- Park to Peak Trail
- Park to Peak and Chamberlain Trail
- Designated Trail To Be Closed
- Protected Habitat Area
- Neighborhood Park
- Pike National Forest
- U.S. Air Force Academy

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

0 600 1,200 feet

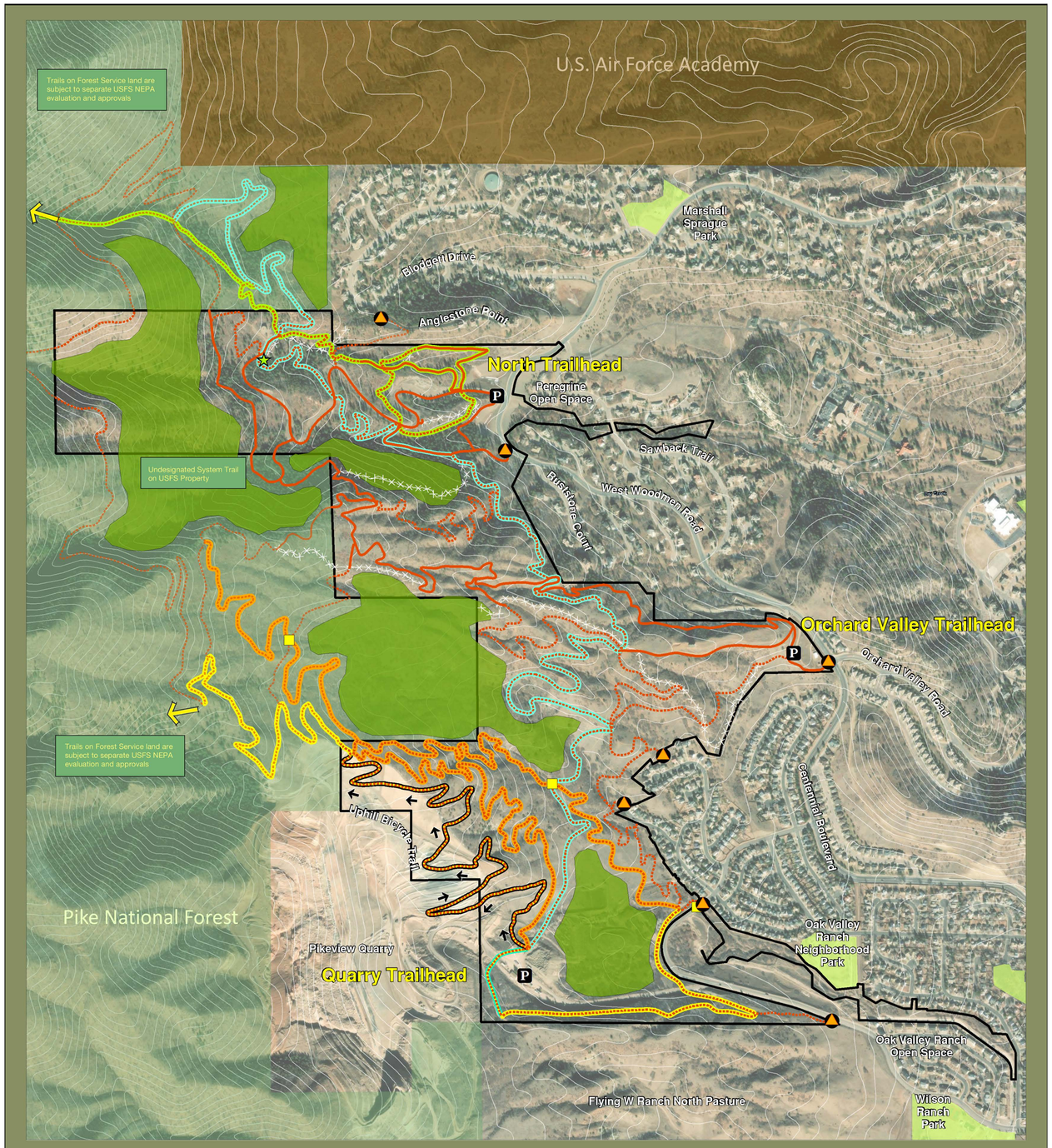
**BLODGETT OPEN SPACE** Master Plan

Information on this map is provided for purposes of discussion and visualization only.

# Alternative Concept II

COLORADO SPRINGS
OLYMPIC CITY USA

COLORADO SPRINGS
parks · recreation · cultural services




## Legend

- Blodgett Open Space
- Parking/Trailhead
- Activity Hub
- Grade Separated Trail Crossing
- Neighborhood Access
- Potential Future USFS Blodgett Peak Access
- Existing Designated Trail
- Proposed Trail
- Chamberlain Trail
- One-Way Bicycle Downhill Trail
- Park to Peak Trail
- Park to Peak and One-Way Uphill Bicycle Trail
- Park to Peak and Chamberlain Trail
- Hiking Only Trail
- Designated Trail To Be Closed
- Protected Habitat Area
- Neighborhood Park
- Pike National Forest
- U.S. Air Force Academy

Trails on Forest Service land are subject to separate USFS NEPA evaluation and approvals

0 600 1,200 feet

**BLODGETT OPEN SPACE** Master Plan

Information on this map is provided for purposes of discussion and visualization only.



# BLODGETT MASTER AND MANAGEMENT PLAN

## Public Engagement Summary to Date

### Questions?

Visit the project website or contact the Project Team.


719-799-6662

BlodgettMasterPlan@gmail.com

coloradosprings.gov/BlodgettMasterPlan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## About the Engagement to Date

To date, the team has participated in five events; visit the website for upcoming engagement opportunities.

**May 15th**
State of the Outdoors (Industry Event)

**May 20th**
Onsite Community Activity #1 at Blodgett Open Space South Trailhead (Public Pop-Up Event)

**June 3rd**
Get Outdoors Event (Public Pop-Up Event)

**June 9th & 10th**
Ute Valley Park and North Blodgett Trailhead (Public Pop-Up Event)

### Preferred Experiences

- Views
- Trail Variety/ Challenging Terrain
- Peaceful/Less Crowded
- Proximity to Home
- Access to USFS
- Wildlife Encounters
- Undeveloped/ Natural Landscape
- Hiking/Biking/Trail Running

### Anticipated Opportunities

- Preserving Natural Character and Pine Forest
- Protect Existing Drainages, Wildlife and Wildlife Habitat
- Paragliding Launch and Landing Sites
- Additional Trails with Varied Challenge Levels
- Additional Trailhead and Parking
- Sustainable Trail to Blodgett Peak, its Ridgeline, Ormes Peak and Surrounding Neighborhoods

### Respondents' Concerns

- User Conflict/ Overcrowding
- Trail and General Maintenance
- Loss of Challenging Trails
- Erosion
- Lack of Parking
- Lack of Enforcement
- Dogs (off leash, waste, conflict of off leash with bikes)
- Uncertainty about Plan recommendations

## Key Engagement Highlights

**761** **Directly Engaged Citizens.** The total number of community members reached included 150 people in-person and 611 individual responses from the online input opportunities.*

**5** **In-Person Public Events.**

**3** **Project Surveys.** (General, Visual Preferences, Geo-based)

**Visual Preferences and In Person Input.** More people were for the updates and features shown in the photos than they were against them.

## General Survey Demographics

- Respondents' visits range from daily to never with most visited twice a week to 3 times per month.
- More than ½ of the respondent's hike to top of Blodgett Peak. Accents range from 2/week to 3-8 /year.
- Respondent age evenly spread 19-65 years with 10% over 66 or under 18.
- Respondents predominately live in 80919 with representation from all regional zip codes.

* In-person counts are based on the number of total dots on the board divided by the number of votes each person got (three yesses and two noes for a total of five votes per person).

## Visual Preference Engagement to Date by the Numbers

### Top five features the community would LIKE to see in the plan

1. Advanced Single-Use Mountain Biking Trails
2. Multiuse Trails
3. Advanced Single-Use Hiking Trails
4. Paragliding Launch and Landing Sites
5. Habitat Protection

### Top feature the community would NOT like to see in the plan

Accessible Trails for Other Power-Driven Mobility Devices

### Features with no clear preference (equal yesses and noes)

- Chairlift Access to Upper Elevations
- Off leash Dog Area
- Visitor/Regional Trailhead/ Interpretative Center

*Participants (407) were in favor of all other images.

# TRAILHEAD OPTIONS



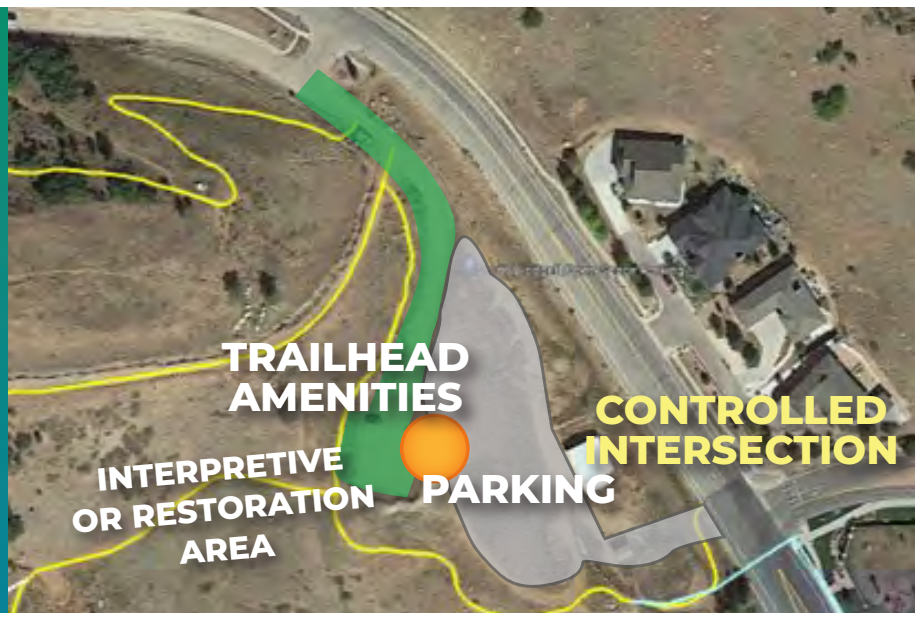

**Expanded North Trailhead - a**

1. Expanded Trailhead with parking – up to 31 spaces (20 new and 11 existing).
2. Mitigates and would not eliminate need for parking on W Woodmen Road.
3. Adds paving and traffic on current disturbed open land.
4. Nighttime gate at W Woodmen when BOS is closed
5. Trailhead remains close to some neighbors and easy parking on W Woodmen.




**Relocated North Trailhead - b**

1. Relocated Trailhead with parking – up to 60 spaces.
2. Mitigates and could eliminate need for parking on W Woodmen Road.
3. Restores existing parking area (11 spaces).
4. Adds paving and traffic on current disturbed open land.
5. Nighttime gate at W Woodmen when BOS is closed.
6. Distance from W Woodman may discourage nighttime nefarious activities.
7. Trailhead is removed from neighborhoods.
8. Additional trail system connections needed.




**Orchard Valley Trailhead**

1. Expanded Trailhead with parking – up to 60 spaces.
2. Removes derelict barn structures.
3. Future controlled intersection at W Woodmen/ Orchard Valley Road to enhance public safety (pedestrian and vehicular).
4. Location provides better surveillance from the public street.
5. Public surveillance mitigates nighttime nefarious activities.
6. Trailhead is closer to some neighbors and Centennial Blvd.
7. Opportunity to restore current parking area (13 spaces) and create an interpretive area.




**New Quarry Trailhead**

1. New Trailhead with parking – up to 250 spaces
2. Location accesses new southern areas of BOS and possible future bike park.
3. Possible “pre-leash walk” dog run area.
4. Nighttime gate at Allegheny when BOS is closed.
5. Distance from Allegheny Drive may discourage nighttime nefarious activities.
6. Trailhead is removed from neighborhoods.
7. Possible use of existing building for regional trailhead/interpretive center or parks maintenance use or future bike park support.
8. Trail system connections needed.

## Stay Informed!

719-799-6662 BlodgettMasterPlan@gmail.com

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# Public Engagement Summary from Community Work Session (10.17.23), Survey, and Email

BLODGETT OPEN SPACE MASTER AND MANAGEMENT PLAN

**October 2023**

CHICKENANGO
Marketing Solutions

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION (10.17.23), SURVEY, AND EMAIL

## TABLE OF CONTENTS


### October 17th Event

**Key Highlights from Input & Event** ..... 02

**Draft Priority Ranking Results** ..... 02

**Draft Plan Comment Summary** ..... 04

**Conclusion** ..... 06

### Survey Input Summary ..... 07

### Email Input Summary ..... 12


## APPENDIX


- Small Group Response Forms
- Other Feedback Received from the Event
- Email Input
- Survey Input

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION (10.17.23), SURVEY, AND EMAIL

## Key Highlights from Input and Event

- ✓ 160 People in Attendance (some did not sign in). Some attendees left without participating in the small group sessions or left without handing in their forms and some did not number their forms. This is an estimate based on the input collected at the end of the evening.
- ✓ Event was held at the historic Flying W Ranch
- ✓ 18 Small Group Teams of 8-9 people Provided Feedback on the Draft Plan Presented
- ✓ A presentation was given about the overall effort, feedback to date, and what the next steps for completing the plan entailed.

## Draft Priority Rankings Summary

A series of priorities were given to the attendees. They were asked to rate priorities on order of importance for implementation of the Blodgett Master and Management Plan with 1 being the highest, 2 being high, and 3 being important. We tallied the averages for each and below is the final ranking from the event forms. (Please note that this priority ranking is currently an online survey that is active for those unable to attend the event. That survey closes on November 30th and a final updated input summary will be posted to the project website.)

**KEY: 1. Highest Priority | 2. High Priority | 3. Important**

Draft Plan Priority Ratings (average rating taken from all ranked votes)

| Priority Item | 1. Highest | 2. High | 3. Important |
|---|---|---|---|
| Quarry Trailhead | | X | |
| Expand North Trailhead | | X | |
| 3-Way Stop at Orchard Valley and Centennial (future 4-way stop) | | X | |
| Pre-hike dog run area at Quarry Trailhead | | | X |
| Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth | X | | |
| Integrated Forest Health and Fire Management | | X | |
| Decommissioning unsustainable routes following sustainable trail construction | | X | |
| Chamberlain Trail | | X | |
| Park to peak trail | | X | |
| Wayfinding signage | | X | |
| Replace old roads with single-track trails | | | X |
| Mountain bike area with uphill only and downhill bike only route | X | | |
| Hiking only loop | | X | |

| | | | |
|---|---|---|---|
| Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs) | | X | |
| Nature-based playground | | | X |
| Paragliding launch and landing sites | | X | |
| Consider themed loops, signage at sites, programming | | | X |
| Connections to the neighborhoods and schools - sustainable trails | | | X |
| Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation | | X | |
| Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation | | X | |

### Other Write in Priorities:

Each of the following items were other priority write-ins on the small group response forms with each getting one vote except for security which ranked the highest written in priority by attendees with six people indicating it was a highest or high priority. They are ranked below from 1-3 (with 1 being the highest and 3 being important).

- ✓ Security (gates, locking gates at night. Cameras, patrols, etc.)
- ✓ Reduced parking plan by 75%, Limit Quarry Parking to 100
- ✓ No Paragliding
- ✓ More balance with hiking only and MTB only in South Area
- ✓ Keep all trails off north trailhead - hiking only
- ✓ Keep single track trails like red squirrel
- ✓ Sidewalks Along Upper Allegheny
- ✓ Roundabout at Orchard Valley and Centennial
- ✓ Less shorter loops - less trails
- ✓ Wildlife bighorn sheep protection
- ✓ Limiting neighborhood traffic
- ✓ Make existing trails more sustainable instead of decommissioning
- ✓ Enforcement of Trailhead when Open
- ✓ Maintain bathrooms at trailheads
- ✓ Maintain existing black diamond trails
- ✓ Fire Mitigation
- ✓ Plant more trees
- ✓ Keep current south Blodgett (Orchard Valley) Parking

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION (10.17.23), SURVEY, AND EMAIL

## Draft Master Plan Comment Summary

A series of questions were asked on a small group response form regarding the Draft Master Plan. The summary of each question and a summary of the most common responses given are below.

### Q1. We particularly like these things about the Draft Master Plan and Trail System:

**Key Themes Identified in the freeform responses were:**

Based on the comments provided, here are the most common responses/themes related to what people liked about the draft master plan for Blodgett Open Space Master and Management Plan Project effort:

1. Biking Considerations
   - ✓ Dedicated bike trail areas to reduce bike-pedestrian interaction.
   - ✓ Uphill and downhill MTB tracks.
   - ✓ Purpose-built mountain biking trails.
   - ✓ Separate biking only trails.
   - ✓ Directional mountain bike only trails.

2. Wildlife Considerations
   - ✓ Consideration of wildlife in trail planning.
   - ✓ Wildlife corridors.
   - ✓ The plan's prioritization of wildlife and sheep protection.
   - ✓ Habitat protection.
   - ✓ Protecting the bighorn sheep.
   - ✓ Consideration of wildlife interface.
   - ✓ Increased area for wildlife.

3. Trail Diversity and Design
   - ✓ Multi-use trails and activities.
   - ✓ Hiking only trails.
   - ✓ Loop trails.
   - ✓ Option of downhill only bike trail.
   - ✓ Chamberlain Trail connectivity.
   - ✓ The plan breaks down trail types by usage (Single use, multi-use, etc.).
   - ✓ Park to peak trails and interconnectivity.

**4. Accessibility and Infrastructure**

- ✓ Expansion of quarry trailhead parking.
- ✓ Moving the orchard valley parking lot.
- ✓ Proposed 4-way stop on orchard valley and centennial.
- ✓ The new plan expanding access to all users.
- ✓ Parking lot for quarry trailhead isn't directly off Allegheny.
- ✓ Ability to maximize usage in small areas.

**5. Community Engagement**

- ✓ Good public process includes a wide range of input.
- ✓ Ability for the public to give input and see adjustments.
- ✓ Meeting the needs of everyone.

**6. Safety and Maintenance**

- ✓ Trail upkeep and maintenance.
- ✓ Replacing unsustainable trails.
- ✓ Trail mapping system.
- ✓ Attempts to conserve wildlife corridors and habitat.
- ✓ Reduction of social trails.

**7. Special Features and Additions**

- ✓ Like the looping trials.
- ✓ Training hill for paragliding.
- ✓ Collaboration with USFS.

These themes capture the positive feedback provided by the respondents regarding the draft master plan for Blodgett Open Space Master and Management Plan Project effort.

### Q2. We have the following concerns about the Draft Master Plan and Trail System:

**Key Themes Identified in the freeform responses were:**

**1. Traffic and Parking Concerns**: Increase in neighborhood traffic due to parking lots, racing dangers, congestion at Orchard Valley and Centennial, insufficient parking, concerns with the gate locking system, potential of homeless using the parking lots, concerns about large parking lots not being managed or closed on time, and the idea of using auto gates to monitor after-hours usage.

**2. Environmental and Wildlife Concerns**: Impact on wildlife due to expansion, potential damage caused by hikers and bikers, preservation of technical and challenging trails, concerns for local wildlife like bears, mountain lions, wild turkeys, deer, bobcats, and the effect on them.

**3. Safety and Security Concerns:** Security issues with current parking lots, potential for parties and loitering, safety and security near the orchard valley trailhead, safety concerns with larger parking lots, potential problems with paragliding and drones, and reports of parties, littering, and racing at orchard valley parking.

**4. Trail Maintenance and Management:** Erosion control management, maintaining the character and difficulty of existing trails, the need for better maintenance of current trails, and the creation of a volunteer trail maintenance system.

**5. Public Communication and Feedback**: Desire for clear communication from the city, concerns about slow timelines and realistic expectations, and the need for more public integration into the decision-making process.

**6. Miscellaneous Concerns:** Impact on neighborhood dynamics, potential accidents due to winter weather, preservation of specific trails like the Red Squirrel trail, potential conflicts with hang gliders and AFA Gliders, ratios of parking spots to portapotties, and potential issues during evacuations or fires.

## Overall Key Takeaways from Input

**Likes for the Blodgett Peak Open Space Master and Management Plan Project Effort:**
Residents have expressed a genuine appreciation for the City's proactive approach to community engagement, especially the efforts in soliciting feedback for the Blodgett Peak Open Space Master and Management Plan Project. They value the emphasis on improving connectivity between trails, noting that such enhancements will offer better access and foster a more cohesive trail system. Preservation of the natural environment and wildlife habitats resonates deeply with many residents, and they are heartened by the proposal to introduce educational signs that share insights about local flora, fauna, and the historical significance of the area. Efforts geared towards erosion control and maintaining the landscape's health have also received commendation.

Furthermore, there's an emphasis on safety enhancements, such as proposed speed limits, crosswalks, and controlled intersections, which residents have recognized. Lastly, the potential for the area to cater to both locals and visitors is seen as a promising avenue to boost local businesses.

**Concerns for the Blodgett Open Space Master and Management Plan Project Effort:**
Despite the commendable features of the plan, residents harbor several concerns. Foremost among these is the potential impact of increased traffic resulting from the proposed parking expansions. Many worry that this could not only risk the safety of wildlife but also pose threats to the local communities. Safety, particularly in inclement weather and during winter, is paramount, with fears of potential accidents looming large.

Residents cherish the unique character of the trails, and there's apprehension about losing this essence, especially if the trails become overly machined or simplified. The possibility of overcrowding, primarily due to an excessive number of parking spaces, has raised concerns about congestion and potentially unsafe interactions in local neighborhoods. The well-being of wildlife, particularly deer, bears, and birds, remains a topic of fervent discussion, with many questioning the plan's implications on these creatures. Residents also underscore the importance of effective park management, emphasizing the need for regular monitoring, maintenance, and proper gate locking procedures. Potential disturbances such as late-night

parties, excessive noise, and issues related to homelessness are also points of contention. Moreover, there's a strong desire for consistent transparency and clear communication from the City's side. Residents aspire for realistic project timelines and regular updates.

Lastly, potential conflicts between diverse user groups, like paragliders, drone enthusiasts, and different trail-goers, are seen as potential hurdles that need addressing. There are also specific concerns about the placement and safety of various infrastructural elements like stops, intersections, and parking lot entrances and exits.

**In sum, while the City's proactive measures and potential project benefits are recognized, residents hold strong reservations concerning the preservation of the area's unique character, safety assurances, and the broader implications on the environment and the community.**

## Survey Summary

- Time to Respond: 30 Days
- Respondents: 599*

### Survey Details by Question*

*Please note that not every respondent answered each question and only the top and most common responses were counted. We also cannot verify that over 300 entries as authentic or were considered duplicate entries.

**1. We particularly like these things about the draft master plan and trail system:**

### Top Themes

- **No Response:** Most participants skipped this question or expressed various forms that there was nothing they liked about this plan.
- **Designated Hiking Only and Biking Only Trails:** Most expressed excitement about the distinction between biking and hiking only trails instead of multiuse trails that put users in direct conflict with each other.
- **Quarry Trailhead and Land Purchase:** Most respondents that answered this question were happy that the City bought this land back but would like to see it restored into a wildlife area and not a bike park.
- **Wildlife:** Most were happy to see a balance between recreation and wildlife habitat

### Common Themes

- **Public Process:** Many thanked the City and the project team for considering their opinion and enjoyed the process for public input thus far.

- **Greater Accessible Recreation Citywide:** Many users are excited to see more opportuntii8es for recreation instead of having to make a longer drive to other open space areas near Colorado Springs.
- **Future Connection to USFS Trails:** Many are hopeful that these will come to fruition with the USFS as part of this plan.
- **Moderate Expansion of Parking:** Respondents were happy and relieved to see a scaled back parking plan.
- **The Stop at Orchard Valley:** Many think a stop sign is needed to dampen the speeding and racing along this area.
- **Nature based playground:** Most are in favor of this for their families.
- **Security:** Many are hopeful for increased security measures to help eliminate some of the issues before more people come to the open space.
- **Paragliding:** Many expressed excitement over the possibility of a paragliding landing site.

**2. We have the following concerns about the draft master plan and trail system:**

### Top Themes

- **The toilet placement at Orchard Valley:** Most respondents expressed displeasure in the location of the toilet in relation to the neighborhoods.
- **Traffic (both vehicle and foot)/Congestion as it relates to wildlife and fire evacuation:** Most respondents expressed deep concern over an increase in traffic and congestion this will bring, and impact fire evacuation should there need to be one.
- **No Bike Park:** Many respondents were opposed to a BMX Bike Park at the Quarry. They would like to see a scaled back approach and a conservation effort with the land purchased. Many also feel that too much influence from the biking community and outside developers is shaping this plan.
- **Too Much Parking**: Many feel the scaled back parking is still too much expressing fears of increased crime and security issues in addition to more traffic in an area that has little oversight or enforcement.

### Common Themes

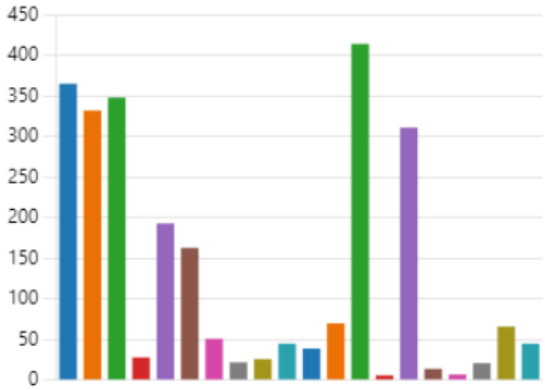
- **Paragliding:** Respondents expressed great concern for a landing site within the open space. Reasons varied from turning Blodgett into a theme park and attracting outsiders to the area to safety and privacy concerns.
- **Overflow Parking:** Respondents expressed concern that parking might still not be enough to address overflow street parking and several noted instances of accidents or close calls due to this element.
- **Speeding**: Some respondents expressed concern over speeding and racing in the area due to lack of stop signs.

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION (10.17.23), SURVEY, AND EMAIL

- **Blodgett turning into a theme park:** While many support increased or expanded trails, many are worrisome that other features such as the bike park and paragliding elements will turn Blodgett into an attraction instead of an open space that prioritizes wildlife and conservation.
- **Stop at Woodmen and Orchard Valley:** Many respondents expressed safety concerns, especially in the winter with a downhill momentum making it hard to stop.
- **Not Enough Hiking Only Trails:** Many expressed concerns that the plan is prioritizing biking over hiking and would like to see it be more equitable between the two groups.
- **Use of Multiuse Trails**: Many express concerns that these will cause conflict with users and should be avoided.

**3. Select up to five items from the list below that you deem a priority for the Blodgett Master and Management Plan.**

| | |
|---|---|
| Quarry Trailhead | 365 |
| Expand North Trailhead | 332 |
| 3-way STOP at Orchard Valley a... | 348 |
| Pre-hike dog run area at Quarry... | 28 |
| Habitat protection and restorati... | 193 |
| Integrated Forest Health and Fir... | 163 |
| Decommissioning unsustainable... | 51 |
| Chamberlain Trail | 22 |
| Park to peak trail | 26 |
| Wayfinding signage | 45 |
| Replace old roads with single-tr... | 39 |
| Mountain bike area with uphill ... | 70 |
| Hiking only loop | 414 |
| Universally built trails to accom... | 6 |
| Nature-based playground | 311 |
| Paragliding launch and landing ... | 14 |
| Consider themed loops, signage... | 7 |
| Connections to the neighborho... | 21 |
| Possible future USFS partnershi... | 66 |
| Possible future USFS partnershi... | 45 |



# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION (10.17.23), SURVEY, AND EMAIL

**4. Are there any other elements that are not on this list that you would like us to know are a priority for you?**

## Top Themes

- **No Toilet at Orchard Valley:** Most expressed a strong opinion that these types of amenities should be placed in areas that are not visible to residents.
- **Wildlife Conservation:** Many are concerned that more development will further impact the wildlife.
- **Security/Gates/Enforcement**: Respondents would like for the City to make this a priority for the plan and provide more detailed information on how they will address these issues that are already happening before making improvements that will attract more people.
- **No Bike Park:** Many respondents expressed that the City should restore the Quarry but not turn it into a bike park.
- **Traffic/Congestion:** Many are concerned that some of the improvements proposed will bring more traffic that will cause a slew of other issues including making it more difficult to evacuate for a fire.

## Common Themes

- **Paragliding:** Some respondents that do not support it would like the City to rethink the paragliding landing sites and how they will affect the surrounding neighborhood.
- **Trail Maintenance:** Many respondents would like to know how the City plans to maintain the health of the trails; expressing concerns about the damage that mountain biking can do to trails in addition to erosion.
- **Multiuse Trails:** Many do not want to see multiuse trails due to user conflicts.
- **Nature Based Playground:** Many families are in this neighborhood and think this would be a great addition.
- **Hiking Only Trails:** Many expressed that there should be a equitable distribution of hiking to biking only trails with concern that the biking community is heavily influencing the City.
- **Designated Signage:** Not only for the open space, but many expressed the need for signage that makes it clear what are open space trails and what are private HOA trails.
- **Fire Mitigation/Management:** Many respondents would like to see a detailed plan on fire evacuation. There are many fears and concerns from the last Waldo Canyon Fire that have not been addressed and will only increase with more people in the open space.

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION (10.17.23), SURVEY, AND EMAIL

**5. Are there any other thoughts you want to share?**

## Top Themes

- **No Bike Park at the Quarry:** Many are concerned this option is being influenced by special interest groups and private developers the City is not disclosing to the public.
- **No Toilet at Orchard Valley:** Most expressed a strong opinion that these types of amenities should be placed in areas that are not visible to residents.
- **Wildlife Conservation:** Many do not understand why Blodgett needs to be developed to this extent and worry about the long-term impacts to the wildlife and habitat.
- **Hiking Only/Biking Only:** Many expressed the need for separate use trails.

## Common Themes

- **Public Process:** This was a split topic for many respondents. Many mentioned they are appreciative of the process and the many opportunities there have been for input, while others expressed a need for it to slow down and requested that the City have more input opportunities for residents to voice their concerns.
- **SAC Participation:** Many feel not enough of the neighborhoods surrounding Blodgett were not represented on this committee and that it was more biking focused, thus leading to the feeling of not enough transparency from the City on the real plans of Blodgett.
- **No Stop Sign:** Many expressed that they do NOT want a stop sign at Orchard Valley due to safety concerns such as icy conditions in the winter making it harder to stop.
- **Property Values:** Many expressed the drop in property values if the Open Space is overdeveloped. Noting that the bigger selling points of their homes and properties were the fact that they back up to undisturbed nature area and that some of the neighborhoods do not allow for fences.
- **Trail Damage**: Many users worry about damage to existing and new trails being considered. They feel the maintenance on the trails currently is not kept up and would like to know how the City plans to keep these trails kept up if they move forward with the amount of biking trails shown.

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION (10.17.23), SURVEY, AND EMAIL

## Email Summary

- Number of Emails: 96

**Email Feedback Summary***
*Please note that some emails were duplicates sent by the same sender and therefore, were only counted once.

### Top Themes

- **Security/Crime/Enforcement Issues:** Many are hopeful for increased security measures to help eliminate some of the issues before more people come to the open space. Respondents would like the City to make this a priority for the plan and provide more detailed information on how they will address these issues that are already happening before making improvements that will attract more people.

- **Quarry Trailhead and Land Purchase**: Most respondents that answered this question were happy that the City bought this land back but would like to see it restored into a wildlife area and not a bike park. Many also feel that too much influence from the biking community and outside developers is shaping this plan.

- **Wildlife:** Most want to keep Blodgett underdeveloped and would like further studies done on the impact to wildlife before moving forward with changes.

- **The toilet placement at Orchard Valley**: Most respondents expressed displeasure in the location of the toilet in relation to the neighborhoods.

- **Traffic (both vehicle and foot)/Congestion as it relates to increased noise and trash:** Most respondents expressed deep concern over an increase in traffic and congestion this will bring and many respondents pressed the importance of the echo chamber in the area and that most activities can be heard over long distances right into their backyards.

### Common Themes

- **Stop at Woodmen and Orchard Valley/Speeding:** These two elements seem to be related. With some thinking a stop sign would curb this behavior and others expressing safety concerns, especially in the winter with a downhill momentum making it hard to stop.

- **Parking:** There is a split between having too much parking that brings worry of increased traffic, crime, and a "paved paradise". Others voiced concern about overflow parking and that allowing an increase in street parking will bring other unsafe and unmonitored conditions.

- **Designated Hiking Only and Biking Only Trails**: Most expressed excitement about the distinction between biking and hiking only trails instead of multiuse trails that put users in direct conflict with each other.

# PUBLIC ENGAGEMENT SUMMARY FROM COMMUNITY WORK SESSION (10.17.23), SURVEY, AND EMAIL

- **Paragliding:** Respondents expressed great concern for a landing site within the open space. Reasons varied from turning Blodgett into a theme park and attracting outsiders to the area to safety and privacy concerns.

- **Blodgett turning into a theme park**: While many support increased or expanded trails, many are worrisome that other features such as the bike park and paragliding elements will turn Blodgett into an attraction instead of an open space that prioritizes wildlife and conservation.

- **Trail Maintenance**: Many respondents would like to know how the City plans to maintain the health of the trails; expressing concerns about the damage that mountain biking can do to trails in addition to erosion.

- **Fire Mitigation/Management**: Many respondents would like to see a detailed plan on fire evacuation. There are many fears and concerns from the last Waldo Canyon Fire that have not been addressed and will only increase with more people in the open space.

- **Property Values**: Many expressed the drop in property values if the Open Space is overdeveloped. Noting that the bigger selling points of their homes and properties were the fact that they back up to undisturbed nature area and that some of the neighborhoods do not allow for fences.

## APPENDIX DOCUMENT LIST

- ✓ Small Group Response Forms
- ✓ Other Feedback Received from the Event
- ✓ Email Input Received
- ✓ Survey Input Received

# APPENDIX

Small Group Response Forms

Other Feedback Received from the Event

Email Input Received

Survey Data Input Received



CHICKENANGO
Marketing Solutions

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

Dedicated downhill for bikes) ~~Closing off the~~
Hiking only trail(s) & Multi-Use Parking lot for Quarry Trailhead isn't directly off of Allegheny.
Mtn biking only trails accessible.
Proposed 4 way stop on Orchard Valley & Centennial
Removing the Red Squirrel Trail
Leaving large open spaces.

2. We have the following concerns about the Draft Master Plan and Trail System:

1. What is going to happen with the Pikaview Quarry?
Reasons: Will it be motorized bikes or JUST mountain bikes? update. Closed. vegitate. drainage. mitigation.
If city acquires, what'll happen.?

2. # of parking spots compared to other parks.
Reasons: Ute Valley has little parking.
Will homeless be using the parking lots? Partying?
Need outstanding management.

3. Changing existing trail to Angelstone Pt. (a private street, taken to
Reasons: Don't dump it out into the neighborhood. by 5 homes.
Gate doesn't close at 10 PM Kids partying in lot & lot not being closed.
Management at closing of park.

4. Volume of ppl that these new trails will
Reasons: attract & the mngmnt + control of trails, parking lot, etc.
Management of nefarious activities.

5. Funding allocation.
Reasons: Should go to management. Worried about homeless, fire works, partying, etc. - LARGER PARKING LOTS MUST BE MANAGED AFTER HOURS - CLOSED "ON TIME"

OVER

* There are parks that have auto gates. When you go in during open hours, it takes a photo of your license plate. You can still get out after closing, BUT, if you leave after hours, the photo of your license plate will show the time you left, and you will get a ticket.

* If they do expand the North Parking Lot... people will still probably park on Woodman - might need no parking signs on both sides of road. Currently kids park there & knock on peoples windows in the middle of the night.

* KEEP SOME TECHNICAL TRAILS: MTN BIKE & RUNNING SOME PEOPLE LIKE STEEP

* HANG GLIDERS & AFA GLIDER CONFLICT?

* Another problem with making the North parking lot so big... we have bear, mountain lions, wild turkeys, deer & bobcats in area that will be greatly effected by

1

# SMALL GROUP RESPONSE FORM
## DRAFT PLAN PRIORITY RATINGS

We suggest these priorities for implementation of the Blodget Master and Management Plan.
*Note: If your group identifies something missing, please write it in and assign it a priority rating.*

**Please indicate the priority rating for each item using the following:**

1. Highest Priorities (LIMITED to 3 elements)
2. High Priorities (LIMITED to 5 elements)
3. Important Priority (LIMITED to 5 elements)

When you are complete you will have three #1's, five #2's and five #3's.

**Priority Options:**

**TRAILHEADS**

3 Quarry Trailhead
___ Expand North Trailhead
2 3-way STOP at Orchard Valley and Centennial (future 4-way stop)
___ Pre-hike dog run area at Quarry Trailhead

**RESOURCE PROTECTION**

2 Habitat Protection and Restoration– closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth
2 Integrated Forest Health and Fire Management
___ Decommissioning unsustainable routes following sustainable trail construction

**TRAIL SYSTEM**

3 Chamberlain Trail
___ Park to Peak Trail
3 Wayfinding signage
___ Replace old roads with single-track trails
1 Mountain Bike Area with uphill only and downhill bike only route
1 Hiking only loop

**SPECIAL USE AREAS**

2 Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs).
3 Nature-based playground
___ Paragliding launch and landing sites

**INTERPRETATION AND EDUCATION**

3 Consider themed loops, signage at sites, programming

**CONNECTIVITY**

4(5) Connections to the neighborhoods and schools - sustainable trails
2 ___ Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation
___ Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation

1 Our priority Management (Security, Parking Lot Mgmt)
3 Our priority Plant more trees, please
___ Our priority _____

2

# SMALL GROUP RESPONSE FORM
## DRAFT PLAN PRIORITY RATINGS

We suggest these priorities for implementation of the Blodget Master and Management Plan.
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2. High Priorities (LIMITED to 5 elements)
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When you are complete you will have three #1's, five #2's and five #3's.

**Priority Options:**

### TRAILHEADS
1 Quarry Trailhead
2 Expand North Trailhead
3 3-way STOP at Orchard Valley and Centennial (future 4-way stop)
___ Pre-hike dog run area at Quarry Trailhead

### RESOURCE PROTECTION
1 Habitat Protection and Restoration– closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth
___ Integrated Forest Health and Fire Management
2 Decommissioning unsustainable routes following sustainable trail construction

### TRAIL SYSTEM
___ Chamberlain Trail
___ Park to Peak Trail
2 Wayfinding signage
___ Replace old roads with single-track trails
1 Mountain Bike Area with uphill only and downhill bike only route
2 Hiking only loop

### SPECIAL USE AREAS
3 Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs).
___ Nature-based playground
3 Paragliding launch and landing sites

### INTERPRETATION AND EDUCATION
___ Consider themed loops, signage at sites, programming

### CONNECTIVITY
___ Connections to the neighborhoods and schools - sustainable trails
2 Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation
2 Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation
3 Our priority Patrols for unauthorized use of the trails at night, fire mitigation
___ Our priority _____
___ Our priority _____

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

separate hiking only and biking only trails

2. We have the following concerns about the Draft Master Plan and Trail System:

1.

Reasons: What does the buffer look like between the Quarry trails and the homes along front Royal Drive and other nearby streets?

2.

Reasons: How will traffic be regulated along Allegheny to the Quarry trailhead parking lot, specifically regarding bus ~~stops~~ and speeding concerns?

3. paraglider landing area - Oak Valley Ranch Park.

Reasons: The park is heavily used by neighborhood kids and families. This would endanger those @ the park and the paragliders.

4.

Reasons:

5.

Reasons:

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:
We like that the plan breaks down trail types by usage (single-use, multi-use, etc.)

2. We have the following concerns about the Draft Master Plan and Trail System:
1. Neighborhood traffic next to Quarry Trailhead
Reasons: convenience
safety
view

2. Paragliding landing at Oak Valley Park
Reasons: it's already a small park
kids have soccer practice there

3. New trails will not have the "wild" character of Bloddgett
Reasons:

4. _____
Reasons:

5. _____
Reasons:

# SMALL GROUP RESPONSE FORM
## DRAFT PLAN PRIORITY RATINGS

We suggest these priorities for implementation of the Blodget Master and Management Plan.
*Note: If your group identifies something missing, please write it in and assign it a priority rating.*

**Please indicate the priority rating for each item using the following:**

1. Highest Priorities (LIMITED to 3 elements)
2. High Priorities (LIMITED to 5 elements)
3. Important Priority (LIMITED to 5 elements)

When you are complete you will have three #1's, five #2's and five #3's.

**Priority Options:**

### TRAILHEADS
1 Quarry Trailhead
2 Expand North Trailhead
___ 3-way STOP at Orchard Valley and Centennial (future 4-way stop)
3 Pre-hike dog run area at Quarry Trailhead

### RESOURCE PROTECTION
1 Habitat Protection and Restoration– closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth
2 Integrated Forest Health and Fire Management
___ Decommissioning unsustainable routes following sustainable trail construction

### TRAIL SYSTEM
3 Chamberlain Trail
3 Park to Peak Trail
___ Wayfinding signage
___ Replace old roads with single-track trails
1 Mountain Bike Area with uphill only and downhill bike only route
2 Hiking only loop

### SPECIAL USE AREAS
___ Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs).
3 Nature-based playground
___ Paragliding launch and landing sites

### INTERPRETATION AND EDUCATION
___ Consider themed loops, signage at sites, programming

### CONNECTIVITY
2 Connections to the neighborhoods and schools - sustainable trails
3 Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation
___ Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation
2 Our priority limiting neighborhood traffic re: Quarry Trailhea
___ Our priority _____
___ Our priority _____

4.

# SMALL GROUP RESPONSE FORM
## DRAFT PLAN PRIORITY RATINGS

We suggest these priorities for implementation of the Blodget Master and Management Plan.
*Note: If your group identifies something missing, please write it in and assign it a priority rating.*

**Please indicate the priority rating for each item using the following:**

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3. Important Priority (LIMITED to 5 elements)

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**Priority Options:**

**TRAILHEADS**

1 Quarry Trailhead
3 Expand North Trailhead
___ 3-way STOP at Orchard Valley and Centennial (future 4-way stop)
3 Pre-hike dog run area at Quarry Trailhead

**RESOURCE PROTECTION**

1 Habitat Protection and Restoration– closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth
2 Integrated Forest Health and Fire Management
___ Decommissioning unsustainable routes following sustainable trail construction

**TRAIL SYSTEM**

___ Chamberlain Trail
___ Park to Peak Trail
3 Wayfinding signage
___ Replace old roads with single-track trails
2 Mountain Bike Area with uphill only and downhill bike only route
2 Hiking only loop

**SPECIAL USE AREAS**

3 Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs).
___ Nature-based playground
___ Paragliding launch and landing sites

**INTERPRETATION AND EDUCATION**

___ Consider themed loops, signage at sites, programming

**CONNECTIVITY**

___ Connections to the neighborhoods and schools - sustainable trails
3 Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation
2 Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation
1 Our priority noise & nefarious activities as pertains to residents / traffic control
___ Our priority _____
2 Our priority roundabout @ Orchard Valley & Centennial

4.



# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

Specific use trails – bikers have trails – downhill bikers have trails & in general more trails.

Increased area for wildlife – reduction of social trails

2. We have the following concerns about the Draft Master Plan and Trail System:

1. noise & nefarious activities, traffic – at trailheads

Reasons: Feeding into the trailheads

Alegheny – & Centennial

2. At Orchard Valley & Centennial Use a roundabout

Reasons: locking gate at night – need better enforcement – if I can – police must lock the gate

automatic gates

3. Forest Service engagement for long range plan for access

Reasons:

4. Wildlife – not just Bighorn Sheep, but Bears, Mountaintions, Bobcats, Hawks, Eagles + More –

Reasons:

5.

Reasons:

# SMALL GROUP RESPONSE FORM
## DRAFT PLAN PRIORITY RATINGS

We suggest these priorities for implementation of the Blodget Master and Management Plan.
*Note: If your group identifies something missing, please write it in and assign it a priority rating.*

**Please indicate the priority rating for each item using the following:**

1. Highest Priorities (LIMITED to 3 elements)
2. High Priorities (LIMITED to 5 elements)
3. Important Priority (LIMITED to 5 elements)

When you are complete you will have three #1's, five #2's and five #3's.

**Priority Options:**

### TRAILHEADS
1 Quarry Trailhead
2 Expand North Trailhead
___ 3-way STOP at Orchard Valley and Centennial (future 4-way stop)
3 Pre-hike dog run area at Quarry Trailhead

### RESOURCE PROTECTION
2 Habitat Protection and Restoration– closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth
2 Integrated Forest Health and Fire Management
___ Decommissioning unsustainable routes following sustainable trail construction

### TRAIL SYSTEM
3 Chamberlain Trail
1 Park to Peak Trail
3 Wayfinding signage
___ Replace old roads with single-track trails
1 Mountain Bike Area with uphill only and downhill bike only route
2 Hiking only loop

### SPECIAL USE AREAS
___ Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs).
___ Nature-based playground
I Paragliding launch and landing sites

### INTERPRETATION AND EDUCATION
___ Consider themed loops, signage at sites, programming

### CONNECTIVITY
3 Connections to the neighborhoods and schools - sustainable trails
3 Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation
2 Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation
___ Our priority _____
___ Our priority _____
___ Our priority _____

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

Loop trails, Park to peak and Chamberlain trails, training hill for paragliding, directional mountain bike only trails, collaborate with the forest service

2. We have the following concerns about the Draft Master Plan and Trail System:

1. The DH MTB Trails - would like to see progressive Drops & jump lines like in the PNW / Bellingham area. We do not want machine built trails like at red rocks, section 16 natural features were destroyed. Please integrate natural ~~terrain~~ terrain.

Reasons:

2. ~~[illegible]~~ Allow e bikes please

Reasons:

3. I hope the Blodgett open space doesn't get overused

Reasons: More trails may help this

4. Concerned that Forest health and mitigation are not done by default

Reasons:

5. ~~It~~ It may cost a lot to fund everything

Reasons: Good if could do in phases

# SMALL GROUP RESPONSE FORM
## DRAFT PLAN PRIORITY RATINGS

We suggest these priorities for implementation of the Blodget Master and Management Plan.

*Note: If your group identifies something missing, please write it in and assign it a priority rating.*

**Please indicate the priority rating for each item using the following:**

1. Highest Priorities (LIMITED to 3 elements) #1
2. High Priorities (LIMITED to 5 elements)
3. Important Priority (LIMITED to 5 elements)

When you are complete you will have three #1's, five #2's and five #3's.

**Priority Options:**

### TRAILHEADS

1 Quarry Trailhead
3 Expand North Trailhead
___ 3-way STOP at Orchard Valley and Centennial (future 4-way stop)
___ Pre-hike dog run area at Quarry Trailhead

### RESOURCE PROTECTION

3 Habitat Protection and Restoration– closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth
2 Integrated Forest Health and Fire Management
___ Decommissioning unsustainable routes following sustainable trail construction

### TRAIL SYSTEM

1 Chamberlain Trail
2 Park to Peak Trail
2 Wayfinding signage
3 Replace old roads with single-track trails
1 Mountain Bike Area with uphill only and downhill bike only route
2 Hiking only loop

### SPECIAL USE AREAS

___ Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs).
___ Nature-based playground
___ Paragliding launch and landing sites

### INTERPRETATION AND EDUCATION

___ Consider themed loops, signage at sites, programming

### CONNECTIVITY

___ Connections to the neighborhoods and schools - sustainable trails
2 Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation
3 Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation
3 Our priority Maintained bathrooms @ trailheads
___ Our priority _____
___ Our priority _____

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

Uphill MTB Tracts + HUBs
Downhill only (BIKES ONLY)
Hiking only trails
Chamberland Trail
Dog Park

2. We have the following concerns about the Draft Master Plan and Trail System:

1. No access From flow DH Mtb trail to lower intersecting trails
Reasons: Want to loop Uphill Region

Excessive parking @ Quarry Trailhead

2. Oak Valley Ranch Neighborhood Park Paraglide landing area
Reasons: Many folks use this park. Will landing be restricted to a certain area in the park? If so, how large is the landing area? Same with Wilson Ranch Park.

3.
Reasons: Remove Orchard Valley / Centennial Stop Sign

4. Neighborhood Access Points may congest with parked cars.
Reasons:

5.
Reasons:

# SMALL GROUP RESPONSE FORM
## DRAFT PLAN PRIORITY RATINGS

We suggest these priorities for implementation of the Blodget Master and Management Plan.
*Note: If your group identifies something missing, please write it in and assign it a priority rating.*

**Please indicate the priority rating for each item using the following:**

1. Highest Priorities (LIMITED to 3 elements)
2. High Priorities (LIMITED to 5 elements)
3. Important Priority (LIMITED to 5 elements)

When you are complete you will have three #1's, five #2's and five #3's.

**Priority Options:**

### TRAILHEADS
2 Quarry Trailhead
1 Expand North Trailhead
3 3-way STOP at Orchard Valley and Centennial (future 4-way stop)
___ Pre-hike dog run area at Quarry Trailhead

### RESOURCE PROTECTION
1 Habitat Protection and Restoration– closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth
3 Integrated Forest Health and Fire Management
3 Decommissioning unsustainable routes following sustainable trail construction

### TRAIL SYSTEM
1 Chamberlain Trail
1 Park to Peak Trail
These go together
2 Wayfinding signage
___ Replace old roads with single-track trails
3 Mountain Bike Area with uphill only and downhill bike only route
2 Hiking only loop

### SPECIAL USE AREAS
2 Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs).
3 Nature-based playground
___ Paragliding launch and landing sites

### INTERPRETATION AND EDUCATION
3 Consider themed loops, signage at sites, programming

### CONNECTIVITY
___ Connections to the neighborhoods and schools - sustainable trails
___ Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation
___ Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation
___ Our priority _____
2 Our priority Overall Security: Management Plan
___ Our priority _____

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

- MULTI USE INTEGRATION OF TRAILS & ACTIVITIES (HIKE, BIKING)
- CONSIDERATION OF WILDLIFE INTERFACE
- PLANNED EXPANSION (REASONABLE) OF N. B. PARKING AREA
- GOOD BALANCE OF HIKING & BIKING TRAILS/AREAS

2. We have the following concerns about the Draft Master Plan and Trail System:

1. TRAFFICABILITY @ CENTENNIAL/ORCHARD VALLEY

Reasons: DANGEROUS INTERSECTION, ESPECIALLY IN BAD WEATHER — POSSIBLE EXPANSION/MODIFICATION OF EXISTING ENTRY TO ACCOMMODATE ENTRY/EXIT

2. OVERALL SECURITY & MANAGEMENT PLAN

Reasons: NOT ADEQUATELY ADDRESSED IN MASTER PLAN; GATE CONTROL, CSPD INTERFACE, LIGHTING, VISIBILITY OF PARKING LOTS

3. OVERUSE LEADING TO MAINTENANCE & RESOURCE CHALLENGES

Reasons: ~~NO DES~~ MINIMAL DEDICATED PARK & REC RESOURCING; CONCERN ABOUT IT BECOMING A MAJOR ATTRACTION LEADING TO INCREASED CRIME, LITTER, ETC

4. PARAGLIDING

Reasons: NO REASON TO HAVE HERE; SAFETY ISSUE; AREA NOT CONDUCIVE TO THE SPORT

5. PUBLIC COMMUNICATION

Reasons: EXTREMELY IMPORTANT TO MAINTAIN ALL INFO ON WEBSITE & PUBLIC FORUMS TO ENSURE MAXIMUM INTEGRATION OF PUBLIC COMMENT

5 high priority

8



# SMALL GROUP RESPONSE FORM
## DRAFT PLAN PRIORITY RATINGS

We suggest these priorities for implementation of the Blodget Master and Management Plan.
*Note: If your group identifies something missing, please write it in and assign it a priority rating.*
**Please indicate the priority rating for each item using the following:**

1. Highest Priorities (LIMITED to 3 elements)
2. High Priorities (LIMITED to 5 elements)
3. Important Priority (LIMITED to 5 elements)

When you are complete you will have three #1's, five #2's and five #3's.

**Priority Options:**

### TRAILHEADS
___ Quarry Trailhead
___ Expand North Trailhead
___ 3-way STOP at Orchard Valley and Centennial (future 4-way stop)
___ Pre-hike dog run area at Quarry Trailhead

### RESOURCE PROTECTION
(1) Habitat Protection and Restoration– closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth *
(1) Integrated Forest Health and Fire Management *
___ Decommissioning unsustainable routes following sustainable trail construction

### TRAIL SYSTEM
___ Chamberlain Trail
___ Park to Peak Trail
(2) Wayfinding signage / Evacuation Routes
___ Replace old roads with single-track trails
(1) Mountain Bike Area with uphill only and downhill bike only route *
(2) Hiking only loop *

### SPECIAL USE AREAS
___ Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs). ✓
___ Nature-based playground NO
___ Paragliding launch and landing sites NO

### INTERPRETATION AND EDUCATION
___ Consider themed loops, signage at sites, programming ✓

### CONNECTIVITY
___ Connections to the neighborhoods and schools - sustainable trails
(2) Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation ✓
(2) Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation ✓
___ Our priority _____
___ Our priority Maintain natural landscap
___ Our priority Trails for hikers only
Suggest ~~alternate~~ alternate area for bike park - away (fa from any residential areas!

**Stay Informed!**

719-799-6662 BlodgettMasterPlan@gmail.com
coloradosprings.gov/BlodgettMasterPlan

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:
We like the process to give input and see adjustments

2. We have the following concerns about the Draft Master Plan and Trail System:

1. Orchard Valley Parking / Intersection
Reasons: Currently gate is not closed, deer crossing, nightly parties out of control, littered + speed racing
Quarry Trailhead: Problems with noise, safety, uncontrolled.

2. The berms @ Orchard Valley Parking
Reasons: No details about size of berms. Will the berms block the headlights shining on homes across the street. Currently headlights shine into my bedroom @ night. I hear partying and car "burnouts".

3. No Paragliding
Reasons:
We want more hiking trails.

4. Is this for locals or visitors?
Reasons: Concerns of safety and evacuations. We would like to see this for the Colorado Springs communities. Safety impact with 390.

5. Neighborhoods concerned with the influx of traffic/people
Reasons: Keep lg parking lot to 100 spots or less.

★ 14 miles of mountain bike trails compared to ¼ mile hiking trail is totally unfair. How would-

8

*Too much traffic - Allegheny runs through a residential area (Quay Trailhead). We do not want this - its bad enough as it is. This natural landscape that we treasure will be destroyed.

The bikers like $\frac{1}{4}$ mile and Hikers get 14 miles. The uphill hiking & biking and no downhill hiking is safe and Fair.

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

2. We have the following concerns about the Draft Master Plan and Trail System:

1. _____
Reasons: _____

2. _____
Reasons: _____

3. _____
Reasons: _____

4. _____
Reasons: _____

5. _____
Reasons: _____

# SMALL GROUP RESPONSE FORM
## DRAFT PLAN PRIORITY RATINGS

We suggest these priorities for implementation of the Blodget Master and Management Plan.
*Note: If your group identifies something missing, please write it in and assign it a priority rating.*

**Please indicate the priority rating for each item using the following:**

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3. Important Priority (LIMITED to 5 elements)

When you are complete you will have three #1's, five #2's and five #3's.

**Priority Options:**

**TRAILHEADS**

2 Quarry Trailhead
1 Expand North Trailhead
3 3-way STOP at Orchard Valley and Centennial (future 4-way stop)
___ Pre-hike dog run area at Quarry Trailhead

**RESOURCE PROTECTION**

1 Habitat Protection and Restoration– closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth
3 Integrated Forest Health and Fire Management
2 Decommissioning unsustainable routes following sustainable trail construction

**TRAIL SYSTEM**

1 Chamberlain Trail
3 Park to Peak Trail
2 Wayfinding signage
___ Replace old roads with single-track trails
2 Mountain Bike Area with uphill only and downhill bike only route
___ Hiking only loop

**SPECIAL USE AREAS**

2 Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs).
___ Nature-based playground
___ Paragliding launch and landing sites

**INTERPRETATION AND EDUCATION**

___ Consider themed loops, signage at sites, programming

**CONNECTIVITY**

___ Connections to the neighborhoods and schools - sustainable trails
2 Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation
3 Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation
___ Our priority _____
___ Our priority _____
___ Our priority _____

# SMALL GROUP RESPONSE FORM
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### SPECIAL USE AREAS
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3 Nature-based playground
3 Paragliding launch and landing sites

### INTERPRETATION AND EDUCATION
___ Consider themed loops, signage at sites, programming

### CONNECTIVITY
3 Connections to the neighborhoods and schools - sustainable trails
___ Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation
___ Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation
1 Our priority Keep all trails off North Trailhead HIKING ONLY
2 Our priority Less shorter loops ⇒ less trails
2 Our priority Wildlife - Bighorn Sheep

leave it alone as much as possible

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

Habitat protection

2. We have the following concerns about the Draft Master Plan and Trail System:

1. CONSERVATION OVER RECREATION

Reasons: There are no wildlife preserves in this city -- make Blodgett the 1st.

2. FUNNEL RECREATION AWAY FROM BIGHORN

Reasons: per USDA-FS recommendations from their study of Bighorn -- Rampart Range Sections. Don't fix what isn't broken.

3. COMMISSION AN INDEPENDENT ENVIRONMENTAL STUDY

Reasons: from Academia (vs. government). The CPW has no credibility - they were wrong about bighorn on 2424 & DTGR

4. USE BIKE ONLY TRAILS TO ADDRESS NEEDS OF ADVANCED RIDE

Reasons: Ignoring the needs of advanced riders will further exacerbate the "illegal" or "social" trail issues that plague the current park. Natural hard trails that challenge riders.

5. Need more hiking only trails esp. in the ORCHARD Valley

Reasons: Path area + North of there. Currently you have proposed short loops only for hiking.

# SMALL GROUP RESPONSE FORM
## DRAFT PLAN PRIORITY RATINGS

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**Priority Options:**

### TRAILHEADS

___ Quarry Trailhead

3 Expand North Trailhead

___ 3-way STOP at Orchard Valley and Centennial (future 4-way stop)

3 Pre-hike dog run area at Quarry Trailhead

### RESOURCE PROTECTION

3 Habitat Protection and Restoration– closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth

___ Integrated Forest Health and Fire Management

3 Decommissioning unsustainable routes following sustainable trail construction

### TRAIL SYSTEM

2 Chamberlain Trail

___ Park to Peak Trail

1 Wayfinding signage

___ Replace old roads with single-track trails

2 Mountain Bike Area with uphill only and downhill bike only route

2 Hiking only loop

### SPECIAL USE AREAS

___ Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs).

___ Nature-based playground

___ Paragliding launch and landing sites

### INTERPRETATION AND EDUCATION

___ Consider themed loops, signage at sites, programming

### CONNECTIVITY

2 Connections to the neighborhoods and schools - sustainable trails

1 Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation

2 Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation

1 Our priority Keep Single Track Trails like Red S

3 Our priority Keep Current South Blodgett (Orchard Valley) Parking !!

___ Our priority _____

**Stay Informed!**

719-799-6662 BlodgettMasterPlan@gmail.com

coloradosprings.gov/BlodgettMasterPlan

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# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

2. We have the following concerns about the Draft Master Plan and Trail System:

1. Manage + control damage caused by bikes
Reasons: Bike cause 90% of damage to trails. There needs to be penalties for bikes using wrong trails There must be a better maintenance progams for current trails

2. Maintain difficult trails
Reasons: Not enough character with typical machine-built trails Maintain The challenging grade & Character of The area - Not another UTE Park or Palmer Park

3. Create system for easier volunteer Trail maintenance
Reasons: Rangers could identify areas that need work, volunteers could be vetted + approved to work on trail maintenance areas

4. 4-Way stop sign/traffic light will be detrimental to resident neighborhood
Reasons: School & rush hour traffic backups up & down all 3 steep hills; limited vision to stop; can't stop & re-start in snow, ice, heavy rains, & hail ⇒ = more accidents
& new parking lot at Orchard Valley → opens up to crime in neighborhoods.

5. Privacy & Security for all user groups - especially
Reasons: for concerns w/ Pargliding and use of Drones - Safety concerns with big parking lots How are you planning for security? & patroling it Closing overnight gates.

Is there a ratio of parking spots to porta-potties?

12



# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

Expansion of quarry - parking is far away from communities
ability to maximize usage in small areas
Meeting the needs of everyone.
like the looping trails - nice addition
one way mtb trails
like the interconnectivity given the big picture - Park to Peak
purpose built mtb trails

2. We have the following concerns about the Draft Master Plan and Trail System:

1. Orchard valley 4 way stop - an issue with ice during the winter
Reasons: blind spot as well - have entrance/exit from Parking Lot = better solution

2. Removing 12 miles and building 4 miles
Reasons: concerned with more closures than building more
can we have old trails stay until the new ones are built?

3. concerns that wildlife plan might not come through
Reasons: too many people coming in, traffic

4. Parking - too many spaces allow for more people and traffic
Reasons:

5. USFS access - social trails / ~~trails~~ we ARE concerned about not having access to USFS trails anymore. Shut down no bueno
Reasons:
can we make this work
Red Squirrel - keep that trail - only conifer trail there is!

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# SMALL GROUP RESPONSE FORM
## DRAFT PLAN PRIORITY RATINGS

We suggest these priorities for implementation of the Blodget Master and Management Plan.

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**Priority Options:**

**TRAILHEADS**

2 Quarry Trailhead

___ Expand North Trailhead

___ 3-way STOP at Orchard Valley and Centennial (future 4-way stop) ← Bad idea

___ Pre-hike dog run area at Quarry Trailhead

**RESOURCE PROTECTION**

1 Habitat Protection and Restoration– closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth

2 Integrated Forest Health and Fire Management ~~Fire~~ Bri

___ Decommissioning unsustainable routes following sustainable trail construction

**TRAIL SYSTEM**

1 Chamberlain Trail !

3 Park to Peak Trail

___ Wayfinding signage

___ Replace old roads with single-track trails

1 Mountain Bike Area with uphill only and downhill bike only route

2 Hiking only loop

**SPECIAL USE AREAS**

___ Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs).

3 Nature-based playground

2 Paragliding launch and landing sites !

**INTERPRETATION AND EDUCATION**

___ Consider themed loops, signage at sites, programming

**CONNECTIVITY**

~~___~~ Connections to the neighborhoods and schools - sustainable trails

3 Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and ~~close illegal trails~~ - continue conversation

___ Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation

2 Our priority Make existing trails more sustainable instead of decomm

___ Our priority _____

___ Our priority _____

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:
- hiking only + separated uses for mtB → reduced conflicts
- Attempts to conserve wildlife corridors + habitat
- Good public process to include wide range of input.
- New Quarry trailhead will reduce parking/noise in neighborhoods

2. We have the following concerns about the Draft Master Plan and Trail System:

1. This plan will increase use + unauthorized activities
Reasons: conflicts to neighbors. Concern about more businesses coming to the area.

2. 4 way @ Orchard/Valley will cause crashes in winter/snow/ice
Reasons: and increased noise for neighbors. Is this larger sized lot necessary? It's sufficient today. Re-evaluate with Traffic Engineering.

3. • Sufficient security for the area? Response times.
Reasons: • Including motorcycles, camping, partying, fires & evacuation times.

4. 
Reasons:

5. Suggestion: Pay to Park? To limit access + generate revenue. But there are drawbacks too.
Reasons:

## likes

* loop hikes → esp. hiking only } separated use.
* - also MTB-only.

- expand/preserve habitat.
- wide interest, good job captains (but not perfect).
- Quarry trailhead will keep pl. out of neighborhoods.
- Don't make too big parking lots (donuts parties).

## Concerns

- Trailheads + parking.
- Proposed. Increased use will impact habitat. +noise +light.
- 4 Parking ⓪ Orchard Valley - is it needed? 4was ⓪ O.V. will cause issues in snow + ice. Also noisy.
- Commercial businesses.
- Unauthorized activities increased

Suggestion: reservation system for trail access.

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

Hiking only / mtb only trails, moving the Orchard Valley parking lot

2. We have the following concerns about the Draft Master Plan and Trail System:

1. Too much parking at Quarry Trailhead
Reasons: Amount of traffic, noise

2. Range of trail challenges for biking and hiking trails
Reasons: More entertaining for both groups

3. No visitors center
Reasons: Unnecessary $$$, draws in more people

4. Traffic Circle instead of stop signs
Reasons: Better flow, more attractive

5.
Reasons:

# SMALL GROUP RESPONSE FORM
## DRAFT PLAN PRIORITY RATINGS

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### TRAIL SYSTEM

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3 Replace old roads with single-track trails
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1 Hiking only loop

### SPECIAL USE AREAS

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___ Nature-based playground
___ Paragliding launch and landing sites

### INTERPRETATION AND EDUCATION

___ Consider themed loops, signage at sites, programming

### CONNECTIVITY

3 Connections to the neighborhoods and schools - sustainable trails
2 Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation
___ Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation
___ Our priority _____
___ Our priority _____
___ Our priority _____

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

① We like the idea of hike only trail to Blodgett peak.
② Protecting Big horn Sheep (NO) 3/4 way Stop
Steep/icy

2. We have the following concerns about the Draft Master Plan and Trail System:

1. No paragliding
Reasons: Not enough space so close to neighborhoods

2. Need more hiking only trails
Reasons: 1 mile is not enough. Please strongly consider making north Blodgett trailhead hiking only. Keep bikes South at the Quarry. They are a danger to hikers.

3. Increased parking at both North & Quarry lots
Reasons: Will bring in too much traffic into our neighborhoods, also increased illegal activity & littering, graffiti.

4. Proposed neighborhood Connections
Reasons: The trail through St. Francis is private property and surrounded by private property. Already full of litter, increased use would be detrement

5. Emergency Evacuation
Reasons: With increase in people to the area; What plans are being made for evacuation. Waldo canyon fire evac. took over 2hrs. in our neighbor

• We don't want an area like Red Rocks Open Space

# SMALL GROUP RESPONSE FORM
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**RESOURCE PROTECTION**

~~2~~ Habitat Protection and Restoration– closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth
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**TRAIL SYSTEM**

___ Chamberlain Trail
___ Park to Peak Trail
2 Wayfinding signage
___ Replace old roads with single-track trails
___ Mountain Bike Area with uphill only and downhill bike only route
1 Hiking only loop expand (not just 1/4 mile!!)

**SPECIAL USE AREAS**

___ Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs).
___ Nature-based playground
___ Paragliding launch and landing sites

**INTERPRETATION AND EDUCATION**

___ Consider themed loops, signage at sites, programming

**CONNECTIVITY**

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3 Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation

1 Our priority Lock the gates at night
3 Our priority Security
___ Our priority _____

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**CONNECTIVITY**

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___ Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation
2 Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation
3 Our priority Maintain existing blade diamond // trails
___ Our priority _____
___ Our priority _____

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Hiking only / mtb only trails, moving the Orchard Valley parking lot

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Reasons:

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3. • Sufficient security for the area? Response times.
Reasons: • Including motorcycles, camping, partying, fires & evacuation times.

4. 
Reasons:

5. Suggestion: Pay to Park? To limit access + generate revenue. But there are drawbacks too.
Reasons:

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

The new plan expanding access to all users - Ideally that comes w/ trail upkeep/maintance
Chamberline trail connectivity
Potential Park to Peak: Blodgett Peak Access

2. We have the following concerns about the Draft Master Plan and Trail System:

✓1. Safety Concerns w/in the neighborhoods
Reasons: too many People accessing/Parking @ neighbor hood trail access points. Loitering @ oak valley Park: changing the dynamic of the family Park

✓2. 4 way Stop @ orchard valley - dangerous
Reasons: the winter time centennial isn't often plowed so maintaining uphill momentum could be dangerous - Propose a traffic circle

3. High # of Parking Spaces at Quarry trail head
Reasons: 180 spaces could mean 300+ People on trail: cause congestion: dangerous intractions in the neighboorhood

4. What is the realistic impact of wildlife with these Plans
Reasons: trail building + high volumne of people

5. The unknown future implications of the Bike Park at the Quarry
Reasons:

GWW

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:
- wildlife corridors
- option of downhill only bike trail

2. We have the following concerns about the Draft Master Plan and Trail System:

1. Insufficient parking
Reasons: dangerous parking as it is (poses safety issue)

2. Keeping social trails closed (how?)
Reasons:

3. continued maintenance of terrain
Reasons:

4. Orchard valley + centennial 3-way (potential 4-way) stop
Reasons: potential accidents - especially in the winter

5. Gate-locking - (how will this be monitored? & controlled?)
Reasons: safety issue

# SMALL GROUP RESPONSE FORM
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___ Quarry Trailhead
___ Expand North Trailhead
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**TRAIL SYSTEM**

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**SPECIAL USE AREAS**

___ Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs).
___ Nature-based playground
___ Paragliding launch and landing sites

**INTERPRETATION AND EDUCATION**

___ Consider themed loops, signage at sites, programming

**CONNECTIVITY**

___ Connections to the neighborhoods and schools - sustainable trails
___ Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation
___ Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation
1 Our priority Reduced Parking Plan By 75%
2 Our priority Sidewalks Along Upper Allegheny
2 Our priority Security (Gates, Patrols, Etc)

# SMALL GROUP RESPONSE FORM
## DRAFT MASTER PLAN

1. We particularly like these things about the Draft Master Plan and Trail System:

Dedicated Bike Trail Area To Reduce Bike Pedestrian Interaction
Consideration Of Wildlife In Trail Planning
Trail Mapping System

2. We have the following concerns about the Draft Master Plan and Trail System:

1. Quarry Expansion In A Neighborhood
Reasons: Increase To Motor Traffic Due To Parking Lot Size & It's Impact To Wildlife

2. Parking Lot Quantities Communities
Reasons: Impact To Surrounding Of Increased Traffic & Raises Danger Of Man Made Wildfires & Increases Already Unacceptable Evacuation Times By North Blodgett

3. Parking Lot Entrance @ Orchard Valley
Reasons: Putting A Stop @ Orchard Valley & Centennial Will Increase Congestion & Be Dangerous In Inclement Weather Due To Slope. Keep Existing Parking Lot Entrance (Steepest)

4. 
Reasons:

5. 
Reasons:

# SMALL GROUP RESPONSE FORM
## DRAFT PLAN PRIORITY RATINGS

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**Priority Options:**

### TRAILHEADS

___ Quarry Trailhead

2 Expand North Trailhead

___ 3-way STOP at Orchard Valley and Centennial (future 4-way stop)

___ Pre-hike dog run area at Quarry Trailhead

### RESOURCE PROTECTION

___ Habitat Protection and Restoration– closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth

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___ Nature-based playground

___ Paragliding launch and landing sites

### INTERPRETATION AND EDUCATION

___ Consider themed loops, signage at sites, programming

### CONNECTIVITY

___ Connections to the neighborhoods and schools - sustainable trails

2 Possible Future USFS Partnership: Sustainable Trails to Blodgett Peak and close illegal trails - continue conversation

___ Possible Future USFS Partnership: Trail connection to enhance Blodgett OPen Space Trail system in interface zone and close illegal trails - continue conversation

3 Our priority Enforcement @ trailhead when open

1 Our priority No paragliding ~~hard~~

1 Our priority More balance w/ hiking only & mtb only in southern area

1. Maintain Character of the more difficult trails and not replace w/ Machine scrapped trails

2. Concern that large parking will change Character and Safety of Neighborhood

3.

- Presence Red Squirrel
- Maintain very difficult Single Track Trails for hiking -
- Maintain Character of Area - Not a Ute Park or Austin Bluff area
- No Paragliding
  No Drones

7:15

Ceil Vostatek
4277 W Woodmen Rd
719-375-9413 ceilvostatek@gmail.com

Blogget Open Space
Proposed 45 new Parking space
How are you going to control locking the gate?
Currently the 14 space lot is many times
not locked at all. Kids party up there and
I have been waken up between 1AM and 4AM
at least 4-6 times this past summer

Close and lock park at 9PM if cars are there or
not

Close part at 5PM during winter hours

## TRAILHEADS

1 —
2 2
3 —
4 —

## RESOURCE PROTECTION

1 #1
2 3
3 1

## TRAIL SYSTEM

1 3
2 —
3 2
4 —
5 3
6 #1

## SPECIAL USE AREAS

1 2
2 2
3 —

## INTERPRETATION & EDUCATION

1 —

## CONNECTIVITY

1 3
2 2
3 3
4 —

## OUR PRIORITY

— ~~CHAMBERLAIN~~
~~CHAMBERLAIN TRAIL VISITOR~~
~~CENTER~~

Big leaf wildlife ~~concerns~~ protection liked
Dedicated Bike trails vs hiking
CONCERNS
~~PRIORITIES~~ TO PRESENT (2 min)

- liked North trailhead parking makes sense to get cars off the street.
- NOT PARAGLIDING (Events = traffic) - we already hear the AFA training planes
- not ~~traffic light~~ 3 way stop ~ Orchard Valley - dangerous winter (more of an eyes unlike the ... parking areas which are m... obsc...
- this area ~~pres~~ Blodget all ~~we~~ bought for quiet and beauty of neighborhood
- ~~Quarry p~~ Funding concerns being tax related

Small Group

Concerns:

① • Maintenance & management & erosion control by PRCS
— not happening currently

② ⊛ • Safety & Security for neighbors to the Orchard Valley trailhead
→ even 40 spaces is far too many, & would be way too close to neighbors for security & neighborhood privacy

③ Blocking out existing & challenging trails like Red Squirrel Trail would be destroying the reason for hiking this North & South (Orchard Valley) Blodgett areas!

④ VERY DISAPPOINTED in what Priscilla Marbakers said about making more EASY trails at North Blodgett & Orchard Valley for "all ages"!! Very condescending & assumptive! I am 60 years old & go to SBL & Red Squirrel type of challenging trails BECAUSE they are uphill steep! I know MANY people older than me that prefer these also!!!

PS - There's plenty other "easy" trails around town... leave Blodgett alone!

-----Original Message-----
[redacted]
Subject: Blodgett master plan

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Hello,
My name is Carolyn Sarda. I am a Colorado Springs native and have been a resident of the 80919 zip code for 6 years. I have recently come to learn of what the Blodgett master plan will be and I am alarmed to say the least. Most people who live in this area choose to live here because of its remote feel and proximity to the mountains, wildlife, and quiet connection with nature. The proposed plan which includes up to 200 parking spaces, major bike trails, potentially hang gliding, a gift shop, etc in what is essentially my back yard is the antithesis of what the west side of Colorado Springs is about. I urge the planning committee to reengage with local residents before beginning with any builds or plans. It has been said that the committee has not been hearing opposition and I think that is largely because residents are unaware of what is being proposed. Please keep the spirit of what 80919 is about- one of the last remote, undeveloped, and untouched locations in Colorado Springs.

Sincerely,
[redacted]

Dear Blodgett Master Plan Committee,

I am writing to voice my concerns over some of the proposed changes which would affect the South Blodget Loop. I have hiked this wonderful open spaces for years and truly appreciate what the city has done to maintain and improve it.

My concern is about the Blodgett Master Plan is the part about substantially increase the South Blodget Loop parking lot. This lot is already a draw for drug dealers and rowdy teens who come there to drink, smoke dope, and fornicate. After four pm this lot can get sketchy, I had my car broken into last year when they had to temporarily close the lot due to criminal activities.

I think it's a given that the North Blodgett Loop parking lot needs to be enlarged, I've been there many times where the lot and the surrounding street parking was overflowing. As to the South Blodgett Loop parking lot, I've rarely seen it full and never overflowing. Currently there are ten parking spaces, adding another ten wouldn't be unpractical but adding another fifty would be a waste of taxpayers' money and possibly a draw for more criminal activity not only in the parking lot also but in the surrounding neighborhoods.

While hiking this area I had conversations with some the locals in live in the Alpine Glen area, they are concerned not only with the potential for increased crime but also, increased noise, traffic, and the potential decreases in property value.

Please take this concern into consideration as you are developing the master plan.

Thank you for your time and consideration.

Sincerely,

[redacted]

[redacted]

where I had my car broken into last year. I believe that expanding these lots will increase crime,

into young boys in fast noisy cars race in

[redacted] [redacted]

**Subject:** Fwd: Blodgett Open Space Project
**Date:** Monday, October 23, 2023 9:13:26 PM

---

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Mr. Frisbie,

I am writing on behalf of neighbors on Lauralwood Lane (north) & additional Peregrine residents Sarah Spiller & Eric Spiller, Renee and Pat Bendrick, Jacquie and Rick Chevalier, Diane and Dale Miller, Kathy and Bob Lucia, Karen and Michael Farhart, Liz Conrad and Marty Kreel all of Lauralwood Lane, Emily and Graham Murty of Spirerock Path, Colleen Gibbons of Vance Court, and Lindsey & Ryan Knapp of Sagerock Ct. We live within the upper Peregrine & lower Peregrine community - just a short walk to the North Blodgett Trailhead. Some of us are original home owners. Many have lived in this community for 15+ years. We bought our homes for the peace and tranquility of the northwest side.

Blodgett Open Space was an established park primarily for hiking and in 2018 Blodgett Open Space south added more beautiful acreage to this wildlife habitat. Several of us attended the Blodgett Open Space Master Plan meeting on October 18th. The meeting was well structured to not talk about the probable, massive effect this enormous bike mecca will have on our community. We are seeking your support on how we can alter some of the plans for the Blodgett expansion.

The company overseeing this expansion assured the audience there would be “locked gates” at the trailheads but we know from experience these locked gates never continued as promised in the last 2 years.

Trash, loitering and crime are major concerns with an even larger parking lot at the north and south trailheads both within the peregrine community.

The South lot is proposed to increase from 20 cars to 45 cars. This would take away from the natural beauty of Peregrine, decrease land for animals and create a concrete eye sore. Additionally, a 3-4 way stop sign is being proposed in this area. Are you aware if a traffic study has been completed regarding the proposal of a 3 then 4 way stop at woodmen/centennial/orchard valley? This idea was dismissed several years ago when stops signs were added at the bottom of Orchard Valley & Woodmen, Allegheny & Centennial and the other Allegheny and Centennial. The stop sign proposed at upper Orchard Valley and Woodmen/Centennial was thrown out due to the slope and difficulty keeping momentum up the hill in inclement weather.

Forest fires, whether intentional, or not are a concern with our risk for wildfires being in the wild urban interface. Many of us have lived through Waldo Canyon Fire and more recently the Blodgett homeless camp fire.

A Colorado Springs Parks & Rec staff named Mark let us know he would be the sole person “managing” Ute Valley, Pulpit Rock and Blodgett Open Space. How can 1 person possibly manage 3 parks?

Hiking only options were condensed off a multipurpose trail to 2 measly 1/4 mile and 1/2 mile loops. This is pathetic given the miles and miles of bike trails proposed.

Paragliding was proposed within this plan with little concern for safety and privacy. Untrained paragliders have potential to land on our homes and property which poses safety and liability issues. Peregrine HOA does not allow residents to have fences of any kind! This is a huge safety issue.

To top it off, wildlife was hardly discussed in this meeting. Do you know if a wildlife study was completed regarding the Big Horn sheep nesting sites?

Are you in contact with neighboring HOA’s to gain support in this matter?

What is the plan to keep the surrounding neighborhoods safe, clean & quiet as they currently are and always have been?? Residents choose to pay more than they would in other areas of Colorado Springs, to live here for these very things. This project will definitely have a negative impact on the reasons people chose to spend the extra money to call Peregrine and the Northwest side home. It’s just not fair.

Thank you for reading, your time & consideration of others. We look forward to hearing from you.

Respectfully,
Peregrine Residents
>

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

**"Blodgett Master Plan comment for the public record"**

[redacted]

Sun, Nov 5, 2023 at 9:22 AM

To: BlodgettMasterPlan@gmail.com

Please do not move forward with this project. I live on Front Royal Dr and consider this my backyard and peaceful place away from traffic and noise. Please do not take that away from the residents in our neighborhood. This will make this a congested neighborhood and take away the beautiful scenery we have and the quiet hiking trails. I enjoy running here and peaceful walks with my dogs after a long day at work. I urge you to not move forward. It's not welcome. Thank you for taking the time to read this.

Sincerely,

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

## Additional Public Input

[redacted]

We were not able to attend the last work session on October 17. However as residents of Peregrine for the last 23 years we have een the development of the Blodgett Open Space and have a number of comment and concern we want to pass along in connection with the new Master Plan. We are out walking our neighborhood with our dog almost everyday so we see what is happening from a walker/hiker/neighbor perspective.

1. The Open Space has gone from a bunch of random trails 20 years ago to a trail system. The over use of the area during Covid highlighted the problems. The area even though it is large cannot handle large numbers of u er That i why it i Open Space not den ely u ed pace
2. At the north end there is not adequate parking and users park on the street illegally often blocking the bike lanes. Even if you add more parking to the north end , it will not be enough. Our neighborhood should not bear the brunt of parking for any of the new open space to the south. There should be much more additional and new parking to ervice the outh end o the flow of u er i filtered into all part adjacent to the open pace
3. The current use and use during Covid created a trail of disgusting litter from needles to condoms to beer bottles(hard liquor bottles too) to more dog waste left and plain old trash. We as residents are constantly picking up trash on a daily basis on the sidewalks and road near the open space. This trash comes from open pace u er and we are not e cited about adding u er unle there i a plan in place to deal with the excessive litter. If you make this open space more like a park which is where this is going, you cannot do so until you deal with all the litter not only in the open space but in our neighborhood streets that get a lot of litter from the car windows of users driving in and out of our neighborhood.
4 Security i a problem If you can't clo e the gate at night, there will continue to be drug deal and occa ional over night campers in the parking areas. Also during the day, if you are going to have rules and segregate users , you need some law enforcement.
5. Generally hikers and cyclists on mountain trails do not mix well. Bikers are going fast without regard to hikers. So if you are thinking of bike only trail , they need to be only in the outhern ection and bike hould be prohibited from using the northern areas. That way each group can't complain about the other and it would be safer. We support bike only trails only if you carve out an equal section of hiker only.
6. Things like a chair lift would completely change the nature of the area from a system of trails to a commercial touri t attraction We are oppo ed to thi idea that would de troy our neighborhood In fact any additional development should be in the south. Bike trails, larger parking lots, and public restrooms should service this new area. We do not want to see the northern section expanded because there were so many problems during Covid with parking, trash and unruly users. We are certain that a good 30% of users do not know what a mutt mitt i or what it i u ed for There ju t i not enough area to e pand u e in the north beyond what it i today The focus should be to add parking and bikes in the southern section and leave the north section for the hikers.
7. Finally with any increase of use, the fire danger and risk of fire in our neighborhood goes up dramatically. There are alway a large number of cigarette butt on the ground and we often ee them flicked out of windows of moving cars. After Wado Canyon Fire, we take fire prevention seriously and there needs to be a very good fire prevention plan in effect. Any wildfire in the open space is a threat to our homes in the area and no development is worth dramatically raising the risk level to our homes. If the fire risk rating on my homeowner in urance goe up and my premium goe up a a re ult, will the city pay that increa e o it can expand the open space for more intense use? It is not fair that the neighborhood should bear all the costs for the planned expansion. There needs to be significant compensation to the neighborhood for the planned expansion. All citizens have the right to use the open space but the neighborhood needs to be taken care of ince the city i changing the nature of the open pace and adding traffic and people and all the problem discussed above.

Again sorry we missed the meeting but wanted to add our comments. If you have any questions, we would be happy to answer questions that we can.

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodget Open Space Master Plan-Oak Valley Ranch Filing #6

[redacted] Fri, Oct 27, 2023 at 2:23 PM

Dear Councilman Donelson, Ms. Haley, and Mr. Deitemeyer,

We are writing in regards to the proposed changes to the Blodgett Open Space Orchard Valley Trailhead parking lot in the Blodgett Ma ter Plan project, which include planned e pan ion of mountain bike trail and the addition of appurtenant facilities in the Oak Valley Ranch Filing #6 area. We, along with our neighbors on north Julynn Road and adjoining Jeffrey Lane in northwest Colorado Springs, learned last week that a restroom facility and a relocated parking lot were recently added to the Orchard Valley Trailhead portion of the project plan on the hill directly above our properties.

The planned restroom location and cars entering the new parking area (adjacent to the intersection of Centennial Boulevard and Orchard Valley Road) would be in direct view of multiple home (at lea t 20) in our neighborhood Ba ed on feedback that we have received from our neighbors and multiple postings observed on the NextDoor website, it is clear that many residents in the area are opposed to the planned changes to the development and feel underrepresented by the community involvement process that has occurred to date. We are not opposed to the creation and development of public park but feel that the proce need to occur in an inclu ive manner that i in line with the overall objective of the community.

As soon as we learned of the planned development changes (parking lot and restroom), we contacted the Tapis coordinator to ask how our neighborhood could provide input. She confirmed that Oak Valley Ranch Filing #6 did not have representation in the Stakeholder Action Committee process and that the way to provide input at this time was to re pond to a forthcoming urvey (even though the planned u e directly above our property wa a recent addition to the plan).

We have hiked the trails within the open space within the South Blodgett area behind our homes for over 20 years (many years prior to acquisition by the city) and were supporters of the Trails, Open Space and Parks Program (TOPS). Our understanding was that the primary goal of the TOPS program was to improve "***the natural beauty of our mountains, parks, and wildlife, and our quality of life*** " We are very concerned about the ecological impact to what ha alway been an open, grassy hillside. We regularly see multiple wildlife in the area including bears, coyote, fox, deer, bobcats, owls, and (on one occasion) a moose. It is difficult to understand how creating a maze of wide mountain bike trails, parking lots, and a public restroom will achieve the goals of TOPS . Multiple residents from our neighborhood make use of the trail daily, often accompanied by pet and mall children It i uncertain how thi planned u e of converting the hiking trails to wide paths for mountain bikes (aka "multi-use trails") will fit with how residents are currently using the trails. How can hikers, especially small children, coexist with multiple mountain bikes speeding along these paths? Further, it is unclear how the planned project changes and inadequate neighborhood representation align with the process presented in the Blodgett Ma ter Plan webpage, which committed to include "***lived experiences***" of the public and con ider the "***ecosystem and wildlife preservation***" in a manner that "***builds relationships of trust***".

In summary, the residents of Oak Valley Ranch Filing #6 are opposed to the placement of a restroom above our properties and are quite concerned about the negative effects to public safety and ecological impact to our neighborhood that will be caused by the proposed changes to the Blodgett Master Plan. Please feel free to contact us if you have any que tion about thi letter

We appreciate your attention to thi matter

Sincerely,

[redacted]

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# BLODGETT MASTER PLAN

[redacted] Fri, Oct 27, 2023 at 10:53 AM

Blodgett Master Planning Committee

As a resident of the Alpine Glen neighborhood we are very concerned about the plans to build a trailhead, parking lot, 4 way stop, roundabout and/or traffic light at Orchard Valley and Centennial/Woodmen

Enhancing our trail systems for people to enjoy and be challenged should NOT be about over expanding the trail system and over building access roads and parking lots. Motorists exceed the speed limit on Centennial and Orchard Valley as it is and this will only increase if this goes forward

And once the parking lot is at capacity what's to keep the public from illegally parking on the street It will happen.

The public will use the parking lot at night for whatever they like, i.e., parties, drinking, smoking marijuana and who knows what nefarious activities would happen Public complaints would not stop this behavior and activity entirely.

The amount of motorized traffic in and out of this area would put a strain on the neighborhood. Should this be approved it would cause additional traffic on Centennial/Woodmen and Orchard Valley .

This expansion SHOULD NOT be at the expense of homeowners adjacent and neighboring residents as well as protecting the existing wildlife that lives and grazes in those areas and the natural plant life that lives and actually absorbs CO2 (carbon dioxide) from the air.

As homeowners in the Alpine Glen neighborhood adjacent to the Orchard Valley plan, we are completely against this expansion in this area and want this part of the plan to be eliminated

We agree wholeheartedly with the concerns of Ms Sandy Sutter's email sent to you Sep 28, 2023 and emails of other residents. Should this plan go through there will be no turning back and the problems associated with the additional people, bikes, animals, traffic, etc will be a nightmare for our quiet neighborhood. This should NOT be approved and our neighborhood must be protected from this expansion

Thank you for your consideration

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Master Plan comment for public record

[redacted] Wed, Nov 8, 2023 at 1:15 PM

We want to express our concern with the proposed Blodgett Open Space Master Plan.

As the Peregrine neighborhood directly bordering the north and south trailheads, we were surprised to learn that no surveys had been e-mailed or mailed to us to allow our voices to be heard. We urge you to slow this process down so that more comprehensive input can be garnered.

ADDRESS CRIME ISSUES NOW BEFORE EXPANDING
In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours. In December of that same year, an illegal campfire started a wildfire on Blodgett Peak. We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation.

MORE HIKING ONLY TRAILS
As a neighborhood, we largely use the north Blodgett open space for h king although several of us are mountain bikers too. Many of us know the trails like the backs of our hands and use them multiple times per week. More hiking only trails are a necessity to keep bikers and hikers separated and ensure positive experiences for both. We have a number of retired people and children who hike the trails and we must keep them safe.

PROTECT THE WILDLIFE
Although we highly value recreation, we do not value it to the detriment of the well-being of the wildlife. We believe this project should value conservation over recreation. We are concerned about the negative impact on wildlife, especially the Rampart Range Big Horn Sheep habitat, as well as the black bears, bobcats, mountain lions, mule deer, fox, coyote, raccoons, great horned owls, and many other species of birds that will be negatively impacted by more development of the land. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less that proposed.

WE DO NOT WANT TO BECOME A THEME PARK
We are very concerned about the increased traffic in our area that the plan will create. We have already experienced an increase in negative nighttime activities as a result of increased traffic and human congestion after the pandemic. It is logical to conclude these will only increase with the addition of the bike park as a recreational attraction. We do not want to become an attraction like Garden of the Gods or Red Rocks Open Space. There are too many homes too close to the parking lots and recreation spaces, leaving little to no buffer between homes and open space activities. In short, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible.

WE PROPOSE THE FOLLOWING BE DONE BEFORE ANY PLANS ARE SOLIDIFIED:

-Targeted surveys to residents most affected by the proposed Master Plan. That would include the neighborhoods of Peregrine, Alpine Glen, The Sanctuary, La Bellezza, and Oak Valley. Since Blodgett is our "backyard" our voices deserve to be heard, and should, we believe, carry more weight than people from outside of the neighborhood. The literature from the 10/17/23 meeting stated that there were only 37 responses to the online survey. Surely this is not adequate input for such a large-scale plan that impacts thousands of people.

-Detailed environmental impact assessment by an independent outside organization with specific expertise in open space and wildlife management.

-Development of a detailed physical security, safety and management plan for public review and comment. Fix the parking lot gate issue before expanding it. Research parks in Denver that have automatic closing and locking gates.

-Slow this process down! If this is a park for the community, let the community most impacted by it give their input. This area must be preserved for future generations and rushing the process is short-sighted.

We would like to know you have received our letter and how you propose to address our concerns.

Sincerely,

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Master Plan comment for public record

[redacted] Wed, Nov 8, 2023 at 1:07 PM

We want to express our concern with the proposed Blodgett Open Space Master Plan

As the Peregrine neighborhood directly bordering the north and south trailheads, we were surprised to learn that no surveys had been e mailed or mailed to us to allow our voices to be heard We urge you to slow this process down so that more comprehensive input can be garnered

ADDRESS CRIME ISSUES NOW BEFORE EXPANDING
In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity) We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours In December of that same year, an illegal campfire started a wildfire on Blodgett Peak We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation

MORE HIKING ONLY TRAILS
As a neighborhood, we largely use the north Blodgett open space for hiking although several of us are mountain bikers too Many of us know the trails like the backs of our hands and use them multiple times per week More hiking only trails are a necessity to keep bikers and hikers separated and ensure positive experiences for both We have a number of retired people and children who hike the trails and we must keep them safe

PROTECT THE WILDLIFE
Although we highly value recreation, we do not value it to the detriment of the well being of the wildlife We believe this project should value conservation over recreation We are concerned about the negative impact on wildlife, especially the Rampart Range Big Horn Sheep habitat, as well as the black bears, bobcats, mountain lions, mule deer, fox, coyote, raccoons, great horned owls, and many other species of birds that will be negatively impacted by more development of the land Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less that proposed

WE DO NOT WANT TO BECOME A THEME PARK
We are very concerned about the increased traffic in our area that the plan will create We have already experienced an increase in negative nighttime activities as a result of increased traffic and human congestion after the pandemic It is logical to conclude these will only increase with the addition of the bike park as a recreational attraction We do not want to become an attraction like Garden of the Gods or Red Rocks Open Space There are too many homes too close to the parking lots and recreation spaces, leaving little to no buffer between homes and open space activities In short, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible

WE PROPOSE THE FOLLOWING BE DONE BEFORE ANY PLANS ARE SOLIDIFIED

Targeted surveys to residents most affected by the proposed Master Plan That would include the neighborhoods of Peregrine, Alpine Glen, The Sanctuary, La Bellezza, and Oak Valley Since Blodgett is our "backyard" our voices deserve to be heard, and should, we believe, carry more weight than people from outside of the neighborhood The literature from the 10/17/23 meeting stated that there were only 37 responses to the online survey Surely this is not adequate input for such a large scale plan that impacts thousands of people

Detailed environmental impact assessment by an independent outside organization with specific expertise in open space and wildlife management

Development of a detailed physical security, safety and management plan for public review and comment Fix the parking lot gate issue before expanding it Research parks in Denver that have automatic closing and locking gates

Slow this process down! If this is a park for the community, let the community most impacted by it give their input This area must be preserved for future generations and rushing the process is short sighted

We would like to know you have received our letter and how you propose to address our concerns.

Sincerely,



Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett master plan comment for the public record - support

[redacted] Tue, Oct 31, 2023 at 7:54 PM

Hello,

You are receiving this email because I received a strongly worded flyer at my home containing your email address recommending that I make comments or concerns regarding the Blodgett master plan.

I would like to make clear that as a resident very local to the Blodgett open space that I ***strongly support the proposed changes*** outlined in the master plan draft so far. My support is for the following reasons

- New trail construction is promised to be sustainable and organized. The current trail situation at Blodgett is not good The hill ide i littered with unplanned and illegal ocial trail that are un afe and have ero ion i ue Building trails correctly is imperative. The open space is currently damaged by the status quo.
- Bike-only trails will *reduce bike traffic on all other trails* in the park.
- Hiking-only trails are great for those who want to avoid bikes altogether - and hikers using all other multi-use trails will benefit from the reduced bike traffic due to bike pecific trail
- Proposed dog run/dog park will reduce off leash dogs on trails, which is a current problem.
- Proposed bike park in the quarry is only theoretical - and many/most mountain bikers will prefer to have a singletrack trail experience rather than a "bike park" experience.
- An e panded trail network and improved open pace will benefit home value for tho e of u near the park
- Expanding parking opportunities for the open space is desperately needed, as dozens of cars parked alongside the road on Centennial/Woodmen is not sustainable.

I have heard loud and clear opposition to the proposed changes at the planning meetings that I have attended, from neighbors who opposed any and all changes, and now I am receiving flyers on the topic. I feel that the neighbors who trongly oppo e the change cannot ee the vi ion and opportunity for improving the city' open pace and amenitie , and have a very narrow minded view of what matters to the city as a whole. I would like to remind you that improving Blodgett as proposed in the plan will benefit *all current and future city residents* who choose to use this space. You are undoubtedly hearing a loud and emotional response from a concerned group of neighbors, however some of us neighbors have a brighter and more optimi tic view of the opportunity pre ented by the city

Thank you for your time reading my comments,
I look forward to continuing to work with the city and community to make Blodgett better for all of us.

Sincerely,
[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Master Plan comment for the public record

[redacted] Mon, Nov 6, 2023 at 11:27 AM

To Whom it may concern,

We passionately *oppose* the Blodgett Open Space Master Plan. We live directly in an affected area (Oak Valley Neighborhood). We feel that the plan came out of nowhere. We saw no public surveys early on, no posters, no information.
Many, many residents in this area with whom we have spoken (Oak Valley Ranch, Oak Valley, Centennial Glen, Peregrine) were unaware of the magnitude of this plan, as well, and are now shocked at the proposal for the open space.

We attended the Oct. 17th meeting which was heavily slanted in favor of the biking, paragliding, and BMX community. Only at this meeting did TOPS share the maps—no information came to our residence from other means (mail, email, etc.). The speaker sounded as if the proposal was just fantastic. Many in attendance thought otherwise except for, perhaps, the heavily-represented bike community. Very little time was given for discussion - let alone question-answer. In fact, the worksheet left little room, if any, for any alternative suggestions to the bike park. It was as if we could give a bit of feedback *quickly* on what was already planned and that was it. We, and others, left feeling shocked and defeated. A huge multi-sport recreation park is being planned very near our neighborhoods and we know so little about it. (Paragliding into our park (Oak Valley) is inconceivable. Who are these people? Are we *not* considering the residents of these neighborhoods - the dangers of a landing area in a well-used park?)

The planners of this meeting offered no mention of erosion, fire evacuation plans, safety, security, at the meeting. A couple minutes was spent talking about saving space for the big horn sheep/wildlife but, let's be honest, all the wild animals will be driven out of here very quickly if this plan takes root. The entire landscape as we know it, will vanish. It will turn into a commercialized, over-populated playground for in-state thrill seekers and curious out-of-state visitors. No doubt about it. This city has enough to offer: Pikes' Peak, Olympic Center, Air Force Academy, Incline, Cliff Dwellings, Garden of the Gods, Cheyenne Mt. Zoo, Seven Falls, The Broadmoor Hotel, and more. Isn't it enough, already? In addition, we have so many biking opportunities I need not mention them here.

We feel betrayed by all parties involved in this master plan. There is little to no consideration to the neighborhoods that border the open space and to the citizens of Colorado Springs, as a whole. The proposal for 3 parking lots is a disaster. The quarry parking lot for up to 180 cars is beyond belief. Traffic into this area (only accessible via Allegheny Rd.) will run right through several neighborhoods. How is this ok?

We treasure our wildlife. Why continue this infringement on what is already considered an endangered species- the Bighorn Sheep, and not to mention deer, bear, racoon, fox, etc. ? Inviting

more people into this area to get a "thrill" riding their bikes up and down the open space is an affront to those who live here and to all concerned residents of this city. This unbridled development needs to stop.

We are uncontrollably building up the west side (Centennial, Garden of the Gods/30th Arrowswest Apartments, 43 SFR at Rocrimmon Blvd./Mason Land Solutions - to name a few). Is anyone taking into consideration that we only have so much space on the west side and limited evacuation routes? Does anyone care? More houses and apartments are *not* a solution. In fact, it puts all residents into a precarious situation, *again*.

No discussion/presentation about additional problems re fire mitigation and fire evacuation was offered at the meeting. There are "choke points" all over this area. Residents on the west side have not forgotten the problems with the Waldo Canyon Fire. What have we learned?

As residents of Oak Valley, we anticipate problems all around. Motorcycles already use Allegheny (from the entrance to the rock quarry) for drag racing. We hear the noise all the time! No one is stopping it. We just "live with it." We foresee many more issues with a grand parking lot and all the structures proposed for the quarry area. The other 2 parking lots also pose problems.

We do not want bike trails nor do we want a visitor center, nature center and dog park. The long-term impact is disastrous. To propose a paragliding take-off area with a landing area in our park (Oak Valley -which is only 4.7 acres) is preposterous. Our park is used frequently for families, as well as Parks and Rec soccer practices. It is a dangerous and a ridiculous idea. Please, NO.

The proposal for a future BMX park at the rock quarry is yet another disastrous recommendation. We have been dealing with trucks, sand, stone and noise in the past 15 years we have lived here. The fact that the land is finally being reclaimed is wonderful news. Grass, trees, and bushes should be planted at the quarry site so that the long-standing "eye-sore" can disappear from the front range, the wild animals can roam the area freely, and all residents of our city can once again enjoy the beauty of our front range landscape.

The master plan serves the interests of the biking community—that's it. I couldn't believe it when the presenter offered a one-mile hiking loop to the north - with no incline. Please, many of us here can handle much more than that when we hike. This is an insult. Proposing to close the "social trails" is infuriating. We use the social trails! We *value* these trails. Any erosion on the social trails is a result of the increased bike traffic since the COVID shutdown period. We appreciate the undisturbed, quiet access to ascend the hills and mountains. We do not need or want a one-mile flat loop.

Tearing up the open space for uphill and downhill biking is wrong in every way. A multi-use trail does not work. Ute Valley is one example. A hiker must dodge bikers all the time. We do not want the open space torn up to make bike paths. Please, no. There are so many areas for the bikers. The land must be conserved.

Far too quickly do we rush into development in this city. Just take a look around: unrestrained building with minimal thought to infrastructure and long-term impact. This city is bursting at the seams-and not in a good way. Ask anyone. Once the open space is developed, there is no turning back. It will be a very sad day for many in this area and in this city. While the proposed plans look very glossy on the map, in reality, it is not what is wanted for this space.

The Blodgett Open Space should retain it's few hiking trails, perhaps with some signage, and the space, as a whole, should become a wildlife refuge. In addition, it would be incredible if, in the future, the entire Open Space could become a "Gold Standard Site," like three other parks in Colorado (Barr Lake State Park, Roxborough State Park and Castlewood Canyon State Park) (see

attachment). Such a distinction would also attract many, but in a way that accommodates the nature and the wildlife for which this state is known. Conserve our land. Conserve our space for wild animals.

We are told that by Dec 15th, the final plan will be ready for a 30-day public review. How will all residents of this city be made aware of this deadline? Why only 30 days - not to mention during the holidays?

Please, listen to the many voices in our community who oppose this plan. Our concerns are valid and should be taken into consideration.

Thank you for your time,

[redacted]

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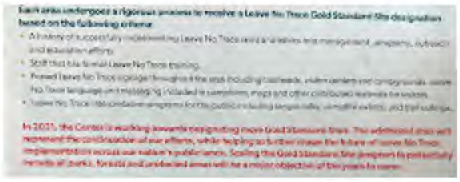
**3 attachments**




**Colorado' Gold Standard Site jpeg**
3656K



**Gold Standard Site jpeg**
2046K



**Colorado Sites.jpeg**
1858K

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Master Plan comment for the public record

[redacted] Sat, Nov 11, 2023 at 8:28 AM

All,

I've attached a list of issues pertaining to the proposed Blodgett Open Space Master Plan. Please review and provide comment at your earliest convenience.

Sincerely,

[redacted]

**Blodgett Open Space Master Plan concept letter 11 nov 23 Dininger.pdf**
725K

My wife and I would like to express our concern with the proposed Blodgett Open Space Master Plan concept. We live in the Peregrine neighborhood which directly borders the north and south trailheads. We first learned about the plan in early September from a Next Door social network posting. To us, this was the first mistake of this process. A project with the size and scope proposed should have broad advertising so that all stakeholders can provide input.

BACKGROUND/WILDFIRE

We have lived in Peregrine since 2016 and previously lived in Mountain Shadows from 2009 – 2016 which I believe gives us an intimate perspective to the west side of Colorado Springs. We saw first-hand the devastation of the Waldo Canyon Fire in 2012. This in of itself should be the first concern of this expansion. A planned increase of hundreds of parking spaces for the trailheads will result in an exponential increase in mountain bikers and hikers – some new to the area without the concern of wildfire like us "older" residents. We don't want to experience another Waldo Canyon Fire!

CRIME

Our home is one of the nearest residences to the North Blodgett Open Space parking lot. The parking lot is well utilized during the day with hikers/bikers enjoying the open space. When the sun goes down, it becomes a haven for nefarious activity (late night parties, street racing on Woodmen Rd by the parking lot, illegal hiking after park hours, illegal fireworks, etc.) During this last summer, I got to experience a prowler knocking on my bedroom window at 1200 AM. CSPD is fully aware of the situation (the Peregrine HOA has good communication with them) and I've personally called the non-emergency phone line numerous times to report this activity. If the police are unable to provide enforcement with this much activity, what's the plan with the large expansion proposed?

WILDLIFE

Peregrine has a diverse wildlife habitat that must be protected. This expansion in its current proposed state will be detrimental to the habitat. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less than proposed.

TRAFFIC

Traffic will increase dramatically through the proposed neighborhoods which have limited capacity to begin with. The streets are designed for neighborhood activity, not a large biking recreation area that's proposed. There should be a comprehensive traffic study to show the impacts. The proposed 4 way stop at Orchard Valley Path/Centennial was vetoed a few years ago due to problems with the slope and winter driving hazards, which still exist.

BOTTOM LINE

The proposed expansion needs to be well thought through with ALL stakeholders having a say. This will directly affect thousands of homeowners and we believe the ones living nearest the expansion should have a large voice in the process. This process needs to be methodical and if need be, slowed down to allow impact assessments be performed and addressed. This area must be preserved for future generations and rushing the process is short-sighted.

Please confirm receipt of this email. Your direct response to our concerns is appreciated and expected.

Sincerely,



Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Master Plan comment for the public record

[redacted] Sat, Oct 28, 2023 at 2:03 PM

To whom it may concern,
I would like to express my opposition to the expansion of the Blodgett Open Space Master plan.

To put it simply, the space is perfect as is

Expansion will only create legitimate concerns and safety issues  Additional bike only trails are not needed; bicyclists and pedestrians co-exist on current trails.

I feel the following is in jeopardy.

- Wildlife and nature recovery
- Wildlife infringement (bighorn sheep)
- Unwanted traffic changes (proposed 4-way stop at Orchard Valley & Centennial has already been vetoed)
- Increased traffic through neighborhoods and school bus routes
- Safety/Security/Crime (no discussion of funding for maintenance of trails and gate closures)
- Bathrooms cause undesirable environments to the nearby neighborhoods

Sincerely,

[redacted]
Colorado Springs Citizen

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Master Plan Concerns

[redacted]

Tue, Oct 17, 2023 at 5:08 PM

Sent from Mail for Windows

**Dear Blodgett Master Plan Committee 10-17-2023.docx**
14K

Dear Blodgett Master Plan Committee,

I am writing to voice my concerns over some of the proposed changes which would affect the South Blodget Loop. I have hiked this wonderful open spaces for years and truly appreciate what the city has done to maintain and improve it.

My concern is about the Blodgett Master Plan is the part about substantially increase the South Blodget Loop parking lot. This lot is already a draw for drug dealers and rowdy teens who come there to drink, smoke dope, and fornicate. After four pm this lot can get sketchy, I had my car broken into last year when they had to temporarily close the lot due to criminal activities.

I think it's a given that the North Blodgett Loop parking lot needs to be enlarged, I've been there many times where the lot and the surrounding street parking was overflowing. As to the South Blodgett Loop parking lot, I've rarely seen it full and never overflowing. Currently there are ten parking spaces, adding another ten wouldn't be unpractical but adding another fifty would be a waste of taxpayers' money and possibly a draw for more criminal activity not only in the parking lot also but in the surrounding neighborhoods.

While hiking this area I had conversations with some the locals in live in the Alpine Glen area, they are concerned not only with the potential for increased crime but also, increased noise, traffic, and the potential decreases in property value.

Please take this concern into consideration as you are developing the master plan.

Thank you for your time and consideration.

Sincerely,

[redacted]

where I had my car broken into last year. I believe that expanding these lots will increase crime,

into young boys in fast noisy cars race in

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett master plan

[redacted]

Wed, Oct 18, 2023 at 4:52 PM

Hello,
My name i [redacted] I am a Colorado Spring native and have been a re ident of the 80919 zip code for 6 year I have recently come to learn of what the Blodgett master plan will be and I am alarmed to say the least. Most people who live in this area choose to live here because of its remote feel and proximity to the mountains, wildlife, and quiet connection with nature. The proposed plan which includes up to 200 parking spaces, major bike trails, potentially hang gliding, a gift hop, etc in what i e entially my back yard i the antithe i of what the we t ide of Colorado Spring i about. I urge the planning committee to reengage with local residents before beginning with any builds or plans. It has been said that the committee has not been hearing opposition and I think that is largely because residents are unaware of what is being proposed. Please keep the spirit of what 80919 is about- one of the last remote, undeveloped, and untouched location in Colorado Spring
Sincerely,
[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett New Master Plan comment for the public record

[redacted] Thu, Nov 2, 2023 at 4:20 PM

The new master plan for Blodgett Open Space (BOS) is way too much for the neighborhood. What we need is a natural, wild area that people can enjoy while preserving the big game habitat and the natural beauty of the front range.

The number of proposed parking spots is way too many. Not even Garden of the Gods has that many. We limit the number of parking spaces in the Garden of the Gods in order to protect the natural landscape. We should do the same here. The number of spots currently proposed implies that we want to invite hundreds of people to ride bikes and hike through the area at the ame time That will lead to ero ion and de truction of the natural habitat that currently make BOS such a treasure. We should limit the total parking spots in both the Quarry and Orchard Valley Road locations so that we don't overtax the landscape.

We need at lea t a many hiking only trail a there are biking only trail The hiking trail hould pan difficulty level from flat trails to challenging alpine hikes. The biking trails should be kept separate from the hiking trails, for the safety of both the bikers and the hikers. The steep terrain of BOS does not lend itself to safe multi-use.

And there i no rea on to eliminate all of the ocial trail The trail are there for a rea on and mo t hould be incorporated into the trails that are officially maintained.

We must immediately strike from the plan any use of the neighborhood parks as landing areas for paragliding. It seems to me omeone looked at a map and aid, "We could land there," without taking into account that we who live near the e parks use them all of the time. Allowing paragliders to land there would be inviting serious and possibly fatal collisions.

In the interest of keeping the BOS natural, we should scrap any plans to build a visitor center, playground, or dog park.

Restrooms, if included in the plan, should be placed where they are not visible from the neighborhoods so that the beautiful views of the area are not blemished.

Before thi plan i finalized, an environmental impact a e ment hould be conducted, making ure that we don't cau e runoff/erosion issues for those who live down the hill and we don't destroy the habitat for the Rocky Mountain Sheep who live along the front range.

We hould al o take into account the funding and re pon ibility for afety, ecurity, and park maintenance For in tance, who will be maintaining the trails, closing the entrance gates at night, and making sure that the BOS is not used for drug dealing or camping?

Finally, the le on of the Waldo Canyon and other local file told u that we need to make ure that fire and fire mitigation are properly managed at the wildland/urban interface. If we invite hundreds of people into what is currently a wildland, we invite potential problems, including increased wildfire danger.

[redacted]

My wife and I would like to express our concern with the proposed Blodgett Open Space Master Plan concept. We live in the Peregrine neighborhood which directly borders the north and south trailheads. We first learned about the plan in early September from a Next Door social network posting. To us, this was the first mistake of this process. A project with the size and scope proposed should have broad advertising so that all stakeholders can provide input.

BACKGROUND/WILDFIRE

We have lived in Peregrine since 2016 and previously lived in Mountain Shadows from 2009 – 2016 which I believe gives us an intimate perspective to the west side of Colorado Springs. We saw first-hand the devastation of the Waldo Canyon Fire in 2012. This in of itself should be the first concern of this expansion. A planned increase of hundreds of parking spaces for the trailheads will result in an exponential increase in mountain bikers and hikers – some new to the area without the concern of wildfire like us "older" residents. We don't want to experience another Waldo Canyon Fire!

CRIME

Our home is one of the nearest residences to the North Blodgett Open Space parking lot. The parking lot is well utilized during the day with hikers/bikers enjoying the open space. When the sun goes down, it becomes a haven for nefarious activity (late night parties, street racing on Woodmen Rd by the parking lot, illegal hiking after park hours, illegal fireworks, etc.) During this last summer, I got to experience a prowler knocking on my bedroom window at 1200 AM. CSPD is fully aware of the situation (the Peregrine HOA has good communication with them) and I've personally called the non-emergency phone line numerous times to report this activity. If the police are unable to provide enforcement with this much activity, what's the plan with the large expansion proposed?

WILDLIFE

Peregrine has a diverse wildlife habitat that must be protected. This expansion in its current proposed state will be detrimental to the habitat. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less than proposed.

TRAFFIC

Traffic will increase dramatically through the proposed neighborhoods which have limited capacity to begin with. The streets are designed for neighborhood activity, not a large biking recreation area that's proposed. There should be a comprehensive traffic study to show the impacts. The proposed 4 way stop at Orchard Valley Path/Centennial was vetoed a few years ago due to problems with the slope and winter driving hazards, which still exist.

BOTTOM LINE

The proposed expansion needs to be well thought through with ALL stakeholders having a say. This will directly affect thousands of homeowners and we believe the ones living nearest the expansion should have a large voice in the process. This process needs to be methodical and if need be, slowed down to allow impact assessments be performed and addressed. This area must be preserved for future generations and rushing the process is short sighted.

Please confirm receipt of this email. Your direct response to our concerns is appreciated and expected.

Sincerely,

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space - Orchard Valley Trailhead Parking Lot

[redacted] Sun, Oct 22, 2023 at 8:16 AM

Dear Councilman Donelson, Ms. Haley, and Mayor Yemi:

I want to voice my sincere concern and alarm about the proposed changes to the Blodgett Open Space Orchard Valley Trailhead parking lot I learned from the October 17th community meeting that the plans for the parking lot include a new access point and toilet facilities. We live just a little ways directly south and down the hill from the parking lot

I've attached a photo of the proposed Orchard Valley Trailhead parking lot. As you can see, the new access road as proposed will run along the ridge directly above the Jeffrey Lane cul-de-sac. In fact, you can see our home in the photo directly below Number 6 indicating the proposed location of the toilet.

From my discussion with our neighbors, I'm certain that none of us who live on Jeffrey Lane or nearby on Julynn Road are in favor of an access road with traffic visible above us, or a visible park toilet with its odors wafting down the hill on thermal currents. The current parking lot situation could use some improvement, as its secluded location makes it attractive for undesirable and nefarious activities, especially after dark. However, the addition of a toilet and moving the access road to the ridgeline directly above our residences are not improvements They would be detractors from our property values.

Councilman Donelson, please advocate for the residents of our neighborhood to help shape the proposed changes of this trailhead and parking lot so that they don't have negative impacts on our property values and our quality of life. Blodgett Open Space is a treasure for this community and a big reason why we live here. A parking lot access road visible directly above us, along with an accompanying toilet, would not be perceived as improvements for us residents just a stone's throw down the hill.

Please advocate for the major trailhead amenities and parking improvements to be directed toward the new Quarry Trailhead. The Quarry Trailhead will be located far enough from residences to preclude the visible and smellable effects.

On behalf of my wife and myself, along with our neighbors, thanks in advance for your consideration!

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space

[redacted] Wed, Oct 25, 2023 at 11:06 AM

My husband and I attended the Blodgett Open Space meeting last week at Flying W and we provided input as a group of all of our concerns

We wanted to voice how these expansion recommendations would affect us personally as residents of Peregrine
We have lived on Sawback Trail for the past 17 years.
We live less than 150 yards from the North parking lot
The back of our house (deck, bedrooms) literally faces Mount Blodgett ~ It is our back yard, which makes this expansion very personal to our family and our Sawback/Peregrine neighborhood
We use the trail system to hike at least 3-4 times per week and your proposal is to reduce the amount of hiking trails in the North Blodgett area substantially For us, that is extremely impactful to not be able to hike the trail system we use on a regular basis.
We were here in 2012 with the Waldo Canyon fire and were evacuated for 8 days It took 2½ hours to get out of the neighborhood. With significantly more people utilizing the open space, the possibility of evacuation will be that much more difficult
With the fire, we also felt very personally the impact of possibly losing the Blodgett Open Space area to fire damage as well as our home
We were here in December of 2022 when there was a fire at the top of the Mt. Blodgett area and were extremely nervous about the wind picking up and spreading the fire as before, possibly destroying nearby homes.
By increasing traffic to Blodgett Open Space, you are also increasing the risk of fire hazard
With the current usage:

1) The parking lot is not locked after hours, secured and regularly patrolled

2) There is currently significant deviant behavior (alcohol, drugs, sex, increased trash, crime) which will only increase with increased usage

3) When they leave, they leave it in our neighborhood

4) We are not in favor of a Visitor's Center at the Quarry location for increased traffic and making it feel like a tourist attraction

5) We are not in favor of paragliding for safety reasons to nearby neighborhoods

6) We are not in favor of a three-way stop at the top of Centennial/Orchard Valley, especially during the winter months and the steepness of the hills culminating there

We feel it is too small of an area, especially around the North Trail, to expand and turn it into something similar to Red Rocks Open Space This is a close knit neighborhood community with mountain trails and wildlife living in harmony and the proposal will change it from that into a recreational area. We ask that you survey those in the Peregrine community and receive/value input from those residents most affected before moving forward with your plan.

**WE AGREE WITH ALL OF THIS INPUT FROM A CONCERNED RESIDENT OF ALPINE GLEN**
We want to express our concern with the proposed Blodgett Open Space Expansion concept. Having participated in the community forums and working groups, I/we still believe that this project does not have the required level of planning or resident input necessary to meet our community needs.
Specifically:

· It appears this project values recreation over conservation. The planned expansion will negatively impact land, wildlife and resource conservation efforts. The removal of hiking trails, replaced with biking trails will quickly erode an already fragile and native vegetation area. The current Blodgett parking and trail systems are not being utilized to even a fraction of its current capacity.

· The planned wildlife corridors are too small for current and future wildlife and will directly impact on their populations. We have already seen this regarding our Big Horn Sheep population grazing availability based on the impacts of the 2012 Waldo Canyon fire. Our wildlife, including, deer, bear, bobcat, fox, raccoons, and many species of birds will be directly and negatively impacted.

· It appears that the intent is to develop this area into a recreational attraction. This will result in increased vehicle traffic, human congestion, trash and potentially more crime. The area has a natural look and feel which compliments the surrounding environment. Pavement and a wider trail system will detract from that look and feel. This is not what I/we want for our community.

· Expansion of proposed parking areas give immediate thoughts to "pave paradise and put up a parking lot" ideas that detract from the natural beauty of the area.

We recommend the following actions:

· Development of a detailed environmental impact assessment by an independent/outside organization with specific expertise in open space and wildlife management.

· Development of Blodgett Open Space, focusing on development as a wildlife preserve instead of a recreation area. This approach will still allow for biking and hiking but at limits less that proposed.

· Development of a detailed physical security, safety and management plans for public review and comment.

· Eliminate, from consideration, the proposed paragliding option. The area is too small and the risk too great to support this activity.. Focus, instead, on traffic modifications at the current South Blodgett entry location.

· Eliminate, from consideration, the proposed intersection changes at Centennial/Woodmen and Orchard Valley. Focus, instead, on traffic modifications at the current South Blodgett entry location.

· Slow this process down. There is no reason to rapidly implement a project where there are more questions than answers. Additional assessments, studies and public interface is necessary to achieve a balanced solution. Anything less is short-sighted and will have long-term impacts to our community.

Please confirm receipt of this email. Your direct response to our concerns is appreciated and expected.

Sincerely

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

## Blodgett Open Space

[redacted] Fri, Oct 27, 2023 at 11:49 AM

My husband and I attended the Blodgett Open Space meeting last week at Flying W and we provided input as a group of all of our concerns.
We wanted to voice how these expansion recommendations would affect us personally as residents of Peregrine:
We have lived on Sawback Trail for the past 17 years.
We live less than 150 yards from the North parking lot.
The back of our house (deck, bedrooms) literally faces Mount Blodgett ~ It is our back yard, which makes this expansion very personal to our family and our Sawback/Peregrine neighborhood.
We use the trail system to hike at least 3-4 times per week and your proposal is to reduce the amount of hiking trails in the North Blodgett area substantially. For us, that is extremely impactful to not be able to hike the trail system we use on a regular basis.
We were here in 2012 with the Waldo Canyon fire and were evacuated for 8 days. It took 2½ hours to get out of the neighborhood. With significantly more people utilizing the open space, the possibility of evacuation will be that much more difficult.
With the fire, we also felt very personally the impact of possibly losing the Blodgett Open Space area to fire damage as well as our home.
We were here in December of 2022 when there was a fire at the top of the Mt. Blodgett area and were extremely nervous about the wind picking up and spreading the fire as before, possibly destroying nearby homes.
By increasing traffic to Blodgett Open Space, you are also increasing the risk of fire hazard.

With the current usage:

1) The parking lot is not locked after hours, secured and regularly patrolled

2) There is currently significant deviant behavior (alcohol, drugs, sex, increased trash, crime) which will only increase with increased usage

3) When they leave, they leave it in our neighborhood

4) We are not in favor of a Visitor's Center at the Quarry location for increased traffic and making it feel like a tourist attraction

5) We are not in favor of paragliding for safety reasons to nearby neighborhoods

6) We are not in favor of a three-way stop at the top of Centennial/Orchard Valley, especially during the winter months and the steepness of the hills culminating there.

We feel it is too small of an area, especially around the North Trail, to expand and turn it into something similar to Red Rocks Open Space. This is a close knit neighborhood community with mountain trails and wildlife living in harmony and the proposal will change it from that into a recreational area. We ask that you survey those in the Peregrine community and receive/value input from those residents most affected before moving forward with your plan.

**We Agree with this input from an Alpine Glen resident**

We want to express our concern with the proposed Blodgett Open Space Expansion concept. Having participated in the community forums and working groups, I/we still believe that this project does not have the required level of planning or resident input necessary to meet our community needs.

Specifically:

· It appears this project values recreation over conservation. The planned expansion will negatively impact land, wildlife and resource conservation efforts. The removal of hiking trails, replaced with biking trails will quickly erode an already fragile and native vegetation area. The current Blodgett parking and trail systems are not being utilized to even a fraction of its current capacity.

· The planned wildlife corridors are too small for current and future wildlife and will directly impact on their populations. We have already seen this regarding our Big Horn Sheep population grazing availability based on the impacts of the 2012 Waldo Canyon fire. Our wildlife, including, deer, bear, bobcat, fox, raccoons, and many species of birds will be directly and negatively impacted.

· It appears that the intent is to develop this area into a recreational attraction. This will result in increased vehicle traffic, human congestion, trash and potentially more crime. The area has a natural look and feel which compliments the surrounding environment. Pavement and a wider trail system will detract from that look and feel. This is not what I/we want for our community.

· Expansion of proposed parking areas give immediate thoughts to "pave paradise and put up a parking lot" ideas that detract from the natural beauty of the area.

We recommend the following actions:

· Development of a detailed environmental impact assessment by an independent/outside organization with specific expertise in open space and wildlife management.

· Development of Blodgett Open Space, focusing on development as a wildlife preserve instead of a recreation area. This approach will still allow for biking and hiking but at limits less that proposed.

· Development of a detailed physical security, safety and management plans for public review and comment.

· Eliminate, from consideration, the proposed paragliding option. The area is too small and the risk too great to support this activity.. Focus, instead, on traffic modifications at the current South Blodgett entry location.

· Eliminate, from consideration, the proposed intersection changes at Centennial/Woodmen and Orchard Valley. Focus, instead, on traffic modifications at the current South Blodgett entry location.

· Slow this process down. There is no reason to rapidly implement a project where there are more questions than answers. Additional assessments, studies and public interface is necessary to achieve a balanced solution. Anything less is short-sighted and will have long-term impacts to our community.

Please confirm receipt of this email. Your direct response to our concerns is appreciated and expected.
Sincerely



Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space

[redacted] Fri, Nov 10, 2023 at 12:52 PM

Please see attached letter containing comments on Blodgett Open Space. Please feel free to contact me if you have any questions.

[redacted]

**Blodgett Open Space 11-10-23.pdf**
77K

November 10, 2023

Subject: Blodgett Open Space

As residents of Rockrimmon/Peregrine since 1981 (42 years), we have seen many changes occur in the City of Colorado Springs. We appreciate the city's efforts to maintain subject land as open space. But the proposed scope is too ambitious for the middle of a residential neighborhood that doesn't have the traffic infrastructure to support it. Additionally, the information provided so far fails to address other potential negative impacts. Our concerns include:

1. Increased traffic, with associated congestion and noise on two-lane streets in residential areas (Woodmen Rd, Orchard Valley Rd and Centennial Blvd). Woodmen Road has no room for bike lanes and it cannot accommodate the EXISTING volume of vehicles when bike traffic is present. Will these amenities attract private tour busses into our neighborhood?

2. Increased exposure/risk for illegal after-hours activity in new parking lots and adjacent treed areas. Drug deals, alcohol use, vandalism, illegal camping and campfires (think Waldo Canyon and Blodgett Peak fires). The police department is understaffed as is, and rarely patrols northwest Colorado Springs.

3. Additional risk of wildfire caused by careless parking (hot converters) and smoking.

4. Potential increased noise pollution. Will motorized bikes be allowed in bike park? Peregrine has enough noise now from the motorized racing bikes that speed around the Woodmen/Orchard Valley loop at all hours of the day and night.

5. Negative impact on sensitive wildlife (Rocky Mountain big horn sheep).

6. Negative impact on property value.

Unless these concerns can be adequately addressed, we do not support your current vision for Blodgett Open Space.

Sincerely,

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space Changes

[redacted] Thu, Oct 26, 2023 at 5:46 AM

Dear Councilman Donelson, Ms. Haley, and Mayor Yemi,

I hope this message finds you well. I wanted to express some heartfelt concerns regarding the proposed changes to the Blodgett Open Space Orchard Valley Trailhead parking lot

During the recent community meeting on October 17th, I learned about the plan for the parking lot, which include a new access point and toilet facilities. Our home is just a short distance south and downhill from this parking lot, and these proposed changes have left me quite worried.

The new access road, as currently planned, will run along the ridge directly above the Jeffrey Lane cul-de-sac.

After speaking with neighbors, it's clear that none of us living on Jeffrey Lane or nearby on Julynn Road favor an access road with visible traffic above us or a park toilet with its odors wafting down the hill on thermal currents.

While we acknowledge that the current parking lot situation needs improvement to deter undesirable activities, especially after dark, we believe that adding a toilet and moving the acce road to the ridgeline directly above our re idence would hurt our property values.

Councilman Donelson, we would like your support in advocating for the residents of our neighborhood to have a say in shaping the proposed changes to this trailhead and parking lot.

Blodgett Open Space is a cherished gem for our community and a significant reason we call this place home. However, an access road visible directly above us, along with an accompanying toilet, would not be perceived as improvements by u re ident who are ju t a tone' throw down the hill

We reque t that you direct the major trailhead amenitie and parking improvement toward the new Quarry Trailhead The Quarry Trailhead's location is far enough from residences to avoid visible and olfactory effects.

Thank you in advance for your understanding and considering our concerns.

Warm regards,

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

## Blodgett Open Space Development - concerns

[redacted] Sat, Oct 28, 2023 at 9:45 AM

We want to express our concern with the proposed Blodgett Open Space Master Plan.

As the Peregrine neighborhood directly bordering the north and south trailheads, we were surprised to learn that no surveys had been e-mailed or mailed to us to allow our voices to be heard. It seems you are using these surveys to direct your plan and the survey is now closed to our responses. We urge you to slow this process down so that more comprehensive input can be garnered.

ADDRESS CRIME ISSUES NOW BEFORE EXPANDING
In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours. In December of that same year, and illegal campfire started a wildfire on Blodgett Peak. We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation.

MORE HIKING ONLY TRAILS
As a neighborhood, we largely use the north Blodgett open space for hiking although several of us are mountain bikers too. Many of us know the trails like the backs of our hands and use them multiple times per week. More hiking only trails are a necessity to keep bikers and hikers separated and ensure positive and experiences for both. We have a number of retired people and children who hike the trails and we must keep them safe.

PROTECT THE WILDLIFE
Although we highly value recreation, we do not value it to the detriment of the well-being of the wildlife. We believe this project should value conservation over recreation. We are concerned about the negative impact on wildlife, especially the Rampart Range Big Horn Sheep habitat, as well as the black bears, bobcats, mountain lions, mule deer, fox, coyote, raccoons, great horned owls, and many other species of birds that will be negatively impacted by more development of the land. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less that proposed.

WE DO NOT WANT TO BECOME A THEME PARK
We are very concerned about the increased traffic in our area that the plan will create. We have already experienced an increase in negative nighttime activities as a result of increased traffic and human congestion after the pandemic. It is logical to conclude these will only increase with the addition of the bike park as a recreational attraction. We do not want to become an attraction like Garden of the Gods or Red Rocks Open Space. There are too many homes too close to the parking lots and recreation spaces, leaving little to no buffer between homes and open space activities. In short, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible.

WE PROPOSE THE FOLLOWING BE DONE BEFORE ANY PLANS ARE SOLIDIFIED:

-Targeted surveys to residents most affected by the proposed Master Plan. That would include the neighborhoods of Peregrine, Alpine Glen, The Sanctuary, La Bellezza, and Oak Valley. Since Blodgett is our "backyard" our voices deserve to be heard, and should, we believe, carry more weight than people from outside of the neighborhood. The literature from the 10/17/23 meeting stated that there were only 37 responses to the online survey. Surely this is not adequate input for such a large-scale plan that impacts thousands of people.

-Detailed environmental impact assessment by an independent outside organization with specific expertise in open space and wildlife management.

-Development of a detailed physical security, safety and management plan for public review and comment. Fix the parking lot gate issue before expanding it. Research parks in Denver that have automatic closing and locking gates.

-Slow this process down! If this is a park for the community, let the community most impacted by it give their input. This area must be preserved for future generations and rushing the process is short-sighted.

We would like to know you have received our letter and how you propose to address our concerns.

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space Development

[redacted] Thu, Nov 2, 2023 at 9:07 PM

We want to express our concern with the proposed Blodgett Open Space Master Plan.

As the Peregrine neighborhood directly bordering the north and south trailheads, we were surprised to learn that no surveys had been e-mailed or mailed to us to allow our voices to be heard. It seems you are using these surveys to direct your plan and the survey is now closed to our responses. We urge you to slow this process down so that more comprehensive input can be garnered.

ADDRESS CRIME ISSUES NOW BEFORE EXPANDING
In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours. In December of that same year, and illegal campfire started a wildfire on Blodgett Peak. We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation.

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-Development of a detailed physical security, safety and management plan for public review and comment. Fix the parking lot gate issue before expanding it. Research parks in Denver that have automatic closing and locking gates.

-Slow this process down! If this is a park for the community, let the community most impacted by it give their input. This area must be preserved for future generations and rushing the process is short-sighted.

We would like to know you have received our letter and how you propose to address our concerns.



Gmail Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space Development

[redacted] Fri, Oct 13, 2023 at 7:44 AM

Blodgett Open Space Development

I'm writing to you to express my concerns for the planned expansion and development of the Blodgett Open Space.

As a starting point it is very important to understand that this is a residential neighborhood with homes closely lining the area Home owner made major financial inve tment ba ed on the current look and feel of the area

Also, I have been informed that development may include expanding the Blodgett South Parking lot and trail system. I am totally against that for the following reasons:

1. Today there are significant issues with people partying in the smaller parking lot. Expanding the parking lot will increase those issues.
2. The area is an echo chamber. Sound is echoed throughout the area and magnified to the homes surrounding the area.
3 Centennial and Woodman Road already have i ue with peeding traffic and peeding motorcycle Thi i a residential area with deer (adult and fawns) walkers, runners, and cyclists-increasing traffic volume will surely increase traffic incidence and potential injuries and fatalities.
4. The area has a natural look and feel which compliments the surrounding environment. Pavement and a wider trail y tem will detract from that look and feel
5. There is a significant population of wildlife in the area including, deer, bear, bobcat, fox, raccoons, and many species of birds. Development activity will have a negative impact on the wildlife population.

The current Blodgett parking and trail y tem are not being utilized to even a fraction of it current capacity Becau e of that I suggest that our tax dollars should be used to develop other parks and open spaces that have capacity issues and that are not surrounded by homes.

Thank you for con idering my point and working to re olve thi i ue

[redacted]

[redacted] Mon, Oct 16, 2023 at 7:36 AM

I have one additional point for you to consider.

I have read through the information on the development website. One particular document concerns me, the Project Fact Sheet. Its this statement-Identify problems and develop remedies that will protect the open space and the visitor experience. This statement should also include-protect the current home owners living environment?

[Quoted text hidden]

[redacted] Sat, Oct 21, 2023 at 12:50 PM

I attended the recent Blodgett community meeting at the Flying W Ranch. As we are new to Colorado Springs this meeting was eye opening to me. Everyone at the meeting was concerned about the plan's impact on wildlife(bikers, hikers, and homeowners). There was a question asked about why turn Blodgett into a expanded people space rather then a nature preserve. Everyone clapped and cheered at that suggestion. I would propose making Blodgett a wildlife preserve. Since the city has no wildlife preserves, Blodgett could be the first. Turning Blodgett into a kind of adventure park with a massive number of trails and multiple parking areas with "amenities" is short-sighted to say the least. This area should be left alone, as much as possible, for so many good reasons including: wildlife, sensitive native vegetation, the neighbors desires, etc. It makes good moral, and good financial, sense not to mess with the Blodgett Open Space. Wildlife watching brings into Colorado over a billion dollars every year. Blodgett has Rocky Mountain Bighorn Sheep, our iconic state animal and a state-designated "Species of Greatest Conservation Need." That designation coincides with a federal conservation classification of "sensitive species" which means steps, including habitat preservation, must be taken now to prevent the species from being listed as endangered in the future. People come to Colorado to see the bighorn sheep, and Colorado Springs is one of the few, if not only, cities in the United States that has a resident herd.

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space expansion concerns from one of its closest neighbors

[redacted] Fri, Oct 27, 2023 at 12:51 PM

Hello,
We are residents of a house directly across the street and under the embankment from the northern Blodgett Open Space parking lot... meaning we are one of the nearest neighbors to this parking lot. Why, as some of the nearest neighbors to the impacted area, were we not notified by a mailing or a flyer on our door of any of the meetings surrounding this project? We are people who like to keep informed and had to track down the meeting time related to thi project

We are very concerned about the city's plan for expansion of the northern parking lot of Blodgett Open Space. I attended the August 2023 meeting and expressed my concerns there. This area already draws significant negative behavior and we are concerned e pan ion of the parking area will only increa e crime in the area and reduce our property value

In late 2021, I worked extensively with our councilman (who I have cc'd), our HOA, and city officials to increase lighting in the neighborhood and install a parking lot gate. I attached my letter to this email with our primary concerns at the time being graffiti, overnight parking, motorcycle & car racing, treet ign theft, and littering of alcohol container , fa t food wrappers, and used condoms. We were successful in having additional street lights and a parking lot gate installed. Our HOA also worked with CSPD to install a Flock monitoring system tracking incoming and outgoing license plates in order to try to track criminal activity.

However the streetlight installed directly next to the northern parking lot was vandalized 2 times shortly after installation. In December 2021, we were impacted by a small fire in Blodgett Open Space likely linked to camping in the area. Since that time, we have continued to notice significant overnight traffic/parking above our house, littering, and graffiti. We also hear frequent noi e from motorcycle racing in the overnight hour Car are often parked multiple hour overnight with loud music playing in the designated bike lane that runs along Woodmen next to the northern parking lot for Blodgett Open Space. We have had people park in front of our house before and walk through our yard and hike up the embankment in order to access Blodgett Open Space. We have also reported an abandoned vehicle in front of our house that wa later reported a tolen

We are also quite concerned with the proposed map of hiking trails and see the loss of many hiking trails that we can access out of our backdoor via the northern parking lot.

A 4 way stop at the intersection of Woodmen and Orchard Valley would be quite dangerous. Often in the winter, cars coming up the hill from Woodmen or Orchard Valley need to maintain their momentum up the hill in this area on icy days and a stop sign would lead to problems in this area as well as for the cars coming down the hills who would not be able to afely top

We are concerned that expansion of the parking lot near our home will only add to the draw of the area. We are confused as to why residents living most close to the area were not consulted earlier in the project. We are quite concerned about the increa ed den ity of u e of the beautiful open pace in our backyard and the afety concern a ociated with it and it's impact on this natural area for generations to come.

Please feel free to reach out to us with any questions you may have.

[redacted]

[redacted] **concerns regarding Sawback Trail & Woodmen.pdf**
72K

Gmail Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space Expansion

[redacted] Sat, Oct 28, 2023 at 11:24 AM

I am writing to provide you the following which has been composed by our good friend, neighbor and leader in Alpine Glen, [redacted] We are in complete support of the position that he has described

We want to express our concern with the proposed Blodgett Open Space Expansion concept. Having participated in the community forums and working groups, we still believe that this project does not have the required level of planning or resident input necessary to meet our community needs.

Specifically:

It appears this project values recreation over conservation The planned expansion will negatively impact land, wildlife and resource conservation efforts. The removal of hiking trails, replaced with biking trails will quickly erode an already fragile and native vegetation area The current Blodgett parking and trail systems are not being utilized to even a fraction of its current capacity.

- The planned wildlife corridors are too small for current and future wildlife and will directly impact on their populations. We have already seen this regarding our Big Horn Sheep population grazing availability based on the impacts of the 2012 Waldo Canyon fire. Our wildlife, including, deer, bear, bobcat, fox, raccoons, and many species of birds will be directly and negatively impacted.

- It appears that the intent is to develop this area into a recreational attraction. This will result in increased vehicle traffic, human congestion, trash and potentially more crime The area has a natural look and feel which compliments the surrounding environment. Pavement and a wider trail system will detract from that look and feel This is not what I/we want for our community

- Expansion of proposed parking areas give immediate thoughts to "pave paradise and put up a parking lot" ideas that detract from the natural beauty of the area.

Proposed traffic pattern change at Centennial/Woodman/Orchard Valley to a 3 4 way traffic signal/stop sign or round-about will cause excessive traffic risk due to the hill and reduced visibility. This will be even more problematic during inclement weather Additionally, to date, no traffic survey has been presented to the public with the best solution or recommendations.

We recommend the following actions:

Do not develop this into a major recreation area for Colorado Springs Keep Blodgett Open Space as is or with minimal change to only improve the natural aspects of the space. Focus any development into a wildlife preserve instead of a recreation area This approach will still allow for biking and hiking but at limits less that proposed.

- Develop a detailed environmental impact assessment by an independent/outside organization with specific expertise in open space and wildlife management.

· Based on any changes to the space, develop a detailed physical security, safety and management plans for public review and comment.

· Totally eliminate, from consideration, the proposed paragliding option in this area. The area is too small and the risk too great to support this activity

· Totally eliminate, from consideration, the proposed intersection changes at Centennial/Woodmen and Orchard Valley. Focus, instead, on traffic modifications at the current South Blodgett entry location, expanding this area for both exit and entry. Any changes need to be proposed by traffic professionals to the community with a written plan.

Slow this process down Many homes border this proposed expansion area and deserve detailed consideration so as to not over develop. There is no reason to rapidly implement a project where there are more questions than answers Additional assessments, studies and public interface are necessary to achieve a balanced solution. Anything less is short-sighted and will have long-term impacts to our community

Please confirm receipt of this email/letter. Your direct response to our concerns is appreciated and expected.

Sincerely

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space Master Plan - How you propose to address our concerns

[redacted] Thu, Nov 2, 2023 at 10:54 AM

**SAWBACK LETTER**

We want to express our concern with the proposed Blodgett Open Space Master Plan.

As the Peregrine neighborhood directly bordering the north and south trailheads, we were surprised to learn that no surveys had been e-mailed or mailed to us to allow our voices to be heard. It seems you are using these surveys to direct your plan and the survey is now closed to our responses. We urge you to slow this process down so that more comprehensive input can be garnered.

ADDRESS CRIME ISSUES NOW BEFORE EXPANDING
In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours. In December of that same year, and illegal campfire started a wildfire on Blodgett Peak. We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation.

MORE HIKING ONLY TRAILS
As a neighborhood, we largely use the north Blodgett open space for hiking although several of us are mountain bikers too. Many of us know the trails like the backs of our hands and use them multiple times per week. More hiking only trails are a necessity to keep bikers and hikers separated and ensure positive and experiences for both. We have a number of retired people and children who hike the trails and we must keep them safe.

PROTECT THE WILDLIFE
Although we highly value recreation, we do not value it to the detriment of the well-being of the wildlife. We believe this project should value conservation over recreation. We are concerned about the negative impact on wildlife, especially the Rampart Range Big Horn Sheep habitat, as well as the black bears, bobcats, mountain lions, mule deer, fox, coyote, raccoons, great horned owls, and many other species of birds that will be negatively impacted by more development of the land. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less that proposed.

WE DO NOT WANT TO BECOME A THEME PARK
We are very concerned about the increased traffic in our area that the plan will create. We have already experienced an increase in negative nighttime activities as a result of increased traffic and human congestion after the pandemic. It is logical to conclude these will only increase with the addition of the bike park as a recreational attraction. We do not want to become an attraction like Garden of the Gods or Red Rocks Open Space. There are too many homes too close to the parking lots and recreation spaces, leaving little to no buffer between homes and open space activities. In short, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible.

WE PROPOSE THE FOLLOWING BE DONE BEFORE ANY PLANS ARE SOLIDIFIED:

-Targeted surveys to residents most affected by the proposed Master Plan. That would include the neighborhoods of Peregrine, Alpine Glen, The Sanctuary, La Bellezza, and Oak Valley. Since Blodgett is our "backyard" our voices deserve to be heard, and should, we believe, carry more weight than people from outside of the neighborhood. The literature from the 10/17/23 meeting stated that there were only 37 responses to the online survey. Surely this is not adequate input for such a large-scale plan that impacts thousands of people.

-Detailed environmental impact assessment by an independent outside organization with specific expertise in open space and wildlife management.

-Development of a detailed physical security, safety and management plan for public review and comment. Fix the parking lot gate issue before expanding it. Research parks in Denver that have automatic closing and locking gates.

-Slow this process down! If this is a park for the community, let the community most impacted by it give their input. This area must be preserved for future generations and rushing the process is short-sighted.

We would like to know you have received our letter and how you propose to address our concerns.

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space Master Plan

[redacted]

Wed, Nov 1, 2023 at 6:20 PM

We are writing to express our concerns regarding the proposed Blodgett Open Space Master Plan

As residents of the Peregrine neighborhood directly bordering the north and south Blodgett trailheads, we were surprised to learn that no surveys had been e-mailed or mailed to us to allow us to offer our input. It seems you are using these surveys to direct your plan and the survey is now closed to our responses. We urge you to slow this process down so that more comprehensive input can be offered.

Here are our recommendations:

**ADDRESS CRIME ISSUES NOW BEFORE EXPANDING**

In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours. In December of that same year, an illegal campfire started a wildfire on Blodgett Peak. We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation.

**MORE HIKING ONLY TRAILS**

As a neighborhood, we largely use the north Blodgett open space for hiking although several of us are mountain bikers too Many of us know the trails like the backs of our hands and use them multiple times per week More hiking only trails are a necessity to keep bikers and hikers separated and ensure positive experiences for both. We have a number of retired people and children who hike the trails and we must keep them safe.

**PROTECT THE WILDLIFE**

Although we highly value recreation, we do not value it to the detriment of the well-being of the wildlife. We believe this project should value conservation over recreation. We are concerned about the negative impact that further recreational development of this area would have on wildlife, especially the Rampart Range Big Horn Sheep habitat, as well as the black bears, bobcats, mountain lions, mule deer, fox, coyote, raccoons, great horned owls, and many other species of birds. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less than proposed

**WE DO NOT WANT TO BECOME A THEME PARK**

We are very concerned about the increased traffic in our area that the plan will create. We have already experienced an increase in negative nighttime activities as a result of increased motor vehicle, bicycle, and foot traffic since the pandemic. It is logical to conclude that congestion will only increase with the addition of the bike park as a recreational attraction. We do not want to become an attraction like Garden of the Gods or Red Rocks Open Space. There are too many homes too close to the parking lots and recreation spaces, leaving little to no buffer between homes and open space activities. In short, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible.

**WE PROPOSE THE FOLLOWING BE DONE BEFORE ANY PLANS ARE FINALIZED**:

1. Targeted surveys should be sent to residents most affected by the proposed Master Plan. This would include the neighborhoods of Peregrine, Alpine Glen, The Sanctuary, La Bellezza, and Oak Valley. Since Blodgett is our "backyard," our voices deserve to be heard and should, we believe, carry more weight than people from outside of the neighborhood The literature from the 10/17/23 meeting stated that there were only 37 responses to the online survey Surely this is not adequate input for such a large scale plan that will impact thousands of people

2. A detailed environmental impact assessment should be performed by an independent outside organization with specific expertise in open space and wildlife management.

3. Develop a detailed physical security, safety and management plan for public review and comment. Fix the parking lot gate issue before expanding the lots. Research parks in Denver that have automatic closing and locking gates.

4 Slow this process down! If this is a plan for the community, let the community most impacted by it give their input This open space area must be preserved for future generations and rushing the process is short sighted

We would like you to confirm that you have received our letter and how you propose to address our concerns.

[redacted]

Virus-free.www.avast.com

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space Master Plan Concerns

[redacted] Tue, Oct 31, 2023 at 7:34 AM

We want to express our concern with the proposed Blodgett Open Space Master Plan.

As the Peregrine neighborhood directly bordering the north and south trailheads, we were surprised to learn that no surveys had been e-mailed or mailed to us to allow our voices to be heard. It seems you are using these surveys to direct your plan and the survey is now closed to our responses. We urge you to slow this process down so that more comprehensive input can be garnered.

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-Targeted surveys to residents most affected by the proposed Master Plan. That would include the neighborhoods of Peregrine, Alpine Glen, The Sanctuary, La Bellezza, and Oak Valley. Since Blodgett is our "backyard" our voices deserve to be heard, and should, we believe, carry more weight than people from outside of the neighborhood. The literature from the 10/17/23 meeting stated that there were only 37 responses to the online survey. Surely this is not adequate input for such a large-scale plan that impacts thousands of people.

-Detailed environmental impact assessment by an independent outside organization with specific expertise in open space and wildlife management.

-Development of a detailed physical security, safety and management plan for public review and comment. Fix the parking lot gate issue before expanding it. Research parks in Denver that have automatic closing and locking gates.

-Slow this process down! If this is a park for the community, let the community most impacted by it give their input. This area must be preserved for future generations and rushing the process is short-sighted.

We would like to know you have received our letter and how you propose to address our concerns.



Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space Master Plan

[redacted] Mon, Oct 30, 2023 at 9:10 AM

See attached letter

**BOA master plan.docx**
16K

We want to express our concern with the proposed Blodgett Open Space Master Plan.

As the Peregrine neighborhood directly bordering the north and south trailheads, we were surprised to learn that no surveys had been e-mailed or mailed to us to allow our voices to be heard. It seems you are using these surveys to direct your plan and the survey is now closed to our responses. We urge you to slow this process down so that more comprehensive input can be garnered.

ADDRESS CRIME ISSUES NOW BEFORE EXPANDING

In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours. In December of that same year, and illegal campfire started a wildfire on Blodgett Peak. We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation.

MORE HIKING ONLY TRAILS

As a neighborhood, we largely use the north Blodgett open space for hiking although several of us are mountain bikers too. Many of us know the trails like the backs of our hands and use them multiple times per week. More hiking only trails are a necessity to keep bikers and hikers separated and ensure positive and experiences for both. We have a number of retired people and children who hike the trails and we must keep them safe.

PROTECT THE WILDLIFE

Although we highly value recreation, we do not value it to the detriment of the well-being of the wildlife. We believe this project should value conservation over recreation. We are concerned about the negative impact on wildlife, especially the Rampart Range Big Horn Sheep habitat, as well as the black bears, bobcats, mountain lions, mule deer, fox, coyote, raccoons, great horned owls, and many other species of birds that will be negatively impacted by more development of the land. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less that proposed.

WE DO NOT WANT TO BECOME A THEME PARK

We are very concerned about the increased traffic in our area that the plan will create. We have already experienced an increase in negative nighttime activities as a result of increased traffic and human congestion after the pandemic. It is logical to conclude these will only increase with the addition of the bike park as a recreational attraction. We do not want to become an attraction like Garden of the Gods or Red Rocks Open Space. There are too many homes too close to the parking lots and recreation spaces, leaving little to no buffer between homes and open space

activities. In short, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible.

WE PROPOSE THE FOLLOWING BE DONE BEFORE ANY PLANS ARE SOLIDIFIED:

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Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space New Master Plan comment for the public record

[redacted] Thu, Nov 2, 2023 at 2:11 PM

Dear Mr. Deitemeyer,

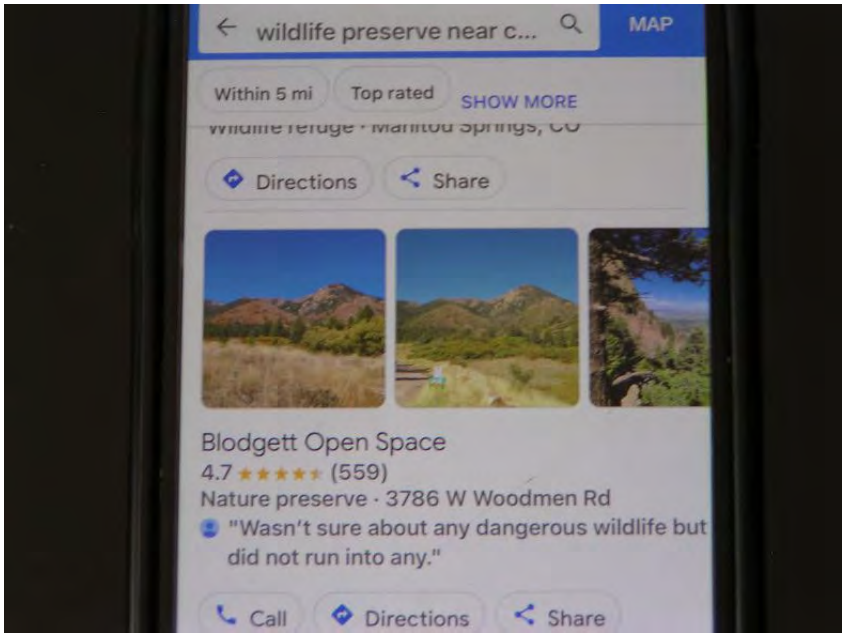
The October 17th Blodgett Open Space Master Plan public meeting was beyond disappointing The meeting appeared to be orchestrated for appearances only and did not provide for genuine community feedback. As you know, after a presentation from the city's contractor for this project, we were divided into groups. The group I was in included a person who lives in Manitou Springs and was there because she works for a mountain biking related business She said her boss told her to leave work and get to this meeting. Some of the people at my table were under the impression the new master plan was a "done deal" and were resigned to choosing from the menu of options given each group to prioritize. But the majority (all long-time residents of Colorado Springs) decided to write in what we truly wanted for Blodgett When it came time to share with the room, our group's first item was to propose making Blodgett a wildlife preserve. Since the city has no wildlife preserves, we suggested Blodgett be the first. The response from all across the room was immediate and loud applause! It was clear that most people had already prioritized conservation over recreation in their hearts and minds! The city could leave Blodgett as it is saving a ton of money which could then be used to acquire more parkland and open space. Everyone could be happy with that -- the conservationists and the small-government people for sure, and even the recreation enthusiasts who, having enjoyed so much access to undeveloped places, would surely not begrudge one place where wildlife would be the priority

It makes good financial and good moral sense to not mess with Blodgett Open Space. Wildlife watching brings into Colorado over a billion dollars every year. Blodgett has Rocky Mountain Bighorn Sheep, our iconic state animal and a state designated "Species of Greatest Conservation Need." That designation coincides with a federal conservation classification of "Sensitive Species" which means steps, including habitat preservation, must be taken now to prevent the species from being listed as endangered in the future. People come to Colorado to see the bighorn sheep, and Colorado Springs is one of the few, if not only, cities in the United States that has a resident herd This photo of bighorn sheep on Blodgett is from the Woodmen Edition newspaper https://gazette.com/woodmenedition/outsiders-view-celebrating-the-progress-made-at-blodgett-open-space/article_b9f0b278-450e-11e9-8b86-37309860f3fb.html :



During the 2424 Garden of the Gods Road rezoning controversy, the Colorado Parks and Wildlife (CPW) claimed no bighorn sheep were there on that property in spite of citizen photographic and video evidence to the contrary  A Federal government study referred to the properties surrounding Glenn Eyrie (of which 2424 is one) as primary bighorn sheep habitat.  Had it not been defeated, rezoning of 2424 would have brought a massive increase of people into, and near, bighorn sheep use areas to the detriment of the sheep.  Now we are told that the CPW has no problem concerning bighorn sheep in relation to the new Blodgett plan!  Where the CPW is concerned, there is a credibility problem.  Therefore, our group also presented to the room the need for a truly independent and thorough environmental assessment of Blodgett.  And we asked that USDA Forest Service recommendations for the Rampart Range Bighorn Sheep herd in this area, outlined in a comprehensive study, be followed (i e  **funnel recreation away from sheep use areas).**  https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5181936.pdf (beginning on page 43).

Blodgett is already recognized as a nature preserve  I searched "wildlife preserve near Colorado Springs" on my phone, and Blodgett came up as a nature preserve -- so why not keep it as exactly that or expand on that preservation to make Blodgett a wildlife preserve?




Purposely ramping up recreation in a nature preserve or any wildlife habitat is inappropriate to say the least! When faced with increased mountain biking, the bighorn on Blodgett will be stressed and may be injured or even cause injury. Watch this video showing a small group of bighorn confused and stressed by a mountain biker one bighorn is almost hit https://www.youtube.com/watch?v=Zdfd42tSNSo . And, in another video, notice how a herd is spooked by a mountain biker: https://www.youtube.com/watch?v=QkQu0l2GubY .
What happens when a bighorn male gets aggressive with a mountain biker whom he sees as a danger to nearby ewes and calves? Will CPW come out and kill that sheep like they kill bears they deem aggressive? CPW's killing of bears in Colorado Springs has received a very angry response from many citizens. You can expect that the killing of a bighorn will receive an equally angry response. I'm left wondering if the possible opportunity to kill bighorn and other wildlife in the course of their duties is why the CPW has not spoken out against increasing recreation in Blodgett. More people, more wildlife encounters, more excuses for the CPW to kill animals.

And paragliding is simply ridiculous in and around wildlife habitat. We know that motorized paragliding disturbs wildlife Is the city prepared for lawsuits when paragliders cause a stampede which then kills a hiker or biker? Here is an article about nesting birds being disturbed by motorized paragliding: https://www.cannonbeachgazette.com/news/motorized-paragliders-disturb-nesting-birds-in-oregon-islands-national-wildlife-refuge/article_0ec22e42-4750-11ee-bdad-f38891cc9bd1 html

And we know that unmotorized paragliding also disturbs wildlife:

*"Data show that free flight activities create disturbances and have negative effects on wildlife, resulting in increased energy expenditure, reduction of feeding time, abandonment of feeding areas, reduced breeding output, loss of body condition, increased predation risk and harm from flight accidents."* https://www.cambridge.org/core/journals/environmental-conservation/article/effects of freeflight activities on wildlife a poorly understood issue in conservation/FF4BC7D3944330FCB5CF1D95A7A041AA

The new master plan has nothing to do with what the majority of people who live here want. Nor does it reflect an understanding of the impact to wildlife from encouraging greater recreational use of an area that is important habitat. Please leave Blodgett alone beyond placing additional signage

that would explain about wildlife, keeping dogs on leashes, fire recovery areas, and the area being a preserve generally.  And consider a sister site out east that preserves the prairie ecosystem and leaves a place for prairie dogs and other at risk species



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Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space Project

[redacted]

Mon, Oct 23, 2023 at 9:05 PM

To whom it may concern,

I am writing on behalf of neighbors on Lauralwood Lane (north) & additional Peregrine residents [redacted] We live within the upper Peregrine & lower Peregrine community - just a short walk to the North Blodgett Trailhead. Some of us are original home owners. Many have lived in this community for 15+ years. We bought our homes for the peace and tranquility of the northwest side.

Blodgett Open Space was an established park primarily for hiking and in 2018 Blodgett Open Space south added more beautiful acreage to this wildlife habitat. Several of us attended the Blodgett Open Space Master Plan meeting on October 18th. The meeting was well structured to not talk about the probable, massive effect this enormous bike mecca will have on our community. We are seeking your support on how we can alter some of the plans for the Blodgett expansion.

The company overseeing this expansion assured the audience there would be "locked gates" at the trailheads but we know from experience these locked gates never continued as promised in the last 2 years.

Trash, loitering and crime are major concerns with an even larger parking lot at the north and south trailheads both within the peregrine community.

The South lot is proposed to increase from 20 cars to 45 cars. This would take away from the natural beauty of Peregrine, decrease land for animals and create a concrete eye sore. Additionally, a 3-4 way stop sign is being proposed in this area. Are you aware if a traffic study has been completed regarding the proposal of a 3 then 4 way stop at woodmen/centennial/orchard valley? This idea was dismissed several years ago when stops signs were added at the bottom of Orchard Valley & Woodmen, Allegheny & Centennial and the other Allegheny and Centennial. The stop sign proposed at upper Orchard Valley and Woodmen/Centennial was thrown out due to the slope and difficulty keeping momentum up the hill in inclement weather.

Forest fires, whether intentional, or not are a concern with our risk for wildfires being in the wild urban interface. Many of us have lived through Waldo Canyon Fire and more recently the Blodgett homeless camp fire.

A Colorado Springs Parks & Rec staff named Mark let us know he would be the sole person "managing" Ute Valley, Pulpit Rock and Blodgett Open Space. How can 1 person possibly manage 3 parks?

Hiking only options were condensed off a multipurpose trail to 2 measly 1/4 mile and 1/2 mile loops. This is pathetic given the miles and miles of bike trails proposed.

Paragliding was proposed within this plan with little concern for safety and privacy. Untrained paragliders have potential to land on our homes and property which poses safety and liability issues. Peregrine HOA does not allow residents to have fences of any kind! This is a huge safety issue.

To top it off, wildlife was hardly discussed in this meeting. Do you know if a wildlife study was completed regarding the Big Horn sheep nesting sites?

Are you in contact with neighboring HOA's to gain support in this matter?

What is the plan to keep the surrounding neighborhoods safe, clean & quiet as they currently are and always have been?? Residents choose to pay more than they would in other areas of Colorado Springs, to live here for these very things. This project will definitely have a negative impact on the reasons people chose to spend the extra money to call Peregrine and the Northwest side home. It's just not fair.

Thank you for reading, your time & consideration of others. We look forward to hearing from you.

Respectfully,
Peregrine Residents

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Open Space request

[redacted]

Tue, Oct 31, 2023 at 3:53 PM

Dear Ms. Haley and Mr. Deitmeyer,

I am writing to express my concern over the Master Plans for the Blodgett Open space project. The placement of the toilet and the trailhead parking lot access road in the Oak Valley ridge will severely change the beautiful view that established re ident have enjoyed for many year Plea e recon ider the placement of the e in your ma ter plan o that it doe not impact so many residents negatively.

Thank you for you time and consideration.

[redacted]

[redacted]

[redacted]

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Blodgett MasterPlan <blodgettmasterplan@gmail.com>

## Blodgett Open Space

[redacted] Wed, Oct 25, 2023 at 11:06 AM

My husband and I attended the Blodgett Open Space meeting last week at Flying W and we provided input as a group of all of our concerns

We wanted to voice how these expansion recommendations would affect us personally as residents of Peregrine
We have lived on Sawback Trail for the past 17 years.
We live less than 150 yards from the North parking lot
The back of our house (deck, bedrooms) literally faces Mount Blodgett ~ It is our back yard, which makes this expansion very personal to our family and our Sawback/Peregrine neighborhood
We use the trail system to hike at least 3-4 times per week and your proposal is to reduce the amount of hiking trails in the North Blodgett area substantially For us, that is extremely impactful to not be able to hike the trail system we use on a regular basis.
We were here in 2012 with the Waldo Canyon fire and were evacuated for 8 days It took 2½ hours to get out of the neighborhood. With significantly more people utilizing the open space, the possibility of evacuation will be that much more difficult
With the fire, we also felt very personally the impact of possibly losing the Blodgett Open Space area to fire damage as well as our home
We were here in December of 2022 when there was a fire at the top of the Mt. Blodgett area and were extremely nervous about the wind picking up and spreading the fire as before, possibly destroying nearby homes.
By increasing traffic to Blodgett Open Space, you are also increasing the risk of fire hazard
With the current usage:

1) The parking lot is not locked after hours, secured and regularly patrolled

2) There is currently significant deviant behavior (alcohol, drugs, sex, increased trash, crime) which will only increase with increased usage

3) When they leave, they leave it in our neighborhood

4) We are not in favor of a Visitor's Center at the Quarry location for increased traffic and making it feel like a tourist attraction

5) We are not in favor of paragliding for safety reasons to nearby neighborhoods

6) We are not in favor of a three-way stop at the top of Centennial/Orchard Valley, especially during the winter months and the steepness of the hills culminating there

We feel it is too small of an area, especially around the North Trail, to expand and turn it into something similar to Red Rocks Open Space This is a close knit neighborhood community with mountain trails and wildlife living in harmony and the proposal will change it from that into a recreational area. We ask that you survey those in the Peregrine community and receive/value input from those residents most affected before moving forward with your plan.

**WE AGREE WITH ALL OF THIS INPUT FROM A CONCERNED RESIDENT OF ALPINE GLEN**
We want to express our concern with the proposed Blodgett Open Space Expansion concept. Having participated in the community forums and working groups, I/we still believe that this project does not have the required level of planning or resident input necessary to meet our community needs.
Specifically:

· It appears this project values recreation over conservation. The planned expansion will negatively impact land, wildlife and resource conservation efforts. The removal of hiking trails, replaced with biking trails will quickly erode an already fragile and native vegetation area. The current Blodgett parking and trail systems are not being utilized to even a fraction of its current capacity.

· The planned wildlife corridors are too small for current and future wildlife and will directly impact on their populations. We have already seen this regarding our Big Horn Sheep population grazing availability based on the impacts of the 2012 Waldo Canyon fire. Our wildlife, including, deer, bear, bobcat, fox, raccoons, and many species of birds will be directly and negatively impacted.

· It appears that the intent is to develop this area into a recreational attraction. This will result in increased vehicle traffic, human congestion, trash and potentially more crime. The area has a natural look and feel which compliments the surrounding environment. Pavement and a wider trail system will detract from that look and feel. This is not what I/we want for our community.

· Expansion of proposed parking areas give immediate thoughts to "pave paradise and put up a parking lot" ideas that detract from the natural beauty of the area.

We recommend the following actions:

· Development of a detailed environmental impact assessment by an independent/outside organization with specific expertise in open space and wildlife management.

· Development of Blodgett Open Space, focusing on development as a wildlife preserve instead of a recreation area. This approach will still allow for biking and hiking but at limits less that proposed.

· Development of a detailed physical security, safety and management plans for public review and comment.

· Eliminate, from consideration, the proposed paragliding option. The area is too small and the risk too great to support this activity.. Focus, instead, on traffic modifications at the current South Blodgett entry location.

· Eliminate, from consideration, the proposed intersection changes at Centennial/Woodmen and Orchard Valley. Focus, instead, on traffic modifications at the current South Blodgett entry location.

· Slow this process down. There is no reason to rapidly implement a project where there are more questions than answers. Additional assessments, studies and public interface is necessary to achieve a balanced solution. Anything less is short-sighted and will have long-term impacts to our community.

Please confirm receipt of this email. Your direct response to our concerns is appreciated and expected.

Sincerely

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Blodgett Plan

[redacted]

Wed, Oct 18, 2023 at 6:22 PM

Hi David,
I missed the meeting yesterday, but it seems a lot of chatter is happening on the neighborhood app that is eluding that the future trails and existing trails may be catering to Mountain Bikers Only and messing up or changing the existing ones we have established up there. I'm a hiker, trailrunner and Mountain Biker, I'm psyched about reclaiming and developing this for multiple use which I think is what it was intended for - is there a way to get some clarity to groups out there???

–

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

## Blodgett

[redacted] Sun, Oct 29, 2023 at 1:12 PM

We want to express our concern with the proposed Blodgett Open Space Master Plan.

As the Peregrine neighborhood directly bordering the north and south trailheads, we were surprised to learn that no surveys had been e-mailed or mailed to us to allow our voices to be heard. It seems you are using these surveys to direct your plan and the survey is now closed to our responses. We urge you to slow this process down so that more comprehensive input can be garnered.

ADDRESS CRIME ISSUES NOW BEFORE EXPANDING
In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours. In December of that same year, and illegal campfire started a wildfire on Blodgett Peak. We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation.

MORE HIKING ONLY TRAILS
As a neighborhood, we largely use the north Blodgett open space for hiking although several of us are mountain bikers too. Many of us know the trails like the backs of our hands and use them multiple times per week. More hiking only trails are a necessity to keep bikers and hikers separated and ensure positive and experiences for both. We have a number of retired people and children who hike the trails and we must keep them safe.

PROTECT THE WILDLIFE
Although we highly value recreation, we do not value it to the detriment of the well-being of the wildlife. We believe this project should value conservation over recreation. We are concerned about the negative impact on wildlife, especially the Rampart Range Big Horn Sheep habitat, as well as the black bears, bobcats, mountain lions, mule deer, fox, coyote, raccoons, great horned owls, and many other species of birds that will be negatively impacted by more development of the land. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less that proposed.

WE DO NOT WANT TO BECOME A THEME PARK
We are very concerned about the increased traffic in our area that the plan will create. We have already experienced an increase in negative nighttime activities as a result of increased traffic and human congestion after the pandemic. It is logical to conclude these will only increase with the addition of the bike park as a recreational attraction. We do not want to become an attraction like Garden of the Gods or Red Rocks Open Space. There are too many homes too close to the parking lots and recreation spaces, leaving little to no buffer between homes and open space activities. In short, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible.

WE PROPOSE THE FOLLOWING BE DONE BEFORE ANY PLANS ARE SOLIDIFIED:

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Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# BLODGETT_SAC

[redacted]

Wed, Oct 18, 2023 at 4:37 PM

Karen - Thank you for both conversations today. It was nice to bring you up to date on the Blodgett Master and Adaptive Management Plan (MMP) process. I mentioned the City Parks, Recreation and Cultural Services department builds relationships with representatives from surrounding neighbors prior to the start of any parks property planning process. - for the Blodgett MMP this relationship building is called the Stakeholder Action Committee (SAC).

Following our conversation, I reviewed the initial list of folks originally contacted to be part of the SAC. Six individuals were contacted from different filings in Oak Valley. Ron Gowenzen and his alternate from filing 2 are the only representatives who agree to participate. All other Oak Valley contacts declined and asked to be removed from the contact list.

The SAC has built trust throughout this planning process and has only one meeting remaining.

Their broad community view is a great benefit to the planning team. For your future reference, I have attached the responsibilities of the Blodgett MMP SAC members - the responsibilities will be different for other projects. As we discussed, this is not a forum for personal requests and concerns.

Thank you for your interest in the Blodgett Open Space MMP process. It is unfortunate you have not been able to attend any of the three public meetings or numerous pop up events. We anticipate the presentation and surveys from the 17 October Public meeting will be posted to the City website next week; I hope you are able to contribute to the process in that venue. Thank you again for your commitment to Blodgett Open Space.

The Contact information you provided me is

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

**Concern over Blodgett Open Space plans**

[redacted] Fri, Nov 3, 2023 at 4:00 PM

Dear everyone,

I want to express my concern with the proposed Blodgett Open Space Master Plan.

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I would like to know you have received our letter and how you propose to address our concerns.

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Concerns Re: Blodgett Open Space Master Plan

[redacted] Sun, Oct 29, 2023 at 9:54 AM

We want to express our concern with the proposed Blodgett Open Space Master Plan. As residents of the Peregrine neighborhood since 2007, and having seen increased traffic over the years, we have some real issues with the plan for increased parking spaces and bringing more people into the community for recreation. During, but not limited to, the summer months, we have a real problem with many motorcycles and cars racing through the neighborhood on Woodmen/Centennial. For years, many neighbors complained to the city and tried to find a solution, but all we got were stop signs at Orchard Valley/Woodmen and Allegheny/Centennial which have had absolutely no effect on slowing down the racing and the noise in between the stops! We would also ask that you please eliminate the proposed intersection changes at Centennial/Woodmen and Orchard Valley as that hill can be difficult enough as it is during winter weather without having to stop on it.

In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours. In December of that same year, an illegal campfire started a wildfire on Blodgett Peak. We need a workable and sustainable solution to these problems before adding more traffic in the area.

WE DO NOT WANT TO BECOME A THEME PARK!
We have already experienced negative nighttime activities as a result of increased traffic and human congestion. It is logical to conclude these will only increase with the addition of the bike park as a recreational attraction. In short, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible.

Since Blodgett is our "backyard" our voices deserve to be heard, and should, we believe, carry more weight than people from outside of the neighborhood. The literature from the 10/17/23 meeting stated that there were only 37 responses to the online survey. Surely this is not adequate input for such a large-scale plan that impacts thousands of people. We did not even receive a survey.

Slow this process down! If this is a park for the community, let the community most impacted by it give their input. This area must be preserved for future generations and rushing the process is short-sighted.

We would like to know you have received our letter and how you propose to address our concerns.

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Concerns regarding Blodgett Open Space - Orchard Valley Trailhead Parking Lot

[redacted]

Dear Councilman Donelson, Ms. Haley, and Mayor Yemi:

Our family would like to express our concerns regarding the “improvements” for the Blodgett Open Space Orchard Valley Trailhead parking lot described in the October 17th community meeting. Specifically, the proposed location of the public restroom and the location of the new entrance.

The close proximity of the public toilet would have a direct effect on the value of our home as well as our day to day lives. For example, if we can smell marijuana smoke from the after school teenagers we are sure to smell the vents of the toilet.

As for the proposed entrance, we have major safety concerns about having vehicular traffic directly above our homes. An aerial photo of the proposed traffic lanes does not do the situation justice. There is a major drop in elevation between the parking lot and our homes which happens to be only a stone's throw away. Currently there is a good buffer between the parking lot and our homes. Teenagers are constantly driving recklessly in the parking lot and with the new location we are unsure what would stop one of these drivers from coming over the hill, crashing into our homes.

My family and neighbors fail to understand the reasoning for such large “improvements” when there are more changes proposed near the quarry, **less than a half mile away**.

Please take our concerns into consideration and help us understand the next steps we can take, as a neighborhood, to prevent these changes from moving forward.

Thank you,

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Excited Neighbors!

[redacted]

Wed, Oct 18, 2023 at 1:53 PM

Hi Blodgett Master Plan Team!

My husband and I are very excited about the new proposed master plan for the south side of Blodgett Open Space, and would love to give community input when needed. We live on Centennial Glen Drive across from the proposed Orchard Valley Trailhead. My husband is an avid mountain biker, and has been hoping something like this would develop in Colorado Spring We are thrilled thi i developing in our neighborhood, and are happy to be part of any community involvement. We did miss the meeting yesterday, but will attend future meetings if they arise.

Best,

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# FW: Blodgett Master Plan - South Parking Lot Concerns

[redacted] Mon, Oct 23, 2023 at 3:42 PM

[redacted]

[redacted]

[redacted]

**Sent:** Friday, October 20, 2023 11:48 AM

[redacted]

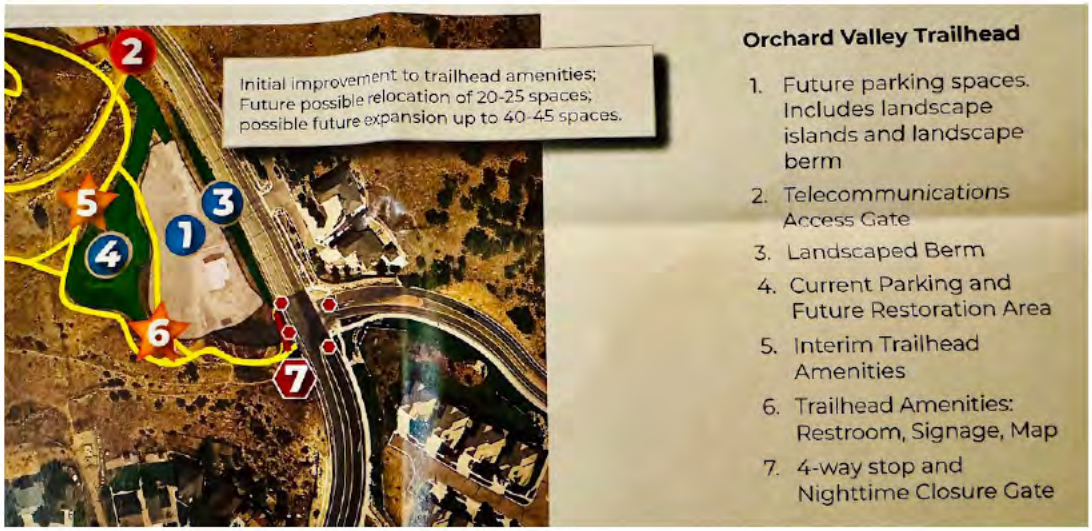
**Subject:** Blodgett Master Plan - South Parking Lot Concerns

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Councilman Donel on, M Haley, and Mayor Yemi

I am writing to you today to e pre my concern on the propo ed change to the South Blodgett Parking Lot It wa revealed during the October 17th community meeting that the plans for the south parking lot include a new access point and restroom facilities. The location of the restroom at the southwest corner of the proposed lot does not seem to account for the impact to nearby re ident a that would be the clo e t phy ical location it could be placed and would likely be visible (and smell-able) from the nearby homes on Julynn Road and Jeffrey Lane. Additionally, the new access road at the proposed four-way stop at Orchard Valley would put vehicular traffic on the ridgeline above our homes – the current access is much more private and far less intrusive to our community and local residents. Please see the photo below of the propo ed layout

Councilman Donel on, we need you to advocate for the re ident of our di trict to help hape the propo ed change of this trailhead and parking lot to not have a negative impact on our community and homes. Blodgett Open Space is near and dear to us in this community and a large reason why we live where we do. The inclusion of a large paved parking lot with restrooms would not be perceived as an improvement. I would strongly suggest and advocate that the major trailhead and parking improvement be directed toward the new Quarry Trailhead




Thank you for your time and con ideration with re pect to thi i ue

[redacted]
[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# FW: Blodgett Master Plan comment for the public record

[redacted] Sun, Oct 29, 2023 at 8:05 PM

[redacted]

**Subject:** Blodgett Master Plan comment for the public record

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

I recently received a flyer on my front door distributed by someone who does not want to see the Blodgett area developed any further. I want you to know that I DO SUPPORT the development of the Blodgett area for future trails and activities including the proposed mountain bike trails, visitor center, BMX park and paragliding area. The amount of outdoor activities, trails and areas we have here in Colorado Springs is exactly why we live here and we enjoy these outdoor recreation destinations. Please continue to develop the area wisely, and help keep additional trails available to those of us who use them.

Thank you,

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# FW: Blodgett master plan

[redacted] Fri, Oct 27, 2023 at 11:09 AM

[redacted]

Hello,
My name is [redacted]. I am a Colorado Springs native and have been a resident of the 80919 zip code for 6 years. I have recently come to learn of what the Blodgett master plan will be and I am alarmed to say the least. Most people who live in this area choose to live here because of its remote feel and proximity to the mountains, wildlife, and quiet connection with nature. The proposed plan which includes up to 200 parking spaces, major bike trails, potentially hang gliding, a gift shop, etc in what is essentially my back yard is the antithesis of what the west side of Colorado Springs is about. I urge the planning committee to reengage with local residents before beginning with any builds or plans. It has been said that the committee has not been hearing opposition and I think that is largely because residents are unaware of what is being proposed. Please keep the spirit of what 80919 is about- one of the last remote, undeveloped, and untouched locations in Colorado Springs.

Sincerely,
[redacted]

[redacted]

Gmail Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# FW: Blodgett New Master Plan - Comment for Public Record

1 message

[redacted] Tue, Oct 31, 2023 at 10:56 AM

[redacted]

Dear Mr. Deitemeyer and Planners for the Proposed BOS Master Plan,

Cc: City of Colorado Springs Officials.

I/We want to **express our CONCERNS with the proposed Blodgett Open Space Master Plan**. Having participated in the community forums and working groups, I/we still believe that this project does not have the required level of planning or resident input necessary to meet our community needs. Here are my/our **concerns**:

**It appears this project values recreation over CONSERVATION.**

The planned expansion will negatively impact land, wildlife and resource conservation efforts. The addition of too many trails, especially biking trails, will quickly erode an already fragile and native vegetation area. We do not want to become an attraction like Garden of the Gods Park or Red Rocks Open Space. In short, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible.

**We are very concerned about the INCREASED TRAFFIC in our area that the plan will create.** There are too many homes too close to the parking lots and recreation spaces, leaving little to no buffer between homes and open space activities. I/we live in the Oak Valley neighborhood, the "closest neighbors" to the flat quarry frontage land between our streets and the quarry. We are especially concerned about the proposed size of the Quarry Trailhead / Parking Lot, the addition of the Access Road adjacent to the homes, and possible recreational and tourism amenities. This all will generate much more traffic, especially along Allegheny Drive.

**ADDRESS CRIME issues now before expanding.**

I/we are well aware of the nighttime nefarious activities that have been taking place the past several years at the South and North current BOS trailheads (people sleeping in their cars overnight, late night parties, drug activity, lots of noise). It's frustrating that the gates to both north and south trailhead parking lots often remain unlocked after hours. We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation.

**More HIKING-ONLY Trails.**

As the Oak Valley neighborhood, many of us use the southern part of the new BOS land for hiking. Many of us know the trails like the backs of our hands and use them multiple times per week. More hiking-only trails are a necessity to keep bikers and hikers separated and ensure positive experiences for both. We have a number of retired people and children who hike the trails and we must keep them safe.

**Protect the WILDLIFE.**

Although we highly value recreation, we do not value it to the detriment of the well-being of the wildlife. We believe this project should value conservation over recreation. We are concerned about the negative impact on wildlife, especially the Rampart Range Big Horn Sheep habitat, as well as the black bears, bobcats, mountain lions, mule deer, fox, coyote, raccoons, great horned owls, and many other species of birds that will be negatively impacted by more development of the land. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less that proposed.

**WE PROPOSE THE FOLLOWING ACTIONS BE DONE BEFORE ANY PLANS ARE SOLIDIFIED:**

**Development of Blodgett Open Space, focusing on development as a wildlife preserve instead of a recreation area**. This approach will still allow for biking and hiking but at limits less that proposed.

**Careful attention and planning be given to reduce the impact of increased traffic**. This should include keeping the number of parking spots at the Quarry Trailhead to a minimum, eliminating the consideration of a dog-park, visitor's center, playground, and other amenities.

To help reduce the traffic impact, the City Traffic Engineer should also consider closing the part of Allegheny Drive between Front Royal Drive and the quarry entrance road. Barriers could be used that could quickly and easily be opened by City authorities in case of a fire.

We note a proposed "Neighborhood Access Point" at the top of Coldwater Drive. Please do not make this an access point. This and the Access Driveway will turn a quiet, safe neighborhood into a busy area unsafe for our children and elderly. We moved to this location because of the cul-de-sac and quiet neighborhood.

**More Hiking-Only Trails in the Southern part of the new BOS land.** The current proposal map from the October 17th community meeting shows a "Multi-Use Trail" (red dotted color) very close / on the mountain side of Coldwater Drive and Front Royal Drive. **I / we request that this be turned into a "Hiker Only Trail" (solid green color).**

**Detailed environmental impact assessment** by an independent outside organization with specific expertise in open space and wildlife management. We would like to see the results of any such past or future assessment be made public on the BOS proposal website.

**Development of a detailed physical security, safety, noise-control and management plan for public review and comment**.

**Slow this process down!** If this is a park for the community, let the community most impacted by it give their input. This area must be preserved for future generations. Rushing the process is short-sighted.

We would like to know you have received our letter and how you propose to address our concerns.

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# FW: Blodgett Open Space

[redacted] Tue, Nov 14, 2023 at 7:11 AM

[redacted]

To Whom It May Concern:

We are writing concerning the proposed changes to the Blodgett Open Space. We are worried about the increased bike trails, the erosion and the displacement of the wildlife.

When my husband and I purchased our home in Peregrine, we were attracted to the quiet neighborhood and the pristine natural views. The prospective increase in parking and restrooms for the Quarry, Orchard Valley Path and North Trail areas is beyond sad and disturbing. Was there a current study to assess the volume of tourists and traffic for our two lane roads, leading to these sites?

We are also against a stop sign at the Orchard Valley Path and Centennial Blvd. intersection. I work at the Centennial Blvd./30th St. intersection and witness many accidents especially during the winter time with the inclement weather. People trying to stop at the light or make a turn, slide right through the intersection. Ascending/descending Centennial on snowy/icy days and having to stop at Orchard Valley Path, I'll never make it up/down the hill. This stop sign site proposal was denied a few years ago when there was a discussion about the challenges at that intersection, and it was determined it was too dangerous to have people stopping there. What has changed since then, that this idea is being suggested again? We're there any traffic studies done, since then?

The changes to Blodgett with all the increased bike trails will esthetically carve up the Open Space and contribute to the erosion and possibly more mud draining down Centennial Blvd., especially after heavy rains. It seems like this area has not recovered from the Waldo Canyon fire damage and now there will be more land excavation before any seedlings and trees have been replanted.

Also, many of these changes favor the biking community. There are very few hiker only trails. Can the Parks and Recreation department just improve and maintain the current trails and gates we now have instead of starting such a large project? Are there monies available to not only start these projects but to maintain them? Who will enforce and protect these trails from EV bike enthusiasts and the homeless? Are there funds to close the gates each night at all 3 locations? In addition to all of the above, paragliding, a visitor center, a children's nature center, it all seems way too much for this area.

If you build this, "they will come." We are heavy-hearted thinking this area will become a national "amusement park" destination. In the past 5 years, the traffic, noise, homeless car inhabitants and the drug seekers parked and making their deals in broad daylight has increased around the North Trail Head. We urgently plead with you to take this neighborhood and peak area into consideration and scale this project way back.

Best Regards,

[redacted]
Peregrine Residents

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

**FW: Blodgett Open Space Expansion**

[redacted] Thu, Nov 2, 2023 at 9:38 AM

[redacted]

[redacted]

I want to express my concern with the proposed Blodgett Open Space expansion project. I do not think that the "extensive community engagement" has happened for the neighborhoods directly bordering the north and south trailheads. I live in the Peregrine neighborhood and have not, by email or flyer, been alerted to this planning process. I am aware of the October forum, but that is hardly an extensive outreach effort. I am also aware of the online information that has been available; however I am concerned that many of my neighbors may not be aware of this resource. I have also taken the online survey.

The increased traffic, increased human congestion and what that could mean for our neighborhoods is a real concern. We are already experiencing unwelcome nighttime activities (parties, people sleeping in cars). These activities are a threat to our surrounding neighborhoods. What is the plan for safety & security with this expansion?

It appears that this project values recreation over conservation. The environmental impact of the expansion is huge. I want to

know specifically what measures will be taken to conserve and protect the Blodgett ecosystem as this expansion takes place. Those of us privileged with easy access to this beautiful area realize that we cannot take this Space for granted. A well-thought out and detailed plan on how to share this space with increased users is a good idea, as long as we promote conservation & preservation of the Blodgett ecosystem over unwise development. For now, I am not seeing the details that will insure this.

Please provide a more extensive outreach program, including my neighborhood.



Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# FW: Blodgett Open Space

[redacted] Mon, Oct 23, 2023 at 3:49 PM

[redacted]

[redacted]

[redacted]

I attended the recent Blodgett community meeting at the Flying W Ranch. As we are new to Colorado Springs this meeting was eye opening to me. Everyone at the meeting was concerned about the plan's impact on wildlife(bikers, hikers, and homeowners). There was a question asked about why turn Blodgett into a expanded people space rather then a nature preserve. Everyone clapped and cheered at that suggestion. I would strongly support making Blodgett a wildlife preserve.

We live in a home bordering the space. We moved here for the natural look and feel of the area and for the wildlife. Please no expansion of parking lots and trails. Let the sheep, bears, deer, bobcats, and other animals have Blodgett.

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# FW: Concerned resident about new Blodgett Open space plans

[redacted] Sun, Oct 29, 2023 at 8:07 PM

[redacted]

I am a resident of the Peregrine community and I have serious concerns about the plans for the West Woodmen and Blodgett open space area. The plans seem to be aimed to turn this area into a draw for mountain bikers and paragliders.

I am extremely concerned with the traffic, both on the roads and the trails that this will bring and I don't believe the goal of making this a mountain bike and paragliding friendly area is consistent with what us residents love about this part of town. I love hiking both Blodgett open space and the West Woodmen trails, and part of the draw for me is the fact that I can hike for hours and not encounter tons of other hikers. Some of us really appreciate the quiet beauty of the area and the volume of proposed new parking spots alone makes me worry about the intended plans to change this lovely area so drastically. We already have Ute Valley park which is beloved by mountain bikers right down the road, and I don't think we have any need of making this Blodgett area an intentional draw for more bikers.

I would welcome plans to add to or improve maintenance on the existing trails and I think that would be wonderful and consistent with this area's residents' desires. Many of us chose to live in this neighborhood because we appreciate the quiet beauty and challenge that hiking Blodgett open space entails and we need to make sure the plans are going to enhance and not ruin this lovely area.

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# FW: Concerns Re: Blodgett Open Space Master Plan

[redacted]

Sun, Oct 29, 2023 at 8:06 PM

[redacted]

[redacted]

We want to express our concern with the proposed Blodgett Open Space Master Plan. As residents of the Peregrine neighborhood since 2007, and having seen increased traffic over the years, we have some real issues with the plan for increased parking spaces and bringing more people into the community for recreation. During, but not limited to, the summer months, we have a problem with many motorcycles and cars racing through the neighborhood on Woodmen/Centennial. For years, many neighbors complained to the city and tried to find a solution, but all we got were stop signs at Orchard Valley/Woodmen and Allegheny/Centennial which have had absolutely no effect on slowing down the racing and the noise in between the stops! We would also ask that you please eliminate the proposed intersection changes at Centennial/Woodmen and Orchard Valley as that hill can be difficult enough as it is during winter weather without having to stop on it.

In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours. In December of that same year, an illegal campfire started a wildfire on Blodgett Peak. We need a workable and sustainable solution to these problems before adding more traffic in the area.

WE DO NOT WANT TO BECOME A THEME PARK!
We have already experienced negative nighttime activities as a result of increased traffic and human congestion. It is logical to conclude these will only increase with the addition of the bike park as a recreational attraction. In short, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible.

Since Blodgett is our "backyard" our voices deserve to be heard, and should, we believe, carry more weight than people from outside of the neighborhood. The literature from the 10/17/23 meeting stated that there were only 37 responses to the online survey. Surely this is not adequate input for such a large-scale plan that impacts thousands of people. We did not even receive a survey.

Slow this process down! If this is a park for the community, let the community most impacted by it give their input. This area must be preserved for future generations and rushing the process is short-sighted.

We would like to know you have received our letter and how you propose to address our concerns.

Thank you,

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# FW: Safety concerns for New Blodgett Open Space Plans

[redacted] Thu, Oct 26, 2023 at 5:11 PM

I attended a meeting last Tuesday with the project manager over the expansion of Blodgett Open Space. There are a number of very serious safety concerns:

First off bringing even more people into an area that is not being maintained will add to the problems of vandalism, littering, and late-night parties on upper Woodman Road. It is not safe to go across Woodman Road in front of Blodgett Peak Open Space at night on the weekends, the cars parked up there pull out without looking. This is in addition to the racing of both cars and motorcycles, not just speeding side-by-side races. If some of the litter is any indication these people parking up on Woodman Road have been drinking. This area is a limited-access area in the middle of our neighborhood. During the Waldo Canyon fire, it took hours for this neighborhood to be evacuated. During the latest fire on Blodgett, the fire department had to post personnel at the parking areas to turn away a steady stream of people. There are people camping in the open space as well, which is what led to the last fire on Blodgett Peak. Our neighbors saw the lights going up the mountain the night before the fire and called the police.

All of this would be compounded by the proposed visitors center at the quarry. Adding tourists on top of the increase would be disastrous. Our homes are all around the Open space, there isn't much separation. I and my neighbors have noticed more and more people cutting through private property to access this area. The trespassers have been confrontational. The proposed trail maps the project manager published included egresses that the public is using, he talked about getting permissions from St. Francis for access to their land. We already have people trespassing through yards and leaving litter scattered. No one wants to encourage more of the same. The proposed number of parking spaces at the two entrances at Blodgett is one-fourth of the number of houses in North Peregrine. This will completely overwhelm the neighborhood. We won't be able to get in and out of our neighborhood on a daily basis, let along in an emergency.

Second, would be adding a four-way stop at Orchard Valley Road. It is often impossible to stop due to ice that builds up there in the winter, without enough momentum cars will just slide back down the hill. This would create an impossible situation. The parking lot near this intersection is never close to capacity and making it larger would not be beneficial.

Third would be the proposal to turn the overwhelming majority of the trails into mountain biking trails. Anyone who hikes knows that it makes it unsafe for anyone trying to hike. These trails were a big reason for my family and many of our neighbors choose to buy property here. All three sections are being turned into predominately mountain biking trails. These steep and/or narrow trails cannot be safely shared, which brings me to the wildlife. We have bears, foxes, coyotes, rabbits, turkeys, bobcats, golden eagles, falcons, deer, and apparently Blodgett is inside of a big horn sheep habitat. I have seen all of these animals on hikes on Blodgett,(except the sheep, but I am hopeful). Mountain biking will simply run these animals off and/or create dangerous encounters for both humans and animals. No the small trail at the

base added for hikers is NOT adequate.  Most of the trails currently used by our neighborhood will be marked as illegal or completely inaccessible to hikers.

Fourth and even more concerning is the plan to launch hang gliders from the quarry, having them fly over roads, houses, and land in open space in the middle of that neighborhood.  How is it even possible to secure the open space for a landing zone and take it from the neighborhood, let alone fly safely over homes and roads?  Are we really going to tell children that the open space in the middle of their neighborhood is off-limits? How could it even be secured?

This whole plan seems to be a wish list. Safety concerns and the wishes of the property owners closely surrounding and directly impacted by the plan for the Blodgett Peak Open Space are not being taken into consideration.

911 calls are being put on hold and waiting for the next available operator, the city does not have the resources to support this park. This has been highlighted in the local news. The police do not have the resources either.

I literally ask dinner guests not to leave my house going by Blodgett open space, it is not safe.  I live in a neighborhood that is not safe to use the main street at night.  I find this completely unreasonable.

Our property values are not going to be preserved by the architectural committee or by sending letters to anyone with weeds in their yard.  Our property values are going to be decimated by the crime and additional people being brought into this area.  It is unsupportable.

Our homes closely surround this; this is expensive real estate.  One of the big pluses of this area is the hiking trails and wildlife. This plan will end that and destroy our property values.

This issue has to be added to the next meeting's agenda.  This plan will not beautify our neighborhood it will ruin it.

Sincerely,

[redacted]







Please note, that this picture was taken at about 9pm, the car remained until after 10pm. They often stay all night.



Fireworks

**2 attachments**



**litter.jpeg**
1853K



**graffiti.jpg**
9669K

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Fwd: FW: Safety concerns for New Blodgett Open Space Plans

[redacted] Wed, Nov 1, 2023 at 1:07 PM

Let me state up front that I vigorously oppose the plans for Blodgett, for the reasons I am about to describe.

I'd like to echo what Bonnie has described here, and add some additional context. I live on Blodgett Drive, right off Woodmen, and adjacent to Marshall Sprague Park. My back deck looks across from Bonnie's house, and I have an elevated view of everything that she describes. She describes it exactly as it is.

To add to it, I've been chased by gangs of motorcycles; harassed by people parking at the bench below me, blocking the bike lanes and the road, who have come up my very steep hill to get me to stop filming them defecating on the sidewalk (these were two teenage females!); have watched drug transactions take place at that very same bench; and watch lights go up and down towards Blodgett Peak at all hours of the night.

In addition, Marshall Sprague Park is now becoming a go to location for drinking parties, drug transactions, screaming people at all hours of the night, and acting as a drop off point for squads of people to wander up Blodgett looking to see if they can find open cars to rob.

This is also in addition to the house we've lived next to that for the last three years has hosted prostitution, drug activities and acted as a stolen construction equipment clearing house.

I've seen all of this, and more importantly, called the non-emergency number and 911 so many times I recognize the dispatchers by voice. As Bonnie states, the police will not respond, and unless you tell them you see a weapon or are being attacked, you're not taken seriously. I have experienced both trespassers on my property with weapons, and have been attacked on my own property. About three weeks ago a young woman who I assumed to be in her late teens was having sex in Marshall Sprague Park with a young male, and decided that's not what she wanted. When she started to scream "stop, no, don't" is when I called 911. (I can hear this happening from my living room and my bedroom; my house is about 125 yards away). It took over an hour for the officer to respond, and that officer never even got out of the car. Just drove around the block once.

I find it incredulous that we are going to add to a problem that this city cannot currrently control, by bringing more loud, partying, disrespectful outsiders in to this neighborhood. I have sought the help of the city, the county, the HOA, and anyone that I could ask to help. People that live in this part of Peregrine and experience this on a **daily basis** are alone in this. There is no law enforcement or compliance support here, and those that live around me have come to realize that we are for all practical purposes, alone.

I do not support this expansion and will vigorously work with other constituents to ensure that it does not happen.

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Fwd: Parks Department Meeting on 9 Nov

[redacted] Sat, Nov 4, 2023 at 7:21 PM

[redacted]

[redacted]

Hi Sam,

I plan to attend the Parks Department meeting at 7:30 this coming Thursday morning and I'd like to say a few words about the Blodgett Open Space master plan process The attached pictures are from the proposed Orchard Valley Trailhead toilet site. As you can see, it's right on the skyline for the Oak Valley Ranch neighborhood.

My understanding is that while there is plenty of mountain biking and paragliding representation on the Blodgett Master Plan Stakeholder Action Committee, there's only one Oak Valley Ranch neighborhood resident on the committee, and he's from Filing #2. The neighborhood directly below the Orchard Valley Trailhead is Filing #6, which is where I live In fact, our house is the one in the picture with the redwood deck and golden aspen tree in back.

I'm going to request that the Parks Department keep the Orchard Valley Trailhead parking lot access road and any amenities well away from the Oak Valley Ranch neighborhood skyline. I'm also going to ask that a toilet not be installed. We can smell the marijuana smoke coming down the hill on the afternoon and evening thermal currents--We certainly don't want the addition of toilet odors.

Besides bringing hard copies of the attachments, do you have any advice for me? Thanks in advance!

[redacted]

**3 attachments**



**Toilet Site View 1.jpg**
2053K



**Toilet Site View 2.jpg**
5317K



**Orchard Valley Trailhead.jpg**
2080K

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Hiking trail concerns

[redacted]

Mon, Oct 23, 2023 at 4:50 PM

At the last meeting it was stated the 12 miles of trails would be removed and 14 new miles of trails would be added. Since there are currently no hiking or biking only trails, the 12 miles of trails that would be removed would be duel purpose trail The que tion i much of the new 14 mile of trail will be de ignated for biking only It appear that with the addition of the new land to the Blodgett Peak Open Space the hiking and running community is loosing trails instead of having new trail mileage, which is what someone would expect with the addition of new land. With the addition of the new parking spaces that means the trails will become more crowded.

Thanks

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Hiking Trails

[redacted]

Sun, Oct 22, 2023 at 1:40 PM

As a resident of Oak Valley I've hiked these trails for over 20 years and it sounds like with the master plan it's all going to be ceded to bike ? A an e ample I often walk up centennial into Blodgett pace and u e Red Squirrel trail back down into the neighborhood. It makes for a nice loop with some elevation gain when I don't want to get in the car and drive to some other distant trail head.

I that all going away trictly for bike u age? Btw, I do not care to hare trail in thi kind of terrain if I'm biking or if I am hiking. Are there plans for usage for both activities?

From what I've seen sounds like those of us that also like to hike and live here are getting the shaft.

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# In favor of project

[redacted]

Thu, Oct 19, 2023 at 7:01 PM

The Blodgett peak area needs more trails and I think trying to turn the quarry into a bike track is a great idea for use of the blighted quarry  car on the mountain

I live in peregrine
[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Input re: Blodgett Master Plan

[redacted]

Fri, Oct 27, 2023 at 6:30 PM

We want to express our concern with the proposed Blodgett Open Space Master Plan.

As the Peregrine neighborhood directly bordering the north and south trailheads, we were surprised to learn that no surveys had been e-mailed or mailed to us to allow our voices to be heard. It seems you are using these surveys to direct your plan and the survey is now closed to our responses. We urge you to slow this process down so that more comprehensive input can be garnered.

ADDRESS CRIME ISSUES NOW BEFORE EXPANDING
In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours. In December of that same year, and illegal campfire started a wildfire on Blodgett Peak. We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation.

MORE HIKING ONLY TRAILS
As a neighborhood, we largely use the north Blodgett open space for hiking although several of us are mountain bikers too. Many of us know the trails like the backs of our hands and use them multiple times per week. More hiking only trails are a necessity to keep bikers and hikers separated and ensure positive experiences for both. We have a number of retired people and children who hike the trails and we must keep them safe.

PROTECT THE WILDLIFE
Although we highly value recreation, we do not value it to the detriment of the well-being of the wildlife. We believe this project should value conservation over recreation. We are concerned about the negative impact on wildlife, especially the Rampart Range Big Horn Sheep habitat, as well as the black bears, bobcats, mountain lions, mule deer, fox, coyote, raccoons, great horned owls, and many other species of birds that will be negatively impacted by more development of the land. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less that proposed.

WE DO NOT WANT TO BECOME A THEME PARK
We are very concerned about the increased traffic in our area that the plan will create. We have already experienced an increase in negative nighttime activities as a result of increased traffic and human congestion after the pandemic. It is logical to conclude these will only increase with the addition of the bike park as a recreational attraction. We do not want to become an attraction like Garden of the Gods or Red Rocks Open Space. There are too many homes too close to the parking lots and recreation spaces, leaving little to no buffer between homes and open space activities. In short, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible.

WE PROPOSE THE FOLLOWING BE DONE BEFORE ANY PLANS ARE SOLIDIFIED:

-Targeted surveys to residents most affected by the proposed Master Plan. That would include the neighborhoods of Peregrine, Alpine Glen, The Sanctuary, La Bellezza, and Oak Valley. Since Blodgett is our "backyard" our voices deserve to be heard, and should, we believe, carry more weight than people from outside of the

neighborhood. The literature from the 10/17/23 meeting stated that there were only 37 responses to the online survey. Surely this is not adequate input for such a large-scale plan that impacts thousands of people.

-Detailed environmental impact assessment by an independent outside organization with specific expertise in open space and wildlife management.

-Development of a detailed physical security, safety and management plan for public review and comment. Fix the parking lot gate issue before expanding it. Research parks in Denver that have automatic closing and locking gates.

-Slow this process down! If this is a park for the community, let the community most impacted by it give their input. This area must be preserved for future generations and rushing the process is short-sighted.

We would like to know you have received our letter and how you propose to address our concerns.



Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Input to Blodgett Open Space Expansion

[redacted] Wed, Oct 25, 2023 at 4:04 PM

City of Colorado Springs Representatives and Planners.....

We want to express our concern with the proposed Blodgett Open Space Expansion concept. Having participated in the community forums and working groups, we still believe that this project does not have the required level of planning or resident input necessary to meet our community needs.

Specifically:

- It appears this project values recreation over conservation. The planned expansion will negatively impact land, wildlife and resource conservation efforts. The removal of hiking trails, replaced with biking trails will quickly erode an already fragile and native vegetation area. The current Blodgett parking and trail systems are not being utilized to even a fraction of its current capacity.

- The planned wildlife corridors are too small for current and future wildlife and will directly impact on their populations. We have already seen this regarding our Big Horn Sheep population grazing availability based on the impacts of the 2012 Waldo Canyon fire. Our wildlife, including, deer, bear, bobcat, fox, raccoons, and many species of birds will be directly and negatively impacted.

- It appears that the intent is to develop this area into a recreational attraction. This will result in increased vehicle traffic, human congestion, trash and potentially more crime. The area has a natural look and feel which compliments the surrounding environment. Pavement and a wider trail system will detract from that look and feel. This is not what we want for our community.

- Expansion of proposed parking areas give immediate thoughts to "pave paradise and put up a parking lot" ideas that detract from the natural beauty of the area.

- Proposed traffic pattern change at Centennial/Woodman/Orchard Valley to a 3-4 way traffic signal/stop sign or round-about will cause excessive traffic risk due to the hill and reduced visibility. This will be even more problematic during inclement weather. Additionally, to date, no traffic survey has been presented to the public with the best solution or recommendations.

We recommend the following actions:

- Do not develop this into a major recreation area for Colorado Springs. Keep Blodgett Open Space as is or with minimal change to only improve the natural aspects of the space. Focus any development into a wildlife preserve instead of a recreation area. This approach will still allow for biking and hiking but at limits less that proposed.

- Develop a detailed environmental impact assessment by an independent/outside organization with specific expertise in open space and wildlife management.

· Based on any changes to the space, develop a detailed physical security, safety and management plans for public review and comment.

· Totally eliminate, from consideration, the proposed paragliding option in this area. The area is too small and the risk too great to support this activity.

· Totally eliminate, from consideration, the proposed intersection changes at Centennial/Woodmen and Orchard Valley. Focus, instead, on traffic modifications at the current South Blodgett entry location, expanding this area for both exit and entry. Any changes need to be proposed by traffic professionals to the community with a written plan.

· Slow this process down. Many homes border this proposed expansion area and deserve detailed consideration so as to not over develop. There is no reason to rapidly implement a project where there are more questions than answers. Additional assessments, studies and public interface are necessary to achieve a balanced solution. Anything less is short-sighted and will have long-term impacts to our community.

Please confirm receipt of this email/letter. Your direct response to our concerns is appreciated and expected.

Sincerely



Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

## Keep me informed please

[redacted]

Wed, Oct 18, 2023 at 10:36 PM

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Mountain Biking and Trail-Building Destroy Wildlife Habitat!

[redacted]

Wed, Oct 18, 2023 at 10:38 PM

The major harm that mountain biking does is that it greatly extends the human footprint (distance that one can travel) in wildlife habitat E bike multiply that footprint even more Neither hould be allowed on any unpaved trail Wildlife, if they are to survive, MUST receive top priority!

What were you thinking??? Mountain biking and trail-building destroy wildlife habitat! Mountain biking is environmentally, ocially, and medically de tructive! There i no good rea on to allow bicycle on any unpaved trail!

Bicycles should not be allowed in any natural area. They are inanimate objects and have no rights. There is also no right to mountain bike. That was settled in federal court in 1996: https://mjvande.info/mtb10.htm. It's dishonest of mountain biker to ay that they don't have acce to trail clo ed to bike They have E ACTLY the ame acce a everyone else -- ON FOOT! Why isn't that good enough for mountain bikers? They are all capable of walking....

Why do mountain bikers always insist on creating illegal trails? It's simple: they ride so fast that they see almost nothing of what they are passing. Therefore, they quickly get bored with any given trail and want another and another, endlessly! (In other words, mountain biking is inherently boring!)

A favorite myth of mountain bikers is that mountain biking is no more harmful to wildlife, people, and the environment than hiking, and that science supports that view. Of course, it's not true. To settle the matter once and for all, I read all of the research they cited, and wrote a review of the research on mountain biking impacts (see https://mjvande.info/scb7.htm ). I found that of the seven studies they cited, (1) all were written by mountain bikers, and (2) in every case, the authors misinterpreted their own data, in order to come to the conclusion that they favored. They also studiously avoided mentioning another scientific study (Wisdom et al) which did not favor mountain biking, and came to the opposite conclusions.

Mountain bikers also love to build new trails - legally or illegally. Of course, trail-building destroys wildlife habitat - not just in the trail bed, but in a wide swath to both sides of the trail! E.g. grizzlies can hear a human from one mile away, and smell us from 5 miles away. Thus, a 10-mile trail represents 100 square miles of destroyed or degraded habitat, that animals are inhibited from using. Mountain biking, trail building, and trail maintenance all increase the number of people in the park, thereby preventing the animals' full use of their habitat. See https://mjvande.info/scb9.htm for details.

Mountain biking accelerates erosion, creates V-shaped ruts, kills small animals and plants on and next to the trail, drives wildlife and other trail users out of the area, and, worst of all, teaches kids that the rough treatment of nature is okay (it's NOT!). What's good about THAT?

To see exactly what harm mountain biking does to the land, watch this 5-minute video: http://vimeo.com/48784297.

In addition to all of this, it is extremely dangerous: https://mjvande.info/mtb_dangerous.htm.

The latest craze among mountain bikers is the creation of "pump tracks" (bike parks). They are alleged to teach bicycling skills, but what they actually teach are "skills" (skidding, jumping ("getting air"), racing, etc.) that are appropriate nowhere! If you believe that these "skills" won't be practiced throughout the rest of the park and in all other parks, I have a bridge I'd like to sell you! ...

For more information: https://mjvande.info/mtbfaq.htm.

The common thread among those who want more recreation in our parks is total ignorance about and disinterest in the wildlife whose homes these parks are. Yes, if humans are the only beings that matter, it is simply a conflict among humans (but even then, allowing bikes on trails harms the MAJORITY of park users -- hikers and equestrians -- who can no longer safely and peacefully enjoy their parks).

The parks aren't gymnasiums or racetracks or even human playgrounds. They are WILDLIFE HABITAT, which is precisely why they are attractive to humans. Activities such as mountain biking, that destroy habitat, violate the charter of the parks.

Even kayaking and rafting, which give humans access to the entirety of a water body, prevent the wildlife that live there from making full use of their habitat, and should not be allowed. Of course those who think that only humans matter won't understand what I am talking about -- an indication of the sad state of our culture and educational system.

--
Machine-Free Trails Association

I am working on creating wildlife habitat that i  off limit  to human  ("pure habitat")  Want to help? (I  pent the previou  8 years fighting auto dependence and road construction.)

Wildlife must be given top priority, because they can't protect themselves from us.

Please don't put a cell phone next to any part of your body that you are fond of!

Stop obeying dictators and incompetent leaders from this time forward! Please share this message as widely as possible!

Are you still driving? Why?????

https://mjvande.info

To not receive email from me, just reply and ask to be removed.

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Opposition to the Blodget Master Plan

[redacted] Tue, Oct 31, 2023 at 1:51 PM

[redacted]

To Whom it May Concern:

I am writing to express my fervent opposition to the with the proposed Blodgett Open Space Master Plan.

As a homeowner and resident of the Peregrine neighborhood directly bordering the north and south trailheads, a significant number of us were surprised to learn that no surveys had been e-mailed or mailed to us to allow our voices to be heard The e urvey feel highly curated toward an audience that would be ympathetic to the development plan and those who would directly most be affected have been excluded given that it is now closed.

I urge you to slow this process down so that more comprehensive input can be garnered and a true representation by those who would me most greatly impacted can be reflected. What troubles me further is that may of the *actual* issues impacting this area of long been previously ignored.

ADDRESS CRIME ISSUES NOW BEFORE EXPANDING

Any homeowner in this area or Colorado Springs real estate agent knows that the crime statistics for this community are *dramatically* kewed by the crime that occur at the e i ting trailhead In the fall of 2021 ome of our neighbor petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hour In December of that ame year, and illegal campfire tarted a wildfire on Blodgett Peak We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation. This should be addressed before the City engages in plans that will only increase crime in this area. It is not sufficient to simply promise that these will be a part of the proposed e pan ion, when already inadequate mea ure have taken place

MORE HIKING ONLY TRAILS

A a neighborhood, we largely u e the north Blodgett open pace for hiking though many in our community are al o mountain bikers too. Many of us know the trails like the backs of our hands and use them multiple times per week. More hiking only trails are a necessity to keep bikers and hikers separated and ensure positive and experiences for both. We have a number of retired people and children who hike the trails and we must keep them safe.

PROTECT THE WILDLIFE

Although we highly value recreation, we do not value it to the detriment of the well-being of the wildlife. We believe this project hould value con ervation over recreation We are concerned about the negative impact on wildlife, e pecially the Rampart Range Big Horn Sheep habitat, as well as the black bears, bobcats, mountain lions, mule deer, fox, coyote,

raccoons, great horned owls, and many other species of birds that will be negatively impacted by more development of the land. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less that proposed.

WE DO NOT WANT TO BECOME A THEME PARK

Our neighborhood is not a destination theme park. Real families with young children live in this neighborhood. We are very concerned about the increa ed traffic in our area that the plan will create We have already e perienced an increa e in negative nighttime activities as a result of increased traffic and human congestion after the pandemic. It is logical to conclude these will only increase with the addition of the bike park as a recreational attraction. We do not want to become an attraction like Garden of the Gods or Red Rocks Open Space. There are too many homes too close to the parking lot and recreation pace , leaving little to no buffer between home and open pace activitie In hort, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible.

WE PROPOSE THE FOLLOWING BE DONE BEFORE ANY PLANS ARE SOLIDIFIED:

- Targeted surveys to residents most affected by the proposed Master Plan. That would include the neighborhoods of Peregrine, Alpine Glen, The Sanctuary, La Bellezza, and Oak Valley. Since Blodgett is our “backyard” our voices deserve to be heard, and should, we believe, carry more weight than people from outside of the neighborhood. The literature from the 10/17/23 meeting tated that there were only 37 re pon e to the online urvey Surely thi i not adequate input for such a large-scale plan that impacts thousands of people.

- Detailed environmental impact assessment by an independent outside organization with specific expertise in open space and wildlife management.

- Development of a detailed physical security, safety and management plan for public review and comment. Fix the parking lot gate issue before expanding it. Research parks in Denver that have automatic closing and locking gate
- Slow thi proce down! If thi i a park for the community, let the community mo t impacted by it give their input This area must be preserved for future generations and rushing the process is short-sighted.

Please kind acknowledge the receipt of this letter and how the above concerns are going to be addressed.

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Orchard Valley Trailhead - PLEASE NO TOILET!

[redacted]

Thu, Oct 19, 2023 at 3:39 PM

PLEASE PLEASE PLEASE don't put a toilet on the hill above our home on the Jeffrey Lane cul de ac The mell of marijuana smoke wafting down the hill from the parking lot already is bad enough. We don't need toilet odors coming down on the afternoon and evening thermals.

Thank in advance for your con ideration

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Orchard Valley

[redacted]

Thu, Oct 5, 2023 at 11:42 AM

Hello,
I live on Julynn, bordering the open  pace  I have an idea that would greatly help out our neighborhood  We have a problem of speeding the way up Centennial as it is a straightaway for motorcycles. It is extremely dangerous to drivers, pedestrians and wildlife. When building the parking lot near Orchard Valley, perhaps a roundabout would be an efficient traffic entrance and slow down speeding traffic.
Thank you,
[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Orchard Valley/ Woodmen stop 3 way stop

[redacted]

Fri, Oct 20, 2023 at 5:06 PM

Hello,
I am a re ident of Alpine Glen neighborhood in Peregrine I have two concern about placing a 3 way top at the intersection of Orchard Valley and Woodmen Road.

First, that hill heading south and north gets very icy. Cars coming up need to keep up the momentum to avoid spinning out Al o, car going outh, need room between vehicle They often lide ideway down the hill

Second, the motorcycle racers completely ignore stop signs. I was passed by 7 as I left the meeting last Tuesday heading up Centennial.

So, I propose a roundabout at the intersection to help cars slow down, but not lose momentum. Pedestrians can cross each section as they do at the 30th and Garden of the Gods entrance. Also, motorcycles would have to slow as they enter the circle.

I would also like to offer my opinion about adding much more hiking trails. The bikers should stay south and hikers can enjoy unimpeded hiking from the Orchard Valley entrance to north Blodgett. The hiking options open to us are seriously lacking in the plans as I saw them at the last meeting.

Thank you,

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

## Proposed Blodgett Open Space Master Plan.

[redacted] Tue, Oct 31, 2023 at 12:24 PM

We want to express our concern with the proposed Blodgett Open Space Master Plan.

As the Peregrine neighborhood directly bordering the north and south trailheads, we were surprised to learn that no surveys had been e-mailed or mailed to us to allow our voices to be heard. It seems you are using these surveys to direct your plan and the survey is now closed to our responses. We urge you to slow this process down so that more comprehensive input can be garnered.

ADDRESS CRIME ISSUES NOW BEFORE EXPANDING

In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours. In December of that same year, and illegal campfire started a wildfire on Blodgett Peak. We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation.

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PROTECT THE WILDLIFE

Although we highly value recreation, we do not value it to the detriment of the well-being of the wildlife. We believe this project should value conservation over recreation. We are concerned about the negative impact on wildlife, especially the Rampart Range Big Horn Sheep habitat, as well as the black bears, bobcats, mountain lions, mule deer, fox, coyote, raccoons, great horned owls, and many other species of birds that will be negatively impacted by more development of the land. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less that proposed.

WE DO NOT WANT TO BECOME A THEME PARK

We are very concerned about the increased traffic in our area that the plan will create. We have already experienced an increase in negative nighttime activities as a result of increased traffic and human congestion after the pandemic. It is logical to conclude these will only increase with the addition of the bike park as a recreational attraction. We do not want to become an attraction like Garden of the Gods or Red Rocks Open Space. There are too many homes too close to the

parking lots and recreation spaces, leaving little to no buffer between homes and open space activities. In short, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible.

WE PROPOSE THE FOLLOWING BE DONE BEFORE ANY PLANS ARE SOLIDIFIED:

-Targeted surveys to residents most affected by the proposed Master Plan. That would include the neighborhoods of Peregrine, Alpine Glen, The Sanctuary, La Bellezza, and Oak Valley. Since Blodgett is our “backyard” our voices deserve to be heard, and should, we believe, carry more weight than people from outside of the neighborhood. The literature from the 10/17/23 meeting stated that there were only 37 responses to the online survey. Surely this is not adequate input for such a large-scale plan that impacts thousands of people.

-Detailed environmental impact assessment by an independent outside organization with specific expertise in open space and wildlife management.

-Development of a detailed physical security, safety and management plan for public review and comment. Fix the parking lot gate issue before expanding it. Research parks in Denver that have automatic closing and locking gates.

-Slow this process down! If this is a park for the community, let the community most impacted by it give their input. This area must be preserved for future generations and rushing the process is short-sighted.

We would like to know you have received our letter and how you propose to address our concerns.



Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Proposed Plan-Centennial Parking Lot/Bathrooms

[redacted]

Wed, Oct 18, 2023 at 10:44 AM

All,
As residents of [redacted], (backyard is shown on your distributed flyer) we would like to share our concerns with the new proposed plan for moving the current parking lot and adding bathrooms/4-way stop etc. to the location.

Owner who have a backyard connected to the area have **not** received **direct notification** of meeting or the opportunity for input of the plans...any of the plans...to include the current parking lot, signage, trails etc.

We are **directly impacted** by the plans and as such should have direct input into the planning process.

We should have received notice in the mail or in person throughout our neighborhood-signs etc...anything to let us know of the planning meetings etc.

With the current parking lot, we can mell marijuana moke from our home backyard We can hear conver ation from those in the parking lot area/trails. We do not want to smell outdoor bathrooms or see any outbuildings from our property. It is open space and should stay as such.

Without providing any other pecific concern , plea e be it known that we **do not approve** of the propo ed 'new' parking lot, bathroom, 4-way stop etc. plan.

Please contact us so that we can find out how to **directly voice our opposition** to this plan since it directly affects our privacy, home value , etc We hould have the ay what i put into our backyard area over bike rider who do not live in the neighborhood.

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

## Protect and Conserve

[redacted] Tue, Oct 3, 2023 at 9:13 AM

Hello David,

As an active and long time user of the Blodgett open space I would like to put in my opinion.
I was happy to see that the first priority in the statement is to preserve the land, which involves balancing providing access versus damage to the land.
The difficult choice is to limit activities that, though they may be popular with some organized and vocal users, cause excessive damage.
My observations is that bicycle use causes 90 to 98% of the erosive damage to the trails in this vulnerable terrain.
Most bike riders are very nice people,
But most are not aware of the damage they do to the trails. Unfortunately, bikes are mechanically similar to strip mining machines and again unfortunately
Are very effective in cutting into the soil. Trails that can be used by hikers for decades with minimal maintenance become erosion gullies within a few years of
Bicycle use. There are numerous examples in Brodgett Open Space, or famously, the Bear Creek trail problem.
I discussed this numerous times with Ranger Elaine Freeth and she explained the problem of resources and lack of enforcement options.
The biking lobby is very effective and has a PR campaign, but their trail building and repair work is really only pennies on the dollar.
My fear/concern is that no effective action will be taken against damaging bike access, damage and erosion will grow, and then, surprise, we have a crisis and
The trails will be closed, the Bear Creek situation.
Bikes need to be limited to approved trails, there should be accountability by the approvers.
There needs to be serious fines for violating bike restriction riding.

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Question about Blodgett Plan

[redacted]

Wed, Oct 18, 2023 at 8:18 AM

Howdy Blodgett project team,

At the previous public meeting, it was announced all of the northern open space trails would be hiking only. Last night, the only "hiking only" trail mentioned in the northern area was a small loop near the parking/outhouse.

Can you plea e clarify i biking now propo ed to be allowed in the entirety of the open pace with the e ception of the small area near the northern trailhead?

Thank you,

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Questions for October 17th Community Meeting @ Flying W Ranch

[redacted] Mon, Oct 16, 2023 at 1:46 PM

Thank you for having this open meeting. I would like to submit the following questions to be addressed. [redacted]

1 - Has an impact study for the evacuation process been completed for additional 370 vehicles (proposed 60 @ Centennial Orchard Valley + 60 @ North Trailhead + 250 propo ed for Quarry area)?

Note: Evacuation time for Waldo Canyon Fire from Centennial Glen to I-25 was 1 hour 15 minutes. No additional lanes or roads are available now.

2 - Will emergency alarms be in place for the Quarry area and Centennial/Orchard Valley as well as North Trailhead parking areas if evacuation is needed? Will evacuation routes be posted?

Note Evacuation "u turn " of people trying to e it fa ter, cau ed many delay during the Waldo Canyon e it

3- Has a wildlife survey been completed? We frequently have seen big horn sheep, bear, bobcats, deer and mountain lions in the Blodgett areas. How will this impact movement of wildlife?

4- Will electric or motorized bicycles be allowed in the Quarry area? Are there any accommodations for hiking trails in that area? How will this be regulated?

5 What' the timeline to in ure tability of the Quarry development?

Thank you for including these talking points.

Regard ,

[redacted]

Gmail Blodgett MasterPlan <blodgettmasterplan@gmail.com>

## Recent meeting materials

[redacted] Thu, Oct 26, 2023 at 12:06 PM

Good afternoon,

I was unable to attend the last community meeting and wanted to see if you could point me in the right direction for the materials related to the Blodgett Open Space expansion? I am interested in the plan for expanding the parking lots and other use cases I live in Peregrin and use the open space trails almost daily, so I have a vested interest in what expansion looks like.

Regards,
[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

## Response to the development of the Blodgett Master Plan

[redacted]

Wed, Nov 1, 2023 at 4:17 PM

I want to express my concern with the proposed Blodgett Open Space expansion project. I do not think that the "extensive community engagement" has happened for the neighborhoods directly bordering the north and south trailheads. I live in the Peregrine neighborhood and have not, by email or flyer, been alerted to this planning process. I am aware of the October forum, but that is hardly an extensive outreach effort. I am also aware of the online information that has been available; however I am concerned that many of my neighbors may not be aware of this resource. I have also taken the online survey

The increased traffic, increased human congestion and what that could mean for our neighborhoods is a real concern. We are already experiencing unwelcome nighttime activities (parties, people sleeping in cars). These activities are a threat to our surrounding neighborhoods What is the plan for safety & security with this expansion?

It appears that this project values recreation over conservation. The environmental impact of the expansion is huge. I want to know specifically what measures will be taken to conserve and protect the Blodgett ecosystem as this expansion takes place

Those of us privileged with easy access to this beautiful area realize that we cannot take this Space for granted. A well-thought out and detailed plan on how to share this space with increased users is a good idea, as long as we promote conservation & preservation of the Blodgett ecosystem over unwise development For now, I am not seeing the details that will insure this.

Please provide a more extensive outreach program, including my neighborhood.

Janie Levis, Sawback Trail

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Serious Concerns Regarding the Blodgett Master Plan

[redacted] Fri, Oct 13, 2023 at 1:55 PM

Hello,

I am a re ident and home owner in Alpine Glen in Peregrine, and have ignificant concern regarding the propo ed Blodgett Master Plan and how the adjacent communities have not been informed by the Colorado Springs Department of Parks, Recreation, and Cultural Services (PRCS) about the upcoming proposed plan prior to the final push this fall by the PRCS.

My neighborhood is right across from the "proposed" 60 space parking lot at the current South Blodgett Loop at Orchard Valley Road. I, and many other of my near and far neighbors, have serious concerns over the creation of the proposed parking lots at the current South Blodgett Loop and at North Blodgett Loop (both in the Peregrine community). Also, my elf and and many, many other Peregrine community member have very eriou traffic afety concern regarding a 4 way stop sign or traffic light you are proposing to install at the upper Orchard Valley intersection at Centennial.

I have also attached, and copied to end of this email, the latest of three different emails of questions and concerns that I have ent to the BlodgettMa terPlan@gmail com email addre ince the 1 t Aug2023 community meeting, with no responses. Myself and many other Peregrine residents believe that the PRCS/Blodgett Master Plan has been covert in the panning of this, keeping it from the Peregrine community and all adjacent neighborhoods till the Aug2023 community meeting so we wouldn't have the time to review, research, and meet to generate counter proposals. You know these plan will re ult in ignificantly negative ramification and impact on our adjacent neighborhood and greater community **It is clear that this process is flawed.**

I would like to propose to you, the PRCS and Blodgett Planning Committee, the following solutions for the highly controver ial propo ed Orchard Valley parking lot and "controlled inter ection" ( ee directly below thi paragraph)

1 - keep the EXISTING entrance where it is, possibly expanding the entrance with clear signage.

2 - expand the EXISTING parking lot somewhat; keeping in mind that 60 spaces is far too large for many reasons, regardless of location.

3 - install an AUTOMATIC GATE at entrance of parking lot with large clear signage that the gate will automatically close and lock at set time (ie: 8:00 pm), and re-open at set time (ie: 5:30 am).

4 - install a Flock License Plate Reader at the gate, as we have at both entrances to our Peregrine community, as a security measure.

5 - install VIDEO SURVEILLANCE at gate and parking lot, since you have not been providing patrol for the delinquent and nefarious behavior that you claim you are wanting to avoid or manage.

All that said, I do look forward to a couple clear trails added that lead to Blodgett Peak and the ridge, and to better maintenance and management of the e i ting trail that ha n't been happening I am al o very happy with the metal trail markers/signs… they are a great help!

If the PRCS really wanted to be transparent and to share your Blodgett Master Plan, you could have easily done any of the following

1 - posted signs in the various neighborhoods of the adjacent communities advertising well in advance the Aug2023 and 17Oct2023 community meetings.

2 - sent postcards to all homeowners in the adjacent communities advertising well in advance the two community meetings.

3 - post the entire presentation contents (tie: video recording) of the 1st community meetings in Aug2023 and 17Oct2023 to the Blodgett Master Plan website as it was stated it would be, so us neighbors and all concerned community citizen who couldn't attend the meeting could review the immen e amount of information that wa pre ented; then we'd be able to submit coherent feedback to you, PRCS. That was not done even though it was stated that all the information would be on the website. It wasn't even mildly updated till a week prior to the 17Oct2023 meeting.

4 when we ign up to get notification of update , actually end u update ! I have igned up twice ince the Aug2023 community meeting and have received nothing.

**I respectfully request that the deadline be delayed at least six months so that the adjacent neighborhoods and communitie mo t affected and negatively impacted by thi plan, have more time to thoroughly review and respond. Please, at least show us that level of respect.**

**PERSONAL NOTE:** I would truly LOVE to see a plan that includes horses back on that land, either for boarding, visiting, trail ride , le on , etc !! The uniquene of their pre ence, peace, and enjoyment the hor e bring to the community a a whole is priceless! Myself and many others, near and far, miss the horses! :)

Thank you for your time and attention! I truly do appreciate all your consideration.

[redacted]

# BLODGETT MASTER PLAN – RESIDENT FEEDBACK – Oct 2023

[redacted]

## South Blodgett Loop Parking Lot and Roadway Expansion Plan:

-

**TRAFFIC CONGESTION and INCREASE IN ACCIDENTS**

-

- Creating a "controlled intersection" at Orchard Valley/Centennial/Woodmen via either 4-way stop sign, or God forbid stop lights, would DRASTICALLY create significant traffic back-ups as they will be forced to wait, when they could be moving on; and as a result, will lead to traffic piled up at the intersection and down/up the very steep hills!

- A 4-way stop sign, or God forbid stop lights, would create significant back-up for school buses and traffic on the steep hills, before and after school, and at morning and evening rush hour times.

Creating a "controlled intersection" via either 4 way stop sign, or God forbid stop lights, would force traffic to stop and start and stop and start in the middle of the extremely steep hills of Centennial, Woodmen, and Orchard Valley, which in **heavy rains, snow, and ice** it would be setting us up for frequent accidents!

- **SOLUTIONS:**
    - **Keep current parking area.**
    - **Extend current parking area if necessary.**

- **CLOSE AND LOCK THE GATE after sunset or before 9:00 pm.**
- **Order nightly patrols**
- **Problem solved, and a lot of money saved.**

**DECREASED QUALITY OF LIFE for Adjacent Neighborhoods**

- Building an unnecessary, over-sized, unhidden, 60-space paved parking lot (5x what is currently there) would destroy the lifestyle that exists in the northwest Peregrine neighborhoods & neighboring communities, in particular for the **42 adjacent homes in Alpine Glen and across the street**, which is the reason we have paid the premium cost to move and live here:
  - Our current peaceful VIEWS of this pristine nature area would be demolished by replacing it with an over-sized, unhidden, 60-space parking lot, porta potty, heavy vehicle and people traffic.
  - Our current peace and QUIET would become replaced with constant loud cars, car doors, people talking/yelling/arguing, music, etc
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  - Building a road, unnecessary, over-sized, unhidden, 60-space paved parking lot (5x what is currently there), and a 4-way stop/stop light intersection would **LOWER PROPERTY VALUES** and diminish desire to buy and live here, especially for Alpine Glen and the four homes across the street!
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  - It would draw people who look for more opportunity to commit violent crimes, such as rape, kidnapping, etc.

- It would draw more criminal people seeking opportunity on the trails to attack and abduct hikers and runners.

- Building an over sized 60 space paved parking lot will draw more delinquents that use marijuana, and that smoke permeates the air for us neighbors, walkers along the street, and hikers on the trail to smell.

- As a result of the **lower security and higher crime risk** due to building a road and an unnecessary, over-sized, unhidden, 60-space paved parking lot (5x what is currently there), the **PROPERTY VALUES** would be significantly **REDUCED**, and diminish desire to buy and live here, especially for **Alpine Glen** and the four homes across the street!

- Building an unnecessary, over-sized, unhidden, 60-space paved parking lot (5x what is currently there) and a road, would not keep out delinquent activity, especially those who walk to the location at night; providing more space for them yields more problems! That is where patrols come in.

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    - This would actually be creating the problems that you "claim" you want to avoid on the South Blodgett Loop trailhead parking, (which rarely/if ever exist when the gate closure hours are enforced) this seems a bit hypocritical to me, as well as to others I've spoken with!

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- **The current Porta Potty commode tank leaks** inside at the front base of the "commode"; it would be nice to have that fixed.

**Red Squirrel Trail (RST):**

- RST is a highly desired trail as is, from people in their 20's to people in their 70's plus, who I know personally that use and enjoy the brief challenge that trail offers and leads to further trails to the foothills.

- Closing RST as is, and creating a bunch of switchbacks, destroys the beauty of the varied hiking experience that the North Blodgett Open Space offers.

- The people who hike at North and South Blodgett Open Space trails do so for the variety of heightened challenges the terrain offers.

    - Creating a bunch of easy switch backs erases the beauty and uniqueness of these trails.

- Closing Hummingbird Trail would be a very sad decision; that's a great trail that hugs the front of the Blodgett slope and leads to other upward trails like RST, Wagon Wheel, Peregrine Trail, current (and hopefully future) trails that lead to the Blodgett Peak and ridge.

**Quarry Trail Area:**

I personally don't know the Quarry area, but **250 parking spaces also sounds extremely excessive**

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- I did not find any mapping information on your website regarding the new proposed trail system and connections.

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- Your website uses very **ABSTRACT TERMINOLOGY** to state what "The Blodgett Master and Management Plan Process seeks to do"; **please define:**
    - "**Interpretive area**"
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- **QUESTION**: Why are you planning to build all NEW trails, when there are many EXISTING trails and areas that are not currently being maintained or properly managed?

    - ie The “onramp” trail directly from Woodmen/Orchard Valley that you created around four years ago has eroded to so narrow that you have to walk heel to toe, single footed!

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I look forward to seeing **more transparency** to the neighboring residents and Colorado Springs citizens regarding your Blodgett Master Plan and how you will maintain the CURRENT lifestyle, peace, serenity, and security for us neighboring residents!

[Message clipped] View entire message

**Point_Paper-Sutter-Blodgett_Master_Plan-Oct2023.docx**
26K

# BLODGETT MASTER PLAN – RESIDENT FEEDBACK – Oct 2023

[redacted]

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Thank you for your time and consideration! God bless.

Sandy Sutter
Very concerned Alpine Glen resident/homeowner
sandysutter@comcast.net

Gmail Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Today's Parks Board Meeting

**STEVE SWAN** <sselkhunter@comcast.net> Thu, Nov 9, 2023 at 10:53 AM
To: "britt.haley@coloradosprings.gov" <britt.haley@coloradosprings.gov>, "david.deitemeyer@coloradosprings.gov" <david.deitemeyer@coloradosprings.gov>
Cc "anna white@colorado pring gov" anna white@colorado pring gov , "blodgettma terplan@gmail com" <blodgettmasterplan@gmail.com>, "samuel.friedman@coloradosprings.gov" <samuel.friedman@coloradosprings.gov>, "dave.donelson@coloradosprings.gov" <dave.donelson@coloradosprings.gov>

Ms Haley & Mr Deitemeyer,

I just wanted to say that I'm grateful for the opportunity to speak at the Parks Board meeting today.

I do want to address the comment the lady who spoke after me made about people wanting bathrooms at their open spaces. That may be so for some, but I have to believe that they want them in appropriate locations. The North Blodgett Trailhead and the Quarry Trailhead, being further removed from residences, are appropriate locations. The Orchard Valley Trailhead is separated from our residential area by just a thin strip of Oak Valley Ranch Filing #2 open space Unlike the other two trailheads, it's NOT an appropriate location for a toilet. And the Oak Valley Ranch neighborhood skyline certainly isn't an appropriate location for any trailhead amenities. Orchard Valley Trailhead amenities should remain at their current location or be moved to the telecommunications gate location

As I said in the meeting, my wife and I very supportive of the concept of moving the parking lot and putting in a 4-way stop at the intersection. We're also very concerned about the possibility of toilet odors wafting down the hill like the marijuana smoke odor currently does, and detracting from our quality of life and property value. I'm sure the lady who advocated for open space restrooms wouldn't enjoy seeing or smelling one from her yard.

Thanks in advance for your consideration!

Respectfully,

Steve Swan, 303 917 3948

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Traffic and fire studies for the Blodgett Peak Open Space

[redacted] Fri, Oct 20, 2023 at 12:05 PM

Hello David~
Your name and email are li ted on the Blodget Peak Open Space web ite o I am reaching out to you per onally I am a resident of Peregrine who has lived through the weeklong evacuation order during the Waldo Canyon fire and also the recent preevacuation order for the Blodgett Peak fire. As such, I feel I and other Peregrine residents have a unique perspective that should be considered before allocating any resources to EXPANSIONS of the parking lots already e tabli hed prior to thi plan I believe there are pecific fire, traffic, and ecurity ri k which would be incurred due to proposed parking expansions in this plan.

At this time, the city of Colorado Springs has no fire evacuation plan in place for Peregrine neighborhood. We in essence are no better off than we were 12 year ago when it took me 4 hour to get down We t Woodman during the Waldo Canyon evacuation! It really was a life and death situation in the Waldo Canyon fire up here. I started to drive down the hill the moment they said to evacuate, but with side street arteries dumping cars below me into West Woodmen Road, the only road to exit off the entire hill. Perhaps the other direction on the same road was lighter traffic, but the fire was right up again t it going 60 mph o that did not eem right to drive into the direction of the fire! A you can imagine, moke inhalation as well as other medical emergencies were direct threats in that amount of time. 10 ambulance vehicles at least went zooming down the emergency left lane we were required to leave open. I assume these were elderly in our neighborhood that felt they needed assistance for medical reasons.

**Blodgett Peak Recreation area is a 1/2-3/4 mile higher than Orchard Valley parking lot and a 2 miles higher than Allegheny which has many fire escape routes. With no city plan in place for fire evacuation, it does NOT seem wise to me to greatly expand the Blodgett Peak Recreation Parking area.** I walk past this area many times a day and often pace are open in the lot, but people prefer to park on the treet! No matter how many pace would be added, a third more will park on the street I'm sure due to ease of pulling in and out and avoiding accidents backing up.

During covid, the number of people coming up West Woodmen/Centennial to the Blodgett Peak Recreation area probably tripled with I a ume out of town motori t and motorcycli t who race their car and motorcycle at all hour of the day and night. We have had security issues in the past which the Peregrine HOA has addressed by installing lights, locked gates, and security cameras to our entrances, yet problems persist especially regarding speeding and the inability to get down this hill except on one road in an emergency!

**I am grateful for the plans to clean up and upgrade existing trails and parking lots to make them safer and well marked, and the effort made to conserve open space for the wildlife and plant habitats, but I am not in favor of expansion of the current Blodgett Peak lot especially unique for the high risk for fire evacuation danger to hiker /biker /and Peregrine re ident**

I am requesting copies of the traffic study (post covid date) and any fire study done on the Blodgett Peak Open Space Project.

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Traffic Pattern(s)/Addit'l Parking for Blodgett Open Space Master & Mngment Plan

[redacted]

Fri, Oct 13, 2023 at 8:15 AM

I live off Spirerock Path, backyard facing Orchard Valley and would like to submit concerns as to what plans are being made for parking and traffic flow coming down Woodmen/Orchard Valley
Due to travel, I will be unable to attend the Oct 17th community meeting.

The current map has only 2 parking locations:
1 off Woodmen at the North Trailhead
2. top of Orchard Valley where it intersects with Centennial

Thank you,

[redacted]

Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# URGENT CONCERN FOR BLODGETT MASTER PLAN

[redacted] Mon, Oct 30, 2023 at 11:15 AM

Dear Blodgett Master Plan Committee et al:

I attended and participated in everal of the open pace review meeting at Flying W and I want to e pre concern with the proposed Blodgett Open Space Master Plan as it seems it has grown in scope since my attendance Initially I wa e cited to be a part of the review proce

My bigge t concern

- This is a quiet neighborhood, and it appears it's being turned into an adventure park which will bring in lots of traffic, people, noise and activity at all hours impacting not one but four surrounding neighborhoods not to mention the impact to our very active wildlife!!!!
- We can't even get the city to resolve the rampant motorcycles speed and sounds that has been a problem for the past decade so how will they ever contain the masses that will eventually head to Blodgett?
- What guarantee do we have that the city will police/parole thi open pace area 365 day a year 24/7 to avoid crime, crowds and the inevitable potential fire danger?
- Paragliding takeoff - flying over our homes but doesn't this interfere with AFA training planes and gliders? Why is this even being considered?

**I live in the Peregrine neighborhood directly bordering the north and south trailheads and was surprised to learn that no surveys had been e-mailed or mailed to us to allow our voices to be heard. It seems you are using these surveys to direct your plan and the survey is now closed to our responses. We urge you to slow this process down so that more comprehensive input can be garnered.**

ADDRESS CRIME ISSUES NOW BEFORE EXPANDING
In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours. In December of that same year, and illegal campfire started a wildfire on Blodgett Peak. We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation.

MORE HIKING ONLY TRAILS
As a neighborhood, we largely use the north Blodgett open space for hiking although several of us are mountain bikers too. Many of us know the trails like the backs of our hands and use them multiple times per week. More hiking only trails are a necessity to keep bikers and hikers separated and ensure positive and experiences for both. We have a number of retired people and children who hike the trails and we must keep them safe.

PROTECT THE WILDLIFE

Although we highly value recreation, we do not value it to the detriment of the well-being of the wildlife. We believe this project should value conservation over recreation. We are concerned about the negative impact on wildlife, especially the Rampart Range Big Horn Sheep habitat, as well as the black bears, bobcats, mountain lions, mule deer, fox, coyote, raccoons, great horned owls, and many other species of birds that will be negatively impacted by more development of the land. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less that proposed.

WE DO NOT WANT TO BECOME A THEME PARK

We are very concerned about the increased traffic in our area that the plan will create. We have already experienced an increase in negative nighttime activities as a result of increased traffic and human congestion after the pandemic. It is logical to conclude these will only increase with the addition of the bike park as a recreational attraction. We do not want to become an attraction like Garden of the Gods or Red Rocks Open Space. There are too many homes too close to the parking lots and recreation spaces, leaving little to no buffer between homes and open space activities. In short, we want to keep Blodgett wild and have as little impact upon the land and its wildlife as possible.

WE PROPOSE THE FOLLOWING BE DONE BEFORE ANY PLANS ARE SOLIDIFIED:

-Targeted surveys to residents most affected by the proposed Master Plan. That would include the neighborhoods of Peregrine, Alpine Glen, The Sanctuary, La Bellezza, and Oak Valley. Since Blodgett is our "backyard" our voices deserve to be heard, and should, we believe, carry more weight than people from outside of the neighborhood. The literature from the 10/17/23 meeting stated that there were only 37 responses to the online survey. Surely this is not adequate input for such a large-scale plan that impacts thousands of people.

-Detailed environmental impact assessment by an independent outside organization with specific expertise in open space and wildlife management.

-Development of a detailed physical security, safety and management plan for public review and comment. Fix the parking lot gate issue before expanding it. Research parks in Denver that have automatic closing and locking gates.

-Slow this process down! If this is a park for the community, let the community most impacted by it give their input. This area must be preserved for future generations and rushing the process is short-sighted.

We would like to know you have received our letter and how you propose to address our concerns.



Gmail

Blodgett MasterPlan <blodgettmasterplan@gmail.com>

# Yes! To the purposed plans

[redacted] Sun, Oct 22, 2023 at 11:37 AM

To: BlodgettMasterPlan@gmail.com

Please count me as very **supportive** of the proposed development plans for the Blodgett Master Plan.
It i not needed or nece ary to et it a ide for a wild life pre erve
Thanks,

[redacted]

[redacted]

**Subject:** Re: Upper W. Woodmen Road/Blodgett Open Space Parking realignment
**Date:** Thursday, October 26, 2023 1:04:11 PM

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**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hi Todd,

Thank you for your reply and I am happy to meet next week. I can meet Wednesday, Nov. 1 at 1 p.m. if that works for you. Yes, please tell Lindsey (and other Peregrine residents) that you are working with the HOA representatives. Steve [redacted] will join me if he is available as our Safety and Security lead on the HOA Board. And please do invite David Deitemeyer (or anyone else who seems like a good fit from the Parks Department). When I saw the plan prior to its public release, I knew the neighborhood would have concerns related to traffic, particularly the 4-way stop at the top of Orchard Valley/W. Woodmen. This has proven to be a big sticking point with our residents. I think we can discuss some options related to traffic calming on upper W. Woodmen that may also work to reduce the racing on that section as well. I am sure the Parks Department has heard from several Peregrine, Oak Valley, and Mountain Shadows residents concerning aspects of the park plan that are not part of your scope of work (along with you receiving numerous emails related to everything that may/not pertain to traffic management). I appreciate your patience and willingness to meet with me and Steve on discussions related to traffic on W. Woodmen Road.
Please confirm the time and location for our meeting next week. I look forward to talking with you.

Sincerely,
[redacted]

On Thu, Oct 26, 2023 at 12:29 PM [redacted] wrote:

> Kristen – Thank you for your patience. I missed your email until I was reviewing unread emails today. I also received a long email from a [redacted] asking for my support in altering the Blodgett expansion plan and then proceeded to ask for my help in the area of park master planning and management. Concerns with these topics should be brought to Parks staff and their consultant team. Attached is the email I received. Is it ok with me responding to Lindsey to let her know that I plan to meet with HOA representatives?
>
> As you know I only deal with the roadway network and traffic. I would be willing to meet with a small group of HOA representatives (no more than 2 or 3) people to discuss traffic related ideas. This is how I worked with past Peregrine HOA representatives and found this to be more productive than large group meetings. When we do meet I would suggest that we either let the Park's PM know we are meeting and give him the opportunity to join us. Here

is my availability next week:

- Monday, October 30 between 10 am and 11:30 pm
- Tuesday, October 31 – after 2:30 pm
- Wednesday, November 1 – after 12:30 pm
- Thursday, Noember 2 – 9:30 to 12:30
- Friday, November 3 – noon to 1:30 pm or after 3 pm

I am also available in the early morning before normal works hours in order to accommodate the work schedules of others.

[redacted]

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[redacted]

**Sbject:** Upper W. Woodmen Road/Blodgett Open Space Parking realignment

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hi Todd,

I serve on the Stakeholder Action Committee for the Blodgett Open Space Master Plan. In the process of looking at the newest version of the plan to be released publicly on Oct. 17, there is a 4-way stop at the top of Orchard Valley, W. Woodmen/Centennial and the new Orchard Valley parking lot entrance. Dave Deitemeyer mentioned that he talked with Traffic Engineering regarding the 4-way stop when creating the latest master plan version.

The Peregrine community has concerns about the stop, but also some ideas on how to change this and calm the motorcycle racing on upper W. Woodmen. Peregrine board member and safety and security lead Steve Garcia, and I would like to meet with you to

discuss potential ideas for traffic calming in that region since roadwork will already be required for the updates to the park entrances. We are hoping we can discuss some new ideas and learn what may be feasible in that area before the December BOS master plan is released.

Please let me know your availability to meet in the next few weeks. We would like to work together on potential changes that would enhance the safety of that corridor and decrease the concerns of residents.

Thank you.

[redacted]

October 22, 2021

To Whom It May Concern,

We have lived in our house on [redacted] Over the years, we've noticed increased undesirable activity near the intersection of Sawback Trail and Woodmen Road as well as along Woodmen Road between the two intersections it has with Sawback Trail and in the Blodgett Open Space parking lot [redacted]

I personally have reported multiple incidents of graffiti via the GoCOS! app on the stop sign and speed limit sign as well as a phallic symbol on the road near the northern intersection of Sawback Trail and W. Woodmen Road, most recently approximately 1 month ago. Approximately 1 year ago, I also reported via the GoCOS! app missing street signs marking a curve located on W. Woodmen Rd. above our house.

We have noticed an increased amount of overnight traffic and parking as well as incidents of people sleeping in their cars for multiple nights at a time on Sawback Trail above Mt. St. Francis near the W. Woodmen intersection. I personally have called the non-emergent police line in past summers due to the noise from people partying in near Mt. St. Francis along Sawback Trail as well as in the Blodgett Open Space parking lot in the late-night hours. There has been an increased amount of liter from the activity in the area of Sawback Trail and W. Woodmen Rd. as well as along W. Woodmen Rd. between the Blodgett Open Space Parking lot to the Sawback Trail intersection to include alcohol containers, used condoms, used tampons, and fast-food trash. We have elementary school aged children and this is quite concerning to live next to and walk by. We also hear frequent motorcycle and car racing along W. Woodmen Rd. above our house during the late-night hours.

The intersection of W. Woodmen Rd. and Sawback Trail is a bus stop of Academy District 20 middle and high school students and it is concerning knowing what they may be seeing on the way to their bus stop. We are also concerned that these students are walking past people sleeping in their cars well past the bus stop hours. Additionally, the lack of lighting, particularly during the winter months with less daylight hours, makes this area more dangerous for students waiting for and loading busses.

We have noted that the northern Sawback Trail and W. Woodmen Road intersection is one of the few intersections within our neighborhood with a stop sign that is not lit by a streetlight. We propose encouraging installation of a street light at this intersection to help deter some of the unwanted activity occurring in this area. We also see great benefit of a street light being installed in both of the Blodgett Open Space parking lots to deter unnecessary gathering at night. There is an approximately 4,100 foot stretch of road on W. Woodmen Rd. between the southern intersection of Sawback Trail with W. Woodmen Rd. to the southern intersection of Blodgett Drive with W. Woodmen Rd. that does not have any street lighting along a very curvy part of the road. We also feel that increased police monitoring in the area would help deter unwanted activities in the area.

We appreciate the time you are taking to hear our safety concerns about this area. Please feel free to reach out to us with any questions you may have. We have brought up our concerns to the Peregrine HOA and also plan to contact our city councilman and the Academy D20 Transportation office in regards to our concerns about the bus stop.

[redacted]

[redacted]

Hello,

My name is Tucker Welch. I live with my wife Hannah in a house the Oak Valley neighborhood. We absolutely love this area and are very happy to live here as residents of Colorado Springs. We recently had a neighbor passing out flyers about the proposed plans for Blodgett Open Space. The neighbor was urging people around the neighborhood to voice their concerns about the proposed plans. The flyer titled "Keep Blodgett Wild" had every one of the emails this is sent to listed on the flyer.

I wanted to inform everyone of this letter as a warning that many people may be emailing you only concerns and problems for the proposals. I am writing this email to say that I think the proposed ideas sound amazing and I can assure you that most people will absolutely love if these plans come to fruition. Colorado Springs is a great place to live and some of the reasons are all the parks, trails, and open spaces available to anyone. I mountain bike so I will also add that the increased bike trails sound great to me. The idea of a future mountain bike park at the Quarry is also such an awesome idea that will be a great benefit to living here and attracting others. The newly proposed trailheads will only benefit the entire town as it grants access to so many people . The childern's nature center, the dog park, and visitor center also sound like fantastic ideas.

In conclusion, I just want to make clear that the vast majority of the residents of Colorado Springs will love these proposed ideas. Please just be aware that there are people trying to spread the word of concerns in an effort to stop what I and most think will be great ideas!

Thanks,

[redacted]

[redacted]

Hello All,

We live in Orchard Valley Ranch and do not want this expanded Park at all. We have filled out the Survey with all of our concerns. It will bring much more traffic and associated problems to our neighborhood and there is no plan for security/surveillance that I can see on the BOS websites. Also, we have to talked to other neighbors and they had no idea that this is being planned. There has not been enough information about this to everyone living in the areas affected. Who generated the idea of a park of this magnitude anyway - up to 180 cars parking lot with access only via Allegany ?

[redacted]

[redacted]



Im an involved Rockrimmon resident with young children. I do not support the current / Blodgett Open Space master plan draft #2 and would like to see the original draft— focusing on preservation and reclamation— reinstated. I have deep routed concerns the BOSMP draft we reviewed @ this past Octobers Flying W Ranch meeting— will destroy our everyday life and our sense of place, will absolutely contribute to our ever-increasing wildfire exposure and further destruction of WUI / foothills sensitive wildlife habitat.

All four main roadway arteries from I25 will take COS residents and out of town visitors to the proposed mountain biking and paragliding center @ Blodgett— directly past multiple D11 & D20 Elementary & Middle public schools. How will we manage additional traffic coming from a park with almost 300 parking spaces [similar to Red Rocks] on a regular day, let alone school days, and then special event days such as mountain biking races, tournaments, paragliding races, etc? Why is COS city govt willing to risk our safety when we have 1.5 + mile walk zones surrounding these public schools. COS officials are responsible for the safety of ALL citizens, including your youngest @ Trailblazer Elementary School off Centennial, Eagleview Middle School off Vindicator, Foothills ES off Allegheny, Woodman-Roberts ES off Woodman— plus Rockrimmon ES and Chipeta ES one street over from those arteries. What about NW side neighborhoods with 20/25 MPH or less zones/ what do we do when kids can't stand street side waiting for busses? D11 & D20 do not have funds for extra guards, signage, speed bumps, etc. NW side has aging infrastructure and not enough signage to date, inattentive drivers texting, overall increase in car related crimes/theft— coupled with an already overburdened police force with limited patrolling capabilities. Does it concern our TOPS program admins how much itll cost COS citizens to secure a park the size of Redrocks with three spread out parking lots and multiple trails leading into surrounding neighborhoods?

In addition to the above our egresses [already overburdened] @ I25 and Pinecliff / Popes Valley area & S Rockrimmon can expect even more with Entegris 600+ employees coming summer 2024, 43 more single family homes, 2 XL assisted living facilities, expanding Sunbird 350+ restaurant, etc, etc. Then we have Arrowswest @ end of GoGs Rd clogging another important access to I25. What happens in another wildfire emergency situation?

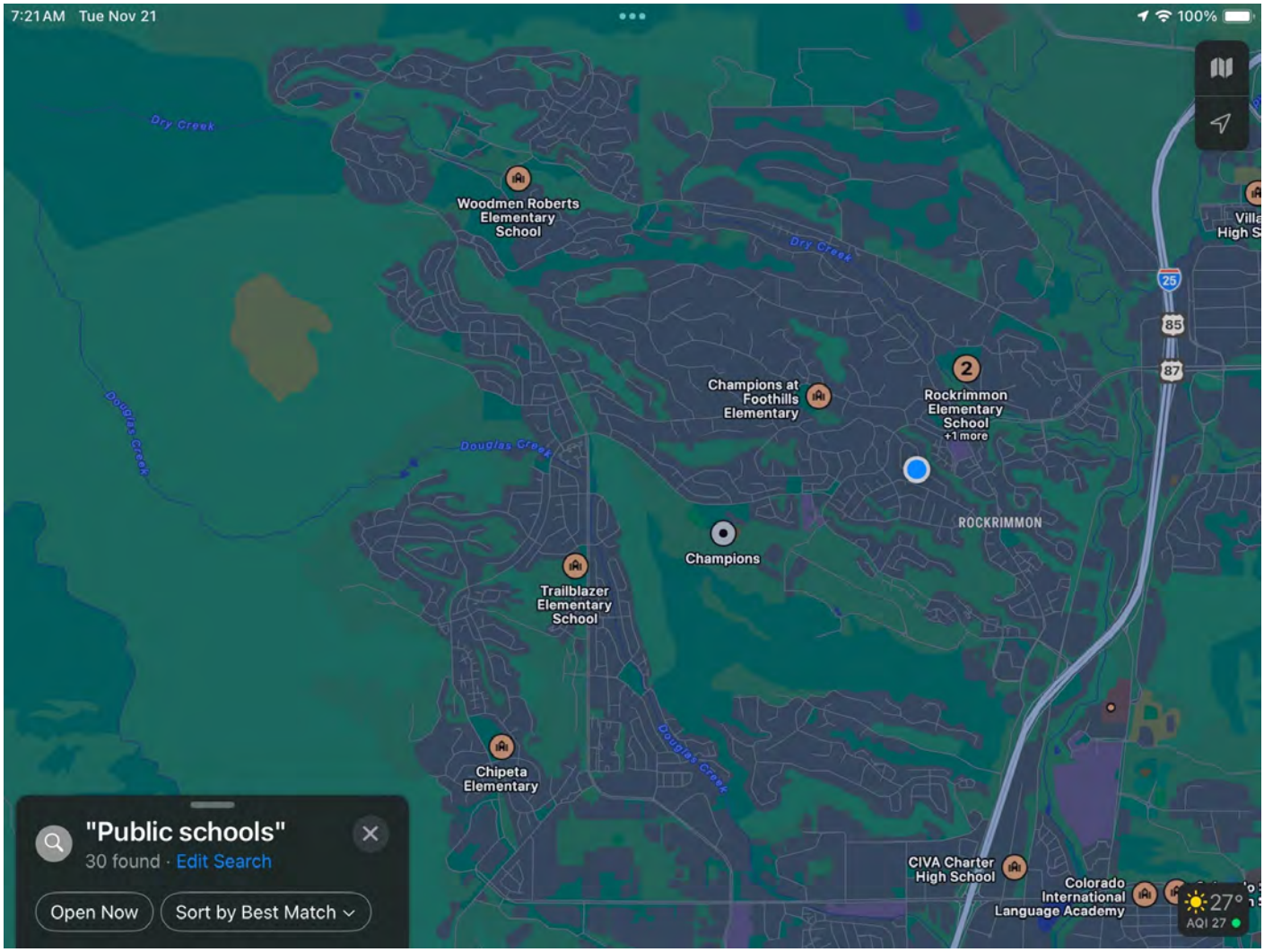
Furthermore, I believe the BOSMPD process has absolutely been compromised and does not accurately represent COS citizens. This second draft clearly caters to a small subset of COS citizens that can a] afford mountain biking & paragliding equipment and b] have the physical capability to use this park. Wheres the ADA compliant wildlife sanctuary viewing platform? Will the same mountain biking and paragliding companies set to profit off Blodgett be there to provide free rental bikes & paragliding equipment for disadvantaged youths wanting to ride/learn? Or will we create another exclusive community [similar to CO ski towns] where even our public parks can only be used by those fortunate enough to provide financially well for themselves? Meanwhile kids [including my own] don't need any "nature inspired" playgrounds— they need mountains, trees, grasses, dirt— not anymore perfected, manmade trails to maintain. Blodgett needs to remain wild for us now AND future COS residents. We certainly don't need to pay for and maintain an extravagant park of that size either; how will we stop vandalism if we can't keep gates locked and secured now? How will we staff a park of that size when we fight to keep park/rec employees today? Blodgett will be ruined forever if we don't protect it, please hear me— keep Blodgett Wild.

Thank you, Janet Wagner

"It is a heartbreaking story of a collision of two different views of how human beings should interact with the natural world and there's a tragedy at the very heart of that story." Author Dayton Duncan, The American Buffalo, a Ken Burns documentary.




Vastly different ways of living life here in COS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Dry Creek
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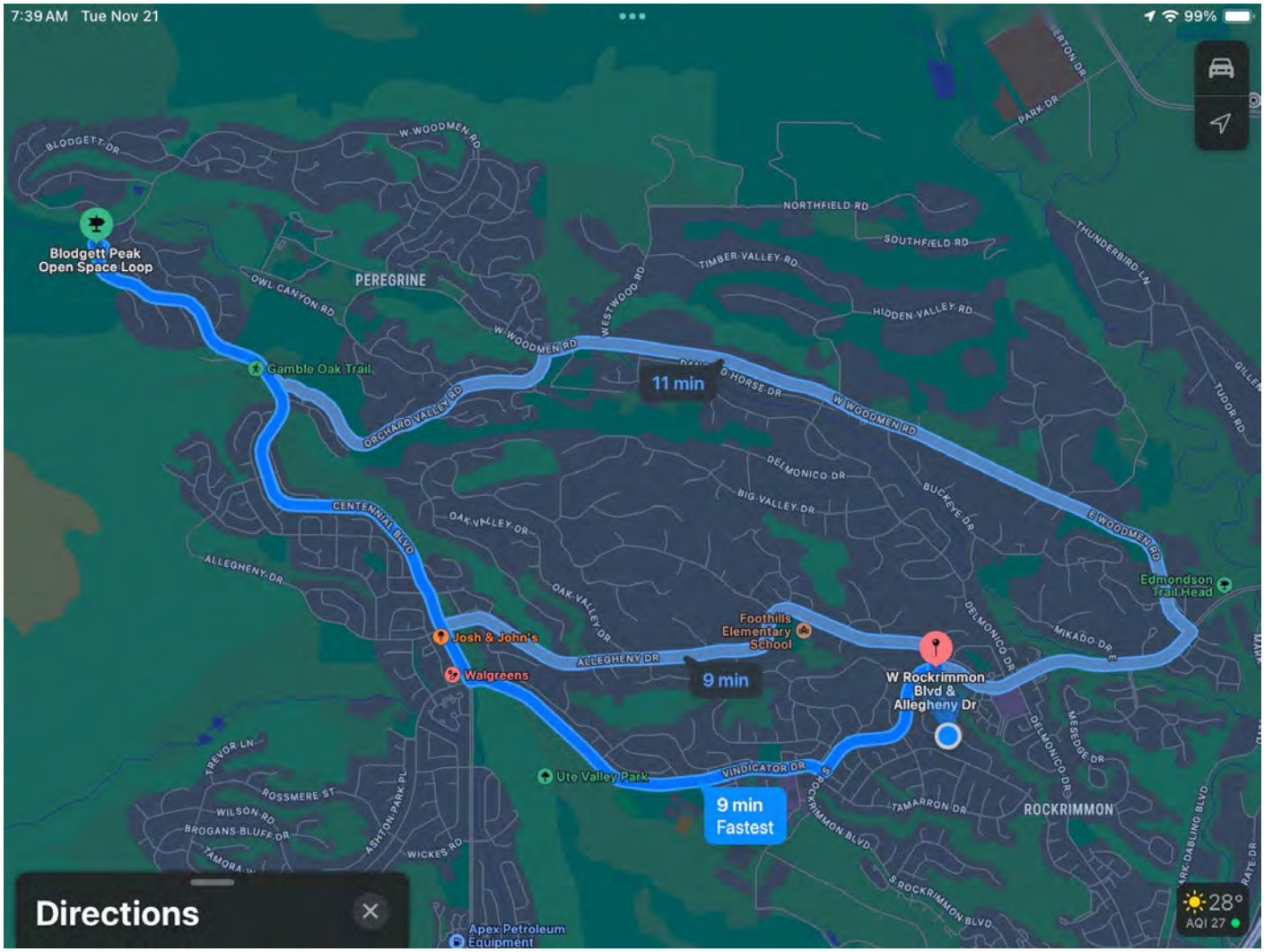
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Blodgett Peak Open Space Loop
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WESTWOOD RD
NORTHFIELD RD
SOUTHFIELD RD
TIMBER VALLEY RD
HIDDEN VALLEY RD
THUNDERBIRD LN
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Josh & John's
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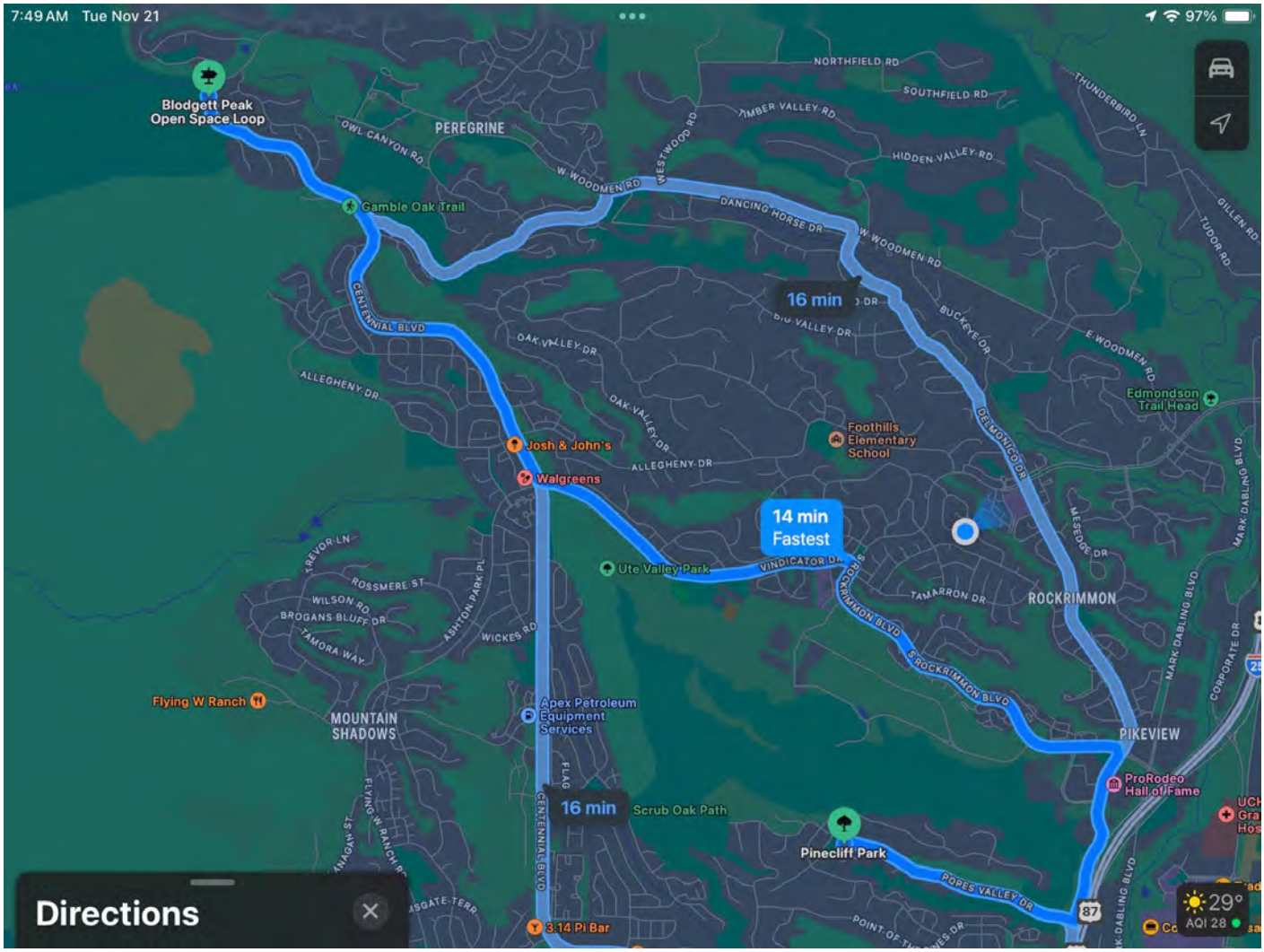
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BROGANS BLUFF DR
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ASHTON PARK PL
WICKES RD
Flying W Ranch
MOUNTAIN SHADOWS
Apex Petroleum Equipment Services
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Scrub Oak Path
Pinecliff Park
POPES VALLEY DR
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Directions
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AQI 28

[redacted]

Greetings!

I and my neighbors are residents of the HOA, Centennial Glenn filing #2, located directly across the street from Blodgett open space. We would like to voice our strong disapproval of the proposed expansion and relocation of the parking lot across the street from our HOA and the addition of a four-way stop at Orchard Valley and Woodman that would exit from the parking lot.

Of the three proposals for expanding Blodgett parking, this is the only one that moves parking closer to residential areas and increases the visibility of parking from residential areas. The quality of life of nearby neighbors will be diminished from the degradation of the aesthetic beauty of the views from their homes and by increasing the noise pollution neighbors experience. This will in turn reduce property values causing direct harm to nearby neighbors.

When the parking area across from our HOA was first proposed, we were promised that the parking lot would be hidden by an earthen berm and that the gate would be closed every night. This has served both the community and residents well, except for when the gate is not closed as promised.

Furthermore, the relocation and expansion of the parking area across from our HOA is a misuse of taxpayer money. After two years of living directly across the street from the parking lot, we have observed that it is never full. It is more than large enough to accommodate all the cars that visit the open space. If in the future, the space is not sufficient, expanding the lot in its current location would be the most economical and effective solution. Also, for reasons regarding asthetics, oder, noise, vandalism and nefarious activity, we are strongly opposed to placing any type of porta potty in that lot area.

Finally, having a four-way stop at the top of Orchard Valley and Woodman we believe would increase the threat of accidents, especially in winter weather. Coming up Centennial and having to stop before reaching the top of the hill would be almost impossible and treacherous. Similarly, cars traveling down the hill, could easily slide into the intersection causing an accident. The stop would increase risk of accidents as would adding an exit from the park side. Also, these changes would greatly increase light and noise pollution for all of the area residents, definitely negatively impacting area residents . Finally, the most common risk of accidents at that intersection are people who do not stop at the existing sign when coming up Orchard Valley and turning onto Centennial or Woodmen.

Please reconsider these decisions as you move forward with the proposal and expansion. We truly do not see the necessity of either of these costly changes. We are not opposed to all of the park expansion. We only ask that you reconsider the decisions to enlarge and relocate the parking lot, add a porta potty and add a four-way stop at Orchard Valley and Woodman as these would directly and negatively impact the many area residents.

Thank you for your consideration!

[redacted]

[redacted]

[redacted]

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*Thank you for your consideration!*

[redacted]



I live close and ride my mountain bike there often. I would love to see more mountain bike specific trails built. This mountain has the chance to become a great riding destination. Thank you for your consideration!

On Thu, Nov 16, 2023, 9:48 AM Blodgett MasterPlan <blodgettmasterplan@gmail.com> wrote:

> Good afternoon,
>
> We want to thank you for the thoughtful input you have provided on the Blodgett Open Space Draft Plan since Oct 17th. Our team is actively reviewing, adapting the plan, and preparing responses. To best respond to each email, call, and survey response, we are delaying the release of the Recommended Master and Management Plan until late December. The Recommended Plan review and survey will close on January 28th.
>
> Please reach out to us if you have any additional thoughts or questions for our team. We appreciate your patience and invite you to head over to the project website and provide your feedback for the project via a project survey for the Draft Plan that is still open until November 30th.
>
> Thank you again for your interest,
>
> **The Blodgett Open Space Master and Management Plan Project Team**

[redacted]

My family has lived [redacted] in Peregrine for twenty years. My husband and I attended one of the meetings held for the Blodgett Open Space Master Plan and gave feedback in a group setting. We would also like to submit the following.

1. We believe that a traffic and fire evacuation analysis should be completed. We lived through the Waldo Canyon Fire evacuation which took me over four hours to leave the neighborhood due to traffic issues. My husband, believing our home would be consumed by fire, packed his car with personal items as ash fell from the sky. More parking spots for Blodgett Open Space means more people to be evacuated in the case of another fire. Also, the evacuation could possibly be complicated due to more hikers in the mountains. Limiting the number of visitors, especially in the North Blodgett parking lot, would help with evacuation since that is the highest parking lot in the neighborhood.
2. We would like parking spots to be limited in all parking lots, especially North and South Blodgett Parking Lots, in order to keep the neighborhood quiet and pristine. Parking on neighborhood streets outside parking lots should be ticketed.
3. We do not believe a traffic light or stop sign is necessary (or desired) at the entrance/exit to the proposed South Blodgett parking lot. Limiting the number of spots in this lot will keep the area manageable without the need for traffic signs. This will keep the neighborhood quiet and pristine.

Thank you.

[redacted]

[redacted]

Hello Gentlemen & Ladies!

On behalf of my wife & I, I am providing some feedback on the purposed Blodgett Open Space & surrounding area plans. We live on Silent Rain Dr close to the Oak Valley Park & I hike the current trails quit often.

Our concerns are based on Current issues that would be exacerbated by huge expansions. In just the last several years, the number of bikers (without expansive parking lots, etc) has increased significantly:

* As a result, the hiking trails have become deeply rutted as bikers ride even thru the muddy times. When there is precipitation, these then get channeled deeper with the runoff water.
* Already, bikers are cutting trees, forging new trails, & reworking current trails (even though there are signs against it & they know they are not supposed to)
* There is increased risk to hikers. Within the last week, I was walking in the open space area next to Oak Valley park when a biker passed me at about 20mph within 1 foot of me in an open area. Many bikes do not have bells, do not slow down, & are traveling at high speeds on tight/visibly-blocked turns.

With the proposed extensive parking lots & multi-faceted activities, our neighborhood traffic will become unhealthy for the young families, wildlife, safety & neighborhood-only road system.

Twice this summer, living about 5 houses away from Oak Valley Park, we've had loud, obnoxious groups at the Park at 10.30-11pm. There are not police resources to respond so we have had to drive vehicles & put our high beams on them to get them to leave, at personal risk, but for the good of the neighbors.

I would encourage you, if you have not already, to walk those trails & check out the conditions for yourselves. Go especially on the weekends when many more are on the trails. And this is before a seemingly over-zealous expansion. Yes, the public lands are for the public; we're all for that. But, done with the sake of the public who live in this area too. We do not want our neighborhoods to become amusement parks, which has a high likelihood of happening with the given plans in this given area.

Thank you for your consideration.

[redacted]

[redacted]

Hi David,

I am including the link to a posting I did recently on Nextdoor regarding the concerns I have with trail damage in Ute Valley Park. The concerns I have with the trail damage in Ute Valley Park are the same concerns I have if the Blodgett Master Plan is approved. The park rules that are in place and apply to all city parks are being ignored by a percentage of users (especially bikers) and causing significant damage to city park trail systems. I know that I am referencing only a small segment of a particular trail in Ute Valley Park in my Nextdoor posting, but the abuse and unnecessary damage is very disheartening and disappointing to see. If the abuse and damage that I see in the 1 mile section of trail in Ute Valley Park is city wide on all trails, I **CAN NOT** support opening Blodgett Open Space to bikers. I am not "Anti-Bikers" nor am I an "Environmental Activist". I am simply a concerned daily user of one small section of our beautiful city park trail system.

I strongly encourage you to read my Nextdoor posting. It conveys the same concerns I have regarding the Blodgett Master Plan. The posting has received a lot of likes and support from other concerned citizens. It has been viewed by over 5,200 people. I encourage you to share my Nextdoor posting with all others involved in the review/approval process of the Blodgett Master Plan.

Please feel free to correspond with me if you have any questions. Thank you.

[redacted]

[redacted]

[redacted]

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Good afternoon,

Please open the PDF and read my letter expressing my concerns pertaining to Blodgett Open Space.

Thank you.

Sincerely,

[redacted]

---

**Blodgett Open Space.pdf**
4876K



1994 photo

To whom it may concern,

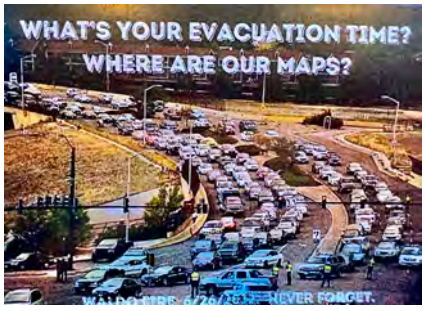
My name is [redacted]. I reside in Oak Valley filing #2. I was one of the first in the area and have lived in my home for the past 36 years with a front row seat of the Pike View Quarry. Consequently I've had the rare opportunity to observe the transformation of the scar on the mountain and all that it has endured over this period of time. What remains is a mountain stripped away by 115 years of mining and most recently ( 2008) the final blow of dynamite that hit a fault and sent an avalanche of rock down the partially reclaimed face burring 33 thousand trees.This, all in the name of development, revenue and the insatiable appetite for reaping the earth until it has no more to give.

It is now time to allow the scar to heal. It's been 11 years since the fire. The ground is just now turning from burnt red to shades of green, the wildlife is starting to return though not all, and the task of reclamation begins. The instability of the land is still evident as the strong winds and the torrential rain have left their mark.

This is not the place to create a World Class Extreme BMX bike park ! The scar would not heal and would have to endure yet another assault of human interference. The racing of bikes, a multitudes of people, rocks flying, trails carved, disruption of wildlife, disturbing or destroying vegetation, and lastly contribute a level of noise that would alert the wildlife in the area to flee.

Yes, this is just one aspect of the grand design of the proposed plan but if allowed it will work its way down the mountain to the proposed visitor center at the base of the quarry commercializing the area, with its additional amenities, providing 180 parking spots to accommodate all of the biking community as well as tourists, which in and of itself holds a multitude of concerns, onward into our community contributing to increased traffic on our single lane streets that serve our neighborhood. This could easily bring as may as 500 additional people into the neighborhood using the very roads we need to get to our homes.

Those of us who lived through the Waldo Canyon fire know only to well the fear we experienced trying to evacuate on that tragic day.
Trying to make our way down Orchard Valley Road encased in dark orange smoke, an endless line of cars creeping towards Woodman road as ambers fell onto our vehicles. Nothing has changed in our road system to improve future evacuations. What has changed is that more patio homes and apartments have been built on Centennial since then and more are being considered on 30th St and Garden of the Gods Rd. The addition of 300 plus parking spaces being proposed at the 3 bike trailhead locations would greatly increase the danger of citizens in the event of an evacuation. Woodman Rd and Orchard Valley Rd. are Peregrine's only way out of their neighborhood. Allegheny Rd. is the primary access road for Oak Valley Ranch. Centennial Blvd. is the main artery that services the 5 neighborhoods north of Garden of the Gods. An evacuation in the area would be a nightmare. Surely, the city is aware of this unresolved dilemma. Residents have lived it.



Although the BMX bike trail on the quarry is just one aspect of the proposed plan, it will have cascading effects which would adversely affect the community. It will interfere with the rejuvenation of the quarry and Blodgett Open Space.

The city needs to allow the quarry and Blodgett Open Space to return to its original purpose-a natural preserve for animals, social trails for hikers, and undisturbed natural beauty.

Sincerely, [redacted]



Dear SAC Committee,

We, the Oak Valley Ranch Filing #6 HOA Board, are writing in regard to the proposed expansion to the Blodgett Open Space Orchard Valley Trailhead in the Blodgett Master Plan project. We, along with our neighbors on north Julynn Road and adjoining Jeffrey Lane in northwest Colorado Springs, learned recently that a restroom facility and a relocated parking lot were added to the Orchard Valley Trailhead portion of the project plan on the hill directly above our properties. As soon as we learned of the planned development changes, we contacted the Tapis coordinator to ask how our neighborhood could provide input. She confirmed that Oak Valley Ranch Filing #6 will not have the opportunity to have representation in the Stakeholder Action Committee process. The Oak Valley Ranch Filing #6 HOA Board president was not aware of the process and was never invited to participate. **As stakeholders who are directly impacted by the planned development, it is our expectation that our formal input be considered by the committee and included in the proceedings.**

The current parking area and trails at the Orchard Valley Trailhead are not being maintained adequately. **Our neighbors are having to clean up trash daily in this area left by the public illegally using this area at night and significant damage has been caused to our adjoining HOA open space trail by mountain bike riders who have cut new paths and destroyed HOA signage.** No attempt was made by the city to prevent public access onto the HOA open space and in fact, removed a barbed wire fence (but left the barbed wire sitting on the ground) that formerly separated the two areas**. If the city cannot adequately maintain this area in its current configuration, how will it be able to manage the planned expansion proposed in the Blodgett Master Plan?**

**The planned restroom location and cars entering the new parking area (adjacent to the intersection of Centennial Boulevard and Orchard Valley Road) would be in direct view of multiple homes (at least 20) in our neighborhood.** Based on feedback that we have received from our neighbors and multiple postings observed on the NextDoor website, it is clear that residents in the area are opposed to the planned changes to the development and feel underrepresented by the community involvement process that has occurred to date.

**TOPS lists the Blodgett Master Plan in the 'Open Space' category. The proposed massive scope of the plans/changes to Blodgett Master Plan does not fit with preserving our beautiful open space and wildlife habitats.** It is misleading to list this project in the 'Open Space' category given the planned destruction of open space and construction of extensive, widened mountain biking trails, paragliding landing site, parking lots, and restrooms.

The primary goal of the Trails, Open Space and Parks Program (TOPS) is to improve "***the natural beauty of our mountains, parks, and wildlife, and our quality of life.***" We are very concerned about the ecological impact to what has always been an open, grassy hillside. We regularly see multiple wildlife in the area including bears, coyote, fox, deer, bobcats, owls, and (on one occasion) a moose. This entire area is a migration corridor for bighorn sheep. It is difficult to understand how creating a maze of wide mountain bike trails, parking lots, and a public restroom will achieve the goals of TOPS . Multiple residents from our neighborhood make use of the trails daily, often accompanied by pets and small children. It is uncertain how this planned use of converting the hiking trails to wide paths for mountain bikes (aka "multi-use trails") will fit with how residents are currently using the trails. How can hikers, especially small children, coexist with multiple mountain bikes speeding along these paths? Further, it is unclear how the planned project changes and inadequate neighborhood representation align with the process presented in the Blodgett Master Plan webpage, which committed to include "***lived experiences***" of the public and consider the "***ecosystem and wildlife preservation***" in a manner that "***builds relationships of trust***".

In summary, the residents of Oak Valley Ranch Filing #6 are opposed to the placement of a restroom above our properties and are quite concerned about the negative effects to public safety and ecological impact to our neighborhood that will be caused by the proposed changes to the Blodgett Master Plan.

Please feel free to contact us if you have any questions about this letter. We appreciate your attention to this matter.

Sincerely,

Oak Valley Ranch Filing #6 HOA Board

[redacted]

[redacted]

To whom it may concern,

Please read the following as it parallels what could occur at Blodgett Open Space with the addition of the added parking spaces.

I am a long term resident of Victor, Colorado in Teller County. The majority of the residents here in Victor were against Rita the Troll sculpture being placed just outside town. Rita the Troll sculpture has brought overwhelming traffic congestion, trash littered everywhere, a transient element where individuals sleep in their vehicles and wander about town breaking into homes. You don't want to add more parking spaces to Blodgett Open Space as this will invite a transient element and homeless tent campers. With this you will be on the losing end. Do you want to invite transients and homeless tent campers to your area? Trust me, they never leave and break-ins and serious litter issues will be a big problem.

Sincerely,
A Concerned Coloradan

[redacted]

Dear Blodgett planning committee members:

Many of our constituents in our HOA, Oak Valley Ranch Filing # 6 (which is directly below and adjacent to the south side of the current trailhead parking lot) , have voiced their request to NOT put the proposed restroom near our HOA property and our residents' properties, as your preliminary maps are currently showing for the Orchard Valley Trailhead. It is NOT an appropriate place for a public restroom. A more suitable location would be near the current communications tower access gate on the north side of the parking lot.

I walk the trails above our HOA property almost daily, and pick up any trash that I see and deposit it in the trash can, fyi.

On behalf of our Oak Valley Ranch HOA Filing # 6, we thank you all for your time, effort, and consideration of our request. Please let me know if you need any further information, etc.

Sincerely,

[redacted]



Greetings,

I am a resident and homeowner in the Alpine Glen neighborhood at upper Orchard Valley Road, directly across from the South Blodgett Loop trail head Open Space.

I continue to be shocked at the lack of SPECIFIC information you, the Colorado Springs Parks Department, is choosing to divulge to those of us thousands of homes and families that the Blodgett Open Space will most effect in significantly negative ways!

The current parking lot at the South Blodgett Loop trailhead is rarely, if ever, full! You are planning to take away the "Open Space" by bulldozing the ground there to pave or concrete over the natural vegetation to create a parking area that is five times MORE parking spaces than what is currently there. You will also have to bulldoze the very steep embankment across from the Orchard Valley intersection, all of which will create an abundance of runoff, creating even more icy hazards and lack of natural rains and moisture absorption.

The current parking area is rarely, if ever, full! So . . .

WHY? Why do you REALLY want to over-expand the parking area at The South Blodgett Loop trailhead? Adding a few trails will in no way increase a parking space need of FIVE TIMES what is currently there!

Plus, creating a 4-way "controlled intersection" will be an absolute NIGHTMARE and SAFETY HAZARD in bad weather, especially snow, ice, and heavy rains and hail! There is no way an average vehicle can stop and start and stop and start coming up the Centennial Blvd hill as traffic backs up at a 4-way stop sign or stop light! Same problem with Orchard Valley, and traveling south on W Woodmen approaching the intersection. It makes much more sense, from safety, financial, and natural environment preservation perspectives, to simply keep the current entrance permanent! Simply add clear signage and/or a caution yellow light.

So, what are you REALLY planning for the future of that space???

We, the neighboring homeowners who live, drive/walk these neighborhood streets several times daily, and WILL be the most NEGATIVELY IMPACTED in SIGNIFICANT ways EVERY SINGLE DAY AND NIGHT, deserve to hear your FULL FUTURE VISION that you are obviously keeping hidden form us regarding the ENTIRE Blodgett Master Plan, and specifically the South Blodgett Loop "Open Space" and Quarry areas!

I respectfully request, and urge you, to push the pause button and delay moving forward with this plan until the Colorado Springs Parks Department actually starts reaching out directly to ALL homeowners and neighborhoods adjacent to all of the (currently) Open Space that you are wanting to turn into a tourist area.

WE DESERVE TO KNOW YOUR FULL AND COMPLETE SPECIFIC PLAN! Please show us that minimal level of respect by providing us homeowners, whose lives you plan to completely upend, ALL the information regarding your long term vision along with plenty of time to review and digest it!

You, the Parks Department, has not taken any action to reach out to us homeowners and community. Where are the postcards to all neighboring homes? Where are the street signs along the neighborhood streets? Where is the effort of the city to congregate us homeowners so we can have input and share feedback and alternative options? I still run into many people who don't know you plan to develop the front range.

The city has clearly done all they could to do as minimal as possible in notifying the public, and specifically keeping it from all adjacent neighborhoods to the Blodgett and Quarry areas. It is also clear that the city is only interested in expanding mountain bikers on the trails, while pushing off hikers, walkers, runners, and dog walkers. We chose to live here for the mental and physical benefits of the area, mainly the peace, quiet, and adjacent trails to hike and walk dogs.

Also, discussing the North Blodgett area, the lady presenting at the Oct 17th meeting at Flying W Ranch even had the audacity to speak of making the trails easier so that "all age groups" could enjoy them! THAT is beyond condescending!!! Without saying it, she was implying that the Parks Department is removing the difficult trails and adding in a bunch of easy boring trails/switch backs so that "older people" could then use the trails.

I don't know how old she is, or what her fitness level is, but I am 60 years old and thrive on the challenge of the steeper trails, specifically the beginning of Red Squirrel Trail where it intersects with Dry Creek Loop and continues on to the National Forest Land. I see MANY people in their 60s, 70s, and 80s moving quicker and more efficiently than me, thriving on the natural challenge and motivation that the EXISTING trails provide! Same with The South Blodgett Loop Trail and adjacent trails! We are not stupid!

Based on a recent article in the Gazette, Tatiana Bailey was quoted stating that this Blodgett Master Plan would bring several millions of dollars to Colorado Springs. I don't see how adding a few extra miles of trails would create so much revenue. Therefore, my "million-dollar question" is this:

- "What exactly is in the Blodgett Master Plan that will assumingly bring so much money into the city, while completely disregarding and destroying the safety, security, peace, lifestyles, lives, and property values of the thousands of people, residents, neighborhoods, and communities adjacent to the Open Space that, as a result of your plan, will not be so "open" and natural?"

I look forward to hearing an answer and experiencing some actual outreach and respect from the Colorado Springs Parks Department. **Please pause this process** and stop pushing it through till you can provide us all the specific information, including which great trails you're proposing to eliminate.

Just be upfront and honest with your full plan, and let us respond to that! Just give us time vs trying to rush it through covertly during the fall holiday season. Really?

We work (many work more than one job), we have families and kids to get to/from school, we have life struggles, we have illnesses to manage, and many of us struggle to get by month to month like many other people. We live in this area for the peace and security it provides. As someone who struggles with TBI residuals, PTSD, etc., I rely on the current open space, trails, wildlife (deer, bunnies, birds, fox, bears, etc.), and the peace and quiet to keep me going. That is why I live here. I just pray that you will actually choose to keep the Open Space open and peaceful.

Thank you for your time and respect.

God bless.

[redacted]

[redacted]

Good afternoon, was wondering. Almost every person I have talked to about the Blodgett Master Plan is very concerned about impacts to wild life. Can you send me a copy, or direct me to a place I can get a copy of the studies you have done in this area?

[redacted]



TO WHOM IT MAY CONCERN

We want to express our great concern with the proposed Blodgett Open Space Expansion concept. We believe that this project does not have the required level of planning or resident input necessary to meet our community needs.

We've heard from others in our community and we agree with our neighbors of the Peregrine neighborhood, specifically the Alpine Glen development which is closest to the Woodmen/Centennial/Orchard Valley streets. It appears this project values recreation over conservation. The planned expansion will negatively impact land, wildlife and resource conservation efforts. The removal of hiking trails, replaced with biking trails will quickly erode an already fragile and native vegetation area. The current Blodgett parking and trail systems are not being utilized to its current capacity.

The planned wildlife corridors are too small for current and future wildlife and will directly impact on their populations. We have already seen this regarding our Big Horn Sheep population grazing availability based on the impacts of the 2012 Waldo Canyon fire. Our wildlife, including, deer, bear, bobcat, fox, raccoons, and many species of birds will be directly and negatively impacted.

It appears that the intent is to develop this area into a recreational attraction. This will result in increased vehicle traffic, human congestion, trash and potentially more crime. The area has a natural look and feel which compliments the surrounding environment. Pavement and a wider trail system will detract from that look and feel. This is not what we want for our community.

Expansion of proposed parking areas give immediate thoughts to “pave paradise and put up a parking lot” ideas that detract from the natural beauty of the area.

Proposed traffic pattern change at Centennial/Woodman/Orchard Valley to a 3-4 way traffic signal/stop sign or round-about will cause excessive traffic risk due to the hill and reduced visibility as well as safety issues. This will be even more problematic during inclement weather. Additionally, to date, no traffic survey has been presented to the public with the best solution or recommendations.

We recommend the following actions:
.

Please do not develop this into a major recreation area for Colorado Springs. Keep Blodgett Open Space as is or with minimal change to only improve the natural aspects of the space. Focus any development into a wildlife preserve instead of a recreation area. This approach will still allow for biking and hiking but limits less than proposed.

Develop a detailed environmental impact assessment by an independent/outside organization with specific expertise in open space and wildlife management. Based on any changes to the space, develop detailed physical security, safety and management plans for public review and comment.

Totally eliminate, from consideration, the proposed paragliding option in this area. The area is too small and the risk too great to support this activity.

Totally eliminate, from consideration, the proposed intersection changes at Centennial/Woodmen and Orchard Valley. Focus, instead, on traffic modifications at the current South Blodgett entry location, expanding this area for both exit and entry. Any changes need to be proposed by traffic professionals to the community with a written plan.

Please slow this process down. Many homes border this proposed expansion area and deserve detailed consideration so as to not over develop. There is no reason to rapidly implement a project where there are more questions than answers. Additional assessments, studies and public interface are necessary to achieve a balanced solution. Anything less is short-sighted and will have long-term impacts to our community.

We looked long and hard for over two years for a quiet and well maintained neighborhood which we found in Alpine Glen. Now there are plans to make this area a recreation mecca for hundreds, probably thousands of people to use this area on a daily basis. This area cannot sustain such expansion.

Your sincere consideration to our concerns as well as other citizens in the neighborhood would be greatly appreciated.

**IF YOU BUILD IT, DEVELOP IT AND/OR EXPAND IT THEY WILL CERTAINLY COME.**

**SERIOUSLY CONSIDER AND ASK YOURSELVES THIS QUESTION:**

**"HOW WOULD I FEEL IF THIS EXPANSION WAS ACROSS THE STREET FROM MY HOME AND MY NEIGHBORHOOD WHERE I'D HAVE TO DEAL WITH CONSTANT TRAFFIC, CONGESTION, NOISE, CRIME, SAFETY AND OTHER ISSUES ON A DAILY BASIS?**

**WE THINK YOU WOULD AGREE THAT YOU WOULD NOT, I REPEAT NOT WANT THIS EXPANSION IN YOUR NEIGHBORHOOD.**

**PLEASE GIVE THIS SERIOUS THOUGHT AND TAKE ALL RESIDENTS CONCERNS INTO CONSIDERATION "BEFORE" AND ONLY" BEFORE" VOTING FOR THIS EXPANSION.**

**Thank you,**

[redacted]



I dialed into this morning's TOPS Working Committee meeting from the Wagon Wheel Trail in the Blodgett Open Space. I was encouraged to hear your thoughtful comments concerning current and upcoming neighborhood outreach regarding the Blodgett Open Space Master Plan. Here are some points I took away from your comments:

- Parks received over 600 responses to the Blodgett Open Space Master Plan survey before the survey closed on December 1.

- Parks is targeting December 22 for release of the Draft Blodgett Open Space Master Plan, with a goal of January 31 for closure of public comment on the Draft Plan.

- Parks has received a large amount of comments from residents of adjacent and nearby neighborhoods. (My wife and I are in that category--Our backyard is separated from the Blodgett Open Space by just 40 yards of Oak Valley Ranch Filing #6 HOA open space.)

- Parks is planning a community forum that's specifically for discussing neighborhood issues/concerns. Parks is targeting the week of January 8 for this forum.

A lady who spoke during the citizen comment portion of the meeting stated that neighborhood residents feel entitled to higher priority consideration than other Blodgett Open Space stakeholders. I'm not sure who that lady is, but she was speaking out of turn. As an adjacent neighborhood resident, I can state that the Blodgett Open Space neighbors desire that we're given no less priority than the mountain biking and paragliding lobbies that have appeared to some to have outsized influence in proportion to their numbers.

A gentleman commented that residents expected every door in the neighborhoods to be knocked on. That also isn't the case. I truly wish I would have had some idea that such a thing as a Stakeholders Action Committee existed--I would have gladly volunteered to serve on it. But I

believe we should now all be focused on looking forward, not backward.  I also believe a win-win-win outcome is truly within the realm of possibility.

Thank-you again, [redacted], for all the work you're doing on this project.  I know this massive undertaking has been years in the making--I was at the original community meeting you facilitated at Eagleview Middle School back in the day.  I appreciate what you're doing for the citizens of the city.

[redacted]

---------- Original Message ----------
From: Blodgett MasterPlan <blodgettmasterplan@gmail.com>
To: undisclosed-recipients:;
Date: 11/16/2023 8:08 AM MST
Subject: Blodgett Open Space Master and Management Plan Project Update November 2023

Good afternoon,

We want to thank you for the thoughtful input you have provided on the Blodgett Open Space Draft Plan since Oct 17th. Our team is actively reviewing, adapting the plan, and preparing responses. To best respond to each email, call, and survey response, we are delaying the release of the Recommended Master and Management Plan until late December. The Recommended Plan review and survey will close on January 28th.

Please reach out to us if you have any additional thoughts or questions for our team. We appreciate your patience and invite you to head over to the project website and provide your feedback for the project via a project survey for the Draft Plan that is still open until November 30th.

Thank you again for your interest,

**The Blodgett Open Space Master and Management Plan Project Team**

[redacted]

Correction--I believe I used the term "Draft" regarding the Blodgett Open Space Master Plan where I should have used the word "Recommended."

[redacted]

| We particularly like these things about the Draft Master Plan and Trail System: | We have the following concerns about the Draft Master Plan and Trail System: | Select up to five items from the list below that you deem a priority for the Blodgett Master and Management Plan. | Are there any other elements that are not on this list that you would like for us to know are a priority for you? | Are there any other thoughts you want to share? |
|---|---|---|---|---|
| That all of the stakeholders voices were heard and the planning team took everything into consideration including wildlife habitat and management as well as the multiple user groups. | None | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Decommissioning unsustainable routes following sustainable trail construction;Chamberlain Trail;Park to peak trail;Replace old roads with single-track trails; | No, thank you. | Thank you for the robust and transparent public process. |
| | BMX park at the quarry is a terrible idea. The best and most beautiful places for those are going through wooded areas. Actually being able to travel across a large area, not some tiny rocky area. That adds more danger. Did you guys actually talk to people who do BMX?!? Other suggestions for the quarry also sound terrible. You need to let nature re-grow so it's not just rock. | Wayfinding signage;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | Wildfire recovery, trail maintenance | I love this part of town because it's relatively quiet (except for the quarry) and close to nature. We need to work on maintaining and enhancing the existing trails. We don't need a BMX park nor should the neighborhood park space be turned into a landing site for paragliders. Should be planting trees and help recover the space damage by wildfires. |
| I like more hiking only trails off N and S parking lots and more trails at the quarry for mt. biking. | Please re-post the online survey. Why is it closed already? Many have missed giving you our responses. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Wayfinding signage;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Integrated Forest Health and Fire Management; | Gates need locked and crime issues addressed in the parking lots after hours. | Please post the online survey again for newly gained neighbors who missed it earlier. |
| nothing | congestion of my beautiful, quiet neighborhood. ruining the park my child plays in with landing paragliders, are you kidding me?? and destroying the beautiful native cactus we enjoy on a daily basis. | Integrated Forest Health and Fire Management;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop; | | this paragliding into our neighborhood parka idea is the worst idea ive ever heard this city come up with |
| Nothing | The new plan will allow paragliding into parks that are way to close to houses and that are too small for such an unplanned disruption. Also, the new paved trails run directly through some precious cactus habitats. Also, we do not need a visitor center - not even Ute Valley has such a structure. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Don't paraglide into neighborhoods | Don't paraglide into neighborhoods |
| | Location of toilet and other amenities for the proposed Orchard Valley Trailhead parking lot. Please don't put a toilet at this trailhead—It's too close to residences. Also, please don't put the access road on the Oak Valley Ranch skyline. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop); | | Please don't put a toilet at the Orchard Valley Trailhead. Please keep vehicle traffic and trailhead amenities off the Oak Valley Ranch skyline. |
| Using the quarry area for a bike park. | Should leave the rest of the open space for wildlife, light hiking trails. Concerns include, keeping this space for wildlife, overuse, security, and traffic. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Hiking only loop;Nature-based playground; | Keeping this area as undeveloped as possible. Loss of wildlife habitat is not what our family wants. | Please consider what the immediate neighbors are saying. We have evacuated because of wildfire and have seen Blodgett Peak on fire. This is a very vulnerable area with very few ways out. |
| We vehemently oppose the plan. | Many concerns: Traffic, parking, security, safety, commercialization of a natural landscape, wildfire reclamation unfinished, wildlife protection, focus favors one interest group (biking community, paragliders), lack of plan transparency (many residents blindsided by the plan), too little community input, no input from fire marshals, environmentalists, geologists (how stable is the mountainside?), how is funding maintained for security, maintenance, upkeep of trails? ...there is so much more. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | These are the same elements presented on Oct. 17. Multi-use trails do NOT work (Exp. Ute Valley, Garden of the Gods). They are dangerous. They do not favor a hiker's wish to walk in peace without the fear of a mountain bike on their tail. We do not want multi-use trails. We do not want the land torn up for mountain biker/business monopoly. The entire mountain-side should be reclaimed order to promote vegetative growth and sustain wildlife's natural habitat. We do not want traffic running through our neighborhoods. We do not want parking lots. We do not want paragliders landing in our very small, but well-used neighborhood parks. We do not want a dog park, visitor center, and nature center. It is all too much for our area. Please think of immediate and long-term impact. | Please reconsider this entire plan. It favors the biking community who were very "present" at the Oct. 17th meeting. Many people were blindsided by the magnitude of this plan. Information was not distributed to the communities well enough and then we saw maps (Oct. 17) and it seemed as though this was a done deal. While I can see much work has gone into the plan, it is just going to destroy what little is left of the open spaces that we cherish in this city. The building/construction, in general, never seems to end in Colorado Springs. We are bursting at the seams. People do not want this. We need infrastructure - roads are torn up and overcrowded, classrooms overcrowded, etc. No one is showing forethought into the real needs of the residents. Who builds apartment buildings next to our failing mall (Chapel Hills) - in the middle of businesses all trying to survive? It is a travesty what is happening here. No to the "Eastern Plan." |
| I like that the city has acquired more open space. Please focus on reclamation of the quarry | I currently live in Peregrine and next to Blodgett. I am concerned about the increase in traffic and safety to my community. This area is at increased risk for wildfires which we experienced last December due to an illegal campfire. This is a wildlife habitat and as the city increases in size, we continue to encroach and push the wildlife out. I am against expanding the south and north Blodgett parking lots. They tend to only be full during summer weekends. The promise of locking the lots during after hours has not happened. Please keep this gem wild and leave intact as is. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | | |
| No! | Disturb wildlife . Disturb the peace and tranquility of the area. Bring more traffic. Bring more crime. Homeless will camp at the parking lots. | Hiking only loop;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Preservation of the area, close it to development | Totally against this. Established neighborhoods should be able to deem what is appropriate for the area. I did not know that the TOPS tax was going to this. I would have voted NO! |
| Hiking trails | Large parking lot, paragliding, bathrooms, gift shops, increased traffic, potential to increase crime. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Nature-based playground;Mountain bike area with uphill only and downhill bike only route;Integrated Forest Health and Fire Management; | | Please reconsider how the current plan will impact the surrounding neighborhoods. The current plan will bring mostly negative impact |
| Absolutely NOTHING!!!! | My neighborhood of 20 years will be ruined. Traffic, crime, noise, etc. Wildlife which I enjoy EVERYDAY will be threatened. I thought the home I live in would be where I retire now as a disabled senior I am going to be forced to move!! The bikers on the current trails are rude enough and you want to bring in more!! You are turning our peaceful wild west side into an amusement park. I HATE THIS AND YOUR PLAN!!!!! | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop;Nature-based playground; | Reclaim and revegetate quarry and that's it! NO BIKE PARK!!!! NO MORE PARKING LOTS/SPACES!! | I HATE THIS PLAN!!!!!!!!!!!!!! |
| The public engagement | We have a few concerns with the plan and trail system:<br>a. Wildfire risk due to increased foot traffic. Every year we have issues with small fires on Blodgett.<br>b. Rise of crime in the Mountain Shadows and Peregrine area due to increased traffic.<br>c. Speeding vehicles on West Woodmen, Orchard Valley and Flying W. We had the speeding problem for last 10 years and no action has been taken. We have vehicles (bikers) driving at 60mph on these roads.<br>d. Disruption to Wildlife. Blodgett Open space was intended to be a wildlife habitat with the aim to maintain the ecological and natural space. The extra parking lots, bike trails and unnecessary development takes it away from the main important goal of Blodgett Open space which is wildlife habitat.<br>e. Do not develop Blodgett Open space and instead work with the immediate communities (Peregrine, Mountain Shadows etc) in restoring Wildlife habitat and natural landscape. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop; | a. Wildlife protection b. Natural landscape | a. Do not develop Blodgett Open space and instead work with the community in restoring Wildlife habitat and natural landscape.<br>b. Work with the Peregrine and Mountain Shadows community in mitigating wild fires |
| Our household hated it. | Leave it as is or turn into wildlife refuge. NO bike park. | | Leave as is, enforce parking | Please listen to the citizens |

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| | I do not trust the City will keep to the master plan. I prefer the natural landscape as it is. The wildlife are being driven out of their habitats because the city cannot leave open space be. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | Leave the area be. The residents close to this area do not want the extra traffic or commercialization. Paragliding, seriously?! | Expanding the space for "recreational use" increases the risk of wreckless people who have no regard for wildfire prone environments. |
| Improve existing trails. | Already concerned about safety of hikers, cars being broken into., trash, loitering. Don't want increased traffic and for this area to be commercialized. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | saftey | |
| New outdoor recreation opportunities | Effect on wildlife, increase in traffic in a residential area, change in traffic patterns | Hiking only loop;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Nature-based playground; | | |
| Actually do not like any of the changes to Blodget Open Space. We have many, many bike trails within Colorado Springs and nearby. There is no need to create this. | Take away from the beauty of the land, infringement on wildlife, large amount of traffic (people don't obey speed limits now, will only get worse). | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Integrated Forest Health and Fire Management;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | | As stated previously, there are many trails for bikes, Red Rock Canyon, Ute Valley Park, Cheyenne Canon, Stratton Open Space, The Pinery, Black Forest, and many others within a half hour/hour dirvie. |
| | —Traffic concerns especially if a wildfire occurs.<br>—Currently there are shady things happening at night at the already-existing Blodgett parking lots. There is not enough police presence to manage the two right now.<br>—Invasion of natural lands. Wildlife is abundant and needs to have a safe place to go away from the two current Blodgett trail areas. Bears are active on Blodgett already. With the recent tranq shootings of the mom and two cubs - where only one cub survived- the city should consider allowing some untouched breathing space around trails. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop;Decommissioning unsustainable routes following sustainable trail construction;Wayfinding signage; | Wildfire evacuation considerations. Look at Maui. | |
| I like all the added trails. The city needs more trails and this is a great area to add more trails. Adding bike centric trails will concentrate bike users on those trails and away from hiking trails | Place the bathroom near orchard valley/woodmen away from road so that it can't be seen by homes | Quarry Trailhead;Expand North Trailhead;Decommissioning unsustainable routes following sustainable trail construction;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | | |
| If we keep developing, there will be no wildlife left. We need to live in harmony with nature and we are out of balance. Do not develop this area, please | Destroying what little wildlife this area has left. Destroying feeding grounds and far too many people invading this particular area will be bad for our fellow wildlife | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | Please do not further destroy this area simply so we can develop more space for people. Consider other creatures we share this planet with | Animals need space to forage and be free from the undue influence of more people and their dogs that happen to do a lot of damage to our woodland friends |
| I like the designated hiking trails. | I do not think there are enough hiking only areas. If the bikes have the quarry area, I would like hikers to have the Blodgett area.<br><br>There are currently issues with vandalism and parties at the current trailheads. I think more spaces would make it worse, not better. I would like to know how order will be maintained. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Pre-hike dog run area at Quarry Trailhead;Hiking only loop;Mountain bike area with uphill only and downhill bike only route;Connections to the neighborhoods and schools - sustainable trails; | | I hike and mountain bike and I see conflict between these two groups in Ute Valley and Red Rocks due to lack of respect for others. I would prefer to see biking only areas and hiking only areas. |
| Nothing. The first master plan was just fine. It was far more preservation and conservation minded. The new one just seeks to make ordinary what is special. The new master plan is going to turn Blodgett into another Ute Valley Park complete with eroded trails, too much biking, general over-use with wildlife fleeing into nearby neighborhoods. | The new master plan completely ignores that bighorn and recreation do not mix. You can have one or the other. And since biking and paragliding can go elsewhere, it makes sense to make Blodgett a wildlife preserve. It is already widely recognized as a nature preserve. Changing that is a stupid waste of money. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Keep Blodgett Wild! It is already a nature preserve. Why isn't keeping it wild an option?? | Keep Blodgett as it is. Use the money you save to purchase land for community parks. Colo. Spgs.' Parkscore is 51 out of 100. That's terrible! Places for community parks are disappearing, and you want to have a BMX park in a natural space like Blodgett? Ridiculous! |
| None | Wild life, traffic, we already have issues with speeding through residential areas, wildlife are being struck by cars without the proposed large build, increase in vagrants and crime, we see an increase in past few years. Troubles with Blodgett open space now with car break ins & vagrants, CSPD say they don't have enough to make rounds as it is. We have issues currently with safety between cars, fast driving motorcycles, children walking home from school trying to dodge cars, 2 lane roads, wildlife safety, bikers are already at risk, lack of sufficient bike lanes, either way you try to get to this mega area you have to drive through residential areas. Please reconsider this, do not take away the city's open space, please don't turn one of the last hiking area into a mega structure area that will do so much harm to wildlife. Woodmen road on west side is not built for this kind of traffic<br>Please reconsider | Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Hiking only loop; | Please do not commercialize Blodgett, paragliding??? Seriously, what about Usafa glider program? You have to be kidding. Don't do this | Yes please reconsider. Why can't the city just help maintain the trails we have? Increase patrols for current issues. Why add more to this beautiful area that is just recovering from the fire. Our kids walk home and akready have challenges safely crossing streets from speeders. Our wildlife is part of this unique area. We all pay our taxes, we all work hard to live in this area, we all work hard to keep it clean and safe. We as a neighborhood literally keep the trails in good condition, the city can't even lock that gates at night to prevent crime. And you want to add more???? How is paragliding adding to keep Blodgett a nature preserve??? Seriously |
| NO…don't need this degradation of the open space. | Too much traffic, too many parking lots.<br>Just another easy way for thieves to grab and go. | Hiking only loop;Replace old roads with single-track trails;Decommissioning unsustainable routes following sustainable trail construction;Integrated Forest Health and Fire Management;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | | |
| | Traffic, safety, security | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | Traffic And Security | |
| An interest by the city in making outdoor activity more accessible as our city grows. A safer trail to Blodgett Peak. | Landing areas for paragliders are in parks frequented by children, dogs, and the elderly. There will be no regulation on skill base for these people who will be flying low over houses, yards, and local streets and businesses. What protection to homeowners have if a glider damages property or a glider is injured or killed on an home owners property?<br><br>The beauty of this space is that it is peaceful and pristine. Adding this much traffic to our neighborhoods and this wonderful space will invite trespassers, increase fire risk in a location that is difficult to access and backs up to hundreds of homes, and will increase crime in our neighborhood. Opening this space to this amount of bike traffic and auto traffic will decrease the value and safety of the surrounding neighborhoods that will now be routes to parking lots.<br><br>There is no discussion about safety, police presence, park ranger stations, or how this space will be kept clean and safe. We already have regulars that frequent the parking lots and trails and do drugs or sell drugs or break into cars. We do not have the police capacity in this city to ensure that our neighborhoods will remain safe.<br><br>I feel that a pilot project using the south parking lot and designing a few walking and biking trails would be a first step.<br><br>There is no traffic flow survey provided, no estimate of typical increased auto traffic in the neighborhoods and no acknowledgement of the impact to life in our community. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Mountain bike area with uphill only and downhill bike only route;Pre-hike dog run area at Quarry Trailhead;Consider themed loops, signage at sites, programming; | Separate bike trails from hiking trails and from wildlife corridors. Option to eliminate paragliding. | I would like to see fewer parking spaces. Limiting spaces will limit excessive use.<br><br>Park programming would be a great option for local schools. |

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| Allowing access to expanded Blodgett area | Invasion of privacy from para-gliders over private yards and trail users cutting through private property. Noise and parking issues on neighborhood streets. | Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Wayfinding signage;Consider themed loops, signage at sites, programming; | | Definitely not thrilled with the concept of paragliding activities over a quite densely populated neighborhood.<br>The concept of a 4way stop at Orchard Valley is hazardous during averse weather conditions and will likely lead to accidents when stopping / starting on a steep grade.<br>Existing neighborhood streets will need to be protected from rampant parking. |
| Buying open space is always a good thing. | Closing trails can be overdone. Please don't close too many. | Expand North Trailhead;Wayfinding signage;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Hiking only loop;Quarry Trailhead; | | |
| Regular trail maintenance | Negative impact on wildlife and displacement of these animals, overall negative impact to the environment/ecosystem, loss of trails to accommodate proposed additional parking spaces, huge increase in traffic and congestion, especially on Allegheny, lack of evacuation options | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | | We need to protect the natural beauty of this area and the wildlife that call it home. We don't need or want paragliding, bike parks, etc in this area |
| | Orchard Valley Trailhead parking lot access road is too close to the Oak Valley Ranch residential area. The plan to put a toilet on the skyline STINKS! | Quarry Trailhead;Expand North Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Wayfinding signage; | | Don't put a toilet at the Orchard Valley Trailhead. |
| | Don't want a parking lot or a toilet or the place to not be secured from all of the strangers walking in the back. I have 2 kids and children's safety are not being considered. Very disappointed. | Pre-hike dog run area at Quarry Trailhead;Quarry Trailhead;Replace old roads with single-track trails;Hiking only loop;Connections to the neighborhoods and schools - sustainable trails; | Safety my kids live here. | I don't want a parking lot in my backyard I also want a distance between the homes and everything being built. |
| We love all the new hiking trails. | I don't want a toilet at the Orchard Valley Trailhead. Also, we are concerned about the Orchard Valley Trailhead parking lot access road on the Oak Valley Ranch skyline. | Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | | |
| AS a long time resident in the region, I am opposed to the OVER-the-top of trails being implemented into our interface with the wilds. Preferring to offer the slim margin of habitat for sheep, deer, lions and other wildlife, I find trails to be invasive and anti-wildlife. Have witnessed the loss of wildlife on the TOSC projects over the years. And have witnessed the "work" of uncaring cyclists, and the dangerous speeds they want to go, the extreme trails they continually make and don't find this to be of any benefit in the long run. Let Blodgett alone... | Wildlife isn't considered in this far as I can tell. I would support ONE trail that perhaps connect to the GoGs south in the way th the Intemann Trail is just ONE connective trail. Too many trails chases away the wildlife... no more calfing areas, nesting sites, denning areas... due to the lack of knowledge, connection or concern of the human populations... and, dare I say, the two wheeled population... No, no, no... Diverse users can use ONE trail that is reasonable. I worry about hiring "designers" who want to make their mark on a project doing outside-the-norm stuff, like excessive trails. Have seen this happen again and again... always sad and disappointing that we can't give nature what nature needs to thrive. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Replace old roads with single-track trails; | No-go areas that keep people and dogs away from the wildlife | After I am done grieving the loss of my husband's homelands. He grew up at the AFA and in Hidden Valley. He used to hike these areas before Rockrimmon was a thing, while the Wolf Ranch was still there... He has many stories of the wildlife...now those are chased up into the hills, soon to be chased out of the area by this "work project." It is a huge loss.... |
| NOTHING. The draft master plan is not needed. This project should NOT go forward | Increased traffic in our neighborhood. Increased wild land fire risk due to careless hikers and illegal camping. Increase burglary in our neighborhood. This whole concept is one huge safety hazard waiting to happen. | Integrated Forest Health and Fire Management; | Do not go forward with this project | THIS IS A VERY BAD IDEA !!!! |
| I love the idea of having a top notch bike park in Colorado Springs with added trails.. in my neighborhood! | I live in The neighborhood directly below the quarry, 7220 Julynn Rd. 80919. I am extremly concerned about traffic and crime increases. I want to see what will be done with traffic changes on Allegany and Centennial. The current plans do not address these issues in my neighborhood.<br>I also do not want the loss of Fencline trail. Do not modify, keep it. | Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Quarry Trailhead;Nature-based playground;Replace old roads with single-track trails; | Ropes course would be a cool addition to the park. Maybe a Via ferrata up higher on rocky faces. | I want the north part of Blodgett in Paragrine left alone and kept wild. Mild parking increase in north Blodgett is acceptable. Do not block MTB on Hummingbird, Douglas Fir and Red Squirrrel trails.<br>I want the parking in my neighborhood in Oak Valley to be considered. Either street parking permitting and / or Blocking allegany at these coordinates (38.936071, -104.879567) so traffic cannot come into our neighborhood. Must have increase in Police presence. |
| | Too many trails, too much parking, and not enough concern for preserving our last bit of open space in the northwest area of Colorado Springs. This area hasn't fully recovered from the fire and the quarry area will be too unstable to introduce large numbers of people. There is already risk of flash flooding if we get significant rainfall. I would like to it be a nature preserve with a community garden or Nature center, not cater to the mountain biking community who don't live here. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Nature-based playground;Integrated Forest Health and Fire Management; | | Preserve the area for nature lovers, not mountain bikers. They're already tearing up the existing trails. Go look at the damage! |
| New land purchased | Good hiking trails removed and replaced with contrived machine created mountain bike oriented trails. Serious change in the wild nature of the area to a destination adventure sport venue. | Hiking only loop; | Items on the list are "more development " not less, which weighs the survey to validate plan and hide opposition. I would like hiking oriented trails that work with the land not heavy handed machine trails that wind back and forth. I would like challenging hiking and mountain running | Once you make major construction projects to the land you can't go back. The new plan is highly biased to downhill flow mountain bike recreation which is a vocal but niche community. |
| - The Chamberlain trail is a fantastic objective!<br><br>- Improving the parking at the northern trailhead with a modest expansion is needed<br><br>- Incorporating the southern open space is a big win and the social trails need some clean-up/erosion controls<br><br>- Planting ideas about a better Blodgett summit trail with USFS is needed and hardly controversial. Current access is a bit dangerous and confusing. | The rapid-fire and poorly-advertised, heavily-influencing plans for the open space and being "backed" into without open discussion with the public. This appears deceptive and dishonest.<br><br>- Biking is a niche interest which is heavily overrepresented in the master plan, especially because a large biking venue is planned to open at the quarry. Biking advocacy by Medicine Wheel, COSMBA, and other local biking entities overwhelmed each meeting in an organized fashion to skew the public polling and feedback. The city appears to be coordinating with the biking groups with the unspoken objective of making Blodgett OS simply part of a massive biking attraction which will make Red Rock OS look tame.<br><br>- The Fence Line corridor is the crown jewel of the southern OS. It should be maintained for the most "equitable" user group: foot users. A flow track is utterly discordant with the Blodgett atmosphere and can be placed inside the bike park.<br><br>- The wild, rugged, and solitary nature of Blodgett is unique amongst Colorado Spring open spaces and should be protected, not sacrificed. Changing the original masterplan mission statement is a betrayal of the original vision and the wild area.<br><br>- Creating an outhouse accessibility loop as the only hiking only trail while the rest of the OS is multi-use (bound for dangerous bike on people/pet accidents) or biking only is unbalanced an unfair.<br><br>- The project plan appears to have very little information about ensuring public safety or respecting the neighborhoods. Current trailheads already have loitering problems which are not addressed. | Expand North Trailhead;Chamberlain Trail;Hiking only loop;Park to peak trail;Replace old roads with single-track trails; | Yes, admit this is a land grab by biking interests in coordination with the city as part of a massive attraction plan and money-making scheme. There should be no biking in Blodgett OS other than Chamberlain, primarily because of the forthcoming bike park and the neighborhoods need concrete plans regarding public safety and traffic management. | I was excited about the acquisition of the southern open space and even the bike park until I realized the plan appears to be slyly combining the two into one massive attraction for one user group. The project is a betrayal of Blodgett, appears unethical, and will fundamentally impact the neighbors and neighborhoods.<br><br>The OS and the park need to be separated and protected from each other, not merged.<br><br>If the bike park was self-contained for biking — that would be a wonderful venue for those who like to ride. But it means the OS needs to be protected from its new neighbor for those on foot, the wild solitude, and the natural experience. I'd be excited about such an approach. It's balanced, fair, and reasonable. |
| | Blodgett is such a beautiful hiking area. Please don't destroy the area with expanded biking trails, and please don't put bathroom adjacent to the homes: No bathroom behind Oak Valley Ranch Filing #6...Julynn Road/Jeffrey Lane. This would ruin the beauty of the open space for residents. Nobody wants to smell a bathroom close to residents. Please consider how beautiful the area is now. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Pre-hike dog run area at Quarry Trailhead;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Hiking only loop; | Facilities such as bathrooms. Please consider location and not close to homes. | I do love Blodgett so much and want to see the area remain wild and beautiful. We don't need extra traffic, bathrooms, added bikes/motor bikes, etc. Please keep these hiking trails wild. |
| none | children won't be able to play in the parks | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Integrated Forest Health and Fire Management; | to add more playgrounds for kids and safety for all schools | please do not destroy parks with paragliders, they are places to play and have fun |
| Trail is beautiful | Toilet location<br>Building location<br>All impact view from established homes in the area. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Please do not put toilet in view of homes | Please do not put toilet and buildings in view of homes |

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| None | Traffic and or overflow parking on my street<br>Crime in parking lots<br>Infringing on wildlife<br>Erosion<br>Taking away hiking trails<br>Ruining my peaceful backyard hiking sanctuary by publicizing it<br>Hang gliding landing in Oak Valley Ranch Park???? While people are there playing, walking, relaxing?<br>4-way stop at Orchard Valley and Centennial will be brutal when it snows. | | Please do not do any of the above! | Where is the money coming from to do all of this? The city doesn't seem to even afford to reinstall and maintain a port-a-potty and drinking fountains in Oak Valley Ranch Park or keep the homeless people and criminals out of Oak Valley Ranch Park, Wilson Ranch Park, and the Blodgett parking lots.<br>I'm a hiker and a mountain biker, and there are plenty of other places to mountain bike in Colorado Springs. Please leave this area alone. I go up there after work for a peaceful hike to be alone, and it will be ruined if this plan proceeds. Please stay out of my neighborhood. |
| Connectivity to USFS.<br>Trails connecting to the ridge along the front range<br>Connectivity to other parks and open spaces<br>Mountain biking trails | The south blodgett (orchard valley) parking lot.<br>- current toilet location would be visible on the skyline to the neighborhood. It's not clear that a restroom is necessary at this location at all.<br>- parking lot access. Shifting to the south puts vehicles much closer to the ridge and possibly visible to the neighborhood below. The current location is much less impactful to residents. Can't the gate just be closed at dusk?<br><br>Please direct these amenities to the new quarry lot/trailhead as there will be far less impact to residents. | Quarry Trailhead;Park to peak trail;Chamberlain Trail;Mountain bike area with uphill only and downhill bike only route;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | | Please please take into consideration the neighborhood south of the "orchard valley" trailhead as this location seems to take the majority of negative impacts to the proposed changes. The location of the access road and toilet seem to have been selected by looking at this site 2D only. |
| Designated maintained trails to explore ridgeline and beyond. Would love to see it connect to rampart and over to woodland park area and possibly above Air Force academy. | Sheer number of people it may bring to the area. It quite nice and quiet over here and I like the trails to myself. | Integrated Forest Health and Fire Management;Park to peak trail;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | | Love the idea and can't wait to see it happen and be a part of it. |
| | The trails are mostly mountain bike trails. Need to keep hiking trails, do not over plan for bikes. The parking is a problem, too big and not in the best area. Do not allow motorized anything. | Hiking only loop;Integrated Forest Health and Fire Management;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | | |
| The potential it offers to the community to include beautifying the neighborhood it will reside. Many westsiders are cyclist and although some push back is to keep it natural, expanding the natural landscape to a developed path as well as expanding the bike park for others who seek cycling as a sport yet it other ways seems to fit this area and allow both sides of the sport to share space and appreciate one anothers version together. This can also allow easier and safer accessibility for emergency services when/if called upon. | Monitoring traffic and traffic speeds. Speeding is already a problem in that stretch of Allegheny and nearby neighborhoods, adding more traffic along with more bicyclers could be extremely dangerous if a better plan to include speed bumps on the main road and in the neighborhoods where the vehicles will and do cut through. When a traffic study was done on our road approximately 10 years ago the response read the average speed was ONLY 10-25 miles per hour OVER the speed limit therefore did not warrant further action, on a residential road with children. Therefore if the average speed on a 25mph residential street with curves and potential hazards is 35-50mph is not a concern for the city 10 years ago (before the growth we have had) I do worry how they would handle the growth and uptick on traffic we would see with this. | Quarry Trailhead;Wayfinding signage; | Traffic, parking and homeless camps | |
| Keep it as is! | yes! Traffic, congestion, wild life! | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop; | DO NOT BUILD THIS! LEAVE THE WEST SIDE ALONE! | This is insanity! This will only cause congestion and problems on the west side. Traffic, crime...this is a residential area, not a theme park! |
| | 1. Please don't put a toilet at the Orchard Valley Trailhead. It doesn't have one now and that's just fine.<br><br>2. Please ensure the access road traffic for the Orchard Valley Trailhead parking lot is not visible on the Oak Valley Ranch skyline. Please also keep all trailhead amenities off the skyline. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Integrated Forest Health and Fire Management;Hiking only loop; | | Please don't defile the Oak Valley Ranch neighborhood's scenic skyline. |
| The goal of the Master Plan to "enhance & protect Blodgett Open Space, specifically to "maintain the ecology & habitat" while serving current and future users is an admirable goal. | I do not believe that the above goal is being met with the required planning, at least not what is projected at this point. "Extensive community engagement" needs to be increased, especially with the surrounding neighborhoods. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Quarry Trailhead;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | Development of security & safety management plans. With increased usage there will be an increase of conjestion, possibility of crime. There already is a concern of illegal activity going on in the Open Space. | Increase public engagement. Slow the process down with ongoing public awareness forums. Show us more of a detailed plan, especially regarding the conservation & wise management of the Blodgett ecosystem. |
| Proposed Blodgett Peak Summit trail (if hiking only) | -Lack of direct engagement (post cards, door signs, emails) from the city with neighborhoods directly bordering the open space.<br>-Existing parking lots need to be secured after hours (look into auto locking gates as some Denver parks have)<br>-Increase in crime with increased crowds, we lose what's special about our neighborhood<br>-With an increase in crowds, multi-use trails will no longer be peaceful or safe for hikers. Can we preserve north blodgett for hiking only?<br>-Wildlife corridors do not seem big enough to create a big enough buffer for wildlife, especially for big horn sheep. Why not create north blodgett as a wildlife preserve?<br>-Over-development of an area we enjoy being wild, urban encroachment on wild spaces.<br>-Paragliders landing at small city parks where children play seems dangerous and not appropriate for an area with homes so close | Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop; | Creation of north blodgett as a wildlife preserve as opposed to a heavy use recreation area. Sometimes development isn't a good thing. Keeping things nature and wild and benefit the community and the wildlife. | Please take your time before making any big decisions. Our way of life and our peace is at stake here. Would you consider involving neighbors who hike these trails daily to help determine which stay open and which are closed? Would you consider making Blodgett a hiking only park to help preserve the wildness of the place we hold so dear? I am concerned that what used to be a peaceful stroll through the woods will become tainted by a stressful & unsafe bike encounters. |
| The trails will be improved, more clearly marked, and expanded to permit room for both mountain bikers and hikers. | The area is not a destination theme park for all of Colorado Springs. It is a residential neighborhood where families have children, wait for school buses, take walks and live. Already crime is a problem. It's one thing to have as a trailhead, that's part of the contract of living in Colorado, but aggressive expansion turns it into a theme park. People bought houses in that area, live in that area, and did not sign up for this. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | | Crime is already a problem here. All of the crime statistics for this neighborhood are skewed by conduct at the trailhead. Making this bigger is only going to exacerbate this at the expense of homeowners enjoying their neighborhood. |
| Yes | None | Paragliding launch and landing sites;Mountain bike area with uphill only and downhill bike only route;Park to peak trail;Integrated Forest Health and Fire Management;Expand North Trailhead; | Let's get in done. This open space is not used at all by nearby persons | There about 3 people from perrigrine that use the open space. Let's expand that. |
| | 1. Please don't put a toilet at the Orchard Valley Trailhead parking lot. It's just fine now without a toilet.<br><br>2. When relocating the parking lot closer to the intersection, please keep the access road away from the Oak Valley Ranch skyline. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Integrated Forest Health and Fire Management;Nature-based playground; | | |
| Yes | | Quarry Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Nature-based playground;Paragliding launch and landing sites; | | |
| We do not like anything about the master plan and trail system. This is a horrible idea for the people who live in this area | It will increase traffic through the area which ALWAYS brings crime, vandalism, drugs, littering, wildlife displacement, etc. and that is just a few examples. | | These are all terrible ideas. Sometimes nature should be preserved. Not everything has to be turned into a tourist attraction | This will ruin the community that surrounds it. We bought our homes here for the quietness and safety. You're actually ruining people's lives who have been here for years. |
| Love the MTB plans and new Quarry Trailhead Location! | I don't see the need for a bathroom and relocated access road at the Orchard Valley Trailhead. It's very lightly used and will be a negative impact to Oak Valley neighborhood.<br><br>Keep Fenceline Trail! | Quarry Trailhead;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Mountain bike area with uphill only and downhill bike only route;Replace old roads with single-track trails;Park to peak trail; | | keep the trails terrain driven, not tons of machine cut doubletrack. Blodgett is a beautiful open space. |

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| Increasing hiking trails and adding a few biking trails | The four way stop top of Orchard Valley we have a blind corner also security who is going to patrol and close the lots! We really don't need to increase all the parking lots we don't get enough people. Paragliding is insane! So near to the Air Force academy and with our winds and terrain. Security is key and you seem to have no plan have CSFD and CSPD been included in these plans | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs); | | Please update your website with lady meeting feedback and the general feeling is we are not being heard |
| Opening trails specific for walking | Trails to close to houses on south end, and large number of parking on south end | Nature-based playground;Hiking only loop;Expand North Trailhead;Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Security and trail maintenance | Need to ensure the parking and trails are patrolled and secured |
| I do like that A FEW hiking only trails were added as previously no hiking only trails existed | I have MANY concerns regarding this master plan. I live within 1/4 mile from the north trail head. I have experienced trash, overnight vehicles parked and after math of car break in's. The gates were promised to be locked and were only locked for a short period of time. The south Blodgett lot is worse regarding trash as it is less visible off the main road.<br><br>The parks and recreation person we spoke to at the second meeting, I believe his name was Mark, very nice gentlemen, explained he will be the SOLE PERSON responsible for overseeing Blodgett, Ute valley and pulpit rock - there might have been a 4th park as well. This is also too much for 1 person to manage.<br><br>I do NOT like the idea of paragliding. This area is densely packed homes and the risk of these paragliders landing on people's property is high. This is dangerous and an invasion of privacy and a liability risk. Is the Air Force academy aware people have the ability to fly into their property?<br><br>I feel the big horn sheep were very much overlooked in these plans. Having biking trails along side of "protected land for nesting the big horn" is a joke. These animals will not feel safe having hundreds of bikers feet from their nests. The Waldo fire has displaced many of their homes and now these plans are impeding on more of their natural habitat.<br><br>The amount of parking is absurd. The proposed 310 parking spots for 384 acres is ridiculous. For reference, Ute valley park has 56 designated parking sports for 538 acres. Red rock open space has roughly 150 designated parking spots for 1,474 acres. If you average that every vehicle has 2 people in it (some might be way more) - that's nearly 2 person for every acre of land. Much of the land on the norther side is steep and inaccessible. This puts the bulk of these people at the south end of the propriety. This is a major concern. I do not want to "pave | Hiking only loop;Wayfinding signage;Integrated Forest Health and Fire Management;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Big horn sheep safety! Gait closures. PLEASE decrease the amount of parking - these plans are absurd. 300 parking spot for 384 acres! | I am fearful of the potential for forest fires given more access and more people. We were on pre/evacuation notice several years ago Christmas week for a homeless camp on Blodgett. This plan brings in HUNDREDS of people and needs to be scaled way back. We purchased our homes for the peaceful/landscape of the NW side and these plans with 8-10' wide trails bulldozing hundred year old scrub oak taking away big horn sheep nesting is so devastating and will have extremely impact on this previous land. There is not enough parks and recreation staff to manage this area given the plans for crazy amounts of extreme biking, paragliding, visitor center. The hiking community barely received any notice! I would like to see NO added parking at the north lot & south lot. WAY SCALED back parking at the quarry lot. Have north Blodgett be ALL HIKING ONLY as the slope is dangerous for mixed use trails, have the 2+ mile biking only path be multi use so hikers can also enjoy the beautiful views that was stated several times during the presentations. NO 3-4 way stop at Orchard valley & centennial/woodmen due to safety. Reinstate gait closures at the north, south and add one at the quarry lot to decrease loitering. Perhaps automatic gates as there is not enough staff to man these gates. Complete an environment study to ensure the big horn sheep have more space for nesting. And NO VISITOR center or paragliding due to the space of this park and safety of both home owners and paragliders! - Sarah spiller. Peregrine resident. |
| Connection trail areas | Law and Rules Enforcement - there is little to no current enforcement of open space use after park hours. This has resulted in night time wild fires, fireworks, drug activity, and illegal parking. Until the city can enforce the rules of all parks and open spaces, there should be no further creation. This is ruining the lives and property values of everyone neighboring parks and open spaces! | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction; | Law and rules enforcement | The inability to enforce closing time at the current Blodgett open space is an ongoing nightmare for its neighbors. Illegal activities are a constant threat. Already there have been two human caused wildfires at Blodgett Open Space |
| Maintaining current trail system (however, multi-use hiking/biking trails should be limited to those that are wide enough to safely accommodate both foot and bike traffic).<br>Otherwise I have significant and numerous concerns. | 1. Plan does NOT seem balanced. It favors development over protection / preservation.<br>2. Parking lot expansion is excessive.<br>#. The large parking lot (with dog park, visitor center / storefront, playground, etc.) proposed in the Quarry area, along with the paragliding takeoff and landing areas, appear to be designed for an outdoor "theme park" rather than a true open space.<br>5. The three-way / four-way stop at the Woodmen / Orchard Valley intersection is a potentially dangerous plan. With Woodmen Road on a hill in that area, it is very difficult to stop when the roads are snowy /icy. ( Spoken from personal experience over the past twenty years.)<br>6. Paragliding should not even be considered in this plan.<br>7. Mountain bike trails should be limited in number and length, to respect the local ecology and wildlife.<br>8. Why does an "open space" need to be so extensively developed? | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | Keeping this Open Space as "open" as possible and limiting development | As a twenty year Peregrine resident (Sawback Trail) my home is within a few blocks of both the North and South Blodgett trailheads. I use the current trail system on a weekly basis. I am concerned that overdevelopment of the Blodgett Open Space will have a negative effect on our immediate neighborhood and detract from the current benefits of a true "open" space. |
| Encourages mountain bike centric, directional trails that will be a benefit to the whole community. | I am a mountain biker and hiker. I don't feel the hiking aspect of the master plan addresses hiking only trails. Are there any? | Decommissioning unsustainable routes following sustainable trail construction;Chamberlain Trail;Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | | This is fabulous. I'm excited to see where this goes. |
| NOTHING. | Crime — people parking and camping at night, drugs, fireworks (fire in general), gunshots, vandalism, teens and large groups of people being loud at all hours of the night. All things we ALREADY experience at the regular and extremely small parking lot of Blodgett. The cops are called constantly and NEVER respond. This giant parking lot will expedite and worsen that, without increasing police to keep up, as they already don't and are too short staffed to deal with it as it is. Furthermore, it's a literal crime to develop this on top of PROTECTED wildlife groups, and it's seriously wild to me that you are still considering it with the Big Horn Sheep in the area. We do NOT need this. There are plenty of mountain biking trails and hiking trails like this elsewhere in the state. The consequences far outweigh the handful of bikers that want this. Otherwise, traffic alone increasing in our neighborhood that I have lived in for over 20 years is disturbing alone. Damaging the ecosystem and wildlife in the area, and increasing crime without increasing a means to control it is outrageous. Remember Waldo Canyon? When someone's campfire starts Waldo Canyon 2.0 that blood will be on the hands of developers and supporters pushing this because they simply are trying to cover up their own actions and damage which caused the scar in the first place. If you want to spend our tax dollars so badly, FIX THE ROADS FULL OF POTHOLES. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | Animal Welfare on roads — too many deer getting hit. | I appreciate you getting opinions from the people in the area. I moved here for the wildlife and nature. I've lived here for over 20 years. It hurts my heart to see this neighborhood moving towards extreme hyper-development rather than keeping the trails the way people love them — WILD. |
| not much of anything | too much traffic for the area, too much destruction to the mountain, not enough good hiking trails | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | more hiking only trails | i think the whole idea of a Disneyland bicycle park is a dumb idea which will bring in more traffic then the neighborhoods can handle. People moved to this area for it peace and quiet and this will not do that. Blodgett peak open space is perfect the way that it is, with good hiking trails |
| None of these things! | Too much traffic, both vehicular and human. There will always follow a subsection of our population who will come to the area with nefarious purposes in mind. It is a closed area with only Woodman-Centennial for an exit. We already had a homeless person climb up Blodgett and start a fire in the area not (yet) burned!!! | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Replace old roads with single-track trails;Hiking only loop; | Safety for the existing neighborhoods; this plan is opening this area to crime. | I have already answered with my thoughts, this is a redundant question. |
| There is no benefit. | There is no such instance where you can do these changes to the trail and still protect wildlife. Bringing in wildlife conservationists to lie and manipulate the public into thinking the Big Horn Sheep will be okay, or to skirt legality is just that: a manipulation. It does not protect the sheep. Other animals in the area will also be gravely affected. The space is meant to be wild, that's why people moved here, that's why there's an allure to coming to hike here and spend time in these woods. There is no such instance where developing the area and causing hiring human traffic or manipulating the natural ecosystem can be done in a way where wildlife are still "protected." Stop lying to people about that. Any manipulation to the land will negatively affect the wildlife and ecosystem. ANY. But especially this. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | | The animals in the area don't deserve this. Our tax dollars are better spent. Developing an amusement park for bikers in the middle of a neighborhood and natural land is a mistake. |
| I don like it | Increases traffic, crime at night, impact on wildlife and loitering in the parking lots | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction; | Security - current parking lots have a lot of people hanging out at night for no reason | I think this is a terrible idea in general. Not only does it impact the wildlife, which will then come into the neighborhoods, it will attract more crime at night. The Colorado Springs emergency departments already oversubscribed. Why are we adding another open space for them to monitor and respond to when accidents happen? |

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| I live in the area and I don't like the plan at all! There is no way for this area to handle all the traffic and it will over run the area with too many people. | The area cannot handle the traffic and it will ruin the open feel of the area with too many people. We also have a lot of wild life in the area, including deer and bears who will have their habitat disturbed. Lastly, why do you have money for this but not for a police academy???? | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Wayfinding signage;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | | |
| The idea of more trail space is great. To preserve the natural surroundings is paramount to us. | The amount of traffic on the neighborhood roads is extremely frightening. Anyone who lived in Peregrine, Rockrimmon and Mountain Shadows in 2012 during the fire evacuation KNOWS how treacherous it was to escape the neighborhood!! To add more traffic, people and activities in an area that is stretched to its limit with the ingress and egress is downright dangerous, foolish and irresponsible! The main part of Woodmen Road up to this area is practically undriveable... and with no exact date to replace until approximately 2025; this plan is total folly.<br>Also the amount of cyclists currently riding in our neighborhood is a danger: riding in packs like the Tour de France on Centennial, Orchard Valley and Woodmen Road is a road hazard! To add to those numbers of cyclists is a fatal accident just waiting to happen.<br>Overall, this is a terrible idea to "improve" the area!! | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Connections to the neighborhoods and schools - sustainable trails;Hiking only loop;Integrated Forest Health and Fire Management;Nature-based playground; | | I invite anyone on the planning committee to go up and down Woodmen Road on a nice day and see the number of current cyclists that overtake the roads in our neighborhood. Then imagine increasing the number of those cyclists and imagine the traffic accidents and fatalities that would occur. There have been so many near misses already, increasing the traffic and activities will only lead to the inevitable! |
| | 1. Don't put the access road for the Orchard Valley Trailhead where the vehicles entering and exiting can be seen from the Oak Valley Ranch neighborhood down the hill and to the south.<br><br>2. Don't put a toilet at the Orchard Valley Trailhead. It doesn't have one now and it would be a smelly eyesore.<br><br>3. Don't put any amenities where they can be seen from the Oak Valley Ranch neighborhood. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | | |
| I don't like ANYTHING about this "master plan" | I have many concerns about this project. Here are a few:<br>1) More traffic<br>2) More crime<br>3) How is this affecting wildlife in a positive way?<br>4) Proposed toliet being built RIGHT above my house, there goes my skyline view...<br>5) I enjoy the quiet and peacefulness of my neighborhood, this will absolutely destroy it<br>6) I smell money hungry people wanting to bring in more buildings, trails, and people all under<br>the guise of making this a better community. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Quarry Trailhead;Paragliding launch and landing sites; | | I am so upset about this project, a huge mistake in my opinion. Let's not ruin this beautiful space of our community and open it to the masses. Instead I think we should preserve and protect it, keeping it clean and natural. |
| | Orchard Valley Trailhead:<br>1. Egregious plan for a toilet. The proposed location would skyline the ridge, making a toilet the horizon view for the entire neighborhood below. We do not want to see or smell a toilet.<br><br>2. Serious safety concerns. We live in close proximity to this parking lot and it is a breeding ground of undesirable behavior. I have had to call the police out due to threats on my family from thugs that use it as a party spot. Increasing the capacity of the parking lot compounds these safety concerns.<br><br>3. Noise and trash concerns. Because of its location, the homes below the parking lot experience an amphitheater effect, allowing us to hear every sound possible from above. Not only do we hear the parking lot, we continually accumulate the parking lots trash into our backyard.<br><br>4. Nature and wildlife concerns. It saddens me to know that the area I have held dear to my heart will be defaced, littered upon and have wildlife forced out or their habitat. I have witnessed countless dogs off-leash, terrorizing deer and other wildlife.<br><br>I will not support any of the "Master Plan", but if I had to make a choice, please direct any improvements away from the Orchard Valley Trailhead and focus on the quarry. | Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | | |
| Designated use trails (bike only, hike only) closing social trails, leaving some areas untouched/preserved | Excessive parking. Part of the beauty of bodogett is its seclusion and peacefulness. Encouraging excessive crowds could hurt what many of us like about blodgett. I think more parking is certainly needed but not hundreds of spots by the quarry. | Mountain bike area with uphill only and downhill bike only route;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | | |
| (Impossible to easily find information on thd plan in the website) I like preserving the wildlife | Way too much parking! Especially for activities at location of quarry parking. You think that many bikers? I hope not! So many glaring issues with this plan - way too much parking if you're serious about maintaining the beauty and wildlife. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Wayfinding signage; | To be fair, the list should rotate for each questionnaire/respondent - otherwise you are creating bias. | It doesn't sound like you have locals who live & drive here involved on the committee. Deeply concerned about traffic coming into quiet neighborhoods and pushing for large parking areas so close to communities. There aren't big parking lots so close to housing (for a reason). |
| Single-use mountain bike trails | Down-hill only trails should be more clearly signed. Chutes signs do not say "no hiking" (they say bike only)<br><br>It would be nice to be able to loop the upper section of the downhill bike trails. A connector should be built from where the two downhill trails meet and connect back to the uphill trail, perhaps back to the trail hub in the current plan? | Mountain bike area with uphill only and downhill bike only route;Quarry Trailhead;Chamberlain Trail;Park to peak trail;Wayfinding signage; | | |
| Hike and bike trails. | No large parking or paragliding. Also would prefer it kept a wildlife sanctuary. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | | |
| | The roads and neighborhoods nearby are not designed to handle extra traffic that will result from this usage. The vandalism and crime that will accompany the park is not welcome. The impact on the wildlife will be devastating. Please do not ruin the quality of life here. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | | Please do not develop this area and invite more traffic into our neighborhoods. The infrastructure is not there and our quality of life will suffer |
| Putting a bike park on and around the scar | I hike there several times a week. I'm concerned that bikers will use hiking trails. Also would like to see more hiking trails added.<br><br>The three way stop at Orchard Valley will create a hazard in the winter when conditions are icy. The slope of the road will make it very difficult to manage stop signs on the ice. Cars will slide backwards after stopping | Integrated Forest Health and Fire Management;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Park to peak trail; | | |
| It is a good idea to consider landscaping and berms to hide the parking lots from the nearest homes. Safety concerns point to the need to keep hiking and biking trails somewhat to mostly separated. Signage is important for such a large area with both hikers and bikers using the trail systems. More trails vs fewer trails will help spread out those using the trails. It is unlikely that big horn sheep are using this area. | I am concerned that the area will be extremely popular and potentially over crowded. Also, nefarious activities need to be anticipated with the potential for locked gates after hours. Nefarious as activities might include criminal activity and also activities that might lead to fires. | Quarry Trailhead;Pre-hike dog run area at Quarry Trailhead;Mountain bike area with uphill only and downhill bike only route;Integrated Forest Health and Fire Management;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | | |
| Keep Blodgett an open space! | Everything is wrong with it. We bought homes here for the beauty and privacy of the area. There are no fence allowed in Peregrine. The sheer number of people and vagrants will change the whole dynamic and safely of the area. Don't even get me started on the wildlife.<br><br>Try floating this idea in the Broadmoor area of town and see if it will fly there. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | | |

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| The plan includes unnecessary and unwanted recreation for special interests groups. | Adds recreation for special interests groups at the expense and will destroy the quiet solitude of a beautiful Peregrine neighborhood by adding a volume of traffic that far exceeds the capacity of the road network. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Hiking only loop; | | |
| Expanded hiking trails. | The parking lots are too large. All should be reduced and a study on how to determine spot needs should be completed. Traffic flow/mitigation areas should be determined prior to approval of the plan. Finally, CSPD and CSFD should be involved with the plan because they will need to patrol more in this region (they really have a very small presence now). | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop;Consider themed loops, signage at sites, programming; | Reduce the parking lot sizes that are currently showing on the plan map. | Keep the entrance to the Orchard Valley lot in the same spot it is today. A 4 way stop is not needed at the intersection that way. Or add a roundabout. But the stop signs will not make anyone stop, particularly the street racers on W. Woodmen loop. Ask CSPD about this issue. |
| Trail maintenance and safety. Bike trails in the quarry area is fine. | By increasing traffic to Blodgett Open Space, you are also increasing the risk of fire hazard.<br><br>With the current usage:<br>1) The parking lot is not locked after hours, secured and regularly patrolled<br>2) There is currently significant deviant behavior (alcohol, drugs, sex, increased trash, crime) which will only increase with increased usage<br>3) When they leave, they leave it in our neighborhood<br>4) We are not in favor of a Visitor's Center at the Quarry location for increased traffic and making it feel like a tourist attraction<br>5) We are not in favor of paragliding for safety reasons to nearby neighborhoods<br>6) We are not in favor of a three-way stop at the top of Centennial/Orchard Valley, especially during the winter months and the steepness of the hills culminating there.<br>7) We most definitely are NOT in favor of reducing hiking trails to accommodate mountain biking on the North Trail.<br>Keep mountain biking on the quarry side and keep hiking on the North Trail. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Wayfinding signage;Mountain bike area with uphill only and downhill bike only route; | · It appears this project values recreation over conservation. The planned expansion will negatively impact land, wildlife and resource conservation efforts. The removal of hiking trails, replaced with biking trails will quickly erode an already fragile and native vegetation area. The current Blodgett parking and trail systems are not being utilized to even a fraction of its current capacity. · It appears that the intent is to develop this area into a recreational attraction. This will result in increased vehicle traffic, human congestion, trash and potentially more crime. The area has a natural look and feel which compliments the surrounding environment. Pavement and a wider trail system will detract from that look and feel. This is not what I/we want for our community. | We are about 150 yards away from the North parking lot and Mt. Blodgett is literally our back yard.<br>We feel it is too small of an area, especially around the North Trail, to expand and turn it into something similar to Red Rocks Open Space. This is a close knit neighborhood community with mountain trails and wildlife living in harmony and the proposal will change it from that into a recreational area. We ask that you survey those in the Peregrine community and receive/value input from those residents most affected before moving forward with your plan. |
| I like the plan for a mountain bike park on the quarry. | My biggest concerns are the north and south parking lot expansions to Blodgett Peak. Increased traffic, crime, FIRE RISK, land conservation. I don't like the idea of the 4 way stop at orchard valley or new restroom facilities. I prefer parking along woodmen as opposed to a parking lot expansion.<br><br>I am also not in favor of a paragliding park. | Quarry Trailhead;Integrated Forest Health and Fire Management;Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | Conserve the area. Don't overrun with concrete | |
| Allowing e bikes on wide roads where huge trucks blowing pollutants go anyway is a great idea | Noisy gliders being dragged across the park all day needs to stop | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Park to peak trail;Mountain bike area with uphill only and downhill bike only route; | E bikes need to be allowed and gliders need to be eliminated due to noise pollution | Allow e-bikes and stop polluting gas trucks on roads. |
| Not opposed to the bike trails, however plans seem excessive and geared towards creating an "attraction" rather than extending the "nature preserve" which was Blodgett's original emphasis. Would like to see additional hiking trails included, not removed, and would also like to see a plan to return the area to a natural setting. | Parking, hand gliding and commercialization in a residential neighborhood and nature preserve is a major concern. Opposed to creating an "attraction" in an area that is intended for wildlife conservation to be enjoyed by wildlife, bikers, and hikers alike | Pre-hike dog run area at Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Nature-based playground;Decommissioning unsustainable routes following sustainable trail construction; | Restoration of the quarry | I understand the US Forest Service is not allowed to have input in this matter yet. It would be prudent to hear from them on impact to land and wildlife this project would create before proceeding. |
| NOTHING! | live in the Peregrine community - just a short walk to the North Blodgett Trailhead. Some of us are original home owners. Many have lived in this community for 15+ years. We bought our homes for the peace and tranquility of the northwest side.<br><br>Blodgett Open Space was an established park primarily for hiking and in 2018 Blodgett Open Space south added more beautiful acreage to this wildlife habitat. Several of us attended the Blodgett Open Space Master Plan meeting on October 18th. The meeting was well structured to not talk about the probable, massive effect this enormous bike mecca will have on our community. We are seeking your support on how we can alter some of the plans for the Blodgett expansion.<br><br>The company overseeing this expansion assured the audience there would be "locked gates" at the trailheads but we know from experience these locked gates never continued as promised in the last 2 years.<br><br>Trash, loitering and crime are major concerns with an even larger parking lot at the north and south trailheads both within the peregrine community.<br><br>The South lot is proposed to increase from 20 cars to 45 cars. This would take away from the natural beauty of Peregrine, decrease land for animals and create a concrete eye sore. Additionally, a 3-4 way stop sign is being proposed in this area. Are you aware if a traffic study has been completed regarding the proposal of a 3 then 4 way stop at woodmen/centennial/orchard valley? This idea was dismissed several years ago when stops signs were added at the bottom of Orchard Valley & Woodmen, Allegheny & Centennial and the other Allegheny and Centennial. The stop sign proposed at upper Orchard Valley and Woodmen/Centennial was thrown out due to the slope and difficulty keeping | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | KEEP BLODGETT WILD | |
| the hiker only trails. the proposed signage, the restrooms and expanded parking to get cars off the main street | not enough hiker only trails | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Wayfinding signage;Chamberlain Trail; | round abouts in the Peregrine neighborhood for traffic control | |
| I don't like it at all | I don't approve of increased traffic in the area which disturbs wildlife. Increased traffic on trails disrupts the ambiance of the area. Increased usage brings more people with more potential for crime in my neighborhood. We already see drug use at the north trailhead and people loitering in their cars in the area. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | I am vehemently opposed to expanding usage of the area. My backyard should not be your theme park. | I am highly opposed to this but I doubt you will pay any attention to the homeowners in the area |
| | Homeless encampment forming | Mountain bike area with uphill only and downhill bike only route;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Wayfinding signage;Pre-hike dog run area at Quarry Trailhead; | | |
| Love any chance to maintain and expand access to new trails for HIKERS at Blodgett | Serious concerns about vehicle and human traffic and the potential downsides a mountain-bike focused trail system will be for any hikers, families, and wildlife. Also strongly opposed to the paragliding focus. None of this is consistent with why those of us who reside in this neighborhood love the Blodgett trail system. I love that is is extremely challenging, that I can go on peaceful hikes with my dog on leash and not encounter tons of traffic or the risk of a mountain biker coming around corner to injure me and my dog. I love being able to enjoy the serene views and see wildlife and I am very concerned that the plans are intended to make this area a draw for adrenaline-junkies who will not respect hikers, families, the neighborhood, or this community. | Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction; | Please consider maintaining this area as a wildlife refuge instead of turning it into a mountain-bike/dog-park/paragliding area. | We moved to this (Peregrine)neighborhood because we love Blodgett and the access we have to enjoy this beautiful challenging open space. I love that it is not crowded no matter when you come - that I can enjoy seeing nature and the quiet trail system. The longer I hike Blodgett the more I come to love exploring and I have a lot of concerns about what the proposed changes will do to this open space area and neighborhood. |

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| Nothing. | I find it incredulous that we are going to add to a problem that this city cannot currently control, by bringing more loud, partying, disrespectful outsiders in to the neighborhoods around Woodmen/Blodgett. People that live in this part of Peregrine and experience constant noise, trespassers, harassments and danger from motorcycle groups/gangs, drunk, drug-impaired locals and tourists, and a complete lack of police and city support on a daily basis. There is no law enforcement or compliance support here, and those that live around me have come to realize that we are for all practical purposes, alone. Now adding this level of transit will not only exacerbate this, but we are setting up for another Waldo Canyon scenario. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Leaving well enough alone. There are developers or deep pockets behind this, for something that the residents of this part of the city DO NOT WANT. Leave what's here alone, and restore the quarry and that area to a natural state, and leave it alone. | We don't want this. |
| Improvement of trails | Too many people coming and going along streets that already have too much traffic. These are neighborhood streets not highways. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Wayfinding signage;Hiking only loop; | | Highly skeptical that this is a good idea. Ute valley park already exists to do all of the same. Just two minutes away. |
| I like that the city bought the property, and prevented it from going to more development. I like the idea of better trails, marked trail heads, restroom facilities, and all of that. We live in a beautiful state, and we should all be able to experience it. | However, I think this plan goes way over and above what is needed or desired. Mountain bikes already overrun Ute Valley park, making it dangerous for walkers who have kids or dogs. Will there be trails where no bikes are allowed? This neighborhood is already plagued by racing motorcycles and unlicensed ATVs/dirt bikes doing wheelies and donuts on Woodmen, and this will only get worse if we add upwards of 250 parking spaces. This is also an area at high risk of fire, and more people flicking their marijuana joints or cigarettes into the brush poses a very real risk to homes and lives. I would prefer we take more of a preservation approach, balancing the needs of a peaceful community, a fragile ecosystem, and people who want to enjoy and experience our beautiful scenery without creating a mountain biking and paragliding mecca. | Pre-hike dog run area at Quarry Trailhead;Integrated Forest Health and Fire Management;Wayfinding signage;Hiking only loop; | | I appreciate the effort, I really do, but this plan seems way over the top. Let's not lose access to the peaceful natural habitats. |
| Dedicated trails for mountain bikers | Multi-Use trails where mountain bikers will be in direct conflict with hikers and dog walkers | Hiking only loop;Mountain bike area with uphill only and downhill bike only route;Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | Preserve access for hikers to Pike National Forest | Concerns about increased traffic and street parking |
| Dedicated bike trails. Conversion of quarry land to bike park! Improved parking at south Blodgett trail head and Allegany | Expansion of parking at north Blodgett looks like it will be an eye sore by expanding parking up the dirt road. I'd rather parking remain minimal at this location given the constraints of space. | Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Mountain bike area with uphill only and downhill bike only route;Replace old roads with single-track trails; | Improve security and safety at parking areas to discourage theft - lighting, cameras, more visibility (especially the south Woodman trailhead) | As a home owner in peregrine, I don't want to encourage more visitors to the north parking primarily because of space constraints. I'd like to see expansion of the south Blodgett parking and allegany parking as there is far more space available. I love the bike only trails. COS needs more of this for hikers safety (and bikers). |
| I like the current trails we have but understand there will growth due to the TOPS purchase | Lack of any Enforcement - As a Peregrine resident and an attendee to HOA meetings, there is no enforcement in this area. The police department has had an officer at the HOA meetingx and ws were told that there are not enough officers to patrol this area. Law enforcement is needed in the southwest part of town and therefore they can not provide service to prevent and control speeding, motorcycles racing thru the neighborhood nightly, drug dealing etc. The gates do not get locked at 10pm as posted and there are cars parked in the area and parking lots leaving trash and liquor bottles constantly.<br><br>how can we expand the area to such a degree when we can't control it at the current size?<br>how much additional traffic will be expected? | Hiking only loop;Integrated Forest Health and Fire Management;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Replace old roads with single-track trails;Quarry Trailhead; | minimize the parking at the north trailhead - it is already an issue with people turning and parking in this area | If there are not enough law enforcement officers this area will be out of control. The speeding, motorcycles nightly is only going to get much worse |
| The overall approach is well thought out and clearly communicated. It takes into account the many often competing concerns effectively. | The plan does not adequately recognize the serious threats to the Peregrine community from racing on West Woodmen, which has the potential for catastrophic damage as the roads and sidewalks are often used by pedestrians, cyclists and wildlife, and from drug dealing and other dangerous activity in the parking lots and along the street around both of the existing trail heads, which attract gangs and support the casing of homes in the area for theft and other crimes. People living in the houses nearby witness these threats on a regular basis.<br>We and many of our neighbors would very much like to see robust solutions to these problems, such as: 1) automated gates at the park entrances that do not require any ranger support to ensure that after hours access is prevented and to track cars staying after hours photographically as already implemented and working well in multiple Douglas County parks between Monument and Castle Rock, 2) multiway stop signs along West Woodmen to discourage racing, especially at the intersection of West Woodmen and Blodgett next to Marshall Sprague Park and at least one additional intersection of West Woodmen with local streets between Marshall Sprague Park and the South trailhead. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Integrated Forest Health and Fire Management; | Security at the parking lots using automated gates that do not require ranger support to prevent after hours access and to track violations. | The threats experienced by the Peregrine community have been ongoing for multiple years, and have not been addressed effectively by the city. We hope that they will not be overlooked yet again as this initiative is planned. |
| Plans to take care of the nature and beauty of the open space | We are residents of a house directly across the street and under the embankment from the northern Blodgett Open Space parking lot... meaning we are one of the nearest neighbors to this parking lot. Why, as some of the nearest neighbors to the impacted area, were we not notified by a mailing or a flyer on our door of any of the meetings surrounding this project? We are people who like to keep informed and had to track down the meeting times related to this project.<br><br>We are very concerned about the city's plan for expansion of the northern parking lot of Blodgett Open Space. I attended the August 2023 meeting and expressed my concerns there. This area already draws significant negative behavior and we are concerned expansion of the parking area will only increase crime in the area and reduce our property values.<br><br>In late 2021, I worked extensively with our councilman (who I have cc'd), our HOA, and city officials to increase lighting in the neighborhood and install a parking lot gate. I attached my letter to this email with our primary concerns at the time being graffiti, overnight parking, motorcycle & car racing, street sign theft, and littering of alcohol containers, fast food wrappers, and used condoms. We were successful in having additional street lights and a parking lot gate installed. Our HOA also worked with CSPD to install a Flock monitoring system tracking incoming and outgoing license plates in order to try to track criminal activity.<br><br>However the streetlight installed directly next to the northern parking lot was vandalized 2 times shortly after installation. In December 2021, we were impacted by a small fire in Blodgett Open Space likely linked to camping in the area. Since that time, we have continued to notice significant overnight | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | | |
| Emphasis on conservation | Excess of parking spaces and amenities like a visitor center seems to contradict the emphasis on conservation, in addition to bringing crowds and being a fire hazard. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Decommissioning unsustainable routes following sustainable trail construction;Integrated Forest Health and Fire Management; | keeping gates closed after dark | TOPS is for Colorado Springs residents. It should not be used to enhance the city as a tourist destination. Let developers and business owners handle that, it's in their interests. Do not let them influence TOPS spending, that's government capture, public spending for private gains. |
| I am both an avid mountain biker and hiker. I like all the new trails being proposed. I like having dedicated trails for bikes and hiking, like we have in Stratmoor, e.g. Chutes. I really what a Chutes North!<br><br>And any improvement of the "trail" to top of Blodgett would be appreciated. | If possible, can a traffic circle be put in at Orchard and Centennial? | Mountain bike area with uphill only and downhill bike only route;Connections to the neighborhoods and schools - sustainable trails;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Hiking only loop;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | | |
| I think it will be great for the community and look at it as a natural expansion of the trail system the same way Park City Utah has done. | The mountain biking community is great. However, I would like to avoid the giant tour busses and make it POV only similar to Estes Park. | Expand North Trailhead;Quarry Trailhead;Mountain bike area with uphill only and downhill bike only route;Nature-based playground; | No | We have to have a ban on camping and homeless shelters. |

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| No. | Over emphasis on bike trails. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | Protect the wildlife. | No. |
| New trails around quarry | Parking...especially increased areas at north Blodgett lot. This is a quiet residential area, and we don't want to see it become floors with traffic. | Quarry Trailhead;Mountain bike area with uphill only and downhill bike only route;Hiking only loop; | | This is a residential for thousands of people. We want yo protect our neighborhood from an influx of traffic and people. |
| none | negative implications on wildlife<br>negative implications on traffic and crime for the neighborhoods along Centennial north of Vindicator/Flying W, up to Orchard Valley and all the way around Woodmen. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | | |
| Expansion of some parking at current trailhead for main Blodgett area | Strongly disagree with additional size of parking at south Blodgett trailhead. Currently there are very few cars that ever park there. Would result in too much traffic down Orchard Valley. No to traffic light at Centennial and Orchard Valley. Keep hiking trails within Blodgett. Not just bikes. 180 parking spaces too many for quarry area. Strongly concerned about influx of too many people to this area. Parking at current trailheads is not consistently managed for nightly closures to keep down crime, vandalism and partying. New plan is too aggressive for current neighborhoods. | Quarry Trailhead;Expand North Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Integrated Forest Health and Fire Management; | Worried about disruption and death to wildlife. Current drivers already speed in these areas and kill multiple deer and fawns each year. Adding heavy traffic as proposed will only cause more problems including neighbors trying to cross throughout Orchard Valley since sidewalks are only on one side. Often have to run across the road to avoid being hit daily. | Our entire neighborhood is not happy with the expected impact this project will have due to its size. |
| We do not like any of the master plan for our quiet little neighborhood! We already have too many issues with people partying in the parking lot and leaving trash on a daily basis. More hiking trails would be nice, but that is all we support. | Very concerned about all of the traffic this large plan would bring in, as well as adversely affecting the wildlife in our area. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Replace old roads with single-track trails;Integrated Forest Health and Fire Management; | | |
| | Where are the motorized multiple use trails? | Integrated Forest Health and Fire Management; | Multiple use trails including motorized. | See above, you don't have anything for motorized users. |
| Development of trails | Security issues, especially in parking lots at night<br>Dramatic increase in neighborhood traffic; scale down parking lot increases<br>Habitat protection | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Integrated Forest Health and Fire Management; | factoring in neighborhood concerns, such as security, safety, traffic impact | Please slow down the process and address crime issues now before expanding. Criminal activities are occurring at night at the northern corner of Sawback & Woodmen and the north Blodgett trailhead. This is exacerbated by inadequate lighting and the gates to both north and south trailhead parking lots remaining unlocked after hours.<br>Also, prioritize conservation over recreation and protect the wildlife habitats. We request an environmental impact assessment by an independent outside organization with expertise in open space and wildlife management.<br>We also request the development of a detailed physical security, safety and management plan for public review and comment. Fix the parking lot gate issue before expanding it, e.g., automatic closing/locking gates.<br>Slow this process down! If this is a park for the community, let the community most impacted by it give their input. There are too many homes too close to the parking lots and recreation spaces, leaving little to no buffer between homes and open space activities. This area must be preserved for future generations. |
| Keeping as much as possible open to public. Connecting Blodgett, south Blodgett and the new additions. | Restriction on the current, extensive and wonderful trails in place. People, love and use them. Their use is easier on the land and cheaper than closing them to allow for others. | Quarry Trailhead;Chamberlain Trail;Park to peak trail;Mountain bike area with uphill only and downhill bike only route;Hiking only loop; | Maintain current existing trails | Stop closing existing trails. It is not good for ecology or people. |
| Replace eroded social trails with new maintained trails. Separate trails for hikers and bikers. | Paraglider landing zone in small neighborhood park. Four-way stop at top of steep hill. | Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Connections to the neighborhoods and schools - sustainable trails; | | |
| What improvements will be made to current trails? Will there be an equestrian facility? | Will there be separate walking vs biking trials? | Pre-hike dog run area at Quarry Trailhead;Decommissioning unsustainable routes following sustainable trail construction;Park to peak trail;Wayfinding signage;Mountain bike area with uphill only and downhill bike only route; | Equestrian facility? | |
| A few more hiking trails to enjoy nature, our surroundings and the wildlife. | it will attract many, many more outdoor enthusiasts (mostly young mountain bikers and sadly a big majority of them have little regard for our neighborhood or trail walkers) at all times of the day. And because there will be so much more parking available it will just entice more people to come.<br><br>This plan touches three neighborhoods most of which are butted up against the foothills. We moved here because it was quiet, away from the maddening crowds and to enjoy our random wildlife. This master plan will most definitely change our neighborhood into an lively adventure area. Great for those that come and play but not so great for the people who live here and came here for the peace and quiet and lack of crowds. And because it will be new, fresh and have plenty of amenities it will most definitely become the new place to ride as well as encourage an all-day stay and play atmosphere.<br><br>The immensity of this plan is evident by the projected increase spaces of the existing two parking areas and creating a new very large one. The plan screams "big adventure park". This plan is primarily catering to mountain bikers which will most definitely have a huge impact on wildlife wanderings. Not to mention that this plan extends much further into the PNF than we originally thought. We love and respect our wildlife and don't want to see anything or anyone that might harm or diminish their habitat all in the name of a few more mountain bike trails. Hiking trails do not have the same impact on wildlife as bike trails!!!<br><br>Additionally, we are very concerned about increase in disrespectful behavior, crime and exponentially the increased chance of wild fires. We have asked for over a decade for police assistance in resolving the motor cycles that race through this area and NOTHING has been done, nor changed except to make the people who live here have to deal with lower speed limits and stop signs all in the name to reduce the motorcycle speedsters whom are never impacted. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Integrated Forest Health and Fire Management;Quarry Trailhead;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | I think this list is very confusing and should have been broken into what is important, what is not, what are deal-breakers etc. There was NO listing for protection of wildlife habitats. | Slow down. There may be a win-win here but it appears (and I've attended two of the Community Work Sessions) that this is now being rushed through. Better surveys and probably more community work sessions until people on both sides - but mostly those of who live here can live with the plan. We who live here pay the ultimate price while those that come and play have ZERO investment and ZERO impact. |
| Separate trails for biking and hiking | Traffic and control of visitors | Mountain bike area with uphill only and downhill bike only route;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Bighorn sheep protection | |
| It does seem as if thoughtful planning is being put into project | Since i live on Jeffrey Lane, the toilets, parking and after hours crowds concern me | | | Enough with the 4 way stops. Survived many years with no 4 way at Allegheny and Centennial. The last one at Northen Allegheny and Centennial is ridiculous. At least in my, hopefully, humble opinion☺ |
| Planned hiking and biking trails being proposed throughout the additional Open Space. Open space is protected going forward from over-building; housing density in this high wildfire susceptible area | Additional parking and automobile traffic being drawn into the area; after hour (late night) disruptive behavior using such a "secluded" and isolated parking area and set of trails easily accessible from anywhere within the city. | Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Wayfinding signage;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | | |
| I like that the city is going to turn an otherwise already ruined natural scape which is the quarry into something that can potentially regrow. That's it. Everything else appears to cutoff access to the most beautiful parts of the park which will also likely involve further ruining the areas around Hummingbird trail. | The main concern is how Hummingbird trail will be closed off. This is the area of the park which doesn't flood, doesn't have trails erode, and which doing anything with machinery of any kind to try and remove/close the trails will cause the most damage to the wildlife. Since the city started clearing trees out at the base of Hummingbird in the last decade or so, the Peregrine Falcon and Hummingbird population have all declined to the point where what once was a daily sight, is now perhaps a couple days a year...if you get lucky. Beyond that, those same areas regularly flood now from lack of vegetation and wash out the lower trails the city plans to keep. Doing anything in that part of the open space is obviously against "Leave No Trace". Stop trying to kill the pretty part of that park. You're not doing your jobs right if you keep that up. | | LEAVE NO TRACE!!!!! Any major equipment getting used in the Hummingbird Trail area is a huge mistake...as evidenced by how much the city ruined the base of that trail clearing out trees. More flooding, less wildlife. | Please remember "Leave No Trace". The only people I've seen ruin Blodgett Peak Open space in over a decade is the city. Cutting trees, putting up barriers (which don't work)...creating new paths which I've seen get people injured after rain etc. because they don't factor in how water and gravity works all while not cleaning up trash. Buying the quarry to help it rejuvenate 100% makes sense. Cutting more trees in the original Blodgett peak open space and all the negative impacts that brings is stupid - as evidenced by the impacts on nature & wildlife. Leave no trace! |
| I love the bike only trails. As a trail runner, I prefer they have their own space. | I think the N Blodgett area is too small and already too congested for more parking. | Integrated Forest Health and Fire Management;Mountain bike area with uphill only and downhill bike only route;Connections to the neighborhoods and schools - sustainable trails;Quarry Trailhead; | | |

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| None | I just bought a house in this neighborhood before this project began in spring 2023 (bought fall 2022). I have unobstructed backyard trail access currently with no neighbors behind me (house is on Front Royal/open space backs up to backyard). This is deeply saddening, given what drew me to this house and neighborhood was the quiet, peaceful charm of the neighborhood and limited traffic on the trails. I thought the land was protected by the city when I bought my house. This proposed project does not give me any sense of hope or sense of protection. If this is really going to happen, it will most likely result in selling my house and moving out of my dream home/neighborhood. Property value will go way down now that my backyard will not be private and will be obstructed. This is not what I signed up for.<br><br>Additionally:<br>- A 180-car parking lot is insanity. That seems wildly excessive.<br>- there are already plenty of trails - adding more will corrode the landscape and is unnecessary<br>- do you really expect people to obey the uphill/downhill only and hiker/biker only trail designations?<br>- what is the plan for trail maintenance?<br>- what is the plan for neighborhood/park safety?<br>- what is the plan for noise control?<br>- what is the plan for wildlife preservation? There are so many deer, fox, bear, and coyote in the land you are proposing to destroy. Where will they rehabitate? | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | | If the city cares about sustainability and preserving the habitat, they will invest in conservation efforts, not building a massive amusement park here. |
| I'm excited the city was able to acquire the southern part of the open space and is interested in working with the forest service to put a nice trail to the top of Blodgett. | Since there is a big bike park planned to be next door to the open space, it seems like biking should be heavily limited in the open space itself. Perhaps only to the proposed urban trail, Chamberlain? | Expand North Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Chamberlain Trail;Replace old roads with single-track trails; | I prefer hand built style trails. Keeping the natural field of single tracks would be my preference. The Dixon, hiking trail is a good example. | If a bike park goes in, this could bring a large amount of traffic to the area. I would have concerns about public safety and traffic management. I think there needs to be a very specific plan, maybe even gates, used to control access to the park and protect the neighborhoods. I also think the open space will need to be protected from the biking traffic.<br><br>I would prefer to keep the project mostly for foot traffic since there will be plenty of biking next door and since it is such a rugged, wild and uniquely quiet area right now.<br><br>No paragliding into the parks with little kids and dog walkers please. |
| None | Has there been an analysis on approximately how many bicyclists, hikers, paragliders this area can hold? And also this will add to much traffic on the streets. Take a look at the Manitou incline and Pikes Peak Summit. Reservations are now required to visit these sites. Will this be the future plan for Blodgett open space?<br><br>We know humans are free spirited. They will not all use the parking lots. They will park wherever they want in the neighborhoods.<br><br>This plan will promote too many people in this area! Chaos, drug sales, smokers, more problems for our police. Leave things alone, No to Blogett open space expansion. | | Dog feces does not get picked up even now. How will that be monitored on this big open space? | What about injuries, will COS parks and rec (taxpayers) be stuck with crazy lawsuits? |
| Dual use trails. No motorized vehicles. | Turning a serene landscape into an amusement park/tourist attraction leading to Increased wildfire risk & traffic. After dark parking violations & crime prevention is concerning. The stop sign at Centennial & Orchard Valley will result in traffic accidents due to the steep grade especially during winter weather. We've lived in this neighborhood since 1995. The "snow line" (when it's raining in town) usually changes from rain to snow just north of the Walgreens at Centennial & Vindicator. If driving south on an icy Centennial good luck stopping at this stop sign, and if driving north good luck getting traction again after stopping! A widened & graded round-about is probably the best & safest option for this intersection. | Quarry Trailhead;Pre-hike dog run area at Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Wayfinding signage; | Bathroom facilities, trash management, security lighting & patrols, extensive wildfire mitigation | Expanding parking at the north and Orchard Valley trailheads will increase traffic thru the neighborhoods. Eliminating this parking expansion should negate needing the dangerous proposed stop sign at Orchard Valley & Centennial. This will also prevent additional parking after hours so close to homes. The quarry parking is furthest from homes plus having one main parking lot could save on the cost of security patrols. |
| Protection of wildlife. | Too many bike trails and not providing hiker only trails. Failure to preserve and protect our neighborhood from what is becoming a tourist attraction. No clear plan for traffic, security, trash and fire protection. With all the new traffic, the neighborhood feel will change for the worse. | Hiking only loop;Decommissioning unsustainable routes following sustainable trail construction;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | | |
| Good use of space | Acres to the area through Centennial and Woodmen cannot handled additional weekend traffic especially with motorcycles.<br>Crime and noise level will increase. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Wayfinding signage;Connections to the neighborhoods and schools - sustainable trails;Hiking only loop; | | Enforcement of traffic violations in the area by CSPD<br>Parking is insufficient |
| I like that there are hiking only, biking only, and mixed-use trails. Although I don't plan to paraglide, it's great that space is available for those interested. | The trail system is very complex so I am hopeful there will be ample (but discrete) signage. | Wayfinding signage;Integrated Forest Health and Fire Management;Mountain bike area with uphill only and downhill bike only route;Hiking only loop; | No | Thank you for inviting public input. |
| | The parking lot plans.<br>Bikes on most trails. | Hiking only loop;Nature-based playground;Connections to the neighborhoods and schools - sustainable trails;Integrated Forest Health and Fire Management; | | I live up near blodgett and am concerned about increase traffic to the area |
| | Heavy traffic/parking, paragliders landing in parks, privacy intrusion in yards, bike traffic and ebikes | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | | |
| | The Stakeholders Action Committee organized by Tapis Associates has outsized influence from the mountain biking and paragliding lobbies. There is under-representation from the affected neighborhoods. There is only one representative from Oak Valley Ranch, and no representation from Oak Valley Ranch Filing #6, which is directly downhill and to the south of the Orchard Valley Trailhead. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Integrated Forest Health and Fire Management;Nature-based playground; | Please don't put a toilet at the Orchard Valley Trailhead parking lot.<br>Please keep the access road for that parking lot off the Oak Valley Ranch neighborhood skyline. | |
| Nothing, you have made it as vague and generalized as can be. Therefore, you can do whatever you want despite our input. | Before you proceed with anything, you need to have an uninterested third party conduct an environmental impact assessment of the potential activities envisioned for this area. To include maximum carrying capacity for the area to sustain itself without degradation. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Quarry Trailhead; | Be transparent, tell the public who will profit from your plans. (which developers?) | Publish the results of all this meetings quickly, including the surveys. Don't wait until its too late for the public to react. |
| No | Traffic. Safety. Noise. | Integrated Forest Health and Fire Management;Park to peak trail;Decommissioning unsustainable routes following sustainable trail construction;Paragliding launch and landing sites;Connections to the neighborhoods and schools - sustainable trails; | Traffic impact to neighborhoods and public safety | |

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| I do not see much positive about the plan. | It appears this project values recreation over conservation. The planned expansion will negatively impact land, wildlife and resource conservation efforts. The removal of hiking trails, replaced with biking trails will quickly erode an already fragile and native vegetation area. The current Blodgett parking and trail systems are not being utilized to even a fraction of its current capacity.<br><br>· The planned wildlife corridors are too small for current and future wildlife and will directly impact on their populations. We have already seen this regarding our Big Horn Sheep population grazing availability based on the impacts of the 2012 Waldo Canyon fire. Our wildlife, including, deer, bear, bobcat, fox, raccoons, and many species of birds will be directly and negatively impacted.<br>· It appears that the intent is to develop this area into a recreational attraction. This will result in increased vehicle traffic, human congestion, trash and potentially more crime. The area has a natural look and feel which compliments the surrounding environment. Pavement and a wider trail system will detract from that look and feel. This is not what I/we want for our community.<br>· Expansion of proposed parking areas give immediate thoughts to "pave paradise and put up a parking lot" ideas that detract from the natural beauty of the area.<br>· Proposed traffic pattern change at Centennial/Woodman/Orchard Valley to a 3-4 way traffic signal/stop sign or round-about will cause excessive traffic risk due to the hill and reduced visibility. This will be even more problematic during inclement weather. Additionally, to date, no traffic survey has been presented to the public with the best solution or recommendations. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | None. | · Do not develop this into a major recreation area for Colorado Springs. Keep Blodgett Open Space as is or with minimal change to only improve the natural aspects of the space. Focus any development into a wildlife preserve instead of a recreation area. This approach will still allow for biking and hiking but at limits less that proposed.<br>· Develop a detailed environmental impact assessment by an independent/outside organization with specific expertise in open space and wildlife management.<br>· Based on any changes to the space, develop a detailed physical security, safety and management plans for public review and comment.<br>· Totally eliminate, from consideration, the proposed paragliding option in this area. The area is too small and the risk too great to support this activity.<br>· Totally eliminate, from consideration, the proposed intersection changes at Centennial/Woodmen and Orchard Valley. Focus, instead, on traffic modifications at the current South Blodgett entry location, expanding this area for both exit and entry. Any changes need to be proposed by traffic professionals to the community with a written plan.<br>· Slow this process down. Many homes border this proposed expansion area and deserve detailed consideration so as to not over develop. There is no reason to rapidly implement a project where there are more questions than answers. Additional assessments, studies and public interface are necessary to achieve a balanced solution. Anything less is short-sighted and will have long-term impacts to our community. |
| I actually really like the plan you guys have come up with. I appreciate the separation of biking and hiking. I think it's great that we are adding more biking trails (I don't even bike!) I am excited about having more parking, particularly at the north trail head to get all the cars off of Woodmen because I have seen some very close calls there when lots of cars are parked on the street. I can't wait to someday have a maintained trail to the top of Blodgett! | None | Expand North Trailhead;Decommissioning unsustainable routes following sustainable trail construction;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | No | Keep up the good work! I know there's always a lot of community push back, but you guys are doing a good job! |
| | As a neighbor to Blodgett Open Space, I am vehemently opposed to a proposed BMX park. The noise would disrupt what Blodgett Open Space is meant to provide - hiking and nature, quiet. Such noise would also be difficult for us to live with, because we moved to this side of town for the peace and quiet. Please, do not put a BMX park in. | | Safety for the neighborhood, with increased traffic. We currently have a problem with drugs and more theft at the current 2 Open Space parking lots. | |
| I like hiking only trails and would like to see more of those. I also like the preservation of wildlife corridors. | The changes in Ute Valley park have led to a much more bike dominated hiking experience, and taken away from the small and interesting quiet forest trails. I think the biking community is pleased, but it has become a very unpleasant place for hikers. I am concerned this plan will turn Blodgett Open Space into the same kind of use situation. Other concerns: loss of challenging and interesting single track hiking trails like Red Squirrel; massive increase in the north parking area adding congestion on the small trails as well as creating bigger issues with unlawful and homeless activities there. I would like trail density and congestion - particularly in the original northern section - to be low. Will all the extra parking spaces and parking areas, I feel we are putting too many people into too small of an open space area. Thanks | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Quarry Trailhead;Chamberlain Trail; | Maintaining single track style trails with a forest feel for hikers | |
| We like the expansion of bike usage trails in the southern area of the new newly acquired space. Having designated mountain bike only trails is a good addition. We ourselves are mountain bikers, but we know that the noise and speed of bikers is disturbing to hikers frequently on shared trails , as we are also hikers in the open space. | We are concerned that nearly all of the trails in the central and northern portion of open space are being considered for multi use, and understand that much of it is multi use currently. However, With the addition of more parking, in all three sections, and many more additional multi use trails being proposed in the space, there will be considerably more mountain bike usage throughout the space. This is very concerning to many of us in the neighborhood around the space because mountain bike usage on the hiking trails is disturbing to the peaceful and quiet nature experience that has existed in the original northern part of the blodgett space for years. We would strongly request that you consider making the north Blodgett space trails almost exclusively hiking/pedestrian to allow for an undisturbed quiet nature experience for hikers, and exclude multi use for biking, as there will be ample biking in the central and southern portion of the space based upon your plan.<br>Additionally, please do not expand the northern Blodgett space parking area. Significant expansion with additional proposed parking in other areas as proposed in the plan will already increase the density of people within the space dramatically. They will continue to park along the Woodman Street anyways, despite what you do with parking. So it would be a very large parking lot with additionally cars parking along the road occurring , all of which would be excessively disturbing to the existing neighborhood. | Integrated Forest Health and Fire Management;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Mountain bike area with uphill only and downhill bike only route;Connections to the neighborhoods and schools - sustainable trails; | | See previous answers |
| The placement of the parking for the bike portion. | I live adjacent to some of the trails, the neighborhood needs both short and long trails. If a busy trail is put next to my property, I will have a financial loss, since I will need to put in a fence. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Wayfinding signage;Hiking only loop;Connections to the neighborhoods and schools - sustainable trails; | Keeping more than one neighborhood trail. I use these all the time and need short trails. | |
| New tail head location at Aleghany.<br>Expansion and access to Blodget open space lan.<br>Additional hiking and MTB tail plans. | Parking expansion to existing parking lots including upper Blodget lot.<br>Large scope of new Aleghany lot (100's of parking spaces) will impact the westside traffic and infrastructure with 100's of vehicles.<br>Additional stop signs will further impact westside traffic. | Quarry Trailhead;Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Consider themed loops, signage at sites, programming;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | Minimize impact to westside traffic and infrastructure | |
| Community involvement, concern for wildlife habitat | The plan is extremely vague lacking real details as to use and implementation. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Integrated Forest Health and Fire Management; | Protect wildlife, prevent homeless encampments, after dark security, parking lot lighting and surveilance | 1 Please do not convert the quarry into motorized use. 2 Manage city liability |
| I don't know. Reading through the master plan I don't have a good feel for specifics. It's just a bunch of generalities and I'm not sure exactly how it will affect me as a resident of the area. | I've heard 250 parking spots at the quarry. To me that sounds like the equivalent traffic of a Walmart. Are traffic lights going to be needed at intersections like white buffalo and Allegheny? And green turn arrows at centennial and Allegheny? I live on the east side of silent rain park where a trail runs right behind my backyard which when I moved in 20 years ago seemed like an amenity that could now turn into a liability with that much additional traffic and interest.<br><br>I don't know the specifics of the trail plan but I've hiked these trails for twenty years and it sounds like the area is going to be ceded to mountain bikes. I encounter bikes maybe 2 times a month which is fine but if these trails are going to be multi use they are going to be unusable for hiking as far as I'm concerned with the amount of riders I would anticipate. I'm not interested in dodging bikes when hiking.<br><br>Summary: traffic and lack of consideration for hiking. | Pre-hike dog run area at Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | Hiking only trail(s) to/from Blodgett peak area to Oak Valley neighborhood | |
| I like that it uses words like conserve and thinking of the future generations. | The master plan will have a huge impact on the environment and community that lives in the area. This project may serve as a new place for people to recreate but it takes away from the peace, wildlife and environment of the actual community it is in. If we really want to conserve for future generations we need to let nature be and stop over developing the areas that make our city so special. Driving through town it's obvious that all recent development is just for money and doesn't enhance our city. Views are blocked, land bulldozed and this seems like more of the same. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | This is terrifying and does not at all take wildlife and the local community into account. Let's enjoy nature not a man made nature theme park | A few hiking trails and designated bike trails are great but large parking lots and paragliding take this too far and will continue us to ruin what makes Colorado Springs a place people want to live. |

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| | USFS Multiuse Trails and Administrators)<br><br>You have requested feedback on the Blodgett Open Space Master Plan. I've used BLOS to access the National Forest high frontcountry and backcountry 4-6 times per week since 2004, and have observed numerous changes, and even some improvements over the years. My critique below is intended to be helpful; please read in that context.<br><br>The newly accessed acreage to the south is not part of my routine, and have no informed opinion on its development.<br><br>The proposed switchbacks to the Blodgett summit will certainly be an improvement. However, you're aware of the existing summit trail that forks from the Dry Creek drainage (just above the creek crossing), and climbing northbound through the OS cirque, ending abruptly a few hundred yards from a would-be rejoin with the existing summit social trail—above the worst erosion scar. This trail was expertly and sustainably designed, but the builder, whom I've met, was admonished for unauthorized construction. That, in my opinion was a big mistake on your part. Please indulge the candor.<br><br>You closed access to the old cistern at the center of the park. That closure is routinely and appropriately (in my opinion) violated, as it is the only perennial BLOS water source, and a decaying jewel of the Rampart foothills. Badly eroded and a sketchy scramble, it's also a step-off to the high country for both out-and-back and loop climbs. Improving front/backcountry access in that area would also provide an alternative step-off to the Dry Creek drainage trail, whose upper portion is about as eroded as the Blodgett summit social trail was a decade ago. Fencing cistern access is ineffective, accelerates erosion elsewhere, and engenders a general disregard for the rules. | | | |
| See below. | | | See extended response to item 2 | Thank you for your devotion to this work. Despite my critique in item 2, I truly appreciate your effort. |
| Simple walking trails | I went to the meeting in October and was very disappointed to find out the extensive disruption of wildlife and terrain these plans are proposing. Making the area more accessible does not have to be this way. And again where is the research that includes the amount of traffic this will impose on people leaving in the area and the potential need to evacuate due to a fire or emergency. I remember going up Blodgett hiking one time about 15 yrs ago in an area not hiked much at the time and just saw a 20 year old starting a campfire. I told home to put it out but he was not in agreement so I called fire dept.<br>So no I think these plans need to be scaled down. I am a biker and love riding daily but it's important to consider the disruption to the community, wide life eco system and fire egress ! | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | | Slow down.Make changes slowly in increments in order to see how these changes truly impact the environment, the eco system, the people living in the area, the traffic, and fire evacuation!! |
| New Trails are always great | Huge parking lot, more traffic, nighttime partying n the parking lot as already happens at Wilson park and the one on centennial, | Pre-hike dog run area at Quarry Trailhead;Chamberlain Trail;Decommissioning unsustainable routes following sustainable trail construction;Hiking only loop;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | | Dog off leash areas badly needed , parking lots need to close at night or will attract campers/homeless, biker/hiker combo trails are dangerous like in Ute, too many fast biker |
| | Mountain biking and paragliding enthusiasts have too much sway on the Stakeholders Action Committee. There isn't enough representation from the affected neighborhoods on the committee. Tapis Associates did not reach out to any residents of Oak Valley Ranch Filing #6 to participate in the committee, even though that neighborhood borders the Orchard Valley trailhead. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | Don't put a toilet at the Orchard Valley Trailhead. It doesn't have one now and doesn't need one. | Keep the Orchard Valley Trailhead parking lot access road and any amenities off the Oak Valley Ranch Skyline. |
| I really don't care for Master plan at all. I believe it lacks transparency and is deceptive at best. | My concerns are as follows:<br>*Commercialization of the open space, examples are visitor center, massive proposed parking, paragliding, attracting tourists.<br>*Disproportionate use of 384 acres to one group, cyclists. Only one small trail designated to hikers. The rest to of the trails for tailored to the cycling community.<br>*Bikers and hiker trails should separate for safety and enjoyment. No multi use trails.<br>*Total lack of regard for neighboring communities to include increased traffic, safety, security, current use of trails( being closed) families and individuals who have been stewards to the open space and last to be informed of a master plan that's been in the works for years.<br>*Preservation of wildlife habitats, disruptions to vegetation, hopes of achieving the Gold Standard distinction site by Leave no Trace will be difficult due to tourism. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | Have equal number of hiking only trails to biking trails. | Maps of the BOS master plan were presented at the last community meeting which blindsided many residents. We were unable to ask questions. Most residents in the 5 impacted communities had no knowledge of the master plan. I know because a neighbor and myself passed out flyers alerting residents of the October 17th meeting and some of its proposals. Speaking with neighbors they expressed their surprise. |
| not much | Keep Blodgett open space more wild, dont need a "destination" for biking, and paragliding, we live here and dont need the added traffic | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Replace old roads with single-track trails;Hiking only loop; | conisider the impact to Peregrine residents | |
| Four way stop sign at orchard valley. Habitat protection and restoration | No paragliding or playgrounds. Peregrine is a very special place. We were attracted to the neighborhood due to its beauty and because it was quiet and out of the way. Turning into a tourist trap that will create traffic and attract crime and garbage will completely destroy its essence. We should protect Colorado Springs not destroy it due to greed. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Quarry Trailhead; | | |
| Utilizing the quarry in a positive way | Way too many parking spaces for the area. Too close to people's homes. Increased traffic to and from westside without infrastructure changes to accommodate. So much emphasis on bicycles. If the space is being developed, how about horses and hikers being considered for equal amount of trails and access. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Hiking only loop;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | Reducing the number of parking spots or change where they are located. | The current plan does not seem to consider horses and hikers in the same way bicyclists are considered. This us poor planning. Additionally, isn't Blodgett's master plan for it to remain wild? This does not consider previous plans for Blodgett.<br>Have traffic and parking studies been completed for how this will impact neighborhoods? This is so close to many homes. |
| I to like having expanded trails to use, but not at the expense of all the concerns listed below | Increased traffic, wildlife disruption, potential increased crime, chairlift? no!, cost, resources better spent elsewhere, hiker vs biker accidents/fights, etc | Quarry Trailhead;Pre-hike dog run area at Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Mountain bike area with uphill only and downhill bike only route; | | As with everything in this city, growth is not my favorite thing. I do like having more local places to play, but not necessarily at the expense of more traffic and attention to my neighborhood. |
| | We are concerned with the purposed restroom facility looking down into the neighborhood. It seems like there would be a more acceptable location for this in which current residents would not be affected. | Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Park to peak trail;Integrated Forest Health and Fire Management;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | | |
| | 1. The proposed Orchard Valley Trailhead parking lot access road is on the Oak Valley Ranch neighborhood skyline. It needs to be kept out of view of the Oak Valley Ranch neighborhood.<br>2. Please don't put a toilet at the Orchard Valley Trailhead. The trailhead has been just fine for its few years of existence without a toilet.<br>3. Keep any trailhead amenities where the current sign and trash receptacle are. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | PLEASE DON'T PUT A TOILET AT THE ORCHARD VALLEY TRAILHEAD!<br>Please keep the Orchard Valley Trailhead access road and any amenities well away from the Oak Valley Ranch skyline! | |

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| I don't like anything about this plan. I want to keep this space the way it is, which is quiet and peaceful. PLEASE DON'T DO THIS TO OUR NEIGHBORHOOD! | Traffic, congestion, noise, takes away our solitude. WE URGE YOU TO NOT DO THIS!!! | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Integrated Forest Health and Fire Management; | Please just don't move forward with the plan. | I cannot stress enough to stop this plan. Please abandon this plan to keep the peace for Oak Valley. Thank you for your consideration. |
| We do not like anything in particular on the plan. It is oversized and has clearly been heavily influenced by the special interest groups-paragliding and mountain biking entities...not the homeowners/neighbors surrounding the project area who overwhelmingly want the area left as it is to maintain 'open space.'<br><br>We are not opposed to the creation and development of public parks but feel that the process needs to occur in an inclusive manner that is in-line with the overall objectives of the community.<br>One small positive feature of the plan is the proposed 3-way stop at Centennial/Orchard Valley Road...Students who attend AAHS cross from the Oak Valley Filing #6 trail to the east side of Centennial/Orchard Valley intersection in the early morning hours and again in the afternoon. The D20 bus taking them to school picks up in this general vicinity. Hikers cross there throughout the day and evenings as well. It would be safer for all if there was a stop with crosswalk in this location. | We, along with our neighbors on Jeffry Lane and Julynn Road are:<br>•Strongly opposed to the restroom facility and a relocated parking lot that were recently added to the Orchard Valley Trailhead portion of the project plan on the hill directly above our properties.<br>•Concerned by the lack of inclusiveness in the public participation process to date (Oak Valley Ranch Filing #6 was not invited to participate) and over involvement of special interest groups.<br>•Concerned about the potential ecological impact to what has always been an open, grassy hillside, which seems to be in conflict with the primary goal of the TOPS program of improving "the natural beauty of our mountains, parks, and wildlife, and our quality of life." It is difficult to understand how creating a maze of wide mountain bike trails, parking lots, and a public restroom will achieve the goals of TOPS .<br>•Concerned about the plan to convert existing hiking trails to wide paths for mountain bikes (aka "multi-use trails") and how this will impact residents who are currently using the trails. How can hikers, especially small children, coexist with multiple mountain bikes speeding along these paths? | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | Stop overdevelopment of open space areas!! Keep it natural. | No restrooms and large public parking areas in neighborhoods!! |
| Love the paragliding idea! So cool! | It would be nice to have a trail that allows hiking to the top of the quarry. It looks like it's mountain bike only access. | Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Park to peak trail;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | | I'd love to see the formal connections from Oak Valley Ranch Park to the greater trail system |
| Accommodations for multiple types of trail users, including walking/hiking and biking (and biking proximity to proposed quarry mountain bike park).<br>Paragliding is an interesting feature. Potential for parking off Woodmen at north trailhead; street parking can obstruct bike lanes. Multiple neighborhood accesses throughout the open space. | All-way stop at Orchard Valley Rd; a roundabout would be preferable. While the stop here might work better than the north Allegheny one where there is virtually no cross traffic, I'm concerned about desensitizing drivers to traffic controls at an intersection with relatively light traffic much of the time, as well as with the noise of stopping and starting on the hill. | Integrated Forest Health and Fire Management;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Expand North Trailhead;Connections to the neighborhoods and schools - sustainable trails;Mountain bike area with uphill only and downhill bike only route; | | Appreciate the planning effort coordinated across the original open space and additions, and recognition of Blodgett Open Space as a regional destination |
| | Removal of hiking trails would be a shame as they are currently widely used. Biker and hiker sharing of tails is dangerous. A four way stop at Orchard valley and Centennial is a terrible idea. Many vehicles have a difficult time making it up the hill heading north on Centennial when the road is snowy or icy. If vehicles have to stop, they won't be able to start again. The proposed expansion of parking lots will attract more trouble than already exists in the Perigrine area. Gates are of no use. They are not locked at night and loitering currently is a problem at the Blodgett open space and Sawback rd nearby. | Integrated Forest Health and Fire Management;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | Do not expand parking lots. | The neighbors in the peregrine neighborhood that I have talked with on my daily walk do not want any expansion at Blodgett open space parking lot or the lot near the old horse sheds on Centennial. |
| Frankly, not much. Blodgett was and is a great place already. It doesn't need meddling from those who think they know better. The changes in the last few years were generally negative; now more changes will be made? - no thank you!<br>Okay, one good thing about the master plan... the proposed new bike trails in the area of the mine. | Basically, it wasn't broken. So, don't change it! I am a nearby resident and have been in Blodgett many hundreds of times, both hiking and biking. One example (out of many not to implement) that the planners shared at a community meeting was to close Red Squirrel. That trail has character! Do you want to make Blodgett a sterile system of generic trails? The planners said it was in some sort of special animal or ecological zone. Have they ever spent time on the trail? Their theory regarding animals has nothing to do with reality, but it is interesting ecologically so let hikers enjoy it! BTW, nearly impossible to go off-trail on parts of Red Squirrel due to steep terrain - safe in that regard. | Quarry Trailhead; | The Forest Service had the right idea about not allowing changes on their lands. The city should do the same! | |
| Asking neighborhood input | Outsiders/cyclists will destroy the peaceful hills.<br>More traffic, more danger and trash | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop; | Keep as is. Not become an entertainment center. No more bikes or cars. | Stop further development! Assure us our house value will go up, not down with the noise. |
| The upgrade and maintainance to Blodgett Peak trail as currently unsafe. | It is far too much of an expansion for our neighborhood community. The reason we live by Blodgett Open Space is the quiet neighborhood and beautiful community. We already have increased people who bring trash and noise to our quiet community who use the open space. Adding 40 parking spots to the current neighborhood trail will bring more of a disturbance, destruction to the trails, and turn Peregrine into a freeway. A further expansion brings more people to the area that are disrespectful they are in a neighborhood and not why we chose to live there. We live here for the peace and quiet, not the rustle of traffic and trash left behind. If we knew the open space expansion was in the works, we would of thought twice about moving to the area. Please do not do this to our community. It makes angry and frustrated that this is happening. | | A safer trail to the top of Blodgett Peak. | The recommendations turn our quiet neighborhood into something that should be at a ski resort, not where there are houses a stones throw away. The noise and traffic this will bring is such a disruption to the people in the community. We crave the quietness on the weekends, not hearing car doors slam and trash left. More people bring more crime. You need to think twice about this. Thumbs down all around. |
| I don't like anything about the current master plan trail system. I was under the impression Blodgett's original master plan prioritized conservation and reclamation; the revised plan does neither. | Continued encroachment and irreversible exploitation of our wildlife and natural forests. Continued overburden of NW side aging infrastructure w/o new evacuation plan or improvements. WILD FIRE EVACUATION AND PREVENTION. COS is not liable fulfill this bottomless bucket of needs from the mountain biking & paragliding communities. Overall paving over and ruining of our last true open space. I question the integrity of the master plan process and would like to know how the Topas Group is being monitored. To date I have not received any updates via email not even meeting time info, haven't received a return phone call or returned email; I am an 80919 resident. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Wayfinding signage; | So we are to expect people to leash their dog when they get out of their vehicle, unleash for the leash free run, then leash again to hike? This is not sustainable; either create an actual dog park to prevent leash free hiking or leave it out. | Am completely disgusted with Topas Group and would like to know how they are being managed. Who is making sure Topas is collecting ALL viewpoints; responding to all calls & emails; making sure Blodgett is being planned by COS CITIZENS — not local mountain biking and paragliding companies, individuals from other counties, other "professionals" who are ONLY looking to profit off Blodgett. Topas and this process should be evaluated and monitored. |
| Nothing, the current draft is exploiting our public lands. This unsustainable plan is relying on citizens and visitors to POLICE THEMSELVES. When are we going to realize that is not reasonable; people do not treat natural environments with respect. How do we prevent people from [continuing to]: access Blodgett after hours for partying, etc and keep the gates closed AND prevent other walkable access points; stop the current and prevent future and larger road bike races that come from I25 to/from Quarry; people from taking dirt bikes & ATVs up the trails and killing our wildlife and their habitat; stop people from throwing cigarettes, trash, additional traffic / chains, etc and causing wildfires. Will we police ourselves or will magical police unicorns appear when we need them. | All 4 main arteries from I25 that would take COS residents and outside visitors to the mountain biking and paragliding Eli center proposed @ Blodgett drive directly past D11 & D20 Elementary & Middle public schools. How will we manage the additional traffic of an adventure park with almost 300 parking spaces on a regular day, let alone school days and special event days [mountain biking races, etc]. Why is COS city govt willing to risk our kids' safety when we have 1.5 + mile walk zones surrounding these public schools. COS is responsible for the safety of ALL citizens, including your youngest @ Trailblazer Elementary off Centennial, Eagleview Middle of Vindicator, Foothills off Allegheny, Woodman-Roberts ES off Woodman— plus Rockrimmon ES and Chipeta ES one street over from those arteries. What about NW side neighborhoods with 25 MPH or less, what do we do then? | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Wayfinding signage; | Collaboration with USFS, that = to me USFS supports the project & perhaps means you wont kill our wildlife & forests | I would like to know who is managing Topas/Pricilla to preserve the integrity of the public engagement process. Myself and many others question their motives / relationships with companies such as SRAM [Rock Shox] and other mountain biking interests groups. Also, is the survey's only checkpoint what's your zip code cause @ the October meeting there were plenty of Denver, Manitou, and other front range in attendance and making these changes to the master plan. Isnt this process only for El Paso County residents? |
| There isn't anything that we like about the massive plan to destroy our open space! | Tapis and the SAC-Stakeholder Committee is clearly overly influenced and listening to special interest groups-paragliders and mountain biking associations...who do not live in the neighborhoods affected by these massive changes to the landscape. Three of them are included in the SAC group.<br><br>Stakeholders who live in the direct-surrounding neighborhoods and streets are not fully represented in the SAC. Why didn't someone in charge-Tapis coordinator-notice this from the beginning and make a direct effort to connect with those neighborhood stakeholders? It is their responsibility to find/include stakeholder who will be directly affected by these massive changes to their property views and property values, and include them in the 'meetings.' It is not enough to 'try' to connect with them. Post signs in the neighborhood, send representatives out to talk directly with neighbors, include them in the SAC when they do connect with them. Please don't hire Tapis in the future. They are not doing a good job. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Replace old roads with single-track trails; | No Bathroom!! Do not install a bathroom at the Oak Valley Ranch parking lot-Centennial/Orchard Valley Road!! It will be in full view and smell range of homes and backyards!! | Do not expand the parking lot at the Centennial/Orchard Valley location. We already have a policing issue...trash, parties, noise at night because the gate hasn't been closed. More cars will make it worse. Do not put the drive entrance to the proposed parking lot in view of Oak Valley Ranch Filing #6 homes. We don't want to see cars pulling in and out. Both proposed sights are on the border line of the HOA trail and property. It is an infringement on the rights of these homeowners to spoil the open space view behind their homes. |
| We think the whole plan should be re thought. Instead of an enhanced people park the Blodgett Open Space should be turned into a wildlife preserve. | We recommend you have a third party expert conduct an analysis of impacts an enhanced people park will have on Big Horn Sheep, Bear, Deer, Bobcat and other animals that live in Blodgett. My expertise concludes the impacts will severely impact the wildlife so no people facilities such as parking lots, trails, bathrooms should be built. Leave Blodgett Wild! | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | | |

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| | Based on the master plan there appears to be very few hiking/running trails in the new southern section of the Open Space. Hikers/runners are either routed to the existing central trail or forced to use the trail intended to for bikers to go up to get to the biking only down trails. This option means hikers/runners would have to dodge bikes on both their uphill hike/run as well as their downhill hike/run since there appears to be no other way down for them. With all the open space identified in the plan one would think a better hiking/running option could be found in this area. As it currently stands, it looks like the new southern addition is really intended just for bikers and the hiking/running community has not be fully considered. | Park to peak trail; | Similar to the uphill and downhill bike only trails, there should be uphill and downhill hiking/running only trails. The hiking only loops proposed are in flat areas and not what the majority of hikers/runners are looking for. | Before expanding paring areas you should first check to see if they are really needed. Whenever I have been at the Orchard Valley Trailhead the parking lot was never more than a quarter full. |
| Bike trails | No toilet at orchard valley trailhead location!!!!! | Mountain bike area with uphill only and downhill bike only route;Nature-based playground; | | Please no bathroom at trailhead, it will be visible from oak valley neighborhood and we do not want that or the smell. |
| Mountain bike trails | Toilet/restroom at blodgett south trailhead. As a resident in the oak valley ranch neighborhood, we do not want to see or smell a toilet directly out our back door. Please revisit the location of the toilet and or remove completely. Thanks. | Quarry Trailhead;Integrated Forest Health and Fire Management;Replace old roads with single-track trails;Mountain bike area with uphill only and downhill bike only route; | Dirt bike entry | No restroom. Add dirt bike entry |
| | Don't want a bathroom on the orchard valley trailhead | | | |
| | No bathroom at orchard valley trailhead | | No bathroom at orchard valley trailhead | No bathroom at orchard valley trailhead |
| | No bathroom at orchard valley trail head! | | No bathroom at orchard valley trailhead! | |
| 3-Way stop at Centennial/Orchard Valley Road<br>Needs a crosswalk. | Locating a bathroom at the Orchard Valley Trailhead location. No Bathroom!! There is already a problem with overnight cars staying in the parking lot-We don't want to attract overnight cars/camping in a residential area. The proposed location of the bathroom is in view of homes! | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Replace old roads with single-track trails;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | Parking lot at Orchard Valley Trailhead-Residents in Oak Valley Ranch Filing #6 do not want to see or hear cars entering or exiting the parking area. Entrance to parking area should be far away from these homes. | Keep Blodgett Open Space and Open Space!! |
| I appreciate the reclamation of the old quarry site to be used for the community. | However, I believe a bathroom at the Orchard Valley Trailhead location should be located away from the homes in the neighborhood directly to the south. And why not use the already existing access road on the north side of the current parking lot? There are many users of the current trails where the new proposed access road is located, including many families with young children. It feels like it could end up being a dangerous area. | Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Consider themed loops, signage at sites, programming;Hiking only loop;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | | |
| Dedicated use trails | 1.Too many cars; too many people; too many parking spaces; too much traffic! We bought our homes in this neighborhood because of the rugged, quiet beauty here. We don't want parking lots, traffic lights, buildings going up.<br>2. Paragliding: There must be some means of transportation to get people up to the top. Ski lift? Gondola? TBar? All of these will destroy the beauty of Blodgett. When they land, will it be at a park where our children play? Have soccer practice?<br>3. Visitor center? There's a visitor center at Garden of the Gods and the Air Force Academy. We don't need or want one here.<br>4. What impact will all of this growth have on the wildlife here? We have deer, coyotes, bobcats, hawks, owls, bunnies, etc. Will this wreak havoc on their habitat?<br>5. The gigantic proposed parking lot could easily become a magnet for nefarious activity. Already, people unlawfully sleep in their cars, do drugs, and illegally camp overnight in the lots, one causing a potentially catastrophic fire. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Connections to the neighborhoods and schools - sustainable trails; | | We do not want our neighborhood to become the traffic nightmare that Garden of the Gods has become. With increased traffic comes the very real risk of being trapped by fire, as there are only 2 roads leading out of Peregrine. We experienced that once already, with cars backed up for 2 hours attempting to flee a raging fire. |
| Specific trails for hiking and others for biking. | There is a reason people have bought their homes in Peregrine. The beauty of of the surrounding nature and the lack of traffic. It is peaceful and that will be threatened by the Draft Master Plan. There will be so many parking spots that will be abused by the partiers in the evening and load up our streets during the day.<br>Hang gliding with no real landing spot sounds like a guaranteed disaster. Do you have to bring your own glider or do you rent them. Do people have a license for hang gliding. The more I think of this the more it scares me.<br>Who came up with the idea of a visitors center? Who will pay for it? Does it come out of our taxes? Do you need a visitor center to sell the hang gliding tickets. Do we also need a lift to get to the gliders? Who owns the land at this point?<br>Will definitely be at the next meeting id f there are any more. | Hiking only loop;Decommissioning unsustainable routes following sustainable trail construction;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | I did not see anything about wildlife protection. | |
| Adding new hiking / biking trails | Increased traffic and effect on wildlife | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Park to peak trail;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | Security and closing parking areas at night | I don't think paragliding needs to be added into the plan. |
| I endorse keeping and protecting Trails and Open Space areas within the city, so residents can enjoy the outdoors and enhanced quality of life. | The proposed expansion of the Blodgett open space area is overkill, with too many additional parking places, more access roads and even a paragliding area(!) (how many people actually belong to this lunatic fringe?), for the purpose of man-made recreation, like biking and paragliding, will destroy the natural landscape and habitat for native wildlife while decreasing property values of the surrounding neighborhoods, while increasing traffic, noise, wildfire risk, and crime. A better way to spend the TOPS grant funding would be to protect the natural landscape and wildlife that are currently here. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Pre-hike dog run area at Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop; | Easier trails for E-bikes | Post signs with Open/Close hours. Keep entrance gates locked during closed hours. |
| The only appealing piece of this plan is better maintained trails. | 1. Not enough hiker-only trails. Blodgett has remained great for hiking without all of the bike traffic like in Ute valley. Safety is a huge concern. 2. Crime issues with increase traffic/parking lots which is already an issue. 3. Increase in Wildfire risk 4. We should value conservation over recreation (Big Horn Sheep Habitat). 5. Negative environmental impact. 6. Negative impact to the neighborhoods adjacent to this "park." (Noise and light pollution) | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction; | | This development is a disappointing plan which is prioritizing recreation at the detriment of conservation. We have so little open space left in this city that has not been ruined by human consumption and this plan is threatening the small amount of nature that is left here. |
| 3-way stop/crosswalks at Centennial/Orchard Valley intersection-increased safety in this location if stop is there. | Public bathroom located visible/smell range of neighborhood homes. Safety concerns with adding this in a location that already has security issues. It will encourage overnight parking/camping since the gates can't be locked if there is a vehicle in the parking lot. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | No Bathroom at the Orchard Valley Trailhead parking lot in directly in view of homes. | Proposed access road to relocated Orchard Valley Trailhead parking lot on the ridge above homes in the Oak Valley Ranch Filing #6 neighborhood is NOT acceptable! |
| The maintenance to the trails especially up to Blodgett Peak as is currently unsafe.<br>A new playground is needed for the area. | Far too much expansion and disruption to the current community. It brings unwanted influx of people and traffic. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Connections to the neighborhoods and schools - sustainable trails;Nature-based playground; | Not disrupting the community in your plans. | Although the plans have some creative options, as someone who's house backs to the open space, this is something of big concern. It brings in far more traffic and people than we would want to see in the area. We look at the open space for the beauty, not for an oversized lot and crowds. Most people that live on the west side live there for peace and quiet, not access to an adventure park, more stop signs, parking and people. Increased people in our neighborhood bring wear to the trails and more crime and trash. We do not support the large plan that you are suggesting. |
| I like the expanded parking area by Centennial where there will be visibility and accoubtability. | Please keep any structures (bathrooms or signage) well away from the skyline of Julynn & Jeffrey Lane residents!! Also please do NOT put am access road right next to our HOA fence (for oak valley filing #6). Thank you! | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | | |
| Seriously, I'm trying to think of something. | It seems as though this plan is attempting to turn the Blodget Open Space into a mountain bike resort with little regard to the surrounding community of Peregrine and Mountain Shadows. The disruption of the existing hiking trails on the north side of the Plan in favor of bike-only trails makes little sense. Has any thought been given to the increased traffic flow in this area or the impact on the native wildlife in this area? | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Hiking only loop; | It appears that this Plan has moved forward with very little input from the impacted communities adjacent to the open areas under discussion. | Yes....why would take a low-impact, natural hiking area with abundant wildlife and turn it into a high volume, high-impact bike park that will drive away the wildlife and degrade the open space? |
| Increase in hiking trails | Concerned about the increase in traffic with this plan which will negatively impact the neighboring communities. Potential for increased crime, noise and light pollution, and loitering. Disruption to the natural landscape and Big Horn Sheep habitat is a major concern. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction; | | This expansive project is too destructive for this natural open space. Conservation should be a priority. |

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| I like how the city has acquired the land near the cell tower barn and is working to get the quarry revegetated and acquired.<br><br>Encouraging USFS to put a nice route to the top of Blodgett is a good idea. | The plan to increase users to the open space without any good plans for maintaining neighborhood safety and dynamics is concerning.<br><br>The combination of a bike park and near 100% bike access to the open space seems like a bad idea. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Chamberlain Trail;Replace old roads with single-track trails;Expand North Trailhead; | The open space should keep its quiet and rugged personality. Trails can be shored up and cleaned up without putting in lots of sterile, machine cut routes. Hikers should be the priority in the open space. Everyone has feet, not everyone bikes and we don't need the area overrun with bikes like Red Rock, Ute, Stratton, etc. | - Please come up with a doable plan for protecting the neighborhoods and parks<br>- Keep biking on Chamberlain and in the quarry, not in Blodgett<br>- Paragliders can find somewhere else to fly and land, there's no way that was a popular public desire (the addition is obviously neither democratic nor citizen-desired)<br>- The neighborhoods were not informed in a meaningful way about the project (eg: no direct mail), this looks bad. As if the plan was a collusion between the city and bikes to sneak in a large riding attraction.<br>- Stick to the ~2000 vision for Blodgett OS, not the new corrupted one |
| Trails better connect the neighborhoods. Can bike to local shops without going on the road. | Shift in parking at Orchard Valley. | Integrated Forest Health and Fire Management;Park to peak trail;Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Replace old roads with single-track trails; | | |
| Nothing | Increased traffic on both entrances to Allegheny loop. Destruction of wildlife habitat. No official study about the wildlife infringement in this area. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | Security at Oak Valley Ranch Trailhead location. | Hiking only trails that have always been in these areas are going to be taken over by mountain bikers! Why doesn't the plan preserve the hiking trails? |
| NA | 1. No bathroom at the Orchard Valley Trailhead location, its not needed nor its undesirable side effects.<br>2. And that any parking lot access road needs to be well away from the skyline on Julynn Road and Jeffrey Lane | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | 1. No bathrooms. 2. Signage denoting private HOA-only trails. | 1 Existing Trails should maintain walking and bike status.<br>2 Brand new trails may be bike only.<br>3 Consider the drama Mountain Shadows has experienced with the Wilson Water Tower, don't hurt our neighborhoods more. |
| NA | 1. A bathroom will bring potentially undesirable activities to the neighborhoods.<br>2. If it aint' broke, don't fix it, there is nothing wrong with the area as of now<br>3. As a homeowner we have been walking these trails for decades, don't take an existing walking trail and make it bike only. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Wayfinding signage;Hiking only loop; | Respect HOA private trails with signage | Don't repeat the Wilson water tower debacle. |
| Relocating the Orchard Valley Trailhead parking lot such that it's closer to Woodmen Road and has visibility from that street. This will preclude some of the nefarious after dark activities. 4-way stop at the intersection is a good idea. | The Orchard Valley Trailhead isn't suitable for a toilet--it's too close to residences. The North Blodgett and Quarry Trailheads are further removed from residential areas and more appropriate locations for trailhead amenities. The Orchard Valley Trailhead doesn't have a toilet now and is quite sufficient without it. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Keep the Orchard Valley Trailhead parking lot access road and amenities away from the Oak Valley Ranch neighborhood skyline. Any trailhead amenities should be located where they are now or adjacent to the telecommunications gate | |
| | Don't put a toilet at the Orchard Valley Trailhead. It doesn't have one now, and doesn't need one. The Quarry Trailhead and the North Blodgett Trailhead are located far away enough from homes so that toilets at those trailheads won't be smelly nuisances. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Replace old roads with single-track trails;Hiking only loop; | | |
| Quarry trails | NO bathroom at the orchard valley trailhead, whereas it will affect the nearby homes. Bathrooms at the Quarry and North trailheads are sufficient. | Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Consider themed loops, signage at sites, programming; | Limit the impact to the neighborhood homes. We have suffered enough with the Wilson water tower issues. | Excited to see the progress. |
| Dedicated downhill and uphill mountain bike trails. More trails in general. Hiking only trails. | The 4-way stop at Orchard Valley, is it really necessary? If some traffic control is deemed necessary a roundabout would be nicer. | Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Wayfinding signage; | | Please put the plan into action ASAP. I'm eager to ride/hike the new trails. |
| Hiker only trails | The additional parking planned for the North trail head and Orchard Valley Path as well as the<br>proposed stop sign at Orchard Valley Path. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Wayfinding signage; | I would like this entire project to be scaled way back. I am concerned about the increased traffiic, changing of the landscape with the additionalparking lots/restrooms. I am against the proposed stop sign which will make coming up Centennial in inclement weather a hardship to stop at ascending and descending. The entire project will turn this quite hiker/ biker area into an amusement park. | Please consider more hiking trails, and/ or leave it the way it is now. My husband and I bought our home in Peregrine because of the quiet, pristine views. To have paragliding and all the organized parking, and additional biking trails, gift shop, nature center; it will attract people from all over the country and change this area into a Disneyland for sports enthusiasts, not to mention the wild animal displacement. |
| $-way stop at the intersection of Woodman Road, Centennial Blvd, and Orchard Valley | Please don't put a toilet at the Orchard Valley Trailhead. Keep the toilets at the Quarry Trailhead and North Blodgett Trailhead, both of which are located further from residences. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Replace old roads with single-track trails;Hiking only loop; | Keep the Orchard Valley Trailhead parking lot access road and any amenities away from the Oak Valley Ranch neighborhood skyline. Keep amenities where they're currently located or adjacent to the telecommunications gate. | |
| The addition of a new four-way stop. | Where do we begin? You are inviting the circus into the area, but we don't want the clowns!<br>1. You don't consider the myriad of wildlife outside the boundaries.<br>2. Think about the impact of traffic, trash, etc. on the area.<br>3. What about the residents, who don't want the additional traffic.<br>4. We heard not a word about enforcement. Who will collect all those plastic bottles, excrement, etc.?<br>5. You spent too much time patting yourself on the back for getting input. Excuse me? 112 attendees represent less than 1% of residents west of I-25. Instead MAIL out a survey to all. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;3-way STOP at Orchard Valley and Centennial (future 4-way stop); | Enforcement!!!!!!!! Protecting wildlife and residents. Traffic impact. | |
| | Don't put a crapper at the Orchard Valley Trailhead. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Integrated Forest Health and Fire Management;Nature-based playground; | Keep Orchard Valley Trailhead amenities on the north side of the trailhead where they are now, or adjacent to the cellphone barn gate. | The Quarry Trailhead will be well suited for Trailhead amenities such as a crapper. The Orchard Valley Trailhead isn't. It's too close to houses. |
| The expansion of North Trailhead to 60 spaces and expansion of Quarry Trailhead | Do not like idea of expanding Orchard Valley Trailhead | Quarry Trailhead;Expand North Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | | I do not like the idea of expanding Orchard Valley Trailhead and increasing the traffic on Orchard Valley. I do like idea of 3 way stop at Orchard Valley and Woodmen though. |
| We appreciate this area being kept as open space and not developed for high-density housing. | 1. Increased traffic, with associated congestion and noise on two-lane streets in residential areas (Woodmen Rd, Orchard Valley Rd and Centennial Blvd). Woodmen Road has no room for bike lanes and it cannot accommodate the EXISTING volume of vehicles when bike traffic is present. Also, will tour busses be coming into the neighborhood?<br>2. Increased exposure/risk for illegal after-hours activity in new parking lots and adjacent treed areas. Drug deals, alcohol use, vandalism, illegal camping and campfires (think Waldo Canyon and Blodgett Peak fires).<br>3. Additional risk of wildfire caused by careless parking (hot converters) and smoking.<br>4. Potential increased noise pollution. Will motorized bikes be allowed in bike park? Peregrine has enough noise now from the motorized racing bikes that speed around the Woodmen/Orchard Valley loop at all hours of the day and night.<br>5. Negative impact on sensitive wildlife (Rocky Mountain big horn sheep).<br>6. Negative impact on property value. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Integrated Forest Health and Fire Management; | | As residents of Rockrimmon/Peregrine since 1981 (42 yrs), we have seen many changes occur in the city of Colorado Springs. We appreciate the city's efforts to maintain this land as open space. But the proposed scope is too ambitious for the middle of a residential neighborhood that doesn't have the infrastructure to support it. So far, the information provided fails to address the numerous potential negative impacts we described in question 2. |
| 3-way stop at Centennial-Orchard Valley Road intersection. Cross walks are needed in this location. | Protection of Blodgett "OPEN SPACE." It is not a designated park! It is an open space and should stay as such. Special interest groups-Mountain Biking Groups should not have the right to push their agenda of making the OPEN SPACE a bike park. Please don't destroy an area full of wildlife. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | Lack of environmental study impact on the wildlife habitat in this entire OPEN SPACE. | Stop the special interest groups from influencing decisions and plans for this area. Protect it!! Don't allow the mountain bike groups and paragliding group to control the decision making. They are not the true stakeholders! The thousands of people who live in the neighborhoods surrounding the OPEN SPACE are the true stakeholders. These plans to ruin the OPEN SPACE directly impact homeowners who have financial-personal investment in the area/s. This is their home. They overwhelmingly want the area preserved, not made into a tourist/training location for bike riders and paragliders. |
| | Don't put a crapper at the Orchard Valley Trailhead. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop); | | |
| | A crapper isn't needed at the Orchard Valley Trailhead. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Replace old roads with single-track trails;Hiking only loop; | | |
| | A crapper IS NOT needed at the Orchard Valley Trailhead. There's not one there now and it's just fine without it. People can go poop at the Quarry Trailhead or North Blodgett Trailhead. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Replace old roads with single-track trails;Nature-based playground; | | |
| | Put the crappers at the North Blodgett Trailhead and Quarry Trailhead—NOT THE ORCHARD VALLEY TRAILHEAD!!!!! | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | | |
| | Keep the smelly park outhouses at the Quarry Trailhead and North Blodgett Trailhead, and don't put one at the Orchard Valley Trailhead. Orchard Valley is too close to residences for that. | Quarry Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Expand North Trailhead;Replace old roads with single-track trails;Hiking only loop; | | |
| | DON'T PUT A TOILET AT THE ORCHARD VALLEY TRAILHEAD! | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | | |
| | Keep the Orchard Valley Trailhead parking lot access road and amenities well away from the Oak Valley Ranch neighborhood skyline. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Nature-based playground;Hiking only loop; | Don't put a toilet at the Orchard Valley Trailhead. It's too close to residences. Keep the crappers at North Blodgett and Quarry Trailheads, well away from residences. | |
| Addition of the Quarry Trailhead and expansion of the North Blodgett Trailhead. | Don't put a toilet at the Orchard Valley Trailhead. The toilets should only be at the other two trailheads, away from houses. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | | Keep the Orchard Valley Trailhead amenities where they are now or adjacent to the telecommunications gate. |

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| Expand the North Blodgett Trailhead and add the Quarry Trailhead. | We don't have a smelly toilet at the Orchard Valley Trailhead now, and we don't need one added. People can poop at Quarry or North Blodgett. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Keep Orchard Valley Trailhead amenities where they are ow or move them closer to the cellphone barn gate. | Keep the Orchard Valley Trailhead parking lot access road away from the Oak Valley Ranck skyline. |
| Not much. | After reviewing the materials from the Community Work Session, specifically the written feedback from each break out group, it is very clear that the community surrounding the Blodgett Open Space want it left alone and do not want any further development of trails that would permanently impact the natural features and wildlife in the area. I hope that city leadership will 'listen' to all of the comments written and not to just those from special interest groups. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | It concerns me that a designated OPEN SPACE is being developed and managed as if it were a park area. Please leave it as it is. | A proper environmental study doesn't appear to have been done as part of this 'planning.' Where is it in the documents to review? Who at the management level is reviewing/monitoring a study of the impact on wildlife in the area? |
| New Quarry Trailhead and expansion at North Blodgett Trailhead. | Don't put a toilet at the Orchard Valley Trailhead—It's too close to neighborhood houses. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Keep Orchard Valley Trailhead amenities where they currently are or move them north to the cell phone barn gate. | The Quarry and North Blodgett trailheads are suitable for toilets. The Orchard Valley trailhead is NOT an appropriate location for a toilet. |
| | People should take their dumps at the North Blodgett or Quarry trailheads. The Orchard Valley trailhead currently doesn't have a crapper and it should stay that way | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Put Orchard Valley Trailhead amenities by the telecommunications gate. | |
| New Quarry Trailhead and North Trailhead expansion. | Don't put a crapper at the Orchard Valley Trailhead. Houses are too close and homeowners will smell it. People can take their dumps at the Quarry & North Trailheads. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Put Orchard Valley Trailhead amenities adjacent to the cellphone barn gate. | |
| 3-way stop at Orchard Valley. | Don't put a toilet at Orchard Valley. People can poop at Quarry and North. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Replace old roads with single-track trails; | Move Orchard Valley amenities to the telecommunications gate. | |
| Expanding North trailhead and adding Quarry trailhead | KEEP ORCHARD VALLEY TOILET FREE!!! | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Replace old roads with single-track trails;Hiking only loop; | Move Orchard Valley amenities further north. | |
| Remove the dilapidated barn and shed at Orchard Valley | Don't put a Parks toilet at Orchard Valley. The stink will be noticeable by nearby homeowners. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | People can take their dumps at Quarry & North. Those trailheads are adjacent to residential areas. | Don't put any Orchard Valley amenities any further south than they're currently located. |
| | Traffic along Woodman in the Open Space area is already excessive. Expanding the number of parking spaces by a huge amount will only increase the problem. Bicyclists have been taking over some of the trails in the existing Open Space, sometimes creating dangerous situations for hikers who may have a hard time getting out of the way. Some bicyclists have also be moving rocks off of trails to provide a smoother ride; but, that allows more erosion on the trails. Paragliding?? Visitor center?? All of that seems excessive and will turn the area into the equivalent of a state park. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | | |
| Creating a trail which creates a nice corridor from Blodgett to Cheyenne Mountain State Park (Chamberlain?).<br><br>Adding a modest amount of spaces at the northern trailhead.<br><br>Attempting to sort out the loitering at the Orchard Valley lot. | Blodgett is very wild and quiet. The plan to flood it with users, especially bikes is a mistake. | Expand North Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Chamberlain Trail;Hiking only loop; | Keep the Fence Line corridor and make it hiking only. | Making Blodgett OS a "world class outdoor recreation attraction" is a mistake, especially when paired with the forthcoming bike park. What would make Blodgett world class, would be protecting it properly — keeping it uniquely wild and quiet, right next to a big city. That would be world class, not exploiting it as the plan indicates.<br><br>Keep the bikes in the quarry and boots in Blodgett OS. The plan, as proposed is bad for the neighborhoods and includes no plans for safety or traffic. Instead, it even throws in the ridiculous, and surely unvoted for, proposition of adding paragliding and having them land at the serene local parks.<br><br>This plan obviously cares nothing for the surrounding neighborhoods or actual wildlife in the lower Blodgett region. The Bighorn Sheep talk is all a distraction from the obvious PR and money play, powered by the biking groups and is in the spirit of the mindless sprawl we are witnessing across the Springs.<br><br>A recent article claimed this plan is balanced, and it obviously isn't. |
| I can't think of anything that I like about it. | Wildlife 'corridors?' These are what they use on highways/freeways to divert wildlife away from traffic. This isn't an appropriate thing to 'design' in Blodgett Open Space. It should be left wild. There is a lot of wildlife in this area that shouldn't be diverted or given only a corridor. We see bear, cougar, bobcat, owls, hawks, eagles, coyote, moose etc. daily and nightly throughout this area. They need to be left alone as much as possible. More mountain bikes and fewer hikers will disrupt if not ruin this open, wild space. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Official wildlife ecological study conducted by and outside resource not associated with the city or special interest groups-mountain biking/paragliding. | It is apparent from my attendance at the most recent Parks meeting as well as review of information on this site and that of Medicine Wheel (mountain biking special interest group), that this group has an organized plan to take over as much of our open space area as they can...throughout the city. They keep adding to their 'proposed' project list by presenting to the Parks Department what they want...not it is e-bikes. They even draw up plans and hand them over...getting them accepted as part of the 'plans.' This is unacceptable. Please don't let these special interest groups get what they want without listening to the community that lives in the areas of these proposed 'plans.' It is clear that the public spoke when you read the large amount of input given back from the public in the feedback notes from the Oct. 17th meeting. If these people had been included in the other closed meetings (SAC and the Medicine Wheel Stakeholder Meeting), they would have been able to speak out sooner and recognize sooner how sneaky this group has been in getting what they want pushed to the 'plan' level. We voted for TOPS funding and now regret it. |
| Like the expansion of walking trails | No hang gliding or para gliding should be allowed. Concerned over wildlife habitats and residential areas. Too much parking in the plan and concerned over the number of people coming to this peaceful area. Concern about a potential increase in crime and drug use in such a secluded area. | Pre-hike dog run area at Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop;Nature-based playground; | Lighting for all areas | |
| Expanding walking and hiking trails and keeping it natural looking like the surrounding areas. | I'm very concerned about the new dog run project and appears to be, with a large increase in traffic and parking. It seems like a very inappropriate area to have something as large as this. We bought a home in Peregrine, paying more than the average pricing in COS, to avoid crowds and traffic, and to enjoy all the wildlife and peace here. When this land was originally purchased, there was great relief that it could never become housing and that it would keep the Blodgett area peaceful and natural. We already have major problems with the motorcycle groups dangerously riding at really excessive speeds on Woodmen, and this problem will never go away. Adding way more access for cars and people seems to just take away from the serene and peaceful qualities of this area. While you can say, "Well, everyone should be able to enjoy this area, not just people who live around there.", they already can, and many already do. It is accessible to everyone now. I also worry about the ability of the wildlife to live as safe as possible up here. There are already a lot of issues with that, and adding more tourists and cars to the area will only compound the problem and encroach on their habitats.<br><br>I also object to the concept of having paragliders or hanggliders. I don't know who came up with that concept, but I don't think it should be allowed in this type of residential area, that is also shared with an abundance of wildlife. I would assume that safety concerns have been critically looked at, but I wonder how this type of sport can be controlled. I also feel that curious people would also drive up to view this, adding to the total number of cars coming to what is now one of the most peaceful areas in COS that I know and live.<br><br>Another concern is that it will become a haven for crime, drug deals, hanging out, fire dangers from irresponsible people, etc. due to its secluded and dark environment. Many of those things happen in nearby parks now, and it's already a problem with the small parking lot at Blodgett. It has proved very | Pre-hike dog run area at Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop;Nature-based playground; | Appropriate lighting that does not disturb neighborhoods/wildlife, but keeps the area more safe. | I am usually disappointed in the ability of residents to really know and understand things that are in the works with city government in their areas. I happened to read about a couple of recent "public information sessions" on this plan from our HOA, but was unable to attend (some major surgeries going on in the family and out of town for the last one).<br><br>I know there are ways to access information on city websites, but it's pretty difficult for the average person to keep tabs on a certain issues, review meetings agendas, watch sessions online, etc. when they have jobs and families to manage. Changes happen that few people impacted are truly aware of because there is just SO much to try to keep up with that is becomes impossible for the average citizen. Even if they can park somewhere and walk along the roadway to read a sign, they then have to try to follow the agenda item Planning Commission, at City Council meetings, etc, and where the issue goes from there. Few people even know what's going on right down the street from them until it's too late. The City can say, "Well, we gave time for public comment", and if you didn't somehow hear about the issue, too bad for you if you're unhappy. Typically, the people who comment are developers, people who have something to gain by the project, and the rest of us are in the dark. Here's a few example of ways the citizens are "notified" that really don't help much: A sign in the middle of a grassy area next to lower Woodmen and the church where there is no room to pull over to read the sign "Public Notice", with writing too small to read even if you try to slow down in your car, a sign along Delmonico in an empty field, again placed where you can't even pull over to read it, then suddenly a new housing development happens there, a sign along Woodmen/Rockrimmon about some type of "notice", then, poof, a rather unattractive storage facility pops up, etc. I heard a city employee say they did their job, did what is "required" for them to do regarding notification, and that there has been time for public input, but that isn't adequate to inform the citizens, and I think the city knows this.<br><br>This project is not much different than what I've observed with many other projects. I bet if you were to put up really large, easy to read signs all along Woodmen Rd. that said "POSSIBLY 200 PARKING SPACES WILL BE ADDED ALONG WITH PARAGLIDING IN THIS AREA', you'd attract a lot of attention, a lot of negative attention. If you mailed (I mean USPS mail) a survey to homes in a |
| New Quarry Trailhead | Don't put a crapper at the Orchard Valley trailhead. It's too close to houses. If someone needs to pinch a loaf, they can do it at the North or Quarry trailhead. | Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Quarry Trailhead;Hiking only loop;Nature-based playground; | Move Orchard Valley trailhead amenities closer to the cellphone barn gate | |
| | Keep Orchard Valley Trailhead amenities where they currently are or move them closer to the telecommunications gate. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Replace old roads with single-track trails;Nature-based playground; | Don't put a toilet at Orchard Valley. It's too close to residences. | |
| New Quarry trailhead | Move the Orchard Valley trailhead amenities so they are adjacent to the telecommunications gate. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a Parks toilet at the Orchard Valley trailhead. That trailhead doesn't have a toilet now and it doesn't need one. | |
| | Don't put a toilet at the Orchard Valley trailhead. It doesn't have one now and it's too close to houses. People can take their craps at the North and Quarry trailheads, which are further away from residences. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move the Orchard Valley amenities further north toward the cellphone barn gate | |
| New Quarry trailhead | Keep Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. Put the amenities by the telecommunications gate. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Replace old roads with single-track trails;Hiking only loop; | Don't put a toilet at Orchard Valley | Keep Orchard Valley a toilet-free zone |
| trail connectivity to other parks<br>new quarry access point | changes to the "Orchard Valley Trailhead" - no bathroom needed (far too close to homes).<br>Paragliders landing in Oak Valley Park | Quarry Trailhead;Park to peak trail;Chamberlain Trail;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Mountain bike area with uphill only and downhill bike only route; | do not move the access road for orchard valley trailhead to the neighborhood skyline. | do not move the access road for orchard valley lot to the neighborhood skyline, do not install a bathroom there.<br><br>Keep "bike park" style trails over by quarry as to not detract from the nature feel of Blodgett Open Space. |

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| 3-way stop at Centennial/Orchard Valley Road-Crosswalk needed. | We are concerned with the plan connecting trails to neighborhood trails, specifically at the HOA property trail entrances for Oak Valley Ranch Filing #6. There is already mountain bike use of the trail even though signs have been posted stating that it is private property-neighbors and guests only. The mountain bike groups ride the lower loop on the HOA trail that connects to the parking lot at Orchard Valley Trailhead-Centennial/Orchard Valley Road. One of the signs was destroyed and stolen. It is clear that the mountain bikers are disregarding the private property signs. The bikes are destructive to the single use trails-they have widened them already and ride through when it is muddy. Do not add more mountain biking trails to Blodgett Open Space! | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Parking lot management-security is a problem at the Orchard Valley Trailhead parking lot. The neighbors in the Oak Valley Ranch Filing #6 on Julynn Road and Jeffrey Lane regularly pick up the trash which includes piles of beer bottles. This is the only reason that the area is clean. Do not encourage others to hang out by adding a bathroom in this location. | If there are security issues at any of the parking lots, lock the gates! If people can't behave and respect the areas, they shouldn't be available to the public. Neighbors shouldn't have to clean up these areas on a volunteer basis just because the parks department isn't managing/monitoring it properly. The gates were locked previously for this reason, lock them permanently until a system is in place for them to be cleaned up and managed. If what is already there isn't managed, don't add more parking spaces and bathrooms. Who will clean that up? |
| None. | WHOM YOU INTENTIONALLY HID YOUR PLAN include but are not limited to:<br>- increased noise, crime, drugs, and nefarious activity, significantly decreased safety, decreased peace, plummeting home & property values!!!<br><br>- The South Blodgett Loop trailhead area is an ECHO CHAMBER! Any noise, individual conversation, etc. is greatly magnified for the homes across the street for Centennial Glen 2, Alpine Glenn, & moving north up Woodmen Road from the South Blodgett Loop trailhead parking.<br><br>- The North Blodgett Loop trailhead area is an ECHO CHAMBER! Any noise, individual conversation, etc. is greatly magnified for the homes on the ridge adjacent to the North Blodgett parking area, & for the entire valley homes across the street.<br><br>- Many of the trails YOU call "social trails" are actually forged by deer families, bears, & other wildlife; you are now blocking THOSE trails from the actual natural wildlife inhabitants... (and they're much better naturally managed)!!! But then you would know that if you would actually visually studied this whole north and south Blodgett, and front range, area beyond a 2 dimensional map. This area is HOME to not only people with families & lives & responsibilities, but it's also HOME to a lot of wildlife: deer & deer herds, bears & bear dens, mountain lions, coyotes & dens, bobcats, fox, rabbits, etc., etc., etc.<br><br>- You clearly seem to be catering to & developing to the mountain biking community so you can "push out" the hikers. Is it they donating more money to your campaigns?<br><br>- It's obvious you care NOTHING about the safety, security, well-being of the | Pre-hike dog run area at Quarry Trailhead;Integrated Forest Health and Fire Management;Park to peak trail;Wayfinding signage;Mountain bike area with uphill only and downhill bike only route; | Keep existing trails, especially more challenging like all of Red Squirrel Trail, especially at from the North Blodgett Loop on up; keep Hummingbird Trail; keep the trail on north side of water tower road that leads up to Hummingbird trail; add other trails up off Hummingbird Trail; do not close any existing trails... just MAINTAIN them! | - It is shameful how you have intentionally NOT informed the neighboring neighborhoods so that we would have time to learn what you are planning!<br>- It is shameful how you CONTINUE to share VAGUE intentions but not define specifically what you are planning for short AND long-term!<br>- It is shameful how you are catering to the mountain biking community, and "dissing" the greater population that uses the trails of walkers, runners, hikers, and dog walkers!<br>- It is shameful how you are COVERTLY pushing this "Blodgett Master Plan" thru before the Peregrine, Centennial Glen 1 & 2, and Oak Valley residents and home owners could & can become aware of it, & have the time to do anything about it! People have work, school, major life responsibilities... & you have not ONCE publicized your plan on signs, flyers, mailed post cards to the neighboring communities!<br>- It is shameful that you are not divulging whatever it specifically is that you are planning long-term to happen in the middle of our neighborhoods so you can make money at our expense (us neighboring residents and home owners)! |
| 3-way stop at Centennial/Orchard Valley Road<br>Motorcycle groups ride through this stretch of road in the afternoon/evening hours daily. They ride up the Allegheny loop. This might discourage these groups from racing through these stretches of neighborhood roads. | The massive scope of the plan doesn't fit with the Open Space designation. Neighborhoods backing to the Open Space areas thought that when the city purchased the property, it would be maintained as Open Space, not changed into a massive mountain biking park. This is NOT the area for more mountain biking. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Oak Valley Ranch Filing #6 needs the Parks Department to help them divert bike traffic away from the neighborhood trail. Right now, bikers think that this section is part of the bike trail loop. | Please read all of the comments from the community work session groups. Overwhelmingly, they show that none of the neighborhoods surrounding Blodgett Open Space want what is proposed in the updated plans-apparently given to the Parks Department by the Medicine Wheel Mountain Biking organization. Listen to the true stakeholders-property owners in the area. Protect our wildlife as well as our way of life. |
| None | Expansion of existing parking lots | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Decommissioning unsustainable routes following sustainable trail construction;Integrated Forest Health and Fire Management;Hiking only loop; | | |
| BOS trails connection points to pike forest trails. | Park goers parking on Woodmen Rd due to limited parking. No parking 10pm-5am signs need to be added to west side of Woodmen Rd. These signs are already posted on east side of Woodmen Rd. NEED THESE SIGNS ON WEST SIDE OF WOODMEN RD ACROSS FROM BPOS PARKING LOT!<br>Bikers sharing hiking trails especially curvy trails where it is difficult to see what is coming around the corner. | Expand North Trailhead;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Integrated Forest Health and Fire Management;Park to peak trail; | | |
| None of it...It is a designated Open Space and should stay as such! | The fact that the two mountain biking special interest groups created this idea of a 'Master Plan' and presented it to the Parks Department and City of Colorado Springs leaders. The fact that these two special interest groups have been able to push their mountain biking-trail agendas throughout the city without the true input of the true stakeholders-neighborhood residents and property owners!! They have been able to push their agenda without proper environmental studies, specifically related to the extensive wildlife in this Open Space. The wildlife will forever be disturbed if this Master Plan is implemented. Listen to your real community, not the mountain biking organizations. They don't represent the whole community...only a small portion of it. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Medicine Wheel and COS MBA (Colorado Springs Mountain Biking Association) should not be controlling the use or planning of the Blodgett Open Space or any other designated Open Space in the city! | Stop this plan...too expensive and will ruin a true Open Space. So sorry that we voted to support TOPS. |
| Quarry use space | No restroom at the orchard trailhead.<br>1. It is too close to residential areas<br>2. as a resident nearby I am concerned of smells, sighlines and after hours noise | Pre-hike dog run area at Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | Be sensitive and clear intent (do what you say), the community is still healing from the Wilson Water tower promising one thing and doing another. | Make sure the orchard trailhead parking gate is closed/locked every night.<br>As a nearby resident the larger parking lot increases the potential for after dark noise incidents. |
| nothing really at all | It's overall just way over the top! What should be preserved as primarily an open space for wildlife and hiking with little recreational development, is now being proposed to be full of recreational features, and even tourism features.<br><br>SPECIFIC CONCERNS:<br>1. Way too many trails, especially biking trails in the southern part.<br>2. Not enough "HIKING-ONLY" trails - none proposed in the southern part!<br>3. Too large of a parking lot at the proposed QUARRY TRAILHEAD -- even dozens of parking spots, much less up to 180 -- this is just way too many.<br>4. Concern #3 above will result in a very noticeable increase in traffic along Allegheny Rd, impacting residents who live in Oak Valley.<br>5. The Para-Gliding launch and landing pad are unnecessary.<br>6. The "Neighborhood Access" point at the top of Coldwater Dr. will attract some of the general public resulting in people parking at the top of Coldwater Dr -- the Cul-de-sac must be kept open for fire access / turning around of equipment.<br>7. We do NOT like that the trail directly behind / on the mountain side of Coldwater Dr and Front Royal Dr is proposed as a "Multi-Use" trail. It should be a "HIKING-ONLY" trail to better serve nearby residents, and reduce the noticeable activity behind those houses.<br>8. Plans for Restrooms and a Welcome Center - that will only serve to attract way too many people! | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | 1. "HIKING-ONLY' TRAILS in the southern portion of the new BOS land. E.g., it would be very good for the trail directly behind Coldwater Dr and Front Royal Dr to be a "HIKING-ONLY" TRAIL (NOT multiuse). 2. Reduce the size of the Quarry Trailhead, with NO restrooms nor Welcome Center. 3. Reduce number of trails for wildlife, vegetation and wildfire protection. | Again, we do NOT need this new BOS land to become a huge recreational and tourism park. The scope and scale of the proposed / draft plan needs to be reduced. |
| | It seems that this plan is much more beneficial for bikers than hikers. I believe that the hike only trails are only 1/4 mile. We have hiked in Blodgett for over 20 years and feel that this is out of balance.<br><br>As a resident of Peregrine, I'm really concerned about the parking lots. The present parking lots have gates but they are never locked. In the lot near Orchard Valley Road, there have been parties and at both lots there have been break-ins and thefts. I understand that there are automatic gates in use in Denver that automatically ticket people who exit after hours. Since the current gates aren't locked we would hope that automatic gates would be installed.<br><br>We are concerned that there will not be the budget in future years to properly maintain the trails.<br><br>We would much prefer to have Blodgett designated as a nature preserve than have it expanded for extensive bike trails, particularly considering the wildlife habitat (especially big horn sheep) that currently exists there. | Quarry Trailhead;Integrated Forest Health and Fire Management;Hiking only loop;Pre-hike dog run area at Quarry Trailhead; | | I feel that this process has been rushed and that input from the Peregrine neighborhood hasn't been solicited as much as it should be. |
| New Quarry trailhead and nature-based playground | Don't put a toilet at the Orchard Valley trailhead—it's too close to nearby homes | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move Orchard Valley trailhead amenities to adjacent to the telecom gate | |
| Quarry trailhead | Not enough hiking-only trails in South Blodgett | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Put the Orchard Valley trailhead amenities by the cellphone barn gate | Please don't put a toilet at the Orchard Valley trailhead. It doesn't have one now and the addition of one would be a smelly eyesore for nearby neighbors |

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| Hiking-only trails. NEED MORE! | Too much bike-only and not enough hike-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a crapper at Orchard Valley. It's too close to nearby houses. Quarry and North are appropriate for toilets | Put Orchard Valley amenities at the north side of the trailhead adjacent to the telecommunications gate |
| | traffic, parking, over crowding | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | | I'm unclear of the purpose of the para gliding feature. Feels like it's in conflict with the overall objectives of the master plan.<br>I have major concerns in terms of traffic, parking and security for the community. |
| Thinking about all users of this land and having more mountain bike trails. | Don't want a visitor center. This takes away from the "mountain feel" and makes it feel more commercial. | Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Wayfinding signage;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | | |
| I appreciated this planning session (which I attended 10.17.23). I think since the "Quarry" to be turned over in the future has been pitched as a bicycle "park", that those plans should be taken into consideration before going forward with Blodgett. There seems to be a disproportionate amount of Bicycle trails versus wildlife viewing and hiking trails. It seems that parking plans for additional vehicles are proposed, but security, monitoring, safety have not been addressed. The team from Garden the Gods monitoring was given as overseers, yet at GoG we have seen increased gates, portable security monitors and have seen increased vandalism. | I would hope that the CSFD and CSPD have reviewed monitoring and exiting plans. Since Waldo Canyon evacuation, approximately 500-600 new residences have been added west of I-25 in this area. With the planned 300+/- parking and over-parking vehicles per the plans this places nearly 1000 more potential vehicles in case of evacuation, without any additional lanes/roads to exit.<br><br>We will need many additional deer/wildlife crossing signs as frequent travelers know where our local wildlife cross and at what times to be on the lookout. Speeds may need to be adjusted and monitored. | Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction; | Wildlife safety | |
| - DECREASE in parking spaces at the Orchard Valley Trailhead; down to 40-45 spaces<br><br>Continue to:<br>- Identify problems and develop remedies that will protect the open space and the visitor experience,<br>- Protect the open space's cultural integrity and restore its natural resources, making it possible to encourage continued enjoyment while sustaining the open space for future generations,<br>- Create a trail system integrating equitable access for visitors,<br>- Take an integrated approach to protecting and planning for the future of this open space, as well as the adjacent City designated open space properties,<br>- Establish a shared vision with adjacent land managers to consider the larger landscape conditions,<br>- Provide engagement opportunities to increase a community-wide sense of belonging and culture of stewardship for Blodgett Open Space. | * ENFORCEMENT of:<br>- Closure of trailhead nighttime gates<br>- NO Parking; containing/controlling the amount of human visitors/vehicles at all trailhead parking lots and not allowing overflow onto neighborhood streets<br>- Traffic issues at the proposed 4 way stop - Orchard Valley/Woodmen/Centennial<br>- Increased traffic and accident issues at the Orchard Valley trailhead and along Orchard Valley, especially in the winter/spring with icing along this hillside road heading west from Orchard Valley Path<br>- SPEEDERS along Woodmen loop, east/west on Orchard Valley through Peregrine and other community residential streets<br><br>* FIRE Safety:<br>- Increased usage and human visitor/vehicle traffic in these areas will consequently increase the already high fire danger impact on our hillside Wildland Urban Interface communities - Peregrine, Mountain Shadows and adjacent neighborhoods<br>- Is there an Office of Emergency Management/fire evacuation plan in place? Has OEM been consulted? | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Integrated Forest Health and Fire Management; | See written response | See first page written responses. |
| I can't find anything about it that I like. | Wildlife Conservation-Interface with migration in Open Space. Fire mitigation incomplete-more trails will cause more drainage/mudslide issues for homes that back to the Open Space. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | Drainage-mudslide potential in areas where trails will be widened and expanded. Wider mountain bike trails will negatively affect the hillside drainage and create future mudslide issues for homes backing to the open spaces. This occurred with the fire breaks which still have not been properly reseeded/repaired.. | The Parks Department needs to listen to the public and neighbors, not special interest groups regarding the 'development' of open spaces. The public wants them to remain open spaces-not develop them into 'parks' with amenities. Just because a group presents an 'idea', doesn't mean that they should get what they want. Especially if it means destroying an open space. There will be no way to repair mountain biking trails once they are created. |
| Seems wildlife was considered but not made the priority of this plan…seems people have been made the priority. Big Horn Sheep, bear, mountain lion, deer, bobcat, and other animals are seen daily. Making Blodgett and enhanced people park will definitely have a negative impact on the wildlife in the area. Make Blodgett a wildlife preserve/sanctuary! Keeping the wildlife in mind…there is no acceptable reason to make Blodgett more accessible to people. | See above | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Make Blodgett a wildlife preserve/sanctuary | |
| I'm glad that the Pikeview Quarry will finally be cleaned up and used in a nice way. Efforts should definitely be focused there. | Please DO NOT build more parking lots near Blodgett. I go there regularly, and there's always sufficient parking. It's not a problem to park on the road; it's all designed well as is. I've never been unable to park, even on a beautiful weekend. I can't imagine the additional damage to the ecosystem that an additional parking lot would incur. There have already been too many changes (bulldozing! yikes! why?!) of trails in the Blodgett area. It's a beautiful natural space, and it does not need more of the government's intervention to improve it. All of these changes really just damage things, not improve them. | Quarry Trailhead;Hiking only loop;Wayfinding signage; | All resources should be aimed at fixing up the quarry area. We don't need more stop signs or more gimicky things. Please keep it natural. | Yes, a lot of damage has been done in the last few years under the guise of "improvement" and under the guise of helping the environment. I can't even begin to imagine why people/organizations (TOPS) think they have some special insights into how to alter Blodgett for the better! The changes have been crazy. Bulldozing new trails in Blodgett and closing old, narrow trails is illogical. I've heard you mention getting rid of Red Squirrel trail. WHY? I'm on there all the time; it's not a particularly high wildlife area; that's just an excuse. It's usually empty of people and animals, yet it adds so much to the character and diversity of experience at Blodgett. Leave it, and the other trails, alone please. Don't ruin a good thing. Less interference in Blodgett is best! And no new parking lot! What an absolute blight that would be :( |
| Dedicated downhill, directional, purpose built biking trails for advanced riders | | Mountain bike area with uphill only and downhill bike only route;Wayfinding signage;Quarry Trailhead;Park to peak trail; | | Dedicated downhill, directional, purpose built biking trails for advanced riders is my main priority |
| I like the plans for the Downhill only mountain bike trails on the south end of the park, I like how the plan extends the MTB trail through the lower part of the quarry property. | My biggest concern is the loss in elevation for the Downhill MTB trails, the current DH trail including the FS property is 800+ feet of descending starting at over 7700 Ft elevation. The proposed downill trails start nearly 400 vertical feet below this point. I'm hopeful that the trail will be able to a FS trail but the proposal shows no downhill MTB connection at the highest point on the southern side of the property.<br><br>Additionally, while I do like the idea of a uphill MTB trail I'm concerned that of the steepness and that a usable bicycle climbing trail on this loose granite can be built. hopefully I'm wrong as an uphill bike trail would be valuable here. One last not on the uphill trail, it sound like the points where the Downhill trail crosses the uphill trail will be grade separated but it may be valuable to have spurs connecting the downhill trail to the uphill trail as it could allow riders to either not descend completely, then have the ability to climb back up. Or could allow riders to not climb all the way to the top and start midway into the DH trail. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Wayfinding signage;Mountain bike area with uphill only and downhill bike only route;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Chamberlain Trail; | | The forest service boundary seem to be the biggest challenge of this property. it is unfortunate that this plan proposes to cut mountain bike descending capabilities by nearly 50%. This property provides unique opportunity for mountain bikers allowing for the 800+ Ft descent north of Cheyenne Canyon. please work with the forest service to allow Downhill Mountain bike access on their property starting at or above the 7700 Ft elevation that marks the top of the current fence line trail. |
| Not much. Leave it wild. | The parasailing landing in parks and car parking. We were told the number of parking spaces was reduced by the board but if you keep reading, the fine print tells you that in the future the number can increase. Security and maintenance is also a concern. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | | |
| I like that you are asking for input. | I am concerned that the plan is to build a bike park and hiking is a secondary consideration. Biking should not be considered for any part of the improvement plan.<br><br>Other concerns include but are not limited to:<br><br>> Increased traffic through a residential area<br>> Potential for increased crime in the surrounding neighborhoods<br>> No consideration for handling the additional traffic during an evacuation due to wildfires. Remember the Waldo Canyon fire? It took my wife and I over two hours to evacuate from Centennial Glen Drive to Centennial to Rockrimmon, then to I-25. There have been no additional exit routes added since then. There is only Centennial Blvd. and Woodmen Road. | Decommissioning unsustainable routes following sustainable trail construction;Replace old roads with single-track trails;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | Priority is to remove bike trails and paragliding from the plan entirely. | There is a plan for a massive biking park at the quarry. We don't need another one at Blodgett. |
| | Single direction MTB trails seem like a good idea. As an avid mountain biker I can attest to the fact that single direction trials result in high speed descents. This is fine and good until someone travels the wrong direction....these trails need to be well marked to avoid high speed collisions. | Decommissioning unsustainable routes following sustainable trail construction;Wayfinding signage;Hiking only loop;Mountain bike area with uphill only and downhill bike only route;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | I like the small parking lot....it discourages over use | |
| The increase in parking and greater development of the trails in the southern part of the open space | Heavily tilted towards mountain bike / multi-use trails over hiking only | Expand North Trailhead;Chamberlain Trail;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Quarry Trailhead; | | It is a wonderful area that I hope will be managed well and connect to the quarry in the future to provide a draw for people to the NW side of town. But keeping it focused on foot traffic and leaving the mtn biking to the quarry would be my preference. |
| Directional MTB trails as well as other trails for other user groups | MTB trails will be to vanilla and users will alter directional trails to meet their needs | Pre-hike dog run area at Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Mountain bike area with uphill only and downhill bike only route;Replace old roads with single-track trails;Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs); | RMFI to have no part of this project on city or USFS land | Black Rated Trails Matter |

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| | | Mountain bike area with uphill only and downhill bike only route;Replace old roads with single-track trails;Connections to the neighborhoods and schools - sustainable trails; | | |
| Improved security. | The neighborhood is not a destination amusement park for the rest of the city. | Integrated Forest Health and Fire Management;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | Fire safety management | Please limit expansion. We enjoy the existing hiking and natural enjoyment for all, but making this bigger is likely to exacerbate some of the existing problems that are already not being managed (crime, fire safety concerns) |
| Expanded parking at the north Blodgett trailhead. People parking on the road causes congestion. Expanded mountain bike trails. Developing the land for public use. | The 4 way stop at Woodmen and Orchard Path is a horrible plan. That hill cannot safely have a stop sign on Woodmen. It will be very dangerous in ice and snow. Instead, keep access to the parking lot where it is now, off Blodgett Ranch. This is much safer. If you feel the need to slow down traffic, put a three-way stop at either end of Sawback and Woodmen.<br><br>A shop in conjunction with the mountain bike trails is not what the west side needs. There are plenty of other tourist attractions in Colorado Springs.<br><br>Paragliding landing sites are absolutely not within the scope of our neighborhood.<br><br>If expanding parking lots, there MUST be locked gates at night and increased patrols in the area. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs);Nature-based playground; | | |
| | | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Decommissioning unsustainable routes following sustainable trail construction;Mountain bike area with uphill only and downhill bike only route;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | | |
| Expanding hiking and bicycle trails. Keeping these trails exclusive to the sport so that hikers and bikers are not in each other ways and the trails are safe for all. Providing restrooms. | Planning too much parking which will create too much traffic for the surrounding neighborhoods.<br><br>Too much development and overuse of the area will impact the wildlife in the area, e.g., mountain lions, bears, bobcats, owls, hawks, eagles, Bighorn Sheep, deer, and many more!<br><br>Nightly nefarious currently happen at the 2 existing Blodgett parking lots. The police are not staffed to be able to manage the traffic, parking, and negative activity in the area. Adding another parking lot (and a huge one at that!) will further allow for bad actors. This will impact the surrounding neighborhoods negatively. The parking lots are not closed at dark if there is even once car still in the lot.<br><br>Allegheny is the only street access for the proposed new area. Allegheny runs through the neighborhoods. This will add far too much traffic for that road and for the neighborhoods.<br><br>Restrooms are a good idea, but we don't want them visible to the neighborhoods.<br><br>No need for visitor centers, nature centers, day camps, etc - that is just too much development. And, adding a nature center for the nature you are going to displace???? REALLY??????<br><br>The additional traffic and people bring more danger into the surrounding neighborhoods. Robbery, attacks, break-in for homes and cars - all more issues for the neighborhoods. We don't need that. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Mountain bike area with uphill only and downhill bike only route;Hiking only loop; | Fire Mitigation and Evacuation Routes. We barely escaped during the Waldo Canyon Fire...don't make it worse! | Please consider less development of the beautiful Blodgett Open Space. Consider how it will be supported with police and fire officers. Manage the problems that already exist before you add more opportunity for bad actors. |
| Dedicat trails for biking-hiking | None | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Chamberlain Trail;Mountain bike area with uphill only and downhill bike only route; | No | No |
| Good mix of Mountain Biking Only trails (designated uphill & downhill), hiking only trails and multi-use trails. Quarry Trailhead with 50 parking spots! Expanded parking at North Trailhead with 15-20 spots. Relocate Orchard Valley Trailhead with berm for neighbors. All trailheads must have gates locked on time and be easy for Police to swing by to show a presence and discourage parties. | None. | Quarry Trailhead;Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Decommissioning unsustainable routes following sustainable trail construction;Expand North Trailhead; | | Thank you for engaging the public in this process, it encourages stewardship from users. |
| bike only and hiking only routes. This seems like a safe approach for all users | none | Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Mountain bike area with uphill only and downhill bike only route; | | |
| Four way stop at Woodman and Orchard Valley | Traffic | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop; | | |
| Create a trail system integrating equitable access for visitors, Identify problems and develop remedies that will protect the open space and the visitor experience, Expand Blodgett Open Space's foothills to mountain experience with opportunities to enjoy diverse ecosystems, multiple watersheds, rejuvenating burn areas, diverse recreational opportunities, access to regional trails, and connections to recreation adventures in the adjacent Pike National Forest - for these three I see as a home owner in the neighborhood, a mtber, a trail runner and a hiker, I use the trails for all of them and love that the gravel pit is being reclaimed for not just us but for the wildlife and the vegetation. | Increased traffic is a given, are there ways to make sure the flow through roundabouts, instead of stop signs and parking is well thought out. | Replace old roads with single-track trails;Connections to the neighborhoods and schools - sustainable trails;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Quarry Trailhead;Decommissioning unsustainable routes following sustainable trail construction; | Multi Use trails - similar to Ute Valley, where education of trail use allows for all ussers to enjoy the space and really making sure to get as many trails and access to Pikes National that we can. Also, any chance of getting the section right below the gate to the quarry to be a part of the park, would make a great play park or bike park (kinda already is) for getting used to the area. | Thanks for doing this. |
| mountain biking and hiking, dowhnhill only biking | that they wont have mountain biking and hiking, dowhnhill only biking | Mountain bike area with uphill only and downhill bike only route;Paragliding launch and landing sites;Hiking only loop;Wayfinding signage;Replace old roads with single-track trails; | | |
| the proposed single-direction mountain bike trails | That the MTB trails will be removed from the plan. | Integrated Forest Health and Fire Management;Mountain bike area with uphill only and downhill bike only route;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Wayfinding signage;Hiking only loop; | | |
| Expand Blodgett Open Space's foothills to mountain experience with opportunities to rejuvenate burn areas, provide access to regional trails, and connect to the adjacent Pike National Forest. | I am impressed by the effort to be open and transparent to all who are interested in Blodgett Open Space. However, I'm concerned that possible over sensitivity to a small, vocal group who are anxious about adjacent neighborhood issues will skew the larger development plans. If Blodgett is to be a truly public open space, it should serve to provide the "best for most," and not just be a private park for neighbors who live in the vicinity. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Decommissioning unsustainable routes following sustainable trail construction;Replace old roads with single-track trails;Mountain bike area with uphill only and downhill bike only route;Hiking only loop; | Prohibit dogs in the mountain bike area. | |
| I don't support the current Blodgett Open Space master plan draft. I have deep routed concerns the current draft will destroy our everyday life and will absolutely contribute to our ever-increasing wildfire exposure and further destruction of our sensitive wildlife habitat. I have serious concerns why CPW & USFS does not support the current and is not involved. I'd like to hear their concern directly from CPW & USFS. | I need you to hear me - the draft process has been compromised from the beginning. As an 80919 resident I have only received 1 project update and that was on 11/16/23. I would like the draft process to start over, allowing the Topas Team to hold meetings and offer other true public engagement processes where residents are included. I request having Mr Frisbee @ forthcoming meetings so we can hear from our city - regarding our traffic concerns. I'd like to see Mr William Gray & Ms Baxter attend as they are directly related to other permitting happening at our egresses [GOG, S Rockrimmon Blvd, Woodman & W Rockrimmon Blvd, Allegheny, Vindicator and Centennial. I do not want to hear any of this from Topas Team- we deserve to hear directly from our City officials. Furthermore, I'd like to hear directly from Senior Architect Mr David Deitemeyer on how our city plans to fund the current draft, maintain, police, keep gates locked, etc. etc. I personally believe the current draft is a bad deal for the entire city and absolutely risks 80919s safety. Tell me, do you expect District 11 & 20 will additional crossing guards, speed bumps, modern signage, etc. etc. because our public schools do not have funds. We have 1.5 mile + walk zones urn 80919/ I believe you are risking all of our safety to provide an adventure park for a small subset of citizens that can a. afford equipment and b. are physically capable to use. Creating an even greater poverty divide within our city/ this needs to end. Public does not = exploit. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | I am requesting we turn Blodgett Open Space into a preserve, allow for 1 or 2 new biking AND hiking trails, add an ADA compliant viewing platform. And keep moderate sized parking lots and improve trail signage. | No residents/tourists outside of Colorado Spring addresses should be involved with restoring and rehabilitating Blodgett Peak Open Space. |

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| I like and encourage the city to create hiking loop options of various distances and elevation changes for all ages and abilities. This provides options for family-friendly day hikes, casual hikers, to fast and fit trail runners. | This comment is a "big picture" concern and not specific to any particular concept plan. I have heard their arguments and I am worried that a vocal minority of adjacent home owners are trying to convert the open space into a de facto private park only for their enjoyment. Their concerns of traffic and access should be addressed but the open space should not become an exclusive amenity for a group of wealthy home owners. Please ensure that this unique and magnificent open space is equitably shared with all the citizens of Colorado Springs and beyond. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Wayfinding signage;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Hiking only loop;Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs); | Since this involves USFS lands, please try to engage our entire Colorado congressional delegation so this is a priority. | Thank you for this professional and thoughtful process for developing the master plan. It has my support. |
| The consideration of bike users with dedicated trails. | IF the bike trails and considerations will actually get built. | Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Wayfinding signage; | | |
| The mountain bike trails are a necessity for this trail system. | I think there should be more mountain bike trails planned. It is very difficult to add new trails after the plan is finalized. This area is a mountain biking mecca. I have purchased a very expensive house just to be near better trails. | Mountain bike area with uphill only and downhill bike only route; | More mountain biking trails | Keep Colorado Springs a mountain bike destination. This is what this part of town is known for. |
| There is no content to review, is there more than a map? | | Mountain bike area with uphill only and downhill bike only route;Hiking only loop; | | 1. Don't need additional stop signs, in fact take down the new stop sign on Centennial.<br>2. Enlarge the undersized parking lot for Ute Valley Park.<br>3. Don't want hang gliding or large parking lots. We already have enough security issues.<br>4. Parking lots must be paved so that mud and debris aren't tracked out onto roads.<br>5. Plan should not include options that increase traffic on Centennial once it goes down to two lanes. |
| Nothing | Lack of concern for community impacted by the plan. Project is driven by special interest groups. The public who use the existing trails daily for hiking are being ignored. Lack of adequate consideration/study of ecological impacts to diverse wildlife, including sheep migration areas. The plan will increase erosion, stormwater runoff, and flooding that have occurred since the fire. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction; | Keep this open space area natural. We do not need parking lots and bathrooms and a maze of multiuse trails. | Do not let the special interest groups drive this plan. The neighborhoods negatively impacted by the plan are not being considered. |
| New Quarry trailhead | Don't put a toilet at the Orchard Valley trailhead. It's too close to nearby homes | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Keep any Orchard Valley trailhead amenities or traffic far removed from the Osk Valley Ranch neighborhood skyline | Put Orchard Valley trailhead amenities by the beginning point of the West Woodmen Trail |
| Nature playground | Trailhead exhibit shows Orchard Valley access road and amenities on the Oak Valley Ranch neighborhood skyline—Unacceptable | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. North & Quarry are further removed from homes and are appropriate locations for toilets | Put Orchard Valley amenities by the start of the West Woodmen Trail, adjacent to the telecommunications gate |
| North & Quarry trailheads | Keep Orchard Valley Trailhead access road and amenities far removed to the north of the Oak Valley Ranch neighborhood skyline. Move amenities to the telecommunications gate | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Less biking-only and more hiking-only | Quarry & North are the only trailheads suitable for trailheads, as they're further removed from residences. Orchard Valley is a totally inappropriate location for a toilet, as it's much closer to nearby homes |
| Connections to the national forest, and especially planning for a cross-jurisdictional trail up to the peak. | More parking! Don't let the neighbors cut off access to this open space to the rest of the community by restricting parking. | Expand North Trailhead;Quarry Trailhead;Park to peak trail;Mountain bike area with uphill only and downhill bike only route; | | Don't let the NIMBY neighbors bully you into restricting access to the wider community. This open space was purchased by the entire city, not as a private park. Need LOTS OF PARKING. |
| nothing | Over development of open space will increase erosion, impact wildlife, and negatively impact the residents in the area. Mountain bike use of trails prevents families with small children from using the trails. Significant damage has been caused by mountain bike riders in Ute Valley Park due to overuse and cutting new trails. Mountain bike riders typically show little respect for hikers. This type of destruction cannot be allowed in an area designated as open space. Adding parking lots, bathrooms, and a maze of trails to an open area full of wildlife is contrary to the objectives of the TOPS program. Don't let special interest groups cause this destruction of public open space! | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | No bathrooms/large parking areas | Listen to the people who actually live in the area--don't let special interest groups drive the process. Mountain bike riders who live in our neighborhood are also opposed to the planned development. |
| I like that paragliding is included. I am a local pilot and this will make a significant difference compared to normally having to drive 2 hrs to North Boulder. Thanx. | | Paragliding launch and landing sites;Wayfinding signage;Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs);Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | | |
| PARAGLIDING!!! What an amazing opportunity for Colorado Springs to offer this amazing sport to the community and all Colorado! | | Quarry Trailhead;Integrated Forest Health and Fire Management;Park to peak trail;Mountain bike area with uphill only and downhill bike only route;Paragliding launch and landing sites; | | |
| We like: designated hiking & biking trails.<br>We like: re-routing of 'fence line trail' away from Coldwater /Front Royal Drive and into the new south parking lot area<br>We like: Connectivity into the interface / National Forest/ Blodgett Peak summit | Main concern: Locking gate EVERY NIGHT at south parking lot. Crime and other 'not recreational activities' (illegal/ loitering/ noise/ drinking/ drugs/ ETC) occur ALL THE TIME at the existing parking lot areas. South Parking lot would be MUCH further away from a main road & houses which is 'good' for people who want to do nefarious and illegal activities. | Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Ensuring all gates are CLOSED at night time & OR security / monitoring illegal parking- activities after hours | GRATEFUL for our city & for you whomever is reading this and making tough decisions.<br>BUT please, consider ensuring gates are LOCKED every night and OR security patrol/ monitoring/ because illegal activities and other problems will occur in the south parking lot. |
| 3-way stop at Orchard Valley Road and Centennial-will slow down motorcycle traffic every evening. | That it will attract overnight parking of vehicles and encourage late night parking-parties in the parking lot. It is a safety concern for the surrounding neighborhoods. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Official wildlife impact study conducted by and organization not associated with the Parks Department or special interest groups-Medicine Wheel and COSMB Association. | The Parks Department isn't aware that the mountain bikers have already destroyed an Oak Valley Ranch Filing #6 private property sign. It was pulled over and then disappeared. You are also not aware that many neighbors who hike in the morning, pick up the beer bottles and trash left in the Orchard Valley Ranch parking lot each night. It looks great because we are picking it up. Trash left in the Open Space parking lot and surrounding areas is dangerous for the wildlife-bears etc. |
| Close trails to our home for hiking and walking our dogs. | Transparency of what this project actually is. Is it being hidden that it's actually a massive destination bike resort? This is our neighborhood, we don't want that. We need as many hiking trails as bike trails. We should be able to come out of our homes and utilize the trails without the fear of our leashed dogs or us being hit by out of control mountain bikers. People will be coming from all over to ride here and it won't be safe for locals. | Pre-hike dog run area at Quarry Trailhead;Integrated Forest Health and Fire Management;Hiking only loop;Connections to the neighborhoods and schools - sustainable trails;Consider themed loops, signage at sites, programming; | | Traffic in our neighborhood will increase tremendously. |
| Excellent hiking trail and Mtn bike trails.<br>Adding the paragliding sites will really contribute to the availability of local sites. This will attract more out of town flyers and $ into the local economy. | The north parking lot could use some more parking spaces. | Paragliding launch and landing sites;Expand North Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Replace old roads with single-track trails; | None at the present time. As the site is being built priorities may need to change. You have do e a great job. Thanks | None at this time. |
| Added trails | Maintaining trails | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Chamberlain Trail;Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | | Keep this area multi use |
| Quarry Trailhead | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move Orchard Valley amenities to the telecommunications gate | Don't put the Orchard Valley access road or any trailhead amenities near the Oak Valley Ranch neighborhood skyline |
| Nature playground at Quarry trailhead | Don't put a toilet at Orchard Valley. Quarry & North are far enough away from homes to be appropriate locations for toilets | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Less biking-only and more hiking-only | Keep Orchard Valley amenities where they currently are or move them closer to the cell phone barn gate |
| Expand North Trailhead | The Orchard Valley Trailhead isn't an appropriate location for a toilet. It's too close to houses. People can poop at the other two trailheads, which are further removed from residential areas. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | More hiking-only and less biking-only | Move Orchard Valley amenities north adjacent to the start of the West Woodmen Trail |
| Nature playground at Quarry trailhead | Less biking-only and more hiking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchatd Valley. It's too close to homes | Keep Orchard Valley amenities and access road away from the Oak Valley Ranch skyline |
| | Don't put a toilet at Orchard Valley | Quarry Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Expand North Trailhead;Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Move Orchard Valley amenities to the telecommunications gate |
| | Don't put a crapper at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move Orchard Valley amenities to the cellphone barn gate | Don't put a crapper at Orchard Valley |
| | Less biking-only and more hiking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Move Orchard Valley amenities to the telecom gate |
| Quarry Trailhead | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | More hiking-only | Move Orchard Valley amenities to the telecommunications gate |
| Nature playground | Need more hiking-only trails | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Put Orchard Valley amenities next to the start of the West Woodmen Trail |
| | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Less biking-only and more hiking-only | Keep Orchard Valley amenities and the access road away from the Oak Valley Ranch skyline |
| Quarry area dog run. | No bathroom on the Orchard Trail Head, As a nearby home owner, we don't want the bathroom in our sightlines, with the potential odor and loitering issues. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Pre-hike dog run area at Quarry Trailhead;Wayfinding signage; | Respecting the HOA trails near Orchard Trailhead with signage. | Leave the Orchard trailhead as is, additional traffic is undesirable. Enough new traffic is inbound with the North and Quarry trailheads being expanded. |
| I particularly like the inclusion of paragliding within the draft plan. This area has the posibility of offering a unique beginner and intermediate launch for paragliders that is much needed in the Colorado Springs area. Our current areas to fly are all sites that require an expert level of skill. Paragliding is a fast growing sport in Colorado and the addition of these launches will be of great benefit. Colorado Springs is the home of the US Hang Gliding and Paragliding Association and having such a site here would be fitting. | I have no concerns with the current plan. I look forward to seeing how this trail system will integrate with other trail systems in the area. | Paragliding launch and landing sites;Mountain bike area with uphill only and downhill bike only route;Replace old roads with single-track trails;Park to peak trail;Hiking only loop; | Paragliding launch and landing sites are my #1 priority | The paragliding launch and landing sites are my #1 priority. |

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| Nothing. It is nothing but a waste of taxpayer money to benefit very few of the residents. | Let the State up front that I vigorously oppose the plans for Blodgett, for the reasons I am about to describe.<br><br>I live on Blodgett Drive, right off Woodmen, and adjacent to Marshall Sprague Park. My back deck looks out over the area including the north open space parking lot, and the intersection of Woodmen and Sawback.<br><br>First off bringing even more people into an area that is not being maintained will add to the problems of vandalism, littering, and late-night parties on upper Woodmen Road. It is not safe to go across Woodmen Road in front of Blodgett Peak Open Space at night on the weekends, the cars parked up there pull out without looking. This is in addition to the racing of both cars and motorcycles, not just speeding side-by-side races. If some of the litter is any indication these people parking up on Woodmen Road have been drinking, engaging is sexual activities and drugs. This area is a limited-access area in the middle of our neighborhood. During the Waldo Canyon fire, it took hours for this neighborhood to be evacuated. During the latest fire on Blodgett, the fire department had to post personnel at the parking areas to turn away a steady stream of people. There are people camping in the open space as well, which is what led to the last fire on Blodgett Peak. Our neighbors saw the lights going up the mountain the night before the fire and called the police.<br><br>To add to it, I've been chased by gangs of motorcycles; harassed by people parking at the bench below me, blocking the bike lanes and the road, who have come up my very steep hill to get me to stop filming them defecating on the sidewalk (these were two teenage females!); have watched drug transactions take place at that very same bench; and watch lights go up and down towards Blodgett Peak at all hours of the night. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | Preventing crime. | |
| The Plan and Process seem to be very detailed and well thought out. It recognizes the importance of protecting our natural resources as well as balancing the needs of the communities that use the open space. | 1. That the open space retains access for paragliding.<br>2. Enforcement of the one way uphill and downhill biking paths. | Quarry Trailhead;Park to peak trail;Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Paragliding launch and landing sites; | | |
| I like the designated mountain bike trails. | The Orchard Valley Trailhead:<br><br>Orchard Valley Road is fairly steep, and barely one mile long. When the road first opened, it was seen as a quick (and speedy) way to avoid traveling the winding and long Woodman Road through homes in Peregrine. Speeding cars became a big issue. So the city added four speed bumps (20 mph), plus center dividers in the top part of Orchard Valley Road. In addition, there is a District 20 Bus Stop near the top of Orchard Valley Road.<br><br>The intersection of Orchard Valley Road with the Centennial-Woodmen Road presents another safety hazard. Prior to the addition of a one-way Stop Sign several years ago, if a car traveling west on Orchard Valley Road did not exercise due diligence, the driver might not see either the car coming south on Woodmen over the crest, or a car going north on Centennial from below. The stop sign has helped; however, the hazard is real.<br><br>The entrances to three Peregrine neighborhoods adjoin Orchard Valley Road: Sanctuary at Peregrine (58 homes, including mine), Alpine Glen, and Rockledge. I don't know the total number of homes affected; however, several hundred folks would be adversely affected by a significant increase in Orchard Valley Road traffic.<br><br>I understand that three trailheads are proposed: North Trailhead (this is the only one currently in existence, and is on Woodmen Road about a mile north of the Orchard Valley Road intersection), Orchard Valley Trailhead (planned), and Quarry Trailhead (planned). If the Blodgett Open Space Project becomes primarily a "Recreation" area for mountain bikes, AND the Orchard Valley Trailhead becomes a reality, the easiest and fastest way for a car traveling on I-25 to reach the Project would be to take the Woodmen exit West, follow | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Quarry Trailhead;Expand North Trailhead;Mountain bike area with uphill only and downhill bike only route;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Quarry Trailhead;Expand North Trailhead;Pre-hike dog run area at Quarry Trailhead; | What's with this paragliding launch and landing all about? I didn't see it on what I was able to read on your site. At first glance, this sounds a bit crazy!! | Please get the word out ASAP. And PLEASE slow down on the proposed final Plan Approval, currently scheduled for 31 January 2024! This is a BIG Surprise to the Peregrine folks I talked to this past week. |
| Preserving wildlife migration zones<br>Focusing the north area on hiking and the south/quarry area on biking<br>Limiting the size of the three trailhead parking areas to avoid overcrowding | Disagree with proposed Phase Two 4-way stop at Orchard Valley trailhead. This will cause a safety problem for vehicles traveling north on Centennial that will need to stop on a very steep incline when car volume is high. It would be better to keep the entrance to the trailhead where it currently is. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Decommissioning unsustainable routes following sustainable trail construction;Wayfinding signage;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | Separation of hiking and biking trails | The expanded open space will bring additional traffic on W. Woodmen Rd, and the intersection of W. Woodmen and Orchard Valley is already a dangerous intersection. The City should either install a traffic light there or install flashing red lights as the existing stop signs alone are inadequate (many drivers miss/ignore them, both unintentionally and intentionally). |
| | Please do not locate the Orchard Valley Trailhead proposed bathroom on the south side of the parking lot. That is directly adjacent to our HOA and our constituents' properties, which are directly below the south side of the current trailhead parking lot. A more suitable location would be next to the current access gate for the communications tower, on the north side of the parking lot. | Quarry Trailhead;Pre-hike dog run area at Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop; | | |
| Nothing - leave the land alone. Reclaim the land and quarry. Let the animals roam freely. (You know the animals will be driven out completely, if these bike trails are created.) Saying they have a "corridor" is laughable. Do you think they will figure out the location of the corridor and stick to staying within those boundaries? | The entire area is in favor of mountain bikers. The multi-use trails do NOT work. Bikers and hikers on the same trails is not a good option, at all (look at Ute Valley, for example). The "rules" never apply. Bikers are supposed to cede the way for hikers. That rarely happens, if ever. The multi-use trail will be overrun with bikers, any way, so you may as well just offer up the trail as a "biker trail" because hikers will not want to use it. The increased parking is a disaster, too. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | To say on Medicine Wheel webpage that "...the team reports significant pushback from some residents who do not want to see Blodgett improved with much need responsible recreation..." is, quite frankly, an insult. Rather, residents do not want to see the open space destroyed! The erosion at Ute Valley (from mountain bikes) AND on Blodgett trails is evident. The implication that residents are not concerned about the preservation of their natural landscape is simply not true. We are involved because we DO care. The idea that what is being offered are "responsible recreation opportunities" just doesn't click - take a took around at our "parks" to see the damage being done. Look at the parking lots (Orchard Valley) and see the trash left behind-which RESIDENTS are picking up. The vision of the master plan is for a select group. It is not a vision of the collective whole who are digesting the short and long-term impact of such an endeavor. | The Blodgett Open Space should be a Gold Standard Site - an area for all to enjoy peacefully.<br>There are 3 areas that need to be worked on in order to gain this distinction:<br>Clean up all trash<br>No more random dog poop<br>Erosion clean up / remedy<br>Volunteer groups could be formed to work on these areas. It's not impossible. |
| Ensure cultural integrity and restore its natural resources, expand current trails | I am concerned about increased traffic on Orchard Valley and the Woodman/Orchard Valley intersection. Currently vehicles are not slowing down for the speed bumps on Orchard Valley and the intersection at Orchard Valley and Woodman is dangerous for pedestrians. I have personally encountered almost being hit as I was crossing Orchard Valley by a vehicle. I have seen school children trying to cross the same intersection and also almost being hit by a car turning onto Orchard Valley from Woodman. If you add additional parking at the park lot at the top of Orchard Valley it will increase the traffic on this road and compound the already dangerous situation for pedestrians. Not sure what can be done for the vehicles that do not slow down for the existing speed bumps but maybe there needs to be a light at the Woodman/Orchard Valley interestion. | Expand North Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop;Wayfinding signage; | | Good to hear you want to preserve the existing park integrity. Concerned that your plan for a 3 ways stop at the top of Orchard Valley/Centennial might cause issues in the Winter for traffic coming up Centennial. |
| Dog run | No restroom at the Orchard Valley Trailhead, as a nearby homeowner, we do not want the restroom ruining our sightlines, nor the potential smells and and loitering and possible undesirable activity. | Pre-hike dog run area at Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management; | Be considerate of neighborhood inputs, we are still reeling from the Wilson water tower debacle. | A timed gate is needed to close after hours at the Orchard Valley trailhead to keep undesirable late night activity out of our residential area. |
| maintaining of trails and access | Traffic in the local area is an issue. Being a Peregrine resident, this traffic issue directly impacts our quality of life. | Quarry Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Mountain bike area with uphill only and downhill bike only route;Hiking only loop; | | |
| | The multi-use trail proposed to run behind the houses along Front Royal Dr. and Coldwater Dr. is really close to the homes there. Can this trail either be moved farther away from the homes or be made a hiker-only trail to minimize vehicle traffic. | | | |

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| New Quarry trailhead | Don't put a toilet at Orchard Valley. It's too close to nearby homes | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Less biking-only & more hiking-only | People can poop at Quarry & North trailheads—They are far enough away from residences to have toilets. |
| Nature playground | Less biking-only and more hiking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Move Orchard Valley amenities to the telecommunications gate |
| Quarry trailhead | Move Orchard Valley amenities adjacent to the start of the West Woodmen trail | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Less biking-only & more hiking-only | Don't put a toilet at Orchard Valley. It's too close to homes |
| I appreciate the city's desire to improve the space, and the bike-only/hike-only paths, to provide safety to all. | I live at 2835 Front Royal and my backyard borders the open space. I'm concerned about noise, privacy, safety, and separation. I'm also concerned about the increased traffic on Allegheny. There's already a substantial speeding problem along Allegheny, and there are bus stops along the road and safety issues for neighborhood children. Who will police the increased traffic? Or make sure that people don't access the new parking lot at the quarry trailhead after hours? Who will address the potential for the homeless population to move into the area as more services become available in the Blodget open space?<br><br>I am extremely concerned about the up to 180 spot parking lot at the quarry trailhead. My vote is no more than 25 - 30 spots. Allegheny is not set up to handle a lot of traffic. And the only path to the quarry trailhead Parking lot will be through a neighborhood subdivision. | Mountain bike area with uphill only and downhill bike only route;Hiking only loop;Integrated Forest Health and Fire Management;3-way STOP at Orchard Valley and Centennial (future 4-way stop); | I'm concerned about fire mitigation, and illegal camp fires in the open space. | |
| Limitation of OPMD, sensitivity to critical wildlife corridors and habitat. Blend of multi use and dedicated mountain biking trails. | Dog park, increased outside visitor traffic (foot, vehicular, and OPMD) | Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Paragliding launch and landing sites;Mountain bike area with uphill only and downhill bike only route;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | | Thank you for the community engagement! |
| Wildlife and natural resources taken into concern | Overuse of the land with many more people using the open space | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Wayfinding signage;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | Enforcement of city park rules. eg dogs on leashes, park closure times | |
| New Quarry trailhead | Don't put a toilet at Orchard Valley—It's too close to nearby homes. Quarry & North are far enough away from homes for toilets | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Less biking-only & more hiking-only trails | Move Orchard Balley amenities closer to the telecommunications gate |
| Quarry Trailhead | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move Orchard Valley amenities closer to the telecommunications gate | Less biking-only and more hiking-only trails |
| New Quarry trailhead | Keep the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. It's to close to homes. People can take their dumps at Quarry & North | Move Orchard Valley amenities closer to the cell phone barn gate |
| Nature playground at Quarry | Keep Orchard Valley amenities and parking lot access road away from the Oak Valley Ranch skyline | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. It's too close to homes. Quarry & North are appropriate locations for toilets—Orchard Valley is not. | Move Orchard Valley amenities to the cell phone barn gate |
| Nature-based playground | Don't put a toilet at Orchard Valley—It's too close to residences | Expand North Trailhead;Quarry Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Less biking-only and more hiking-only trails | Don't put a toilet at Orchard Valley |
| New Quarry trailhead | Keep the Orchard Valley access road & amenities away from the Oak Valley Ranch skyline | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley—It's too close to home | Move Orchard Valley amenities to the West Woodmen Trail starting point |
| Nature playground | Don't put a toilet at Orchard Valley. It's too close to homes | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | More hiking-only & less biking-only traits | Keep Orchard Valley access road & amenities away from the Oak Valley Ranch skyline |
| Toilets at Quarry & North trailheads | Move Orchard Valley amenities to the telecommunications gate | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. That trailhead is too close to houses | More hiking-only trails & less biking-only trails |
| Expand North trailhead | Don't put a crapper at Orchard Valley. People can poop at Quarry & North instead. Those two trailheads are far enough away from homes | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move Orchard Valley amenities to the start of the West Woodmen Trail | Keep Orchard Valley amenities and access road away from the Oak Valley Ranch skyline |
| Restoring natural resources | Paving over nature for parking lots, bike park, etc.; increased traffic (including emergency evacuations); affect on wildlife; increased noise and crime | Pre-hike dog run area at Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Quarry Trailhead; | | Protecting open space does NOT involve building on it for entertainment purposes |
| I support updating the signage to mark trails clearly especially at the Orchard Valley parking area which is currently barely discernable from Centennial as a parking lot for Blodgett Peak Open Space!!! Orchard Valley is 3/4 mile lower than the North trail lot which is very significant to minimize risk for fire evacuation so I I feel more desirable to increase parking there to the max size with stop sign immediately would be much more beneficial than 2 stage where it will still virtually operate as an unseen entrance that will do nothing to mitigate the parking issues at the North Trail. Adding the new parking lot at the reduced 180 spaces (down from 250 in August) in the Allegheny area which clearly will encompass most of the activities like biking, paragliding, dog park etc and has much better traffic flow and the parking at Allegheny clearly limits fire risk with many possible evacuation routes makes good sense to me.<br>I support working to restore the areas devastated by Waldo Canyon Fire, provision for mitigation within the park boundaries; provision to avoid the areas frequented by the big horn sheep. | I don't recall being given the option to weigh in in the August meeting whether to expand or NOT expand the North parking lot, nor was there any mention on the video (referenced from the Oct meeting) of the Blodgett Open Space Master Plan people in charge considering a reduction in proposed spaces due to imput on surveys or concerns about expansion of the North Trail parking lot as was talked about and provision given apparently for Orchard Valley parking and Allegheny parking. I personally know many Peregrine residents are extremely concerned about the expansion of the parking in the North lot and have written letters to our city council representative, traffic control, parks people, this website, etc. I personally have requested traffic and fire studies on this project with no response from this website or parks other then my concerns have been received and forwarded to the appropriate people. I'm hoping to have a response from my city council member shortly on the traffic and fire studies which should be done prior to any proposed expansion of the North Trail lot.<br><br>The video states there will be 15-20 spaces added at the North Trail with an expansion of up to 40 additional possible. I am vehemently opposed to the 40. I understand the desire to increase the North lot by 10-15 spaces, but I also feel people will continue to park on Centennial due to ease of pulling in and out without possible accidents in a lot. Often throughout the day, the existing lot has open spaces. Expansion will only encourage more people and then add on the street people on top.<br><br>The fire risk is very great at the North lot. It tooks hours to get down the hill in the Waldo Canyon fire due to only one evacuation road-Woodmen-and at least 10 emergency vehicles transported the elderly in our neighborhood. Lower streets fed into Woodmen causing the upper streets to be completely blocked. There still is no city fire evacuation route or plan in place for Peregrine to my knowledge. No other neighborhood was impacted in the Blodgett Peak fire last | Quarry Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop; | Reduce fire evacuation risk by expanding Orchard Valley and Allegheny lots to the maximum as they have greatly increased fire evacuation routes possible. The risk of injury or loss of life exiting these areas is much less than exiting from the 1-2 mile higher up on the mountain North Trail lot. Traffic is a problem throughout the west side on centennial road and I think a traffic study should be done to evaluate where the stop signs can be added on this road and in this plan to control speed from bikers and racers. it is good to separate trails for biking and hiking especially downhill as bikers can injure hikers inadvertently. | There should be appropriate police resources dedicated as part of this plan to patrolling these parking lots and ENFORCING crimes if this project passes as there are already those who use Blodgett Peak North trail entrance for nefarious purposes. Hikers went up and started the Blodgett Peak fire from this entrance. The gates must be locked at dusk with specific hours noted and vehicles parked illegally towed. This is all unfortunate but a huge park expansion like this will attract a ton of out of state visitors that will use the roads and resources and will attract those who seek to do things at dark undercover. Cheyenne Mountain park has experienced drug gangs and murders at night etc in the past so I would expect (but I pray not) that this would be no different. Woodmen and Centennial would absolutely have to be repaved regularly( not once in 20 years) to withstand the traffic increases. |
| None - you are making our neighborhood a theme park to create revenue and not taking into consideration people live here. | In the fall of 2021 some of our neighbors petitioned the city for new street lights at the northern corner of Sawback & Woodmen as well as the north Blodgett trailhead where nighttime nefarious activities were and still are occurring (people sleeping in their cars overnight, late night parties, drug activity). We are frustrated that the gates to both north and south trailhead parking lots remain unlocked after hours. In December of that same year, and illegal campfire started a wildfire on Blodgett Peak. We need a workable and sustainable solution to these problems, before there is any discussion about increased parking spaces and bringing more people into the community for recreation.<br><br>MORE HIKING ONLY TRAILS<br>As a neighborhood, we largely use the north Blodgett open space for hiking although several of us are mountain bikers too. Many of us know the trails like the backs of our hands and use them multiple times per week. More hiking only trails are a necessity to keep bikers and hikers separated and ensure positive and experiences for both. We have a number of retired people and children who hike the trails and we must keep them safe.<br><br>PROTECT THE WILDLIFE<br>Although we highly value recreation, we do not value it to the detriment of the well-being of the wildlife. We believe this project should value conservation over recreation. We are concerned about the negative impact on wildlife, especially the Rampart Range Big Horn Sheep habitat, as well as the black bears, bobcats, mountain lions, mule deer, fox, coyote, raccoons, great horned owls, and many other species of birds that will be negatively impacted by more development of the land. Focusing on development as a wildlife preserve instead of a recreation area would still allow for biking and hiking but at limits less that proposed. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Paragliding launch and landing sites;Chamberlain Trail;Wayfinding signage; | You honestly think paragliding into our neighborhoods is a good idea? | |

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| Not much. This area should remain as wild as it is today. Increasing traffic of both vehicle and man will be a detriment to the area and wildlife. I have lived in this neighborhood/community for a decade now and NEVER have thought the area should be changed. The wildlife thrive here and the locals enjoy the beauty that they fought so hard to live along side. I know that progress can not be stopped but I feel this is just a land grab that benefits those being paid to come up with the new ideas as well as those that will benefit from being hired to recreate this area into something not worth enjoying. You are taking away the peace of our little neighborhood by wanted to change the land into a bikers playground. | The current DRAFT plan calls for a Multi-Use Trail on the mountain side of Coldwater Dr. and Front Royal Dr - I would like for this to be HIKING ONLY as it is in direct visible view of my home. I moved to this wonderful area to enjoy outdoor hiking with my children and pets.... we are constantly being over-ran by mountain bikers right outside out home.<br><br>The large parking lot that is being brought up is appalling. In no way does there need to be such a large parking lot. 180 parking spaces eventually at the proposed Quarry Trailhead, which will likely result in increased traffic and security concerns for the people that bought our homes in this community. I think that a lot size capped at 75 spaces would BE MORE than enough to accommodate the needs of this new (new to bikers not us homeowners) land use area.<br><br>More hiking, less biking!! Bikers cause a great deal of damage to the eco-system as well as have little to no respect for others. They come screaming down the mountain without care or concern for others or wildlife.<br>I also feel that no matter what you try to change this area into, people will hike and bike wherever their hearts desire. Will there be park rangers/enforcement to control rule breakers? Where will those funds come from? Who will clean up after all these people when they litter the new parking lot?<br><br>So many concerns but I know that money makes the world go round and so our neighborhood must learn to adapt to the upcoming/unwanted changes that your hired team is pursuing. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Hiking only loop; | | Leave Blodgett Open Space and surrounding wildlife area alone! I am sure you can find other places to spend the money that doesn't interfere with the reasons that we bought in these neighborhoods. |
| Nothing! All I see is added congestion on an already congested side of town with limited routes of evacuation. Why not leave this pristine area alone? It's very beautiful as it is. We don't need more people impacting this area. Lots of other trails people can access. This is a bad plan. | Too much congestion, too many cars not enough options for an emergency evacuation. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Integrated Forest Health and Fire Management; | Show us the planned evacuation routes from the west neighborhoods and how these plans will aid in evacuating residents. | DON'T DO THIS PLAN!!! We have enough traffic, congestion and speeding vehicles and motorcycles in Peregrine now! This will only attract more people and vehicles. |
| No | The amount of traffic is a big concern of mine | Integrated Forest Health and Fire Management; | | |
| Nothing | Too much traffic and ruining our peaceful neighborhood. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop; | No. Why do you in Government always gave to change things. Everything is fine right now. | No. Please don't change anything. |
| Nothing | Traffic volumes on Woodmen, Orchard Valley Rd | | Limit traffic on Orchard Vallery Rd. | You need to consider additional traffic generated by the trail which could destroy the Peregrine area. |
| Quarry trailhead | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move Orchard Valley amenities to the telecommunications gate | |
| Nature-based playground | Keep Orchard Valley amenities and access road away from the Oak Valley Ranch skyline | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. It's too close to homes. People can take their dumps at the North & Quarry trailheads | Move the Orchard Valley amenities to the telecommunications gate |
| Quarry trailhead | Don't put a toilet at Orchard Valley. It's too close to homes | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Less biking-only and more hiking-only trails | Quarry & North trailheads are appropriate locations for toilets. Orchard Valley is NOT an appropriate location for a toilet. It's too close to houses |
| Nature playground | Move Orchard Valley amenities to the cell phone barn gate | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. | Keep Orchard Valley amenities and access road away from he Oak Valley Ranch skyline |
| I like the new Quarry Trailhead | I don't want to see a toilet installed at the Orchard Valley trailhead. It's not an appropriate location for a toilet | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't mess up the Oak Valley Ranch sky with Orchard Valley amenities or access road | Don't put a toilet at Orchard Valley |
| It is challenging to say what I like about a plan that is vague. | The draft plan is not specific. How can you expect us to react when the plan is nebulous at best. I am concerned about the additional traffic in our area resulting from such a sizeable project, the prospect of more people camping in that area and the fire potential, and keeping the area pristine. We do not need to develop every square inch of our open space for recreation whether it be for biking, hiking, etc. Concerned it will impact wildlife in our area also. When is enough, enough? We already have enough developed trails and open space. | | I can't comment on question 3, because I don't know the impact those items will have specifically on the Peregrine neighborhood, ecology, conservation, wildlife, etc. You are asking us to comment on very vague broad concepts.. | |
| I enjoyed the bike and hike only trails. I think it's important to have a good mix of both. I would like to see more black/double black trails for mountain biking. | I do have a lot of concerns about parking and traffic for the quarry lot. That is a lot of parking spaces and traffic in a residential neighborhood. This is not HWY 24/ Res Rock Open Space and it cannot support that amount of traffic through the neighborhood. I understand wanting to expand Blodgett OS and needing to accommodate the parking for future plans but it takes the city/Forrest circus years to come up with a plan and act on it. You can come up with a new plan in that time frame for parking. | Park to peak trail;Mountain bike area with uphill only and downhill bike only route;Paragliding launch and landing sites;Replace old roads with single-track trails;Expand North Trailhead; | I would Like to see a hiking or multi-use trail connecting Bladgetr OS to Rampart reservoir. This seems like an attainable go working in conjunction with the USFS. | See my last answer. |
| Quarry trailhead | Don't put a toilet at Orchard Valley. It's too close to houses | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move Orchard Valley amenities to the cellphone barn gate | Less biking-only & more hiking-only trails |
| Nature playground | Less biking-only & more hiking-only trails | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. People can take their dumps at North & Quarry. Those two trailheads are far enough from homes to be appropriate locations for toilets | |
| Quarry trailhead | Keep the Orchard Valley trailhead access road and amenities away from the Oak Valley Ranch neighborhood skyline | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. It's too close to houses | People can poop at the Quarry and North trailheads. Those two trailheads are far enough away from homes for crappers |
| New Quarry trailhead | Don't put a toilet at Orchard Valley—It's too close to houses | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move Orchard Valley amenities to the telecom gate | Less biking trails and more hiking trails |
| Nature-based playground | Don't put a crapper at Orchard Valley. People who need to poop can quickly get to the North or Quarry trailhead. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Orchard Valley doesn't have a toilet now, and it doesn't need one. It's too close to homes | Move Orchard Valley amenities north to the start of the West Woodmen Trail. Keep the Orchard Valley amenities away from the Oak Valley Ranch skyline |
| Quarry trailhead | Don't put a toilet at the Orchard Valley trailhead | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Less biking-only and more hiking-only trails | Keep the Oak Valley Ranch neighborhood skyline free from trailhead parking lot access traffic and amenities |
| Balanced usage across different activities such as hiking, mountain biking, and wildlife. In particular the 2 downhill mountain biking trails are important. The speaker at the last public engagement session stated that "double black diamond" rated trails were being planned which I think is exactly what most of the mountain biking community is hoping to see. | Paragliding is not appropriate for this area. The Oak Valley Ranch park is used often and is not large enough to support such an activity. Access to national forest needs to be preserved in all possible cases. In particular many users really enjoy the trail from Blodgett Open Space to dry creek and access routes to the Air Force Academy property. Also the master plan needs to very strongly consider safety impacts to the residents of the area. Loitering has increased with increased parking access so additional expansion of recreation will also further increase this risk. | Mountain bike area with uphill only and downhill bike only route;Connections to the neighborhoods and schools - sustainable trails;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | At least one of the downhill only mountain bike trails needs to be "double black diamond" rated. Many in the mountain biking community will be very disappointed if this is not the case since we are giving up a beloved technical trail named "Fenceline" | |
| Nighttime gates at all three parks. | 1. A traffic and fire evacuation analysis should definitely be done if it hasn't already. Evacuation during the Waldo Canyon fire was a disaster that should not be repeated. N.Trailhead lot is highest on Blodgett which would be hardest to evacuate— keep access to reasonable number.<br>2. No Parking signage on Woodmen should be included and enforced.<br>3. Parking lots should be limited due to evacuation concerns and to keep the area quiet and green.<br>4. To keep neighborhood feel and conserve energy do not put 4way stop. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth; | Limit access to neighborhood from the parks. Conserve land for wildlife as priority. | Feel strongly about traffic and fire evacuation analysis since I live in the neighborhood and experienced the Waldo Canyon evacuation. |
| consideration of separating hikers from bikers...especially because of steepness of trails. Horses usually end up on the "hiker" trails but this could also pose a safety issue on narrow trail sections. | i didn't see any mention of eBIKES. is the lowest class (Class I or Class A?) allowed on all trails in the city/county? | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Hiking only loop;Connections to the neighborhoods and schools - sustainable trails;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | | With the quarry purchase it would be great to have bikes centered there...they are so destructive to trails and pose a HUGE safely risk when "sharing" trails with hikers. also REQUIRE BELLS ON BIKES on all trails. |
| We like the fact that the city wants to promote outdoor activities and help make the beauty of Colorado Springs available to more of the community. | The rules and regulations of current city parks are not being obeyed or enforced. The 3 top rules that are currently being significantly abused are 1) STAY ON DESIGNATED TRAILS, 2) DOGS MUST BE LEASHED AT ALL TIMES, and 3) PICK UP PET EXCREMENTS. If the city parks department does not begin enforcing these 3 important rules, a new city park that is open to bikers will simply exacerbate the city's problems with trail abuse. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Hiking only loop;Universally built trails to accommodate otherly mobile individuals and adaptive modalities (examples: hand cycles, trac-chairs); | Strictly enforce existing city park rules and regulations | Trail damage and abuse from bikers creating their own short-cuts, jumps, or straight-line trails. |

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| Bathrooms at trailheads, dog park, expanded parking at existing trailheads and new quarry TH, separate trails for different uses (hiking/biking), possibility of trail to Blodgett summit, expanded access for people other than neighbors | The bike only trails vastly outweigh the hiking only trails - and the hiking only trail has "minimal vertical". I think it's great to have an accessible trail like that where people don't have to worry about downhill bikers, but I'd also like some more technical/challenging trails with that peace of mind. Also, prioritizing multi-use trails tends to make those trails buffed out and "flowy" (see Austin Bluffs OS), and changes the character/difficulty of the trails. Another consideration - since the new trails have been built at ABOS there has been a huge increase in trail users - which is great! I truly love that more people are out on the trails - BUT there has also been a corresponding increase in bad interactions. There are so many people with off-leash dogs, and/or who don't clean up after their dogs. About half the mountain bikers I encounter either don't know or don't care about right-of-way - most seriously, I've been run into by downhill bikers twice, and had probably 10 other times where I only avoided being hit because I was able to get out of their way. So, I agree with other concerns about increased use of the Open Space - however, I think the way to address those concerns is not to resist change and accessibility, but to continue to manage the trails and trailheads after the changes are made. Signs with trail info and usage rules are great and necessary, but I think active management by rangers is also necessary to educate users and ensure safety for others. I'd rather see money spent on this than on a visitor's center, for example | Quarry Trailhead;Decommissioning unsustainable routes following sustainable trail construction;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation; | Hiking only trails that are challenging and technical (and more than the proposed half mile loop) | I'm very much for increased access to the Open Space, and more trails for different abilities and levels of mobility - but I'd also like some trails that keep the same level of difficulty and challenge that are currently at the OS. I also think it's important to keep in mind the continuing management of the OS - trail closures when it's too muddy, rangers to ensure safe use, proper trail maintenance going forward (for example, please just don't dump sand in spots that get washed out, like in other places) |
| Quarry trailhead | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move Orchard Valley amenities to the telecommunications gate | Keep the Orchard Valley access road & amenities away from the Oak Valley Ranch skyline |
| | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Less biking-only and more hiking-only trails | Move Orchard Valley amenities to the cellphone barn gate |
| | Don't put a crapper at Orchard Valley. People can poop at Quarry or North | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move Orchard Valley amenities north to the start of the West Woodmen Trail | Keep the Orchard Valley access road and amenities away from the Oak Valley Ranch skyline |
| Quarry Trailhead | Don't put a toilet at Orchard Valley. It's too close to houses | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Keep Orchard Valley amenities and access road away from the Oak Valley Ranch neighborhood skyline | Move Orchard Valley amenities north to the telecommunications gatr |
| | Please don't put a toilet at Orchard Valley. There isn't one there now and it's fine without it. Quarry & North are far enough away from homes to support installation of toilets | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley! It's too close to homes!! | Keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline |
| Quarry trailhead | Don't put a toilet at Orchard Valley. It's too close to homes | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move Orchard Valley amenities north to the telecommunications gate | Keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline |
| | Don't put a toilet at the Orchard Valley trailhead. It's too close to homes. Quarry & North are more appropriate locations for toilets | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move the Orchard Valley amenities to the telecommunications gate | Keep the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline |
| The plan is all about the people and not about the environment. Please keep Blodgett wild | Expanding people access WILL negatively impact the wildlife that calls Blodgett home. Why do this. Rethink the plan, please leave Blodgett wild. | | None of your points above have anything to do with protecting wild life, how can that be? Rethink the plan, keep Blodgett wild. | |
| Quarry trailhead | Don't put a toilet at Orchard Valley. It's too close to houses | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Quarry & North trailheads are far enough away from homes for toilets. Orchard Valley isn't. | Keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline |
| Multi Use trails, New trailheads and restroom facilities at all trailheads, downhill concentrated mtn bike area, wildlife habitat areas. | Concern that the vocal neighbors will persuade the City to make this their private open space with limited parking so the park users need to park in the neighborhoods and cross streets to access the open space. | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Chamberlain Trail;Connections to the neighborhoods and schools - sustainable trails;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Decommissioning unsustainable routes following sustainable trail construction; | multi use trails | Process has been inclusive and open. If you are interested in city open space and parks, watch tv, read the newspaper, listen to the radio or visit the THs, it is easy to be part of this or any city process. |
| Nature-based playground | Don't put a toilet at the Orchard Valley trailhead. It's too close to residences. Quarry & North are far enough away from homes to have toilets | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Keep the Orchard Valley trailhead access road & amenities away from the Oak Valley Ranch neighborhood skyline | Move the Orchard Valley trailhead amenities to the telecommunications gate |
| Quarry trailhead | Don't put a toilet at Orchard Valley. Keep the toilets just at North & Quarry, which are further removed from houses | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move the Orchard Valley amenities next to the cellphone barn gate | Keep the Orchard Valley trailhead access road & amenities away from the Oak Valley Ranch neighborhood skyline |
| Hiking trails | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | | |
| Hiking trails | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Don't put a toilet at Orchard Valley |
| Hiking-only trails | Too much biking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. It's too close to houses | Move Orchard Valley amenities to the telecommunications gate |
| Hiking trails | Too much biking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Move Orchard Valley amenities to the cellphone barn gate | Don't put a toilet at Orchard Valley. It's too close to houses |
| Hiking trails | Too much biking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Keep Orchard Valley changes away from the Oak Valley Ranch neighborhood skyline | Don't put a toilet at Orchard Valley. It's too close to homes |
| Hiking trails | Too much biking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Keep Orchard Valley trailhead changes away from the Oak Valley Ranch neighborhood skyline | Don't put a toilet at Orchard Valley. It's too close to homes |
| Hiking trails | Too much biking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Keep any Orchard Valley trailhead changes away from the Oak Valley Ranch neighborhood skyline | Don't put a toilet at Orchard Valley. It's too close to homes. Quarry & North are more suitable locations for toilets |
| Hiking trails | Too much mountain biking | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. It's too close to homes | Keep Orchard Valley trailhead amenities and the access road away from the Oak Valley Ranch neighborhood skyline |
| Expanded trail network that includes dedicated downhill bike trails. Expanded parking. Trailhead facilities. | These facilities are needed to help spread the growing user base to new trails. Plan may not roll out parking lots and trails quickly enough. | Quarry Trailhead;Paragliding launch and landing sites;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Mountain bike area with uphill only and downhill bike only route;Replace old roads with single-track trails; | Enforcement for off-leash dogs and other park regulations. | Public meetings and information have been useful and informative. Appreciate the opportunity to participate. Park rule enforcement is a large need. |
| Hiking-only trails | Too much biking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Lee Orchard Valley trailhead changes away from the Oak Valley Ranch neighborhood skyline | Don't put a toilet at Orchard Valley. It's too close to nearby homes |
| Hiking trails | Way too much mountain biking | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Keep Orchard Valley trailhead changes far removed from the Oak Valley Ranch neighborhood skyline | Don't put a toilet at Orchard Valley. It's way too close to nearby homes |
| Hiking-only trails | Way too much mountain biking | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Keep Orchard Valley trailhead changes away from the Oak Valley Ranch neighborhood skyline | Don't put a toilet at Orchard Valley. |
| Hiking-only trails | Don't put a toilet at Orchard Valley. Keep the toilets confined to North & Quarry, which are further from houses | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Keep Orchard Valley trailhead changes away from the Oak Valley Ranch neighborhood skyline | Move the Orchard Valley amenities to the telecommunications gate |
| Hiking-only trails | Way too much biking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Keep Orchard Valley trailhead changes away from the Oak Valley Ranch neighborhood skyline | Don't put a toilet at Orchard Valley. It's too close to homes |
| Hiking-only trails | Way too much biking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Move Orchard Valley amenities to the telecommunications gate |
| Hiking-only trails | Way too much mountain biking | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Keep Orchard Valley changes away from the skyline |
| Hiking trails | Way too much biking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Don't put a toilet at Orchard Valley |
| Hiking-only trails | Way too much biking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley—Too close to residences | Move Orchard Vall amenities to the telecommunications gate |
| Hiking trails | Too much mountain biking-only | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Keep Orchard Valley trailhead changes off the Oak Valley Ranch neighborhood skyline |
| Replacing steep, rutted trails with designed, sustainable trails. More trails and better connectivity. Options expanded to include more loop options. Trailheads need additional parking. Replacing existing roads with singletrack. | Trails should be be multi-use whenever possible. Avoid single-use trails unless necessary for safety. (This property connects to Pike National Forest-there are plenty of places to go if other users and other-user types wish to be avoided.) | Mountain bike area with uphill only and downhill bike only route;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Decommissioning unsustainable routes following sustainable trail construction;Chamberlain Trail; | Multi-use trails are the city standard. This should be the default for trails whenever possible. Trailheads need adequate parking and facilities. Traffic and pedestrian safety at park entrances is mandatory-traffic engineering should manage this in cooperation with park management. | This property was purchased with TOPS sales tax funds and should be available to all city citizens. Adequate trailheads and facilities support and enhance the lifestyle of residents and visitors alike. The un-crowded parks and trails in Colorado Springs are a huge asset to our community; undersized facilities increase traffic and impact neighbors and users in different--but equally unpleasant--ways. |
| | Increased traffic and noise. Intersection at Orchard Valley and Centennial already has somewhat of a blind spot | | | |
| Appreciate the integration and prioritization of Wildlife habitat over recreational uses. | Increased opportunity for illegal use and actions in the neighborhood. Increase street traffic and noise. No trail capacity management, with increased parking there is the potential for too many hikers/bikers to occupy the trails, making it impossible to enjoy. Increased potential for alcohol and drug usage, domestic disturbances/fighting. Homeless using the parking areas to squat which contributes to all of the above concerns. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | Smoking on trails increasing the potential for fires and making it unbearable to enjoy the hiking. Pets not kept on their leases allow for free run, increase fecal matter not picked up, and wildlife harassment. | With the increased parking and trails, this open area could become another Garden of the Gods, which is impossible to enjoy. |

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| Using community input. | My concerns are as follows:<br>* The plan that is presented is extremely vague in content. It uses phrases such as," diverse recreational opportunities, " Create a trail system integrating equitable access to visitors…."<br>No where in the plan does it state that essentially 380 acres is being designated to the biking community. That only one short trail is for hikers only and 2 or 3 trails are multi use trails which have proven to be very undesirable as well as unsafe. Diverse opportunities I'm guessing refers to a dog park, visitor center and nature park which makes up a tiny portion of Blodgett Open Space. To me diverse opportunities should include trails for walkers and hikers separate from bike trails. These groups make up a large percentage of the community's and visitors who currently enjoy the existing trails. 380 plus acres for the biking community is not equitable, nor does it take into consideration the neighborhoods that border open space by eliminating the existing walking trails.<br>*My second area of concern is in the commercialization of the Blodgett Open Space which is quietly suggested in the subtle wording of the plan. " need to serve the ever expanding base of current and future users."<br>Throughout the plan it's references to preserve the natural beauty, habitat, and environment. However, putting in a parking lot to accommodate 180 vehicles/visitors translates into a much larger vision than what is stated in the plan. References to a World Class Bike Park, visitor center, training for high school groups, events with spectators hardly is in alignment with the goals of a Gold Metal Site, with the motto of Leave no trace. With the potential of 500 plus visitors, the disruption to the environment is great! Garden of the Gods now has several million visitors a year with segwags, bikers, families with strollers, folks with their dogs, all on multi use trails, what a mess! Kids hanging off rock formations, trash, jeep tours all in the name of generating revenue since the city can't charge to enter the park. Manitou a huge tourist destination is also feeling the stress of so many visitors. It's no longer a pleasant experience to go | Integrated Forest Health and Fire Management;Wayfinding signage; | Paragliding should not be considered. Oak Valley Park is small well visited park by the community and it would be an imposition to those who enjoy it and use it on a daily basis. | Blodgett Open Space should service the Colorado Springs community and not become a national attraction. It should remain a nature preserve. |
| The establishment of wildlife protection areas. The one-way paths for bike-only trails. | We live in the neighborhood below the Planned Park<br>•Many of our neighbor residents are concerned about the proposed size of the parking lot (up to 180 parking spaces eventually) at the proposed Quarry Trailhead, which will likely result in increased traffic and security concerns for us as close-by neighbors. We believe that is too many cars allowed and are concerned about the traffic through the neighborhood.<br><br>•The current DRAFT plan calls for a Multi-Use Trail on the mountain side of Coldwater Dr. and Front Royal Dr. We believe this should be a HIKING-ONLY Trail to help limit car traffic and parking issues.<br><br>• The Trail access planned at the top of Hollandale will mean many more cars through the neighborhood and parking at every space on the street near the Trailhead. We do not want this Trailhead.<br>• The proposed traffic circle at Centennial and Orchard Valley will be a log jam and the residents there don't want it and we feel there will be increased accident incidents, especially in winter. | Pre-hike dog run area at Quarry Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Mountain bike area with uphill only and downhill bike only route;Decommissioning unsustainable routes following sustainable trail construction; | Security of the Park. Who (how) will make sure everyone is gone by sundown and will lock all gate access? | We do not want this expanded Park at all. It will bring much more traffic and associated problems to our neighborhood. Also, we have to talked to other neighbors and they had no idea that this is being planned. There has not been enough information about this to everyone living in the areas affected. Who generated the idea of a park of this magnitude anyway? |
| Quarry trailhead | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Don't put a toilet at Orchard Valley |
| | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Don't put a toilet at Orchard Valley |
| | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Don't put a toilet at Orchard Valley |
| | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Don't put a toilet at Orchard Valley |
| Hiking only and biking only trails; planned coordination with USFS to improve trail to Blodgett Peak and possibly add other hiking trails on the forestry service land | It seems we are turning the wild, natural park that is currently Blodgett Open Space into Disneyland. This will drastically impact wildlife in the area, and will change the utilitarian, natural feel of the space. Will those of us who currently use the space want to use it after all of the additions? Perhaps not.<br><br>In addition, the focus on mountain biking is too strong, while the hiking-only trails are going to be minimized to one loop which has basically been labeled "easy." (Some of us want a challenge!) And the idea of paragliding over so many houses—not to mention so close to the Air Force Academy's training patterns—is concerning to say the least. Has the Academy even been consulted for this? The wind near the open space can be INTENSE, and paragliders could be flying into houses, roads and/or the Air Force Academy land.<br><br>The addition of 180 parking spaces (meaning a lot of increased traffic) will also be a concern for the wildlife in the area. The current users of Blodgett (those using it for utilitarian recreation) are typically very cautious with the abundance of deer in the roadways, but expanding into a superpark will bring many who are not familiar with the area and I'm afraid we will see many casualties.<br><br>I am also unsure of the reason for adding a visitor's center? Blodgett is beautiful, yes, but it does not have the striking geological features that other parks with visitor's centers do. I think this would be yet another thing to add traffic and disturb the wildlife. | Wayfinding signage;Replace old roads with single-track trails;Hiking only loop;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | Keeping the NATURAL feel to Blodgett | We moved to the Westside, and specifically to the area near Blodgett, for the peacefulness and wildlife (there were two kinds of animal scat in the yard the first time we looked at the house, and I took that as a good sign!). Some of these animals have become almost like our pets. PLEASE take them into consideration, as well as the current users of Blodgett—many of whom are using Blodgett because of its natural and remote feel. Bigger is not necessarily better!! |
| | To impactful to wild life that calls Blodgett home | | Impacts to wild life, make this a nature preserve, not a people theme park. | |
| | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley | Don't put a toilet at Orchard Valley |
| | Don't put a toilet at Orchard Valley | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. It's too close to houses | Don't put a toilet at Orchard Valley. It's too close to houses |
| | Don't put a toilet at Orchard Valley. It's too close to houses | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. It's too close to houses | Don't put a toilet at Orchard Valley. It's too close to houses. |
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| Nothing - Adds additional traffic to the area. Opens the door to illegal aliens, homelessness, increased crime. | Adds additional traffic to the area. Opens the door to illegal aliens, homelessness, increased crime. Lowers property values in surrounding area. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation;Quarry Trailhead; | Screen all entrances | |
| | Don't put a toilet at Orchard Valley. It's too close to houses. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. It's too close to houses. | Don't put a toilet at Orchard Valley. It's too close to houses. |
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| Coordination of the existing trail system with the new areas around the quarry and up Blodgett Peak (if that ever happens). | Please, please, please, provide adequate off-street parking. Don't let the neighbors veto public access. | Quarry Trailhead;Expand North Trailhead;Chamberlain Trail;Possible future USFS partnership: sustainable trails to Blodgett Peak and close illegal trails - continue conversation;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | | |
| | Don't put a toilet at Orchard Valley. It's too close to houses. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley. It's too close to houses. | Don't put a toilet at Orchard Valley. It's too close to houses.

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| 1. That you value community input<br>2. Hiking only trails (minimizes trail damage; no bikes rushing up on you; less likely to interfere with wildlife)<br>3. North parking lot expansion<br>4. Focus on sustainable trails (and closing the unsustainable ones) | 1. Please minimize infrastructure. e.g. the Visitor Center or bathrooms at existing upper Orchard Valley trailhead (protects the natural appearance that we come here for; save TOPS funding for better uses such as acquiring/preserving more natural landscapes)<br>2. Please do not make this park overly accessible/desirable via large parking lots and extensive trail networks. The road network for egress/ingress to the park is not well suited for a large volume of cars (neighborhood disturbance; wildfire evacuation congestion). This will also help to keep the openspace wild, minimizing disturbance to the wildlife, vegitation, and land.<br>3. Please minimize how much bikes are allowed. The local bike community has consistently created new unofficial trails in ALL of our current openspaces and we lack the resources to fight against this.<br>4. Please avoid overly machined / simplified trails - I want the rugged and natural experience. This will also help keep the openspace from being overly loved (i.e. abused) | Expand North Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Hiking only loop; | Minimize infrastructure. I don't want to see buildings from afar or up close. This has added benefit of preserving TOPS budget | 1. Thank you to the people reading these inputs and compiling the feedback as I'm sure it isn't easy.<br>2. Less is more when it comes to the park (apart from actions to sustain the landscape, flora, ane fauna |
| Appreciate the integration and prioritization of Wildlife habitat over recreational uses. | Increased opportunity for illegal use and actions in the neighborhood. Increase street traffic and noise. No trail capacity management, with increased parking there is the potential for too many hikers/bikers to occupy the trails, making it impossible to enjoy. Increased potential for alcohol and drug usage, domestic disturbances/fighting. Homeless using the parking areas to squat which contributes to all of the above concerns. | Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Possible future USFS partnership: trail connection to enhance Blodgett Open Space trail system in interface zone and close illegal trails - continue conversation; | That this would not only bring noise, road traffic, but ENDANGER our wildlife from pet feces, our nature from smoking & people who do NOT stay on trails!! | I just feel that enough of our country is being ruined by people as it is and there are enough parks for people to utilize and mess up already!! |
| | Don't put a toilet at Orchard Valley--It's way too close to homes. Quarry & North are located away from homes and are are better suited for toilets. Keep the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. Move the Orchard Valley amenities north to the telecommunications gate. Less biking-only & more hiking-only. | Quarry Trailhead;Expand North Trailhead;3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Nature-based playground; | Don't put a toilet at Orchard Valley--It's way too close to homes. Quarry & North are located away from homes and are are better suited for toilets. Keep the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. Move the Orchard Valley amenities north to the telecommunications gate. Less biking-only & more hiking-only. | Don't put a toilet at Orchard Valley--It's way too close to homes. Quarry & North are located away from homes and are are better suited for toilets. Keep the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. Move the Orchard Valley amenities north to the telecommunications gate. Less biking-only & more hiking-only. |
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| I appreciate the effort to add hiking only trails, and focusing efforts on sustainable trails. Expansion of the north parking lot is necessary. | Please keep infrastructure to a minimum- this is a special park in that it is natural and somewhat rugged in its current state. I am concerned that adding excessive parking will only add to danger with potential wildfire evacuation congestion, and will have a larger impact on wildlife. | Expand North Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Integrated Forest Health and Fire Management;Decommissioning unsustainable routes following sustainable trail construction;Hiking only loop; | | Please preserve TOPS funds for purchasing land by limiting investment in buildings/ infrastructure/ visitor center.<br><br>Thank you for appreciating and allowing input of the community. We live here because we love the outdoors, and want to contrubute to sustainable growth and stewardship of our wild areas. |
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| There wasn't a lot to like, except for you do have at least one maybe two directional mountain bike trails. It's funny that you think by giving thousands of mountain bikers 2.7 miles of a stupid flow trail is a good thing. That's all this town has is flow trails primarily. The so-called black diamond drop section looks like it's about 300 to 600 feet, A extremely small portion of the overall plan. It's really unfortunate that you provide a simple flow trail and a few feet of technical trail and consider this adequate for thousands of local mountain bikers, who vote and pay taxes, and are not teenagers hitting jump trails. | It is drafted in such a way that you pretend to listen to what people want, but it reminds me of the early days of the Ford company. "You can have any car you want as long as it's black"- I attended some of these meetings and saw the options that were offered. It's obvious what your primary objectives are and it's not giving the people what they actually want. | Mountain bike area with uphill only and downhill bike only route; | A larger percentage of mountain bike trails compared to hiking trails | |
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| Well thought out.<br>Separation of hiking/biking trails.<br>Proposed 4-way stop at Orchard Valley Path (to alleviate the racing currently disturbing residents.) | Traffic in general. Allegheny passes right through Oak Valley Ranch subdivision. This area was advertised for years as "won't get crowded" -- why are we doing this?<br>Beginner paragliders possibly hitting houses, cars, children at park, etc.<br>Additional drain on resources; we have existing responsibilities not being met (roads, etc.) | 3-way STOP at Orchard Valley and Centennial (future 4-way stop);Hiking only loop;Expand North Trailhead;Habitat protection and restoration - closing non-system trails, native revegetation, manage noxious weeds, address erosive drainage issues both natural and human caused, utilize decommissioning techniques to encourage native ecosystem regrowth;Decommissioning unsustainable routes following sustainable trail construction; | Put more thought into the added traffic on Allegheny -- it all ends up on Centennial. | There is a concern this effort will increase the number of homeowners buying in this area for the express purpose of operating Airbnb type housing arrangements. This is not the single-family development model for which this neighborhood was planned. |
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COLORADO SPRINGS

OLYMPIC CITY USA

# Public Engagement Summary from Jan. 17-Feb 18, 2024

BLODGETT OPEN SPACE MASTER AND MANAGEMENT PLAN

**February 2024**

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# PUBLIC ENGAGEMENT SUMMARY FROM NEIGHBORHOOD FOCUS MEETING (1/22/24)

## Neighborhood Focus Meeting Key Highlights

- ✓ Neighborhood Focus Meeting was added to the public engagement process due to additional concerns collected through the October through November public comment period. The meeting addressed issues and concerns the planning team heard from the adjacent neighborhood.
- ✓ Event was held at Trace Church on Monday, Jan. 22, 2024
- ✓ Estimated 125 people in attendance (some did not sign in). This is an estimate based on the sign in sheet at the entrance to the meeting.
- ✓ During the meeting, a presentation was given by Lonna Thelen, Trails, Open Space and Parks Manager and David Deitemeyer, Sr. Landscape Architect about the public engagement and feedback to date, specific neighbor concerns and modifications that were made to the draft plan to reduce those concerns. Attendees were given the opportunity to engage with PRCS staff and the project team following the presentation to ask any additional questions.
- ✓ 17 attendees gave additional feedback via comment cards which were collected at the end of the meeting.

## Presentation Summary

Common concerns from the surrounding neighborhoods (in no particular order)

1. Traffic Impacts
2. Fire Evacuation
3. Turning Blodgett into Theme Park
4. Impacts on Property Values
5. Security and Crime, Trailhead Management
6. Trailheads/Parking
7. Trails
8. Wildlife

How the concerns were addressed in the Public Review Plan:

| Concern/Feedback | Adjustment |
|---|---|
| Traffic impacts | Removed 4-way stop |
| Fire evacuation | Plan recommends fire mitigation; recommends that rangers close the park and limit access during emergencies |
| Blodgett turning into a theme park | There is no bike park with this plan; the Pikeview Quarry is a separate area and will require a separate planning process |
| Impacts on property value | Parks in Colorado Springs raise the value of nearby residential properties by $502 million (ColoradoSprings.gov/parks/page/economic-benefits-parks) |
| Security and crime | Parks staff does not have enforcement capabilities; recommend all Open Space parking behind gates and earlier gate closures |

# PUBLIC ENGAGEMENT SUMMARY FROM NEIGHBORHOOD FOCUS MEETING (1/22/24)

| Concern/Feedback | Adjustment |
|---|---|
| Trailheads/Parking | North Trailhead: reduced to 51 stalls<br>Orchard Valley: Went from 45 to 15 stalls and adjusted location of amenities<br>Quarry Trailhead: Went from 250 to 180 stalls |
| Trails | To improve user experience and safety, created 2.7 miles of downhill biking only trail, 1.1 mile of hiking only trail and 9.9 miles of multi-use trails (strong support of this throughout public engagement); future opportunity to consider hiking only trail to Blodgett Peak with USFS |
| Wildlife and Bighorn Sheep habitat concerns | Approach wildlife with adaptive management plan and will implement seasonal trail closures, restricting dogs, closing trails, etc. if impacts arise; decommissioning 11.8 miles of unsustainable trails in wildlife corridors to restore open space and habitat areas. |

Each of the following items were concerns not addressed in the meeting. These concerns were written on comment cards and left with the project team following the neighborhood focus meeting.

## Recurring themes:

- No paragliding
- Concerns regarding native cacti and yucca
- Nefarious activity in the parking lots
- Would like to see collaboration with the USFS now to begin planning the trail to Blodgett Peak
- Concerns regarding light pollution if lights are installed at the trailheads
- Not advertising neighborhood access points and keeping biking from riding down neighborhood streets

**Responses gathered during the neighborhood meeting can be found in below.*



# PUBLIC ENGAGEMENT SUMMARY FROM ONLINE COMMENT CARD (1/17/24 to 2/18/24)

## Online Comment Card Summary

- ✓ The Online Comment Card was open from Jan. 17 to Feb. 18, 2024
- ✓ 680 responses were submitted
- ✓ Note: 252 responses were unique original responses. There were 13 "sets" of responses consisting of a total of 428 duplicate verbatim responses
- ✓ The Online Comment Card asked one question: "After reviewing the Blodgett Open Space Public Review Plan, do you have any considerations that have yet to be addressed?"

The summary of the comments:

### Recurring key themes:

- Bike-only trail concerns: Support for more hiking access and concerns the plan is too bike-focused.
- Hiking-only trails: Desire to expand hiking only trails in the open space, especially in the north area.
- Wildlife concerns: The plan will have negative impacts on wildlife and essential habitat.
- Property value concerns: The "over-development" and impacts on property values.
- Law enforcement and maintenance concerns: Want to know if there will be future funding to support security/enforcement as well as maintenance.

### Recurring common themes:

- Traffic concerns: The plan will create increased traffic, congestion, and speeding.
- Trail concerns: Changes to Fenceline Trail and bikers having limited access on the north side due to hiking-only trails.
- Restroom concerns: The bathroom near residential homes at Orchard Valley will negatively impact homeowners.
- Paragliding concerns: expressed toward adding a paragliding landing site, topics: safety, privacy, and concern for insurance rates.
- Fire mitigation support: Believe the plan provides proper fire mitigation and evacuation planning.

### New themes identified:

- Support for the plan and the positive impacts on local recreation and/or the economy.
- Support for the plan, especially the changes to the Orchard Valley parking lot.
- Desire to keep the current alignment and conditions of Red Squirrel Trail for a hiking trail

# PUBLIC ENGAGEMENT SUMMARY FROM ONLINE COMMENT CARD (1/17/24 to 2/18/24)

## Overall Key Takeaways from Comment Card

Overall, the comments received from the online comment card regarding the Public Review Plan revealed various concerns, specifically from residents in the neighborhoods surrounding Blodgett Open Space. Some of the main concerns included the negative impact of the restroom near residential homes, the focus on biking in the plan, desire for more hiking only trails, potential harm to wildlife and their habitat, over-development of the open space affecting property values, and the need for future funding for law enforcement and maintenance. There were also concerns about increased traffic on Woodman Road and nefarious activity taking place at the trailheads. Comments also expressed concerns for changing or decommissioning existing trails and the non-equivalent ratio of hiking-only vs. biking-only trail.

On the other hand, some comments expressed support for the plan and its positive impacts on recreation and the local economy, as well as approval of changes to the Orchard Valley parking lot including moving the location of the amenities. Additionally, there was some support for the plan's fire mitigation measures and evacuation planning.

**Responses gathered from the Online Comment Card can be found in below.*

# PUBLIC ENGAGEMENT SUMMARY FROM EMAILS SENT JAN. 17-FEB. 18

## Email Summary

✓ Received 29 emails between Jan 17 to Feb 18, 2024

### Recurring Key Themes

- Wildlife habitat concerns: Many expressed they would like Blodgett Open Space to be a "Nature Preserve" for the bighorn sheep in the area as well as the deer, bears, mountain lions and birds. Many emails were from residents wishing to "Keep Blodgett Wild" and believe more used will be detrimental to the wildlife population around Blodgett Open Space.
- Single-use Hiking Trail concerns: Many residents emailed to continue to express their frustration with the uneven ratio of hiking-only vs. biking-only trails proposed in the Public Review Plan. They would like to see an increase in hiking-only trails and feel the multi-use trails plan decreases existing hiking-only trails. A new concern was brought up over the reroute of the Red Squirrel Trail. Those that mentioned Red Squirrel believe it should be left as a hiking only trail and not be rerouted.
- Multi Use Trails - Many expressed concerns that the multi-use trail trails are really being planned for mountain bikers. This will increase the number of biker interactions and create a situation of the current tails in the north portion of the open space being overrun by mountain bikers. Residents are fearful of mountain bikers speeding through the open space, the safety risks, and the less peaceful hikes due to the increase in mountain biking activity.
- Traffic and law enforcement concerns: The residents living in the neighborhoods surrounding Blodgett Open Space continue to express their concern over the current issues with traffic, speeding, drag racing, and other activities happening at the trailheads and along the public roadways. Their fear is if the parking lot capacities are increased and trailhead amenities are added, the issues will not be address and will increase. Comments suggest addressing the concerns now before the trailheads are expanded. Concerns regarding illegal activities in and around the parking lots and the lack of law enforcement were also expressed. Many would like to see automatic security gates in the parking lots, earlier closing times and better enforcement. There were concerns also related to any discussion of the 4-way stop on Woodmen that was considered earlier in the process. Many felt that HOA's in the area should not be responsible for addressing or cover the expenses for enforcement at regionally used Blodgett Open Space.
- Trailhead parking capacity concerns: Many emails expressed concerns regarding too much parking being provided at the trailheads. Specifically, there was concern the North Trailhead as proposed is too large, would be an "eye-sore" and is not needed. It was expressed there is sufficient parking along Woodmen Rd. Additionally, some felt the parking distribution was not equally distributed to other trailheads, and that the North Trailhead was unnecessarily too large and would impact the Peregrine neighbors.
- Paragliding concerns: Many residents emailed and continued to express their concerns regarding the proposed paragliding launch and landing sites stating it is too dangerous in and around a densely populated neighborhood. They are also concerned of the potential affects paragliding could have on wildlife.

### Recurring common themes:

- Additional themes stated but less frequently included concerns over property value impacts, adding parking lot lighting to trailheads, paving over paradise, restricting dogs (to reduce impacts to wildlife), and concern over wasting tax funds/TOPS funds for this plan and improvements to Blodgett Open Space.

**Emails sent to the project team between the Jan. 17 through Feb. 18 comment period can be found in below..*

*** Additional emails received outside the comment period but submittal to the public record can be found in Appendix E*

Blodgett Neighborhood Meeting Comments (Jan. 22, 2024) - Verbatim comments

Show access gate for cell tower in proper spot. CE approvals should identify new build trails.
Paragliding continues to be a concern. Even with the moved landing zones users may make mistakes. How does this affect home owners insurance?
I am interested to hear how the city plans to handle the native cacti and yucca growing close to trails that will be widened. These plants are native but slow growing. Will they be relocated?

We live here (marks spot on map) across the street from N. parking lot. We deal with crime and nefarious behavior daily (last night street signs were stolen). You say parking will all be behind gates. What happens to current roadside/street parking?

I live in Peregrine. Ute Parks has bike trail. Why is there a need to develop Blodgett which is just 2.5 miles away?

CSPD already has slow response time to emergencies. Where will the staff come from for these "security audits"?

Thanks for moving the landing zone from parks but…still don't need paragliders over and around my neighborhood.
Multi-use trails are very important. Very excited for downhill only trails.
We like to see specific section addressing how native cacti and yucca will be protected and rehomes as trails are widened. Many are slow-growing.
I've lived in the area for more than 25 years and seen the increase in mountain biking. The narrow trails in BOS do not allow for safe interactions between hiking and biking the bikers DO NOT YIELD as they are supposed to. Therefore we must minimize multi-use trails.
Engage the National Forest now to start the planning.
Not advertising the neighborhood access points does not keep bikers from riding quickly down our streets.
Now I have a new concern! Lights in the parking lot lights at night are the very worst thing that could be done to nature! We have a lot of owls. Plus, I don't want a glow
Would like to see all parking spaces reduced at the North Trailhead and Orchard Path
*Notes: Duplicates verbatim comments have been removed

| ObjectID | GlobalID | CreationDate | Verbatim Responses |
|---|---|---|---|
| 145 | ab081ab2- | 01/30/2024 01:08:25.487 | Thanks for not expanding the Orchard Valley Trailhead parking lot beyond 15 spaces. It's also great to see that there's no longer a toilet and an access road along the fenceline of the open space at the south end of the Orchard Valley Trailhead parking lot. The removal of the eyesore barn and shed at the intersection will greatly improve the trailhead aesthetics. |
| 161 | bb25461e- | 01/31/2024 17:47:54.322 | The new plan is better in that it keeps the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. Please don't put a toilet at the Orchard Valley Trailhead-It's too close to residences. The North and Quarry Trailheads are further away from homes and therefore more suitable for toilets. Please remove the unsightly barn & shed near the intersection of Woodmen, Centennial, & Orchard Valley--They're ugly structures that no doubt are havens for rodents. |
| 335 | b299ce0d- | 02/15/2024 01:04:01.355 | We know that 'bad things' happen 'after dark' at the trailheads. I'm very concerned about the quarry trailhead parking lot as it is far away from any roads/ houses. The quarry trailhead will be breeding ground for all kinds of annoying (loud music, trash) & illegal (drugs, drinking, fireworks, fires, speeding up & down the long road and or the lot itself) activities. The parking lots MUST have locking gates/ security cameras. Conversely, we would not want lights to keep light pollution down |
| 151 | 2110e11e- | 01/30/2024 22:14:53.116 | What makes Blodget special is that it is a plce to find a quiet space where we can hike without crowds and often lucky enough to see wildlife. This plan will take away that quiet peaceful place that has been enjoyed by so many. This plan will make it just like every other park in the city.<br>By forcing people to a 1ish mile hike and having many bike trails,you will increase the activity and noise. wildlife will be push out to find other places of solitude. Restore- Not Develope |
| 94 | 288eb10d- | 01/24/2024 05:05:21.763 | I’m against the development of Blodgett open space, as a local in the neighborhood. The Bighorn sheep need to be considered. No, to developing Blodgett Open Space |
| 153 | 8d2d8291- | 01/31/2024 02:38:04.049 | 1. Need guarantees gates will be locked at N. Blodgett TH. Same problems we've had but in greater quantities because bike park drawing people into the neighborhood. PLEASE REQUIRE AUTO LOCKING GATES AND POLICE MONITORING.<br><br>2. 1 mile hiking only trail not enough. Bike park brings numbers into north Blodgett area which is now primarily hiking resulting in greater biker/hiker encounters, safety risks and less peaceful hikes.<br><br>3. Paragliding doesn't belong in densely populated neighborhood. |
| 116 | 02024b7b- | 01/26/2024 20:03:02.580 | 1.Cut expansion plan for north from 50 to 20<br>Land-to-parking-spot ratio 0.4 to 6.0 (15X matching max ) not appropriate small plot next to neighborhood w/high fire risk & evac issues. During Waldo fire people stuck hours trying egress. More people w/limited egress degrades safety.<br>December 2021 fire set by overnight campers parked at lot, Aircraft, took state week to address. Preservation should minimizing future fire.<br>Large lot degrades community increases congestion, reduces prop values |

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| | | | 2. Post “No Parking” signs on the street and work with police to ensure enforcement<br>If it can't be enforce don't do expand and keep parking as is.<br>3. Remove neighborhood access trails from all published maps<br>Trail ends on prive residential road. Don't want to attrack hikers to part their community already minimizes parking. |
| 117 | 4bf27e67-1 | 01/26/2024 20:06:34.200 | Community does not want more congestion, crime, and litter. |
| 278 | 631afca9-1 | 02/07/2024 17:50:10.130 | 384 acre Open Space with 1.1 mile of hiking in a circle still seems that you are making this a Biker's Park.<br>A herd of bighorn sheep live there. Please don't disturb their home and make them endangered by developing and publicizing this open space and ruining their habitat. |
| 82 | e712a608-4 | 01/23/2024 16:31:23.237 | Who is going to patrol and clean up the proposed parking lots and restrooms? There is loitering and vandalism already in the existing Oak Valley Ranch and Blodgett Open Space parking lots. Restrooms were removed from parks like Oak Valley Ranch Park supposedly because of budget cuts. Why would you add more restrooms? |
| 252 | ddcecf1e-7 | 02/04/2024 17:44:31.226 | A well designed disc golf course! We have 4 good courses in the springs but none are professional caliber course. the sport is growing like crazy especially in Colorado and we deserve a championship level course here. |
| 110 | 9a6a5395-2 | 01/25/2024 15:36:15.044 | Additional Concerns: VERY IMPORTANT. INCREASED HIKING ONLY TRAIL LENGTH OR TRAILS! There is high risk of injury to bikers/hikers with "multi use"...not all bikers are respectful of hikers and "do their thing"...scaring a hiker, or get too close...loose gravel, a rock can cause a biker to lose control of their bike - if near a hiker, cause injury to both. if a hiker has a dog, it can be spooked by biker, veer out into biker's path with both hiker and biker entangled causing potential injury. |
| 261 | 715e8a34-3 | 02/05/2024 03:30:31.736 | After speaking with CSPD, there is no additional patrolling available for our area. So a parking lot tucked into the north trailhead area will become an even bigger draw for issues with crime and won't prevent street parking. Additionally, the HUGE addition of spaces in all the parking lots, but especially in the north lot, makes our little open space the one with the most parking of ANY other open space in the system. This will attract way more visitors than the site can and should support. |
| 68 | 7829f9a3-5 | 01/23/2024 02:15:42.944 | Although the paragliding landing zone has been removed from neighborhood parks, what prevents users from landing there? What if there are accidental collisions with homes? How will the inclusion affect my home owner's insurance? Also, what is the plan for managing the fragile, slow-growing cacti and yucca that grow close to trails that will be widened? These are native plants important for pollinators, but take a long time to grow. I am interested to hear if the city plans on relocating them. |
| 166 | fd351c86-c | 01/31/2024 18:40:38.711 | Appreciate that the Quarry Trailhead and North Trailhead Improvements categorized as high priority. Also appreciate that the "big" trail improvements: Park-Peak, Chamberlain, Mtn Bike routes are categorized as high priority.<br><br>Please consider raising the priority on the Paragliding Facilities to high priority (at least medium) priority. Reasons:<br>1) limited facilities in other parks<br>2) low impact to park; high to users<br>3) minimal in cost&scope<br><br>...And the dog run was a GREAT idea? Why remove? |
| 41 | 4f6f676e-4 | 01/22/2024 01:32:02.786 | As a 26 year resident of Peregrine with direct line of sight to BPOS and owner of property that runs up to BPOS, I am deeply concerned about the city’s ability to manage increased park usage, both appropriate and criminal. We experience street racing, drug dealing, car theft, car burglary and people in the BPOS parking lots at all hours. The impacts of encouraging more usage with no ability to enforce safety cannot be underestimated. How will you staff this need? |
| 190 | 694105ef-c | 02/02/2024 01:10:06.101 | As a nearby resident, the master plan looks great! Let's get to work. |

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| 72 | c0a89c11-9 | 01/23/2024 03:04:20.377 | As a neighbor of Blodgett Open Space, I have grave concerns about Blodgett becoming bigger. Its beauty and charm is based on its very natural state - please don't ruin it. Also I don't want people crossing into my yard because you've turned this into a Destination, as opposed to a simple open space where anyone can hike or bike. No additional parking is required. I'm in that lot all the time, or walking on the sidewalk near the Blodgett entrance, and parking is consistently sufficient as is. |
| 276 | bf85ec41-a | 02/06/2024 16:31:48.547 | As a Peregrine resident, I am excited by the opportunities this plan offers for Blodgett access and recreation.<br><br>I do, however, echo many of the concerns about safety and illegal activities that might be present. It's imperative that the city patrol and police the area. Otherwise, I look forward to new trails for both hiking and biking!<br>Thanks!<br>[contact redacted] |
| 51 | 1130175b- | 01/22/2024 12:48:12.259 | As a resident of Oak Valley nghbrhd, I oppose the new plan for Blodgett. The infringement on wildlife (specifically Big Horn Sheep) and destruction of this open land will have consequences. This entire plan favors bikers with now a ski-slope like color-coded schematic based on ability levels is really unbelievable. The two "access points" into our neighborhood (Coldwater and Hollandale ) is unacceptable. We can easily foresee the problems ahead. Keep Blodgett Wild - for the benefit of all. |
| 11 | f0b3b31a-4 | 01/19/2024 20:20:39.787 | At least one of the trails from the Orchard Valley Trailhead to the north-south hiking-only trail that's connected to the Chamberlain Trail needs to be designated hiking only. Separate trails for hikers and bikers provides a safer and more enjoyable experience for both groups. Adding at least a main east-west hiking-only trail to this portion of the trail system will give people the choice of sharing or avoiding the other mode of traveling. |
| 106 | b6b9f907-2 | 01/24/2024 21:56:32.199 | Besides the many safety issues for our neighborhood by expanding this space (we're on Sawback Trail across from the North Trailhead), I don't understand at all your desire to close 23% of the existing/rogue trails (12 miles of trails). You are opening the space and expanding parking, but cutting the hiking trail system drastically to 1.1 mile ONLY of hiking. With the many comments and grumbling made at the Monday, Jan 22nd meeting when you mentioned that, many share my view. |
| 32 | 304d5a9c-4 | 01/21/2024 19:18:01.293 | Big horn sheep habitat will be destroyed by the massive development and paving plans and their survival in this area will be in jeopardy with the harassment they will face with the amount of new people in the area. We know from the level of harassment big horn sheep receive, being approached and even people trying to pet them, when they are in the Garden of the Gods, that human conflicts are inevitable and will increase dramatically at this critical habitat is developed. Prioritize conservation. |
| 81 | 26e48c25-f | 01/23/2024 16:13:17.299 | Big Horn Sheep need to have their area where they live protected. There are other areas throughout our city that is available for recreation.<br>Do you want the Big Hirn Sheep to disappear? I and many others love watching them in the environment that they have. |
| 157 | 1b3a37f9-b | 01/31/2024 17:27:40.121 | Blodgett North parking lot is too large, no guarantees gate will be locked<br>-1 mile of hiking only trails is not enough. The bike park will bleed greater numbers into the north Blodgett area which is now primarily hiking<br>-Impact on wildlife sensitive areas |
| 140 | ada60329-1 | 01/29/2024 14:43:39.680 | BOS is ideal for a nature preserve, and people love the idea as evidenced by extensive applause for it at the Flying W meeting! Parks and Rec claims habitat will be increased by closing social trails while not acknowledging habitat will be lost (and compromised) by the addition of many new trails, parking lots, comfort amenities, etc. Keeping the preservation-based original MP and formally creating a Blodgett Open Space Nature Preserve would save $$, and help the bighorn survive as a species |

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| 327 | c8998dc0-b | 02/14/2024 18:13:48.751 | Colorado Springs can be one of the premier mountain bike destinations in the world, yet we don't prioritize cycling infrastructure nearly as much as we should. COS constantly loses out to cities like Golden, Salida and Boulder. Mountain biking has significantly contributed to the booming economies in those cities. We could be a world leader here with world class trails and a bike park to host international events if done correctly. Let's see it happen. Mountain bikers love COS! |
| 141 | 4bb0adc4-a | 01/29/2024 20:05:47.249 | Consistent enforcement in trailhead management. CONSISTENT ENFORCEMENT which needs funding & collaboration with CSPD (reestablishment of Park Police Division); city security with gate closure (earlier) & considerations of increased funding for lighting, cameras. The implementation of specific strategies prior Plan Implementation to address Increased vandalism, nighttime parties, campfires , litter, dogs off-leash require increased security measures. |
| 267 | 889bf71c-e | 02/05/2024 20:45:06.626 | Directional, mountain bike specific trails are an important priority to reduce user tensions and accommodate the reality of existing users. Plans should utilize language such as “designated” and “non-designated” trails when referring to trail statuses. This also reduces user tensions, unlike commonly used terms such as “rogue,” “pirate,” and “illegal.” Many “non-designated” trails are legacy trails that have existed for decades and don’t just pop up overnight. |
| 96 | 1ac1d4f9-1 | 01/24/2024 05:22:33.146 | Don’t do it |
| 451 | 14de56d0- | 02/18/2024 16:53:40.659 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. |
| 452 | 636d5c53-( | 02/18/2024 16:54:10.420 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. |
| 453 | ea38c015-1 | 02/18/2024 16:54:38.554 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. |
| 454 | 49716ba1-( | 02/18/2024 16:55:06.839 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. |
| 455 | bb65c150-1 | 02/18/2024 16:55:41.235 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. |

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| 456 | fe5565d0-c | 02/18/2024 16:56:07.251 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. |
| 457 | 0448153e-( | 02/18/2024 16:56:37.450 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. |
| 458 | 14bc93ce-5 | 02/18/2024 17:01:02.398 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. |
| 459 | b777da7b-3 | 02/18/2024 17:01:35.079 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. |
| 460 | 7cb3e5a4-3 | 02/18/2024 17:02:08.275 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. |
| 461 | 4b2c604f-d | 02/18/2024 17:02:38.371 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. |
| 462 | a85d6615-1 | 02/18/2024 17:03:38.170 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 463 | e9a69501-7 | 02/18/2024 17:04:11.132 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |

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| 464 | 59ef9f49-d | 02/18/2024 17:04:37.376 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 465 | 09e3e259-! | 02/18/2024 17:05:07.232 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 466 | 6698a0fc-fl | 02/18/2024 17:05:35.242 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 467 | 8a474e79-a | 02/18/2024 17:06:01.830 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 468 | c3d7733c-5 | 02/18/2024 17:06:27.712 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 469 | 71700e39-( | 02/18/2024 17:06:55.595 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 470 | e5dd5f2d-b | 02/18/2024 17:07:28.345 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 471 | 5b5abd1f-( | 02/18/2024 17:07:56.828 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |

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| 472 | 8dd9d925- | 02/18/2024 17:14:53.864 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 473 | 2a96c736-2 | 02/18/2024 17:15:27.173 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 474 | 80009e1a-( | 02/18/2024 17:15:56.612 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 475 | b72ff6f9-e1 | 02/18/2024 17:16:24.020 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 476 | 2778ccae-( | 02/18/2024 17:16:59.923 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 477 | 7fb336ec-b | 02/18/2024 17:17:29.109 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 478 | 459b110e- | 02/18/2024 17:18:02.518 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 479 | 77cb7f33-5 | 02/18/2024 17:18:29.172 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |

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| 480 | f1006c3c-1 | 02/18/2024 17:18:55.618 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 481 | f47a3561-b | 02/18/2024 17:19:23.579 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 482 | 7204a272-4 | 02/18/2024 17:19:52.002 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 483 | 18f68841-f | 02/18/2024 17:20:20.188 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 484 | d3be60b6- | 02/18/2024 17:20:45.921 | Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection right away. |
| 197 | 98dc885d-9 | 02/03/2024 01:09:12.965 | Don’t put a crapper at the Orchard Valley Trailhead—It’s a small parking lot very close to homes. People can poop at the nearby North & Quarry Trailheads. Nice to know that the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also glad to see removal of the eyesore barn & shed near the intersection. There should be less biking-only and more hiking-only trails. Hikers are the vast majority of Blodgett users. Close the gates at 8:00 pm. |
| 198 | befb00a3-e | 02/03/2024 01:10:12.379 | Don’t put a crapper at the Orchard Valley Trailhead—It’s a small parking lot very close to homes. People can poop at the nearby North & Quarry Trailheads. Nice to know that the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also glad to see removal of the eyesore barn & shed near the intersection. There should be less biking-only and more hiking-only trails. Hikers are the vast majority of Blodgett users. |
| 199 | 5830fed9-3 | 02/03/2024 01:11:05.749 | Don’t put a crapper at the Orchard Valley Trailhead—It’s a small parking lot very close to homes. People can poop at the nearby North & Quarry Trailheads. Nice to know that the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also glad to see removal of the eyesore barn & shed near the intersection. There should be less biking-only and more hiking-only trails. Hikers are the vast majority of Blodgett users. Close the gates at 8:00. |

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| 200 | 038dba2b-( | 02/03/2024 01:11:54.577 | Don’t put a crapper at the Orchard Valley Trailhead—It’s a small parking lot very close to homes. People can poop at the nearby North & Quarry Trailheads. Nice to know that the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also glad to see removal of the eyesore barn & shed near the intersection. There should be less biking-only and more hiking-only trails. Hikers are the vast majority of Blodgett users. Close the gates at 8:00 pm. |
| 201 | ddf0bdde-( | 02/03/2024 01:13:04.277 | Don’t put a crapper at the Orchard Valley Trailhead—It’s a small parking lot very close to homes. People can poop at the nearby North & Quarry Trailheads. Nice to know that the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also glad to see removal of the eyesore barn & shed near the intersection. There should be less biking-only and more hiking-only trails. Hikers are the vast majority of Blodgett users. Close the gates at 8:00 pm. |
| 202 | 47c53f42-1 | 02/03/2024 01:13:51.011 | Don’t put a crapper at the Orchard Valley Trailhead—It’s a small parking lot very close to homes. People can poop at the nearby North & Quarry Trailheads. Nice to know that the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also glad to see removal of the eyesore barn & shed near the intersection. There should be less biking-only and more hiking-only trails. Hikers are the vast majority of Blodgett users. Close the gates at 8:00 pm. |
| 203 | 6a16d75d-' | 02/03/2024 01:14:47.278 | Don’t put a crapper at the Orchard Valley Trailhead—It’s a small parking lot very close to homes. People can poop at the nearby North & Quarry Trailheads. Nice to know that the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also glad to see removal of the eyesore barn & shed near the intersection. There should be less biking-only and more hiking-only trails. Hikers are the vast majority of Blodgett users. Close the gates at 8:00 pm. |
| 204 | 06eab00e-3 | 02/03/2024 01:15:49.828 | Don’t put a crapper at the Orchard Valley Trailhead—It’s a small parking lot very close to homes. People can poop at the nearby North & Quarry Trailheads. Nice to know that the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also glad to see removal of the eyesore barn & shed near the intersection. There should be less biking-only and more hiking-only trails. Hikers are the vast majority of Blodgett users. Close the gates at 8:00 pm. |
| 525 | 042d6191- | 02/19/2024 00:44:00.017 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 526 | fa6b84a6-b | 02/19/2024 00:44:28.762 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 527 | 5cd84634-( | 02/19/2024 00:44:57.993 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |

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| 528 | ab2369b3-5 | 02/19/2024 00:45:25.582 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 529 | 62c3c381-a | 02/19/2024 00:45:50.540 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 530 | b1e393a7-( | 02/19/2024 00:46:19.016 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 531 | 4a5a8dfb-c | 02/19/2024 00:46:47.832 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 532 | b265a538-1 | 02/19/2024 00:47:15.366 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 533 | dc0a6a89-1 | 02/19/2024 00:47:59.388 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 534 | 91329b86-( | 02/19/2024 00:48:31.636 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 535 | c8d4cba7-1 | 02/19/2024 00:49:05.751 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |

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| 536 | cd0cc638-4 | 02/19/2024 00:49:48.132 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 537 | b1e12154-( | 02/19/2024 00:50:47.773 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 538 | e5f914f6-1 | 02/19/2024 00:51:19.370 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 539 | 29a005ba-! | 02/19/2024 00:51:48.284 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 540 | 6d9ce873-( | 02/19/2024 00:53:41.218 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 541 | f10e65ee-a | 02/19/2024 00:54:24.076 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 542 | 1bbae0bc-( | 02/19/2024 00:54:53.107 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 543 | b4585032- | 02/19/2024 00:56:19.208 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |

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| 544 | 55255d4d- | 02/19/2024 00:56:53.723 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 545 | 66d2d9ba- | 02/19/2024 00:57:28.726 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 546 | 90ade97e- | 02/19/2024 01:01:00.701 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 547 | 430d10ba- | 02/19/2024 01:01:27.035 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 548 | ce2d4976- | 02/19/2024 01:01:51.506 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 549 | 953aab90- | 02/19/2024 01:02:20.908 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 550 | 6cb6db82- | 02/19/2024 01:02:49.669 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |
| 551 | c022d7ca- | 02/19/2024 01:03:17.679 | Don’t put a toilet at lightly used Orchard Valley. It’s too close to nearby homes—The south fenceline is only 40 yards from residential backyards. The disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails. |

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| 552 | 7d72571c-9 | 02/19/2024 01:06:03.056 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 554 | cede3886-1 | 02/19/2024 01:06:45.500 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 555 | 600e95c3-a | 02/19/2024 01:07:10.912 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 556 | 4531b9ee-( | 02/19/2024 01:07:37.632 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 557 | 53e8ea96-( | 02/19/2024 01:08:05.197 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 558 | 0bac5582-7 | 02/19/2024 01:08:31.171 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 559 | f77f22b1-4 | 02/19/2024 01:09:08.146 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 560 | 4607b91f-( | 02/19/2024 01:09:43.290 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |

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| 561 | 20978448- | 02/19/2024 01:10:10.514 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 562 | cc81a98b-a | 02/19/2024 01:10:34.349 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 563 | 96567b0a- | 02/19/2024 01:11:01.504 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 564 | e4b58286- | 02/19/2024 01:11:27.018 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 565 | 07218788- | 02/19/2024 01:11:59.658 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 566 | 0d5e7b7c- | 02/19/2024 01:12:27.759 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 567 | d18675cf-8 | 02/19/2024 01:12:54.212 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 568 | a2dcd69d-l | 02/19/2024 01:13:20.100 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |

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| 569 | 31cb6902-7 | 02/19/2024 01:13:46.453 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 570 | cc34fb1b-6 | 02/19/2024 01:14:12.985 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 571 | 34b6145b- | 02/19/2024 01:14:42.260 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 572 | 1b9ad93c-( | 02/19/2024 01:15:08.604 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 573 | 8390f9ff-8( | 02/19/2024 01:15:34.803 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 574 | 4a750e48-( | 02/19/2024 01:16:00.662 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 575 | d5e2e0e7-9 | 02/19/2024 01:16:26.336 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 576 | 1c968198-( | 02/19/2024 01:16:57.586 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |

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| 577 | b51fac0a-d | 02/19/2024 01:17:30.405 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 578 | 06bede95-( | 02/19/2024 01:17:57.593 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 579 | 5d329b51- | 02/19/2024 01:18:25.131 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 580 | c1aa53ee-c | 02/19/2024 01:18:50.683 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 581 | f232eba7-b | 02/19/2024 01:19:15.880 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 582 | 4ab9842d-( | 02/19/2024 01:19:40.063 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 583 | 41bcf190-e | 02/19/2024 01:20:08.125 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 584 | e7638f71-c | 02/19/2024 01:20:36.398 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |

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| 585 | 157b013c-( | 02/19/2024 01:21:04.556 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 586 | b0e6a31e-( | 02/19/2024 01:21:32.004 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 587 | 4ba0569a-( | 02/19/2024 01:22:00.275 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 588 | 01b2acad-3 | 02/19/2024 01:22:26.957 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 589 | 65ced492-( | 02/19/2024 01:22:53.536 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 590 | 43f7fc53-e: | 02/19/2024 01:23:22.832 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 591 | e5129bd5-1 | 02/19/2024 01:23:50.029 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |
| 592 | 07c93a55-2 | 02/19/2024 01:24:18.441 | Don’t put a toilet at lightly used Orchard Valley. The south fenceline is only 40 yards from residential backyards, and the disgusting toilet odors will waft downhill into the neighborhood just like the marijuana smell does now. Remove the unsightly barn & shed by the intersection right away. They’re nothing but rodent havens. Thanks for not putting the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Provide more hiking-only trails and less biking-only. |

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| 205 | 08c269ee-b | 02/03/2024 03:51:49.166 | Don’t put a toilet at Orchard Valley Trailhead! It’s a small parking lot with no toilet currently, and it’s just fine like that. People can poop at the two nearby big parking lots—North & Quarry. Orchard Valley has backyards 40 yards from the fenceline—Too close for there to be a crapper. Glad to see the access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also, good idea to remove the decrepit barn & shed by the intersection. More hiking-only trails are needed. |
| 206 | e08aed40-f | 02/03/2024 03:52:43.373 | Don’t put a toilet at Orchard Valley Trailhead! It’s a small parking lot with no toilet currently, and it’s just fine like that. People can poop at the two nearby big parking lots—North & Quarry. Orchard Valley has backyards 40 yards from the fenceline—Too close for there to be a crapper. Glad to see the access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also, good idea to remove the decrepit barn & shed by the intersection. More hiking-only trails are needed. |
| 207 | c69bc09d-4 | 02/03/2024 03:53:48.872 | Don’t put a toilet at Orchard Valley Trailhead! It’s a small parking lot with no toilet currently, and it’s just fine like that. People can poop at the two nearby big parking lots—North & Quarry. Orchard Valley has backyards 40 yards from the fenceline—Too close for there to be a crapper. Glad to see the access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also, good idea to remove the decrepit barn & shed by the intersection. More hiking-only trails are needed. |
| 208 | 07eeb824-3 | 02/03/2024 03:55:19.723 | Don’t put a toilet at Orchard Valley Trailhead! It’s a small parking lot with no toilet currently, and it’s just fine like that. People can poop at the two nearby big parking lots—North & Quarry. Orchard Valley has backyards 40 yards from the fenceline—Too close for there to be a crapper. Glad to see the access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also, good idea to remove the decrepit barn & shed by the intersection. More hiking-only trails are needed. |
| 209 | 81346235-3 | 02/03/2024 03:56:20.595 | Don’t put a toilet at Orchard Valley Trailhead! It’s a small parking lot with no toilet currently, and it’s just fine like that. People can poop at the two nearby big parking lots—North & Quarry. Orchard Valley has backyards 40 yards from the fenceline—Too close for there to be a crapper. Glad to see the access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also, good idea to remove the decrepit barn & shed by the intersection. More hiking-only trails are needed. |
| 210 | 63beb341- | 02/03/2024 03:57:07.524 | Don’t put a toilet at Orchard Valley Trailhead! It’s a small parking lot with no toilet currently, and it’s just fine like that. People can poop at the two nearby big parking lots—North & Quarry. Orchard Valley has backyards 40 yards from the fenceline—Too close for there to be a crapper. Glad to see the access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also, good idea to remove the decrepit barn & shed by the intersection. More hiking-only trails are needed. |
| 211 | ab0bb9a9-5 | 02/03/2024 03:57:53.816 | Don’t put a toilet at Orchard Valley Trailhead! It’s a small parking lot with no toilet currently, and it’s just fine like that. People can poop at the two nearby big parking lots—North & Quarry. Orchard Valley has backyards 40 yards from the fenceline—Too close for there to be a crapper. Glad to see the access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also, good idea to remove the decrepit barn & shed by the intersection. More hiking-only trails are needed. |
| 212 | 6da49d99-0 | 02/03/2024 03:58:50.201 | Don’t put a toilet at Orchard Valley Trailhead! It’s a small parking lot with no toilet currently, and it’s just fine like that. People can poop at the two nearby big parking lots—North & Quarry. Orchard Valley has backyards 40 yards from the fenceline—Too close for there to be a crapper. Glad to see the access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also, good idea to remove the decrepit barn & shed by the intersection. More hiking-only trails are needed. |

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| 213 | 1aaac90c-2 | 02/03/2024 03:59:40.698 | Don’t put a toilet at Orchard Valley Trailhead! It’s a small parking lot with no toilet currently, and it’s just fine like that. People can poop at the two nearby big parking lots—North & Quarry. Orchard Valley has backyards 40 yards from the fenceline—Too close for there to be a crapper. Glad to see the access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also, good idea to remove the decrepit barn & shed by the intersection. More hiking-only trails are needed. |
| 214 | 2f5d28e9-8 | 02/03/2024 04:01:14.275 | Don’t put a toilet at Orchard Valley Trailhead! It’s a small parking lot with no toilet currently, and it’s just fine like that. People can poop at the two nearby big parking lots—North & Quarry. Orchard Valley has backyards 40 yards from the fenceline—Too close for there to be a crapper. Glad to see the access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also, good idea to remove the decrepit barn & shed by the intersection. More hiking-only trails are needed. |
| 215 | 9ad10a64-1 | 02/03/2024 04:02:09.618 | Don’t put a toilet at Orchard Valley Trailhead! It’s a small parking lot with no toilet currently, and it’s just fine like that. People can poop at the two nearby big parking lots—North & Quarry. Orchard Valley has backyards 40 yards from the fenceline—Too close for there to be a crapper. Glad to see the access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also, good idea to remove the decrepit barn & shed by the intersection. More hiking-only trails are needed. |
| 336 | bf5b88cb-6 | 02/15/2024 02:23:38.603 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |
| 337 | ede36161-7 | 02/15/2024 02:24:23.038 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |
| 339 | 6bb756bc-7 | 02/15/2024 02:25:03.476 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |
| 340 | d13abe3c-a | 02/15/2024 02:26:03.338 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |
| 341 | a7f1600c-f8 | 02/15/2024 02:26:44.016 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |

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| 342 | bd9c9a61-a | 02/15/2024 02:27:26.820 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |
| 343 | dd1e6570- | 02/15/2024 02:28:10.224 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |
| 344 | 04ccb6bc-7 | 02/15/2024 02:28:45.100 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |
| 345 | f87c0602-2 | 02/15/2024 02:37:17.090 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |
| 346 | 8a1d7c6d-( | 02/15/2024 02:37:54.341 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |
| 347 | 8c29d78d-f | 02/15/2024 03:05:25.248 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |
| 348 | 2f881dc0-4 | 02/15/2024 03:06:24.130 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |
| 349 | 5fb33ba9-f | 02/15/2024 03:07:05.632 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |

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| 350 | a9e3a426-5 | 02/15/2024 03:07:46.246 | Don’t put a toilet at Orchard Valley. It’s too close to homes, unlike Quarry & North. The stench will waft to the neighbors’ houses, and that parking lot is very lightly used, with no more than a few cars at any given time. Get rid of the ugly barn & shed at the intersection right away. They’re unsightly rodent havens. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. More hiking-only trails are needed, with less mountain biking. |
| 334 | 64612c31-3 | 02/14/2024 22:28:19.342 | Don’t put a toilet at Orchard Valley. It’s too close to residences and lightly used by non-locals. Good to see it limited to 15 parking spots. Remove the decrepit barn & shed ASAP. They’re havens for disease carrying rodents. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Place more emphasis on hiking-only trails & less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 632 | 76476796-3 | 02/19/2024 03:23:37.411 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 633 | b9231206- | 02/19/2024 03:24:04.077 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 634 | d5541654- | 02/19/2024 03:24:27.604 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 636 | f2d5c28a-7 | 02/19/2024 03:24:58.586 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 637 | 00d189a0-5 | 02/19/2024 03:25:22.837 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 638 | 646de87a-( | 02/19/2024 03:25:52.089 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |

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| 639 | 0dea48a0-9 | 02/19/2024 03:26:17.579 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 640 | 8ff3f7b0-a9 | 02/19/2024 03:26:47.948 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 641 | 90f07757-9 | 02/19/2024 03:27:15.172 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 642 | a4998469-8 | 02/19/2024 03:27:40.915 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 643 | 448ee045-l | 02/19/2024 03:28:15.586 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 644 | c43a64a4-8 | 02/19/2024 03:28:46.293 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 645 | cf7356d4-7 | 02/19/2024 03:29:33.362 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 646 | e5339e7d-4 | 02/19/2024 03:30:00.467 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |

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| 647 | 6c8374a1-9 | 02/19/2024 03:30:25.084 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 648 | 80daab71-8 | 02/19/2024 03:30:50.343 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 649 | eb276c68-9 | 02/19/2024 03:31:13.936 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 650 | 10b9f5b2-2 | 02/19/2024 03:31:39.062 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 651 | 7dacae0e-7 | 02/19/2024 03:32:03.728 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 652 | f05733be-e | 02/19/2024 03:32:42.733 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 653 | 46877b54- | 02/19/2024 03:33:07.555 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 654 | b2f35c35-0 | 02/19/2024 03:33:32.488 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |

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| 655 | 560dec4f-1 | 02/19/2024 03:33:57.676 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 656 | daaa3f47-d | 02/19/2024 03:34:22.935 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 657 | 40447ed9- | 02/19/2024 03:34:54.545 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 658 | 5a4c4414-b | 02/19/2024 03:35:19.113 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 659 | 62908f4a-3 | 02/19/2024 03:35:44.519 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 660 | 349a90b2-( | 02/19/2024 03:36:09.936 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 661 | 59eb33c3-4 | 02/19/2024 03:37:55.026 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 662 | b108f0d0-( | 02/19/2024 03:38:19.366 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |

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| 663 | 0c40a349-8 | 02/19/2024 03:38:43.569 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 664 | 0f7b50ca-3 | 02/19/2024 03:39:09.708 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 665 | aa850b65-a | 02/19/2024 03:39:34.821 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 666 | 8583a5a1-( | 02/19/2024 03:39:59.120 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 667 | 8908f7ba-4 | 02/19/2024 03:40:28.602 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 668 | ba995489-4 | 02/19/2024 03:40:53.146 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 669 | 995eeac0-a | 02/19/2024 03:41:54.511 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 670 | 91108bd8- | 02/19/2024 03:42:21.146 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |

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| 671 | d4b9b6f2-7 | 02/19/2024 03:42:46.313 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 672 | 73ba6efc-e | 02/19/2024 03:44:55.336 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 673 | 5cad05ae-b | 02/19/2024 03:45:23.238 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 674 | fb2160d8-4 | 02/19/2024 03:46:22.777 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn and shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |
| 675 | 98d9e906-( | 02/19/2024 03:46:48.506 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn and shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |
| 676 | ec6d4e62-( | 02/19/2024 03:47:16.165 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn and shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |
| 677 | 12b8143e-( | 02/19/2024 03:47:41.384 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn and shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |
| 679 | 48d28196- | 02/19/2024 03:48:09.835 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn and shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |

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| 680 | c98db3a3-1 | 02/19/2024 03:48:36.965 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn and shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |
| 681 | 83a5e355-8 | 02/19/2024 03:49:02.017 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn and shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |
| 682 | f6809779-4 | 02/19/2024 03:49:35.547 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn and shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |
| 683 | 1b8285b1- | 02/19/2024 03:50:02.401 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn and shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |
| 684 | 6f3c2f6b-6 | 02/19/2024 03:51:53.892 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn and shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |
| 685 | 0a68438e-( | 02/19/2024 03:52:17.669 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn and shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |
| 686 | 354c3097-( | 02/19/2024 03:52:42.729 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn and shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |
| 687 | 4d2738f2-7 | 02/19/2024 03:53:07.880 | Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the ugly barn and shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |

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| 380 | 9ca6f162-7 | 02/17/2024 21:12:23.101 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. Get rid of the barn & shed by the intersection right away. They’re ugly, decrepit rodent havens. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space users. |
| 381 | 1e625b59- | 02/17/2024 21:13:08.608 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. Get rid of the barn & shed by the intersection right away. They’re ugly, decrepit rodent havens. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space users. |
| 382 | cbcdc443-1 | 02/17/2024 21:13:42.397 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. Get rid of the barn & shed by the intersection right away. They’re ugly, decrepit rodent havens. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space users. |
| 383 | 4b62b82e- | 02/17/2024 21:14:23.047 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. Get rid of the barn & shed by the intersection right away. They’re ugly, decrepit rodent havens. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space users. |
| 384 | e9b78792- | 02/17/2024 21:14:55.519 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. Get rid of the barn & shed by the intersection right away. They’re ugly, decrepit rodent havens. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space users. |
| 385 | 61b6945e- | 02/17/2024 21:15:44.754 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. Get rid of the barn & shed by the intersection right away. They’re ugly, decrepit rodent havens. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space users. |
| 386 | dc1a8c72-8 | 02/17/2024 21:16:19.707 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. Get rid of the barn & shed by the intersection right away. They’re ugly, decrepit rodent havens. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space users. |
| 387 | e8c9cc14-5 | 02/17/2024 21:16:57.764 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. Get rid of the barn & shed by the intersection right away. They’re ugly, decrepit rodent havens. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space users. |

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| 388 | 7803f0ce-1 | 02/17/2024 21:17:29.918 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. Get rid of the barn & shed by the intersection right away. They’re ugly, decrepit rodent havens. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space users. |
| 389 | 6422c313-8 | 02/17/2024 21:21:25.489 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space. |
| 390 | 38c29f7e-4 | 02/17/2024 21:22:31.842 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space |
| 391 | 7d0807ab-( | 02/17/2024 21:23:00.042 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space |
| 392 | f94c1acf-1b | 02/17/2024 21:23:30.908 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space |
| 393 | 258cd115-7 | 02/17/2024 21:24:08.370 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space. |
| 394 | 5b1060c7-( | 02/17/2024 21:24:41.551 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett Open Space. |
| 395 | d92aba6d-( | 02/17/2024 21:25:40.335 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the majority of Blodgett Open Space users. |

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| 396 | b367b80e-( | 02/17/2024 21:26:19.746 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the majority of Blodgett Open Space users. |
| 397 | 655e95a5-( | 02/17/2024 21:26:55.798 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the majority of Blodgett Open Space users. |
| 398 | b7d76459- | 02/17/2024 21:27:51.404 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the majority of Blodgett Open Space users. |
| 399 | c816acbe-4 | 02/17/2024 21:28:30.503 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 400 | 11ca0d5d-7 | 02/17/2024 21:29:58.096 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 401 | 4d5b1295- | 02/17/2024 21:32:10.096 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 402 | 795fb269-b | 02/17/2024 21:32:56.588 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 403 | 8fe68938-4 | 02/17/2024 22:18:29.389 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |

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| 404 | 0b3b6afa-2 | 02/17/2024 22:19:09.169 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 405 | 139aa0fd-f | 02/17/2024 22:19:45.958 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 406 | d95b9368- | 02/17/2024 22:20:16.750 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 407 | 52104166- | 02/17/2024 22:20:54.132 | Don’t put a toilet at Orchard Valley. The south fenceline is only 40 yards from neighboring backyards, and the offensive smell will waft down to nearby homes. People can poop at North & Quarry. Remove the ugly, decrepit barn & shed by the intersection right away. Good to see the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch skyline. Place more emphasis on hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 286 | 5c5addbb-a | 02/08/2024 16:12:43.636 | Don’t put a toilet at the Orchard Valley Trailhead!  It’s way too close to nearby homes, unlike the North & Quarry Trailheads.  Also, the sooner the better for removing the ugly, rodent-infested barn & shed near the intersection. Thank-you for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. There should be more hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 287 | c3bf46a8-f | 02/08/2024 16:13:32.529 | Don’t put a toilet at the Orchard Valley Trailhead!  It’s way too close to nearby homes, unlike the North & Quarry Trailheads.  Also, the sooner the better for removing the ugly, rodent-infested barn & shed near the intersection. Thank-you for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. There should be more hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 288 | 0abd8b6a-( | 02/08/2024 16:14:15.295 | Don’t put a toilet at the Orchard Valley Trailhead!  It’s way too close to nearby homes, unlike the North & Quarry Trailheads.  Also, the sooner the better for removing the ugly, rodent-infested barn & shed near the intersection. Thank-you for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. There should be more hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 289 | 0c1dc547-( | 02/08/2024 16:15:04.049 | Don’t put a toilet at the Orchard Valley Trailhead!  It’s way too close to nearby homes, unlike the North & Quarry Trailheads.  Also, the sooner the better for removing the ugly, rodent-infested barn & shed near the intersection. Thank-you for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. There should be more hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 173 | c0d37bcb-( | 02/01/2024 01:02:52.853 | Don’t put a toilet at the Orchard Valley Trailhead—It’s too close to nearby houses. Keep toilets limited to the North & Quarry Trailheads. Those trailheads are far enough away from homes for toilets. Thanks for keeping Orchard Valley limited to 15 parking spaces, and keeping the access road & amenities away from the Oak Valley Ranch skyline. Also, good idea to remove the rodent infested barn & shed by the intersection. Place more emphasis on hiking-only trails, not biking-only trails. |

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| 263 | 01abf49e-c | 02/05/2024 12:56:24.854 | Don't put a toilet at the Orchard Valley Trailhead. There are rarely more than 3 cars in the parking lot, and it's very close to nearby homes. In fact, the south fenceline is only 40 yards from neighboring backyards. People can utilize the toilets at Quarry & North Trailheads--Those two trailheads are away from homes and better suited to toilets. Great to see that the Orchard Valley access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. |
| | | | Focus on wildlife enhancements (corridors, buffer zones for recreational use, noise ordinance)<br><br>Sustainable trail design (use of switchbacks, avoiding sensitive areas, less neighborhood access and more focus on main trailheads and common areas)<br><br>Parking (less space used in favor of street parking opportunities)<br><br>Education (importance of various ecosystems, value of silence for wildlife observation, etiquette that prioritizes access and safety) |
| 4 | b5f29ac5-5 | 01/18/2024 18:29:32.466 | Restoration (ongoing efforts, community engagement) |
| 255 | 2d879dc5-! | 02/05/2024 03:13:19.207 | Good things: 1) Orchard Valley Trailhead limited to 15 spots, 2) Removal of ugly barn & shed by the intersection, and 3) Moving Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Bad things: 1) Toilet at Orchard Valley—It's minimal utilized & too close to homes, and 2) outsized influence of mountain bikers when hikers are the vast majority of Blodgett users. |
| 148 | 26e3bc3c-( | 01/30/2024 13:14:36.819 | Good to see the Orchard Valley Trailhead parking lot scaled back to 15 spaces. Also good to see the decrepit barn & shed near the intersection being removed, as they are just plain ugly eyesores. I'd rather see no toilet at the Orchard Valley Trailhead, because it's very close to nearby homes. At least the new plan moves the toilet (and access road) further north, away from the Oak Valley Ranch neighborhood skyline. Place less emphasis on biking-only and more emphasis on hiking-only trails. |
| 264 | af02be87-5 | 02/05/2024 13:03:38.845 | Great to see the Orchard Valley Trailhead parking lot limited to 15 spaces--There's rarely more than 3 cars there. Also great to see the access road & amenities no longer on the Oak Valley Ranch neighborhood skyline. Remove the decrepit barn & shed near the intersection ASAP! They're nasty eyesores that no doubt are full of mice. Don't put a toilet at Orchard Valley. It's too close to nearby homes, unlike the North & Quarry Trailheads. Place more emphasis on hiking-only trails.. |
| 172 | 22a8d833-( | 01/31/2024 23:03:57.605 | Great to see the that Orchard Valley Trailhead access road & amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also good to see Orchard Valley limited to 15 parking spaces, along with the removal of the eyesore barn & shed. There should be more emphasis on hiking and less emphasis on biking. Hikers are the vast majority of users. There shouldn't be a toilet at Orchard Valley--It's just too close to nearby homes. Limit toilet locations to the North & Quarry Trailheads. |
| 120 | 13bad7bb- | 01/27/2024 05:12:16.043 | Having delineated parking spots in the trailhead parking is important. Design and construction of trailhead parking should be sure to include delineation of spots, whether the lot is paved or unpaved.If lots are unpaved, they need some improvement, like gravel. The current South Blodgett trailhead has a very rutted access road that is very slippery mud after rain. The ruts make it difficult to drive into the parking area with a standard passenger car. Muddy access road is also a problem. |

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| | | | How and when will we be notified of USFS activities? The potential for blodgett in my opinion relies on their support in connecting trails to the master plan trails. |
| 98 | 35a1411a-( | 01/24/2024 15:19:59.114 | If you hike up the uphill only trail and don't paraglide or bike down, there is no way down. Connecting to national forest would help<br>Who will construct the bike trails? Choosing the right trailbuilder or wrong one can really make or break the bike trails. |
| 105 | 553876a8-( | 01/24/2024 18:38:32.980 | I attended the Blodgett Open Space meeting on January 22. 2024 and found it disappointing. All of the material presented by the speakers was already available online prior to the meeting. No opportunity was provided for audience input or questions during the meeting. I do not think the trail plan is adequate. Multi Use and Bike trails were given priority over Hiking Only trails. In fact, there is only a single 1.1 mile hiking-only loop trail in the entire plan. [contact redacted] |
| 130 | c0a1b0a5-9 | 01/27/2024 21:53:26.776 | I agree “No Parking” street signs should be put up along Centennial to maintain the integrity of the clearly marked bike lanes and request strict police enforcement with tickets and towing be employed if violations occur. That would mean police would have to patrol this area regularly. If city can't assure enforcement of no-street parking, then expansions of the parking lot makes sense and should not be undertaken. |
| 410 | 17ef61d2-8 | 02/18/2024 16:12:55.853 | I am concerned about the plan for reducing the dedicated trails for hiking |
| 168 | 1e03c18c-b | 01/31/2024 19:40:21.856 | I am confused by the approach to bring Universally Accessible Trail design to a rating of black and/or double black (I assume for mountain biking)? After reviewing the BOSMP draft, it strikes me odd that this is a consideration, as the city may need a renewed focus and a better understanding on why one-way, purpose-built mountain biking trails (especially with double black difficulty ratings) are in such high demand today. I believe that this user group may be under / misrepresented. |
| 5 | 439b5255- | 01/18/2024 20:34:47.895 | I am particularly interested in being able to go everywhere in CO Springs by bike. The public notice is about building trails, but doesn't provide a lot of details. I hope they will be multi use trails allowing all kinds of non motorized uses, even dispersed camping. It's right next to a national forest anyway. The new trails should have maps and trail markers along them. For bicyclists, you may want to consider how the trials would "link up" with other MTB trails. |
| 88 | 1b5a4081-9 | 01/23/2024 21:56:04.653 | I am shocked that the plan is calling for an increase of parking spaces by nearly ten-fold! That seems absolutely absurd, given the residents' concerns related to traffic, overuse of trails, garbage/litter, and fire safety ramifications by the increased numbers of people in the area. Having lived through the Waldo Canyon Fire, residents are extremely concerned about this latter piece with good reason. Also, the police department cannot adequately police the parking areas for drinking/drug use. |
| 319 | cd410f08-a | 02/12/2024 20:32:17.330 | I am strongly opposed to the Blodgett Open Space Master plan. I believe the space should remain as it is now without adding bike trails and all the extra parking spaces. This plan will without doubt lower our property values, add a major amount of congestion, and be a security risk for the neighborhood.. |
| 135 | 52e4781c-9 | 01/28/2024 19:34:58.706 | I am very concerned about the amount of parking spaces being suggested. The amount of parking appears inappropriate for our neighborhood community. It would certainly decrease property values and the aesthetics of this beautiful area.<br><br>We have had our share of wildfires and egress from this neighborhood was challenging at best. To add more congestion could be devastating.<br><br>The park system should not note the entrances to the trails that abut private property, this should be removed. |

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| 93 | 1b7cddf2-b | 01/24/2024 04:18:03.790 | I am very concerned about the status of our native Big Horn Sheep herd, and believe we should do everything we can to preserve space for them over creating more mountain biking and “recreational” areas for humans. We have miles of amazing trails for hikers and mountain bikers alike already. I’d prefer to see funds used to preserve this space for the sheep, and anything left over go to maintaining the pre-existing trails, parking lots, and other amenities. Do not expand Blodgett for humans. |
| 108 | a7a6b600-( | 01/25/2024 04:00:02.179 | I ask that the social trails on the National Forest adjacent to Blodgett OS (Fenceline, Douglas Fir Trail, Blodgett Peak trail) remain open until a future trail system is built that provides equal or better access for long excursions in Pike NF. Overall I have been very impressed with how the master plan process has solicited all types of community feedback and created a master plan that balances the needs and wants of many different user groups, and I look forward to plan's implementation! |
| 132 | e730c520-a | 01/27/2024 22:38:15.936 | I believe this master plan has deviated so far from the original master plan set forth in 2002 it is unrecognizable. *Paragliding goes completely against the original vision of this open space. *Closing what appears to be lower red squirrel trail due to habitat preservation but proposing a paragliding landing site in another "habitat" preservation area.<br>*Maintenance and management of this expanded system. It is mediocre at best currently.<br>*Consistency opening and closing parking lot. |
| 143 | 19812ef0-c | 01/29/2024 21:50:59.422 | I believe we need to PRESERVE remaining habitat for wildlife, like Bighorn Sheep. |
| 104 | dba776e8-( | 01/24/2024 18:28:19.428 | I can't believe that the committee did not listen to the negative comments made at the Oct meeting and change these plans.Why are you not listening to the people that live here? The cost is so high so why are you not putting this money to buy more land for more parks in the city especially with the recent influx of people moving here. This is clearly an agenda for a minority of the population here and it does not even serve well those who want to walk without dodging bikers.  Shame on all of you |
| 112 | 408e0d16-: | 01/25/2024 16:51:32.564 | I continue to ask for a copy of any formal wild life impact study.  Why is this plan moving forward without one?  Please explain our direct me to a place I can read the study.  This line in your plan really concerns me.  The USFS cannot commit resources to performing the above stated compliance within the City’s Blodgett Open Space Master and Management timeframe |
| 102 | 759a0d77-a | 01/24/2024 18:19:33.995 | I continue to be perplexed why we are not making Blodgett a formal nature preserve rather than an enhanced people park.  I have asked for a copy of what ever formal wild life impact study that has been done but have yet to receive that or been directed to where I might find it. |
| 338 | c8104e75-9 | 02/15/2024 02:24:27.880 | I could not find update in the Master Plan about the entrance location of the Orchard Valley Trailhead or about installing a 4-way stop sign at the intersection of Orchard Valley & Centennial; A 4-way stop there would be problematic, especially for cars coming up the steep hill on Centennial; it would be much better to keep the trailhead entrance where it is (a little bit north of Orchard Valley) and to keep just the one existing stop sign at the Orchard Valley & Centennial intersection. |
| 291 | cfb0d7c1-9 | 02/08/2024 21:26:03.024 | I disagree with labeling of trails as "Rouge" or "Illegal". These trails existed prior to City ownership and are not "Rouge" or "illegal".  The language used is important and these terms seem to draw conclusions about these trails and existing trail users.  Please remove these terms from the Master Plan.  As a mountain biker it feels like these terms are being used to cast mountain bikers in a negative light. |
| 115 | d59347b6- | 01/26/2024 18:06:11.742 | I don’t approve of this plan as it interferes with the bighorn sheep's migratory pattern.  This plan could very possibly endanger the viability of the animals.  They are very important to our state and to all who care about wildlife.  The mts should be off limits to develop<br>I also think this is a stupid idea due to how many parking spots, and thereby cars, will be driving through an established neighborhood.<br>If this is allowed to go through, then Ute Valley Park needs to be closed to ALL bikers! |

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| 33 | d00b2701- | 01/21/2024 19:39:58.340 | I don't support continued development of this space due to the impact it will have on wildlife. I support keeping this area as wild as possible |
| 318 | 33a9dae4-1 | 02/12/2024 19:37:36.125 | I feel all concerns were well-addressed. I'd just like to say that I'm in agreement with those who feel the hiking only trails are much too short to make any difference. For most hikers, a short trek is around 3 miles; average would be 5-6. Half-mile sections do nothing to prevent user conflict. I've already given my input in support of expanding the North parking lot and (hopefully) getting our bike lanes back! |
| 25 | 707a29a9-( | 01/21/2024 17:33:50.381 | I feel it will impact  our big horn sheep since they reside close to the area that is being discussed. |
| 97 | fbe0d998-( | 01/24/2024 14:58:21.783 | I frequently hike in Blodgett Open Space and there are always a lot of hikers there. Please don't take away popular hiking trails and give them to bikers. The best solution would be to add new biking trails and leave the existing hiking trails for the hikers. That way everyone can enjoy the space without creating conflict. |
| 38 | a7153050-1 | 01/21/2024 22:03:52.983 | I have serious concerns about the impact to the resident Bighorn Sheep population. Classified as a sensitive species, I cannot understand how the development of this area will not have a serious impact on the herd, its health and wellbeing. This is not the city that I love. Leave the Westside and the wildlife that inhabit the area alone.  The desires of a few do not outweigh the costs. What are you trying to accomplish here<br>This should remain open space. Mountain bikers have Ute Valley. |
| 139 | 52e780a5-( | 01/29/2024 03:00:37.602 | I heard through grapevine there was a meeting at Trace Church Monday Jan 22 for feedback on the master plan. Why was this not on the website, or emailed to those who like me have repeatedly given their contact information via the website and at other info meetings like that at Flying W?  I am concerned the mountain bike lobby is the primary voice being considered in the construction of the Blodgett Open Space master plan. |
| 152 | ba94f5e1-f | 01/31/2024 01:17:42.005 | I hope there's not a smelly toilet at the Orchard Valley Trailhead. At least if there is, keep it at the north part of trailhead away from the Oak Valley Ranch neighborhood skyline. Please do remove the ugly barn & shed near the intersection. Please keep the access gate at Orchard Valley closed from dusk to dawn to reduce the amount of loud noise and nefarious activities. It's a popular place for drinking, drugs, fireworks, and very loud music (if you can call it that). |
| 131 | 2bd2ff5e-4 | 01/27/2024 22:03:23.796 | I hope you reconsider the parking situation in the North Blodgett Peak Open Space to accommodate just 20 additional spaces (adding to the 11 existing) and if needed  increase the lower Orchard Valley lot to balance the parking at the North lot expansion with Orchard. Integrity of neighborhood, safety of children at the many bus stops on Centennial, & property values are at stake with increased traffic, noise and congestion. All parking lots should be equally well marked |
| 377 | d28f31db-1 | 02/16/2024 19:34:47.356 | I like the idea of a stop sign at Orchard Valley, but would prefer to see a roundabout there. |
| 321 | 4b68bd48- | 02/12/2024 20:57:04.530 | I live near the north trailhead and walk it multiple times per week to the tune of 500 miles in 2023. My observations are that lack of rangers leads to lots of dog excrement that is not touched in the winter, left in bags in the summer. Graffiti on trail makers, trash along Woodmen and night time parking. I have seen all sorts of trash, used condoms and other types of trash. Expansion will only make this worse and impact the area we all live and love. Night time speeding will increase too. |
| 78 | 8f0399d0-2 | 01/23/2024 14:24:33.768 | I moved to Mountain Shadows because of the natural beauty and wildlife. Turning Blodget Peak into a recreation area is unnecessary and destructive to the wildlife. It is currently quiet, peaceful and even though we have invaded this area, the wildlife is still able to roam in peace. These plans change this. I've seen plans for hang gliding which is dangerous with the high winds here. I live at the top of Wilson Road and the winds here are regularly as strong as they are at the Air Force Academy. |
| 19 | 5b8876d8- | 01/21/2024 15:59:19.380 | I oppose this plan. We need to keep our wild places wild!!  We need to protect our wildlife!  We are blessed to have the beautiful herd of big horn sheep in our midst!  Why would the city do anything to jeopardize their existence?!! |
| 20 | d8c72add-4 | 01/21/2024 16:44:01.709 | I opposed to this development because it is harmful to the environment and danger the population of the bighorn. Please stop. |

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| 314 | c3607623-7 | 02/11/2024 19:48:19.971 | I own a home very close to blodgett and am an avid mountain biker there multiple times per week. Im concerned about losing fenceline trail and the plan is not specific about keeping as close as possible eventhough during all these public events, it was made clear that it's a priority of the public. I also feel the quarry was proposed as a bike park before it was purchased and That is the preferred use. Restoring it would be very costly. Putting in advanced trails is easier and ideal. |
| 262 | 50cd5867-8 | 02/05/2024 03:37:43.202 | I remain concerned that Blodgett will become a big biking destination rather than primarily a hiking one - especially the north area with its oversized lot which is way too big for the small area it serves. Without ticketing, it won't solve the problem of street parking either. The north area trails are easy to degrade and heavy bike use instead of hikers will degrade them faster. I'd like a smaller lot with gate and cameras for safety - not as an afterthought when money "may" come available. |
| 323 | d5de972a-7 | 02/13/2024 13:21:37.827 | I served on the SAC. It's become clearer to me that in the SOUTH portion of the new BOS plan, the wishes of Mountain Bikers and even Paragliders have been listened to, prioritized, and granted. BUT the voice of HIKERS has NOT been listened to well. Could we have just one HIKERS-ONLY TRAIL in the South part? E.g, right behind Coldwater & Front Royal Dr. There are many hikers who use BOS. Multi-use trails for hikers are not satisfactory. PLEASE BE FAIR & HEAR OUR VOICE TOO. Ron Goerzen |
| 237 | 10b1d7e3-8 | 02/04/2024 16:29:07.082 | I STRONGLY APPOSE new master plan!! The CURRENT Mstr Plan states: The 1997 Open Space Plan targeted Blodgett Open Space as a candidate area for conservation because of its location in the foothills & diverse plant communities & valuable wildlife habitat. It was the ONLY such area in the N.W. area of the city on the Open Space Master Plan. Blodgett Open Space also falls within Queen's Canyon, 1 of 3 CRITICAL preservation candidate lands identified in the 1998 Front Range Mountain Backdrop Study. |
| 67 | b196dc5a-d | 01/23/2024 01:23:49.014 | I strongly oppose this new plan. Keep Blodgett wild! There are plenty of other places for your plan and this area is fhe only place we have Big Horn Sheep. Why allow this to be destroyed? |
| 37 | bc989f2c-f7 | 01/21/2024 21:56:00.506 | I think Colorado Springs could benefit from more nice dog parks in the western area! Even a small fenced areas for unleashed dogs would be amazing. |
| 113 | 6c337c78-e | 01/25/2024 19:58:04.900 | I think it is naive to have this master plan without reference two other master plans. First would be the plan for roadways, specifically Allegheny (from Centennial Blvd west to the Quarry Parking Lot), Centennial Blvd from Allegheny to Vindicator. Vindicator from Rockrimmon to Centennial and Rockimmon (West/East or South) from Vindicator to the Pikes Peak Greenway. There should be safe bike routes with limited speeds. Second, there needs to be a master plan for Quarry once ownership changes. |
| 52 | 0c3741c9-b | 01/22/2024 12:51:07.650 | i think the Master Plan for Blodgett is excellent! I wholeheartedly approve the balance it strikes. The sheep will just migrate to nearby areas as needed to survive. |
| 36 | 381b1b8d- | 01/21/2024 21:35:30.856 | I think there are other places you could build on we need to stop running the wildlife out of there space they need have some where to go or they will end up I. Your back yard because there's no where for them to go . |
| 6 | ea886ba3-a | 01/19/2024 03:52:01.366 | I would like to see a firm commitment to providing year-round restroom facilities at each parking area, and with that commitment to eventually make those restrooms permanent year-round facilities and not temporary porta-potties. The concerns from the neighbors about bathrooms are ridiculous. Where do they expect people to relieve themselves if restrooms are not provided? |
| 176 | 3ba639fc-5 | 02/01/2024 11:59:31.990 | I would like to see more black-diamond level mountain bike trails in the park. |

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| 186 | eb66902c-5 | 02/01/2024 21:34:26.177 | I would like to stress the need for:<br>* adequate lighting of the parking lots<br>* earlier closing hours for this open space (vs. city park times) to lessen impact to wildlife<br>* timely closing of the gates when the open space is closed<br>* appropriate no parking signage for nearby areas<br>The existing Blodgett Open Space is an after dark nightmare for those of us who live nearby. Open campfires, overnight camping, actual wildfire, fireworks, street racing and a stolen car drop-off have all occurred. |
| 75 | 1aaffd09-c3 | 01/23/2024 04:32:36.401 | I would like to voice my opinion, as a resident who backs up to Blodgett Open Space and someone who is an avid endurance athlete, that I am in favor of the open space development project. Between the focus of preserving wildlife and creating both biking and running/hiking trails, it's an excellent use of our community's land. I recommend that if speeding is a concern on Allegheny, due to increased traffic in the area, that speed humps also be installed. |
| 315 | 01efc50b-1 | 02/11/2024 23:04:13.833 | I would love for the space to be made in tandem with Ute. As a big mountain biker, I have no problem sharing trails with fellow hikers. I love the Fenceline trail, and plans to incorporate trails for all levels (just like Ute has green to black trails) would really make this part of El Paso county shine for all members. |
| 91 | b7b5a78e- | 01/24/2024 03:34:46.174 | I'm against the development of Blodgett open space, as a local in the neighborhood. The Bighorn sheep need to be considered. No, to developing Blodgett Open Space. |
| 100 | 8fcacb38-5 | 01/24/2024 16:26:17.468 | I'm asking to lower parking by -100 stalls. Show 80919 citizens opposed to Blodgett's development, you're taking our safety concerns seriously. |
| 69 | a1060d02-5 | 01/23/2024 02:15:44.847 | If CSPD already has increasing emergency response times, where will the staff come from for the 'security audits'? how will paragliding impact homeowners insurance, and what will happen if ppl miss the landing zone and hit the parks or houses? there are many native cacti and yucca on the trails and next to oak valley ranch park. i'd like to see the plan address how these will be protected or rehomed as trails are widened. their flowers are one of the highlights of this landscape. |
| 553 | 1e8f9dda-c | 02/19/2024 01:06:32.052 | If the trails and recreation can be designed in a way that promotes sustainability and promotes a healthy relationship between all recreation groups, I personally have no concerns with the plan. |
| 74 | d3248497- | 01/23/2024 04:05:16.139 | If you continue with your current plan for this land you will be ultimately destroying the birthing grounds, grazing grounds and sanctity of the bighorn sheep in this area. They are very prevalent on the property and you've been given more than enough evidence. To ignore the proof you've been shown of these bighorn sheep would place you in direct violation of federal laws that prevent developers from prioritizing capital gain over species survival.<br>Apathy and capitalism or your humanity. |

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| 144 | b9ddeefb-9 | 01/30/2024 00:59:33.022 | I'm very pleased to see the changes to the plan for the Orchard Valley Trailhead parking lot. In particular, the movement of the toilet away from the Oak Valley Ranch neighborhood skyline is very much appreciated. Also glad to see that the Orchard Valley Trailhead parking lot is staying at 15 spaces, and that the decrepit barn and shed near the intersection are being removed. They are eyesores and rodent havens. |
| 678 | c81f75b3-0 | 02/19/2024 03:47:56.125 | Increased parking capacity at the main Blodgett trailhead will lead to more traffic, including those to use it for criminal activity. Regular security and police monitoring needed.<br>Lack of gate closures during off hours at the current parking lots gives me no confidence. Automatic closing gates should be required.<br>Reduction and reallocation of the hiking trails at the main Blodgett trailhead distressing for local residents. A significant portion of trails need to remain dedicated to hiking. |
| 189 | 65ec263a-1 | 02/02/2024 00:26:14.369 | Instead of vague terms like ‘rogue’, ‘pirate’, ‘illegal’, and even ‘social’, why not adopt the terms ‘designated’ and ‘non-designated’ trails. First, ‘designated’ and ‘non-designated’ are accurate terms that refer to the legal status of a range of trails that might have human or non-human origin. Second, ‘designated’ and ‘non-designated’ do not express emotional content that can cause offense and create barriers to collaboration. |
| 3 | 2b3a1c2f-7 | 01/18/2024 03:32:32.856 | It appears that Mountain Bikers have lost access to the whole north side of Blodgett Open Space while Hikers have access to both north and south sides of the open space. That is not equitable. |
| 119 | 2a215efa-d | 01/26/2024 21:44:36.139 | It is difficult for hikers and bikers to share single track and many of us hike with dogs. 99% of use on these trails are hikers and now you want to designate the widest and least serene trail as hiking only. I was hiking yesterday at noon and came across 4 e-bikers. Signs are clearly posted that this is not allowed, but everyone knows there is no way to enforce it. PLEASE create more single track hiking trails and consider closing trails to e-bikes. Ebikes should only be at the quarry. |
| 312 | e6a04359-7 | 02/11/2024 18:48:05.893 | It is essential to designate some downhill bike-only and uphill<br>bike-only trails as identified in the proposal. In addition, hike-only trails should be implemented as well. Both groups (I do BOTH) have legitimate complaints about "the other user groups doing x,y,z, etc). Designating some % - doesn't need to be a lot to the hike and bike. It will acknowledge those concerns and give the opportunity to participate in those specific areas. Equestrian could be another area. |
| 332 | 81f29e93-5 | 02/14/2024 19:07:36.484 | It is hard to discern from the high-level maps, but it appears that the Red Squirrel trail off of the North Trailhead may be slated for closure; that would be a mistake as it is one of the best trails overall and provides good connectivity into the Forest Service land for gaining access to the Blodgett Peak ridge line; Please don't close it. |
| 58 | 7694a361-( | 01/22/2024 19:05:25.674 | It would be great to see park rangers or officials at least once in a while at Blodgett and other parks. I know they can't be everywhere, and surely I've missed them, but I've never seen them, even at more populated parks. By just sitting in parking lots once in a while, they could help parks be a safe, enjoyable space for everyone and educate those determined to break the rules immediately (let their dog off leash by the on-leash signs, leave dog bags in the trail or tossed into the forest). |
| 379 | 0d8fc31d-0 | 02/17/2024 14:39:31.992 | Keep Blodgett Wild |
| 48 | 1dbf211e-a | 01/22/2024 04:12:07.801 | Keep this open space undeveloped for wildlife, esp. for the bighorn sheep |
| 309 | 7c8ded84-( | 02/10/2024 17:58:18.296 | Leave Blodgett Peak alone. |
| 24 | 45f6d2c8-4 | 01/21/2024 17:33:38.727 | Leave it alone! There's enough expansion that's unnecessary and really quite ridiculous.<br>We SHARE this land with the wildlife. Keep CO natural!!!! |
| 54 | 2248b51a-7 | 01/22/2024 15:24:10.420 | Leave the space as is. It doesn't need to be developed. |

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| 221 | 5af1517b-a | 02/04/2024 02:50:33.115 | Less biking, more hiking-only trails. The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They're eyesores that need to go. Don't put a toilet at Orchard Valley. It's too close to homes and very few people who don't live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 222 | 3ef3de9a-1 | 02/04/2024 02:51:23.983 | Less biking, more hiking-only trails. The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They're eyesores that need to go. Don't put a toilet at Orchard Valley. It's too close to homes and very few people who don't live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 223 | e47cf8de-1 | 02/04/2024 02:52:21.442 | Less biking, more hiking-only trails. The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They're eyesores that need to go. Don't put a toilet at Orchard Valley. It's too close to homes and very few people who don't live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 224 | 15d49f6c-c | 02/04/2024 02:53:10.401 | Less biking, more hiking-only trails. The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They're eyesores that need to go. Don't put a toilet at Orchard Valley. It's too close to homes and very few people who don't live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 225 | 6f0f4115-c | 02/04/2024 02:54:08.222 | Less biking, more hiking-only trails. The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They're eyesores that need to go. Don't put a toilet at Orchard Valley. It's too close to homes and very few people who don't live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 226 | 4442e9cf-6 | 02/04/2024 02:54:55.967 | Less biking, more hiking-only trails. The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They're eyesores that need to go. Don't put a toilet at Orchard Valley. It's too close to homes and very few people who don't live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 227 | ca64b87a-6 | 02/04/2024 02:55:41.467 | Less biking, more hiking-only trails. The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They're eyesores that need to go. Don't put a toilet at Orchard Valley. It's too close to homes and very few people who don't live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 228 | 22c80d4f-0 | 02/04/2024 02:56:38.444 | Less biking, more hiking-only trails. The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They're eyesores that need to go. Don't put a toilet at Orchard Valley. It's too close to homes and very few people who don't live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |

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| 229 | d478e26d- | 02/04/2024 02:57:16.553 | Less biking, more hiking-only trails. The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They're eyesores that need to go. Don't put a toilet at Orchard Valley. It's too close to homes and very few people who don't live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 230 | 73e5a90f-6 | 02/04/2024 03:04:02.710 | Less biking, more hiking-only trails. The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They're eyesores that need to go. Don't put a toilet at Orchard Valley. It's too close to homes and very few people who don't live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 231 | c81c8ded-8 | 02/04/2024 03:04:49.025 | Less biking, more hiking-only trails. The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They're eyesores that need to go. Don't put a toilet at Orchard Valley. It's too close to homes and very few people who don't live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 232 | f73512dc-0 | 02/04/2024 03:05:33.657 | Less biking, more hiking-only trails. The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They're eyesores that need to go. Don't put a toilet at Orchard Valley. It's too close to homes and very few people who don't live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 146 | c53d513e-6 | 01/30/2024 01:38:50.145 | Looking forward to the removal of the ugly barn & shed near the Orchard Valley Trailhead. Also, very happy to see that there's not going to be an Orchard Valley Trailhead crapper and access road on the Oak Valley Ranch neighborhood skyline. Good call on keeping the Orchard Valley Trailhead parking lot at 15 spaces. |
| 409 | 147062a4-( | 02/18/2024 15:40:52.347 | Many voices who cherish this space are still not being heard. The trails are being taken away from hikers and handed over to mountain bikers. Please let us continue to enjoy this beautiful land quietly and on foot! The addition of over 200 parking spaces will overwhelm these trails, and everyone will be put at risk of injury if the majority of these trails are multi-use. Furthermore, bikes racing down these trails will scare away the precious wildlife that live here, including the bighorn sheep. |
| 329 | ad6cf4f8-8 | 02/14/2024 18:19:24.552 | More mountain bike specifc trails!! |
| 316 | eef6919a-0 | 02/12/2024 01:00:13.705 | Mountain biker here. Please leave Fenceline intact. If there was another fast, fun, challenging downhill trail, that would be stellar. Would be really great to have bike specific trails. We got tens of thousands bikers in this city. They need dedicated trails. |
| 326 | fc0ca5ac-d | 02/14/2024 17:50:50.133 | Mountain biking is an incredible economic driver. I, and many like me, can foresee Colorado Springs leading the nation in mountain bike destinations. We could have the focus of the world on Colorado Springs with international Mountain Bike completions such as World Cup Downhill and Cross Country races. It is all so attainable, please do not let HOAs and bitter neighbors limit access to the great outdoors for all who enjoy it, especially for those who pursue happiness on two wheels. |
| 193 | 81bec18e-f | 02/02/2024 15:23:14.023 | My concern is that the term, "Rogue Trails" is misleading. Most of these trails are in fact, "pre-existing" trails used by the prior owners. Some may be of value and some may need to be closed. None of that requires this loaded language to be used. Please remove this unwelcome rhetoric from the proposal. |

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| 122 | 69b58f53-( | 01/27/2024 20:19:28.168 | My first concern is that some decisions are being made based on assumptions that are not valid. For instance, one of the city staff at the neighborhood meeting told me that they were hoping that the biker-only trails will draw bikers away from the multi-use trails. I saw a biker place a comment on one of the boards at the meeting that the multi-use trails were very important to him. That tells me that he plans on riding his bike on them, regardless of the existence of bike-only trails. |
| 325 | e3804ce7-( | 02/13/2024 19:13:31.242 | My home is one of the nearest to the north trailhead parking lot. We already experience nefarious activity in and around the parking lot (late night parties, street racing on Woodmen Rd by the parking lot, illegal hiking after park hours, illegal fireworks, etc.) and believe that the proposed expansion of the parking lot will only exacerbate the situation. The existing rules need to be enforced, and we've requested assistance from CSPD but still experience nightly issues. |
| 14 | 9226ffc5-9 | 01/20/2024 00:07:19.996 | My interests:<br>1. Adequate restrooms (CLEAN outhouses with toilet paper ok) at every parking location.<br>2. Adequate parking everywhere.<br>3. Bike racks<br>4. There should be various locations where a person in a wheelchair or a person with balance/falling issues can safely roll or walk at least 2 miles RT - some benches should be included as well - this means smooth trails without rocks.<br>5. Trails for more serious hikers should have some basic maintenance, and trail maps.<br>6. On bus route |
| 2 | 3d39c5ab-f | 01/18/2024 02:40:39.901 | My issues have been addressed but I'm concerned that fire mitigation isn't in the top priority list. We are all still traumatized from Waldo Canyon and this issue needs to be addressed. Also I really hope we can just remove the paragliding thing entirely. We don't need random tourists dropping on top of our houses. Thanks! |
| 84 | a2fe0a3d-e | 01/23/2024 19:18:30.728 | My name is [contact redacted]. I live on [contact redacted] directly overlooking the North parking lot. I strongly oppose expansion of the North lot to the 51 spaces currently proposed. Due to the topography of the area, we can hear people talking in the parking lot if our windows are open. Increased lighting to mitigate security concerns negatively impacts our view of the city and will certainly result in decreased property value. The current streetlight attracts parkers rather than deters them. |
| 324 | 153aa4ff-d | 02/13/2024 17:24:51.608 | My personal opinion is that this plan is out of control. The roads and neighborhoods will not be able to handle the traffic, and nor do we weant it.<br><br>Please continue to treat Blodgett as a conservation area. You can never go back and undo what you are about to do. |
| 127 | fcbb012d-2 | 01/27/2024 21:24:15.243 | N Blodgett Peak Entrance can't absorb 51 which is 4X its size now! Achieving land to parking spot ratio from 0.4 to 6.0 is NOT appropriate for small land watershed area with highest fire risk in the park & proven fire evacuation issues! Attracting too many people is NOT good park planning. If more parking spaces needed Orchard Valley (1 mile lower) is safer to evacuate quickly . Allegheny, of course, can be expanded if required. Your allocations on parking I believe should be more equitable. |
| 593 | 3d6632f0-( | 02/19/2024 03:02:09.369 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |

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| 594 | 379d080e-4 | 02/19/2024 03:02:40.112 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 595 | 2d133420- | 02/19/2024 03:03:06.119 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 596 | bddc74fb-0 | 02/19/2024 03:03:38.585 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 597 | 5cdf4535-1 | 02/19/2024 03:04:04.715 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 598 | 2a678e66-0 | 02/19/2024 03:04:30.051 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 599 | d7f44c07-0 | 02/19/2024 03:04:58.073 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 600 | f7684f3b-c | 02/19/2024 03:05:24.268 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 601 | eaf6e269-c | 02/19/2024 03:05:49.456 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |

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| 602 | 913adf0d-6 | 02/19/2024 03:06:15.889 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 603 | 60fa92fa-6 | 02/19/2024 03:06:41.430 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 604 | 7f9a55ac-b | 02/19/2024 03:07:08.195 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 605 | 3ab50899-a | 02/19/2024 03:07:34.176 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 606 | 9ec59fab-f | 02/19/2024 03:08:00.346 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 607 | 8a11f05a-a | 02/19/2024 03:08:24.767 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 608 | 98b8f0f6-d | 02/19/2024 03:08:50.975 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 609 | 11d1017e-( | 02/19/2024 03:09:38.868 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |

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| 610 | e9d955f9-b | 02/19/2024 03:10:05.924 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 611 | d89f35c6-9 | 02/19/2024 03:10:29.988 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 612 | 59567692- | 02/19/2024 03:10:56.427 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 613 | 1ccbed98-b | 02/19/2024 03:11:20.674 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the offensive smell of marijuana smoke from the parking lot does now. |
| 614 | 1c3f4f56-5 | 02/19/2024 03:13:04.976 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 615 | 6b816aee-9 | 02/19/2024 03:13:34.497 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 616 | 29153fe2-9 | 02/19/2024 03:14:12.517 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 617 | d0cce054-c | 02/19/2024 03:14:40.734 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |

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| 618 | 94b2fde2-c | 02/19/2024 03:15:06.408 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 619 | 2c2f41e6-3 | 02/19/2024 03:15:32.943 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 620 | b9983cec-7 | 02/19/2024 03:15:59.298 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 621 | 293619bd- | 02/19/2024 03:16:23.518 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 622 | 64557140- | 02/19/2024 03:16:46.974 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 623 | 05876cd9-( | 02/19/2024 03:17:13.141 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 624 | db45f616-4 | 02/19/2024 03:17:38.717 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 625 | 2e2e8300-9 | 02/19/2024 03:18:06.400 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it's very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They're eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don't put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |

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| 626 | 8b1bfb5f-2 | 02/19/2024 03:18:30.582 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 627 | 7a6b9303-( | 02/19/2024 03:18:58.517 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 628 | 2b84848a-( | 02/19/2024 03:19:43.263 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 629 | 79dcb878-( | 02/19/2024 03:20:07.184 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 630 | cda424f7-6 | 02/19/2024 03:20:33.424 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 631 | 2998e998-( | 02/19/2024 03:21:10.418 | Nice to see Orchard Valley Trailhead limited to 15 parking spots, as it’s very sparsely utilized. Will also be nice to see the decrepit barn & shed by the intersection removed—They’re eyesores. Thanks for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Don’t put a toilet at Orchard Valley. The disgusting toilet smell will permeate down into the nearby neighborhood like the awful smell of marijuana smoke from the parking lot currently does. |
| 253 | eef7a74a-f( | 02/04/2024 21:10:07.713 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and nice to see that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline.  The removal of the rodent-haven barn & shed near the intersection can't come soon enough.  Those two structures are truly eyesores.  Please don't put a toilet at Orchard Valley.  There's rarely more than a couple of cars in the parking lot, and it's too close to nearby homes.  We need more hiking-only trails. |
| 234 | 87c82aef-3 | 02/04/2024 16:26:54.453 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don’t put a toilet at Orchard Valley, as it’s close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |

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| 235 | f3d6a93a-7 | 02/04/2024 16:28:04.411 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 236 | 4ca681e7-e | 02/04/2024 16:28:45.035 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 238 | 3c31f151-5 | 02/04/2024 16:29:22.485 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 239 | 54cb2d28-9 | 02/04/2024 16:30:13.080 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 240 | cdc1f6dd-a | 02/04/2024 16:30:51.601 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 241 | 95dcf165-5 | 02/04/2024 16:31:43.211 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 242 | 7a8347d3- | 02/04/2024 16:32:16.915 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 243 | 34d8e19e- | 02/04/2024 16:32:51.792 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |

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| 244 | 5a08d7e4-9 | 02/04/2024 16:37:02.861 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 245 | d55a7ec5-a | 02/04/2024 16:37:50.588 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 246 | 353897df-8 | 02/04/2024 16:38:32.614 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 247 | 203ae43d-1 | 02/04/2024 16:39:10.120 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 248 | 1733dcc1-0 | 02/04/2024 16:39:46.516 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 249 | 47878854-1 | 02/04/2024 16:40:24.850 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 250 | 5c7e885b-0 | 02/04/2024 16:40:59.780 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 251 | b69ab2ac-e | 02/04/2024 16:41:40.972 | Nice to see the Orchard Valley Trailhead parking lot limited to 15 spaces, and that the access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also looking forward to removal of the eyesore barn & shed near the intersection—The sooner the better. Please don't put a toilet at Orchard Valley, as it's close to homes (backyards 40 yards from the south fenceline) and very lightly used (no more than 2 or 3 vehicles at a time). Place more emphasis on hiking-only trails. |
| 59 | f8d5a839-e | 01/22/2024 19:11:06.340 | No |
| 60 | f07e304b-4 | 01/22/2024 19:11:46.838 | No |
| 133 | e3c762ee-5 | 01/28/2024 02:01:55.515 | no |

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| | | | No additional considerations although we are completely against the additional recreation changes. There are many many areas for out door recreation in this beautiful city. It would be nice to leave a few areas for the wildlife they struggle as it is with the uncontrolled construction. Thank you |
| 27 | 0e5101c3-b | 01/21/2024 17:54:38.597 | [contact redacted] |
| 154 | e7f3695c-b | 01/31/2024 13:58:43.190 | NO more Light POLLUTION!! I live within 400 yards of NB Open Space, light pollution has already lowered my property value. If an auto gate means additional lighting, then no auto gate either. Lights draw crowds at night, which in turn creates problems<br>Need more hiking only trails than this plan provides |
| 290 | d09a0de1-( | 02/08/2024 16:15:57.131 | No toilet at the Orchard Valley Trailhead, please! It's way too close to nearby homes, unlike the North & Quarry Trailheads. Also, the sooner the better for removing the ugly, rodent-infested barn & shed near the intersection. Thank-you for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. There should be more hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 285 | 5e6f797f-6 | 02/08/2024 16:11:52.160 | No toilet at the Orchard Valley Trailhead, please! It's way too close to nearby homes, unlike the North & Quarry Trailheads. Also, the sooner the better for removing the ugly, rodent-infested barn & shed near the intersection. Thank-you for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. There should be more hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 317 | b2b4bc07-! | 02/12/2024 05:41:22.012 | No, I support plans for expert single use downhill bike trails built by bike trail building experts (so we avoid single use downhill trails that are poorly designed like the ones in Ute Valley) |
| 292 | 7f8f660e-5 | 02/09/2024 04:12:10.894 | No, I believe the existing plan looks great! |
| 87 | 98e9840c-( | 01/23/2024 21:37:42.867 | No. Everything looks great. |
| 352 | db8294b9- | 02/16/2024 14:15:08.138 | North & Quarry Trailheads are each suitable for a toilet, being sufficiently far away from homes. Orchard Valley isn't. Residential backyards are just 40 yards from the fenceline at Orchard Valley. Remove the ugly barn & shed by the intersection right away. They're mice havens. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. We need more hiking -only trails and less emphasis on mountain biking. Hikers use Blodgett most. |
| 353 | 7d70be0e-! | 02/16/2024 15:10:57.698 | North & Quarry Trailheads are each suitable for a toilet, being sufficiently far away from homes. Orchard Valley isn't. Residential backyards are just 40 yards from the fenceline at Orchard Valley. Remove the ugly barn & shed by the intersection right away. They're mice havens. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. We need more hiking -only trails and less emphasis on mountain biking. Hikers use Blodgett most. |
| 354 | 1e434e1e-! | 02/16/2024 15:11:44.373 | North & Quarry Trailheads are each suitable for a toilet, being sufficiently far away from homes. Orchard Valley isn't. Residential backyards are just 40 yards from the fenceline at Orchard Valley. Remove the ugly barn & shed by the intersection right away. They're mice havens. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. We need more hiking -only trails and less emphasis on mountain biking. Hikers use Blodgett the most. |
| 355 | df1e7293-( | 02/16/2024 15:12:24.614 | North & Quarry Trailheads are each suitable for a toilet, being sufficiently far away from homes. Orchard Valley isn't. Residential backyards are just 40 yards from the fenceline at Orchard Valley. Remove the ugly barn & shed by the intersection right away. They're mice havens. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. We need more hiking -only trails and less emphasis on mountain biking. Hikers use Blodgett the most. |

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| 356 | 8db37845- | 02/16/2024 15:13:10.601 | North & Quarry Trailheads are each suitable for a toilet, being sufficiently far away from homes. Orchard Valley isn't. Residential backyards are just 40 yards from the fenceline at Orchard Valley. Remove the ugly barn & shed by the intersection right away. They're mice havens. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. We need more hiking -only trails and less emphasis on mountain biking. Hikers use Blodgett the most |
| 357 | 779a740c-8 | 02/16/2024 15:14:37.933 | North & Quarry Trailheads are each suitable for a toilet, being sufficiently far away from homes. Orchard Valley isn't. Residential backyards are just 40 yards from the fenceline at Orchard Valley. Remove the ugly barn & shed by the intersection right away. They're mice havens. Thanks for keeping the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. We need more hiking -only trails and less emphasis on mountain biking. Hikers use Blodgett the most. |
| 310 | d0c35f7a-9 | 02/10/2024 23:40:00.181 | O<br>Keep<br>Trails feeling like trails<br>Instead of dozer created walking highways like at Red Rocks and Garden of the Gods. |
| 57 | b54f760d-3 | 01/22/2024 18:50:37.376 | Official Environmental-Ecological Study of the proposed areas of 'trail development' and bike park-quarry area. The Big Horn Sheep in the area are to be protected in the 'Open Space.' A 'migration corridor' does not properly address this issue. |
| 163 | da8c2d75-9 | 01/31/2024 17:54:35.149 | One of my most pressing concerns appears to have been addressed. Specifically, I considered the proposal to install a traffic light at the intersection of Centennial & Orchard Valley to be ill advised. The approach to that intersection from both streets is quite steep & requiring traffic to stop, especially on Centennial, when the streets are snow covered or otherwise slippery, would be courting numerous collisions when vehicles could not be stopped for the light. |
| 31 | d344a13d-9 | 01/21/2024 19:12:41.962 | Oppose plan, preserve Bighorn Sheep |
| 77 | f8cb49c6-9 | 01/23/2024 05:54:51.528 | Orchard Valley Trailhead<br>- No Toilet<br>- No Lights<br>- No Equestrian access or trails<br>- Preferable walking only trails<br><br>All of these would detract from the neighborhood well being |
| 313 | 233ed09a-( | 02/11/2024 19:14:20.275 | Overall, I like the direction the master plan is moving, particularly adding several purpose DH bike trails. The only concern I had was the changing/removal of the social trail known as Fenceline. While I know that some changes must be made to accommodate the new improvements. I think that it would be awesome to keep as much of the current trail as possible, its very popular for a reason and would be missed by many bikers in the community if it is totally removed/changed. |
| 46 | 6e5ffc9c-cc | 01/22/2024 04:04:15.844 | People come here for the beutiful spaces here, wasn't to long ago and they were trying to do this at Gardan of the God's. It would be terrible if you did this, it can't always be about the money. Thank you |
| 121 | 0d435686- | 01/27/2024 19:00:17.721 | Pg 48: Regarding the language describing the bike trails:<br>-I would appreciate seeing language about optional features<br>-no details on signage or other features indicating bike only trails The cattle guard roller at the bottom of chutes seems to work<br>Pg 72 "Phase 3 Implementation: "As data indicates, consider restricting public access..."<br>Very vague.<br>Pg 79 one of the bike only trials is a blue/green? Ideally blue trail with ride-around options so that a beginner rider could ride down. |

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| 149 | e83b7297- | 01/30/2024 13:20:00.951 | Place less emphasis on mountain biking-only trails and more emphasis on hiking-only trails. Hikers make up the vast majority of Blodgett users. Excellent decisions to scale back the Orchard Valley Trailhead parking lot to 15 spaces, along with removing the hideous, rodent haven shed & barn by the intersection. There should be no toilet at Orchard Valley due to it's close proximity to nearby homes. At least the new plan moves the amenities a little further north at Orchard Valley. |
| 280 | c4a101e4-1 | 02/08/2024 16:07:57.254 | Please — No toilet at the Orchard Valley Trailhead! It's way too close to nearby homes, unlike the North & Quarry Trailheads. Also, the sooner the better for removing the ugly, rodent-infested barn & shed near the intersection. Thank-you for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. There should be more hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 281 | c45a7bcc-3 | 02/08/2024 16:08:41.934 | Please — No toilet at the Orchard Valley Trailhead! It's way too close to nearby homes, unlike the North & Quarry Trailheads. Also, the sooner the better for removing the ugly, rodent-infested barn & shed near the intersection. Thank-you for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. There should be more hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 282 | 3b0b2f67-4 | 02/08/2024 16:09:32.729 | Please — No toilet at the Orchard Valley Trailhead! It's way too close to nearby homes, unlike the North & Quarry Trailheads. Also, the sooner the better for removing the ugly, rodent-infested barn & shed near the intersection. Thank-you for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. There should be more hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 283 | f7effcff-41 | 02/08/2024 16:10:13.259 | Please — No toilet at the Orchard Valley Trailhead! It's way too close to nearby homes, unlike the North & Quarry Trailheads. Also, the sooner the better for removing the ugly, rodent-infested barn & shed near the intersection. Thank-you for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. There should be more hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 284 | ef909209-2 | 02/08/2024 16:10:52.748 | Please — No toilet at the Orchard Valley Trailhead! It's way too close to nearby homes, unlike the North & Quarry Trailheads. Also, the sooner the better for removing the ugly, rodent-infested barn & shed near the intersection. Thank-you for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. There should be more hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |
| 136 | 1e54b196- | 01/28/2024 22:15:27.946 | please consider putting in trails that are wide and smooth enough for strollers, mobility scooters, wheelchairs, etc. it would be nice if those trails were scenic and had mild changes in elevation |
| 79 | a037fd84-1 | 01/23/2024 15:07:58.806 | Please consider the ramifications this project can have on not only the scenic beauty of Blodgett open space but also what this means for encroaching on the areas protected wildlife. There are so many other options for recreation in the city, unused and wasted office buildings for example. Please leave Blodgett wild |
| 73 | d6896b56- | 01/23/2024 03:34:13.940 | Please do not add a parking lot at the main Blodgett entrance! It would ruin the character of Blodgett by having cars inside the space. Plus, IT's NOT Needed. I live near Blodgett, and sure, there are cars along the road, but that's not a problem!<br>NO parking in Blodgett!<br>Finally, keep Red Squirrel the way it is. Don't take away a truly unique trail. |
| 30 | 8a57d264- | 01/21/2024 18:31:24.548 | Please do not change it from open space. We are losing out open space everyday to these greedy builders. #donottakeouropenspace |
| 71 | 0e8518d9- | 01/23/2024 03:01:00.575 | Please do not destroy this lovely parcel of land. There are so many miles of trails throughout Colorado Springs, not every piece of land needs a makeover. Take a look at why the TOPS money was used to purchase this in the first place. It was to preserve the area. Preservation is key. |
| 61 | 3885465c-3 | 01/22/2024 19:48:58.694 | Please do not develop Blodgett Open Space. This has been and continues to be the habitat of out Big Horn sheep. It is vital that their habitat not be destroyed by parking lots, etc. Surely another space can be found so as not to disturb these magnificent creatures. So much nature has already been destroyed in COS. Please preserve the home of the Big Horns? |
| 44 | 1482dcdd-7 | 01/22/2024 02:42:04.822 | Please do not develop more parking and recreation/bike trails. Preserve for wildlife and birds. |

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| 70 | 8976c20b-( | 01/23/2024 02:55:35.213 | Please do NOT expand the north entrance (main entrance of Blodgett) parking area. Yikes. There's plenty of parking - I park in the lot and occasionally on the road (legally) with no problem, weekends and weekdays. There is no need to ruin a beautiful walking area when I've never had a problem parking! What a desecration that would be. This is a beautiful and still natural space. PLEASE leave it alone. |
| 43 | 3d600603- | 01/22/2024 01:55:20.438 | Please don't develop this area. The big horn sheep are quickly running out of space and will soon be a thing of the past if they aren't taken into consideration now. That would mean that it had to remain undeveloped. |
| 216 | eb635eca-4 | 02/03/2024 22:37:25.114 | Please don't put a crapper at the Orchard Valley Trailhead. It's too close to nearby homes. At 15 parking spaces, it doesn't have a crapper now and is just fine without one. It rarely has more than 2 or 3 cars in it. People can take their poops at the nearby North or Quarry Trailheads. It'll be nice to see the removal of the rodent haven barn and shed by the intersection. Good idea to keep the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |
| 160 | 22bcf613-5 | 01/31/2024 17:45:11.673 | Please don't put a toilet at the Orchard Valley Trailhead-It's too close to residences. The North and Quarry Trailheads are further away from homes and therefore more suitable for toilets. Please remove the unsightly barn & shed near the intersection of Woodmen, Centennial, & Orchard Valley. They are ugly structures that no doubt are havens for rodents and snakes. The new plan is better in that it keeps the Orchard Valley access Road and amenities away from the neighborhood skyline. |
| 177 | 8800c59a-8 | 02/01/2024 16:24:29.450 | Please don't turn our neighborhood into a drug use theme park. I was out walking just below the Blodgett trailhead the other day and found a heroine needle on the ground. We recently moved from downtown to get away from the drugs. Now you guys are going to bring it up to the Peregrine area. Thanks a lot. If you don't believe me drive up Woodman road on a late Friday night and witness all of the parked cars at the intersection of Sawback trl and woodman. Drugs and sex .1 mile from my house. |
| 64 | 15796a78-9 | 01/22/2024 23:26:02.099 | Please keep Blodgett Open Space open - we all need to consider there is no going back. There are huge #'s of places for people to bike and hike. Let's choose this time to let the wildlife live safely away from development. |
| 29 | 4ffc7a0a-98 | 01/21/2024 18:29:11.708 | Please leave Blodgett as a nature preserve. Put up a good solid fence and gate so you need a code to hike there. This would control crowds, reduce wear and tear plus protect the wildlife. The forest service already warned us to not encroach on Bighorn habitat. It's time to leave big city outdated ideas behind and preserve what little amount of Colorado Springs we have left. Leave Blodgett alone. |
| 107 | e71c262c-b | 01/25/2024 02:19:35.770 | Please leave Blodgett Open Space as open space and limit development to it. There are many other developed areas along the West side of Colorado Springs. |
| 196 | 8ea70a59-a | 02/02/2024 22:56:58.432 | Please leave fenceline in it's current condition and location. It's the only trail you can get close to 1000' vert on the northwest side of town. You have to go to Cheyenne Canyon to get anything close. Also, the branch off the left middle of fenceline which leads to Coldwater Dr. should stay. This has been a popular and sustainable neighborhood trail for a long time. There is plenty of space for wildlife around that area. Contract volunteer labor from COSMBA for building the harder bike trails. |
| 183 | 1720c326-4 | 02/01/2024 16:57:46.384 | Please leave the open spaces as they are. Regular people want to enjoy them too |
| 55 | eb54239a-7 | 01/22/2024 17:42:16.667 | Please limit all recreational activity in the Blodgett Open Space designed to remain open space after the TOPS purchase. Why cannot we preserve the big horn sheep who live in the Blodgett Open Space as the big horn sheep carry state & federal conservation classifications of "species of greatest conservation need" and "sensitive species" respectively. These classifications are a warning: if their habitat is not protected and preserved NOW, the bighorn will be listed as ENDANGERED in the future. |
| 333 | 8d563b15- | 02/14/2024 21:30:22.822 | Please make a mountain bike park!!!! Colorado Springs needs this! |

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| 485 | 975e25ba-( | 02/18/2024 17:25:11.774 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 486 | 4efd9893-8 | 02/18/2024 17:25:45.496 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 487 | 68631853-' | 02/18/2024 17:26:15.478 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 488 | 9f6800dc-2 | 02/18/2024 17:26:44.822 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 489 | d4f41fbf-0a | 02/18/2024 17:27:10.143 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 490 | b5e2306a-1 | 02/18/2024 17:27:38.427 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 491 | 7de50f49-7 | 02/18/2024 17:28:04.643 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 492 | 642b4a3a-3 | 02/18/2024 17:28:31.350 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |

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| 493 | 814f9eca-a | 02/18/2024 17:28:57.655 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 494 | 7d428fda-a | 02/18/2024 17:29:24.731 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 495 | 3db72488- | 02/18/2024 17:29:49.740 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 496 | f2729ff2-2 | 02/18/2024 17:30:21.742 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 497 | b9b1b3a4- | 02/18/2024 17:30:45.505 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 498 | c7d693e9-( | 02/18/2024 17:31:11.989 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 499 | b52537cb-1 | 02/18/2024 17:31:42.262 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 500 | b1e8be2f-( | 02/18/2024 17:32:09.974 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |

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| 501 | 1f3e5506-c | 02/18/2024 17:32:35.382 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 502 | 00c956e2-7 | 02/18/2024 17:33:18.362 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 503 | 84e827ce-f | 02/18/2024 17:34:34.579 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 504 | c3d05628-1 | 02/18/2024 17:35:04.234 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 505 | fe1fbbc4-4 | 02/18/2024 17:35:43.176 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 506 | 57853551-1 | 02/18/2024 17:36:09.663 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 507 | 146d3367- | 02/18/2024 17:36:36.808 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 508 | d3b58aaa-7 | 02/18/2024 17:37:02.547 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |

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| 509 | 8cfa9738-7 | 02/18/2024 17:37:30.377 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 510 | 6b573fd1-9 | 02/18/2024 17:38:16.688 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 511 | bc16e863-4 | 02/18/2024 17:38:41.925 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 512 | 4206a575-6 | 02/18/2024 17:39:10.245 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 513 | 966975aa-7 | 02/18/2024 17:39:36.138 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 514 | 1eb1a525-4 | 02/18/2024 17:40:04.308 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 515 | e115558a-9 | 02/18/2024 17:40:29.510 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 516 | 9e3f9023-5 | 02/18/2024 17:40:54.787 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |

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| 517 | fa367918-e | 02/18/2024 17:41:37.159 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 518 | 63629b5f-8 | 02/18/2024 17:42:03.262 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 519 | d461ffb6-0 | 02/18/2024 17:47:41.036 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 520 | 75bba97a-( | 02/18/2024 17:48:15.498 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 521 | b3f5537f-8 | 02/18/2024 17:48:45.494 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 522 | 9e60d205-' | 02/18/2024 17:49:11.865 | Please remove the mice-infested and ugly barn & shed by the Orchard Valley intersection right away. Don't put a crapper at Orchard Valley. It's way too close to nearby homes, and the disgusting smell will waft into the neighborhood. People can poop at nearby North & Quarry Trailheads. Thanks for keeping the very lightly used Orchard Valley parking lot at 15 spots. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. |
| 18 | 4d692d1d- | 01/21/2024 15:39:38.858 | Please stop the open space development |
| 156 | 854411e1-' | 01/31/2024 17:02:04.141 | Please visit the Valmont bike park in Boulder and craft the bike area after the Valmont park. It is fun to ride and can be challenging with 3 options at each trail. |
| 134 | 9dadce71-a | 01/28/2024 18:07:23.418 | Please, close it early, before sundown. Provide signage directing traffic up Centennial and Orchard Path. Keep as much traffic as possible off W Woodman... already overburdened with joyriding motorcycles, etc. Limit parking capacity. No businesses, please. Don't turn Peregrine from a rural to a semi-urban environment. Thank you. |
| 279 | 099533bc-f | 02/08/2024 16:06:54.927 | Please—No toilet at the Orchard Valley Trailhead! It's way too close to nearby homes, unlike the North & Quarry Trailheads. Also, the sooner the better for removing the ugly, rodent-infested barn & shed near the intersection. Thank-you for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. There should be more hiking-only trails and less emphasis on mountain biking. Hikers are the vast majority of Blodgett users. |

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| 308 | d9683661-( | 02/10/2024 17:48:29.912 | Preventing camp sites from being established was not explicitly addressed. Though adjacent to residential areas, Blodgett OS is relatively remote; presuming regional trail interconnections will be built, this could lead to homeless and vagabond "communities" springing up along off-trail terrain, restroom facilities damage and potential crime. Regular PRCS and CSPD staffing is essential for these and other purposes. |
| 158 | 2e240e20-( | 01/31/2024 17:36:05.137 | Really appreciate the opportunities for our community to weigh in on the major plan decisions. The meetings at Flying W were informative, helpful and provided much information about the way the city and planning team look at the property and decisions.<br><br>Please consider making all trails multi-use. Hiking-only trails restrict connections for kids and families preventing the use of many of the most "kid-friendly" segments--which are unlikely to have heavy cycling use, restricted or not) |
| 322 | a50242de-( | 02/13/2024 03:10:16.822 | Really excited about the project, the much-needed improvements and the benefits it will provide to recreational access, wildlife protection and resource protection. The process was well run and took into a lot of the community's needs and desires. Don't let the neighborhood deter the improvements. This is ALL OF OUR open space, not their private open space in a gated community. |
| 150 | 42df41c0-c | 01/30/2024 15:20:08.922 | Red squirrel has been a foundational trail of the park for generations. Why is this trail being decommissioned? If it's to provide more wildlife habitat, then at least make a similarly difficult trail nearby. This was the only hard hiking trail in the system. |
| 265 | 54c5202d-( | 02/05/2024 15:56:47.309 | Regardless of facts and opinions sent through surveys, meetings, and emails the master plan will be approved despite overwhelming response opposing it. Real concerns expressed by individuals truly invested in the integrity of Blodgett Open Space as a natural preserve are being ignored.Equity and logistical issues are dismissed as inconsequential. The master plan powered by special interest groups(the biking community),in the works since 2018, will commercialize the last of our valued open space. |
| 233 | d2de3124-( | 02/04/2024 13:03:15.271 | Remove the decrepit barn and shed at the Orchard Valley Trailhead ASAP--They are eyesores and havens for mice. Don't put a crapper at Orchard Valley--It's only 40 yards from the backyards of neighbors to the south. People can take their dumps at Quarry and North Trailheads. Good to see that Orchard Valley access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. There should be less biking-only and more hiking-only trails. |
| 128 | 8e451bad-( | 01/27/2024 21:38:07.610 | Residents know that fire evacuation plans have not improved since Waldo Canyon FIre. It took me 4 hours to get down West Woodman during the Waldo Canyon evacuation. Number of elderly in neighborhood has continued to increase since that fire and thus has increased the future evacuation risks. At least 10 emergency vehicles were called up the Woodmen hill at Saint Francis Nursing Home and neighborhood for evacuation during Waldo. This remains an issue. Argues for less people higher up mountain. |
| 331 | 6b73be50-( | 02/14/2024 18:53:39.481 | Safety and increased traffic to residential area to surrounds this open space. We literally have huge issues with speeding motorists daily, our children have to run across woodmen to access school bus stops and have been placed in danger. We already have issues with break ins & vandalism. We already have issues keeping our dwindling wildlife population safe, let’s add more motorists bikers & hang-gliders! Great idea! Not to mention the lack of police patrols that we currently have! |
| 103 | c061f738-6 | 01/24/2024 18:25:20.642 | Security measures have been suggested for for the Orchard Valley Trail Head and Blodgett Open Space parking lot expansions: automatic locking gates, cameras, additional CSPD surveillance. Will these safety measures be funded and in place for the initial parking lot expansions? How will these safety/security measures be funded? |

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| 635 | 6e400c16-7 | 02/19/2024 03:24:49.530 | Still concerned about the safety of the para gliding area, along with the vast number of people and cars coming to a very peaceful neighborhood. Not sure how Para gliding is so highly wanted, except for those in sport and associated groups. Many possible issues noted in report that will be "monitored", but once it's built out & open, high concern that issues like safety, vandalism, campfires dangers will never be solved. CSPD unlikely to have time & resources to be able to monitor effectively. |
| 28 | 7b6a9b03-1 | 01/21/2024 18:16:14.988 | Stop impacting big horn sheep. Find new areas on the outskirts of COS to develop for recreation and annex it. |
| 42 | 84373a4d-7 | 01/22/2024 01:42:37.163 | Stop invading wild life. It is valuable |
| 56 | be1f9b88-3 | 01/22/2024 18:37:42.209 | Stop taking away the land from its original inhabitants. Do a more thorough search to find a place our lovely wildlife are not inhabiting. How would you like for your home to be confiscated! |
| 185 | 532417f5-c | 02/01/2024 17:25:28.829 | Tax dollars should be allocated to more essential services such as education, healthcare, or infrastructure, rather than creating recreational facilities like a bicycle trail theme park.<br><br>Increased foot and bike traffic, noise pollution. The construction could alter the natural landscape, diminishing the beauty and disrupting the ecosystem. this is a negative view by those who appreciate the untouched, serene environment of a hiking trail as well as reducing the sense of solitude. |
| 80 | daf5af3d-d | 01/23/2024 15:43:07.315 | Thank you for providing a comprehensive plan to take into account many differing opinions in the community. I know this is no easy task. As trail work is begun to implement the master plan objectives, can you please make sure current mountain bike trails in Blodgett Open Space are not closed before work is complete on the new, planned mountain bike trails? |
| 523 | a1812624-9 | 02/18/2024 18:31:28.699 | Thank you for such a thoughtful process that took into account the diverse opinions and perspectives of the whole city. Increasing the open space adds to the opportunities for all in the Colorado Springs community to access outdoor recreation and adds to the stewardship of our natural resources. Thank you for your professionalism in dealing with some of the irrelevant opinions expressed around issues outside project scope. Excited to see the plan implemented and enjoy the enhanced open space! |
| 137 | ea0c450a-b | 01/28/2024 23:13:52.349 | Thank you for your careful and transparent consideration of all community concerns. We would just like to express our expectation that the city and the police department pay very close attention to any nefarious activity that begins to appear in the new parking areas, and take immediate measures to mitigate it with closures and continuous monitoring. Nothing will ruin the plan and the benefits of the open space like crime and trash, etc. |
| 411 | 60892410-4 | 02/18/2024 16:22:57.742 | Thanks for keeping Orchard Valley at 15 spots. It's very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don't put a toilet at Orchard Valley. It's too close to nearby homes, and the smell will waft into the neighborhood. Limit toilets locations to North & Quarry lots. |
| 412 | 07345289-4 | 02/18/2024 16:23:35.920 | Thanks for keeping Orchard Valley at 15 spots. It's very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don't put a toilet at Orchard Valley. It's too close to nearby homes, and the smell will waft into the neighborhood. Limit toilets locations to North & Quarry |
| 413 | 19b38f18-b | 02/18/2024 16:24:06.400 | Thanks for keeping Orchard Valley at 15 spots. It's very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don't put a toilet at Orchard Valley. It's too close to nearby homes, and the smell will waft into the neighborhood. Limit toilets locations to North & Quarry |

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| 414 | 71e8fa48-c | 02/18/2024 16:25:18.850 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a toilet at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. Limit toilets locations to North & Quarry. |
| 415 | 12941225-4 | 02/18/2024 16:25:50.452 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a toilet at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. Limit toilets locations to North & Quarry. |
| 416 | c16c432e-a | 02/18/2024 16:26:18.994 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a toilet at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. Limit toilets locations to North & Quarry. |
| 417 | 76f607bd-c | 02/18/2024 16:27:43.347 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a toilet at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. Limit toilet locations to North & Quarry lots. |
| 418 | cc59a2c1-3 | 02/18/2024 16:28:26.323 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a toilet at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. Limit toilet locations to North & Quarry |
| 419 | 057ce05b-f | 02/18/2024 16:29:01.091 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a toilet at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. Limit toilet locations to North & Quarry. |
| 420 | 6bf25b34-f | 02/18/2024 16:29:34.307 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a toilet at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. Limit toilet locations to North & Quarry. |
| 421 | 72ace332-f | 02/18/2024 16:30:08.313 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a toilet at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. Limit toilet locations to North & Quarry. |

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| 422 | 41ca53b9-( | 02/18/2024 16:30:44.907 | Thanks for keeping Orchard Valley at 15 spots. It's very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don't put a toilet at Orchard Valley. It's too close to nearby homes, and the smell will waft into the neighborhood. Limit toilet locations to North & Quarry. |
| 423 | e70cc3c1-e | 02/18/2024 16:31:15.560 | Thanks for keeping Orchard Valley at 15 spots. It's very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don't put a toilet at Orchard Valley. It's too close to nearby homes, and the smell will waft into the neighborhood. Limit toilet locations to North & Quarry lots. |
| 424 | c813e871-( | 02/18/2024 16:32:06.078 | Thanks for keeping Orchard Valley at 15 spots. It's very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don't put a toilet at Orchard Valley. It's too close to nearby homes, and the smell will waft into the neighborhood. Limit toilet locations to North & Quarry lots. |
| 425 | 76773e2f-( | 02/18/2024 16:38:12.640 | Thanks for keeping Orchard Valley at 15 spots. It's very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don't put a crapper at Orchard Valley. It's too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 426 | bac5b4a2-k | 02/18/2024 16:39:00.433 | Thanks for keeping Orchard Valley at 15 spots. It's very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don't put a crapper at Orchard Valley. It's too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 428 | 91f8469e-8 | 02/18/2024 16:39:32.617 | Thanks for keeping Orchard Valley at 15 spots. It's very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don't put a crapper at Orchard Valley. It's too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 429 | 8c271805-l | 02/18/2024 16:39:58.631 | Thanks for keeping Orchard Valley at 15 spots. It's very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don't put a crapper at Orchard Valley. It's too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 430 | 5e414561- | 02/18/2024 16:40:24.779 | Thanks for keeping Orchard Valley at 15 spots. It's very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don't put a crapper at Orchard Valley. It's too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |

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| 431 | bf929902-1 | 02/18/2024 16:40:49.856 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 432 | 35a3d0fa-0 | 02/18/2024 16:41:16.365 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 433 | 5fde669a-c | 02/18/2024 16:41:46.078 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 434 | 4a6f53e9-1 | 02/18/2024 16:42:12.074 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 435 | 7555955e-4 | 02/18/2024 16:42:42.287 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 436 | ac0e6642-a | 02/18/2024 16:43:10.228 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 437 | f1ffb616-9 | 02/18/2024 16:43:39.301 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 438 | 15f2050c-5 | 02/18/2024 16:44:03.785 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |

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| 439 | 69a6fd1c-f | 02/18/2024 16:44:30.226 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 440 | d43da97a-1 | 02/18/2024 16:46:30.115 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 441 | 9d875161-( | 02/18/2024 16:46:54.766 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 442 | c66205c4-5 | 02/18/2024 16:47:22.755 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 443 | 1402037a-( | 02/18/2024 16:47:49.658 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 444 | 70d8a2c7-( | 02/18/2024 16:48:23.895 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 445 | 0d444edf-1 | 02/18/2024 16:48:57.416 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 446 | 8accf4fa-f7 | 02/18/2024 16:49:24.386 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |

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| 447 | 205e3602-: | 02/18/2024 16:49:49.072 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 448 | 1c0ce9ce-f: | 02/18/2024 16:50:16.420 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 449 | 3af4ea0d-2 | 02/18/2024 16:50:41.404 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 450 | c09b7ade-7 | 02/18/2024 16:51:06.900 | Thanks for keeping Orchard Valley at 15 spots. It’s very lightly used, usually no more than 3 cars in the parking lot. Also, thanks for keeping the Orchard Valley access road & amenities away from the scenic Oak Valley Ranch neighborhood skyline. Please remove the mice-infested and ugly barn & shed by the intersection immediately. Don’t put a crapper at Orchard Valley. It’s too close to nearby homes, and the smell will waft into the neighborhood. People can poop at nearby North & Quarry lots. |
| 191 | 77e99f0f-d | 02/02/2024 01:21:13.989 | The city is totally disregarding the fact that Blodgett was/is meant to be a preserve. The Big Horn Sheep herd will be negatively impacted by this project. Any research that states otherwise is simply incorrect! |
| 175 | 0e2c8bef-5 | 02/01/2024 03:39:01.153 | The closure of the popular fenceline mountain bike trail is a loss for Colorado Springs and I’m not convinced that the new trails on the south side can maintain the same character, as is evident by the number of sharp switchbacks in the new trails compared to the direct, flows route of the current trail. Colorado Springs has lost several of the best mountain bike trails in recent years and it’s up to the parks dept to prove they can deliver a compelling replacement. |
| 15 | beb21b76- | 01/20/2024 00:37:24.535 | The cyclists are not yielding to other trail users. It is dangerous and inconsiderate. Are there enough areas where bikes aren't allowed? |
| 217 | de907c54-( | 02/04/2024 02:45:57.654 | The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They’re eyesores that need to go. Don’t put a toilet at Orchard Valley. It’s too close to homes and very few people who don’t live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 218 | c8c6aaca-c | 02/04/2024 02:47:03.594 | The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They’re eyesores that need to go. Don’t put a toilet at Orchard Valley. It’s too close to homes and very few people who don’t live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 219 | fc4f62dd-8 | 02/04/2024 02:47:49.336 | The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They’re eyesores that need to go. Don’t put a toilet at Orchard Valley. It’s too close to homes and very few people who don’t live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |

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| 220 | 16290ca7-9 | 02/04/2024 02:48:32.733 | The first order of business should be to remove the rodent-infested barn & shed at the Orchard Valley Trailhead. They're eyesores that need to go. Don't put a toilet at Orchard Valley. It's too close to homes and very few people who don't live nearby use that trailhead. People can take their dumps at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 83 | 7d6792a4-9 | 01/23/2024 17:51:37.982 | The issues of keeping gates closed after hours and police availability have not been adequately addressed. The gates at the current Blodgett open space are always open.<br>Police do not respond to most issues. How is that going to change.<br>Rangers have "no enforcement" authority. What good are they? |
| 187 | f74e57c9-7 | 02/01/2024 21:42:24.863 | The language referring to 'rogue' trails persists in the draft despite being inaccurate and harmful, potentially offensive. Please use 'pre-existing' or 'non-designated' instead.<br><br>The details about what triggers public input/process when the master plan is to be updated as part of 'adaptive management' should be expanded in the plan. While we support management flexibility, we continue to struggle with the possibility that in future a master planned trail trail could be closed without process. |
| 689 | 19e15fa4-6 | 02/19/2024 04:23:07.905 | The less paving over nature, the better!! I'm all for trail maintenance, but desired to live here because of the open space!! No desire to live near a "recreation destination." |
| 92 | 7bb33acd-7 | 01/24/2024 03:49:03.482 | The native wildlife and the native bighorn sheep, we should not be displacing these animals |
| 125 | f2fcbb64-d | 01/27/2024 20:50:54.608 | The new plan will increase the number of bikers on the multi-use trails. When hiking the trails of BOS, I have found that there are some bikers that do not yield to the hikers, but assume that hikers will clear the trail for them. So some hikers give up and stop using the trails. For safety's and fairness sake, we need more hiking-only trails than the one in the plan. What is now BOS has been a hiking area for years. Don't turn it all into a bike park by making most of the trails multi-use. |
| 375 | b4e4a4a2-4 | 02/16/2024 17:15:58.672 | The north parking lot is too big. It should never be 50 spaces! That is an eyesore and not consistent with the goal of preservation. |
| 167 | 88422bbe- | 01/31/2024 19:03:51.720 | The north parking lot will be too big inviting more traffic into a quiet residential neighborhood without a guarantee that the gates will be locked at certain times. We already have issues with people partying in this area and leaving trash all over the streets. In the warmer months, people are often found sleeping in their cars in this area. As a quiet tight-knit community, we want to maintain the integrity of our residential living areas and not invite more issues into the area. |
| 358 | 0ebe9221-4 | 02/16/2024 15:45:32.617 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 359 | a5d60283-9 | 02/16/2024 15:46:30.308 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 360 | 2c9634e2-a | 02/16/2024 15:48:29.924 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |

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| 361 | d1db94f1-3 | 02/16/2024 15:49:15.522 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 362 | 04edd317- | 02/16/2024 15:50:00.412 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 363 | 3e700286-3 | 02/16/2024 15:51:47.045 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 364 | 9b413c5b-( | 02/16/2024 15:52:41.195 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 365 | a8081e4f-2 | 02/16/2024 15:55:09.187 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 366 | e9e110e0-9 | 02/16/2024 15:56:00.403 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 367 | fecdad5a-6 | 02/16/2024 16:26:39.470 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 368 | a40249e0-1 | 02/16/2024 16:29:07.923 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |

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| 369 | 6d58efbd-a | 02/16/2024 16:29:46.341 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 370 | 7941a7fa-a | 02/16/2024 16:30:27.934 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 371 | db7db721- | 02/16/2024 16:31:23.436 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 372 | db823e23- | 02/16/2024 16:32:39.614 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 373 | 87d1fd46-( | 02/16/2024 16:36:03.071 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 374 | 32dada79-4 | 02/16/2024 16:37:01.664 | The Orchard Valley Trailhead isn't suitable for a toilet. It's way too close to homes and the smell will waft to nearby residences. People can poop at the North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, remove the rodent-infested barn & shed by the intersection ASAP! Place less emphasis on mountain biking and more on hiking. Hikers are the vast majority of Blodgett Open Space users. |
| 165 | b868d37f-1 | 01/31/2024 18:36:17.756 | The plan should place more emphasis on hiking and less emphasis on mountain biking, as the vast majority of users are hikers. Please don't put a toilet at the Orchard Valley Trailhead. It's too close to homes, with some backyards within 40 yards of the fenceline. Good ideas to restrict the parking lot to 15 spaces and remove the unsightly barn & shed. Also a good idea to keep the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. |
| 13 | 8098c2aa-7 | 01/19/2024 21:50:58.692 | The plan sounds great and comprehensive! Thank you for valuing wildlife protection and quiet enjoyments of the park (and for recognizing the problems with off-leash dogs! Now if only their owners would be respectful) |
| 12 | f7ccee6c-a | 01/19/2024 20:40:31.792 | The responses to hang gliders have been mixed (at best), with more negative responses than pretty much any other planned improvement. Why does this keep getting pushed forward as a favorable decision from the public process? (Even the photograph in the Master Plan is covered in red stickers - I was at that pop up even in the parking lot, there does not seem to be public support for this. |

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| 129 | 4aa14e58-4 | 01/27/2024 21:47:46.303 | The slide that was quickly shown at the meeting of the North parking lot on a very busy summer day is not indicative of the whole year nor justification for the the proposed 40 spaces increase . Taking the highest usage day is inappropriate from an allocation and planning standpoint.. An addition of 20 spaces would easily accommodate the typically heavy use days throughout the year at this street parking at this entrance. |
| 124 | a9d7447c-4 | 01/27/2024 20:41:16.051 | The two neighborhood access points will result in increased car and bike traffic through our streets. Already, parking is limited and we have bikes whizzing down our hills. Options 1) make access points hiking-only 2) make Coldwater and the top of Hollandale Streets resident parking only 3) Put fencing with an s-shaped gap so that people can walk through, but can't ride through the access points, thus slowing the bikers coming off of the trails into the streets. 4) remove the access points |
| 90 | e748ddf2-5 | 01/24/2024 02:42:26.026 | The unmitigated impact on the bighorn sheep herd that calls that area home will be impacted greatly. I say no to the development and yes to the safety of the bighorn sheep. |
| 8 | 4222b68e-( | 01/19/2024 16:54:23.442 | The updated plan is showing paragliding as one of the most requested inclusions in the plan. This does not seem accurate if you look at the data. Yes there was a lot of responses in favor, but there was a similar amount of responses NOT in favor. I do not understand why the NET is not being considered instead of the total number of responses?<br>Perhaps this has something to do with the US Paragliding association being on the Stakeholder Committee (but that should not drive the conclusions). |
| 26 | 7769705a-( | 01/21/2024 17:34:56.764 | There are bighorn sheep and other wildlife in this area that would be impacted. Please do not proceed with this plan to develop land set aside with TOPS funds to remain wild.<br>Sara Kennedy and Lonnie Burkholder, Colorado Springs |
| 123 | 8863cc24-( | 01/27/2024 20:25:48.043 | There are too many multi-use trails and not enough hiking-only. I heard one of the park managers say at the neighborhood meeting that they typically make multi-use trails at least 4 feet wide. Some of the trails in BOS can't be made that wide without blasting away rocks and removing trees (e.g. the trail that starts at the Orchard Valley parking lot and runs on the north side of the ridge). For the safety of all involved, those trails should be made hiking-only. |
| 171 | eead68a6-a | 01/31/2024 22:59:55.632 | There should be more emphasis on hiking & less emphasis on biking. Hikers are the vast majority of users. You shouldn't put a toilet at the Orchard Valley Trailhead. The fenceline for that trailhead is only 40 yards above the residential properties to the south. Good to see the Orchard Valley Trailhead access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline. Also good to see the parking lot limited to 15 spaces, along with the removal of the ugly barn & shed. |
| 269 | e1e70517-( | 02/06/2024 13:41:19.854 | There should NOT be a toilet at the Orchard Valley Trailhead. It's not used by very many people, and it's too close to nearby homes (40 yards from the south fenceline to nearby backyards). North & Quarry trailheads are further away from homes and suitable for toilets. Remove the ugly barn & shed by the intersection ASAP! They're rodent havens and eyesores. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 270 | 977f651f-8 | 02/06/2024 13:43:08.201 | There should NOT be a toilet at the Orchard Valley Trailhead. It's not used by very many people, and it's too close to nearby homes (40 yards from the south fenceline to nearby backyards). North & Quarry trailheads are further away from homes and suitable for toilets. Remove the ugly barn & shed by the intersection ASAP! They're rodent havens and eyesores. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 271 | 4ed1a2e6-l | 02/06/2024 13:43:16.729 | There should NOT be a toilet at the Orchard Valley Trailhead. It's not used by very many people, and it's too close to nearby homes (40 yards from the south fenceline to nearby backyards). North & Quarry trailheads are further away from homes and suitable for toilets. Remove the ugly barn & shed by the intersection ASAP! They're rodent havens and eyesores. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |

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| 272 | 69392f69-1 | 02/06/2024 13:43:25.454 | There should NOT be a toilet at the Orchard Valley Trailhead. It's not used by very many people, and it's too close to nearby homes (40 yards from the south fenceline to nearby backyards). North & Quarry trailheads are further away from homes and suitable for toilets. Remove the ugly barn & shed by the intersection ASAP! They're rodent havens and eyesores. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 273 | 62003bd0- | 02/06/2024 13:43:41.546 | There should NOT be a toilet at the Orchard Valley Trailhead. It's not used by very many people, and it's too close to nearby homes (40 yards from the south fenceline to nearby backyards). North & Quarry trailheads are further away from homes and suitable for toilets. Remove the ugly barn & shed by the intersection ASAP! They're rodent havens and eyesores. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 274 | 98a4e103-: | 02/06/2024 13:43:50.899 | There should NOT be a toilet at the Orchard Valley Trailhead. It's not used by very many people, and it's too close to nearby homes (40 yards from the south fenceline to nearby backyards). North & Quarry trailheads are further away from homes and suitable for toilets. Remove the ugly barn & shed by the intersection ASAP! They're rodent havens and eyesores. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 275 | 80214a5a-7 | 02/06/2024 13:44:59.691 | There should NOT be a toilet at the Orchard Valley Trailhead. It's not used by very many people, and it's too close to nearby homes (40 yards from the south fenceline to nearby backyards). North & Quarry trailheads are further away from homes and suitable for toilets. Remove the ugly barn & shed by the intersection ASAP! They're rodent havens and eyesores. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. |
| 178 | 5fbd2311-8 | 02/01/2024 16:42:55.509 | There should NOT be a toilet at the Orchard Valley Trailhead. The fenceline at the trailhead is only 40 yards from the backyards of neighbors below and to the south. Thanks for removing the ugly barn & shed near the intersection, and for keeping the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. There should be less biking-only and more hiking-only trails. Hikers are the vast majority of Blodgett users. |
| 256 | 182f051a-6 | 02/05/2024 03:22:32.716 | There shouldn’t be a toilet at the Orchard Valley trailhead. It’s too close to nearby homes, unlike the North & Quarry Trailheads. Also, very few non-local people use Orchard Valley—Usually only 3 or fewer cars in the lot. Good to see the following in the plan: 1) Orchard Valley parking lot limited to 15 spots, 2) Orchard Valley access road and amenities no longer on the Oak Valley Ranch neighborhood skyline, and 3) removal of the awful structures (barn & shed) by the intersection. |
| 257 | ca421987-3 | 02/05/2024 03:23:32.701 | There shouldn’t be a toilet at the Orchard Valley trailhead. It’s too close to nearby homes, unlike the North & Quarry Trailheads. Also, very few non-local people use Orchard Valley—Usually only 3 or fewer cars in the lot. Good to see the following in the plan: 1) Orchard Valley parking lot limited to 15 spots, 2) Orchard Valley access road and amenities no longer on the Oak Valley Ranch neighborhood skyline, and 3) removal of the awful structures (barn & shed) by the intersection. |
| 258 | f1c3fed8-a | 02/05/2024 03:24:17.086 | There shouldn’t be a toilet at the Orchard Valley trailhead. It’s too close to nearby homes, unlike the North & Quarry Trailheads. Also, very few non-local people use Orchard Valley—Usually only 3 or fewer cars in the lot. Good to see the following in the plan: 1) Orchard Valley parking lot limited to 15 spots, 2) Orchard Valley access road and amenities no longer on the Oak Valley Ranch neighborhood skyline, and 3) removal of the awful structures (barn & shed) by the intersection. |

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| 259 | fc5febd9-6 | 02/05/2024 03:25:02.448 | There shouldn’t be a toilet at the Orchard Valley trailhead. It’s too close to nearby homes, unlike the North & Quarry Trailheads. Also, very few non-local people use Orchard Valley—Usually only 3 or fewer cars in the lot. Good to see the following in the plan: 1) Orchard Valley parking lot limited to 15 spots, 2) Orchard Valley access road and amenities no longer on the Oak Valley Ranch neighborhood skyline, and 3) removal of the awful structures (barn & shed) by the intersection. |
| 260 | c2bbf288-0 | 02/05/2024 03:25:45.985 | There shouldn’t be a toilet at the Orchard Valley trailhead. It’s too close to nearby homes, unlike the North & Quarry Trailheads. Also, very few non-local people use Orchard Valley—Usually only 3 or fewer cars in the lot. Good to see the following in the plan: 1) Orchard Valley parking lot limited to 15 spots, 2) Orchard Valley access road and amenities no longer on the Oak Valley Ranch neighborhood skyline, and 3) removal of the awful structures (barn & shed) by the intersection. |
| 194 | ec7ad11d-e | 02/02/2024 18:50:32.812 | There shouldn’t be a toilet at the Orchard Valley Trailhead. It’s way too close to nearby homes. Neighborhood backyards are just 40 yards from the fenceline. People can poop at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, good to see removal of the ugly barn & shed near the intersection. There should be less mountain biking and more hiking-only trails. |
| 195 | 3058f89b-5 | 02/02/2024 18:53:00.954 | There shouldn’t be a toilet at the Orchard Valley Trailhead. It’s way too close to nearby homes. Neighborhood backyards are just 40 yards from the fenceline. People can poop at the nearby North & Quarry Trailheads. Good idea to keep the Orchard Valley access road & amenities away from the Oak Valley Ranch neighborhood skyline. Also, good to see removal of the ugly barn & shed near the intersection. There should be less mountain biking and more hiking-only trails. |
| 254 | 261ef647-0 | 02/04/2024 21:15:24.094 | There shouldn't be a toilet at the Orchard Valley Trailhead.  It's way too close to nearby homes (40 yards from the south fenceline to neighboring backyards).  Also, there's usually only 3 or fewer cars in the parking lot.  North & Quarry trailheads are better suited for toilets.  Good to see the Orchard Valley parking lot limited to 15 spots, and good to see the access road and amenities no longer on the Oak Valley Ranch neighborhood skyline.  Also very glad the barn & shed are being removed. |
| 293 | 74976575-4 | 02/09/2024 16:51:32.912 | There shouldn't be a toilet at the Orchard Valley Trailhead.  Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents.  Please quickly remove the ugly barn & shed by the intersection.  They're havens for disease-carrying rodents.  Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |
| 294 | 5781c868-0 | 02/09/2024 16:51:43.740 | There shouldn't be a toilet at the Orchard Valley Trailhead.  Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents.  Please quickly remove the ugly barn & shed by the intersection.  They're havens for disease-carrying rodents.  Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |
| 295 | e46a4114-0 | 02/09/2024 16:51:53.073 | There shouldn't be a toilet at the Orchard Valley Trailhead.  Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents.  Please quickly remove the ugly barn & shed by the intersection.  They're havens for disease-carrying rodents.  Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |
| 296 | fcfae1c7-a9 | 02/09/2024 16:52:02.907 | There shouldn't be a toilet at the Orchard Valley Trailhead.  Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents.  Please quickly remove the ugly barn & shed by the intersection.  They're havens for disease-carrying rodents.  Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |

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| 297 | 2e15cbf0-8 | 02/09/2024 16:52:10.746 | There shouldn't be a toilet at the Orchard Valley Trailhead. Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents. Please quickly remove the ugly barn & shed by the intersection. They're havens for disease-carrying rodents. Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |
| 298 | f3897402-5 | 02/09/2024 16:52:18.829 | There shouldn't be a toilet at the Orchard Valley Trailhead. Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents. Please quickly remove the ugly barn & shed by the intersection. They're havens for disease-carrying rodents. Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |
| 299 | 36384242-1 | 02/09/2024 16:52:28.537 | There shouldn't be a toilet at the Orchard Valley Trailhead. Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents. Please quickly remove the ugly barn & shed by the intersection. They're havens for disease-carrying rodents. Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |
| 300 | ecd82120-8 | 02/09/2024 16:52:45.427 | There shouldn't be a toilet at the Orchard Valley Trailhead. Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents. Please quickly remove the ugly barn & shed by the intersection. They're havens for disease-carrying rodents. Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |
| 301 | 26f34433-a | 02/09/2024 16:53:01.061 | There shouldn't be a toilet at the Orchard Valley Trailhead. Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents. Please quickly remove the ugly barn & shed by the intersection. They're havens for disease-carrying rodents. Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |
| 302 | 8b2cc29b-e | 02/09/2024 16:53:13.841 | There shouldn't be a toilet at the Orchard Valley Trailhead. Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents. Please quickly remove the ugly barn & shed by the intersection. They're havens for disease-carrying rodents. Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |
| 303 | 91abe36e-5 | 02/09/2024 16:53:24.132 | There shouldn't be a toilet at the Orchard Valley Trailhead. Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents. Please quickly remove the ugly barn & shed by the intersection. They're havens for disease-carrying rodents. Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |
| 304 | 586b961e- | 02/09/2024 16:53:35.481 | There shouldn't be a toilet at the Orchard Valley Trailhead. Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents. Please quickly remove the ugly barn & shed by the intersection. They're havens for disease-carrying rodents. Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |

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| 305 | 50c26407-3 | 02/09/2024 16:53:46.263 | There shouldn't be a toilet at the Orchard Valley Trailhead. Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents. Please quickly remove the ugly barn & shed by the intersection. They're havens for disease-carrying rodents. Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |
| 306 | 73e00b9f-8 | 02/09/2024 16:53:54.740 | There shouldn't be a toilet at the Orchard Valley Trailhead. Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents. Please quickly remove the ugly barn & shed by the intersection. They're havens for disease-carrying rodents. Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |
| 307 | eb0d1126- | 02/09/2024 16:54:11.097 | There shouldn't be a toilet at the Orchard Valley Trailhead. Unlike the North & Quarry Trailheads, Orchard Valley is located close to residences, and neighbors will be adversely affected by the offensive smell of a toilet wafting down the hill on thermal currents. Please quickly remove the ugly barn & shed by the intersection. They're havens for disease-carrying rodents. Thanks for keeping lightly used Orchard Valley at 15 parking spaces, away from the Oak Valley Ranch neighborhood skyline. |
| 164 | 660cd9b1-1 | 01/31/2024 18:34:00.498 | There shouldn't be a toilet at the Orchard Valley Trailhead--There are backyards within 40 yards of the fenceline. Good ideas to restrict the parking lot to 15 spaces and remove the unsightly barn & shed. Also a good idea to keep the Orchard Valley access road and amenities away from the Oak Valley Ranch neighborhood skyline. The plan should place more emphasis on hiking and less emphasis on mountain biking, as the vast majority of users are hikers. |
| 95 | f98726d4-a | 01/24/2024 05:12:48.629 | There’s been enough development in this city. Work on current infrastructure before expanding and stealing from the natural environment |
| 320 | f8af6678-1 | 02/12/2024 20:52:35.908 | This Blodgett Plan is going to have a negative impact on property values in this residential neighborhood. It will cause traffic problems. There are already problems with after hours cars staying on the street overnight even though that is not allowed. Police do Not enforce this. This in inviting drug problems. |
| 34 | 06225e5a-3 | 01/21/2024 19:43:35.575 | This city is being destroyed by greedy developers and businesses. The Entire Asset of Colorado is wildlife, open spaces, our mostly excellent weather and nature. We do not want our city to become a concrete parking lot with bike trails for weekend warriors, at the cost of these assets. Use common sense and ecological sense and stop this non sense. |
| | | | This comment card is hard to find and confusingly worded. This appears to be intentional and a form of public engagement malpractice. Faux compliance.<br><br>The inclusion of paragliding despite strong public sentiment against it is a "tell": this project is preconceived and in collusion with the bike lobby at the expense of all other users and Blodgett itself. |
| 138 | 1875b7f1-6 | 01/29/2024 02:38:01.058 | Terrible communication and neglecting to email the main list about the final meeting and project plan are another "tell". This is wrong. |

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| | | | This community is growing and our trails and open space infrastructure needs to grow too!<br><br>Trailheads need bathrooms.<br><br>Trailheads need parking spaces. Ute Valley OS Parking--despite EXTENSIVE OVERFLOW capacity at the school and along nearby streets--fills to overflowing at the busiest times. People will NOT go somewhere else just because parking spaces are full! |
| 159 | 955ce214-7 | 01/31/2024 17:41:20.964 | Parks need enforcement. It's time for park police to enforce dog leash, waste and other park regulations. |
| 63 | 6d11b847- | 01/22/2024 23:19:39.826 | This is a great plan and it's important for the local neighbors in the Blodgett area to remember that Blodgett is a regional open space used by residents throughout our great city. These residents should not have a louder voice than residents who live in other areas of the city who are excited about recreating at the new amenities described in the master plan. |
| 86 | 644d1c89-7 | 01/23/2024 20:49:11.970 | This is a terrible idea. That Bighorn are present there has been proven and is undeniable. Stop putting developers desire to make money over the wishes of the citizens to preserve areas for quality of life here! |
| 7 | 8bcdbae0-( | 01/19/2024 15:08:07.734 | This plan feigns the application of public input and is poised to:<br>- Cede Blodgett to a niche user group: bikers. Hikers have a 1.1 mile outhouse trail and the multi-use trails will belong to bikes by default since they endanger walkers.<br>- Incorporate an unwanted activity by the general public: paragliding<br>- Replace the quiet and solitude of Blodgett with the circus like Red Rock OS<br>- Destroy natural features for appalling bulldozer scrapes<br>- Ignore the interests of nearby neighborhoods |
| 109 | 12268c38-( | 01/25/2024 04:07:52.618 | This plan is a travesty, destroying the last remaining wildlife preservation area on our westside, as well as a total disregard for the non migrating herd of Bighorn Sheep. It also places recreation over preservation in a small area, which it is impossible to accommodate both simultaneously. It is an unscientifically based plan that fails to take into consideration input from the prior master plan. It also disregards the value of this area's unique characteristics, and evacuation needs. |
| 311 | 63de84b3- | 02/11/2024 17:15:10.948 | This plan is unacceptable. Hiking is where I go to recharge and connect with nature. Under this new plan only one trail, a stretch of 1.1 miles, is for hikers only. On all other trails I'll constantly have to worry about being run over by mountain bikers or expected to move out of the way when I'm just trying to enjoy the afternoon. Not to mention the ecological damage mountain bikes will bring to the space. Please don't monetize this mountain and ruin the amenity for life long hikers. |
| 351 | 0c2d13ef-8 | 02/15/2024 17:36:36.553 | This plan seems pretty well planned out. Sad to see the bike park in the old quary was shut down due to concerns from neighborhood residence. This property seems well out of the way, and wouldn't require any habitat damage to construct since the habitat is already ruined. Seems, local residence want to keep people away from this city owned resource for fear of it becoming a "theme park". City owned resources should prioritize accommodating as many city residence as possible, theme park or not. |
| 408 | 55794a4d-( | 02/18/2024 01:46:01.088 | This seems like an unnecessary waste of government time and money. As a local resident for over 30 years, volunteers have maintained and appreciated these trails. This project plan makes me doubt the validity of the whole TOPS project. |
| 330 | 9fd6c330-f | 02/14/2024 18:19:57.296 | This would be a great space for a bike park. A city like Colorado Springs has the potential to elevate the bar when it comes to mountain biking in the US. With US Cycling and the Olympic training center, we need a place for future and current athletes to practice those skills. |

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| 114 | 22fdf0a0-2 | 01/25/2024 22:15:14.873 | To be mindful of the habitats and plant life first and fore most. I worry undesignated trails from the nearby housing will become more prevalent with this expansion like we see in Ute Valley or Palmer Park. I think public education and proper signage is EXTREMELY important and the nearby neighborhood should be sent information with LNT and park regulations. Also, the current trails can be steep and uncomfortable with bad drainage. Long term trail planning should also be accounted for. Thank you! |
| 99 | 3840b49b- | 01/24/2024 15:49:00.299 | Too bike centric; hiking-only trails too limited; need at least 5 miles of trails vs 1.1 mi; reliance on multi-use trails will cause high probability of conflict between bikers and hikers; security for expanded parking areas is inadequate; surveillance and gates should be funded as part of development at time of expansion; need assurance that anything pulled out of plan (ie traffic pattern changes) will have new process start and public engagement prior to any decision; no evidence of CSPD audit |
| 179 | 090dd8a9-( | 02/01/2024 16:50:58.853 | Too much emphasis on mountain biking when hikers comprise the vast majority of Blodgett users. There should be more hiking-only trails. There should NOT be a smelly crapper. at the Orchard Valley Trailhead. It's way too close to nearby homes. People can take their dumps at the nearby North & Quarry trailheads. Good idea to not put the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Also good to remove the ugly barn & shed near the intersection. |
| 182 | 7b4e9c9f-5 | 02/01/2024 16:56:19.115 | Too much emphasis on mountain biking when hikers comprise the vast majority of Blodgett users. There should be more hiking-only trails. There should NOT be a smelly crapper. at the Orchard Valley Trailhead. It's way too close to nearby homes. People can take their dumps at the nearby North & Quarry trailheads. Good idea to not put the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Also good to remove the ugly barn & shed near the intersection. |
| 62 | f6715908-9 | 01/22/2024 22:24:27.009 | Traffic will increase. I live off Centennial and traffic has increased. |
| 192 | 5b4761d6- | 02/02/2024 02:16:57.422 | Verbage: please refrain from using the term rouge when referring to trails that have existed prior to the property's being acquired. Our forests/parks have many trails that just happen with no planning or organized effort on anyone's part whether it be walkers, bikers, wildlife, etc. |
| 49 | f34409b5-1 | 01/22/2024 05:26:44.288 | Wake up and realize what you're doing. There are plenty of trails already in place. Why do you need to displace these animals just to satisfy someone else's desire to find somewhere new to ride their bikes or take a hike. Leave them alone so they can enjoy their lives too without being forced out. We've taken enough already. |
| 180 | ed07baf5-a | 02/01/2024 16:52:30.029 | Way too much emphasis on mountain biking when hikers comprise the vast majority of Blodgett users. There should be more hiking-only trails. There should NOT be a smelly crapper. at the Orchard Valley Trailhead. It's way too close to nearby homes. People can take their dumps at the nearby North & Quarry trailheads. Good idea to not put the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Also good to remove the ugly barn & shed near the intersection. |
| 181 | e7b96d5c-7 | 02/01/2024 16:54:27.420 | Way too much emphasis on mountain biking when hikers comprise the vast majority of Blodgett users. There should be more hiking-only trails. There should NOT be a smelly crapper. at the Orchard Valley Trailhead. It's way too close to nearby homes. People can take their dumps at the nearby North & Quarry trailheads. Good idea to not put the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Also good to remove the ugly barn & shed near the intersection. |
| 184 | 447cded6-f | 02/01/2024 17:10:15.222 | Way too much emphasis on mountain biking when hikers comprise the vast majority of Blodgett users. There should be more hiking-only trails. There should NOT be a smelly crapper. at the Orchard Valley Trailhead. It's way too close to nearby homes. People can take their dumps at the nearby North & Quarry trailheads. Good idea to not put the Orchard Valley access road & amenities near the Oak Valley Ranch neighborhood skyline. Also good to remove the ugly barn & shed near the intersection. |

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| 524 | 3770eb2d- | 02/18/2024 19:04:06.723 | We do not want the Blodgett Open Space master plan! Bikers have ENOUGH - Please have sense and keep this area protected for our wildlife. Paragliders have Mt Herman. Preserve and protect Blodgett - Our NON-MIGRATING BigHorn Sheep live here. There is NO Way the master plan will “preserve” and “enhance” for our wildlife. Citizens were blind-sides by this “grand plan” while the biking community knew all along! Listen to the voices out there. We do NOT want this plan ! Make the right choice. |
| 17 | 39d4a42e- | 01/21/2024 14:12:50.101 | We don’t need any more development in this area. This is prime area for bighorn sheep. Leave the area alone |
| 16 | 0c5df427-e | 01/21/2024 00:14:53.410 | We have already encroached on nature enough without this ruining a peaceful and natural area by turning it it into a web of trails for people. There is really no consideration for flora and fauna, only mountain bike enthusiasts. So the City is going to ruin the last bit of natural land in the foothills in the name if progress. It’s shameful and irresponsible. The area should be preserved for wild lif. |
| 378 | c523e0e1-5 | 02/16/2024 20:59:13.646 | We live immediately above the North Parking lot. The current lot is not managed well and is open well after dark and often after midnight.<br><br>We have to deal with people partying, motorcycles revving their engines and fireworks being shot into the forest.<br><br>Since they can not manage the current parking lot, we are against its expansion unless there is ongoing budgeted money for security and management of the proposed lot.<br><br>We live with noise & with fear of fire emanating from the lot.<br>[contact redacted] |
| 111 | b0b15d6b- | 01/25/2024 15:51:13.633 | We live on Terranova Ct across from BPOS N parking lot. Our concern is the addition of more lights in the BPOS N parking lot. We are concerned about adding more lights in the parking lot & are opposed to an automatic gate which requires more lighting and cameras. This space in our neighborhood is shared with the wildlife and a new light was just installed over a year ago at the entrance to the parking lot. Please, NO MORE LIGHTS!<br><br>[contact redacted] |
| 23 | 68e7d599- | 01/21/2024 17:24:54.817 | We need to keep some wild open space. The wildlife of Colorado has only us to govern. We don't need parking spaces in the Blodgett open space. |
| 118 | 6fd9cf7f-14 | 01/26/2024 21:14:09.276 | We strongly oppose this project being utilized for anything that would impact Big Horn Sheep populations. Visitors and recreational activities could negatively impact them, such as wanting to get near the sheep, feeding them, harassing them or otherwise creating an insecure environment where they fail to breed due to the proximity of human populations near their breeding areas. Hard surfaces would compete with available space for the herds to roam and eat. Please leave this as open space only. |
| 162 | cf489233-5 | 01/31/2024 17:47:58.473 | When managing burn areas, please keep in mind that many species of plants and animals in Colorado depend on burned areas as important habitat. Not all areas need to be cleared and replanted; some areas should be left to regenerate naturally. |
| 126 | 531e3aac-9 | 01/27/2024 20:57:55.245 | While the plan includes the closure of many social trails, it does not address the increased erosion and the increased trail maintenance required when using the trails for mountain bikes (maintenance planning was listed as a low priority item). The development of BOS will lead to more use of the area, not less, and the steep landscape is very susceptible to erosion. So we need to make maintenance and erosion control a higher priority than currently in the plan. |

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| 9 | 3681e6c1-9 | 01/19/2024 17:32:07.241 | Who gets to decide the difficulty and planning of the single use mountain bike trails? If you use one of the local clubs that supposedly advocate for trails, they will suggest nothing steeper than 3%. This is not considered advanced or challenging trail. Completely armoring something beyond 3% turns it into a paved surface. Please do not allow amateur bike clubs in town to suggest or build any technical terrain in this park. |
| 22 | 450feadd-7 | 01/21/2024 17:12:54.873 | Why does every piece of open space have to be developed? This is crazy. The open scar on the mountain is bad enough. By the time this section alone ever restored I'll be dead. The face of the Rockies should never have been destroyed by rock industries nor a new biking area. Never! Doesn't anyone care what our beautiful scenery looks like? |
| 35 | c4f89601-9 | 01/21/2024 20:46:48.019 | Why would you feel the need to impact the big horn sheep population like this? Leave them alone to live and thrive. Big horn sheep do not want to and won't mix with bikes and people and comfort stations. Just say no to more development in the name of recreation. |
| 21 | 6ee7d77b-4 | 01/21/2024 17:02:10.075 | Wildlife habitat will further be eroded, this has to stop. We humans have enough space. Colorado Springs has lost so much wildlife habitat in the last 10 years that it is shocking and this town has changed for the worse. |
| 188 | 0a041f5a-b | 02/01/2024 22:36:22.528 | Will destroy beautiful ambiance of outdoor space. |
| 169 | f5bb5421-a | 01/31/2024 22:26:13.950 | With the exception of Garden of the Gods, Colorado Springs has very poorly maintained parks and open space. This particular open space is in the middle of a neighborhood. We are being asked to deal with a huge parking area for only 1 mile of trail. We have continually pointed out the miss use and abuse of this area. The planned expansion will make it worse. |
| 89 | 69e26859-4 | 01/24/2024 00:52:11.917 | Worried about the impact on wildlife, especially the Bighorn Sheep. Would prefer no further development in this area. |
| 155 | 5dd45d80- | 01/31/2024 14:29:10.344 | Yep. The Dog Issue. Folks are not keeping their dogs on leash and are not picking up poop. It ruins it for everybody! We need roving rangers IN ALL PARKS AND OPEN SPACES, appearing randomly and writing tickets for violators. The amount of poop in some of our parks is astounding (as well as disgusting). START TICKETING THESE VIOLATORS!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! |
| 268 | 4d738f73-b | 02/05/2024 20:48:54.397 | Yes, a few points.<br>a. Land and wild life conservation has been ignored in this plan. Wildlife actively uses the open space and having Mountain bikers zooming down the hills all year will disturb their habitat.<br>b. Only 1.1 miles are for Hikers. This should be other way around.<br>c. Woodmen road traffic went up exponentially in the last few years with speeding as a big problem. This will create more problems for people living in the area with speeding drivers. |
| 277 | 78a693e9-8 | 02/07/2024 14:41:44.438 | Yes, how about considering not doing anything in this area? Don't spend any money on this. Reallocate the funds. City just asked for money for more police...here are the funds that you can use. What is wrong with this city? Don't you know how to wisely use taxpayer money? This area is already a recreation area that also enables the habitat to thrive. Keep the resident Rampart Range Bighorn Sheep safe! Continue to reclaim the quarry. Let the Colorado Scrub Oak thrive. |
| 85 | dec87e6f-3 | 01/23/2024 20:39:27.605 | Yes, I believe it should be left alone. I live in the neighborhood at the base of Blodgett. We don't need more traffic, parking lots, bikes and tourists. I went to the meeting in October and it was if the city/committee were just going through the motions to say they are open to other peoples ideas. Very sad. |
| 39 | 353995f4-5 | 01/21/2024 23:11:56.272 | Yes, I have many concerns:<br>Disruption due to excess traffic coming through a residential neighborhood.<br>Police coverage of these new/extended recreational areas. The current areas are not well policed. Late night/all night behavior occurs at the current parking/hiking areas.<br>Locking the parking lots at night. This is supposed to be done now, but isn't. Cars come and go at all hours in all weather.<br>Disruption to the wildlife - big horn sheep, mountain lions, bobcats, fox, owls, eagles, etc. |

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| 427 | fa9dd297-3 | 02/18/2024 16:39:27.180 | Yes, please just leave it alone!  I've been hiking there a few times a week with my dogs for over 25 years.  There are various trails and you can do anything from a short hike to a long hike all the way to the top and beyond, often only encountering a few other hikers, although rude, reckless bikers have become much more frequent in recent years. |
| 47 | 9be2803a-3 | 01/22/2024 04:09:35.299 | Yes, what about the Big Horn Sheep? We can’t take that away from them. Please don’t do that… |
| 53 | 92e69c76-( | 01/22/2024 13:27:06.727 | Yes. As a current Peregrine resident, the existing Blodgett Open Space parking lots are open too late, allowing for late meet ups. There should be gates timed to close 30 min after sunset YEAR ROUND! Additionally, speeding on Woodmen is horrific. Who will monitor more traffic? I live off Richfield Dr, I’ve nearly been T-boned by drivers coming from the Blodgett open space direction. Additionally, many people think they can street park on both sides near upper Blodgett open space. Add signs. |
| 328 | b753a49a-a | 02/14/2024 18:16:11.673 | Yes. Build a bike park! |
| 65 | 00c684f4-6 | 01/22/2024 23:41:47.476 | Yes. The Air Force Academy has been trying to secure its property with extra fencing to only allow authorized people on the base. The Air Force Academy needs to be notified of all the additional people who will be on this adjoining property if this proposal goes through. It is possible to hike from Blodget Open Space  onto the Academy. This is a security concern. |
| 50 | 77dda517-9 | 01/22/2024 08:10:14.631 | Yes. The proposed development will impinge on building Chornobyl sheep habitat. Back off and preserve their documented birthing and living turf. Having a non- migrating herd is a very special and delicate privilege. Let’s preserve the habitat they need. |
| 170 | 83c86a26-5 | 01/31/2024 22:58:06.983 | You shouldn't put a toilet at the Orchard Valley Trailhead.  The fenceline for that trailhead is only 40 yards above the residential properties to the south.  Good to see the Orchard Valley Trailhead access road and amenities are no longer on the Oak Valley Ranch neighborhood skyline.  Also good to see the parking lot limited to 15 spaces, along with the removal of the ugly barn & shed.  There should be more emphasis on hiking and less emphasis on biking.  Hikers are the vast majority of users. |
| 10 | 5aa65cdc-b | 01/19/2024 17:49:19.676 | no |

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett OS Master Plan Public Comment
**Date:** Saturday, January 27, 2024 11:52:53 AM

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Hello,

I have comments on the master plan, but they exceeded the 500 character limit, available on the comment card available on the master plan website.

Please see my comments below. Page numbers refer to the pdf page numbers of the master plan document available online. I would like to say that I am in support of the plan as a whole, my comments below are hopefully constructive improvements to make it the best it can be. For context, I typically use open spaces to mountain bike, so most of my comments will be in relation to mountain biking.

Pg 47: Under the Chamberlain and Park to Peak Regional Trails it says: "Within the Open Space, the Park to Peak Trail between Oak Valley Ranch Park and the Quarry Trailhead will be designed, constructed, and maintained to the PRCS Tier Two Natural Surface Trail standard." These standards do not appear to be listed in the master plan, and the Standards I could find list a tier 2 trail as paved.
Pg 48: Regarding the language describing the bike trails:
-I think it should include reference to the double black line as shown in the maps.
-I would appreciate seeing language about optional features (a jump, drop, or rock feature with a way to ride around)
-It would be nice to see suggestions about signage or other features indicating downhill bike trails only. Chutes signage is lacking, and I have had to explain to well-intentioned hikers that it is a downhill bike trail. Chutes signage says "Bikes only," It's possible "No hiking" may be better language to communicate the intent. This issue mostly seems to occur at the mid-way drop-in at chutes. The cattle guard roller at the bottom of chutes seems to work well.
Pg 63: "Considering Open Space or individual trail closures when trail conditions exist where visitor use causes trail damage and widening." I would support this if implemented reasonably. Updates would need to be made regularly and available online.
Pg 72 "Phase 3 Implementation:
▪ As data indicates, consider reducing trail density or use for visitor experience enhancement.
▪ As data indicates, consider restricting public access for habitat protection or visitor experience enhancement.
This seems very vague. What data is sufficient to close access? Given that this is a management plan this is where these metrics should be spelled out.
Pg 79 Climbing trail is a blue but downhill only is a blue/green? I understand the need to make a way down for bikes that doesn't involve taking the uphill trail, so I think the ideal solution would be to have a blue trail with ride-around options so that a beginner rider could ride down. This allows more advanced riders to have more fun, and allows beginners riders to try features as they learn. This may be the intent, but isn't described on page 48.

Thank you, I am excited to see the improvements made in the coming years!
[redacted]

**From:** [redacted]
**To:** Donelson, Dave; PRCS - Parks Advisory Board - SMB; Frisbie, Todd; Deitemeyer, David
**Subject:** Blodgett Open Space
**Date:** Thursday, February 15, 2024 2:33:04 PM

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My neighbor, [redacted] has sent you a letter and my husband and I are in complete agreement with all of Amy's points. We have lived on Sawback Trail in Peregrine for almost 18 years directly below the North Blodgett trailhead. We hike the Blodgett trail system multiple times per week and were saddened and concerned with the proposal to reduce hiking trails by more than 20% and increase bike trails/traffic.

This proposed expansion affects us all deeply and we're grateful to share concerns before plans move forward. Thank you for hearing Amy concerns on behalf of all of us.

[redacted]

To Whom It May Concern,

I am a 20-year resident of Peregrine and live in the Sawback neighborhood directly below the North Blodgett trailhead. I fear that our way of life is about to change with the approval of the new open space plan.

Our neighborhood is tucked away. Soon, the bike park will be widely promoted, enticing more people to come into the area, forever changing the quiet peacefulness that we have enjoyed. That said, I know that you have to forge forward with a plan. Here are some things I have been thinking about and would urge you to consider.

**Make North Blodgett a Hiking-Only Park**
The major use of North Blodgett is now hiking. We have a large retired community here, and many of us hike the open space every day. Why not keep it that way by designating it a hiking-only park? We were shocked to see only one mile of hiking-only trails in the new plan. We fear the creation and promotion of the bike park with connecting trails into North Blodgett will bring many more bikers into North Blodgett and change what makes this area special. If mountain biking were kept at the quarry/expanded area, with trails not connecting to North Blodgett, that would help preserve its peacefulness, a safe space for wildlife, safer trails for hikers and a more pleasant experience.

**Proactive and Specific Safety & Security Plan Needed Before Expansion**
The Sawback neighborhood is very fearful of the expansion mainly for one reason: we already have street racing, broken bottles, parking overnight on our streets,

people having sex in cars, etc.  We know the expansion will bring more people and increased problem activity.  Locking gates is imperative but even then, crime will increase if street parking is not enforced.

The proposed plan does not include a specific, proactive safety and security plan in the area of the trailhead including identifying specific gate closure times, plans for how the gate will be closed versus automatic gates, and lack of enforcement currently. We would like to see a specific plan and automatic gates as a requirement before moving forward with the master plan.

**Paragliding Doesn't Make Sense in a Densely Populated Area**
I was pleased to see that paragliding landing spots were removed from the neighborhood parks where children play.  However, paragliding does not belong in a densely populated neighborhood.  It should be in an open area without homes or bighorn sheep activity.

Please consider the needs of the Peregrine community and wildlife before approving the plan as it is currently written. This is our backyard -  an incredibly special, wild space that needs to be preserved for the generations to come.



**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Master Plan Input
**Date:** Sunday, February 18, 2024 9:56:04 PM

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Hello David -

First off I would like to thank you and your team for developing such a thorough and well-thought out plan that strives to balance environmental and user-preference considerations along with neighborhood concerns.

I have two questions I would like to ask and some inputs to provide. First, on the Master Plan's map of the north trailhead area it shows a trail that is to be closed. Is that the Red Squirrel hiking trail that eventually connects into the Wagon Wheel trail that takes you into the National Forest area? If it is, it would be a mistake to close that trail as it currently gets a large amount of use since it provides an excellent alternative route into the National Forest and eventually all the way up to the Blodgett Peak ridgeline.

Second, what are the current plans for the entry road into the Orchard Valley trailhead? Is it still envisioned as feeding into a four-way stop at the intersection of Orchard Valley and Centennial? If so, it would not be a good idea to turn that intersection into a four-way stop as that would pose problems for cars coming up the very steep hill on Centennial. Instead, I would highly recommend that the feeder road into the Orchard Valley trailhead be kept at or near where it currently is on Woodmen Road about 500 feet or so north of the Orchard Valley / Centennial intersection. and that no changes be made to Orchard Valley / Centennial intersection itself.

Thank you for your consideration.

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Open Space Master Plan
**Date:** Wednesday, January 24, 2024 6:08:34 PM

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Hello,

Read quite a bit of this report, a few comments.

I have been actively (almost daily) running on these trails for fifteen years and really appreciate the open space.

Have you actually counted the people using the trails for an accurate estimate of actual usage.

Bike usage has been increasing the last few years, but my estimate is that hiking and running is close to 60 to 75% of users of the trail system.

There is almost no demand for paragliding and it is not a good location.

I think these responses are being manipulated by online response campaigns to change results, online response surveys are open for and have a history of manipulation.

As a constant user with my head down looking for the next safe space to put my foot, I am very aware of the condition of the trails.  They are being damaged by erosion caused by increased bike usage.
I am not against mountain biking, but you have to take into consideration the damage the bikes do to trails. Unfortunately they are similar to miniature strip mining machines and cause 90 to 95%
of the damage to the mountain trails. Trails that have existed for decades with minimal maintenance, can become gullies in two or three years of bike use.
Your/our primary goal/constraint is sustainable usage. Bike trails need fortified engineering and construction and additional maintenance to be considered sustainable. They have to be monitored for damage, and
There has to be strong deterrence, i.e. stiff fines, for not following the restrictions.
Mountain biking is fun, but it has grown faster than the management of the sport.

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Peak Open Space
**Date:** Friday, February 9, 2024 4:25:52 PM

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To Whom it may concern:

-North Blodgett parking lot is surrounded by a neighborhood, which makes it unlike other open spaces. The neighborhood around Blodgett Peak is already experiencing graffiti, littering, and vandalism.
The proposed size for the parking lot is too large, an eye sore, creating an increased volume of people/activities in the area. There are no guarantees that gates will be locked. Those living here have been asking for locked gates for years. The same problems we've been having will continue, but in greater quantities because of the bike park drawing people into the neighborhood. It is not safe to drive by the North entrance on any weekend night and almost any night in the summer, due to the parties, drinking, drag racing, and other activities. The larger parking lot will make this an even bigger problem.
Reducing North Blodgett to 1 mile of trails, is terrible, taking the current trails away from the residents and people currently using the park to create a mountain biking recreational area at Orchard Valley and into Blodgett Peak. These trails cannot be safely shared at the proposed volumes.
The bike park at Orchard Valley will bleed greater numbers into the north Blodgett area which is now primarily hiking. Greater biker/hike encounters. Safety risks and less peaceful hikes the new plan is for 11 miles of trails down from the current 18 miles of trails is ridiculous.
The impact of paragliding in a densely populated neighborhood and the potential effect on wildlife and the "quiet" of the current space, not to mention the danger to the general public. The landing areas are in the middle of neighborhoods, not in open fields.
This area is rich in wildlife, fox, rabbit, turkey, bobcat, deer, coyote, skunk, bear, mountain lion, and bighorn sheep. Blodgett Peak is a lambing area for bighorn sheep, expanding it and especially adding mountain biking will be detrimental to the wildlife population.

Stop this proposal. Spend this money taking care of the parks that already exist and are in desperate need of maintenance.

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Open Space Plan
**Date:** Saturday, February 17, 2024 9:14:00 AM

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**Dear Mr. Deitemeyer:**
**I would like to express my concern about the proposed Master plan and the excessive amount of parking spaces off Allegheny Drive. Here are my major concerns:**

- **Increased traffic on Woodmen Road, Allegheny, Orchard Valley and Centennial**
- **No stop signs at Orchard Valley and Woodmen**
- **Increased drug activity and vandalism at the North Blodgett parking lot**
- **Increased traffic through a tight area of Oak Valley and possible danger to children and adults in the neighborhood**
- **FIRE DANGER – we have already had one fire started in the North Blodgett area due to homeless camp**
- **LACK OF OVERSIGHT BY POLICE WHO ARE ALREADY STRETCHED THIN**
- **NO GATES TO STOP OVERNIGHT PARKING**
- **CARS NOW PARKING ON COMMUNITY STREETS BECAUSE THEY ARE AFRAID OF HAVING THEIR CARS BROKEN INTO WHICH HAPPENS FREQUENTLY IN THESE PARKING LOTS.**
- **A 180 space parking lot with no supervision is bound to cause all sorts of illegal activity which will only hurt the Oak Valley Neighborhood and other surrounding neighborhoods**
-

**I implore you to come up with a less dense plan in which all can enjoy the trails without causing undo stress to the people who live nearby.**

**And finally, West Woodmen Road from Rockrimmon to the entry to Peregrine is already a mess despite having had a skim coat put on it last year. The majority of the asphalt is gone due to poor workmanship by the Colorado Springs Public Works Dept. and Cory Farkas should be embarrassed that his crews don't know how to do a decent job. More traffic is not what this road needs.**

**Thank you,**
[redacted]

**(I am also the President of the Village at Peregrine HOA and this increased traffic will directly affect my neighborhood.**

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Open Space Master and Management Plan comments
**Date:** Tuesday, January 23, 2024 2:02:13 PM

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Hi Dave,

I wanted to reach out after the Blodgett Neighborhood Focus Meeting on Monday, 22 January 2024. The presentation at the focus meeting were very well done and very helpful. It was helpful to learn that this is a 15-20 year plan. I have a couple of comments I would like to make that I didn't have room for in the 500 character limit comment card or that I just learned last night so I am reaching out by email.

I am glad there will be a hiking only trail. I would like to see it longer than 1.1 miles. That is a pretty short walk. I learned that it will be in the North Blodgett area. I would like to see another hiking only trail at the Quarry area. As a quarry neighbor, I could walk to a trail in this area, but would drive and take up parking at the North Blodgett area. Being a hiker, I would like to see more hiking only trails. I think having bike only trails is a good idea as well.

I believe the current issues of street racing, after hours vehicles in the North and the lot by Orchard Valley road, motorcycle rally rides, nefarious activity, locking and/or monitoring the lots, and closing the lots at dark needs to be addressed before more areas are opened and current areas are expanded. It would be easier to believe these things will be addressed in the future plan if we see them addressed now.

Thank you for your time,

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Cc:** [redacted]
**Subject:** Blodgett Open Space Master Plan
**Date:** Friday, February 16, 2024 1:00:56 PM

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Mr. Deitemeyer,

I built a home on the North Blodgett loop in Peregrin in 1997 and I have lived in Peregrine for 26 years. I currently live on Ruststone Court and my house is in many of the photos and maps of the Open Space Master Plan. I will make my concerns and requests brief:

1) I used to enjoy riding a bike on the utility road going up to the water tower but due to back issues I am not able to ride now without having electric assistance up hills. Why are electric bikes not permitted while regular mountain bikes are? I am very frustrated since regular mountain bikes are much more nimble and therefore often seen on single track trails, going faster and causing much more erosion than any electric bike would.

2) I like the proposal of an expanded parking lot since Woodman road can become very over crowded. I have seen over 100 vehicles on Woodmen road at the North Parking lot on more than one occasion. There are many times when cars park in front of my house which I am not fond of but will probable continue even with a larger parking lot.

3) My biggest complaint is excessive speeding and the NOISE from motorcycles and cars with modified exhaust systems (or no muffler at all). The main way, and possibly only way, to limit the street noise would be by posting noise ordinance signs accompanied by SOME enforcement. I have contacted Falcon Police many times regarding this and they say they can't "pursue" but the fact is their presence is minuscule and they usually do nothing more than drive through the neighborhood rather then attempting any enforcement.

4) One of the few trails I enjoy on a regular basis is "Red Squirrel" trail which connects to "Dry Creek" trail to the South of the utility road. On the maps, this trail is designated for closure and I hike this trail multiple times a week. Please keep this existing trail open and if errosion is of issue please designate this trail as a foot trail only.

I am sorry this is just another list of complaints to add to the list but I do want to say thank you for all the work you are doing to make Blodgett Open Space a better place for all to enjoy.

I am well familiar with all the trails that connect to the utility road from the North Parking lot so please feel free to contact me if you would like any information I may be able to provide as a long time user of this wonderful space.

Whatever assistance you can provide for my concerns above would be greatly appreciated.

[redacted]

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Comment regarding the 1/22/24 open space meeting
**Date:** Friday, January 26, 2024 2:54:55 AM

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Hello David~
I am writing my letter to you as your website would not take my comment even when under 500 characters, so here is the long version. I trust this will be entered into consideration by you and the many people on the board of this plan.

Response to Blodgett Open Space Master and Management Plan

Meeting held 1/22/2024

From [redacted]

I realize the team has made an effort to listen to many diverse views throughout the public meeting process which I appreciate. While most residents of the westside seem to agree on the hearty measures being taken to preserve wildlife habitat and conservation and the upgrading of trail marking and improvement to fire damaged burn areas in this space still suffering from the Waldo Canyon fire, I believe the most controversy appears to be over the size of the parking lots being proposed in the three locations of the Blodgett Open Space Master Plan. It appears there is a great inequity in the decision making on this matter.

Throughout the evening, I heard many references to the reductions made on this plan to the size of the Allegheny and Orchard Valley parking lots. In fact, Orchard Valley has only 15 spaces in this proposal which it already has the capacity for so no increase on this parking lot size! This makes no sense to me when it is in the center of the Blodgett Peak Open Space and the land clearly is present to make a larger lot to accommodate more visitors to hike either direction of the Open Space. This lot should be considered for greater expansion now not later to take the pressure off the North parking lot expansion especially.

The North Blodgett Peak Entrance cannot absorb 51 spaces which is more than triple its size now! **The first meeting offered an increase of 20 spaces which is what I believe to be reasonable.**

Trying to achieve a land to parking spot ratio from its current value of 0.4 to 6.0 (a 15X increase matching the maximum implemented in the entire park system) is NOT appropriate for this small piece of land situated in a watershed area in a neighborhood with the highest fire risk in the Blodgett Peak Open Space. Clearly none of the board members on this Blodgett Peak Open Space Plan experienced the terror and chaos of the evacuation of Peregrine during Waldo Canyon Fire. **This area has a proven fire evacuation risk!** Attracting too many people to an area this fire-prone is not prudent or wise or good park planning. Orchard Valley is more than a mile lower down Centennial Boulevard with much more ability to evacuate quickly if more parking spaces are needed. Allegheny would have no issues. Your allocations on parking I believe should be more equitable.

**At this time, the city of Colorado Springs has no fire evacuation plan in place for the Peregrine neighborhood. We in essence are no better off than we were 12 years ago when it took me 4 hours to get down West Woodman during the Waldo Canyon evacuation**. The number of elderly in our neighborhood increases the fire evacuation risk of loss of life dramatically. At least 10 emergency vehicles were called up the Woodmen hill at their own risk to carry down those with emergencies effectively closing down one lane of our downhill evacuation which is one reason it took so long to clear the cars down the hill. This scenario has not changed in the last 12 years.

During the Dec 21, 2021 Blodgett Peak fire, our neighborhood (and no other) was called into pre-

evacuation status as the embers blew down from a careless camp fire. They left their car in the Blodgett Peak North lot overnight. Cameras and locked gates won't prevent this type of "camper." I can't imagine the cost to the city of the airplane called from out of state to put out the Blodgett Peak fire! Not to mention the risk to the fire fighters on the steep terrain.

The slide that was quickly shown at the meeting of the North parking lot on a very busy summer day is not indicative of the whole year nor justification for the huge proposed increase in parking spaces. Even that day, it appeared to be 10 cars at most. An addition of 20 spaces would easily accommodate the worst day of street parking at this entrance.

I do agree "No Parking" street signs should be put up along Centennial to maintain the integrity of the bike lanes, and I request strict police enforcement with tickets and towing be employed if violations occur. That would mean police would have to patrol this area regularly.

**Once again, I am requesting a copy of the traffic study required for the plan to proceed.**

I sincerely hope you reconsider the parking situation in the North Blodgett Peak Open Space to accommodate just 20 additional spaces and if needed consider an increase in the lower Orchard Valley lot to balance the traffic increases and congestion at the North lot expansion guarantees. The integrity of our neighborhood, the safety of our children at the many bus stops on Centennial, and our property values are at stake with increased traffic, noise and congestion.

Thank you,

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Keep Blodgett Wild!!
**Date:** Sunday, February 18, 2024 10:13:50 AM

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Hello David,

I have been to the community meetings for the new Blodgett Open Space Master Plan, and many voices who cherish this space are still not being heard. Residents of the nearby communities and the hikers who have been using this space for years do NOT want an "expanded" master plan that adds noise and commotion. We want to preserve the wild, natural space that already exists, and is home to the many different species of wildlife that we cherish.

We cannot continue to develop wild areas for expanded recreational use, or we will lose the very things that make our city the beautiful treasure that it is. Furthermore, this supposed expansion is not even adding miles of trail—it is, in fact, DECREASING the amount of trails, but ADDING over 200 parking spaces. How does that make sense—more people, less trails?! This will severely congest the open space, and although I know that wildlife corridors have been considered, this overwhelming amount of human presence in the open space will most definitely scare our precious wildlife away.

Have you asked the bighorn sheep what they want? I'm guessing they don't want mountain bikers barreling down their hallway at 20mph. We can't risk losing them. How about the peregrine falcons—will they mistake the paragliders soaring over them for predators, and vacate the area? And the mule deer that live in harmony with the current community—will they be safe with hundreds of cars who are unaware that they are there flying up and down the mountain?

We do NOT want 180 parking spaces at a new trailhead—this will become a loitering spot that will increase noise and crime, and will scare off the wildlife.
We do NOT want 50 parking spaces in the North Blodgett lot—this will invade and degrade the trailhead.
We do NOT want multi-use trails that will in reality become mountain biking trails, because hikers will not want to risk injury from sudden encounters with bikers.
We do NOT want paragliders terrifying the wildlife as they descend down upon them.
We do NOT want Blodgett to turn into a tourist destination—we have plenty of those in town. We want to keep Blodgett a natural community treasure where we can recreate quietly in peace and harmony with the wildlife that lives there—like we've been doing for years.

From the information I gathered, mountain bikers have approximately 47 miles of trail at Ute Valley Park, 41 miles of trail at Red Rock Canyon Open Space, and 69 miles of trail at North Cheyenne Cañon. Why are we handing over the tiny little refuge that is Blodgett to them as well?! PLEASE take the concerns of all groups and individuals into consideration, and think about the area's recreational facilities as a whole. A handful of mountain biking (or "multi-use") trails at Blodgett would be just a drop in the bucket compared to the biking trails that already exist in town—but if you pave paradise and put up a parking lot here, you will forever lose the natural haven that Blodgett Open Space already is for many.

Sincerely,
[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Open Space Master and Management Plan
**Date:** Saturday, January 27, 2024 10:10:01 AM

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Dear David,
I was able to attend the Blodgett Open Space meeting on January 22, 2024 and found it somewhat disappointing.. Most of the material presented was already available online prior to the meeting. No opportunity was provided for audience input or questions during the meeting. It was difficult to identify the proper representatives to talk to during the 30 minute "open house" that followed.
I have several ongoing concerns about the plan:

1. Multi Use and Bike trails are given priority over Hiking Only trails. In fact, there is only a single 1.1 mile hiking-only loop trail in the entire plan. So much for "more hiking-only trails" as requested by many current Open Space users. My experience as a hiker on multi-use trails has included a number of encounters with mountain bikers, not all of them positive. Yes, some bikers are polite and yield, as required, to hikers. Others, however, are not as pleasant, with bikers coming around blind corners at high speed and not yielding to hikers, creating dangerous situations on narrow trails. We need more hiking-only trails! In view of the planned decrease in total trail miles from the current status, this may have to be at the expense of some multi-use trails. I recognize that there is a strong mountain bike lobby involved in the current plan, with two representatives of the Colorado Springs Mountain Biking Association on the Stakeholder Action Committee.
2. Paragliding is still in the plan. I do not consider this necessary or appropriate. Interestingly, a representative of the U.S. Hang Gliding and Paragliding Assoc. is also a member of the Stakeholder Action Committee. ( I have to wonder who decided which individuals / organizations would be invited to serve on the Stakeholder Action Committee.) When I asked (at the Open House) a TOPS representative where the impetus originated for having paragliding included on the Open Space, she was quick to respond with a "pep talk" on everything good about paragliding, including how many paragliding enthusiasts there were locally (actually a fairly small number). In the course of our discussion, she happened to mention that her son was a paraglider.
3. The planned expansion of the North Blodgett trailhead parking lot is excessive. Expanding the lot to the west will extend uphill, creating a very visible eyesore. This will also require removing a number of mature, healthy pine trees on the south edge of the current road. A more modest increase in the parking lot size would be better. We could still use the current on-street parking on the west side of Woodmen Road (which does NOT block the bike lane on Woodmen), with proper enforcement of "no parking" beyond this zone.

(Sorry about the length of this email, but I was limited to a one-time 500 character comment entry on the Open Space website.)

Thanks,
[redacted]

Virus-free.www.avast.com

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Open Space Plan Comments
**Date:** Friday, February 16, 2024 12:44:55 PM

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Many in the neighborhood are now questioning support for TOPS given all the unnecessary construction planned for the Blodgett area. For years, we were very happy with the work volunteers were able to achieve for any necessary trail maintenance, since the people working on the trails were the ones who were using the trails.

But progress was not free from government interference starting more than a decade ago. An effort using neighborhood volunteers to curtail erosion after the Waldo Canyon fire was squashed by a representative who indicated he preferred to throw a bunch of money at the problem, and use heavy equipment for a job nearby residents could have done with shovels, picks, and saws.

At a similar point in time, a scout, who wanted to mark the trail to Blodgett Peak as an Eagle project, was told by a government official that he couldn't because, "The trail has to be engineered". Since that roadblock, many have lost their way trying to make it to the top, and only because a government entity insisted on having control on a project the neighborhood would have been happy to do free of charge.

Those in the neighborhood who voted for TOPS had expectations the funds would be used for necessary improvements, but now that they see up close how the money is applied, there is increasing doubt whether the whole TOPS program was a waste. Are ALL of the TOPS projects just looking for a way to spend the money? I hope not.

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett trails and open spaces
**Date:** Thursday, February 1, 2024 9:59:18 AM

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Please don't turn the Blodgett trails and open spaces area into a drug-use theme park. My wife and I have lived in Colorado for almost 20 years and have lived in all areas of the town. Recently we moved to the Blodgett area to escape the drug users of downtown. A week ago I was out on a walk with my 6 year old son at the intersection of Sawback Trl/Woodman and walked past a used heroin needle. He tried to pick it up because he was curious of course. Do me a favor this Friday night. Drive up to that intersection at about 10pm and count the number of cars parked there that are engaged in sex, smoking weed, and doing other hard drugs. Then tell me that adding hundreds of parking spaces in this neighborhood is going to be a good thing for anyone that has recently bought housing in this neighborhood. The Blodgett trailhead is going to become the place that people tailgate at on a weekend evening. You are going to ruin this pristine neighborhood. But you live up here right? So who cares?

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Master Plan
**Date:** Saturday, February 17, 2024 6:51:30 PM

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Below is a comment I submitted on the “online comment card" at the BPOS Master Plan webpage:

"This seems like an unnecessary waste of government time and money. As a local resident for over 30 years, volunteers have maintained and appreciated these trails. This project plan makes me doubt the validity of the whole TOPS project.”

I am highly opposed to this plan.
[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Fwd: Concerns following Monday's presentation of the Blodgett Open Space Master Plan
**Date:** Thursday, January 25, 2024 9:47:00 AM
**Attachments:** [redacted]

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Begin forwarded message:

**From:** [redacted]
**Date:** January 25, 2024 at 9:43:45 AM MST
**To:** BlodgettMasterPlan@gmail.com, Anna.White@coloradosprings.gov, "Donelson, Dave" <Dave.Donelson@coloradosprings.gov>, Todd.Frisbie@coloradosprings.gov, ParksAdvisoryBoard@coloradosprings.gov, TOPSWorkingCommittee@coloradosprings.gov, allcouncil@coloradosprings.gov, [redacted]
**Subject: Concerns following Monday's presentation of the Blodgett Open Space Master Plan**

To whom it may concern
Thank you for your time the other evening after the presentation on the Blodgett Open Space Master Plan. I'm copying below previous email correspondence, primarily in regards to nefarious activity in the neighbor. Since my last email, our daughter was cursed at in the middle of the afternoon as she was sledding in our yard by a homeless person. I called non-emergency police and it took almost 12 hours for a police officer to return by call at 2am. On Sunday 1/21/24, multiple street signs were stolen along West Woodmen Rd on the west side of the street marking no parking areas as well as a curve. I reported this on the GoCOS! app. We continue to have people parking both day and night on the east side West Woodmen Rd in a designated bike lane located on the embankment above our house on Terranova Ct. as well as the north intersection of Woodmen and Sawback. This results in loud noise and littering of fast food wrappers, alcohol containers, used condoms, and other trash.

In response to the latest draft of the Blodgett Open Space Master Plan, our concerns as some of the nearest neighbors are below. I spoke with many of our neighbors following Monday evenings meeting and consolidated our concerns. I also shared our concerns yesterday with our Peregrine HOA president, Kristen Petersen, yesterday and plan to continue to advocate with Parks and Rec, TOPS, city council, and the project manager.

Here is a summary of our Sawback neighborhood's concerns and a summary from

my call with [redacted] yesterday:

I just got off my call with [redacted] our HOA president. I communicated all of our concerns with her and she echoed many of them. She has a meeting with Dave Donelsen, our councilman, on Thursday 12/25 and the concerns she plans to highlight are:

1. the **size of the N. Blodgett parking lot up to 51 spaces**. It is too large, an eye sore, and will increase the volume of people/activities (both good and bad) in the area. We would like to know going what the plan is for the current roadside parking given that the current draft of the Master Plan says all parking will be behind gates.
2. the **decrease in hiking only trails down to only 1.1 miles**. We want to advocate for our hiking only trails to be increased. **How do they anticipate accommodating the current volume of hikers on the trails while decreasing the amount of trail length and also increasing the parking lot size?** The current proposed 11 miles of trails will not accommodate the volume of use.
3. the **lack of a plan within the Master Plan to address security and safety in the area of the trailhead including identifying specific gate closure times, plans for how the gate will be closed v. automatic gates, and lack of enforcement currently**. We would like to see a new draft that is proactive in planning versus reactive. Our current gates are often not locked which points to lack of current enforcement and we advocate for automatic gates. The Peregrine HOA has had independent conversations with Douglass County who uses automatic gates and they have provided their research to our councilman as well as the Parks and Rec department.
4. In regards to property values, we discussed how the expansion will not increase our property values as they discussed at the last meeting. **Parks increase property values when they are added, not expanded.**
5. We also discussed concerns in regards to the **impact of paragliding and increased recreation through expanded hiking and biking on the wildlife and "quiet" of the current space**.
6. I inquired about the **exact timeline of implementation** as I did not see this outlined anywhere in terms of phases based on budget. [redacted] said from what she's gathered at other meetings that if this were to pass, they may start work as soon as this summer with them likely starting by closing social trails as they develop the "new trails" first, however she has not seen anything in writing. She also expressed that the plan will likely take a decade to complete however the order in which it is to be completed is not outlined and that they don't have enough funding to complete everything. **What are your phases for implementing the plan? How soon do we expect construction activity in our neighborhood?**
7. I expressed that **Blodgett Open Space is a unique open space as it is nestled in our neighborhood and can only be accessed via neighborhood roads and cannot ever be completely closed or gated off like other open spaces in our city**.
8. [redacted] will be following up with Todd Frisbee in the city regarding no parking zones along West Woodmen and the sign placement for those zones as well as enforcement of it. We are asking for “no parking” signs to be placed on the east side of West Woodmen across from the open space in the current bike lane as cars frequently park there both day and night.

We encourage you to vote against the current Master Plan as it is written.

Thank you for your time, consideration, and advocacy for our neighborhood,
[redacted]

Begin forwarded message:

**From:** [redacted]
**Date:** October 27, 2023 at 12:51:53 PM MDT
**To:** BlodgettMasterPlan@gmail.com, Anna.White@coloradosprings.gov, "Donelson, Dave" <Dave.Donelson@coloradosprings.gov>, Todd.Frisbie@coloradosprings.gov, ParksAdvisoryBoard@coloradosprings.gov
**Subject: Blodgett Open Space expansion concerns from one of its closest neighbors**

Hello,
We are residents of a house directly across the street and under the embankment from the northern Blodgett Open Space parking lot... meaning we are one of the nearest neighbors to this parking lot. Why, as some of the nearest neighbors to the impacted area, were we not notified by a mailing or a flyer on our door of any of the meetings surrounding this project? We are people who like to keep informed and had to track down the meeting times related to this project.

We are very concerned about the city's plan for expansion of the northern parking lot of Blodgett Open Space. I attended the August 2023 meeting and expressed my concerns there. This area already draws significant negative behavior and we are concerned expansion of the parking area will only increase crime in the area and reduce our property values.

In late 2021, I worked extensively with our councilman (who I have cc'd), our HOA, and city officials to increase lighting in the neighborhood and install a parking lot gate. I attached my letter to this email with our primary concerns at the time being graffiti, overnight parking, motorcycle & car racing, street sign theft, and littering of alcohol containers, fast food wrappers, and used condoms. We were successful in having additional street lights and a parking lot gate installed. Our HOA also worked with CSPD to install a Flock monitoring system tracking incoming and outgoing license plates in order to try to track criminal activity.

However the streetlight installed directly next to the northern parking lot was vandalized 2 times shortly after installation. In December

2021, we were impacted by a small fire in Blodgett Open Space likely linked to camping in the area. Since that time, we have continued to notice significant overnight traffic/parking above our house, littering, and graffiti. We also hear frequent noise from motorcycle racing in the overnight hours. Cars are often parked multiple hours overnight with loud music playing in the designated bike lane that runs along Woodmen next to the northern parking lot for Blodgett Open Space. We have had people park in front of our house before and walk through our yard and hike up the embankment in order to access Blodgett Open Space. We have also reported an abandoned vehicle in front of our house that was later reported as stolen.

We are also quite concerned with the proposed map of hiking trails and see the loss of many hiking trails that we can access out of our backdoor via the northern parking lot.

A 4 way stop at the intersection of Woodmen and Orchard Valley would be quite dangerous. Often in the winter, cars coming up the hill from Woodmen or Orchard Valley need to maintain their momentum up the hill in this area on icy days and a stop sign would lead to problems in this area as well as for the cars coming down the hills who would not be able to safely stop.

We are concerned that expansion of the parking lot near our home will only add to the draw of the area. We are confused as to why residents living most close to the area were not consulted earlier in the project. We are quite concerned about the increased density of use of the beautiful open space in our backyard and the safety concerns associated with it and it's impact on this natural area for generations to come.

Please feel free to reach out to us with any questions you may have.



October 22, 2021

To Whom It May Concern,

We have lived in our house on [redacted] off of the northern intersection of [redacted] for 6 years. Over the years, we've noticed increased undesirable activity near the intersection of Sawback Trail and Woodmen Road as well as along Woodmen Road between the two intersections it has with Sawback Trail and in the Blodgett Open Space parking lot (3786 W. Woodmen Road).

I personally have reported multiple incidents of graffiti via the GoCOS! app on the stop sign and speed limit sign as well as a phallic symbol on the road near the northern intersection of Sawback Trail and W. Woodmen Road, most recently approximately 1 month ago. Approximately 1 year ago, I also reported via the GoCOS! app missing street signs marking a curve located on W. Woodmen Rd. above our house.

We have noticed an increased amount of overnight traffic and parking as well as incidents of people sleeping in their cars for multiple nights at a time on Sawback Trail above Mt. St. Francis near the W. Woodmen intersection. I personally have called the non-emergent police line in past summers due to the noise from people partying in near Mt. St. Francis along Sawback Trail as well as in the Blodgett Open Space parking lot in the late-night hours. There has been an increased amount of liter from the activity in the area of Sawback Trail and W. Woodmen Rd. as well as along W. Woodmen Rd. between the Blodgett Open Space Parking lot to the Sawback Trail intersection to include alcohol containers, used condoms, used tampons, and fast-food trash. We have elementary school aged children and this is quite concerning to live next to and walk by. We also hear frequent motorcycle and car racing along W. Woodmen Rd. above our house during the late-night hours.

The intersection of W. Woodmen Rd. and Sawback Trail is a bus stop of Academy District 20 middle and high school students and it is concerning knowing what they may be seeing on the way to their bus stop. We are also concerned that these students are walking past people sleeping in their cars well past the bus stop hours. Additionally, the lack of lighting, particularly during the winter months with less daylight hours, makes this area more dangerous for students waiting for and loading busses.

We have noted that the northern Sawback Trail and W. Woodmen Road intersection is one of the few intersections within our neighborhood with a stop sign that is not lit by a streetlight. We propose encouraging installation of a street light at this intersection to help deter some of the unwanted activity occurring in this area. We also see great benefit of a street light being installed in both of the Blodgett Open Space parking lots to deter unnecessary gathering at night. There is an approximately 4,100 foot stretch of road on W. Woodmen Rd. between the southern intersection of Sawback Trail with W. Woodmen Rd. to the southern intersection of Blodgett Drive with W. Woodmen Rd. that does not have any street lighting along a very curvy part of the road. We also feel that increased police monitoring in the area would help deter unwanted activities in the area.

We appreciate the time you are taking to hear our safety concerns about this area. Please feel free to reach out to us with any questions you may have. We have brought up our concerns to the Peregrine HOA and also plan to contact our city councilman and the Academy D20 Transportation office in regards to our concerns about the bus stop.

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Open Space Master Plan
**Date:** Monday, February 12, 2024 7:03:08 PM

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David,
The online comment card is not working

I really hope you are not going to put in a gigantic parking lot that will mostly be used only on weekends. I'm afraid it will bring my property and the neighborhood's property values way down. I think it will also encourage more novice hikers and bikers that will get in trouble and as I'm sure you know extraction is not easy or cheap. I have watched many rescues and the steep slopes and narrow trails make firefighting, lost hikers, bike crashes difficult to get fast efficient help. The parking lot is a good size for the experienced hikers and climbers, there may be overflow but only on weekends. The park service has enough problems from closing the gate, to keep out the parties, crazy people setting off fireworks, cooking fires and guns being shot off. The police don't respond to any of the incidents that have happened and this enlargement will just make more problems for the city. My family and our neighbors say NO, NO, NO!

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Master plan
**Date:** Sunday, February 18, 2024 9:29:36 AM

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I am very concerned about the plan to reduce the number of dedicated hiking trails. It sounds like the plan is for the park to turn into more of a destination for bikes and paragliding. This greatly concerns me, as it is a great place for hiking.

**From:** [redacted] Space: The Rest Of The Story
**Date:** Tuesday, January 30, 2024 3:47:17 PM
**Attachments:** image.png
image.png
image.png
image.png
image.png
image.png

---

Forwarding along!

---

**From:** [redacted]
**Sent:** Tuesday, January 30, 2024 2:29 PM
**To:** seth.boster@gazette.com
**Cc:** PRCS - TOPS Working Committee - SMB <PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov>; PRCS - Parks Advisory Board - SMB <PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov>; info@trailsandopenspaces.org
**Subject:** Blodgett Open Space: The Rest Of The Story

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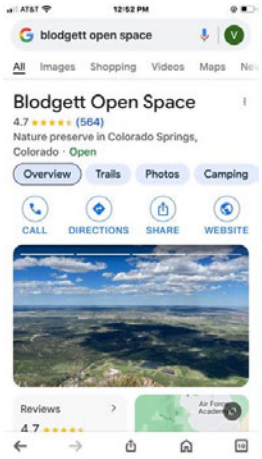
Hi Seth,

Regarding your article yesterday, Blodgett's original master plan was all about preservation, so, yes, Blodgett has been and still is arguably a nature preserve. A google search for Blodgett Open Space on my phone reveals it is regarded as a "Nature preserve in Colorado Springs, Colorado:"




Besides Blodgett actually being a nature preserve, there are other things you may not know about the attempt by the city to alter Blodgett to satisfy the special interests of a statistically small and not-at-all-diverse group of mountain bikers and paragliders.

The original master plan was thorough, well-researched, scientific and future-thinking in it's attempt to preserve the ecosystem of Blodgett Open Space.
https://coloradosprings.gov/document/blodgettpeakopenspacemasterplan.pdf

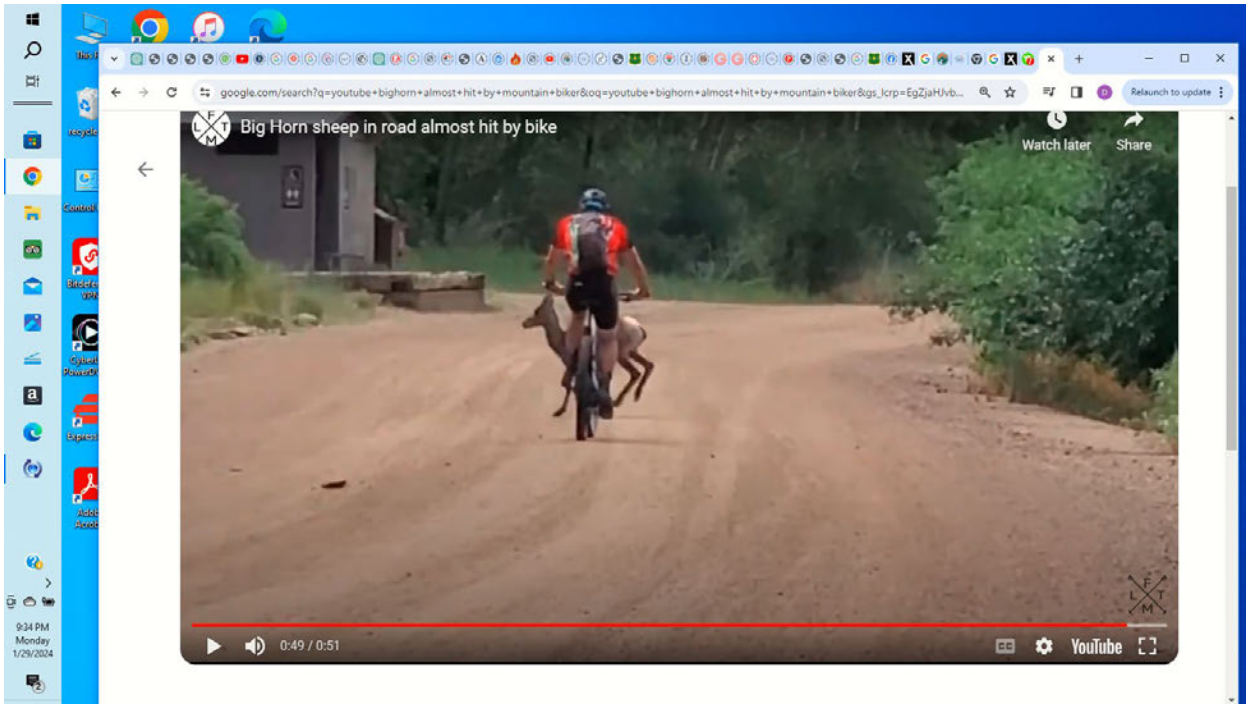
The new master plan is shallow marketing spin with the words *"sustainable"* and *"stewardship"* sprinkled throughout while clearly not having a clue what they mean.

In addition to the preservation intent of the Blodgett purchase and the original master pan, I've provided (below) some additional information that will shed light on the current effort to protect and preserve Blodgett. I am reminded of the words of famed nature photographer, Ansel Adams, "*It is horrifying that we have to fight our own Government to save the environment.*"

Please see pdf page 10 of this grant document: https://cpw.state.co.us/Documents/Trails/Grants/NonMotorized/2024-App-Submissions/P9-SE_Blodgett-Peak-Planning_combined.pdf where you will find: *"Based on previous dialogue with CPW staff regarding Blodgett Open Space, we are aware of the importance and sensitivity related to the Queens Canyon Big Horn Sheep herd."* Well, there is no such thing as *"the Queens Canyon Big Horn Sheep herd."* It is the Rampart Range Bighorn Sheep herd that moves through and otherwise uses areas that include Queen's Canyon, Glenn Eyrie, 2424 GOTGR, Garden of the Gods, Flying W, the western most part of Mountain Shadows, and Blodgett Open Space. Was this deliberate or just sloppy? The USDA-FS in a comprehensive study of Rocky Mountain Bighorn Sheep) advised this city to funnel recreation away from sheep use areas: *"Efforts to funnel recreational activity away from sheep use areas and to curtail development on private lands in critical areas will benefit the Rampart Range bighorns."*
https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5181936.pdf
So is Parks and Rec. trying to make it look like that advice was for a different herd? Right now all bighorn habitat is critical habitat. Since that study was completed, the plight of bighorn has grown more dire. Also the date of the grant application is interesting. Parks and Rec. was seeking grant funding even before the last public meeting at Flying W, and well before the *"neighborhood input meeting"* at Trace Church that you reported on. The project seemed to be determined before the pubic input meetings ever began. At the meeting I attended (Flying W in October), we were given pre-printed, pre-determined items that we were then told to prioritize. My table's group added our own items/priorities. It was so like the mayor's listening tour with a menu of concerns to choose from. That's NOT citizen/community input. That's control.

Parks and Rec tells us they are going to close trails to improve Blodgett. We know from the experience of other parks that closing trails often fails:
*"Mountain bikers are, as a demographic group, fit the profile of off-road vehicle users. They are predominately male, between 20-40, and tend to have above average incomes and often have the same outlaw attitude and sense of entitlement.*
*We see this sense of entitlement in the continual commandeering of trails and/or illegal construction of new trails on public lands by mountain bikers. When the Forest Service or BLM seeks to close some of these trails (very infrequently done) mountain bikers squeal like a poked pig, claiming they being*
*'discriminated against.'" https://www.thewildlifenews.com/2016/12/13/mountain-biking-greatest-threat-to-new-wilderness-designation/*
And the idea of increasing habitat by closing trails is a bit bizarre when at the same time new trails are being built (and some of those unintentional trails being closed may well be deer paths).

The mountain biking community and paragliders have referred to those of us who oppose the ramping up of recreation in Blodgett as *"NIMBY's."* As if we are the selfish ones. But we are trying to save a species and an ecosystem from the degradation of overuse. Whereas, the mountain bikers and paragliders just want another place to have fun and experience adrenaline highs. With the opposition, it isn't about us -- it's about the bighorn, the other wildlife and the ecosystem. I live in Pinecliff. Blodgett Open Space is not in my backyard. Another member of the opposition to the plan lives in Black Forest. On Nextdoor.com, people from many neighborhoods have expressed that they too oppose the new master plan and ramped up recreation in Blodgett




https://www.google.com/search?q=youtube+bighorn+almost+hit+by+mountain+biker&oq=youtube+bighorn+almost+hit+by+mountain+biker&gs_lcrp=EgZjaHJvbWUyBggAEEUYOTIHCAEQIRigATIHCAIQIRigAdIBCTg0NzBqMWoxNagCALACAA&sourceid=chrome&ie=UTF-8#fpstate=ive&vld=cid:4b34d32a,vid:Zdfd42tSNSo,st:0

Paragliding near homes is unwise to put it nicely. What could possibly go wrong?




https://nypost.com/2022/08/23/paraglider-plummets-130-feet-to-death-in-horrifying-video/

We know that paragliding harms wildlife even while we do not know just how much it might harm the bighorn specifically: *"Data show that free-flight activities create disturbances and have negative effects on wildlife, resulting in increased energy expenditure, reduction of feeding time, abandonment of feeding areas, reduced breeding output, loss of body condition, increased predation risk and harm from flight accidents."*
https://www.researchgate.net/publication/356901268_Effects_of_free-flight_activities_on_wildlife_a_poorly_understood_issue_in_conservation

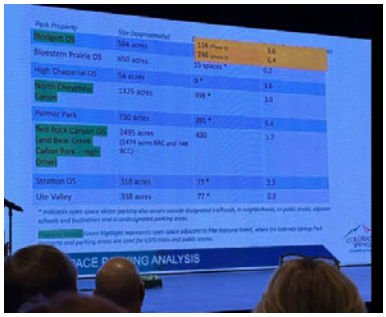
Parks and Rec. spin sometimes crosses the line into complete misinformation. Ute Valley Park is significantly larger than Blodgett:

Friends of Ute Valley Park
https://www.friendsofutevalleypark.com › about

About

Since our formation, support for our efforts in maintaining the entire **550 acres** of park land, has been both passionate and overwhelming. This passion and ...

But Parks and Rec. tells us Blodgett is larger than UVP! Therefore, these parking per acre stats presented at the meeting are just wrong:




Parks and Rec. deferring to the CPW on wildlife matters for this Blodgett plan reassures no one who is familiar with the CPW and how they have operated in this city. During the 2424 Garden of the Gods Road rezoning process, the CPW gave an opinion to city planning that high-density development on 2424 would have no effect on the bighorn because the bighorn didn't use that property. Citizen evidence showed the sheep used the property deliberately, regularly and in large numbers thus proving the CPW's opinion to be completely wrong. A Colorado Open Records Act (CORA) request (that turned into a freedom of information fight) revealed that the basis for the CPW's supposedly professional opinion was one CPW employee saying he never saw any sheep on the property and didn't know anyone who had. Even after citizens produced numerous photos and videos of the sheep on the property (some with the CPW's own radio tracking collars), the CPW refused to alter their opinion! And last year over a thousand people signed a petition to the Governor asking that the CPW's policies be changed after a horrific incident where CPW personnel deliberately destroyed a mother bear and her cub and dumped another small, surviving cub in the mountains after the mother bear blustered to warn teenagers and the CPW officers that they too close to her cubs. Will the CPW destroy wildlife in Blodgett because a mountain biker gets blustered at by a mother bear or stresses the bighorn and a ram reacts protectively of the herd? Or because a paraglider frightens deer into colliding with hikers?

It is difficult to understand why Parks and Rec. is spending 7 million dollars to develop Blodgett for recreation when there is such a great need for community parks in Colorado for poorer and/or apartment-dwelling children who have no nearby green-space parks to play in. Colorado Springs' Parkscore is sad: https://www.tpl.org/city/colorado-springs-colorado But there is money enough to spend 7 million in one place for a small group that is statistically well-off financially, male and white?

> Though there are some differences, the results indicate that mountain biking is still a sport that consists of mainly highly educated, wealthy, white men. Beyond this, many riders are using their mountain bikes for exercise and fun.
>
> West Virginia University
> https://researchrepository.wvu.edu › viewcontent PDF
> Insights into the West Virginia Mountain Biking Community

Rocky Mountain Bighorn Sheep are a *"species of greatest conservation need"* at the state level, and a *"sensitive species"* at the federal level. Those conservation classifications are a warning that if we do not protect bighorn habitat now, the species will be listed as endangered in the future. Wildlife watching brings in over a billion dollars a year to Colorado with people from all over the world coming here to see our iconic state mammal. So it makes good sense to preserve and protect Blodgett for the bighorn sheep and funnel recreation away from the areas they use as per federal recommendations. The city of Colorado Springs is rare for having a resident herd of bighorn sheep that does not migrate. Risking that to create yet another place to recreate is short-sighted to say the least.

Perhaps sometime soon we will see an article from you about the important reasons Blodgett Open Space needs to be preserved.

Thank you.

[redacted]

**From:** Bingman, Anna
**Cc:** Deitemeyer, David; Melvin, Cassie
**Subject:** FW: Blodgett Open Space
**Date:** Monday, February 12, 2024 8:34:29 AM

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Passing along!

---

**From:** [redacted]
**Sent:** Sunday, February 11, 2024 6:21 PM
**To:** PRCS - TOPS Working Committee - SMB <PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov>; Donelson, Dave <Dave.Donelson@coloradosprings.gov>
**Subject:** Blodgett Open Space

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As the next draft of Blodgett Open Space Master Plan is being finalized, I am writing to ask that we keep the space a peaceful, wild, and natural haven for the wildlife that lives there and the hikers who are already regular users of the trails.

Reducing the amount of trails and designating many others as shared access or biking-only—while also adding over 200 parking spaces to accommodate the influx of mountain bikers that the expansion is targeting—will in effect drive away those of us who have quietly been using this trail system on foot for years. Furthermore, both hikers and bikers will be put at risk for injury if the majority of trails are multi-use.

The current users of Blodgett are drawn to it by its simplicity and the wildlife that it protects. Some of us are also there for the challenge that the current varied routes can provide. With only a 1.1-mile section of trail dedicated to hikers, I fear many of us will in effect be driven away from this beloved space.

While I understand that the concerns of all groups and citizens need to be taken into account, please keep in mind the HIKERS who are already dedicated users of these trails. Let us keep Blodgett Open Space as our training grounds, as well as a safe haven for the creatures that call it home!

As hikers, we want to:
• Increase the percentage of hiking-only trails, with varied levels of difficulty
• Decrease the amount of proposed parking
• Keep Blodgett Wild

[redacted]

**From:** [redacted]
**To:** blodgettmasterplan@gmail.com
**Cc:** Donelson, Dave; Deitemeyer, David
**Subject:** Peregrine Master Association to Blodgett Open Space Master Plan Committee
**Date:** Monday, February 12, 2024 2:09:38 PM

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Dear Blodgett Open Space Master Plan Committee:

The Peregrine Master Association represents 1,008 homes that neighbor the current BOS and its expansion. Our community has specific concerns related to the project plans released in January 2024.

1. The north parking lot expansion to 50 spaces is too large. The Parks Department has kept this lot exceedingly large in an effort to reduce street parking, which has not been a problem during normal park hours. Street parking is an issue at night, when the park is closed. To that end, "No Parking" at night signs (during park closed hours) are already ordered and being installed by City Traffic on the East side of W. Woodmen Road across from the north parking lot entrance. These signs already exist on the west side of the road near the north entrance, but were stolen one week ago. Enforcement of these signs is up to CSPD and is sporadic at best. Enlarging the north lot, while reducing the sizes of the other two lots, does not make the area safer. Without proper gating and monitoring, the lot will only encourage negative behavior such as fireworks, drug sales, loitering, and camping at this location. There is no data showing that expanding a parking lot relieves all or most street parking. There is also no data showing that this particular lot needs to have 50 spaces while the other two lots have been substantially reduced in size compared to the October plan.

2. There is no solid plan for locking gates at night. This is a consistent issue at the current two lots. Our community has provided contact information to City Parks for electronic gate installation that has been used by Douglas County at several of their parks. The current plan claims that the HOA in the area (of which we are the only organized, dues-paying HOA neighboring this park) should work on this issue. We have already worked with CSPD, Traffic Engineering, and now provided gate information. As residents of Colorado Springs with a park that is accessible by anyone, it seems that the City should be paying for gates/management, not a private HOA paying for this on City property.

3. There is no timeline provided for this build-out. While the question about a timeline has been asked several times, the plan does not show a timeline for implementation (such as these are the first items we plan to do, these are the second, etc.). Those neighboring the park would like to know what to expect related to the items that are going to be addressed. For example, if the expansion of the parking lots is going to happen after the changes to the trails, simultaneously, or when better gates would be expected.

4. Better enforcement options. The plan provides little actual enforcement options, claiming that a park ranger will be assigned to the space and that hopefully funding will allow for more parks department enforcement options. The lack of maintenance planning (currently the park is maintained by the Parks Department and a small group of volunteers) is also problematic. The Peregrine community is not only concerned about a constant lack of enforcement now,

but that this problem will be exacerbated by a larger park footprint and only one park ranger. CSPD's lack of officers particularly in this region remains a pressing problem. The problem with the "No Parking" enforcement above is only one out of several enforcement issues due to a lack of CSPD staffing.

The neighborhood has consistently requested the above items be adjusted in the plan or addressed. The Peregrine Master Association Board urges the Parks Department to reconsider these areas and address the concerns of the thousands of people who live next to the project.

Sincerely,



**From:** [redacted]
**To:** TOPSworkingcommitte@coloradosprings.gov; Info@trailsandopenspaces.org; allcouncil@coradosprings.gov; Deitemeyer, David; Yemi Mobolade; Britt.Haley@coliradosprings.gov; Easton,Travis W.; Fabos, Jamie; Donelson, Dave; PRCS - Parks Advisory Board - SMB
**Subject:** Blodgett Open Space
**Date:** Tuesday, February 13, 2024 3:55:11 PM

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# A Hiker's Wish for Blodgett Open Space

As the next draft of Blodgett Open Space Master Plan is being finalized, I am writing to ask that we keep the space a peaceful, wild, and natural haven for the wildlife that lives there and the hikers who are already regular users of the trails.

Reducing the amount of trails and designating many others as shared access or biking-only—while also adding over 200 parking spaces to accommodate the influx of mountain bikers that the expansion is targeting—will in effect drive away those of us who have quietly been using this trail system on foot for years. Furthermore, both hikers and bikers will be put at risk for injury if the majority of trails are multi-use.

The current users of Blodgett are drawn to it by its simplicity and the wildlife that it protects. Some of us are also there for the challenge that the current varied routes can provide. With only a 1.1-mile section of trail dedicated to hikers, I fear many of us will in effect be driven away from this beloved space.

While I understand that the concerns of all groups and citizens need to be taken into account, please keep in mind the HIKERS who are already dedicated users of these trails. Let us keep Blodgett Open Space as our training grounds, as well as a safe haven for the creatures that call it home!

As hikers, we want to:
• Increase the percentage of hiking-only trails, with varied levels of difficulty
• Decrease the amount of proposed parking
• Keep Blodgett Wild!!

[redacted]

* Indicates required question

First name: *

Last name: *

Email address (will be used when form is sent to parks and city officials): *

Address
:

My biggest concerns for Blodgett Open Space are:

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Input on Blodgett Master Plan
**Date:** Thursday, February 15, 2024 1:54:52 PM

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Dear Mr. Deitemeyer,

I am a 20-year resident of Peregrine and live in the Sawback neighborhood directly below the North Blodgett trailhead. I fear that our way of life is about to change with the approval of the new open space plan.

Our neighborhood is tucked away. Soon, the bike park will be widely promoted, enticing more people to come into the area, forever changing the quiet peacefulness that we have enjoyed. That said, I know that you have to forge forward with a plan. Here are some things I have been thinking about and would urge you to consider.

**Make North Blodgett a Hiking-Only Park**
The major use of North Blodgett is now hiking. We have a large retired community here, and many of us hike the open space every day. Why not keep it that way by designating it a hiking-only park? We were shocked to see only one mile of hiking-only trails in the new plan. We fear the creation and promotion of the bike park with connecting trails into North Blodgett will bring many more bikers into North Blodgett and change what makes this area special. If mountain biking were kept at the quarry/expanded area, with trails not connecting to North Blodgett, that would help preserve its peacefulness, a safe space for wildlife, safer trails for hikers and a more pleasant experience.

**Proactive and Specific Safety & Security Plan Needed Before Expansion**
The Sawback neighborhood is very fearful of the expansion mainly for one reason: we already have street racing, broken bottles, parking overnight on our streets, people having sex in cars, etc. We know the expansion will bring more people and increased problem activity. Locking gates is imperative but even then, crime will increase if street parking is not enforced.

The proposed plan does not include a specific, proactive safety and security plan in the area of the trailhead including identifying specific gate closure times, plans for how the gate will be closed versus automatic gates, and lack of enforcement currently. We would like to see a specific plan and automatic gates as a requirement before moving forward with the master plan.

**Paragliding Doesn't Make Sense in a Densely Populated Area**
I was pleased to see that paragliding landing spots were removed from the neighborhood parks where children play. However, paragliding does not belong in a densely populated neighborhood. It should be in an open area without homes or bighorn sheep activity.

Please consider the needs of the Peregrine community and wildlife before approving the plan as it is currently written. This is our backyard - an incredibly special, wild space that needs to be preserved for the generations to come.



**From:** [redacted]
**To:**
**Cc:** Haley, Britt I; Deitemeyer, David; PRCS - Parks Advisory Board - SMB; PRCS - TOPS Working Committee - SMB; Thelen, Lonna; Donelson, Dave; Abbott, Scott; Corrado, Brian P.; All Council - DL; Bingman, Anna; Friedman, Samuel; Frisbie, Todd; [redacted]
**Subject:** Re: [Corrected]: "Blodgett "Mountain Bike & Recreation" Master Plan"
**Date:** Saturday, February 17, 2024 11:48:13 AM

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As the [redacted] directly across the street from Blodgett Open Space, Centennial Glen filing # 2, I and our residents are in complete agreement and share the same sentiments as [redacted] expressed in her email.

We strongly ask that you at the very least completely remove the options of a lower parking lot, a four-way stop at Orchard Valley & para gliders. I can't even take the mention of banning dogs seriously as it is so ludicrous and unfair.

Please be more balanced in considering the interests of all your constituents and tax payers.

[redacted]

On Fri, Feb 16, 2024, 10:18 PM Sandra K Sutter <sandysutter@comcast.net> wrote:

> Greetings,
>
> I am a resident and home owner in the Peregrine division of Alpine Glen, across from The South Blodgett Loop Trail head (what the Parks Dept. is now referring to "Orchard Valley" trail head).
>
> Since I first became aware of the "Blodgett Master Plan" I have been voicing my opinions with alternate solutions on the parts of the plan that I and my neighbors don't agree with… all from the perspective of an actual neighboring resident who will be most affected in significantly negative ways. Several neighbors I know, and others I have gotten to know, told me it was a waste of time to speak up and expect to be heard because "the city Parks Department will do what they want regardless." I remained hopeful, although extremely stressed.
>
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> Shame on you! Shame on you for not giving the neighboring residents the respect we deserve by reaching out directly to us and giving us MORE TIME to be able to review and respond! We have lives, we have obligations, we have responsibilities, we have crises to tend to, we have family emergencies to deal with, and we have health/medical issues and emergencies to manage and tend to. We can't spend our days thinking *"hmmm, I wonder*

*what the city Parks Department is covertly planning for my neighborhood, now?"*

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- Quit gaslighting us!!
- Completely remove the option of the 4-way controlled intersection at the top of Orchard Valley Rd!
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- more gaslighting!

**4 -** Continuing with the expansion of commercial recreation by hosting **para gliding**, which dramatically increases intrusion and crime and lack of peace and safety for the Oak Valley residential community, the Alpine Glen and Centennial Glen residential neighborhoods, and the hikers, walkers, trail runners, and dog walkers who traverse the Blodgett Open Space trails for the peace and tranquility that currently exists, is basically telling us taxpayers that WE DON'T MATTER!
- Para gliding over our neighborhoods? SHAME ON YOU!
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- more trails for bikers
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- We can take our dogs into King Soopers, Walmart, some coffee cafes, etc… but soon we can't walk and exercise our dogs on the OUTDOOR TRAILS for which we pay TAXES???

- Is Colorado Springs becoming a dictatorship?
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**8 -** FYI… Myself, and many other neighbors I've spoken with will NOT be supporting or voting for any more tax money to be spent in support of funding TOPS programs that build, and build, and build areas that diminish/destroy our city's peaceful areas, and that you don't even take care of what you've already have built up!

**9 -** This Blodgett Master Plan proposal has nothing to do with preserving "Open Space", but everything to do with eliminating the Open Space that currently exists (the reason people go there)… and turning it into an UNPEACEFUL recreation center for mountain bikers that are rude and disrespectful to all the other folks who use the trail who are NON-bikers!

**10 -** The CS Parks Department is prioritizing ONE people group, the mountain bikers, over FOUR other people groups, walkers, hikers, trail runners, dog walkers!
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- SHAME ON YOU!

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I am at a loss of the pathetic way this "plan" was rolled out. The mountain biking community has been in communication with the CS Parks Department pleading for more biking trails. Us adjacent residents have been kept out of this plan, and have only heard of it through word of mouth.

The CS Parks Department should have, and still could, DELAY the finalization and approval of your Blodgett Master Plan. You could, and should, **directly** reach out to us adjacent neighborhoods with street signs at the exits of the neighborhoods to read and review the plan, and give us six months to respond. That is only fair!

I apologize for the lack of organization with this email, but between the life stuff I've been dealing with, combined with the brief window of response the CS Parks Department is allowing, I put together what I could at this point.

Thank you for your time, attention, consideration, and respect for our position.  I appreciate your attempt to show you are willing to at least listen.

God bless.

**Enjoy a great day!**

[redacted]

**'We can't direct the wind… but we can adjust our sails!'**

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** FW: Proposed Peregrine and Rockrimmon Suggested emergency evacuation plan
**Date:** Sunday, February 11, 2024 10:58:19 AM
**Attachments:** [redacted]

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

**From:** [redacted]
**Sent:** Sunday, February 11, 2024 10:51 AM
**To:** Dave.Donelson@coloradosprings.gov; BlodgettMasterPlan@gmail.com; [redacted]
**Cc:** [redacted]
**Subject:** Proposed Peregrine and Rockrimmon Suggested emergency evacuation plan

To All Concerned,

During the Waldo Canyon fire, people from the Peregrine area were stuck on Woodman Road trying to evaluate the community for several hours just to get down the road to safety. Despite what some of you might of heard, the people in the neighborhood were not negligent and did not wait too long to evaluate. Rather the fire situation changed rapidly, as no one initially thought it would come over the ridge, including city officials. I know; we lived through it. In my opinion, ensuring an efficient evacuation should have been straight forward. See attached suggested plan I quickly put together.

Had winds not changed direction during the Waldo Canyon fire, and the fire kept progressing into the Peregrine area, it's very possible people might have lost their lives due to suboptimal handling of the evacuation of the area. Nobody would like that to occur in the future. We are asking that this plan, or similar, be considered and that city officials give the community a timely briefing on the plan they intend to implement in the future in the event of the need for a rapid evacuation.

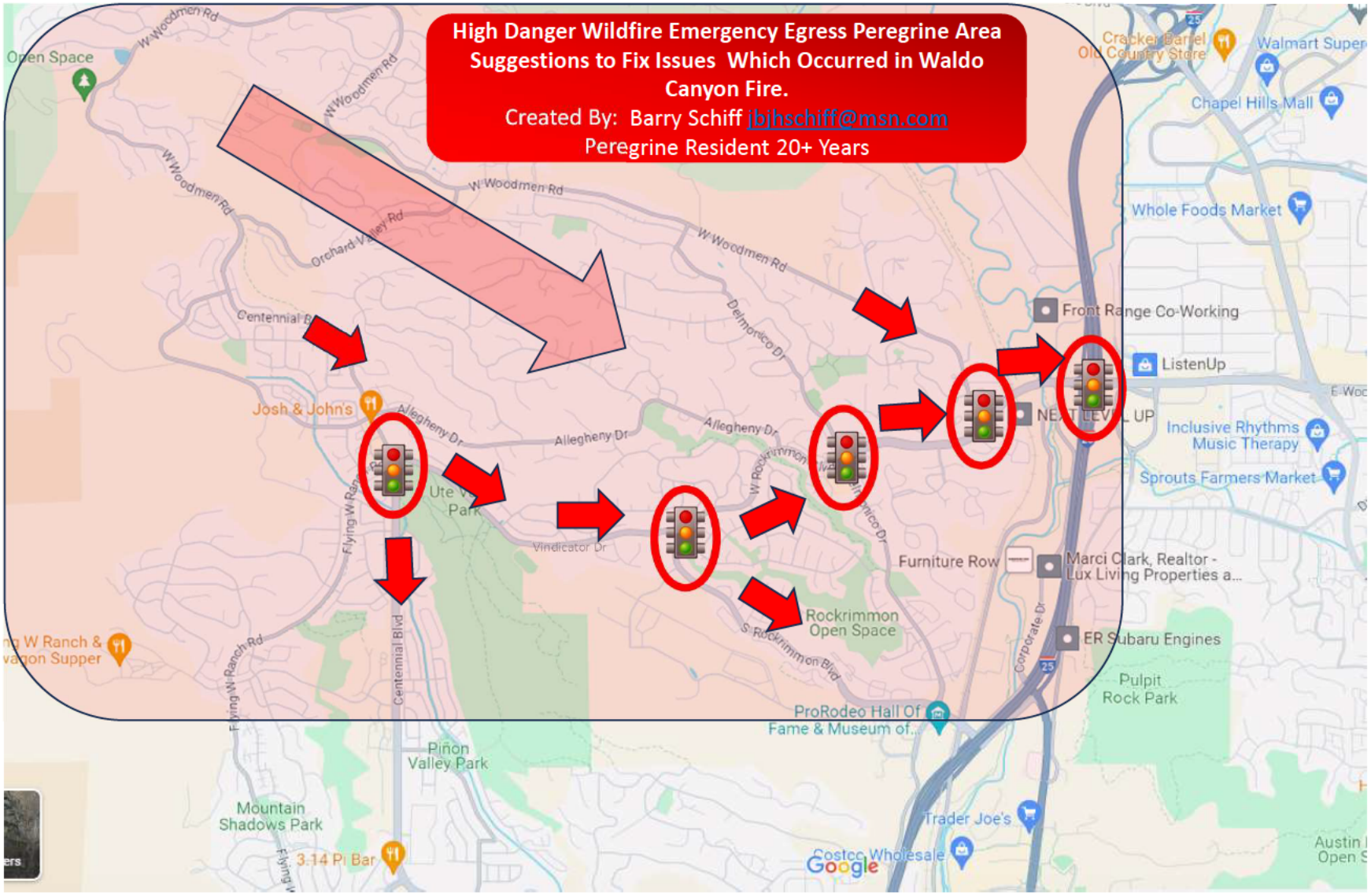
I hope everyone finds this helpful. It's not my intent to blame, but rather to fix and be better prepared for the future. With the expansion of Blodgett Open Space parking adding additional people to this fire-prone area, and really regardless of any additional population-increasing future plans, this is

something way overdue.

Please feel free to forward this email to any other concerned party I missed.

Regards,

[redacted]




**Suggested Plan Peregrine / Rockrimmon Emergency Evacuation**

1. Stage police officers (or other traffic light controllers) to control 5 traffic lights shown in diagram
2. Direction of favor shown in Red Arrows
3. Ideally get (virtual or physical) real-time view to up-road situation to assess backup
4. Coordinate all egress actions so no lights are stopping emergency egress to facilitate efficient, rapid, evacuation.

**From:** [redacted]
**To:** Haley, Britt I; Deitemeyer, David; PRCS - Parks Advisory Board - SMB; PRCS - TOPS Working Committee - SMB; Thelen, Lonna
**Cc:** Donelson, Dave; Abbott, Scott; Corrado, Brian P.; All Council - DL; Bingman, Anna; Friedman, Samuel; Frisbie, Todd; [redacted]
**Subject:** [Corrected]: "Blodgett "Mountain Bike & Recreation" Master Plan"
**Date:** Friday, February 16, 2024 10:18:45 PM

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Greetings,

I am a resident and home owner in the Peregrine division of Alpine Glen, across from The South Blodgett Loop Trail head (what the Parks Dept. is now referring to "Orchard Valley" trail head).

Since I first became aware of the "Blodgett Master Plan" I have been voicing my opinions with alternate solutions on the parts of the plan that I and my neighbors don't agree with… all from the perspective of an actual neighboring resident who will be most affected in significantly negative ways. Several neighbors I know, and others I have gotten to know, told me it was a waste of time to speak up and expect to be heard because "the city Parks Department will do what they want regardless." I remained hopeful, although extremely stressed.

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Thank you for your time, attention, consideration, and respect for our position. I appreciate your attempt to show you are willing to at least listen.

God bless.

**Enjoy a great day!**



**'We can't direct the wind… but we can adjust our sails!'**

**From:** [redacted]
**To:** Melvin, Cassie; Deitemeyer, David
**Subject:** Re: Invited Response to Blodgett Master Plan
**Date:** Monday, January 29, 2024 9:41:20 PM
**Attachments:** PastedGraphic-1.png
PastedGraphic-3.png
PastedGraphic-4.png
PastedGraphic-5.png
A dirt road with trees in the background Description automatically generated.png
A map of a trail Description automatically generated.png
A map of a mountain range Description automatically generated.png

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David and Cassie,

I understand the photos in the figures may not have come through properly so I am re sending them.

Best Regards,
[redacted]

==========

Dear David Deitemeyer and Cassie Melvin,

First, I would like to thank you for the hard work you have done. I understand how difficult it can be to create something to satisfy so many different stake holders. My intent here is not to complain but to suggest solutions that come from the perspective of a long-time passionate user of the Blodgett Open Space. I have been involved as much as possible in the public forums, however those forums are not conducive to dialogue, so I appreciate your time in reading this email:

My proposed change to the master plan is to:
A. Make the hiking only loop consist of the following trails: North Blodgett Loop Trail to Humming Bird Trail to Red Squirrel Trail as shown in the in dark blue in the map below (Figure 1).

B. Do not create the machined prepared alternative trail to Red Squirrel. Highlighted in the second Map below (Figure 2)

The reasons why this change is useful and important:
1. In you maps you show a wildlife corridor going through the trees where the existing Red Squirrel Trail closure is proposed, but the actual existing wildlife corridor goes through the yellow highlighted area in figure 2 where the new trail is being proposed. This can be easily confirmed by looking at the animal tracks after a snowfall, by actual animal observations, the location where the deer cross the road every morning and evening, the amount of scat in the highlighted area vs the forested area and from looking at satellite views that show the mixed semi-open vegetation habitat, which is preferred by deer and sheep, exists in the yellow highlighted area.

2. The proposed Red Squirrel trail with a few small exceptions is in very good shape. See figure 3. The few exceptions can be fixed by a small work crew using hand tools and natural trail elements. The trail will remain in good shape provided that its use is restricted to hiking and not mountain biking. The narrow, straight and slightly

steeper grade causes mountain bikes to skid on the way down and spin out on the way up when they approach obstacles which hikers easily step on or over without skidding or sliding.

3. Hikers and Trail runners make up the vast majority of the users in the north section of Blodgett Open Space, although this is changing. A key factor for hiker enjoyment is to be immersed in nature and shielded from elements of city life (traffic, noise, etc.). The loop drawn in Figure 1 is an ideal example of this environment. The new proposed trail which is planned to be excavated by trail making machinery creates a completely different user experience. Instead of a single track through a quiet forest it is a flow track shared by bicycles. This new trail will almost certainly be the preferred downhill route by every bike the uses the north parking lot as well as part of a circuit by many cyclists that are staged at different parking lots. The change in user experience for the hiker will be fundamentally and dramatically changed as they will now be encountering fast moving bicycles using this as an exit. The efforts to make a world class mountain bike park in the south end of Blodgett Open Space which will greatly exacerbate this negative hiker experience. I am all for creating a great world class venue for mountain bike riders, but strongly encourage that this one loop remains to preserve the hiker experience. We have seen what the new machine-built trails in Ute Valley look like and they have permanently changed the hiker experience in that park (see Figure 4). I propose we keep at least one portion of one park for hikers that want a peaceful nature experience.

4. The solution I propose is a low to zero cost solution, since we are utilizing an existing trail and not expending cost to make a new trail. At the very least, may I suggest that the zone I am discussing here be placed in a phase II status and put on hold to be discussed later. The Mountain Bike Community is more interested in the more significant work proposed for the southern portion of the Blodgett Open Space. I would hope they would be willing to compromise a bit to let hikers have this one stretch of trail, or at least be willing to postpone development until we see the effects of projects done in the south.

I greatly appreciate your taking the time to read this email. I would be very happy to discuss, collaborate, and facilitate compromise on solutions. I am also willing to volunteer my time and manpower to help with the effort. I have been involved in trail making crews in the past both in El Paso County and Jefferson County and I really think we can find ways to maintain a Blodgett hiking loop in a non-invasive non machine driven way.

Best Regards,

[redacted]

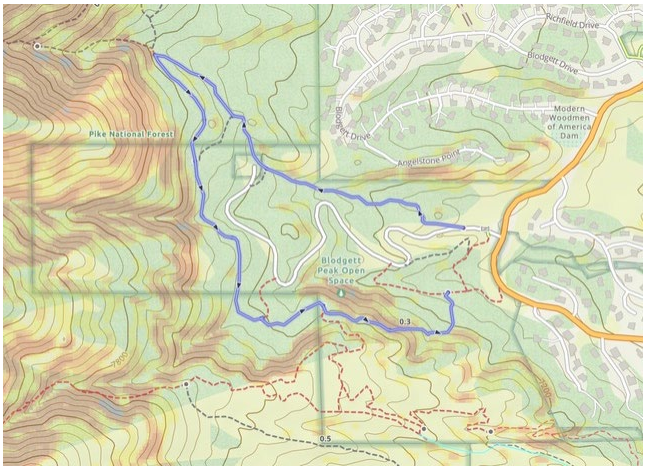

Figure 1 Proposed Hiking Only Loop

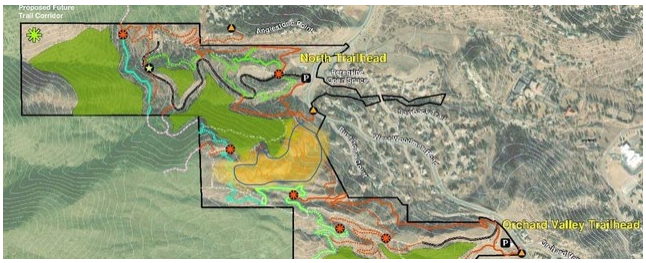

Figure 2 “Eliminate Proposed Alternate to Red Squirrel (highlighted in yellow with a blue circle


Figure 3 Existing Red Squirrel Trail provides a pleasant forested Hiking Experience


Figure 4. Trail Making at Ute Valley

On Jan 29, 2024, at 9:23 PM, [redacted] wrote:

David and Cassie,

Thank you for inviting me to send you my suggestions regarding the Blodgett Master Plan. Since I didn't get an indication my my email was received, I am including it again here in case it did not reach you.

Best Regards,
[redacted]

On Jan 20, 2024, at 11:50 PM, Matthew Von Thun <vonthunhome@msn.com> wrote:

Cassie and David,

First thank you for the hard work you have done. I understand how difficult it can be to create something to satisfy so many different stake holders. My intent here is not to complain but to suggest solutions that come from the perspective of a long time passion user of the Blodgett Open Space. I have been involved as much as possible in the public forums, however those forums are not conducive to dialogue, so I appreciate your time in reading this email:

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Best Regards,

[redacted]



Figure 1 Proposed Hiking Only Loop

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Figure 3 Existing Red Squirrel Trail provides a pleasant forested Hiking Experience

Figure 4. Trail Making at Ute Valley

On Jan 8, 2024, at 7:00 AM, Melvin, Cassie <Cassie.Melvin2@coloradosprings.gov> wrote:

Hi [redacted],
Thank you for reaching out. You may send any comments or input to me and David Deitemeyer (copied on this email).

Cassie Melvin
Public Communications Specialist
719-385-5253 (Office)
719-726-4175 (Cell)

-----Original Message-----
From: [redacted]
Sent: Sunday, January 7, 2024 10:24 PM
To: Melvin, Cassie <Cassie.Melvin2@coloradosprings.gov>
Cc: Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>
Subject: Blodgett Master Plan

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Who is the correct person to send input regarding the Blodgett Open Space Master Plan.

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett master plan- public comment
**Date:** Sunday, February 11, 2024 9:44:56 AM

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Hello,

I've read that the # of hiking trails will be greatly reduced, and only one short trail will exclude mountain bikes!!

We live 10 min from this area. We walk our dog here. That will stop once mountain biking becomes popular on the trails. Then we will need to drive farther to walk the dog.

Isn't there already an area for mountain biking where the quarry was being done?

Mountain biking means less hikers, joggers, dogs. The mountain bikers should have their own area- no one likes hiking around them. Or at least make more trails for hike/walk/jog only.

Please re-evaluate this plan as hikers are currently the main user and this plan is anti-hiking!!

Thank you,
[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett
**Date:** Monday, January 29, 2024 11:03:13 AM

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Just read todays Gazette article… Just don't get why some people don't see the need to make Blodgett the city's first nature preserve, making animals the priority over people…

Im still have not been able to find details on any wildlife study done by the city concerning Blodgett, can you send me that or tell me none has been done.

Thank You

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Master Plan
**Date:** Thursday, January 25, 2024 10:06:19 AM

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Looks like some good progress on the newly released plan.

Two items remain on my priority list.

1. I will still advocate to make Blodgett a nature preserve rather then an expanded people park. I see no evidence you commissioned a wildlife impact study…in fact I note this section in the plan…

The USFS will need to conduct NEPA analysis, Section 106, US Fish & Wildlife Service Consultation for Threatened and Endangered Species, and any other required compliance required by law on National Forest System Lands. ▪ The USFS cannot commit resources to performing the above stated compliance within the City's Blodgett Open Space Master and Management timeframe. ▪ The Blodgett Peak USFS Trail project is a low priority compared to the Wildfire Crisis Strategy and other higher priority work for at least the next five years, from 2023 through 2028.

If a study has been conducted please direct me to it. I need details. We know for a fact, bear, deer, bobcat, and other animals live in Blodgett and making this an expanded people park will have a negative impacts on them. Please give me your answer to this question, why not make Blodgett a formal nature preserve?

2. Connector Trails. If these trails happen we will need additional walls, fences, trees, gates, signs etc to limit impact to our home and the Alpine Glen subdivision.

Best Regards

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** BOS
**Date:** Wednesday, November 29, 2023 11:31:46 PM

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Hi David,

First, I want to say that I hope you and your family had a wonderful Thanksgiving!

I have seen your name many times in our HOA emails and wondered if you were related to my friends [redacted] I talked to [redacted] tonight and Yes! We all went to school together! [redacted] is a good friend as is [redacted] I actually booked [redacted] honeymoon in Hawaii! What a small world! I don't think you and I have ever met, but I hung out at your house when I was in high school!

Anyway, back to business. I am reaching out to you about the Blodgett Open Space proposal. I know you have received a few emails from our HOA. In particular, my secretary, [redacted] and maybe [redacted] (he is not on the board but is an original homeowner to when the neighborhood was established). I have given her permission to speak on behalf of the HOA, frankly, because she has more time than I do. However, I also wanted to reach out. I am a little upset that we were not included in the TOPIS email/out reach to be included to speak on behalf of our HOA. Oak Valley Ranch Filing Six Is directly below where the proposed parking lot and Public bathroom is to be placed. This has become a huge concern! Let me backpedal a little bit… When the ranch was owned by private owners, and sold to the city… We were excited about development companies not purchasing the land and developing homes in that space. We were very excited when the city purchased the land and made it an open space for hiking etc. A parking lot was put in and it was agreed with the city that the gate would be closed at 10 PM nightly. With budget cuts, the gate has never closed at 10 PM, which has created a meeting point for teenagers that party in the parking lot late at night and cause a lot of traffic, noise and litter. This has been a pain point for those that live directly below that parking lot on Jeffrey Ln. I live on Julynn Rd up the street a ways and can hear the noise if my windows are open. I can't imagine how loud it is for those directly below. The biggest concern with putting in the main parking lot in the same area and putting in an out house, this will create not only more noise, but an eyesore and possible smell above the neighbors directly behind. There has to be a better solution! Those that live in this area, purchased homes because of the privacy and because it's quiet!

The other concern, our HOA has a private trail that is below the public trail.. This has now been populated by the public. This entire was proposal was promised by the city that they would put up fence and a sign. That has not happened. Our HOA has put up many signs that constantly get torn down and vandalized. We now have the public intruding on our private space, which becomes a liability for our HOA if something were to happen. (I sell insurance for a living and I know what a liability it can be)

In the end, we need to come to an agreement that works for BOS AND the current homeowners in the area.

I appreciate your time! Please reach out, would love to have a conversation over the phone or in person! Any advice you can give would be much appreciated!

I hope you are doing well and get to spend a lot of time with your nieces and nephews! Taylor and River are getting so big! Jag is so adorable and getting so big as well!

[redacted]

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Open Space Master Plan
**Date:** Thursday, February 22, 2024 8:28:21 AM

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Hello,

Read quite a bit of this report, a few comments.

I have been actively (almost daily) running on these trails for fifteen years and really appreciate the open space.

Have you actually counted the people using the trails for an accurate estimate of actual current usage?

Bike usage has been increasing the last few years, but my estimate is that hiking and running is close to 60 to 75% of users of the trail system.

There is almost no demand for paragliding and it is not a good location.

I think these responses are being manipulated by online response campaigns to change results, online response surveys are open for and have a history of manipulation.

As a constant user with my head down looking for the next safe space to put my foot, I am very aware of the condition of the trails. They are being damaged by erosion caused by increased bike usage.
I am not against mountain biking, but you have to take into consideration the damage the bikes do to trails. Unfortunately they are similar to miniature strip mining machines and cause 90 to 95%
of the damage to the mountain trails. Trails that have existed for decades with minimal maintenance, can become gullies in two or three years of bike use.
Your/our primary goal/constraint is sustainable usage. Bike trails need fortified engineering and construction and additional maintenance to be considered sustainable. They have to be monitored for damage, and
There has to be strong deterrence, i.e. stiff fines, for not following the restrictions.
Mountain biking is fun, but it has grown faster than the management of the sport.

P.S. My contribution has been containing/eliminating Musk thistle and spurge from the open space (Ask [redacted]

Sincerely,

[redacted]

**From:** [redacted]
**To:** BlodgettMasterPlan@gmail.com; Friedman, Samuel; Haley, Britt I; Deitemeyer, David; Donelson, Dave; Anna.White@coloradosprings.gov; PRCS - Parks Advisory Board - SMB; PRCS - TOPS Working Committee - SMB; Abbott, Scott; [redacted]
**Subject:** Blodgett Open Space Expansion
**Date:** Wednesday, December 6, 2023 10:01:02 AM

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TO WHOM IT MAY CONCERN

We want to express our great concern with the proposed Blodgett Open Space Expansion concept. We believe that this project does not have the required level of planning or resident input necessary to meet our community needs.

We've heard from others in our community and we agree with our neighbors of the Peregrine neighborhood, specifically the Alpine Glen development which is closest to the Woodmen/Centennial/Orchard Valley streets. It appears this project values recreation over conservation. The planned expansion will negatively impact land, wildlife and resource conservation efforts. The removal of hiking trails, replaced with biking trails will quickly erode an already fragile and native vegetation area. The current Blodgett parking and trail systems are not being utilized to its current capacity.

The planned wildlife corridors are too small for current and future wildlife and will directly impact on their populations. We have already seen this regarding our Big Horn Sheep population grazing availability based on the impacts of the 2012 Waldo Canyon fire. Our wildlife, including, deer, bear, bobcat, fox, raccoons, and many species of birds will be directly and negatively impacted.

It appears that the intent is to develop this area into a recreational attraction. This will result in increased vehicle traffic, human congestion, trash and potentially more crime. The area has a natural look and feel which compliments the surrounding environment. Pavement and a wider trail system will detract from that look and feel. This is not what we want for our community.

Expansion of proposed parking areas give immediate thoughts to “pave paradise and put up a parking lot” ideas that detract from the natural beauty of the area.

Proposed traffic pattern change at Centennial/Woodman/Orchard Valley to a 3-4 way traffic signal/stop sign or round-about will cause excessive traffic risk due to the hill and reduced visibility as well as safety issues. This will be even more problematic during inclement weather. Additionally, to date, no traffic survey has been presented to the public with the best solution or recommendations.

We recommend the following actions:
.
Please do not develop this into a major recreation area for Colorado Springs. Keep Blodgett Open Space as is or with minimal change to only improve the natural aspects of the space. Focus any development into a wildlife preserve instead of a recreation area. This approach will still allow for biking and hiking but limits less than proposed.

Develop a detailed environmental impact assessment by an independent/outside organization with specific expertise in open space and wildlife management. Based on any changes to the space, develop detailed physical security, safety and management plans for public review and comment.

Totally eliminate, from consideration, the proposed paragliding option in this area. The area is too small and the risk too great to support this activity.

Totally eliminate, from consideration, the proposed intersection changes at Centennial/Woodmen and Orchard Valley. Focus, instead, on traffic modifications at the current South Blodgett entry location, expanding this area for both exit and entry. Any changes need to be proposed by traffic professionals to the community with a written plan.

Please slow this process down. Many homes border this proposed expansion area and deserve detailed consideration so as to not over develop. There is no reason to rapidly implement a project where there are more questions than answers. Additional assessments, studies and public interface are necessary to achieve a balanced solution. Anything less is short-sighted and will have long-term impacts to our community.

We looked long and hard for over two years for a quiet and well maintained neighborhood which we found in Alpine Glen. Now there are plans to make this area a recreation mecca for hundreds, probably thousands of people to use this area on a daily basis. This area cannot sustain such expansion.

Your sincere consideration to our concerns as well as other citizens in the neighborhood would be greatly appreciated.

**IF YOU BUILD IT, DEVELOP IT AND/OR EXPAND IT THEY WILL CERTAINLY COME.**

**SERIOUSLY CONSIDER AND ASK YOURSELVES THIS QUESTION:**

**"HOW WOULD I FEEL IF THIS EXPANSION WAS ACROSS THE**

**STREET FROM MY HOME AND MY NEIGHBORHOOD WHERE I'D HAVE TO DEAL WITH CONSTANT TRAFFIC, CONGESTION, NOISE, CRIME, SAFETY AND OTHER ISSUES ON A DAILY BASIS?**

**WE THINK YOU WOULD AGREE THAT YOU WOULD NOT, I REPEAT NOT WANT THIS EXPANSION IN YOUR NEIGHBORHOOD.**

**PLEASE GIVE THIS SERIOUS THOUGHT AND TAKE ALL RESIDENTS CONCERNS INTO CONSIDERATION "BEFORE" AND ONLY" BEFORE" VOTING FOR THIS EXPANSION.**

**Thank you,**

Sincerely



**From:** [redacted]
**To:** Deitemeyer, David; BlodgettMasterPlan@gmail.com
**Cc:** Yemi Mobolade; Haley, Britt I; Donelson, Dave; Easton,Travis W.; Fabos, Jamie; Frisbie, Todd; PRCS - TOPS Working Committee - SMB; PRCS - Parks Advisory Board - SMB; info@trailsandopenspaces.org; White, Anna; [redacted]
**Subject:** Blodgett New Master Plan comment for the public record
**Date:** Monday, November 20, 2023 2:53:13 PM

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Thank you for your time in reading this email and thank you for your concern and involvement in Blodgett Open Space.

I've been a homeowner on Coldwater Drive for the last 17 + years and grew up in Peregrine. I've been a mountain biker in my past and always a walker & hiker, also very actively involved in my neighborhood. I'm currently a 'backup' for the SAC, I've been involved in all of the past Blodgett Open Space meetings including the very 1st original acquisition, Neighborhood Watch, our neighborhood HOA, and in the past have had discussions and attended meetings with [redacted] & TOPS folks, Quarry representatives, [redacted] of former Blodgett Ranch, etc.

I'm so incredibly grateful that Blodgett Open space has expanded instead of possible alternatives (housing development). My purpose in writing is to express concerns over the potential development of trailhead parking lots and the problems that could, or almost certainly will arise. I have many other concerns or 'wish list' items, but my intention is not having this email come off as complaining or negativity. I feel incredibly blessed to live where and I do, and to have direct access to this land.

Over the past 17+ years we as an Oak Valley Ranch neighborhood have dealt with many issues that have taken place on the quarry land /direct adjacent National Forest/ & current Blodgett Open Space including but not limited to: drug dealing, people camping (like homeless people setting up shop with campfires), gun shots & or fireworks, illegal hunting/ poaching, dumping, motorized vehicles like dirt bikes, trash, drinking & partying, illegal trail building by mountain bikers, extreme erosion of trails (from mountain biking), dangerous trail conditions (mountain bikers coming downhill the 'fence line trail' at excessive and dangerous speeds), dogs off leash, aggressive dogs off leash & aggressive owners, flash flooding (after & BEFORE waldo fire), noxious weeds, and probably others I'm forgetting about. Every issue I have listed I've personally encountered or dealt with over the years. Obviously, some are more dangerous than others, and some happen in different parts of the open space than others.

And this is where my major concern about expansion and parking comes in. I don't expect the city or parks department to stop or prevent more random type issues such as illegal

hunting, camping, fireworks, trail etiquette, etc. But what the city can control is where parking will be placed and how people access the open space. Beyond my own personal experience, I'm sure you've all heard of many 'criminal type' of activities that occur at the 2 current parking lots. If by chance you haven't, then please consult the Peregrine HOA folks, SAC folks, and this information is public at https://myneighborhoodupdate.net/ I'm also happy to provide additional documentation if needed. The 2 current parking lots are fairly visible and close to the road and houses. The proposed 'Quarry' parking lot is much further off a main road (Allegheny) and is much less traveled than Woodmen Road. The 'Quarry' parking lot is going to be much bigger &, further away from homes, and very dark. I believe the initial proposals call for a gate, but from discussion with Peregrine residents it does NOT sound like the gate is closed very often. My fear is the quarry parking lot will be a breeding ground for all kinds of unwanted & dangerous activities. Bottom line: if this parking lot is approved, please have an auto closing gate (people have mentioned cameras that will take a photo of a license plate if a car happens to be 'locked in') or we absolutely need a security company, park employees, etc. to enforce a gate closure every night.

My secondary concern is parking / trail access on Coldwater Drive. Currently the 'trail' to the open space runs through our HOA property. I don't believe a city park trailhead or access point should go onto or through our HOA property (please consult city assessor / detailed maps) If an access/ trailhead is located in a different spot further up, on the cul-de-sac the concern would be parking. Currently, it is difficult or impossible for some types of recreational vehicles to turn around. I also fear that emergency vehicles (fire trucks) or other larger type trucks such as box trucks won't be able to turn around. There is no curb & gutter. Would this part of the street be improved ? We have many young children on our street, and folks that run businesses out of their houses which already cause traffic and parking concerns on Coldwater Dr.

Thank you again for reading this email and taking my concerns into serious consideration. If you have additional questions or would like to talk further I can be reached at:

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Master Plan
**Date:** Saturday, February 17, 2024 6:51:30 PM

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Below is a comment I submitted on the “online comment card" at the BPOS Master Plan webpage:

"This seems like an unnecessary waste of government time and money. As a local resident for over 30 years, volunteers have maintained and appreciated these trails. This project plan makes me doubt the validity of the whole TOPS project.”

I am highly opposed to this plan.
[redacted]

**From:** [redacted]
**To:** Deitemeyer, David; BlodgettMasterPlan@gmail.com
**Cc:** PRCS - TOPS Working Committee - SMB; Haley, Britt I; Yemi Mobolade; Todd.frisbe@coloradosprings.gov; Haley, Britt I; Donelson, Dave; PRCS - Parks Advisory Board - SMB; Fabos, Jamie; Fabos, Jamie
**Subject:** Blodgett New Master Plan comment for the public record
**Date:** Wednesday, November 29, 2023 5:20:45 PM

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Hello All,
We live in Orchard Valley Ranch and do not want this expanded Park at all. We have filled out the Survey with all of our concerns. It will bring much more traffic and associated problems to our neighborhood and there is no plan for security/surveillance that I can see on the BOS websites. Also, we have to talked to other neighbors and they had no idea that this is being planned. There has not been enough information about this to everyone living in the areas affected. Who generated the idea of a park of this magnitude anyway - up to 180 cars parking lot with access only via Allegany ?

[redacted]

[redacted]

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Re: Blodgett Open Space Master Plan - Neighborhood Meeting Jan 22
**Date:** Friday, January 12, 2024 10:05:03 PM
**Attachments:** image001.png

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[redacted]
Thanks for putting out this information for our neighborhood.
I too received the email from Deitemeyer. I definitely plan on attending the meeting.
Thanks again,
[redacted]
On Tue, Jan 9, 2024 at 5:10 PM Deitemeyer, David <David.Deitemeyer@coloradosprings.gov> wrote:

> Good afternoon, Blodgett Open Space Neighbor,
>
> As part of the Master Planning process, Colorado Springs Parks, Recreation and Cultural Services invites you to attend the Blodgett Neighborhood Focus Meeting on **January 22 from 5:30-6:30 p.m. at Trace Church (5805 Mark Dabling Blvd.)**
>
> Your comments and concerns were taken into consideration throughout the public process and helped guide the changes to the latest Master and Management Plan. The Planning Team will present these proposed changes at the meeting and members of the Planning Team and City Staff will be available following the presentation to answer individual questions.
>
> Please visit ColoradoSprings.gov/BlodgettMasterPlan for up to the date information. The Public Review Master and Management Plan will be made available by Jan. 19, and the public will have 30 days from the time it posts to submit their input via an online comment card.
>
> Thank you,
>
> **David Deitemeyer**
>
> Senior Landscape Architect, PLA, ASLA, NRPA

Parks, Recreation & Cultural Services

(719) 385-6515

David.Deitemeyer@coloradosprings.gov

**Cassie Melvin**

Public Communications Specialist

719-385-5253 (Office)

719-726-4175 (Cell)



**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Open Space Master Plan
**Date:** Wednesday, December 13, 2023 9:29:37 PM
**Attachments:** Blodgett Open Space.pdf

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David,
I'm sending you a letter expressing my concerns relating to the Blodgett Open Space Master Plan



1994 photo

To whom it may concern,

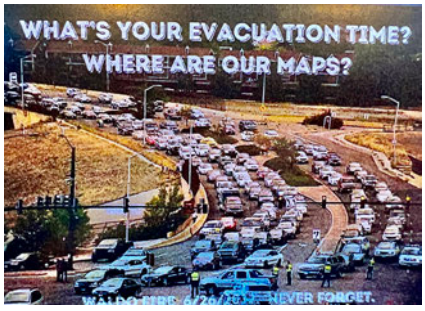
My name is [redacted] I reside in Oak Valley filing #2. I was one of the first in the area and have lived in my home for the past 36 years with a front row seat of the Pike View Quarry. Consequently I've had the rare opportunity to observe the transformation of the scar on the mountain and all that it has endured over this period of time. What remains is a mountain stripped away by 115 years of mining and most recently ( 2008) the final blow of dynamite that hit a fault and sent an avalanche of rock down the partially reclaimed face burring 33 thousand trees.This, all in the name of development, revenue and the insatiable appetite for reaping the earth until it has no more to give.

It is now time to allow the scar to heal. It's been 11 years since the fire. The ground is just now turning from burnt red to shades of green, the wildlife is starting to return though not all, and the task of reclamation begins. The instability of the land is still evident as the strong winds and the torrential rain have left their mark.

This is not the place to create a World Class Extreme BMX bike park ! The scar would not heal and would have to endure yet another assault of human interference. The racing of bikes, a multitudes of people, rocks flying, trails carved, disruption of wildlife, disturbing or destroying vegetation, and lastly contribute a level of noise that would alert the wildlife in the area to flee.

Yes, this is just one aspect of the grand design of the proposed plan but if allowed it will work its way down the mountain to the proposed visitor center at the base of the quarry commercializing the area, with its additional amenities, providing 180 parking spots to accommodate all of the biking community as well as tourists, which in and of itself holds a multitude of concerns, onward into our community contributing to increased traffic on our single lane streets that serve our neighborhood. This could easily bring as may as 500 additional people into the neighborhood using the very roads we need to get to our homes.

Those of us who lived through the Waldo Canyon fire know only to well the fear we experienced trying to evacuate on that tragic day.
Trying to make our way down Orchard Valley Road encased in dark orange smoke, an endless line of cars creeping towards Woodman road as ambers fell onto our vehicles. Nothing has changed in our road system to improve future evacuations. What has changed is that more patio homes and apartments have been built on Centennial since then and more are being considered on 30th St and Garden of the Gods Rd. The addition of 300 plus parking spaces being proposed at the 3 bike trailhead locations would greatly increase the danger of citizens in the event of an evacuation. Woodman Rd and Orchard Valley Rd. are Peregrine's only way out of their neighborhood. Allegheny Rd. is the primary access road for Oak Valley Ranch. Centennial Blvd. is the main artery that services the 5 neighborhoods north of Garden of the Gods. An evacuation in the area would be a nightmare. Surely, the city is aware of this unresolved dilemma. Residents have lived it.



Although the BMX bike trail on the quarry is just one aspect of the proposed plan, it will have cascading effects which would adversely affect the community. It will interfere with the rejuvenation of the quarry and Blodgett Open Space.

The city needs to allow the quarry and Blodgett Open Space to return to its original purpose-a natural preserve for animals, social trails for hikers, and undisturbed natural beauty.

Sincerely, [redacted]

**From:** [redacted]
**To:** Deitemeyer, David; BlodgettMasterPlan@gmail.com
**Cc:** Yemi Mobolade; Haley, Britt I; Donelson, Dave; Easton,Travis W.; Fabos, Jamie; Frisbie, Todd; PRCS - TOPS Working Committee - SMB; PRCS - Parks Advisory Board - SMB; info@trailsandopenspaces.org
**Subject:** Blodgett New Master Plan comment for the public record
**Date:** Friday, January 5, 2024 9:18:44 AM

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To Whom It May Concern:

I am a resident on Coldwater Drive and have a few concerns I wish to specifically address regarding the Blodgett Open Space New Master Plan.

It is my understanding there is a "Neighborhood Access" point planned for the top of Coldwater Dr. I am concerned that it could generate more parking by the general public on our, currently, quiet neighborhood street. This is the same street where I also regularly see my neighbor's children playing. To prevent over-parking and increased hazards to the residents I request the City to post signs restricting general parking on Coldwater Drive. Instead, the public can be instructed to park at one of the designated Trailheads.

I also noticed on the proposed map there is a "Multi-Use Trail" proposed very close to the mountain side of Coldwater Drive and Front Royal Drive. According to the proposal, there are no “Hiking-Only Trails” planned for the Southern part of the new BOS land ( the grassy area between Coldwater and the Quarry). I request that this trail close to Coldwater Dr. and Front Royal Dr. be a “Hiker-Only Trail” (solid green color). My neighbor and I have spent a lot of time maintaining this small access point to the mountain and it would be detrimental to the vegetation and wildlife to permit cycling up and down this path. I would very much prefer to see the native plants thrive and the local wildlife continue to use this mountain access point.

Finally, I wish to vehemently oppose all possibilities of a visitor center, restrooms, enlarged parking lot, and paragliding near the Blodgett Open Space. Our neighborhood is our home and sanctuary, not a tourist destination. The beautiful thing about Colorado and where we live is the natural scenery in all its tranquility. Increased traffic not only increases road hazards but takes away the privacy and safety of people's homes. I am not aware of any discussion of funding for the maintenance of trails, gate closures, and surveillance at parking lots. The many mule deer that regularly travel around our area would also be at risk of bodily harm due to increased traffic. The City's funds would be better spent for funding and maintenance of the public parks that already exist. Caring for urban parks would benefit a larger part of the Colorado Springs community.

I hope with all sincerity you take these concerns into account and make choices that maintain the beauty and landscape of the Blodgett Open Space. I can be reached for further comment as such:

[redacted]

Thank you.

**From:** [redacted]
**To:** priscilla.Marbaker@tapisassociates.com; PRCS - TOPS Working Committee - SMB; Deitemeyer, David; blodgettmasterplan@gmail.com; Donelson, Dave; Haley, Britt I; Friedman, Samuel; All Council - DL; westsidewatchcos@gmail.com
**Subject:** Oak Valley Ranch Filing #6 Statement to SAC Committee
**Date:** Wednesday, November 29, 2023 12:03:57 PM

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear SAC Committee,

We, the [redacted] are writing in regard to the proposed expansion to the Blodgett Open Space Orchard Valley Trailhead in the Blodgett Master Plan project. We, along with our neighbors on north Julynn Road and adjoining Jeffrey Lane in northwest Colorado Springs, learned recently that a restroom facility and a relocated parking lot were added to the Orchard Valley Trailhead portion of the project plan on the hill directly above our properties. As soon as we learned of the planned development changes, we contacted the Tapis coordinator to ask how our neighborhood could provide input. She confirmed that Oak Valley Ranch Filing #6 will not have the opportunity to have representation in the Stakeholder Action Committee process. The Oak Valley Ranch Filing #6 HOA Board president was not aware of the process and was never invited to participate. **As stakeholders who are directly impacted by the planned development, it is our expectation that our formal input be considered by the committee and included in the proceedings.**

The current parking area and trails at the Orchard Valley Trailhead are not being maintained adequately. **Our neighbors are having to clean up trash daily in this area left by the public illegally using this area at night and significant damage has been caused to our adjoining HOA open space trail by mountain bike riders who have cut new paths and destroyed HOA signage.** No attempt was made by the city to prevent public access onto the HOA open space and in fact, removed a barbed wire fence (but left the barbed wire sitting on the ground) that formerly separated the two areas**. If the city cannot adequately maintain this area in its current configuration, how will it be able to manage the planned expansion proposed in the Blodgett Master Plan?**

**The planned restroom location and cars entering the new parking area (adjacent to the intersection of Centennial Boulevard and Orchard Valley Road) would be in direct view of multiple homes (at least 20) in our neighborhood.** Based on feedback that we have received from our neighbors and multiple postings observed on the NextDoor website, it is clear that residents in the area are opposed to the planned changes to the development and feel underrepresented by the community involvement process that has occurred to date.

**TOPS lists the Blodgett Master Plan in the 'Open Space' category. The proposed massive scope of the plans/changes to Blodgett Master Plan does not fit with preserving our beautiful open space and wildlife habitats.** It is misleading to list this project in the 'Open Space' category given the planned destruction of open space and construction of extensive, widened mountain biking trails, paragliding landing site, parking lots, and restrooms.

The primary goal of the Trails, Open Space and Parks Program (TOPS) is to improve "***the***

***natural beauty of our mountains, parks, and wildlife, and our quality of life.***" We are very concerned about the ecological impact to what has always been an open, grassy hillside. We regularly see multiple wildlife in the area including bears, coyote, fox, deer, bobcats, owls, and (on one occasion) a moose. This entire area is a migration corridor for bighorn sheep. It is difficult to understand how creating a maze of wide mountain bike trails, parking lots, and a public restroom will achieve the goals of TOPS . Multiple residents from our neighborhood make use of the trails daily, often accompanied by pets and small children. It is uncertain how this planned use of converting the hiking trails to wide paths for mountain bikes (aka "multi-use trails") will fit with how residents are currently using the trails. How can hikers, especially small children, coexist with multiple mountain bikes speeding along these paths? Further, it is unclear how the planned project changes and inadequate neighborhood representation align with the process presented in the Blodgett Master Plan webpage, which committed to include "***lived experiences***" of the public and consider the "***ecosystem and wildlife preservation***" in a manner that "***builds relationships of trust***".

In summary, the residents of Oak Valley Ranch Filing #6 are opposed to the placement of a restroom above our properties and are quite concerned about the negative effects to public safety and ecological impact to our neighborhood that will be caused by the proposed changes to the Blodgett Master Plan.

Please feel free to contact us if you have any questions about this letter. We appreciate your attention to this matter.

Sincerely,

[redacted]

[redacted]

**From:** [redacted]
**Subject:** Blodgett open space expansion
**Date:** Monday, December 4, 2023 7:54:07 PM

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*Greetings!*

*We are residents of the HOA, Centennial Glenn filing #2, located directly across the street from Blodgett open space. We would like to voice our strong disapproval of the proposed expansion and relocation of the parking lot across the street from our HOA and the addition of a four-way stop at Orchard Valley and Woodman that would exit from the parking lot.*

*Of the three proposals for expanding Blodgett parking, this is the only one that moves parking closer to residential areas and increases the visibility of parking from residential areas. The quality of life of nearby neighbors will be diminished from the degradation of the aesthetic beauty of the views from their homes and by increasing the noise pollution neighbors experience. This will in turn reduce property values causing direct harm to nearby neighbors.*

*When the parking area across from our HOA was first proposed, we were promised that the parking lot would be hidden by an earthen berm and that the gate would be closed every night. This has served both the community and residents well, with the exception of when the gate is not closed as promised.*

*Furthermore, the relocation and expansion of the parking area across from our HOA is a misuse of taxpayer money. After two years of living directly across the street from the parking lot, we have observed that it is never full. It is more than large enough to accommodate all the cars that visit the open space. If in the future, the space is not sufficient, expanding the lot in its current location would be the most economical and effective solution. Also, for reasons regarding asthetics, oder, noise, vandalism and nefarious activity, we are strongly opposed to placing any type of porta potty in that lot area.*

*Finally, having a four-way stop at the top of Orchard Valley and Woodman we believe would increase the threat of accidents, especially in winter weather. Coming up Centennial and having to stop before reaching the top of the hill would be almost impossible and treacherous. Similarly, cars traveling down the hill, could easily slide into the intersection causing an accident. The stop would increase risk of accidents as would adding an exit from the park side. Also, these changes would greatly increase light and noise pollution for all of the area residents, definitely negatively impacting area residents . Finally, the most common risk of accidents at that intersection are people who do not stop at the existing sign when coming up Orchard Valley and turning onto Centennial or Woodmen.*

*Please reconsider these decisions as you move forward with the proposal and expansion. We truly do not see the necessity of either of these costly changes. We are not opposed to all of the park expansion. We only ask that you reconsider the decisions to enlarge and relocate the parking lot, add a porta potty and add a four-way stop at Orchard Valley and Woodman as these would directly and negatively impact the many area residents.*

*Thank you for your consideration!*

[redacted]

**From:** [redacted]
**Cc:**
**Subject:** Blodgett Open Space Expansion Proposal
**Date:** Saturday, November 25, 2023 4:32:49 PM
**Attachments:** image001.png

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Greetings!

I and my neighbors are residents of the HOA, Centennial Glenn filing #2, located directly across the street from Blodgett open space. We would like to voice our strong disapproval of the proposed expansion and relocation of the parking lot across the street from our HOA and the addition of a four-way stop at Orchard Valley and Woodman that would exit from the parking lot.

Of the three proposals for expanding Blodgett parking, this is the only one that moves parking closer to residential areas and increases the visibility of parking from residential areas. The quality of life of nearby neighbors will be diminished from the degradation of the aesthetic beauty of the views from their homes and by increasing the noise pollution neighbors experience. This will in turn reduce property values causing direct harm to nearby neighbors.
When the parking area across from our HOA was first proposed, we were promised that the parking lot would be hidden by an earthen berm and that the gate would be closed every night. This has served both the community and residents well, except for when the gate is not closed as promised.

Furthermore, the relocation and expansion of the parking area across from our HOA is a misuse of taxpayer money. After two years of living directly across the street from the parking lot, we have observed that it is never full. It is more than large enough to accommodate all the cars that visit the open space. If in the future, the space is not sufficient, expanding the lot in its current location would be the most economical and effective solution. Also, for reasons regarding asthetics, oder, noise, vandalism and nefarious activity, we are strongly opposed to placing any type of porta potty in that lot area.

Finally, having a four-way stop at the top of Orchard Valley and Woodman we believe would increase the threat of accidents, especially in winter weather. Coming up Centennial and having to stop before reaching the top of the hill would be almost impossible and treacherous. Similarly, cars traveling down the hill, could easily slide into the intersection causing an accident. The stop would increase risk of accidents as would adding an exit from the park side. Also, these changes would greatly increase light and noise pollution for all of the area residents, definitely negatively impacting area residents . Finally, the most common risk of accidents at that intersection are people who do not stop at the existing sign when coming up Orchard Valley and turning onto Centennial or Woodmen.

Please reconsider these decisions as you move forward with the proposal and expansion. We truly do not see the necessity of either of these costly changes. We are not opposed to all of the park expansion. We only ask that you reconsider the decisions to enlarge and relocate the parking lot,

add a porta potty and add a four-way stop at Orchard Valley and Woodman as these would directly and negatively impact the many area residents.
Thank you for your consideration!

[redacted]

RML
Rodgers Mediation, LLC

[redacted]

**From:** [redacted]
**To:** blodgettmasterplan@gmail.com; Deitemeyer, David; Haley, Britt I; PRCS - TOPS Working Committee - SMB
**Subject:** Please do not put Orchard Valley Trailhead Bathroom near our HOA property...
**Date:** Wednesday, November 22, 2023 10:26:55 AM

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Dear Blodgett planning committee members:

Many of our constituents in our HOA, Oak Valley Ranch Filing # 6 (which is directly below and adjacent to the south side of the current trailhead parking lot) , have voiced their request to NOT put the proposed restroom near our HOA property and our residents' properties, as your preliminary maps are currently showing for the Orchard Valley Trailhead. It is NOT an appropriate place for a public restroom. A more suitable location would be near the current communications tower access gate on the north side of the parking lot.

I walk the trails above our HOA property almost daily, and pick up any trash that I see and deposit it in the trash can, fyi.

On behalf of our Oak Valley Ranch HOA Filing # 6, we thank you all for your time, effort, and consideration of our request. Please let me know if you need any further information, etc.

Sincerely,

[redacted]

**From:** [redacted]
**To:** Haley, Britt I
**Cc:** Thelen, Lonna; PRCS - Parks Advisory Board - SMB; PRCS - TOPS Working Committee - SMB; BlodgettMasterPlan@gmail.com; Deitemeyer, David; Frisbie, Todd; Abbott, Scott; Hernandez, Robert; Donelson, Dave; Friedman, Samuel; [redacted]
**Subject:** Please Do Right re: Blodgett Master Plan (BMP)
**Date:** Thursday, December 21, 2023 11:48:31 AM

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Greetings, Ms. Haley,

Regarding the Blodgett Master Plan, I pray that you all choose to do the right thing.

Please turn to protect the lives of the thousands of people, CS residents, that live, every day, adjacent to the areas that you are wanting to develop. By over-developing and over-inviting seasonal tourists into our neighborhoods and onto our neighborhood streets, this plan would basically be turning our homes and yards into "public common areas". That is not right.

Also, having para gliding at the quarry is beyond disrespectful and disastrous for the Oak Valley neighborhoods and community! It would not only be an invasion of the entire area, but it would completely destroy the one place for kids and families to spend peaceful time reading and time playing and growing with their families! That is a neighborhood park! Take the para gliding outside of the city!

With the over eight million ILLEGAL immigrants flooding into our land you cannot ignore the potential danger this plan poses to further serious crime, and terror attacks, to our city neighborhoods! Colorado Springs is not immune… no area is immune.

As far as the addition of more trails, how are you going to maintain MORE trails, when your existing trails are badly eroded/eroding and not maintained? Maybe with all that TOPS money you could simply reallocate a good bit of it to the maintenance of your existing trails vs building more for mountain bikers who erode them so much quicker than all the trail walkers, hikers, runners, and dog walkers combined! I know many people will no longer be supporting any tax initiatives to fund more TOPS projects until the money is used to actually take care of what you have already created.

Thank you for your respect and consideration. Merry Christmas and Happy Holidays!

God bless.

**Enjoy a great day!**

[redacted]

**'We can't direct the wind… but we can adjust our sails!'**

**From:** [redacted]
**To:** Haley, Britt I
**Cc:** Thelen, Lonna; PRCS - Parks Advisory Board - SMB; PRCS - TOPS Working Committee - SMB; BlodgettMasterPlan@gmail.com; Deitemeyer, David; Frisbie, Todd; Abbott, Scott; Hernandez, Robert; Donelson, Dave; Friedman, Samuel; [redacted]
**Subject:** The REAL Blodgett Master Plan Vision?
**Date:** Monday, December 4, 2023 1:25:03 AM

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Greetings,

I am a resident and homeowner in the Alpine Glen neighborhood at upper Orchard Valley Road, directly across from the South Blodgett Loop trail head Open Space.

I continue to be shocked at the lack of SPECIFIC information you, the Colorado Springs Parks Department, is choosing to divulge to those of us thousands of homes and families that the Blodgett Open Space will most effect in significantly negative ways!

The current parking lot at the South Blodgett Loop trailhead is rarely, if ever, full! You are planning to take away the "Open Space" by bulldozing the ground there to pave or concrete over the natural vegetation to create a parking area that is five times MORE parking spaces than what is currently there. You will also have to bulldoze the very steep embankment across from the Orchard Valley intersection, all of which will create an abundance of runoff, creating even more icy hazards and lack of natural rains and moisture absorption.

The current parking area is rarely, if ever, full! So . . .

WHY? Why do you REALLY want to over-expand the parking area at The South Blodgett Loop trailhead? Adding a few trails will in no way increase a parking space need of FIVE TIMES what is currently there!

Plus, creating a 4-way "controlled intersection" will be an absolute NIGHTMARE and SAFETY HAZARD in bad weather, especially snow, ice, and heavy rains and hail! There is no way an average vehicle can stop and start and stop and start coming up the Centennial Blvd hill as traffic backs up at a 4-way stop sign or stop light! Same problem with Orchard Valley, and traveling south on W Woodmen approaching the intersection. It makes much more sense, from safety, financial, and natural environment preservation perspectives, to simply keep the current entrance permanent! Simply add clear signage and/or a caution yellow light.

So, what are you REALLY planning for the future of that space???

We, the neighboring homeowners who live, drive/walk these neighborhood streets several times daily, and WILL be the most NEGATIVELY IMPACTED in SIGNIFICANT ways EVERY SINGLE DAY AND NIGHT, deserve to hear your FULL FUTURE VISION that you are obviously keeping hidden form us regarding the ENTIRE Blodgett Master Plan, and specifically the South Blodgett Loop "Open Space" and Quarry areas!

I respectfully request, and urge you, to push the pause button and delay moving forward with this plan until the Colorado Springs Parks Department actually starts reaching out directly to ALL homeowners and neighborhoods adjacent to all of the (currently) Open Space that you are wanting to turn into a tourist area.

WE DESERVE TO KNOW YOUR FULL AND COMPLETE SPECIFIC PLAN! Please show us that minimal level of respect by providing us homeowners, whose lives you plan to completely upend, ALL the information regarding your long term vision along with plenty of time to review and digest it!

You, the Parks Department, has not taken any action to reach out to us homeowners and community. Where are the postcards to all neighboring homes? Where are the street signs along the neighborhood streets? Where is the effort of the city to congregate us homeowners so we can have input and share feedback and alternative options? I still run into many people who don't know you plan to develop the front range.

The city has clearly done all they could to do as minimal as possible in notifying the public, and specifically keeping it from all adjacent neighborhoods to the Blodgett and Quarry areas. It is also clear that the city is only interested in expanding mountain bikers on the trails, while pushing off hikers, walkers, runners, and dog walkers. We chose to live here for the mental and physical benefits of the area, mainly the peace, quiet, and adjacent trails to hike and walk dogs.

Also, discussing the North Blodgett area, the lady presenting at the Oct 17th meeting at Flying W Ranch even had the audacity to speak of making the trails easier so that "all age groups" could enjoy them! THAT is beyond condescending!!! Without saying it, she was implying that the Parks Department is removing the difficult trails and adding in a bunch of easy boring trails/switch backs so that "older people" could then use the trails.

I don't know how old she is, or what her fitness level is, but I am 60 years old and thrive on the challenge of the steeper trails, specifically the beginning of Red Squirrel Trail where it intersects with Dry Creek Loop and continues on to the National Forest Land. I see MANY people in their 60s, 70s, and 80s moving quicker and more efficiently than me, thriving on the natural challenge and motivation that the EXISTING trails provide! Same with The South Blodgett Loop Trail and adjacent trails! We are not stupid!

Based on a recent article in the Gazette, Tatiana Bailey was quoted stating that this Blodgett Master Plan would bring several millions of dollars to Colorado Springs. I don't see how adding a few extra miles of trails would create so much revenue. Therefore, my "million-dollar question" is this:

- "What exactly is in the Blodgett Master Plan that will assumingly bring so much money into the city, while completely disregarding and destroying the safety, security, peace, lifestyles, lives, and property values of the thousands of people, residents, neighborhoods, and communities adjacent to the Open Space that, as a result of your plan, will not be so "open" and natural?"

I look forward to hearing an answer and experiencing some actual outreach and respect from the Colorado Springs Parks Department. **Please pause this process** and stop pushing it through till you can provide us all the specific information, including which great trails you're proposing to eliminate.

Just be upfront and honest with your full plan, and let us respond to that! Just give us time vs trying to rush it through covertly during the fall holiday season. Really?

We work (many work more than one job), we have families and kids to get to/from school, we have life struggles, we have illnesses to manage, and many of us struggle to get by month to month like many other people. We live in this area for the peace and security it provides. As someone who struggles with TBI residuals, PTSD, etc., I rely on the current open space, trails, wildlife (deer, bunnies, birds, fox, bears, etc.), and the peace and quiet to keep me going. That is why I live here. I just pray that you will actually choose to keep the Open Space open and peaceful.

Thank you for your time and respect.

God bless.

[redacted]

**Enjoy a great day!**

[redacted]

**'We can't direct the wind… but we can adjust our sails!'**

**From:** [redacted]
**To:** Deitemeyer, David; Haley, Britt I; blodgettmasterplan@gmail.com; Friedman, Samuel; Donelson, Dave; Talarico, Michelle; PRCS - Parks Advisory Board - SMB; PRCS - TOPS Working Committee - SMB
**Cc:** [redacted]
**Subject:** Re: Blodgett Open Space
**Date:** Wednesday, December 6, 2023 11:58:37 AM

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Correction--I believe I used the term "Draft" regarding the Blodgett Open Space Master Plan where I should have used the word "Recommended."
[redacted]

> On 12/06/2023 11:53 AM MST [redacted] wrote:
> Hi Mr. Deitemeyer,
> I dialed into this morning's TOPS Working Committee meeting from the Wagon Wheel Trail in the Blodgett Open Space. I was encouraged to hear your thoughtful comments concerning current and upcoming neighborhood outreach regarding the Blodgett Open Space Master Plan. Here are some points I took away from your comments:
> - Parks received over 600 responses to the Blodgett Open Space Master Plan survey before the survey closed on December 1.
> - Parks is targeting December 22 for release of the Draft Blodgett Open Space Master Plan, with a goal of January 31 for closure of public comment on the Draft Plan.
> - Parks has received a large amount of comments from residents of adjacent and nearby neighborhoods. (My wife and I are in that category--Our backyard is separated from the Blodgett Open Space by just 40 yards of Oak Valley Ranch Filing #6 HOA open space.)
> - Parks is planning a community forum that's specifically for discussing neighborhood issues/concerns. Parks is targeting the week of January 8 for this forum.
> A lady who spoke during the citizen comment portion of the meeting stated that neighborhood residents feel entitled to higher priority consideration than other Blodgett Open Space stakeholders. I'm not sure who that lady is, but she was speaking out of turn. As an adjacent neighborhood resident, I can state that the Blodgett Open Space neighbors desire that we're given no less priority than the mountain biking and paragliding lobbies that have appeared to some to have outsized influence in proportion to their numbers.
> A gentleman commented that residents expected every door in the neighborhoods to be knocked on. That also isn't the case. I truly wish I would have had some idea that such a thing as a Stakeholders Action Committee existed--I would have gladly volunteered to serve on it. But I believe we should now all be focused on looking forward, not backward. I

also believe a win-win-win outcome is truly within the realm of possibility. Thank-you again, David, for all the work you're doing on this project. I know this massive undertaking has been years in the making--I was at the original community meeting you facilitated at Eagleview Middle School back in the day. I appreciate what you're doing for the citizens of the city.

[redacted]

---------- Original Message ----------
From: Blodgett MasterPlan
<blodgettmasterplan@gmail.com>
To: undisclosed-recipients:;
Date: 11/16/2023 8:08 AM MST
Subject: Blodgett Open Space Master and Management Plan Project Update November 2023

Good afternoon,

We want to thank you for the thoughtful input you have provided on the Blodgett Open Space Draft Plan since Oct 17th. Our team is actively reviewing, adapting the plan, and preparing responses. To best respond to each email, call, and survey response, we are delaying the release of the Recommended Master and Management Plan until late December. The Recommended Plan review and survey will close on January 28th.

Please reach out to us if you have any additional thoughts or questions for our team. We appreciate your patience and invite you to head over to the project website and provide your feedback for the project via a project survey for the Draft Plan that is still open until November 30th.

Thank you again for your interest,

**The Blodgett Open Space Master and Management Plan Project Team**

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Blodgett Open Space Comment For Public Record
**Date:** Thursday, November 30, 2023 7:25:17 PM

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Hello Mr Deitemeyer,

Im an involved Rockrimmon resident with young children. I do not support the current / Blodgett Open Space master plan draft #2 and would like to see the original draft— focusing on preservation and reclamation— reinstated. I have deep routed concerns the BOSMP draft we reviewed @ this past Octobers Flying W Ranch meeting— will destroy our everyday life and our sense of place, will absolutely contribute to our ever-increasing wildfire exposure and further destruction of WUI / foothills sensitive wildlife habitat.

All four main roadway arteries from I25 will take COS residents and out of town visitors to the proposed mountain biking and paragliding center @ Blodgett— directly past multiple D11 & D20 Elementary & Middle public schools. How will we manage additional traffic coming from a park with almost 300 parking spaces [similar to Red Rocks] on a regular day, let alone school days, and then special event days such as mountain biking races, tournaments, paragliding races, etc? Why is COS city govt willing to risk our kids' safety when we have 1.5 + mile walk zones surrounding these public schools. COS officials are responsible for the safety of ALL citizens, including your youngest @ Trailblazer Elementary School off Centennial, Eagleview Middle School off Vindicator, Foothills ES off Allegheny, Woodman-Roberts ES off Woodman— plus Rockrimmon ES and Chipeta ES one street over from those arteries. What about NW side neighborhoods with 20/25 MPH or less zones/ what do we do when kids can't stand street side waiting for busses? D11 & D20 do not have funds for extra guards, signage, speed bumps, etc. NW side has aging infrastructure and not enough signage to date, inattentive drivers texting, overall increase in car related crimes/theft— coupled with an already overburdened police force with limited patrolling capabilities. Does it concern our TOPS program admins how much itll cost COS citizens to secure a park the size of Redrocks with three spread out parking lots and multiple trails leading into surrounding neighborhoods?

In addition to the above our egresses [already overburdened] @ I25 and Pinecliff / Popes Valley area & S Rockrimmon can expect even more with Entegris 600+ employees coming summer 2024, 43 more single family homes, 2 XL assisted living facilities, expanding Sunbird 350+ restaurant, etc, etc. Then we have Arrowswest @ end of GoGs Rd clogging another important access to I25. What happens in another wildfire emergency situation?

Furthermore, I believe the BOSMPD process has absolutely been compromised. This second draft clearly [and once again] caters to a small subset of COS citizens thats can a] afford mountain biking & paragliding equipment and b] have the physical capability to use this park. Wheres the ADA compliant wildlife sanctuary viewing platform? Will the same mountain biking and paragliding companies set to profit off Blodgett be there to provide free rental bikes/paragliding equipment for disadvantaged youths wanting to ride/learn? Or will we create another exclusive community [similar to ski towns] where even our public parks can only be used by those fortunate enough to provide financially well for themselves? Meanwhile kids [including my own] don't need any "nature inspired" playgrounds— they need mountains,

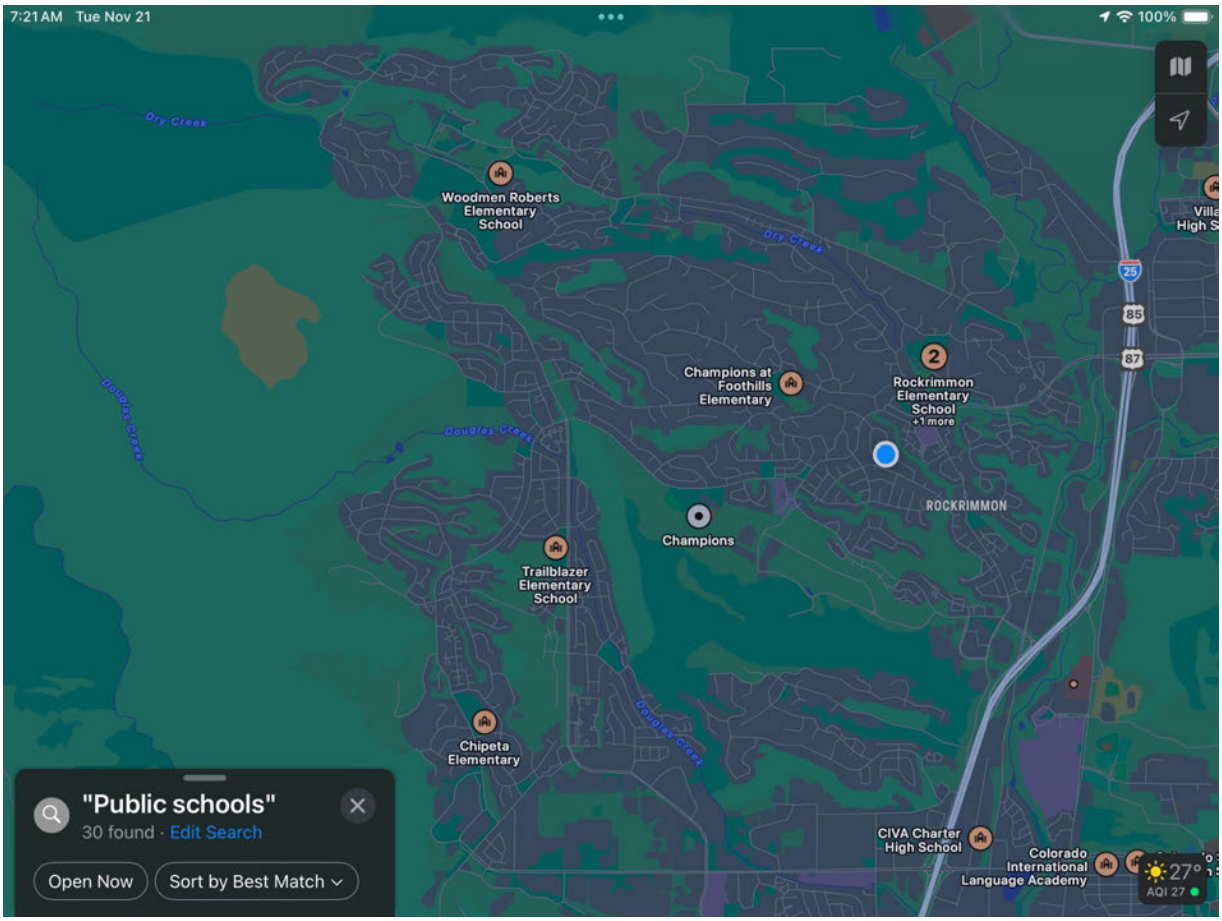
trees, grasses, dirt— not more perfected, manmade trails to maintain. Blodgett needs to remain wild for us now AND future COS residents. We certainly don't need to pay for and maintain an extravagant park of that size either; how will we stop vandalism if we can't keep gates locked and secured now? How will we staff a park of that size when we fight to keep park/rec employees today? Blodgett will be ruined forever if we don't protect it, please hear me— keep Blodgett Wild.

Thank you, [redacted]

"It is a heartbreaking story of a collision of two different views of how human beings should interact with the natural world and there's a tragedy at the very heart of that story." Author Dayton Duncan, The American Buffalo, a Ken Burns documentary.



Vastly different ways of living life here in COS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Dry Creek
Woodmen Roberts Elementary School
Dry Creek
Douglas Creek
Champions at Foothills Elementary
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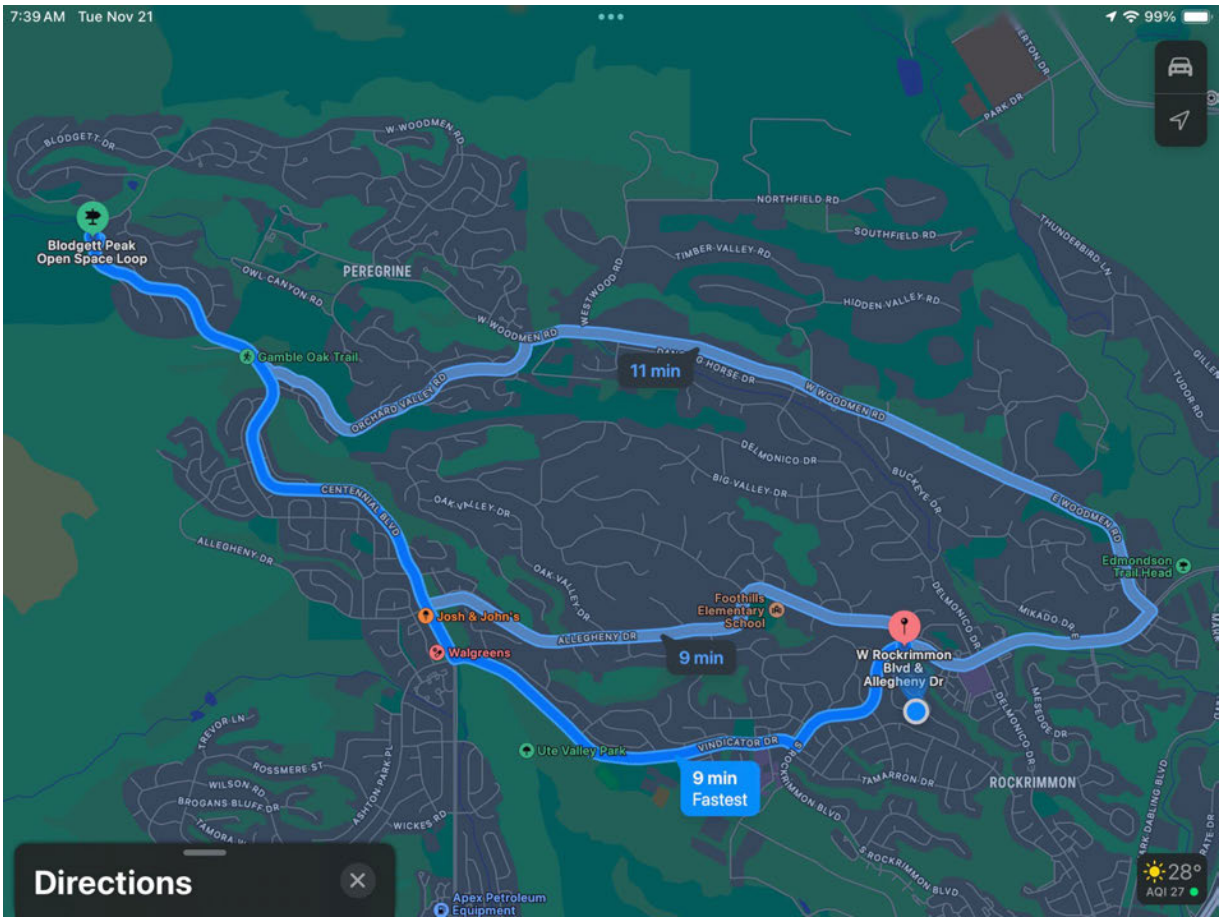
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Blodgett Peak Open Space Loop
PEREGRINE
Gamble Oak Trail
11 min
9 min
9 min Fastest
Josh & John's
Walgreens
Foothills Elementary School
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Ute Valley Park
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Edmondson Trail Head
Apex Petroleum Equipment
Directions
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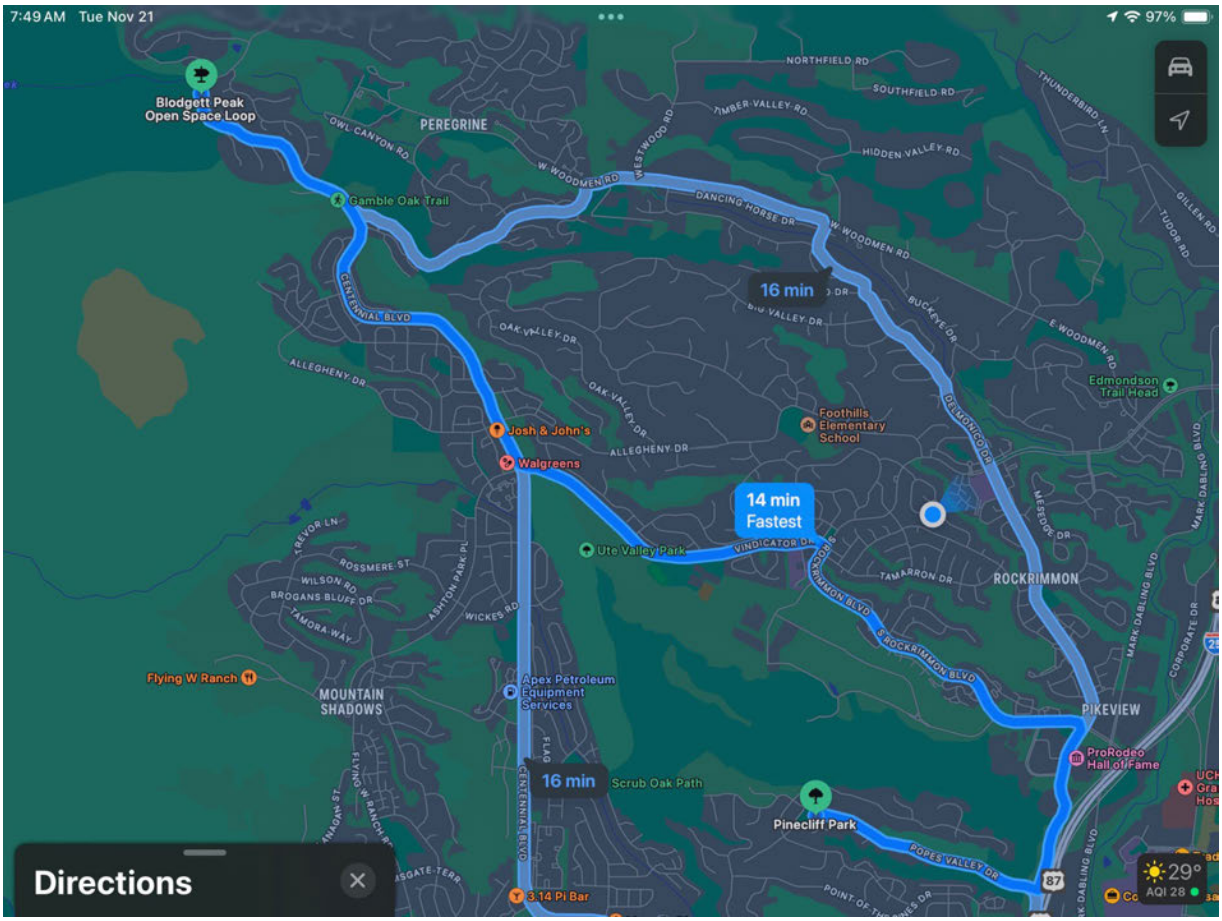
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Blodgett Peak Open Space Loop
PEREGRINE
OWL CANYON RD
Gamble Oak Trail
W WOODMEN RD
WESTWOOD RD
NORTHFIELD RD
SOUTHFIELD RD
TIMBER VALLEY RD
HIDDEN VALLEY RD
THUNDERBIRD LN
DANCING HORSE DR
W WOODMEN RD
GILLEN RD
TUDOR RD
16 min
BUCKEYE DR
E WOODMEN RD
CENTENNIAL BLVD
OAK VALLEY DR
ALLEGHENY DR
Edmondson Trail Head
Josh & John's
Walgreens
Foothills Elementary School
DELMONICO DR
14 min
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S ROCKRIMMON BLVD
TAMARRON DR
ROCKRIMMON
MESEDGE DR
MARK DABLING BLVD
CORPORATE DR
TREVOR LN
ROSSMERE ST
WILSON RD
BROGANS BLUFF DR
TAMORA WAY
ASHTON PARK PL
WICKES RD
Flying W Ranch
MOUNTAIN SHADOWS
Apex Petroleum Equipment Services
PIKEVIEW
ProRodeo Hall of Fame
16 min
Scrub Oak Path
Pinecliff Park
POPES VALLEY DR
87
3.14 Pi Bar
Directions
29°
AQI 28

**From:** [redacted]
**To:** Deitemeyer, David
**Cc:** [redacted]
**Subject:** Re: Blodgett
**Date:** Wednesday, February 21, 2024 10:27:25 AM

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Hello David,

Passing along a picture a friend of mine took from behind his home in the Oak Valley Ranch subdivision. More evidence we should not make Blodgett and expanded people park. We need to limit/decrease the amount of people traffic to protect the wildlife in Blodgett.



On Wed, Feb 7, 2024 at 9:18 AM [redacted] wrote:

> Thank you David for the response. It may take me a moment to digest it. Im not trying to be difficult but what Im hearing you say…that by significantly increasing human use of the area, adding and increasing parking lot sizes, adding paragliders, etc, that you will not be scaring animals away from the area ( deer, bobcat, bear, sheep, etc). That just does not seem logical to me. Im still thinking that if Blodgett is turned into some kind of wildlife refuge/area/sanctuary more animals will be attracted to the area. Was doing this ever

considered by the city?

Again, thank you for sending this information and it might take me a moment to digest it.

Best Regards

[redacted]

On Tue, Feb 6, 2024 at 1:16 PM Deitemeyer, David <David.Deitemeyer@coloradosprings.gov> wrote:

> Good afternoon, [redacted],
>
> As is typical, wildlife habitat evaluations for our open spaces, including Blodgett are based primarily on habitat, or existing data on species of concern. In this case, we had existing data for bighorn and raptors, and did a field survey for Mexican spotted owl. Our surveys found that MSO are unlikely in the area, and key habitat for bighorn/raptors is mostly on USFS land. As mentioned before, should any planning efforts take place on USFS lands, the NEPA analysis will be required.
>
> For more common species, we had existing data on occurrences and also documented observations in our field surveys. However, for more common species, it is more effective to evaluate their habitat rather than where they were seen during a survey. The surveys confirm the species present, while the GIS analysis looks at the presence and integrity of their habitat.
>
> The habitat fragmentation analysis is the most powerful tool to assess the location, extent, and quality of habitat for most common species. This, combined with the analysis of riparian habitat (location and quality) is used to evaluate where habitat should be protected and consolidated to benefit wildlife, and where human impacts may be more permissible. Our plan also includes the guiding principles of wildlife management from Colorado Parks and Wildlife. That agency produced a guide call Colorado's Guide for Planning Trails with Wildlife in Mind. Strategically planned and managed trails provide an invaluable tool for resource protection, including reducing the impacts to wildlife.
>
> The current use of the open space and adjacent federal lands highly impacts the wildlife and the habitat. The plan will improve these conditions. Our recommendations from the master and management plan thus seek to improve and expand habitat areas, promoting conservation of the resources and managing public access through the creation of a sustainable trail system. The collective effort achieves a balanced approach for access to public lands with beneficial conservation.

Thank you,

David

---

**From:** [redacted]
**Sent:** Wednesday, January 31, 2024 11:25 AM
**To:** [redacted] Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>; [redacted]
**Subject:** Re: Blodgett

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Good morning David, just read through appendix C, not what I expected. In my mind it basically said…yes there is wild life in the area…what it doesn't do…is spell out the impacts to the wild life if the plan is implemented. How bear, bobcat, deer, sheep, birds, and other animals will be negatively impact by the increase in human activity. Thats what a Wild Life Study does. Did I miss that in the report?

On Tue, Jan 30, 2024 at 5:16 PM Deitemeyer, David <David.Deitemeyer@coloradosprings.gov> wrote:

> Hello [redacted],
>
> Thank you for your email and input on Blodgett Open Space. This information will be included in the public comment for the project and taken into consideration. Additional information on the wildlife studies by the consulting team is available in the Appendices of the plan. This information is in Appendix C – Existing Conditions Report (page 19). The link to the appendix is avaible on the project web page, or though this link: 24.01.16_bos_appex.pdf (coloradosprings.gov)
>
> Any project updates will be posted on the project web page at www.coloradosprings.gov/blodgettmasterplan.

Thank you,

**David Deitemeyer**

Senior Landscape Architect, PLA, ASLA, NRPA

Parks, Recreation & Cultural Services

1401 Recreation Way

Colorado Springs, CO 80905

(719) 385-6515

David.Deitemeyer@coloradosprings.gov

---

**From:** [redacted]
**Sent:** Monday, January 29, 2024 11:03 AM
**To:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>
**Subject:** Blodgett

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Just read todays Gazette article… Just don't get why some people don't see the need to make Blodgett the city's first nature preserve, making animals the priority over people…

Im still have not been able to find details on any wildlife study done by the city concerning Blodgett, can you send me that or tell me none has been done.

Thank You

**From:** [redacted]
**To:** Deitemeyer, David
**Subject:** Comments on Blodgett Open Space Master Plan
**Date:** Monday, February 19, 2024 3:18:26 PM
**Attachments:** [redacted]

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**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Mr. Deitemeyer,

I missed the timeline for submitting my comments by a matter of hours. I ask that you consider accepting those attached.

Sincerely,

[redacted]

Resident in Peregrine Homeowners' Association

The city has a proven track record of not properly maintaining the parks we currently have to ensure security for nearby residents. The current Blodgett Open Space is not secured at night to prevent noise and crime. The Master Plan is aware of this issue but only promises to collaborate with other organizations to attempt to find a solution.

This project will increase the traffic flow in the neighborhoods of Peregrine, Alpine Glen, Orchard Valley, etc. The residents of these neighborhoods already suffer from a remarkably bad problem of drag racing (motorcycles and some cars) on the loop created by West Woodmen Road and Orchard Valley Road. This project will only attract more people to these neighborhoods' roads and increase this drag racing while not solving the problem of a lack of enforcement. The Master Plan can merely offer hope for collaboration with CSPD to increase enforcement without providing more funding for our police.

Regarding Page 76 "Work collaboratively with the Colorado Springs Police Department (CSPD) to re-establish Park Police Division with a focus to enforce general rules, regulations, and all City ordinances within the Open Space." Comment: CSPD is chronically underfunded and tells residents of the Peregrine neighborhood every year at our annual meeting that they lack the resources to police our neighborhood at night except for the off-duty patrols which we fund. Now, this project will draw even more enforcement problems as the report already concedes. The city's voters wouldn't even approve in 2023 a training facility for CSPD. We need to scrap this Open Space project and then take the multi-million dollar budget proposed for this project and fund our police force's manning and training.

This proposal is trying to create an Open Space like that at Red Rocks Open Space. However, the proposed area is already much more densely populated with neighborhoods and that the impacts of the proposed development will negatively impact hundreds to thousands more Colorado Springs residents.



# Appendix F
# Drainage Observations

# Appendix F

Drainage Observations

## Drainage Observations

02 October 2023 - Wilson & Company

The drainage investigation performed for this master planning effort consisted of a brief site visit; locating, downloading, and a brief review of existing documentation; and providing professional engineering observations and ideas for potential actions for four areas of focus within the Blodgett Open Space.

### Southern Area between Pikeview Quarry and Allegheny Drive

This area is significantly impacted by runoff from the Pikeview Quarry. In the past the area was part of the quarry property, and it includes two stormwater control ponds for the treatment of runoff from the quarry area. The area contains two naturalistic waterways between the quarry access road and Allegheny Road. These waterways ultimately discharge to North Douglas Creek. The average gradient of the two waterways is steep at approximately 7 percent. Both waterways have localized areas that are steeper as the average slope of the land in the area as measured perpendicular to the contours is closer to 10 percent. The two waterways merge approximately 400 linear feet upstream of a double cell 10’ span X 5’ rise concrete box culvert that conveys their flow under Allegheny Drive. Review of historic aerial photos indicated that around 2006 approximately 600 linear feet of riprap armor and at least one stabilization wall was constructed in the waterway along the north side of Allegheny Drive just upstream of the culvert crossing. Vegetation and sediment currently obscure much of this armor from view.

The primary, or northern, waterway conveys stormwater from nearly all of the disturbed quarry area. Various studies that were reviewed indicate the 100-year peak flow in the waterway is between 500 and 800 cubic feet per second. The waterway is routed through a sedimentation/detention pond, but no information was located that indicates how much peak rate mitigation the pond was designed for. The 1981 Douglas Creek Drainage Basin Planning Study recommended armoring the entire waterway with riprap due to its steepness. In its current configuration, the majority of the waterway is unlined and has incised to depths close to 9’ deep with nearly vertical side slopes in some locations. Due to the



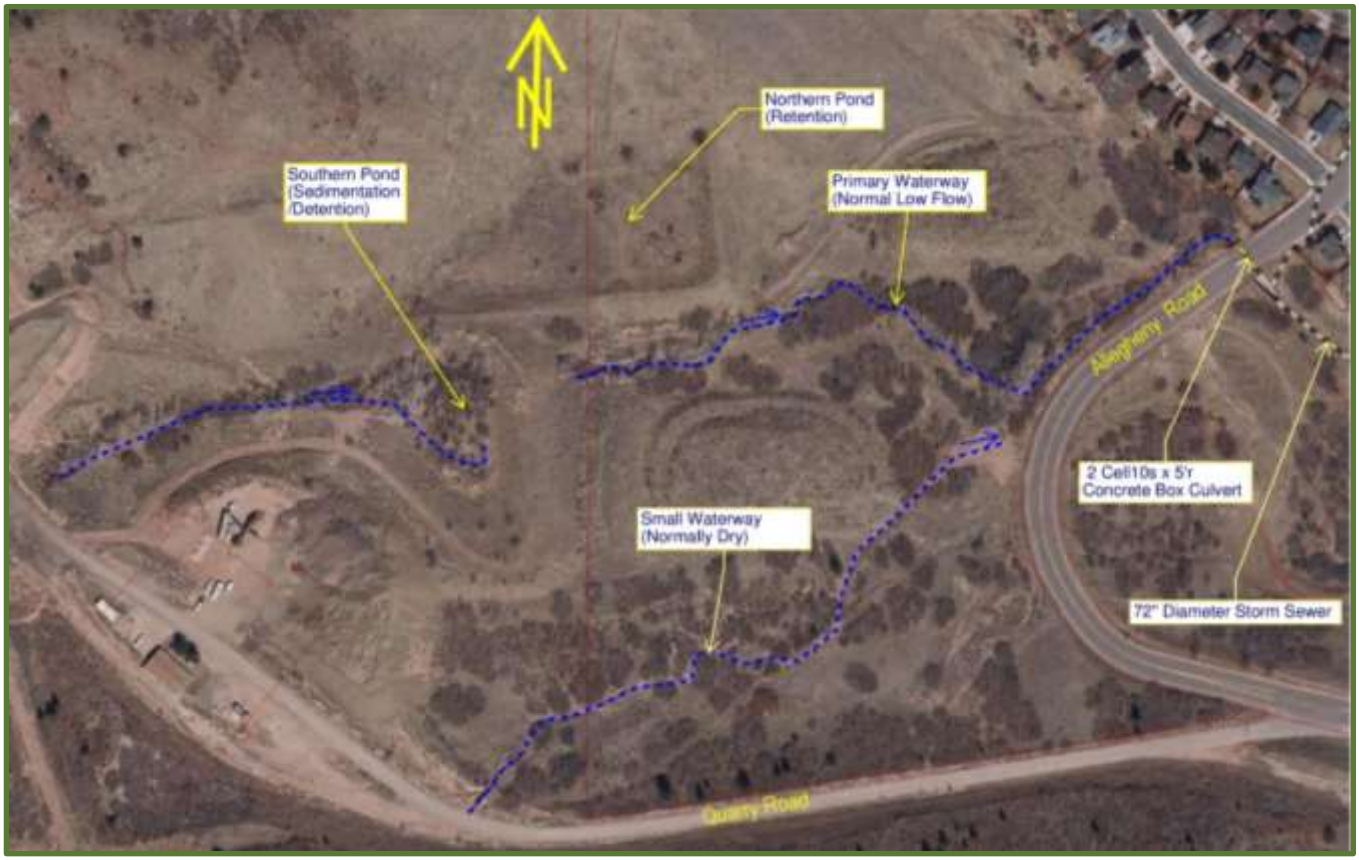
*Incised channel just south of the south pond to 10 depth*

presence of what appears to be a small perennial base flow, some trees and shrubs have established in the narrow invert of the waterway to help slow erosion, but over time the waterway will continue to incise. Stabilizing the waterway and raising its invert to better connect with its floodplain would be a significant improvement for the system.

The secondary, or southern, waterway conveys water from a small watershed approximately 8 acres in size that includes a portion of the quarry access road as well as the lower quarry office building. Runoff concentrates in the roadway just north of curve near the entry point to the site. The runoff is routed over a steep slope that is poorly armored as it leaves the roadway and enters the waterway. A large gully has formed at this location. Downstream of this point the concentrated flow has formed a narrow-incised channel that is 2 to 4 feet deep. Unless measures are taken to stabilize this channel it will continue to erode and incise.



*Gully between Quarry Road and alluvial fan*



# Appendix F

Drainage Observations

Upstream of the confluence with the primary channel, sediment from the eroding channel falls out of the flow and has created a small alluvial fan along the north side of Allegheny Drive. It appears that water and sediment are diverted into Allegheny Drive at this location due to the significant sediment deposits in the channel. Stabilization measures for the waterway are needed to mitigate this problem.

The southern pond appears to have been constructed by the quarry operators around 1994 as a final sediment control measure for stormwater flowing from the quarry. Only conceptual plans for the facility were located in our research. While the 1994 reclamation plan for the quarry seemed to indicate that the pond would have a storage volume of 26-acre feet, the conceptual plans and the existing footprint indicate a pond volume less than half of that. The 1994 reclamation plan also indicated that the pond would be non-jurisdictional, but due to its approximate dam height of 13 feet (invert of outlet pipe to spillway elevation) it would be considered as jurisdictional as defined in the current State of Colorado rules and regulation for dams. The facility is not shown as a recognized jurisdictional facility on the State of Colorado Dam Safety web site map.





*Perforated pipes at southern pond*

The southern pond includes 2 perforated corrugated metal pipe (CMP)standpipe risers with 42” CMP outlet pipes discharging through the dam to the downstream channel. The facility is nearly 30 years old, and the inside of the CMP risers are showing some surface rust. CMP is only expected to last 40 to 70 years so at some point in the future the outlet works will need to be replaced in order to maintain the function of the outlet and stability of the dam. The plans for the facility indicated a concrete lined stilling basin would be constructed at the pipe outlets but that is not evident. The downstream channel invert is over 3 feet below the outlet of the discharge pipes and the pipes are undercut a bit which is not desirable at the downstream toe of a dam.

The southern pond is full of sediment to the top of the CMP risers. If the pond was built in accordance with the concept plans, the existing depth of sediment in the pond is approximately 10 feet. A visual inspection of the dam around the pond indicates that fill may have been added to the dam since its

construction. Some portions of the top of the dam embankment do not have controlled engineered fill appearance and have loose piles of earth on them. This is undesirable from a dam inspection standpoint. There are several trees growing in the invert of the facility and a few trees and shrubs are growing on the dam. The trees in the bottom would hinder removal of sediment and the trees on the dam may hinder dam inspections and could affect dam stability over the long run.

The quarry reclamation plans are not explicit on this subject, but based on statements made in the August 26, 2019, Permit Amendment 4, Exhibit G, the existing sediment ponds as described in Technical Revision 7 approved in 1994, will remain in place to control sediment during reclamation and beyond. The 1994 document and plans refer to the southern pond as Pond 517. As it exists, the pond is only minimally functional as a sedimentation/detention pond due to the bottom being filled with sediment. This not only affects the collection of sediment, but with reduced storage volume the discharge rates for all storm events are increased as well. The over 10' deep vertical risers with their tops flush with the surrounding ground surface could present a safety hazard for people and animals. It is not obvious that the spillway is of the proper configuration and is sufficiently armored to pass overflow from the pond without compromising the integrity of the dam. While the storage volume of the pond is not very large, a rapid breach of the dam could result in flooding of downstream structures. Initial Recommendations for the southern pond, Quarry Pond 517, include the following if it is to remain in service:

- Stabilize channels located upstream of the pond to reduce the sediment load contributed to the pond.
- Clean the dam and its spillway of loose materials and have an inspection and survey performed to establish its condition and configuration. Include inspection of the outlet pipes and risers.
- Investigate the configuration of the spillway armoring.
- Collaborate with the State Dam Safety office to determine if the pond needs to meet the rules for jurisdictional dams.
- Unless pond routing calculations exist that match the existing facility, perform hydrologic and hydraulic analysis of the facility to determine the operational characteristics of the facility if the accumulated sediment is removed and determine the adequacy of the existing spillway and dam freeboard.
- Perform additional investigations that could include geotechnical services to verify the adequacy of the dam embankment.
- Construct adequate erosion protection at the discharge ends of the outlet pipes
- Repair or modify any deficiencies found in the inspections and analysis. Consider reconfiguring the pond to meet the criteria for non-jurisdictional dam status.
- Clean the sediment deposits from the pond to restore its function after any deficiencies are corrected and concurrence from the State Dam Safety office to do this is obtained. The adequacy of the facility should be determined before sediment removal because a larger volume of water stored behind the dam will increase the safety risk.
- Perform regular inspections and maintain as needed.

# Appendix F

Drainage Observations



*Northern pond*

Much less documentation appears to exist for the northern pond. Based on review of USGS mapping, the pond was constructed prior to 1961. Quarry operations are also shown on the 1961 mapping, but it is unknown if the pond was related to the operation of the quarry. It may have been constructed as a stock pond. No outlet piping was apparent during a short site visit to view this pond; however, it is possible that the outlet piping is buried. Without outlet piping, the pond will operate as a sedimentation/retention pond with stored water only leaving the pond through evaporation and infiltration. In the existing condition the pond appears to have a small watershed with nearly all runoff from the quarry site being routed to the southern pond. Based on comparison of existing pond bottom elevations to elevations of the surrounding ground, sediment has likely been deposited in the pond since it was constructed.

The northern pond dam appears to have a jurisdictional height (the vertical height between the emergency spillway level and historic ground at centerline of dam) that is in jurisdictional status. It is not obvious that the emergency spillway located at the northeast corner of the pond is armored. In the current condition the pond could potentially be considered as a non-jurisdictional erosion control pond except that its storage volume below an ungated outlet appears to exceed the State's maximum of 2-acre feet. The facility is not shown as a recognized jurisdictional facility on the State of Colorado Dam Safety web site map. It is unclear if this pond is needed during the quarry reclamation process or after. Preliminary recommendations for it include:

- Perform research and analysis to determine if the pond is needed and if appropriate water storage rights are in place for it.
- If the pond is needed or desired to remain: survey, inspect, analyze, prepare plans, and revise the pond configuration to meet the criteria for non-jurisdictional dams and only store water consistent with rights.
- If the pond is determined not to be needed or desired: prepare plans to remove the dam and restore the area of disturbance in accordance with City and State regulations.

## Blodgett Open Space /Oak Valley Ranch Filing 6 Drainage Interface

The Blodgett Open Space slopes steeply to the back of the Oak Valley Ranch Filing 6 subdivision which was platted in the 1990s. Stormwater runoff from the portion of the open space that slopes to the neighborhood is naturally directed to the back of lots in the subdivision. In some places the flow is dispersed and in others the terrain concentrates the flow. It is reported that stormwater from the open space has caused issues for some properties in the subdivision in the past.

The Preliminary/Final Drainage Report for Oak Valley Ranch Filing No. 5 and Oak Valley Ranch Filing No. 6, Dated August 1993, recognized the potential for issues with this and stated that adequate side yard swales would be needed for lots along the northern and western boundaries of the subdivisions to convey the offsite runoff through the lots and to the streets at the front of the lots. The report further identified additional concerns along the northern and western sides of Filing 6 where concentrated flows would be present and required that concrete-lined side yard swales be constructed in those locations. The report indicates that the required swales would need to be designed to pass the 100-year discharge and indicated that they could be rectangular in shape either 8’ wide and 6” deep or 12’ wide and 4” deep with minimum longitudinal slopes of 1%. The drainage report-required solution does not appear to have been implemented in the development of lots in the subdivision.

Ideas for mitigating the problems include the following:

- Homeowners having issues could improve side yard swales as called for in the original drainage plan and report.
- Any new trail building, or trail abandonment should follow best practices to avoid runoff diversions and avoid concentrating flow.
- Changes could be implemented to the communication antenna building access road to minimize concentrated discharge from the roadway. Grading the road to better maintain sheet flow discharged from the downstream side of the road on a continual basis may be beneficial in a small reduction of overall runoff and potential reduction in roadway maintenance. In addition, a small extended detention pond could likely be constructed in the lower gradient areas adjacent to the south side of the road south of the antenna building to achieve another small reduction in runoff.
- A structural diversion to collect the offsite flows and convey them to a safe discharge point could be considered in the open space tract of Oak Valley Ranch Filing 6 subdivision. Given the steepness of the terrain the diversion should likely be paved with concrete to allow it to be compact, durable and facilitate maintenance. The diversion could potentially discharge to the existing utility easement located south of the open space middle trailhead parking lot if the easement were improved to safely convey the runoff.
- Any changes in the watershed should be done in a manner that minimizes downstream impacts.

# Appendix F

Drainage Observations

## Possible Future Orchard Valley Trailhead Parking Lot

The area located immediately northwest of the intersection of Orchard Valley Road and Woodmen Road is being considered as the location for a possible future trailhead parking lot. Primary access for the lot would be from the intersection which may be re-configured by Colorado Springs Street Department. A secondary access may be created from Woodman Road north of the intersection to better accommodate circulation through the lot without the need for internal turnaround areas. Some ideas to be considered in the design of the lot follow:

- The lot will likely need to be excavated into the existing terrain to achieve reasonable grades for the driveway connection to the intersection. Part of the soil from the excavation could be used to form a screening berm along the eastern edge of the parking lot.
- The new lot will be in the path of stormwater drainage from small adjacent drainage areas. Providing armored flow paths for this runoff as it enters the likely depressed parking area over steep slopes should be considered in the design of the lot.
- The parking lot design should be done in a manner that considers keeping the redevelopment area to less than 1 acre in order to avoid triggering permanent water quality treatment and detention requirements for the project. Even so the new pavement area should be minimized to the extent practical and green infrastructure should be considered if it is practical to do so.
- Stormwater runoff from the new parking lot will need to discharge to adjacent Woodman Road. The capacity of the roadway and the downstream storm sewer system should be verified to be sufficient to handle any extra discharge rates from the parking area along with the design of the lot. A small extended detention pond at the south end of the lot may be required if sufficient capacity cannot be demonstrated.



*Possible Future Orchard Valley trailhead site*

## Northern Trailhead Parking Lot Expansion

The area located immediately west of the existing northern trailhead parking lot is being considered as the location for addition parking either single or double loaded off of the existing utilities access road. The potential parking lot location is sandwiched between a steep partially treed slope on the south and the upper slope of a large detention pond on the north.

Expansion of parking into the treed slope on the south if a double loaded layout is used will require 6- to 8-foot-high retaining walls along the south side of the lot and 1- to 3-foot-high retaining walls along the north side of the lot. Expansion of the lot only to the north as a single-loaded parking lot should be able to be accomplished with 1- to 3-foot-high retaining walls only on the on the north side of the lot.

The original pond plans "Woodman Road Embankment, Detention Facility at Peregrine" dated 5/24/93 were reviewed in relationship to current contour elevations. It appears that the current FIMs contours are approximately 5 feet higher than reflected in the pond plans. The lowest emergency overflow point for the pond appears to be located at northeast corner of the existing trailhead parking lot. Adjusting the 100-year and 500-year maximum water surface elevations by adding 5 feet to the elevations published in the original plans yields current topo maximum water surfaces of 100-year +-7082.5 and 500-year +- 7087.0 respectively. Unless the new parking lot is pushed a significant distance north into the pond area, it will not have a significant impact on the operation of the pond due to the fact that it will be outside of the pond's storage pool.



*Utilities access road looking west*

Ideas to consider in the design of the parking lot expansion:

- It appears that runoff leaves the access road near the southwest corner of the existing detention pond and flows into the pond in the crease between the south and west pond side slopes. The flow erodes the crease. This should likely be formalized by a more defined low point in the access road along with armoring the crease to mitigate erosion there.
- The parking lot design should be done in a manner that considers keeping the redevelopment area to less than 1 acre in order to avoid triggering permanent water quality treatment and detention requirements for the project. Even so the new pavement area should be minimized to the extent practical and green infrastructure should be considered if it is practical to do so.
- It is assumed that stormwater from the new parking areas can be directed to the existing inlets in the existing parking lot. The capacity of the existing inlets to manage the additional drainage should be verified with calculations regarding the design of the new parking area.
- The parking lot will be fairly long. Thus, a turnaround area at the western end of it should be considered to accommodate potential users that drive through it but find it full.



# Appendix G
# Trail Standards

# Trail Standards

The key considerations in evaluating existing trail system, design of new trail system alternatives and management are grounded in the Blodgett Open Space Management Goals on page 46.

## Natural and Cultural Resources

Protecting and sustaining the Open Space's natural and cultural resources is strongly supported by the public and mandated by the conservation easements and TOPS Ordinance for the property. The site assessment identified cultural resource areas, habitat corridors, and steep, erodible conditions on the property. The trail system design requires special consideration to minimize disturbance and maintain narrow tread width in these areas.

A stated earlier in the Master Plan, areas recommended for future resource protection and limited human disturbance, Wildlife Corridors, are indicated on a map on page 28.

## Multi-Use Trails

The concept of multi-use trails is strongly supported by the public and a key tenet in the PRCS Department's philosophy. The Blodgett Open Space trail system will be open to all legitimate non-motorized user groups.

While it is the Department's practice to allow the appropriateness of a particular trail for a particular use (hiking, running, cycling) be determined by each individual's skill and experience level, the heavy use and rugged, steep terrain in Blodgett Open Space influenced a different approach. Several system trails are designated for hiking- or biking-only: one multi-use trail is one-way up only for bikes. Additional discussion on designated use trails is located in the Master Plan (page 31); designated use trails are indicated on the Master Plan map on page 36. All trails are rated by difficulty in a classification system similar to that used for skiing and discussed later in this section (page G-10).

## Trail Experience

Trail experience is each individual trail user's subconscious interaction with the environment that thoughtful trail design enhances. This means each consideration during trail design and construction should aim to:

- Make the trail fun and rejuvenating;
- Provide passageway - not simply a transportation route;
- Provide compatibility for various trail user types – hikers, cyclists, elderly, children, and physically-challenged individuals;
- Integrate with the land, vegetation, ecosystems and wildlife;
- Interact with the environment; and
- Stimulate inquisitiveness with views and interesting features that create opportunities for self-guided interpretation without signs.

Two key components affect trail user experience. The first is trail *flow and rhythm*. Together, flow and rhythm are key components for trails popular with runners, cyclists and equestrians. The experience of travelling along a trail where one turn leads to the next, oncoming obstacles and trail traffic are visible, and one rise leads to a similar descent not only create enjoyable trail, but also create a more durable trail while reducing excessive

cycling speeds and associated conflict with other trail users. The Blodgett Open Space terrain presents opportunities for physically and technically challenging trails. How each user group navigates these challenging trails - differences in speed, preferences for up or down hill travel, users' eye level and its impact on seeing other trail users ahead - all need to be taken into consideration during trail design and maintenance.

The second component is visual separation. Trail users should be able to enjoy the natural environment and natural vistas without viewing the surrounding development or nearby trails. While trail users anticipate interacting with cars, signage, and support facilities at trailheads and major crossings, the backcountry experience is compromised when trail users are continually exposed to residences, utilities and signage. The property lends itself to a reclusive escape while embedded in the northwest commercial and residential neighborhoods - this is both its beauty and its uniqueness.

Both trail design components, trail flow and visual separation, are typically accommodated by thoughtful trail design and maintenance. The physical and topographical diversity of this property allows both of these trail experience components to be achieved.

## Sustainable Trails



Trail sustainability requires consideration of and attention to protection of the natural and cultural resources, trail safety, long-term durability, construction cost, structural integrity, social behavior and maintenance. Compliance with and proper execution of consistent design and construction standards that reduce entrenching, braiding, erosion and sediment loading, will best ensure durable, safe, sustainable trails. This is the recommended approach for the majority of the trail system.

Blodgett Open Space trails are recommended to remain at a slope of less than 1/3 of the existing cross slope and a maximum trail slope of 10% - preferably less than 8% - (except for designated challenging trails where slopes may exceed 1/3 of the cross slope) with the proper design to facilitate drainage. Coupled with proper alignment, aspect orientation, grade reversals, and construction techniques, the majority of the trails will be sustainable for generations.

The planning process revealed a strong public desire to retain and build several existing steep and challenging trail segments for the unique trail experiences they provide. In order to balance resource protection with the desire for public access, only challenging trails with limited impact on the natural and cultural resources identified in Section III: Existing Conditions and Site Assessment are included in the plan. Steep challenging segments will initially require a significant number of stabilization structures and braiding route closure and restoration; the challenging segments also commit the City to continual, ongoing maintenance into the future. Challenging trail segments are included in both the Blue and Black trail categories in the Master Plan.

# Appendix G

## Trail Standards

Less often considered components of trail sustainability are contextual trail design and construction knowledge, fiscal resources and manpower resources. These components often lead to a "pay now," with a big effort to install a sustainable trail design, or "pay later" incrementally and continually into the future with ongoing maintenance and resource degradation. Individual volunteer groups getting their members out for an after-work trail effort tend to focus on incremental maintenance or re-construction. Collaborative projects, pooling numerous groups' knowledge and manpower resources, offer an exciting opportunity to make the leap to a "pay now" focus resulting in well-built and designed solutions in challenging areas.

**Wayfinding Nodes**

The Blodgett Open Space trail system offers a range of trail difficulty levels on numerous interconnected trails over varied terrain. The current system can be challenging to navigate for frequent users and overwhelming for new visitors. For this reason, wayfinding nodes are proposed at 16 key trail intersections. Wayfinding nodes may include a trail system map, interpretive signage and a bench. Trail maps should contain a "you are here" notation, trail names and the trail etiquette triangle; node signs may possibly include additional etiquette notation such as, "Trails are intended to be enjoyed by all users. Trail users are expected to be in control at all times, which means properly yielding to slower uses and users." Signs and benches will conform to Parks standards. Wayfinding node locations are designated on the Master Plan map (page 36).

**Transitions at Key Trail Intersections**

Transition zones at key trail intersections provide physical and visual clues for trail users to slow down when approaching roadways, trail intersections, and wayfinding nodes. Some transition signals occur naturally on the trail, but many require intentional design choices and/or construction. Trail conditions that slow speeds include concentrated trail obstacles, curves in the trail, narrowing trail corridor, uphill grades, and vegetation.

The transitions at key trail intersections will be implemented according to environmentally-friendly design principles including: management and utilization of stormwater runoff; the incorporation of the native landscape plantings; and the use of natural materials and proportions that blend into the surrounding context.

**Pinch Points**

Pinch points (also referred to as chokes) are trail corridor constrictions 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 bike speeds. The high-use, erosive soils and naturally sparse vegetation have contributed to ever-widening trails in Blodgett Open Space, with some widening to 12 feet. Existing trails with naturally occurring pinch points are not widening, because they provide frequent opportunities to channel trail users onto the intended trail tread. As a speed and conflict management tool, pinch points encourage riders to slow down to navigate a tight or more challenging-looking trail feature. Pinch points are effective only when they occur regularly along the trail alignment.

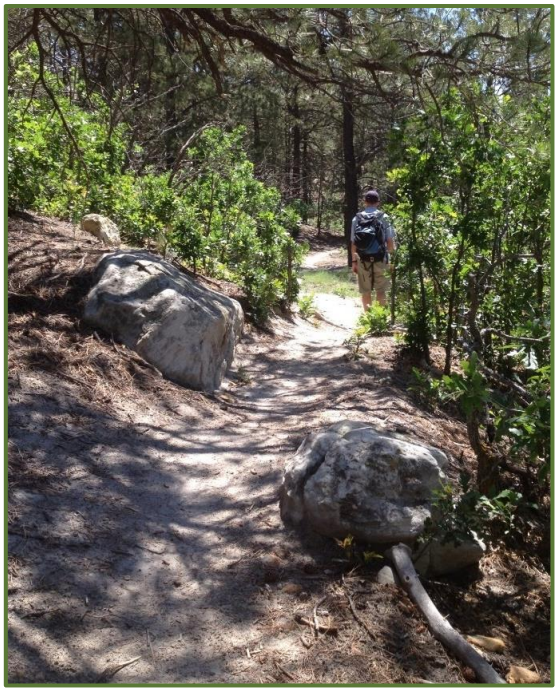


# Appendix G

## Trail Standards

Site observation during this study suggests that in Blodgett Open Space:

- Pinch points should be installed at strategic locations where trail widening, or excessive speeds are a known or potential problem;
- Pinch points located every 100-300 linear feet deter side-by-side walking and keep all trail users on the trail tread;
- Large boulders set in the earth, standing trees, thick shrubs, large tree trunks and fencing are effective pinch point materials;
- Mulch, small rocks and medium-size dead fall are not effective pinch points and do not keep users on the tread;
- Pinch points should be constructed of natural materials and 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 and discourage trail widening.



**Benches, Picnic Tables and Furnishings**

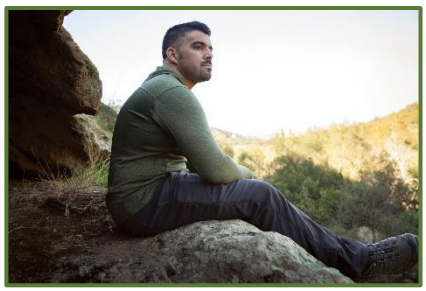
Informal park seating may consist of locally quarried block stone matching the in-situ rock in areas adjacent to stone formations and at trailheads and peeled logs in forested or open meadow areas. Benches in open meadows should be backless so as not to disrupt the open view (photo below top). Multiple benches may be appropriate for trailheads, wayfinding nodes and interpretive areas; all benches will be located by the PRCS design staff. Single benches may be sited by Park design staff as appropriate in remote areas or on mountain trails.

Other site furnishings shall be located at trailheads or special use areas and may include trash receptacles, bike racks, picnic tables (including ADA accessible tables) and other objects. These features can be constructed of metal, painted to match the natural elements of the site structures and should be consistent throughout the Open Space. Existing non-conforming items should be replaced with furnishings conforming to these recommendations.



Forest green, sage-green and brown may be used as accent colors, representing the vegetation on the site, and serving as a complement to the hues found in the in-situ stone. Adhere to the Parks' Wayfinding Guidelines.

All donation furnishings shall conform to the designs shown in the photographs and be sited at designated trailheads or the locations indicated in this master plan. All specific positioning of donor furnishings will be determined on-site by park staff in accordance with the PRCS Department Donation Opportunities policy.



**Walls, Culverts and Erosion Control Structures**

Rock structures will be needed in areas of steep slope or where erosion problems may occur. Walls, culverts and erosion control structures may consist of mortared or dry-set pieces of random-sized stone. Structures may terminate in boulders or in a stepped-down form. Stone color should reflect the adjacent in-situ rock; and should fully obscure drainage pipes and other structures.. Existing structures of different materials may be replaced or remain with materials continued if the structure is expanded.



The use of stone representing the nearest in-situ rock whether in large slabs or laid up in walls, is encouraged.



**Grade Separating Structures and Bridges**

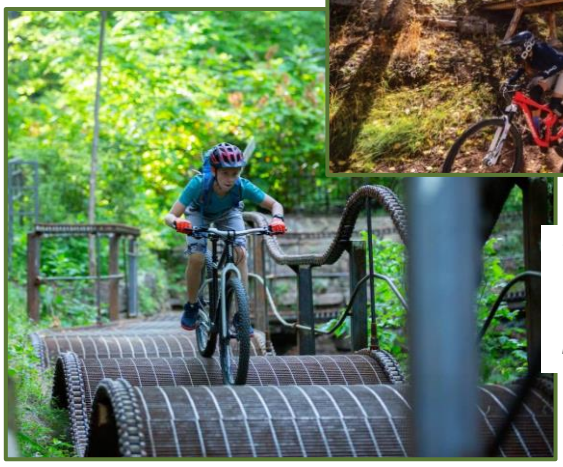
Bridges offer an opportunity to improve safety and enhance the trail users experience. Grade separation is a method of aligning a junction of two or more trail alignments at different heights (usually the higher trail on a bridge) so that users will not disrupt the travel flow on the other trail when they cross each other. Grade separating trails in the downhill bike area allows for safe crossings for users of differing modalities (foot, bike, horse) and speeds.

Bridge design can be subtle while enhancing the enjoyment of all open space users. The photos illustrate places where communities have embraced creative, site sensitive bridge design that adds a unique experience for users. A bridge may be considered at the Quarry Trailhead access to the Chamberlain Trail over the riparian area.

**Bridges in the Trail System**

Water and drainage crossings are minimized in the trail plan to the extent practical. Where crossing is necessary, trail bridges may be used for crossing streams, drainages, and other trails to enhance safety and to protect the natural environment. For stream and drainage crossing, assessing potential environmental damage, as well as evaluations of less obtrusive alternatives to bridges such as culverts, fords, and trail relocation, should be considered before bridge construction or replacement. Bridges should be kept to the minimum size needed to serve trail users and other maintenance and preservation needs, and designed in harmony with the surrounding natural environment.





*Taos, NM, above*

*Bentonville, AR, left*

# Appendix G

## Trail Standards

City of Colorado Springs current bridge installations in parks and open spaces include:

- Fiberglass structures: abutments installed, and bridge assembled on site.
- Wood structures: abutments installed and assembled bridge transported to site.
- Timber structures:  Park staff or contractor assembled on site.







*Fort Collins, CO, above left*

*Newark, DE, above right*

*Glorietta, Santa Fe, NM right*

*Aspen Snowmass, CO,  lower right*

*Bentonville, AR two left photos*







## Illegal Trail Closure

The Blodgett Open Space trail system design considers and strives to balance many factors, including physical resources, natural and cultural resources, management capacity, social influences, and the public input received during this master planning process. The creation and acceptance of user-created illegal routes undermines the design and management effort.

Intentional trail closure techniques will be required in this heavily-used park. Blodgett Open Space currently has an extensive network of illegal trails. User-created illegal trails are problematic and need to be actively closed and restored. All trails not in the approved trail system (or subsequent management decisions) are user-created illegal trails and should be managed according to the following guidelines.

**All Closures**

- Observe and collect information about why the user-created illegal trail is occurring. If conditions on alternative, approved routes are the cause, correct them.
- Construct a new trail providing the access and experience consistent with the Master Plan *prior* to closing the existing route. Strategically plan and construct reroutes concurrent with the closing of old system and user-created illegal trails.
- When rerouting system trails, make the commitment to solve the whole problem area. For the closure of the original route to be successful, it is essential to provide a smooth transition between existing and new trail sections. Create alignments which effectively discourage creation and use of user-created illegal trails.

**Active Closure**

Most heavily-used illegal trails are in poor locations and are contributing to erosion and degrading other resources. These trails need to be actively closed and restored:

- Obliterate the closed trail tread to soften the soil, discourage continued future use, and promote revegetation. Stabilize with constructed check dams (wood and/or rock) and drains to shed and slow water, reduce erosion, and accumulate topsoil.
- Seed the area with native grasses to promote revegetation.
- In appropriate locations, cover the obliterated tread with biodegradable erosion control matting and natural materials such as rocks/woody debris.
- Monitor the closed trails for erosion, vegetation establishment, and weeds.
- For popular user-created illegal trails, install temporary or permanent fencing to clearly direct users away from the closed trail. See fencing below.

**Passive Closure**

Some user-created illegal trails originate as game trails, 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 and passive closure is appropriate:

- Lightly scarify the tread surface to reduce compaction and facilitate revegetation.
- Randomly place rocks, woody plant material, and other natural-looking materials in the trail tread to obstruct and discourage travel, promote revegetation, and hide it from users.
- Allow natural vegetation to re-establish over time.

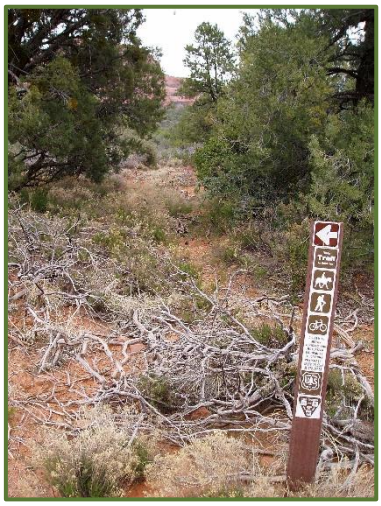
# Appendix G

Trail Standards

Successful trail closure and the resulting resource protection require the commitment of resources, knowledge, and manpower. Major sections of unsustainable trail with major recommended trail reroutes are indicated on the Master Plan map.







*active closure with smooth transition to reroute trail section, proper signage and intentional closure of illegal trail with obliterated trail, water diversions, and intentionally placed branches.*

Install fencing to enforce the closure. Fencing must extend fully between two site obstacles such as a large rock outcrop or dense vegetation. When possible, buck and rail type fencing should be used as it creates a formidable obstacle that is difficult to climb over and is easy for volunteers to install as it does not require fence post holes. Split-rail and round-pole fencing is the Parks standard and will be the standard fencing in the open space.



*buck and rail fencing*

## Existing Trail Restoration

In most cases, existing trails are recommended to be designated and integrated into the Park trail system. Some of these trails will likely require work to ensure long-term function and sustainability, such as the following:

- Restore and maintain trails to the standards established by the difficulty level (white, green, blue, black) established in the Master Plan;
- Installation of drainage dips in strategic locations;
- Excavation of the outer/lower berm along the trail to ensure adequate width and sheet or cross-trail drainage; and
- Short reroutes or tread reconstruction to fix steep or otherwise problematic segments.

## Trail Difficulty Ratings

A system similar to that used for skiing has been adapted for trail classifications to indicate degree of difficulty. Coloradoans are familiar with this system and understand it intuitively. Trails are classified as easy, intermediate, and difficult. A color designation for each class matches the system used for ski slopes: green for easy, blue for intermediate, and black for difficult. The color white is assigned to ADA accessible trails. Trails complying with universally accessible trail design are noted on the plan. The specific criteria for each type of trail are on the following pages.

### Universally Accessible Trail Design

Universally Accessible Trail design is a different way to think about how you build a trail to allow for special equipment, without changing the character, challenge, and designation. Universally accessible trails consider minimum design standards (outslope, trail width, clearance zone and ride arounds, trail radius, off camber). It allows individuals of all abilities to have an opportunity to enjoy the trail. Universally accessible trails provide:

- Inclusion in outdoor recreation for everyone; people with disability, families with strollers, people with walkers.
- Line choice for differently-abled individuals. An example is some adaptive mountain bikers (aMTB) prefer more difficult trails, riders can choose the best route over the technical sections that offer alternative routes or are wide enough to pick lines.
    - Does not mean it needs to be easy. Double black trails can be universally accessible trails.
- A choice of trails. Not all trails need to be universally accessible, some can be narrower, but the goal is to provide alternative routes through the open space that are available for all users.
    - The whole trail system wherever possible, something that works for everyone.
    - Look at the trail differently to make it work for everyone.
    - Some spots of the trail need to be considered for the equipment used.

Trackchair program access is slightly different, and would be more traditional green rated wider paths (36-48”), with minimal obstacles. Additional information on universally accessible trail design can be found in Appendix I.

**One way and Directional Trail Design Features**

- Clearly define trail direction and user designations at all trail junctions with hiking-only, downhill biking-only, and multi-use with uphill only for bikes trails. Aggressively monitor and close intersecting user-created illegal trails for safety. The characteristics of the one way and directional trails are:
    - Hiking only Trail: One portion of rolling narrow trail to green standard and one portion of narrow trail with stone steps and rocks in steeper sections designed to a black standard
    - Multi-use Trail with Uphill Only Bike Travel: rolling climbing trail designed to blue standard
    - One-way Downhill Flow: rolling grade, dips, berms, banked turns, and jump options designed to a green/ blue with blue option lines
    - One-way Downhill Tech: rock gardens, vertical drops , banked turns, jumps, technical trail features designed to black standard with option lines and the double black standard with limited option lines.
- Clearly define the three routes as intermediate (blue or blue green), difficult (black), and expert (double black) downhill biking-only. Incorporate slowing and stopping area prior to Quarry access drive crossing.
- For hiking-only and downhill biking-only trails, utilize fencing and clear signage to ensure users access the correct designated trail portal for their travel mode, skill level, and direction of travel.

# Appendix G

Trail Standards

**White –Recreation Accessible Trail Loops**

Recreation accessible trails provide wide-widths and smooth surfaces at relatively low degrees of slope and will avoid steps or other obstacles. Sustained slopes less than 5% and up to 8% with required landing/rest areas will be maintained along the alignment, wherever possible, or as designated by the Architectural and Transportation Barriers Compliance Board's (ABA) Regulatory Negotiations Committee on Accessibility Guidelines for Outdoor Developed Areas, most recent report. When possible, the intent is to construct these trails in compliance with the more stringent standards of the Americans With Disabilities Act (ADA). White trails require minimal attentiveness to negotiate.



- Typical width from 3' to 8'
- Smooth surface without obstructions
- The Park to Peak, which traverses the site from Allegheny to the Quarry Trailhead, will be soft surface with no shoulders and typically 5-8' wide (City's Tier 2 standard).
- https://www.access-board.gov/aba/guides/chapter-10-outdoor/

**Green - Easy Trails**

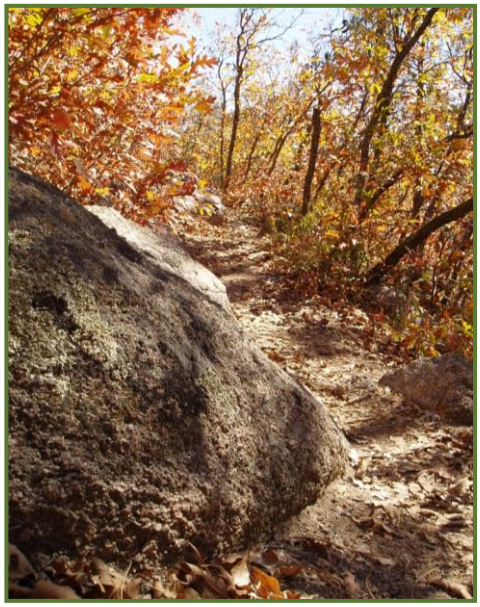
These are trails that offer narrow to wide widths and smooth surfaces with minimal obstacles at relatively low grades. Green trails require minimal attentiveness to negotiate.

- Sustained slopes less than 5% with short sections up to 10%
- Typical width from 18-36”
- Smooth surface with very few obstructions





### Blue - Intermediate Trails



Intermediate trails may be narrower than the green trails and may have frequent challenges. Qualifiers - obstacles which demonstrate the level of difficulty that will be encountered along the trail segment and consistent with the blue designation - should be designed into the trails at every connection with a green trail classification. Blue trails require attentiveness to negotiate.



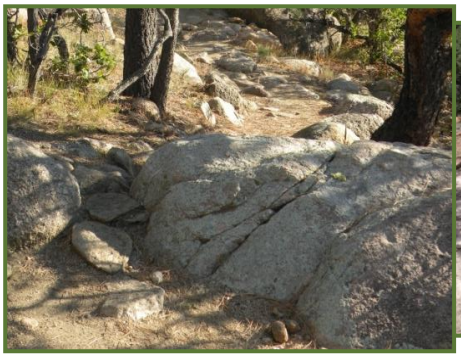
- Sustained slopes range from 0 – 10%. Sustained grades on intermediate trails should not exceed 10%, except for short distances up to 12%.
- Typical width from 18" to 36"
- Utilize native and imported rock to stabilize steep multi-use and single use trail surfaces
- Variable surface – Occasional obstacles including steps, water diversions, dips, roots, rocks, etc.



### Black - Difficult Trails  Double Black – Expert Trails

Difficult trails provide a challenging experience, including steeper grades, rougher surfaces, more frequent challenges and narrow widths. Trails may contain obstacles such as frequent water diversions, steps, switchbacks, cliff edges, significant drops, and roots or exposed rocks on their surface. Black trails may include recommended bike dismount sections and option lines, which are easier for trail users to negotiate. Qualifiers - obstacles which demonstrate the level of difficulty that will be encountered along the trail segment and consistent with the black designation - should be designed into the trails at every connection with a green or blue trail classification. Double Black trails provide continuous challenges.

- Sustained slopes range from 0-15% except for short distances up to 25%
- Downhill mountain biking trails are anticipated to sustain over 15% slope and require stone armoring
- Typical width from 12"-2' – additional width may be included for universal design
- Utilize native and imported rock to stabilize steep multi-use and single use trail surfaces
- Rough to variable surface – Frequent obstacles including steps, drops, built structures, water diversions, roots, rocks, etc.







# Appendix G

Trail Standards

## Resources

For more information on many of the above topics, the following technical resources are recommended:

**Complete Guidebook | OSI Field Guides.** Outdoor Stewardship Institute (OSI), most recent edition. https://www.voc.org/store/Complete-Guidebook-OSI-Field-Guides-p289235131

> The above Complete Guidebook Includes: **Climbing Tuns and Switchbacks | OSI Field Guides**, **Drainage Structures | OSI Field Guides**, **Ecological Restoration Overview | OSI Field Guides**, **Ecological Restoration Overview | OSI Field Guides**, **Flat Trail | OSI Field Guides, Rock Skills | OSI Field Guides**, **Trail Closure and Revegetation | OSI Filed Guides**, **Trail Overview, Construction and Maintenance |OSI Field Guides**.

**Guide to Independent Stewardship for Trails.** Outdoor Stewardship Institute (OSI), most recent edition. https://www.voc.org/store/Independent-Stewardship-for-Trails-A-Course-for-Trail-Adopters-c77157022

**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

**Guidelines for a Quality Trail Experience - Mountain Bike Trail Guidelines.** January 2017. US Bureau of Land Management and IMBA.

**California State Parks Trail Handbook.** Chapter 6: Mountain Bike Trail Design. 2019. trails@parks.ca.gov

**Trail Solutions: IMBA's Guide to Building Sweet Singletrack.** 2004. International Mountain Bicycling Association. www.imba.com/resource/trail-solutions.

**Bike Parks: IMBA's Guide to New School Trails.** 2014. International Mountain Bicycling Association. www.imba.com/resource/bike-parks-imbas-guide-new-%03school-trails.

**Managing Mountain Biking: IMBA's Guide to Providing Great Riding**. 2007. International Mountain Bicycling Association. www.imba.com/resource/managing-mountain-biking.

**Mountain Bike Trail Development Guidelines for Successfully Managing the Process**. 2022. International Mountain Bicycling Association. https://www.imba.com/resource/mountain-bike-trail-development-guidelines

**Equestrian Design Guidebook for Trails, Trailheads, and Campgrounds**. USFS & USDOT. www.fhwa.dot.gov/environment/fspubs/07232816/index.htm

**Volunteers for Outdoor Colorado (VOC) Trail Design Handbook**, most recent edition.

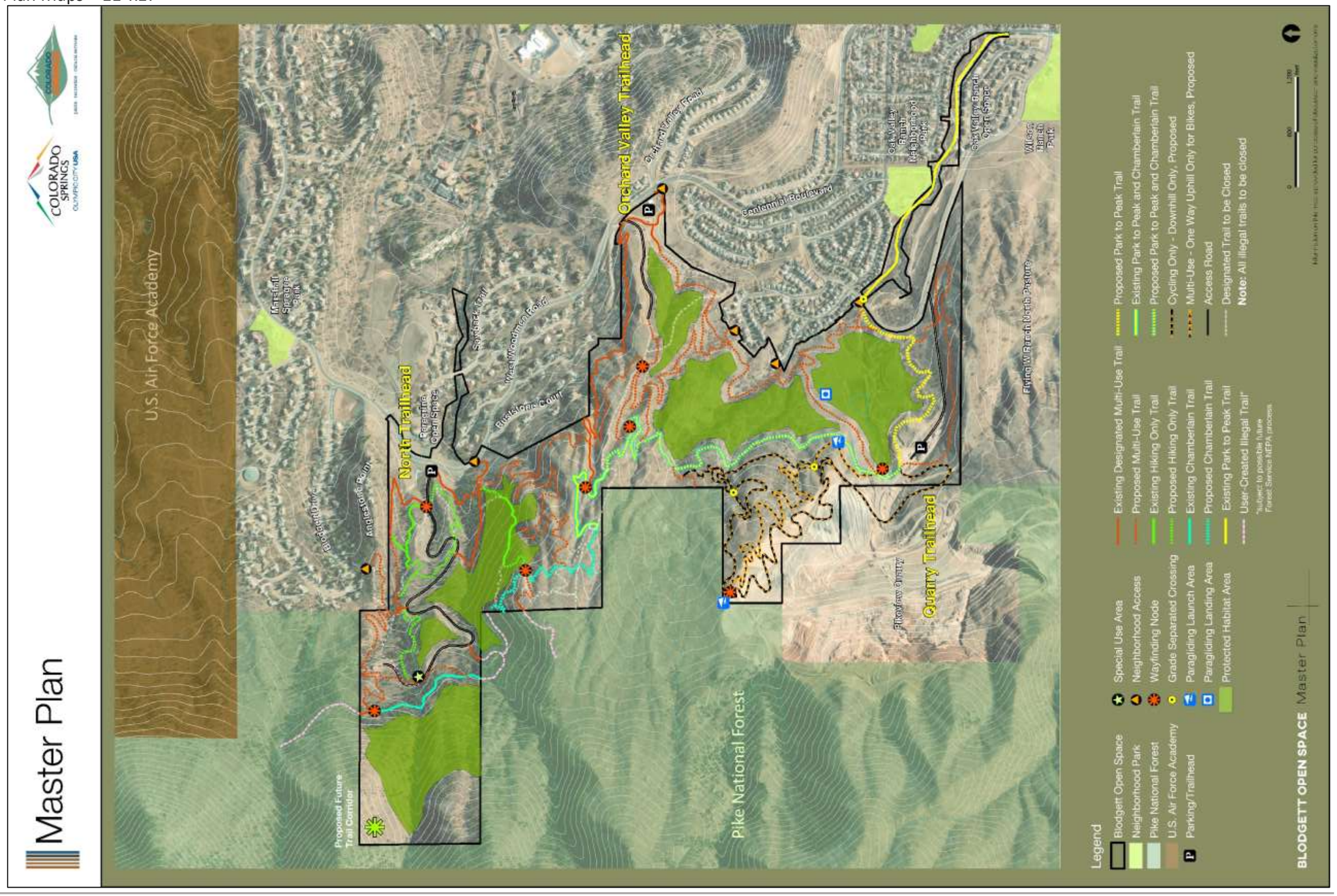
**Universal Trail Design - #140**. Re-Air Joe Stone, Teton Adaptive Executive Director, https://www.traileffectpodcast.com/re-air-joe-stone-teton-adaptive-executive-director-universal-trail-design-140/ And the video referenced in the pod cast https://youtu.be/_w8QnqZ1mEM?si=a9umkplS4X64T1E6



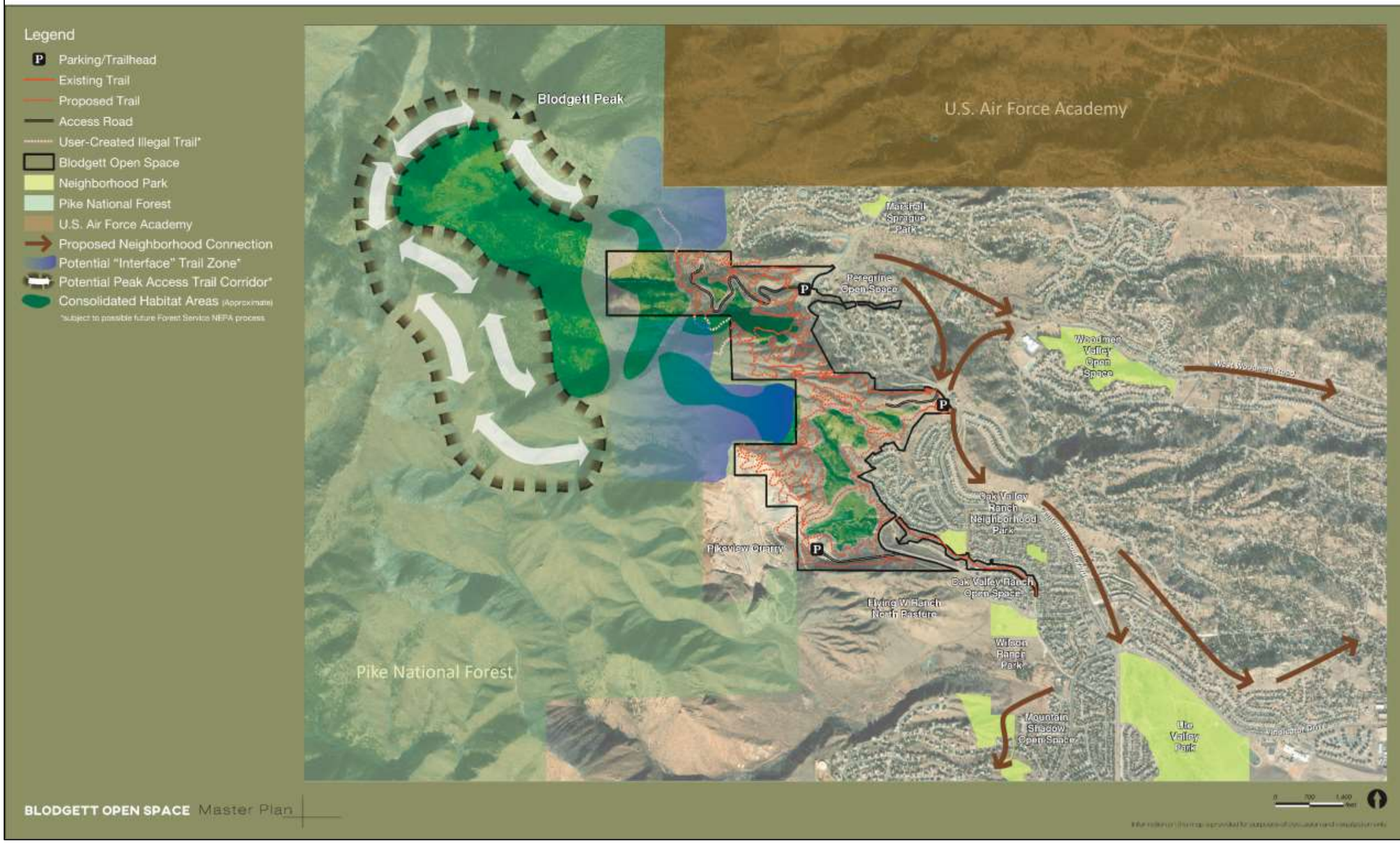
# Appendix H
## Master and Management Plan Maps 11”x17”

# Appendix H

Master and Management Plan Maps – 11”x17”



# Connectivity Map



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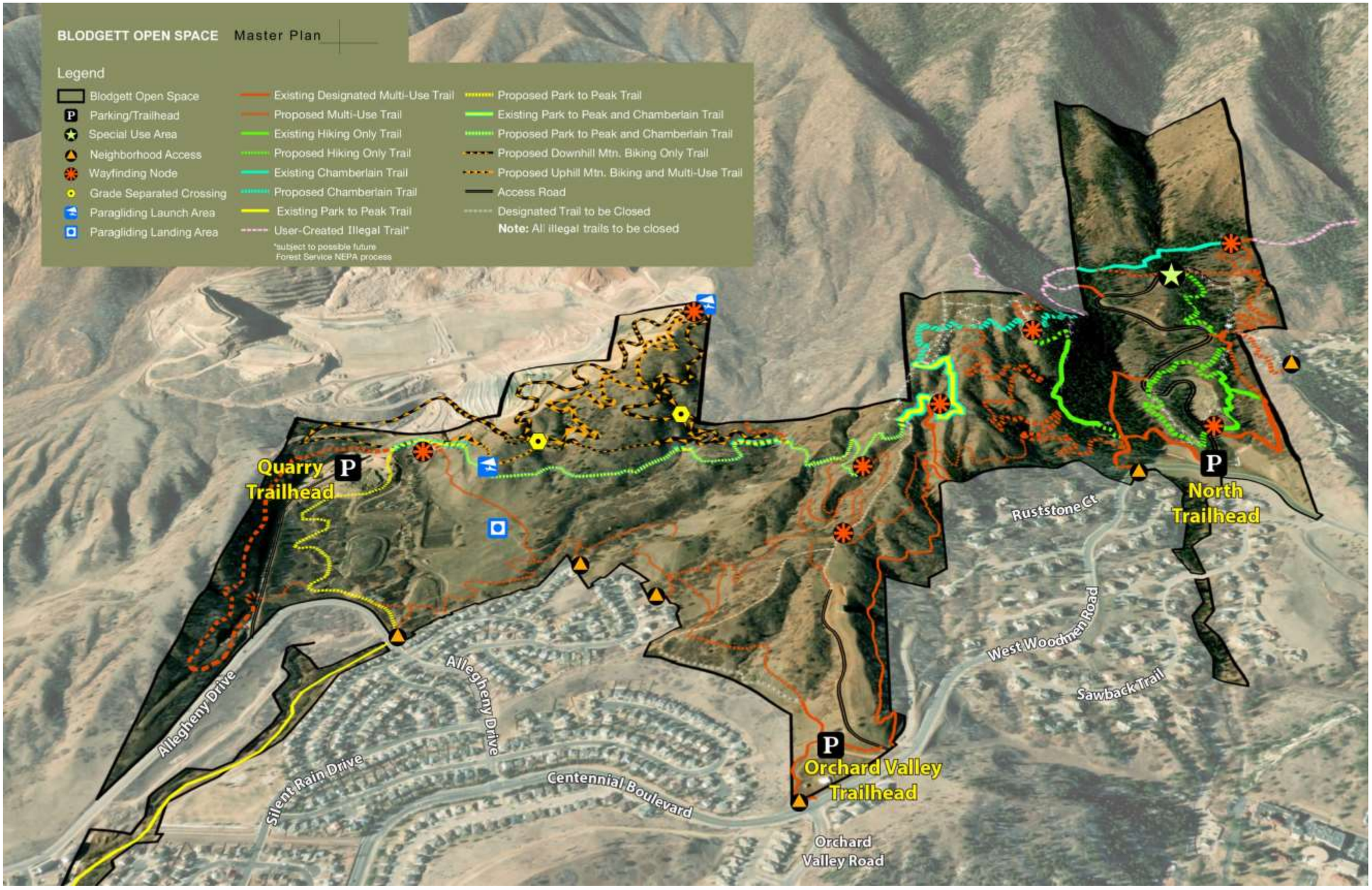
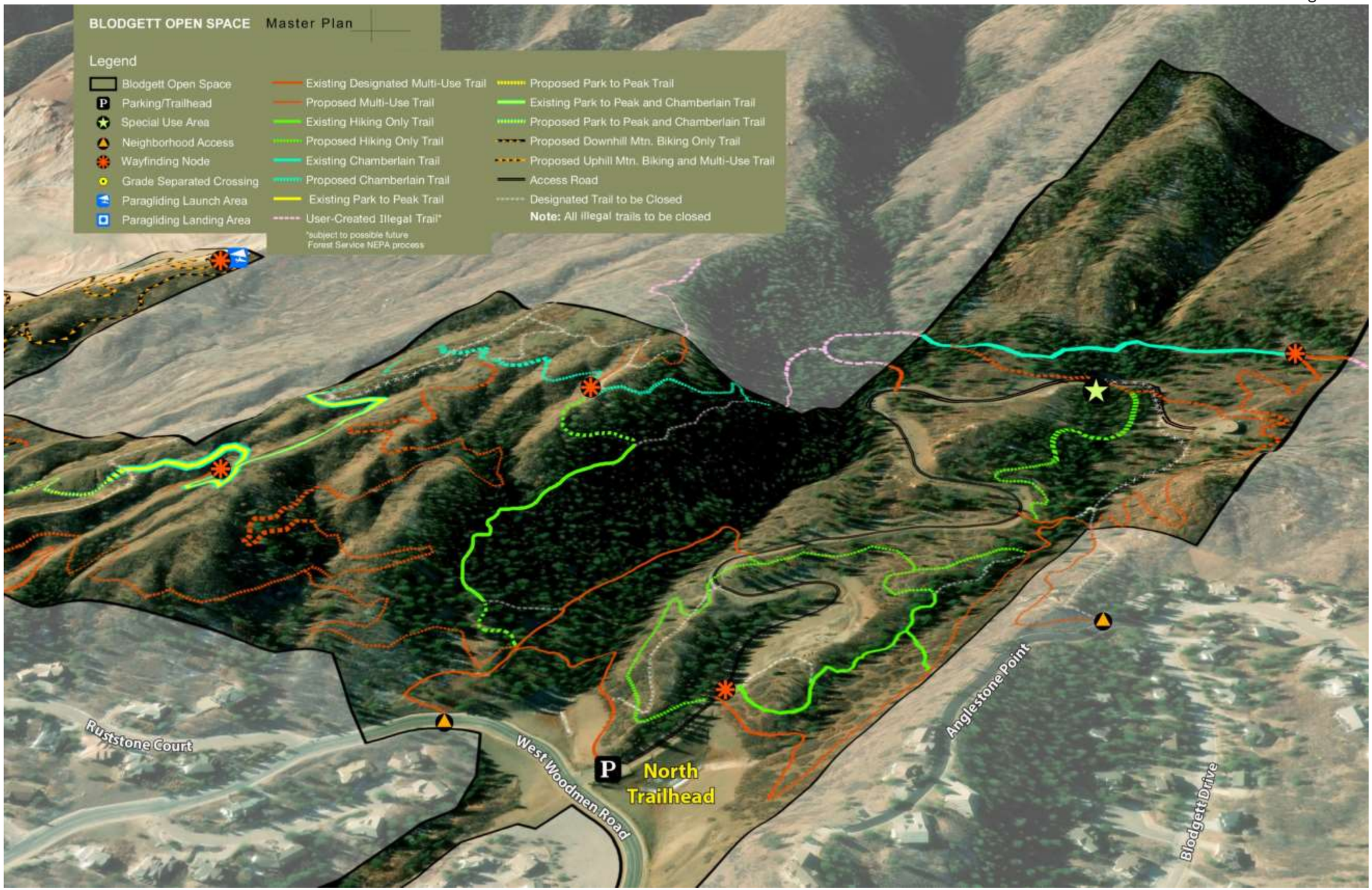
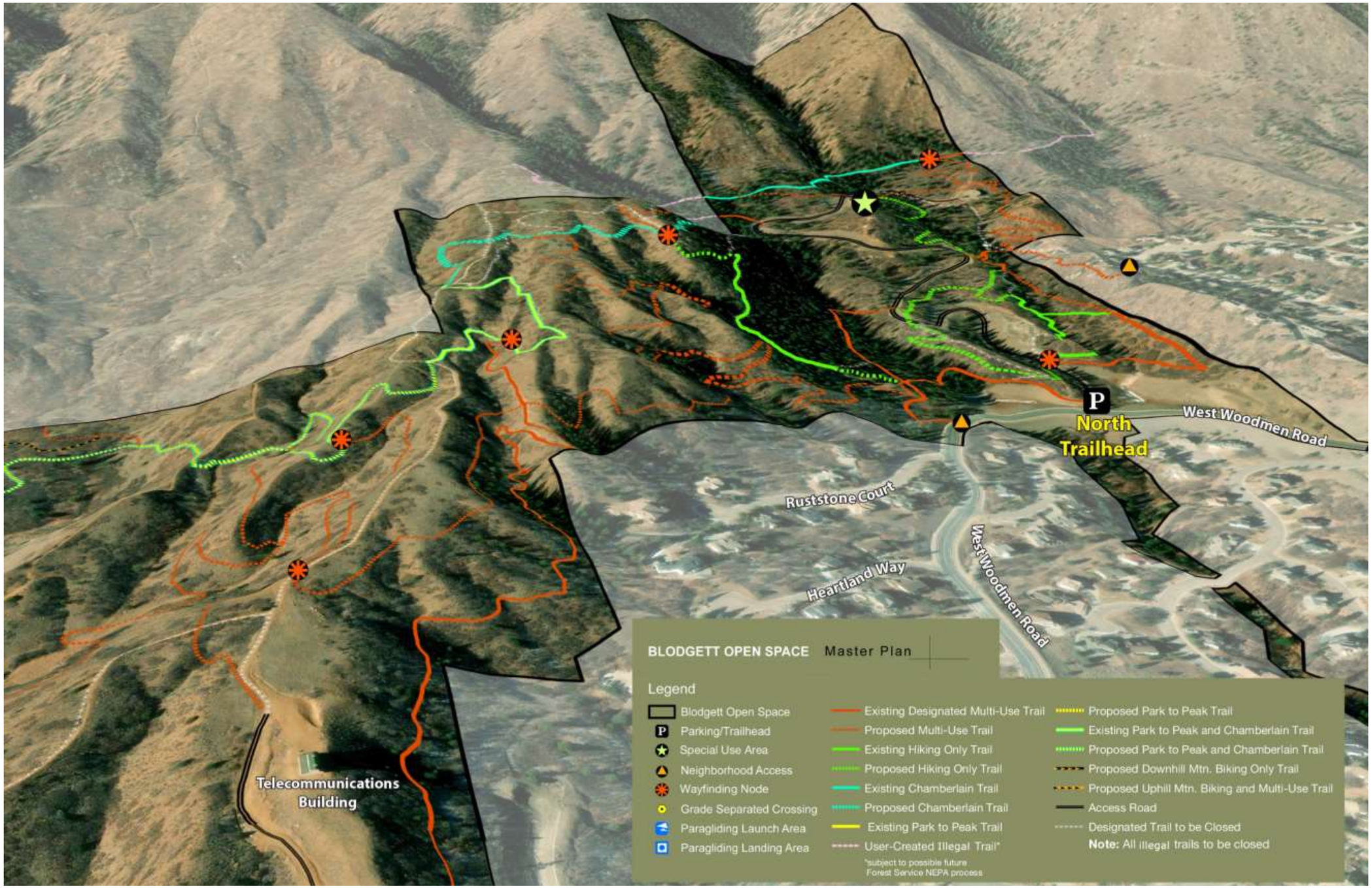
Master and Management Plan Maps – 11”x17”




BLODGETT OPEN SPACE Master Plan
Legend
Blodgett Open Space
Parking/Trailhead
Special Use Area
Neighborhood Access
Wayfinding Node
Grade Separated Crossing
Paragliding Launch Area
Paragliding Landing Area
Existing Designated Multi-Use Trail
Proposed Multi-Use Trail
Existing Hiking Only Trail
Proposed Hiking Only Trail
Existing Chamberlain Trail
Proposed Chamberlain Trail
Existing Park to Peak Trail
User-Created Illegal Trail*
*subject to possible future Forest Service NEPA process
Proposed Park to Peak Trail
Existing Park to Peak and Chamberlain Trail
Proposed Park to Peak and Chamberlain Trail
Proposed Downhill Mtn. Biking Only Trail
Proposed Uphill Mtn. Biking and Multi-Use Trail
Access Road
Designated Trail to be Closed
Note: All illegal trails to be closed
Ruststone Court
West Woodmen Road
P
North Trailhead
Anglestone Point
Blodgett Drive

# Appendix H

Master and Management Plan Maps – 11”x17”



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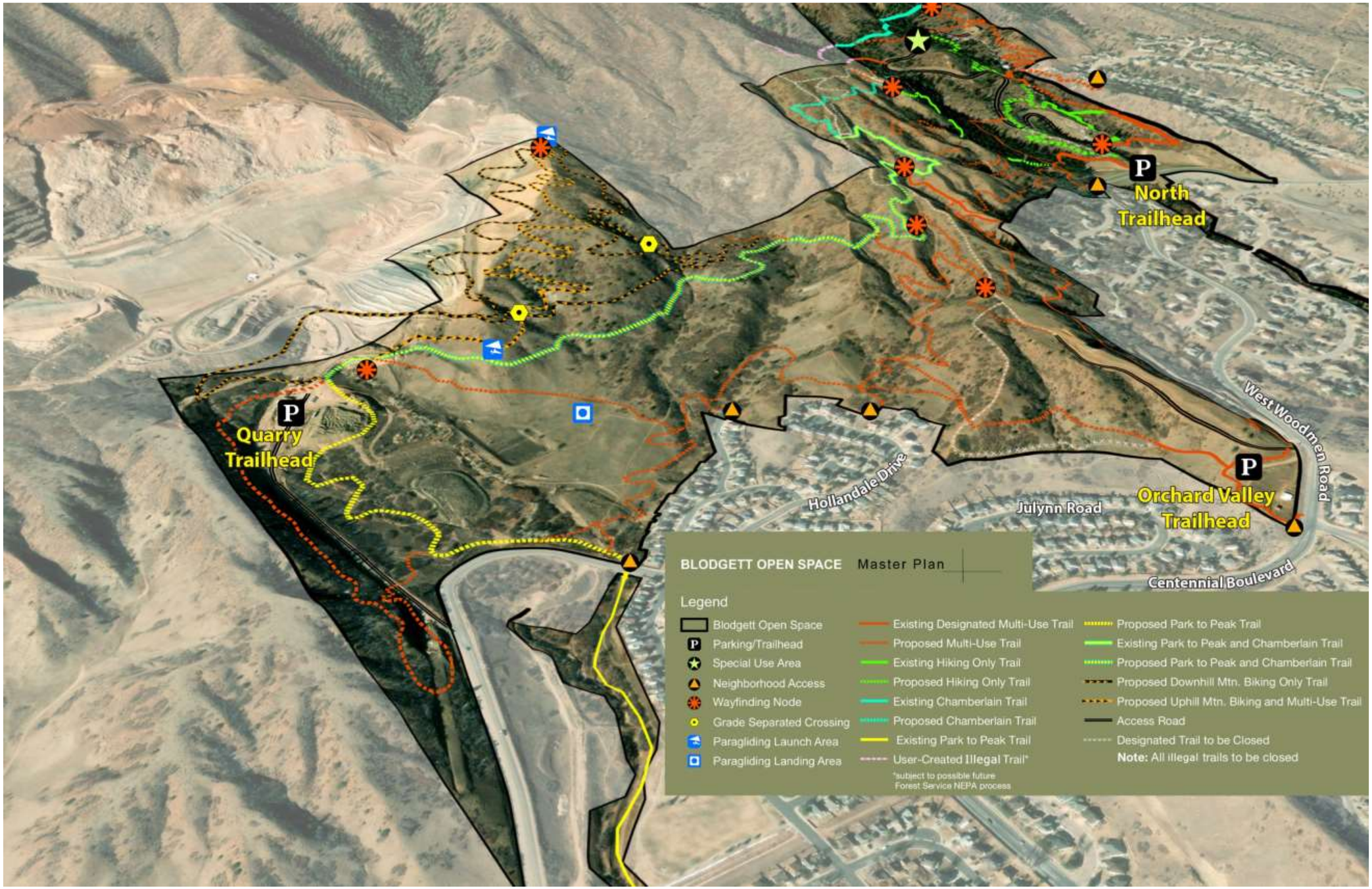
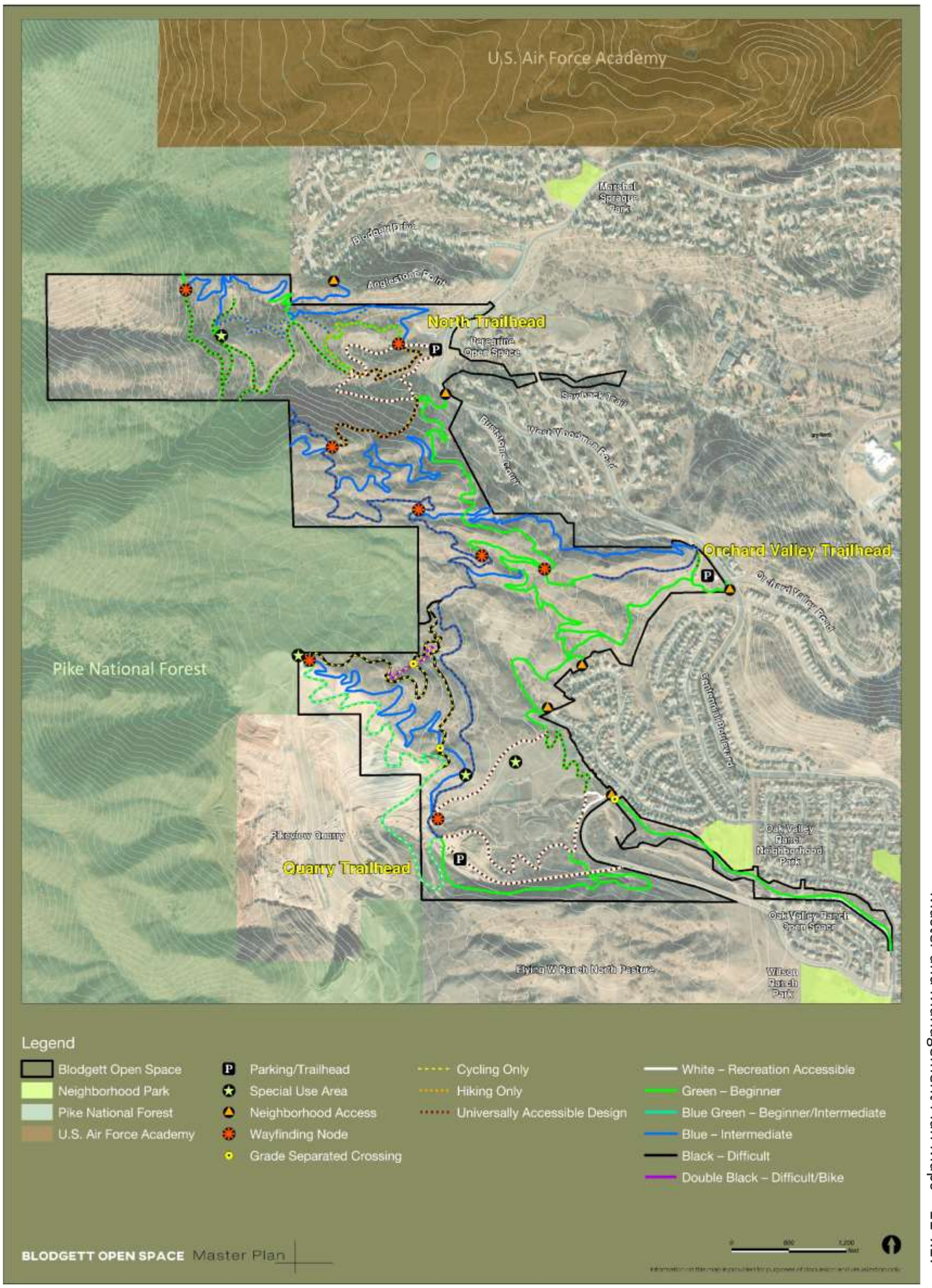


# Appendix H

Master and Management Plan Maps – 11”x17”



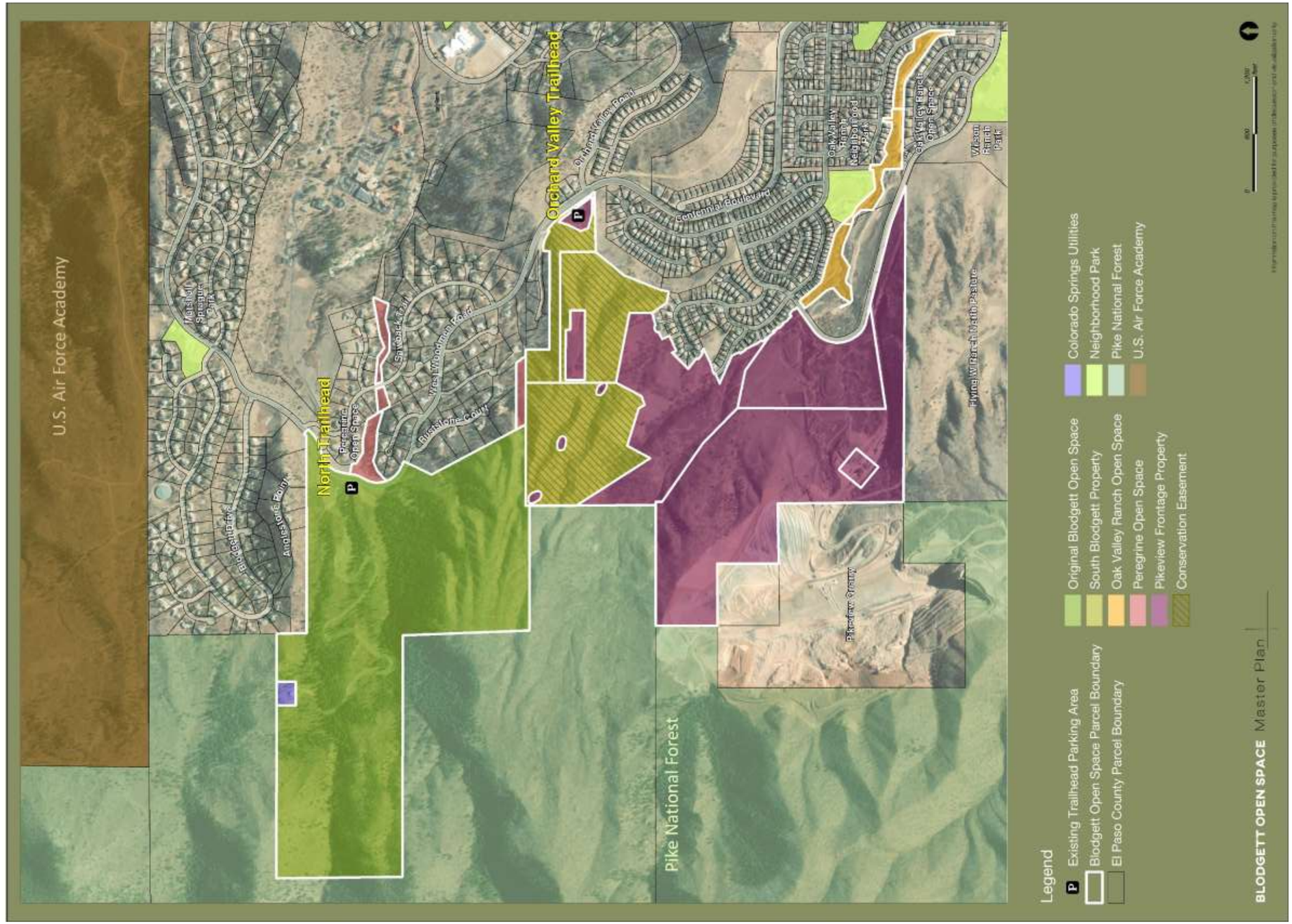
# Trail Difficulty Ratings



# Appendix H

Master and Management Plan Maps – 11”x17”

## Parcel Map

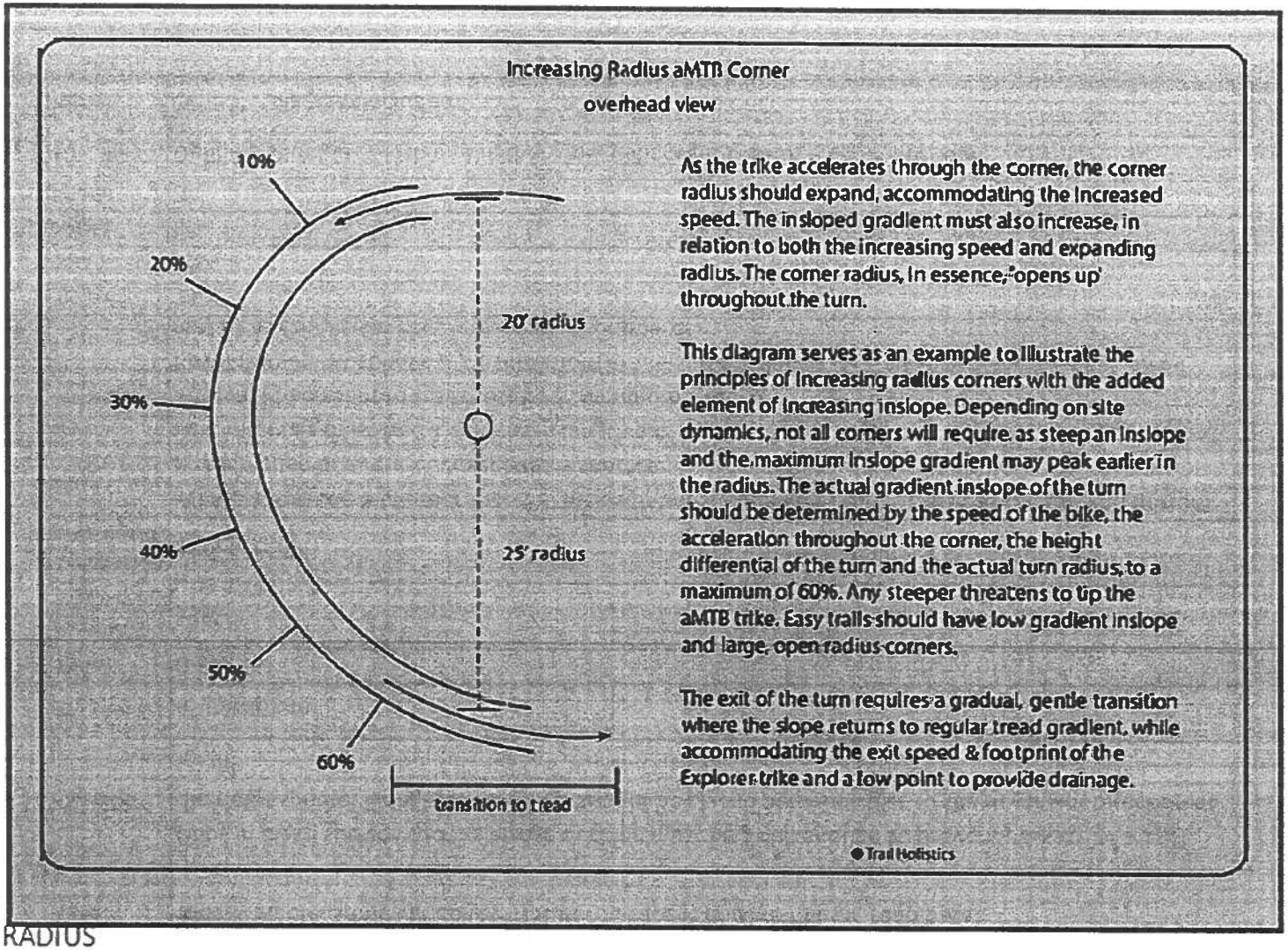




# Appendix I

## Universally Accessible Trail Design

| OPDMD/aMTB | | |
|---|---|---|
| Design Tread Width | | 4' min |
| | Passing Spaces | 1000'. Space must be total of 8'w X 12' L. unless trea width is >8' (can be intersection of two trails) |
| Design Surface | Type | Mostly stable. Some variability. Natural surface v. crusher fines v. road base. |
| | Openings | Gaps in tread surface such as bridge decking must be small enough to prevent passage of a 1/2" diameter sphere. Elongated openings should be placed perpendicular to the dominant direction of travel. |
| | Protrusions | 4" maximum |
| Design Grade | Target | 0-8% |
| | Short Pitch Maximum | 15% |
| | Maximum pitch density | 20% of trail |
| | Rest Intervals | Where the grade is steeper than 5% the segment should have rest intervals at the top and bottom of each pitch or every x', whichever is shorter.<br>Rest intervals must be 12' minimum length and be as wide as widest part of trail leading to the rest interval (if adjacent to trail must be 6' minimum width).<br>Rest intervals must have a 2% maximum grade and outslope (5% if necessary for drainage and if surface is other than concrete, asphalt, or boards) |
| Outslope | Target | 2% |
| | Max | 10% |
| Design Clearing | Height | 8' |
| | Width | 8' |
| | Sight lines | Define a shoulder width or 1' either side, whichever creates a wider corridor |
| Design Turn | Radius | 20'-25' *diagram included |


Increasing Radius aMTB Corner
overhead view
10%
20%
30%
40%
50%
60%
20' radius
25' radius
transition to tread
As the trike accelerates through the corner, the corner radius should expand, accommodating the increased speed. The insloped gradient must also increase, in relation to both the increasing speed and expanding radius. The corner radius, in essence, 'opens up' throughout the turn.
This diagram serves as an example to illustrate the principles of increasing radius corners with the added element of increasing inslope. Depending on site dynamics, not all corners will require as steep an inslope and the maximum inslope gradient may peak earlier in the radius. The actual gradient inslope of the turn should be determined by the speed of the bike, the acceleration throughout the corner, the height differential of the turn and the actual turn radius, to a maximum of 60%. Any steeper threatens to tip the aMTB trike. Easy trails should have low gradient inslope and large, open radius corners.
The exit of the turn requires a gradual, gentle transition where the slope returns to regular tread gradient, while accommodating the exit speed & footprint of the Explorer trike and a low point to provide drainage.
Trail Holistics

RADIUS

# Boulder OSMP Accessible Trails and Sites

Topher Downham

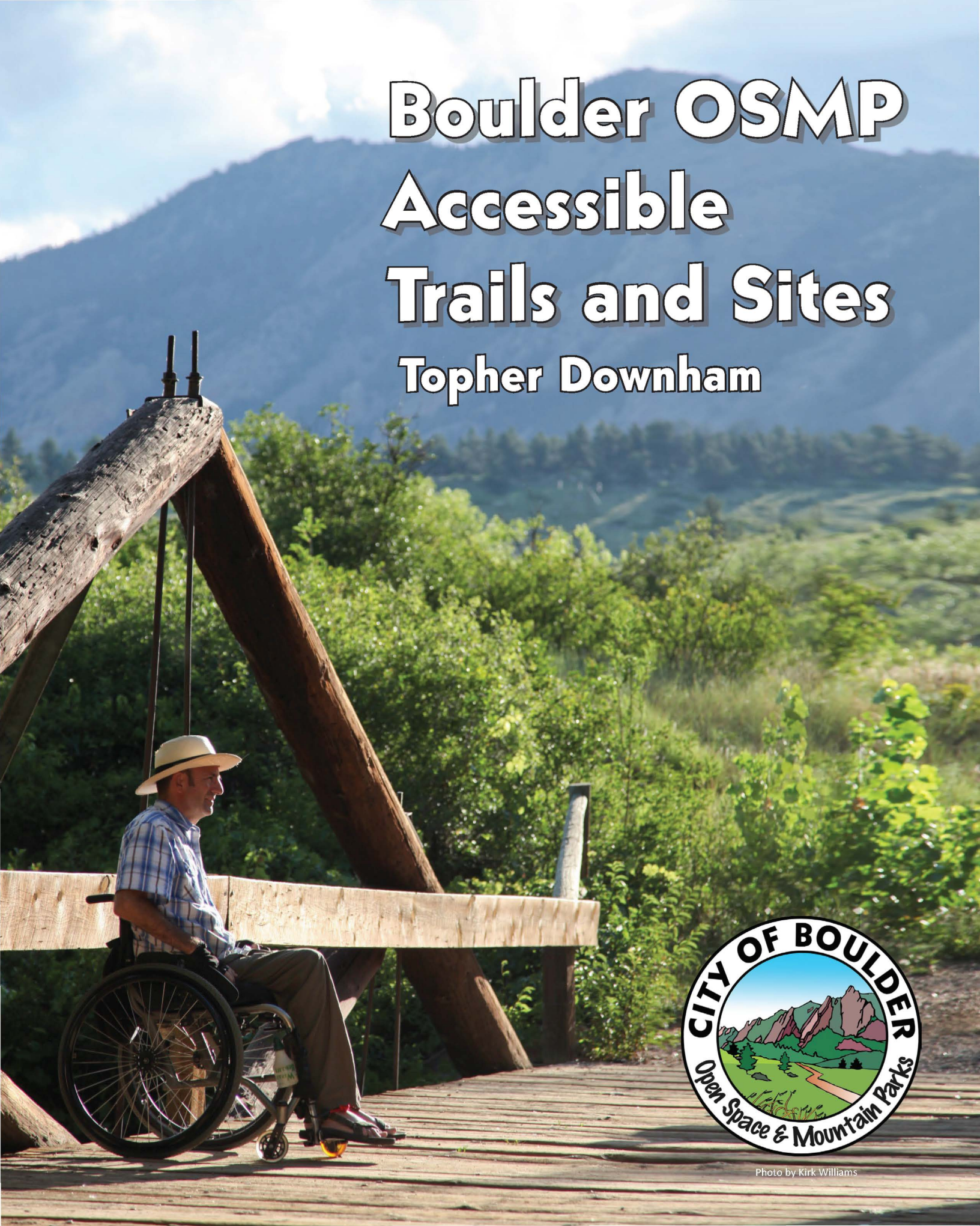



Photo by Kirk Williams

# Welcome to the Accessible Trail Guide

One warm Boulder autumn night over 20 years ago, a friend and I decided to go for a midnight swim at the outdoor pool in his apartment complex. I decided to do a shallow dive and swim to the other side. My calculations were off and I hit my head on the bottom, breaking my neck at the lowest two cervical vertebrae. From that day on I was a quadriplegic able to move my arms but not my legs or hands.

Unable to hike into nature and wilderness as I had in the past, I started finding easier trails around Boulder where I could escape and connect with nature. Not only did pushing the wheelchair on these hikes help with my rehabilitation and strength, but also with my sanity. There was, and is, nothing better for my spirit than finding a nice pull-off along the trail with a stream flowing by, butterflies fluttering around a flower, a chickadee singing "cheese burger, cheese burger" from a branch nearby, and other critters scurrying through the lush, green, fragrant vegetation of a riparian area.

Over these last 20 years I have met a variety of people with disabilities whose lives have been enriched in similar ways by hiking our trails. Many people have helped make this guide a reality. This revised version of the Boulder Area Accessible Trail Guide is for everyone interested in connecting with and enjoying nature. We hope our guide serves your needs. We include more than just trail conditions and trail difficulties in this guide. We provide information on the vegetation and animals that you may see while on your hike, color photos of each area, and the history of these culturally rich lands.

I hope you enjoy these trails as much as I do.
Happy hiking!

Topher



*Camping at the Buckingham Campground (4th of July Trailhead) - see page 35.*

## Trail Ratings

Currently our ratings are based on slopes, cross slopes, firmness, obstacles, shade, and surface type. Keep in mind, a single component like surface type may cause a trail to be ranked more difficult than one would think when considering all of the trail components. For example, a lot of trails with loose road base gravel, like Greenbelt Plateau, would be pretty easy if not for the gravel. Because of that one component, we rank the trail as moderate to difficult.

## New Guidelines

Open Space and Mountain Parks is in the process of updating design standards for accessible trails based on federal guidelines. Design standards have been updated to incorporate the supplement to the Architectural Barriers Act Accessibility Standards (ABAAS), and the Outdoor Developed Area Accessibility Guidelines (ODAAG), developed by the Architectural and Transportation Barriers Compliance Board (U.S. Access Board).

It is important to note that OSMP manages a variety of trails. Every designated trail has a "designed use" and a "trail class" that drive its design and maintenance. Not all the trails in this guidebook were designed for wheelchair accessibility and only select trails will meet the new OSMP standards. The intent of this guidebook is to provide access information on a variety of trails that provide different levels of challenge.

## Trail Conditions

The flood of 2013 destroyed or damaged parts of the trail system, making most of our wheelchair accessible trails completely inaccessible. OSMP'S trail crews have been working diligently to fix all of the trails including the accessible trails. They have worked hard and have made great progress but still have a ways to go.

OSMP lands are intricate and ever-changing as the flood showed us. Trail conditions can change overnight so we cannot promise our descriptions will always reflect the latest conditions. Please feel free to let us know if you notice any significant change in or deterioration of a trail. Information from the field is crucial for maintaining and improving our trail system.

# Accessible Ratings, Guidelines, and Conditions


Patrick Eichelman

## Fishing

There are some great accessible places to fish on OSMP lands. There are a variety of different opportunities for anglers: lakes and ponds hold bass, bluegill and sunfish, while the creeks are home to trout. Teller Farm has fishing piers on two of its lakes, #1 and #5. Sawhill Ponds and Coot Lake have nice fishing piers and other access points on the banks. S Mesa Trail provides good access to the S Boulder Creek on the lower accessible loop. Wonderland Lake has an accessible peninsula where an angler can throw a line in. The 4th of July Trailhead has two good fishing access points on the North Fork of Middle Boulder Creek. A fishing icon on each trail page will indicate if fishing is available.

All Colorado Parks and Wildlife Fishing Regulations apply, including fishing license requirements for anglers 16 and older, and special catch size limits posted on-site. For more info on regulations, go to: *wildlife.state.co.us/fishing/Pages/Fishing.aspx* .

## Parking and Parking Fees

You will notice a parking icon on the trail pages. Some of the icons have a dollar sign indicating that there is a fee for parking. The fee is only for vehicles registered outside of Boulder County. Local vehicles may park free. A wheelchair symbol on the icon indicates that there are designated parking spots for people with disabilities at the location.

## Gates on OSMP

Many of OSMP trails have gates at the entrances. Fencing and gates are the best way to manage cattle, agriculture, and general access to these beautiful lands. The gates are typically 41" or wider with the exception of a 35" wide gate at the Marshall entrance to the S Boulder Creek Trail. Most gates are self-closing with a spring tension around 5 lbs. The toughest gate is at S. Teller Farm Trailhead with a tension of 8 lbs to open.

## Symbols Used in the Profiles

- Accessible Parking
- Accessible Parking w. Fee*
- General Parking
- General Parking with Fee*
- Restrooms
- Picnic Table
- Wildlife Viewing
- Dogs Allowed
- Bikes Allowed
- Horses Allowed
- Fishing Allowed

* Cars not registered in Boulder County must pay a parking fee of $5/day or $25 annual permit.

## Visit Us Online for Updates...

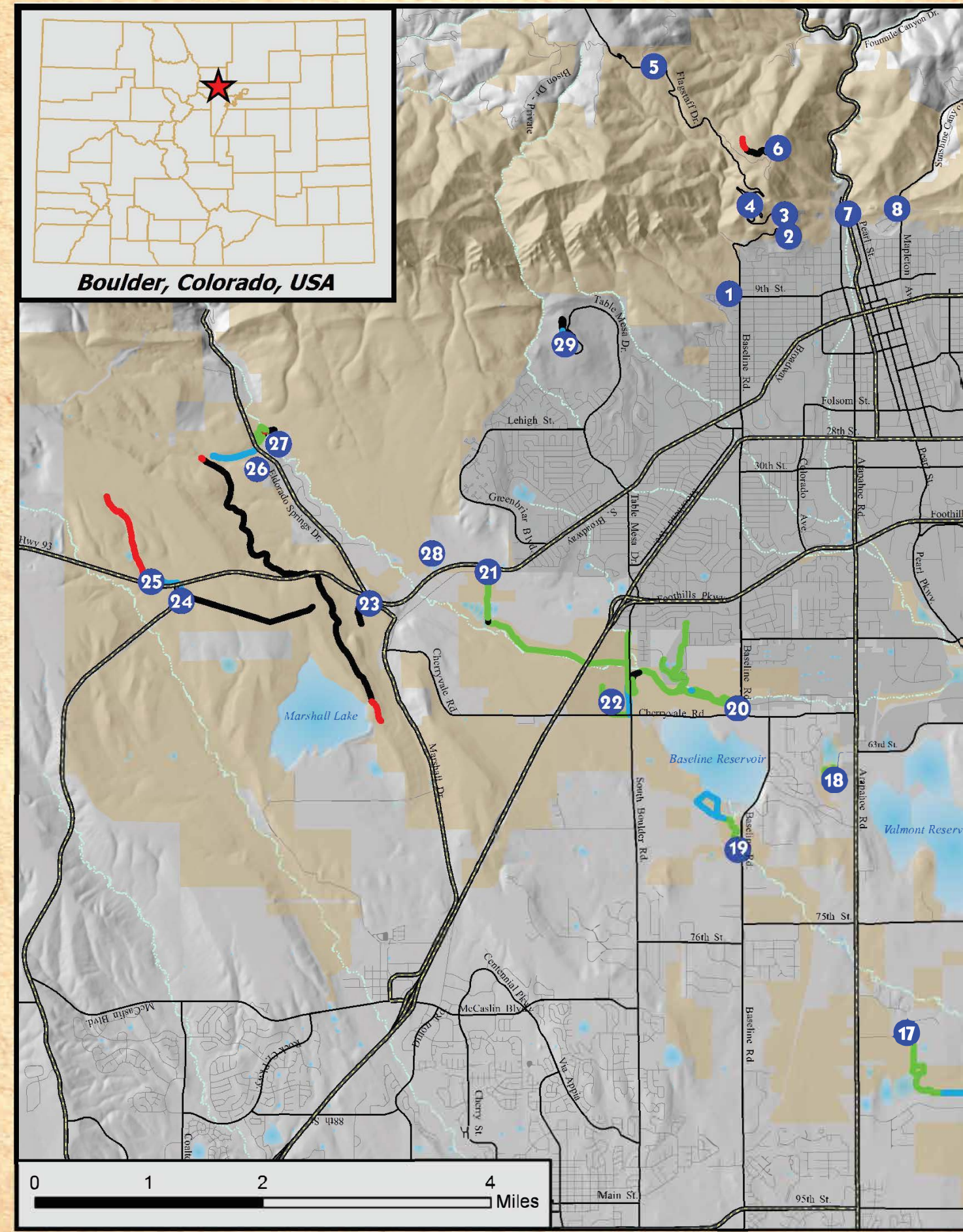
Open Space and Mountain Parks maintains a "Visitors with Disabilities" web page, where you can find updated information about accessible trails on our land system:

*www.AccessibleOSMP.org*

As trail conditions change, we will update this guide book. Between reprints, those changes will be reflected in the downloadable online version available on the web page.

## ...And Videos!

On the web page, you can also **watch fun 5-6 minute video profiles** of many of these trails hiked by wheelchair user Topher Downham. Along the way he shows the obstacles encountered, local flora and fauna, and activities available at each location.


Boulder, Colorado, USA
Marshall Lake
Baseline Reservoir
Valmont Reserv
Hwy 93
Eldorado Springs Dr.
Cherryvale Rd
Marshall Dr.
Table Mesa Dr.
Greenbriar Blvd.
S. Broadway
Broadway
Baseline Rd.
Foothills Pkwy.
South Boulder Rd.
Arapahoe Rd
Colorado Ave.
Pearl St.
Pearl Pkwy.
Mapleton Ave.
Folsom St.
28th St.
30th St.
9th St.
Lehigh St.
Bison Dr. - Private
Flagstaff Dr.
Fourmile Canyon Dr.
Sunshine Canyon
63rd St.
75th St.
76th St.
95th St.
Main St.
Centennial Pkwy.
McCaslin Blvd.
Via Appia
Cherry St.
88th St.
Coalto
Rock Cr. Pkwy.
Dillon Rd.
McCaslin Blvd.
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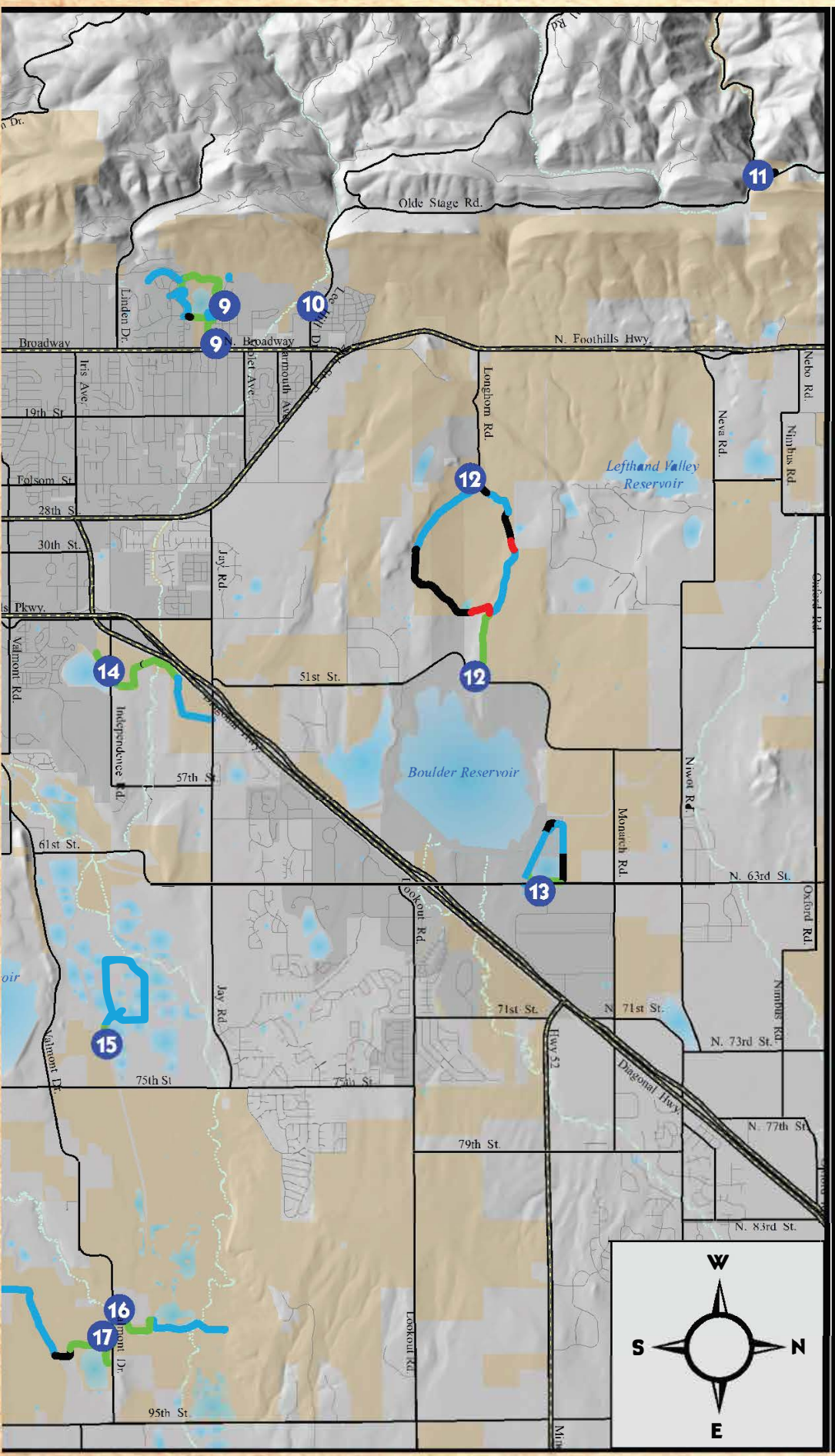



## Boulder-Area Accessible Trails

1. Ranger Cottage
2. Panorama Point
3. Halfway House
4. Crown Rock
5. Lost Gulch Overlook
6. Flagstaff Summit
7. Settler's Park
8. Centennial
9. Wonderland Lake
10. Four Mile Canyon Creek
11. Buckingham Park
12. Boulder Valley Ranch
13. Coot Lake
14. Cottonwood
15. Sawhill Ponds
16. White Rocks Trail
17. Teller Farm
18. Sombrero Marsh
19. Dry Creek
20. Bobolink
21. South Boulder Creek (via Marshall Road)
22. Cherryvale
23. Marshall Mesa
24. Greenbelt Plateau
25. Flatirons Vista
26. Doudy Draw
27. South Mesa
20. South Boulder Creek West
29. NCAR
30. Buckingham Campground (not shown on map)

OSMP Managed Accessible Trails

- Very Difficult
- Difficult
- Moderate
- Easy

Public Land

- OSMP Ownership
- Boulder, CO City Limits

# Fabulous Flora and Fauna

Using this guide, you can visit sites that support a remarkable diversity of plant and animal species that occur across many different habitats. The wildlands around Boulder provide a haven for many rare species as rapid development destroys much of the remaining wildlife and plant habitat on the Front Range.



Bill May

*The entire world population of Bell's twinpod flowers exists on a handful of sites along the Front Range. It is protected on OSMP.*

Boulder County is located at the junction where the Great Plains end and the Rocky Mountains begin. The land rises abruptly from 5,000' above sea level to over 14,000'. As a result, we have an unprecedented concentration of plants and animals within a small area.



Bill May

*Calypso orchids grow in shady forested locations.*

Botanists estimate that there are over 700 species of trees, shrubs, flowers, grasses and ferns on OSMP. Plants left over from the last Ice Age occur on some parts of OSMP, including the only stand of paper birches and only known white adders' mouth orchids in the entire state. The Ute ladies' tresses orchid (see p. 27) is listed as "Threatened" under the Endangered Species Act.



Ilan Kelman

*Abert's squirrels are often glimpsed in old-growth ponderosa pine forests.*

Boulder County has more mammal species than all of Kansas or Nebraska. At least 59 mammal species have been documented on OSMP, including the Preble's meadow jumping mouse (see p. 33), which is listed as "Threatened" under the Endangered Species Act.

OSMP's breeding birds include such rarities as golden and bald eagles, peregrine and prairie falcons, wild turkeys, goshawks, and flammulated owls. Bobolinks, another vanishing bird, nest in our wet hay meadows each spring. Surveys for breeding bird diversity and habitat across nearly 1800 sites in Colorado found that the Boulder area was the richest location in the whole state with 101 breeding bird species.



Daren O'Brien

*Burrowing owls still show up to breed in a few of our prairie dog colonies.*

The Front Range has the fourth richest butterfly diversity in the United States, due to the compact collection of different habitat types found here.

Tallgrass prairie (see p. 33) is one of the most endangered vegetation types in the world. OSMP preserves some of the most significant tallgrass prairie remnants in Colorado.

Enjoy the knowledge that your OSMP lands are a biological box of treasures!



Christian Nunes

*Hops-feeding azure, one of Colorado's rarest butterflies.*

# 1 Chautauqua Ranger Cottage

## Quick Facts



*Gaillardia*

| | |
|---|---|
| Rating: | easy |
| Surface: | pavement, wood |
| Width: | Avg: 6’ Min: 3’ 3” |
| Cross slope: | Avg: 0% Max: 8% |
| Grade: | Avg: 0% Max: 7% |
| | (11% on sidewalk to the east of Ranger Cottage) |
| Picnic: | 1 table (easy) |
| Shade: | many shade trees |

## Getting There

The Ranger Cottage and Chautauqua Trailhead are located across from Grant Place on Baseline Rd. west of Broadway in Boulder, on the west side of Boulder’s Chautauqua Park.

## Site Notes

The Chautauqua Ranger Cottage is the hub of OSMP activity and information. The trails aren’t very accessible here, but the cottage is. The best accessible parking is across from the Ranger Cottage on Gaillardia. Across Kinnikinnic Rd. is an easy path that takes you up to the porch of the Ranger Cottage.

A ramp with a 7% grade takes you to the rock garden, the trailhead, and an amazing view of the Boulder’s towering Flatirons rock formations. A shady picnic table is located in the rock garden for a pleasant lunch outside.



Steve Mertz

*Bring a camera for photos of Boulder’s signature Flatirons.*



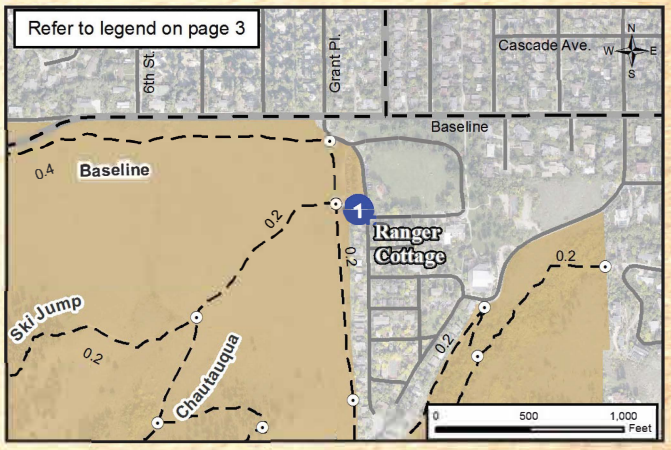
Dave Sutherland

*Staff at the Ranger Cottage offer free maps and brochures as well as safety tips and recommendations for hikes. The cottage is also a museum, with mounted animals representing the area’s fauna, interpretive displays, and hands-on nature activities for kids.*

## Culture and History

In the late 1800’s the Texas Board of Regents started a summer school for teachers in a cooler climate. Boulder was chosen for the Texas-Colorado Chautauqua because of its mountainous location and healthy environment. Activities, concerts, lodging, and dining are still available at the Colorado Chautauqua.

The Ranger Cottage was completed in 1984. The design combines Chautauqua’s turn of the century historic spirit and mountain ranger rustic detailing.




## Activities & Facilities



# 2 Panorama Point

## Quick Facts



*Scarlet gaura*

| | |
|---|---|
| Rating: | easy-difficult |
| Surface: | crusher fines, wood |
| Width: | Avg: 6’ Min: 5’ |
| Cross slope: | Max: 6% |
| Grade: | Avg: 7% Max: 12.5% |
| Picnic: | 3 tables, 1 grill |
| Structures: | scenic overlook (easy) |
| Restrooms: | 1 set (most difficult) across the road in the Halfway House Historic Site |

## Getting There

Panorama Point is on Flagstaff Rd. near the Flagstaff House Restaurant west of Broadway in Boulder, about 0.8 mile up from Chautauqua Park.

## Site Notes

Panorama Point provides a spectacular view of Boulder and beyond. Because of the view and its convenient location adjacent to Flagstaff Rd., the site attracts many tourists and locals. The scenic overlook includes a sizeable wooden, raised-edge platform with a railing that has a partially cut-out section so that those using wheelchairs can have an unobstructed view. There is also a bench with back support on the platform. There are three attractive picnic sites with shade located about 150’ from accessible parking. All tables are pedestal style and one of the sites has a grill. The crusher fines access route connecting the picnic areas to the overlook has an average running slope of 8% for 100’ with a maximum grade segment of 12.5% for 15’.

## Hard Spots

The 12.5% grade for 15’ at the beginning of the picnic table access trail can be intimidating to people using wheelchairs. The trail has an 11% grade for 10’ toward the last table. Sometimes the access trail gets some washed out areas that make it difficult in a wheelchair.



Anish Palekar

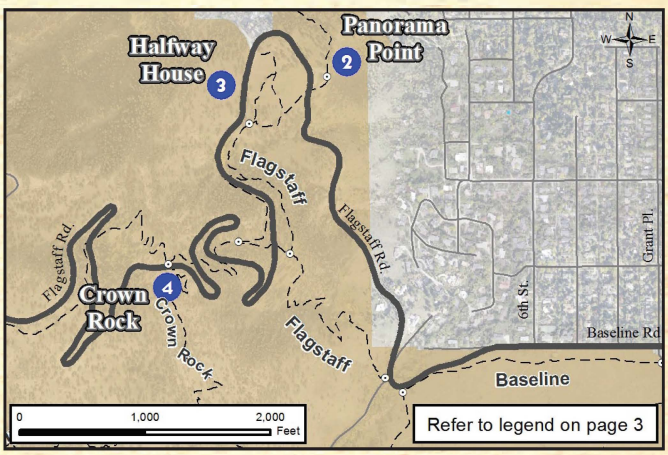
*Experience incredible views of Boulder and the plains beyond. Around the holidays, the city’s light display is particularly colorful and impressive!*

## Habitat

Mountain lions inhabit this area. Coyotes, foxes, mule deer, and raptors are commonly sighted. During summer months, watch for butterflies like tiger and pale swallowtails, fritillaries, and painted ladies.

## Culture and History

In 1919, the Lions Club erected Panorama Park Shelter House (now Halfway House) on Flagstaff Mountain and donated it to the City of Boulder; this began a half-century of the Club providing park facilities to the city.




## Activities & Facilities



# 3 Halfway House



*Bramble hairstreak*

## Quick Facts

| | |
|---|---|
| Rating: | easy-moderate |
| Surface: | crusher fines, inlaid sandstone |
| Width: | Avg: 4' Min: 2' |
| Cross slope: | Avg: 1% Max: 10% |
| Grade: | Avg: 6% Max: 11% |
| Picnic: | 3 tables, 1 grill (easy-moderate) |
| Structures: | shelter with patio |
| Restrooms: | 1 set (most difficult) |



OSMP image

*This picturesque stone picnic shelter offers spectacular views of Boulder and an easy-to-reach flagstone patio.*

## Getting There

Halfway House is on Flagstaff Rd. directly across from the Flagstaff House Restaurant west of Broadway in Boulder.

## Site Notes

This unique stone shelter is just up the hill from Panorama Point and across the road from the Flagstaff House Restaurant. There is a lovely, scenic loop path about 420' long made of crusher fines that connects the shelter to the parking lot. On the western end near the parking area there is a shaded picnic table (the only shade at this site) and a bench. The path is bordered with timbers and maintains a minimum width of 4'6" with an average grade of 6%.

The shelter features a large stone patio with a stone wall surrounding it. There is a large cut out section facing south and portions of the wall have built-in stone benches facing north. Outside on the east of the building is a sizable picnic area with a double 2' high grill and 2 picnic tables. The only shade you'll get over the picnic area is in the late afternoon.

## Hard Spots

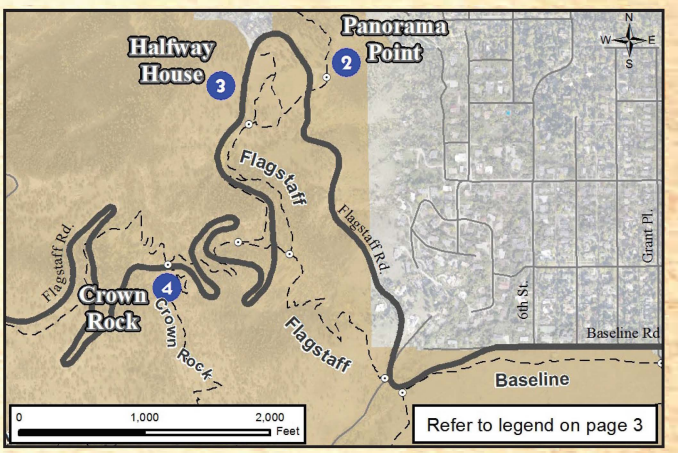
Unfortunately, the only way to get into the stone shelter building is via steps. The interior has a number of picnic tables and a raised platform with a fireplace and is only opened by request for special events. The restrooms are not accessible. They are about 223 yards away across a steep, single track trail and have no accessibility features.



Greg Joder

## Culture and History

Originally constructed by the Lions Club of Boulder in 1919, the Halfway House was the first public picnic shelter in the Boulder Mountain Parks. The Civilian Conservation Corps (CCC) rebuilt the Halfway House and restroom in 1935 after the re-alignment of the road. The building is an end-gable stone structure with part of the building constructed into the hillside.




Refer to legend on page 3

## Activities & Facilities



# 4 Crown Rock

## Quick Facts



*Cliffrose*

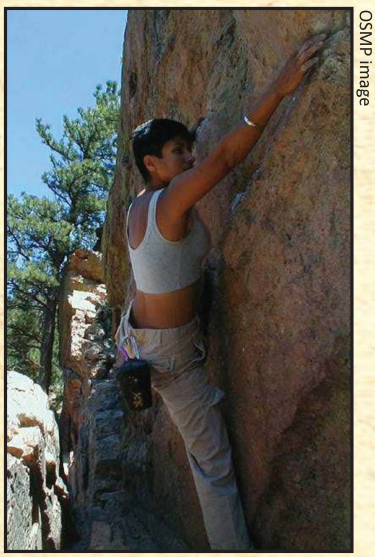
| | |
|---|---|
| Rating: | easy-difficult |
| Surface: | crusher fines |
| Width: | Avg: 4’ 6” Min: 3’ 3” |
| Cross slope: | Max: 9% to bathroom |
| Grade: | Avg: 2% Max: 11.5% for 2’ to bathroom |
| Picnic: | 1 table (easy) |

## Getting There

Crown Rock is located approximately 2 miles up Flagstaff Road on the left side of the road.

## Site Notes

Crown Rock is a beautiful rock climbing and bouldering spot just off of Flagstaff Rd. The parking lot has 1 disabled parking spot about 70’ from the restroom. There is a 7-9% slope to the restroom with a couple of 2’ sections at 11.5%. The beginning is sometimes rutted out so be careful. The picnic table is 230’ from the parking lot on a fairly smooth trail with a maximum grade of 6%. Accessible ends of the table have a roll-under height of 28.5”.



OSMP image

*Bouldering, a style of rock climbing that doesn’t use ropes or harnesses, is popular at Crown Rock.*

## Hard Spots

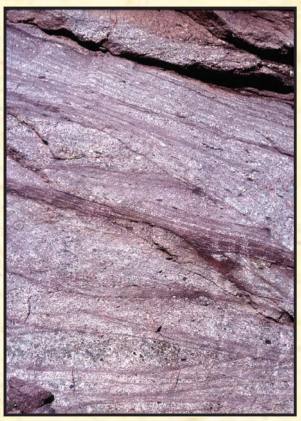
There are a couple of 2” roots and rocks to negotiate about 130’ from the trailhead. Most of the trail does not have protection on the downhill side. A fence does give some security 86’ before the picnic table. After the table, the trail gets a little rough and gnarly for wheelchair users.

## Habitat

Black bears and mountain lions inhabit this area. Many other wildlife species are common including birds of prey, mule deer, and coyotes. Red-tailed hawks and foxes are sometimes seen.



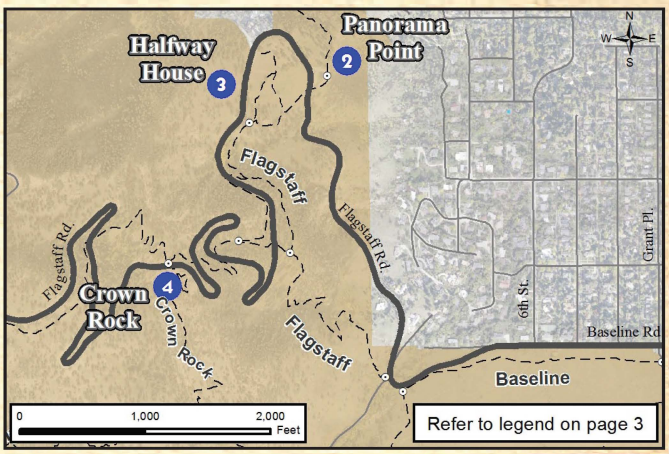
Paul Aiken



Frank Beck

## Culture and History

Crown Rock is made of the same stone that makes up the Flatirons: 280 million year-old Fountain Formation sandstone. A long-vanished mountain range was once located to the west of Boulder. As these mountains gradually eroded, sand and gravel washed down gullies and spilled out onto the plains, creating large fan-shaped piles of debris. Look closely at the stone that makes up Crown Rock. Can you find the banded layers of sand grains and pebbles deposited here by floods roaring out of those ancient mountains?




## Activities & Facilities



# 5 Lost Gulch Overlook

## Quick Facts



*Shooting star*

| | |
|---|---|
| Rating: | easy-most difficult |
| Surface: | dirt, crusher fines, rock |
| Width: | Avg: 4’ Min: 4’ |
| Cross slope: | Max: 10 % |
| Grade: | Avg: 6% Max: 14.5% |
| Picnic: | 3 tables (difficult - most difficult) |
| Structures: | scenic overlook |

## Getting There

Lost Gulch is approximately 4 miles up from the base of Flagstaff Rd. west of Broadway in Boulder.



Heidi Seidel

## Site Notes

Lost Gulch is a scenic overlook and picnic area that has a spectacular view of the Continental Divide and the Indian Peaks Wilderness. It is less visited than the Flagstaff Summit Area if you wish to avoid crowds. The entire packed-dirt parking lot has no defined parking spaces. Since the slope for parking ranges from 1.5 - 14.5%, be choosy about where you park. A scenic overlook deck facing northwest meets ADA structural specifications. The deck is about 80’ from the least sloped parking area (west end). The path to it has a crusher fines base with a gentle grade until the last 10’ where it becomes 9-13%. Max cross slope is 10%.

## Hard Spots

Trails meander to picnic tables, benches, and viewing points. Unfortunately they are not very accessible by wheelchair unless you have a lot of assistance. Most of the picnic tables are difficult to reach. At the east end of the parking lot there is a 60’ bumpy access route with a 9-12% grade leading to a standard picnic table. The table pad is about 20’ off the route and has up to a 10% grade. Leg room under table ranges from 25-27”.

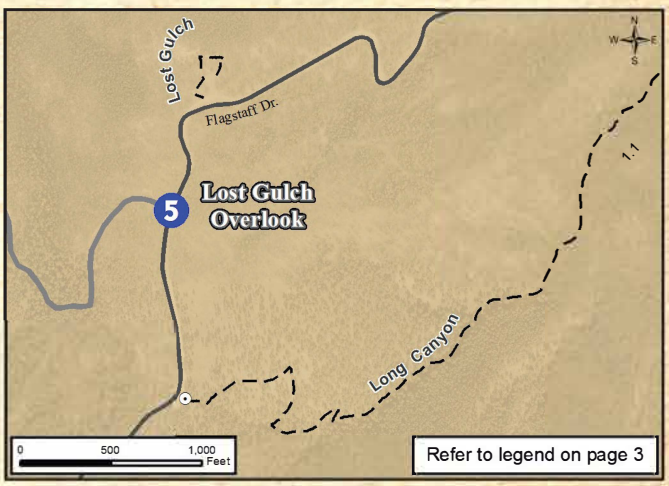


Frank Beck

*Wood lilies, a rare Eastern flower seldom seen in Colorado, can occasionally be found in Lost Gulch.*

## Habitat

The wooded area below the overlook is part of the Western Mountain Parks Habitat Conservation Area (HCA). Rare moisture-loving plants, common in the cool forests of the East, maintain a tenuous presence here as a last remnant of once-vast Ice Age forests. Ferns, orchids and moss-covered rocks find a refuge in Boulder’s arid climate.




## Activities & Facilities

# 6 Flagstaff Summit

## Getting There


*Kinnikinnik*

The turnoff leading to the summit area is located 3.2 miles up Flagstaff Rd. from Chautauqua Park. The summit area features a number of sites including scenic overlooks, picnic and assembly areas, a nature center, and a historic amphitheater. Many of the sites can be reserved for special events by calling 303-441-3440 or visiting the City of Boulder Open Space and Mountain Parks website. Flagstaff Summit Rd. (the access road to the site) is open from May 1 through October 31. All of the parking areas and roads are paved.

## Ute/Sensory Trail

| | |
|---|---|
| Rating: | moderate-difficult |
| Distance: | 0.4 mile |
| Surface: | crusher fines, hard pack |
| Width: | Avg: 6' Min: 26" |
| Cross slope: | Avg: 3% Max: 9% |
| Grade: | Avg: 6.5% Max: 13% for 20' |
| Picnic: | 2 tables (easy), 1 grill (easy) |

## Trail Notes


Dave Sutherland

The Sensory Trail gives hikers a low vision experience in the outdoors. Blindfold friends and take them on this signed trail, stopping at each station. Stations are designed to focus on sensations other than sight that can be used to connect with nature. Enjoy the outdoors through smell, sound, and touch. Signs are also in Braille for low vision hikers.

## Hard Spots

The 700' Sensory Trail starts at an 8% grade and 5% cross slope for about a 100'. It then flattens out to less than 5% grade on the upper loop. Hikers can skip the loop and continue on the Ute Trail for 0.3 mile to the top. After this is a 9% cross slope for 40'. Ute is difficult in some places, but the view at the top is worth the hike!

## Culture and History

The Sensory Trail was designed in 1995 with input from local groups that deal with disabilities such as the Center for People with Disabilities and the Disabilities Task Force, as well as individuals with visual impairments.

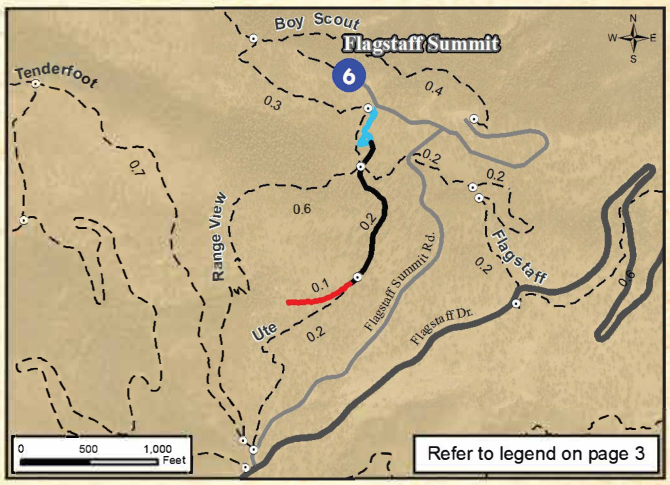
## Other Sites

*Artist Point (moderate-difficult)*

This westernmost site is about 40' from parking and has a rocky, dirt path with a narrow section of 33" leading to two picnic tables with no extensions. The other tables are not accessible due to steps. It's a beautiful spot nestled among pine trees with views of the mountains.

*Picnic pull off (moderate)*

Adjacent to the road is a dirt pull-off with access to two shaded picnic tables and a grill across the road. The area is nearly level but has limited maneuvering space.




## Activities & Facilities



*Wood Shelter/Large picnic area (easy-moderate)*

This site can be reserved for special events. From the same parking lot and path access as the Ute/Sensory Trail (above), there is a dirt/pine needle route with a grade of 4-6%. This path is about 140' long and leads to a large outdoor picnic area and shelter with a concrete floor and no walls. Underneath the shelter are 2 picnic tables and beside the shelter are 2 pinwheel-style picnic tables, and a 4-person table. The entire surface is dirt with a gentle slope. At the eastern end of this site is another single track access route (most difficult) leading to a smaller parking lot.

*Stone Shelter/Assembly Area (moderate-difficult)*

This site can be reserved for special events. Across the road from the eastern lot for the Wood Shelter is the Stone Shelter and assembly area. This small shelter has steps leading to its narrow entries and contains two picnic tables with minimal room for maneuvering. Adjacent to the shelter, however, is a very large, exposed assembly area with many long rows of concrete based picnic tables. The whole area has a packed dirt base on a slope of 2-6%. Small embedded rocks, roots, and steps between rows present some negotiating challenges, but many may find it manageable. This site offers a nearly 360 degree view.

*Main parking lot (easy-moderate)*

Although there are no designated spaces in this lot, there are ample regular spaces available over a 0-2% slope. At the eastern end of the lot is a viewing bench (moderate) which faces Boulder. This main lot is connected to a loop drive which begins by the Flagstaff Nature Center.

*Flagstaff Nature Center (easy)*

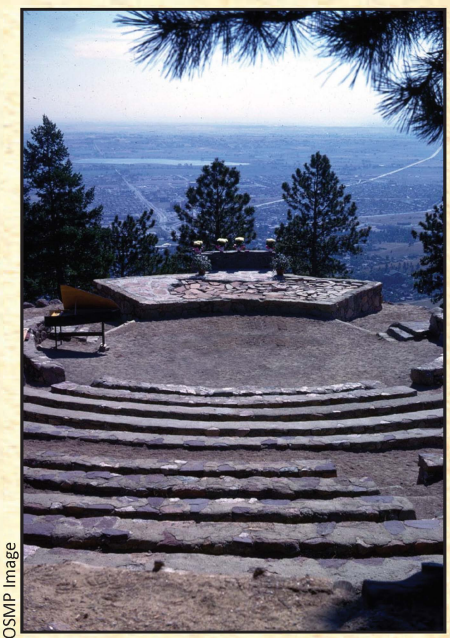
These two sites meet accessibility guideline standards and the Nature Center meets ADA structural standards. A few feet away is the access route to the Nature Center which is made of crusher fines and gently slopes to the front porch. The interior is one level and displays educational exhibits and information on local wildlife, the environment and human impact. (Call 303-441-3440 for hours of operation.) Just to the east of the Nature Center is a small parking lot with one designated space.

*Flagstaff Nature Center picnic area (moderate-difficult)*

About 40' south of the Nature Center parking lot are two picnic tables, one with an extension. The rough dirt path to get there has a grade ranging from 3-8%. Beware of embedded rocks, exposed roots and limited clear space around tables. There are several trees at this site which makes it desirable for shade.

*East Picnic Area/Restroom (easy)*

About 200' from the Flagstaff Nature Center is a great picnic area on the left side of the road and a restroom on the right. There is a small parking lot with one designated space next to the access route to the restroom. The picnic area features two tables with extensions on one of them, positioned to get a great view while being shaded. The soft dirt surface provides ample maneuvering space. The access route to the restroom on the other side of the road is about 70' long, has a grade of 2-8% and is at least 48" wide. The mixed gender, vault-style accessible restroom has a generous amount of clear space.



OSMP Image

*Flagstaff Summit Amphitheater (moderate)*

The easternmost feature of Flagstaff Summit, and also the main attraction, is the amphitheater. Designated as a historic site, this east-facing amphitheater was built with sandstone by the CCC between September 1933 and March 1934. It seats more than 300 people. Often used for weddings and OSMP educational presentations, the amphitheater can be reserved for special events. An accessible path into the Amphitheater is to the south of the 3 disabled parking spaces. This 6' wide crusher fines path is about 200' long with a grade of 7-8% the whole way. Nearly the entire amphitheater is exposed to the sun until late afternoon limiting shade.

# 7 Settler's Park

## Quick Facts

| | |
|---|---|
| Rating: | easy-difficult |
| Distance: | 100' |
| Surface: | concrete, dirt |
| Width: | Avg: 6' Min: 4' |
| Cross slope: | Avg: 0% Max: 3% |
| Grade: | Avg: 5% Max: 14.5% |
| Shade: | many shade trees |



*Canada violet*

## Getting There

Settler's Park is at the junction of Canyon Blvd. and Pearl St. at the mouth of the Boulder Canyon, west of Broadway in Boulder.

## Site Notes

Settler's Park offers three picnic tables with 11" extensions at the southern trailhead for Red Rocks Trail. It is adjacent to a Boulder Creek Bike/Pedestrian connector path. It features large trees that shade most of the site and smaller trees which give it a private feeling. The distance from the parking lot to the site is approximately 100'. Surfacing is mostly dirt at a 0-2% grade.



Doug Goodin

*Settler's Park provides views of the Red Rocks, towering sandstone cliffs on Boulder's west side.*

## Hard Spots

Although there is a designated parking space, it is not well designed for access to the sidewalk. The curb cut is located directly in the left front of the parking space so make sure you park as far right as possible. The access route from parking to the sites is concrete and includes a bridge with a grade of 12-14.5% for 50' leading to the bike/pedestrian path. The alternate east access requires a 10-13% climb for 100'. If you're feeling spunky and strong you may be able to navigate some of the Red Rocks Trail which can be accessed from the western-most picnic site. You could also head west on the bike path (8-10% grade) and underpass to Eben G. Fine Park which offers a variety of outdoor recreation opportunities and an accessible restroom.

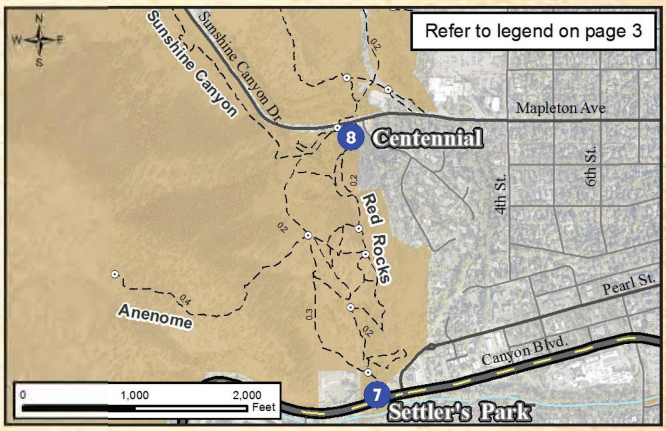


Christian Nunes

*The Boulder Creek corridor teems with wildlife. Watch for the American dipper, a small gray bird that bobs up and down while walking in the water.*

## Culture and History

The first recorded settlers in Boulder came to Settler's Park on October 17, 1858. John Brierley built his home in 1871 in the 200 block of Pearl Street which is now OSMP's Settler's Park. He filled the land north and east of his home with cattle, flowers, and fruit trees including apple, peach, and pear.




## Activities & Facilities



# 8 Centennial Trailhead

## Quick Facts



*Fendler's waterleaf*

| | |
|---|---|
| Rating: | easy-difficult |
| Surface: | dirt, crusher fines |
| Width: | Avg: 3' 8" Min: 3' |
| Cross slope: | Avg: 2% Max: 8% for 4' |
| Grade: | Avg: 5% Max: 14% for 4' |
| Shade: | some |

## Getting There

Centennial Trailhead is located on Mapleton Ave. less than ¼ of a mile west of the mouth of Sunshine Canyon, on the south side of the road.

## Site Notes

The trailhead offers 3 picnic tables, two at the west side of the trailhead. It features large trees which shade most of the site and smaller trees which give it a private feeling. The distance from disabled parking to the site is approximately 165'. A small 250' trail follows the perimeter of the parking lot from the bathrooms to the far two picnic tables, passing another table along the way. This picnic table is about 100' from the disabled parking.

## Hard Spots

The trail is crusher fines, but some of it is loose. The trail's narrowest point is 3', but typically closer to 4'. The first part of the trail is a 6-8% hill, but at 60' it is 14% for 4'. Right around the first picnic table the trail gets rutted and is difficult to maneuver for 10' without help. Accessing the west picnic tables from the parking lot requires going up an 11-14% slope for 15'.

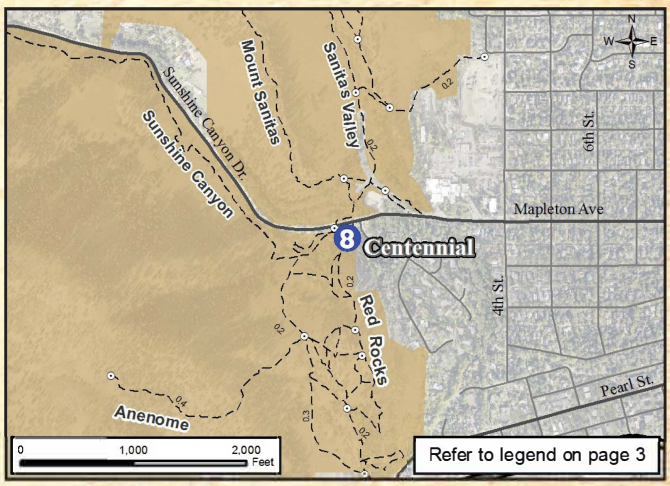
## Culture and History

In the 1890's, 4th Street and Mapleton Ave. was the site of the Boulder-Colorado Sanitarium and Hospital. Some of the original buildings still stand near the Sanitas Trail. It was one of a series of John Harvey Kellogg's Battle Creek, Michigan, Sanitariums. Kellogg was one of the leaders of a growing movement in 'health building and training' called the Western Health Reform Institute. The institute promoted 'hydro-therapy, exercise and a vegetarian diet' as the way to good health.



*A colorized postcard from the Colorado Sanitarium in its heyday, probably dating from the 1920's.*

While our generation has come to understand that diet and exercise are essential to one's health and well-being, the concept was brand new and somewhat controversial in the late 1800's. Kellogg was determined to change the way Americans not only ate but lived, and developed the Battle Creek Sanitarium as a place where the patient's lifestyle could be completely controlled. The Sanitarium became a popular and profitable method of spreading the word. By the turn of the century, he and his brother, W.K. Kellogg began to mass produce their healthy foods (including some cereals we would recognize today!). More Sanitas information is available at the Boulder Carnegie Library and on the OSMP website *www.osmp.org*.




## Activities & Facilities



# 9 Wonderland Lake

## Quick Facts


*Mariposa lily*

| | |
|---|---|
| Rating: | easy-moderate |
| Distance: | 1.75 miles |
| Surface: | crusher fines, paved, concrete |
| Width: | Avg: 8’ Min: 3’ |
| Cross slope: | Max: 3% for 5’ |
| Grade: | Avg: 2% Max: 13% for 50’ (avoidable) |
| Shade: | scattered locations around lake |


Tom Chamberlin

## Getting There

The Wonderland Lake Trailhead is on the west side of N. Broadway just south of Utica Ave. in north Boulder. The Foothills Nature Center (a small white house) is directly to the west of the Wonderland Lake Trailhead and parking lot. Two designated parking spots are available in the lot. Other trail access points lie on Wonderland Hill Ave., Poplar Ave., and Utica Ave. Utica Ave. is the easiest, quickest access to Wonderland Lake.

## Trail Notes

This 1.75-mile crusher fines trail starts on the south side of the Foothills Nature Center. The trail crosses a grassy field. From this point, the trail circles the lake, some of it on paved sidewalk and some crusher fines trail.


Vijay Viswanathan

The peninsula on the northeast corner of the lake is great for fishing from a wheelchair since it brings you very close to the water.

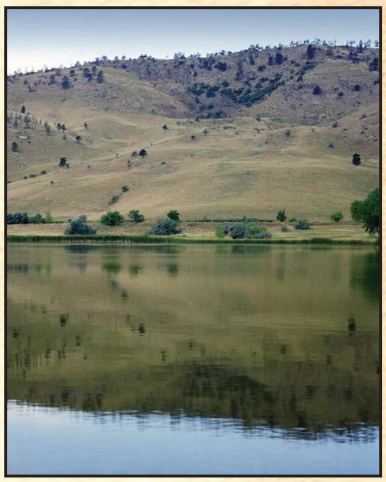
## Hard Spots

The canal area has a steep hill of 13% for 50’. You can skirt around most of it by taking the trail out to the peninsula. By the playground on the south side of the lake, the sidewalk reaches a grade of 9% for 70’.

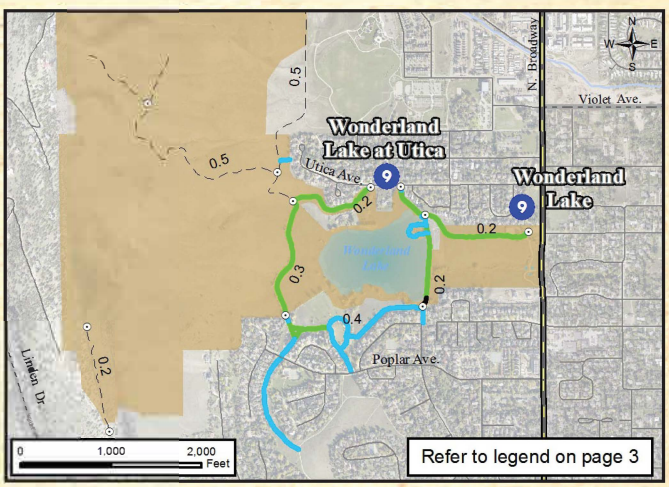
## Habitat

Fishing is popular here and is allowed from the dam and peninsula only. State fishing regulations apply. Birds of prey are common in this area. Mule deer, foxes and coyotes are also frequently seen as well as waterfowl on the lake. Mountain lions prowl the hogback ridges to the west. A wildlife sanctuary is located on the west and south sides of the lake.

## Culture and History


Tom Chamberlin

In 1887, James P. Maxwell and George Oliver were late arrivals to the Colorado water rights game. All of Boulder Creek’s water was already spoken for so Maxwell and Oliver found two new sources of water below Arapahoe Glacier: Silver and Island Lakes. Silver Lake Ditch was built to bring this water down to Boulder for storage. Known as Mesa Park Reservoir (1905), its name was changed to Degge’s Lake, and finally Wonderland Lake. The lake was once home to a commercial fish farm, and fruit orchards bloomed just to the southeast.



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## Activities & Facilities



# 10 Fourmile Canyon Creek Trailhead

## Quick Facts

| | |
|---|---|
| Rating: | easy-difficult |
| Distance: | 0.75 mile |
| Surface: | crusher fines |
| Width: | Avg: 8’ Min: 8’ |
| Cross slope: | Max: 3% |
| Grade: | Avg: 4%<br>Max: 13% lip |
| Shade: | very little |

*Narrow-leaf cottonwood*



## Getting There

At the north edge of Boulder, the trailhead for Foothills Trail and Fourmile Creek Trail is located on Lee Hill Rd. 0.25 mile west of N. Broadway near its convergence with Hwy. 36. Unfortunately, due to flood of 2013, wheelchair access is no longer possible from the trailhead and is now limited to the access point near the Foothills Community Park and its dog parks. This is located north of Cherry Ave at 4510 7th St.

## Trail Notes

This crusher fines trail is an easy route with some moderate spots. It maintains an 8’ width throughout its entire length. Currently, the trail starts out alongside the dog park at Foothills Community Park with grades from 6%-9%. After about 400’ this trail levels out with occasional grades up to 6% for the remainder.

There are several connecting trails along the way, including the Old Kiln Trail. You would be wise to avoid it if in a wheelchair because of its grade and small ditches (water bars) in the trail to help it shed water.

## Hard Spots

The trail from the trailhead on Lee Hill Rd. is no longer accessible after 2013’s flood. Also, the Foothills Trail goes all the way south to Wonderland Lake, but the last 400’ section has grades from 10-17% with some ruts and loose surface material. It is very difficult in a wheelchair and not recommended.

## Habitat

Mountain lions, coyotes, mule deer, rattlesnakes, and raptors are commonly sighted.

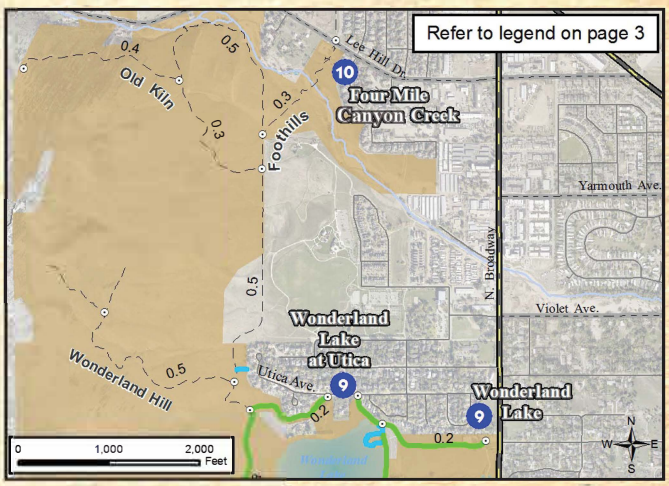


Dave Sutherland

*The historic lime kiln was nearly destroyed in 2013 by the flooding creek when water undercut the bank beneath it. Fortunately it survived intact!*

## Culture and History

This was an early Native American hunting area. The Lee Hill Lime Kiln is a historic structure from days gone by. Limestone from the local outcrop was burned to produce quicklime, an important component of cement. Lime produced here may have been used in construction of some of the University of Colorado’s earliest buildings. The roughness of the kiln’s construction created much waste due to over or under burned lime.




## Activities & Facilities



# 11 Buckingham Park

## Quick Facts

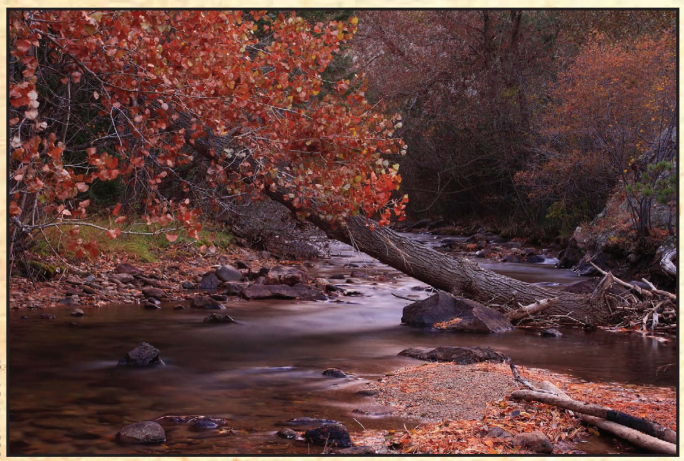
*Blue clematis*



| | |
|---|---|
| Rating: | easy-difficult |
| Distance: | 700’ |
| Surface: | crusher fines |
| Width: | Avg: 5’ Min: 3’ 6” |
| Cross slope: | Max: 11% |
| Grade: | Avg: 4% Max: 14% for 5’ |
| Picnic: | 3 tables (easy-moderate), 1 grill at closest table |
| Shade: | very little, some trees |

## Getting There

Buckingham Park is located at the intersection of Lefthand Canyon Rd. and Old Stage Rd. north of Boulder and west of Hwy. 36. From Boulder, go west on Lee Hill Rd. to Old Stage and the junction of Lefthand Canyon Dr.



Joshua Couts

## Site Notes

Buckingham Park is a beautiful area that sits next to Lefthand Creek. The parking lot is 50’ from the restrooms and 150’ from the nearest picnic table. The picnic tables have accessible ends with a roll-under height varying from 25.5” to 29”. There is a 700’ trail that loops around the area.

## Hard Spots

There is a steep section on the trail after the first picnic table that reaches a 14% grade for 5’. Fishing is popular here, but it is difficult to reach the creek in a wheelchair.



Doug Goodin

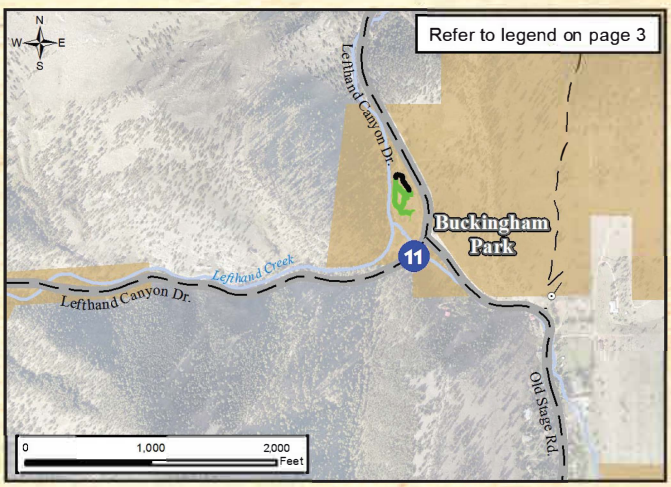
*Fritillary butterfly on a Gaillardia flower.*

## Habitat

Lefthand Creek is an ideal habitat for fish, aquatic insects, and a variety of birds. Mountain lions, bears, bobcats, and deer live in the area. Golden eagles roost in the nearby cliffs and may be seen soaring high above.

## Culture and History

Buckingham Park was donated by deed to the City of Boulder by local banker C.G. Buckingham in 1929, to be used specifically for public recreation. It is a series of old mining claims running along Lefthand Creek. C.G. Buckingham also donated Boulder Falls to the city. His nephew, C. E. Buckingham, donated the campground at 4th of July Trailhead (see p. 35).




## Activities & Facilities



# 12 Boulder Valley Ranch: Eagle/Sage Trails

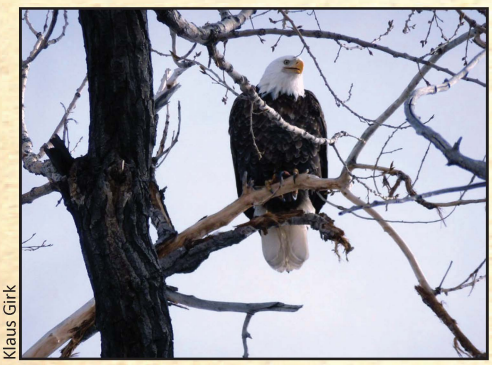
## Quick Facts


*Wax currant*

| | |
|---|---|
| Rating: | moderate-most difficult |
| Distance: | 2.6 miles |
| Surface: | crusher fines, road base |
| Width: | Avg: 10’ Min: 3’ |
| Cross slope: | Max: 5% |
| Grade: | Avg: 3% Max: 15% for 40’ |
| Shade: | very little |

## Getting There

There are two trailheads for the Eagle/Sage Trail loop. The Boulder Valley Ranch Trailhead (Sage Trail) is on Longhorn Rd. east of Hwy 36 just north of Boulder. Eagle Trailhead is located off of 51st St. northwest of the entrance to Boulder Reservoir. Designated accessible parking is only available at Sage Trail.


Klaus Girk

*The Eagle Trail is a great place to see birds of prey, especially in winter. Look for bald eagles in the old cottonwood trees to the north of the trail.*

## Trail Notes

Starting at the Boulder Valley Ranch Trailhead, the rolling terrain of the Sage Trail goes south for 0.7 mile. At this point you reach Eagle Trail. Take the Eagle Trail to the east. The trail passes through a gate and down a 12% grade for 40’. Most of the trail from this point on has a 5-6% grade. Some spots can be a bit muddy and are often rutted.

Heading out of the BVR Trailhead to the north, the trail descends for 0.7 mile. The first section is a 12% drop for 20’. Most gates along the route are always open except for the gates at the trailheads which require 3 lbs. of force and are at least 36” wide.

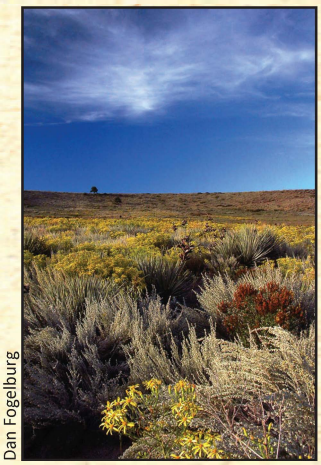

Greg Joder

## Hard Spots

There are a couple of steep hills (12 – 15%) on this trail on the eastern section. The trail does not have much cover, so it can get unbearably hot in summer months. This is definitely not a trail for people looking for an easy roll.

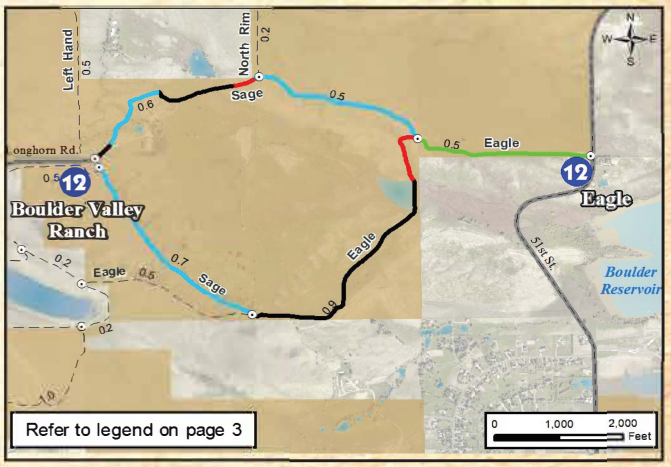
## Habitat

Wildlife such as coyotes, raptors, waterfowl, and prairie dogs reside in this area. Vegetation is mostly grass, yucca, and cottonwoods.


Dan Fogelburg

## Culture and History

The “Silver Nickel,” an adobe brick building at Boulder Valley Ranch, was constructed in the early 1900’s and is still in use. It is a converted barn that was used as a dance hall and livery stable. Cattle are grazed on the property and were utilized as a weed management tool.




## Activities & Facilities



# 13 Coot Lake (Parks and Recreation)

## Quick Facts


*Snowberry*

| | |
|---|---|
| Rating: | easy-difficult |
| Distance: | 1.16-mile loop |
| Surface: | crusher fines, road base, dirt |
| Width: | Avg: 6’ Min: 3’ |
| Cross slope: | Max: 16% |
| Grade: | Avg: 0% Max: 13% for 8’ |
| Shade: | very little; trees cover a bench 0.25 mile north of parking lot. |

## Getting There

From Boulder, drive east on Diagonal Hwy. Turn north on 63rd St. Coot Lake Trailhead. Parking is 1 mile northwest of Hwy. 119 near the Boulder Reservoir. Additional parking is located across the street at Tom Watson Park.


Topher Downham

## Trail Notes

A wheelchair-accessible fishing pier is adjacent to the parking lot. A crusher fines trail starts from the parking lot and heads in both directions around the lake. If you head south, the trail turns into a gravel service road for about 1000’ and reconnects to the crusher fines trail circling Coot Lake and the wetlands.

## Hard Spots

The trail has a 7% cross slope on the north side of the lake under the large cottonwood trees. There are some rutted sections of the trail in the northwest corner.

## Habitat

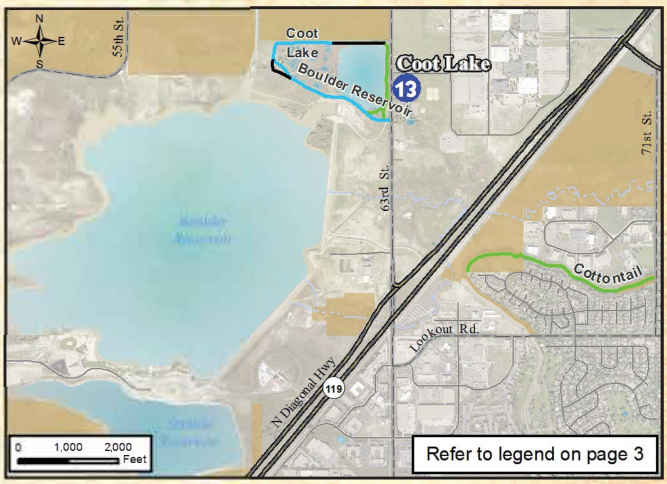
This trail encircles Coot Lake and some highly developed wetlands, so there is a wide variety of vegetation and birds in the area. Mid-March is a great time to see migrating waterfowl. Prickly poppy, birdfoot trefoil, cowboy’s delight, and dwarf leadplant are some of the wildflowers that grow in the area.


Wendy Marie Stuart

*The cattail marshes to the west of Coot Lake are home to the elusive American Bittern.*

## Culture and History

A former gravel weigh station is located on the service road part of the path on the south side of Coot Lake. During sweltering summer afternoons in the 1980’s, this small building was used as a station for rangers to identify and ticket illegal naked bathers along the Coot Lake shoreline. These illegal naturists are gone, but the beautiful natural scenery is still here.

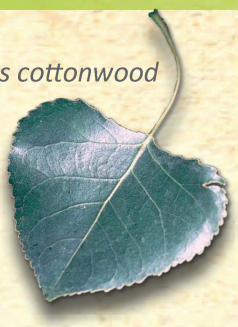



## Activities & Facilities



# 14 Cottonwood Trail

## Quick Facts



*Plains cottonwood*

| | |
|---|---|
| Rating: | moderate |
| Distance: | 1.3 miles |
| Surface: | dirt and road base |
| Width: | Avg: 7’ Min: 3’ |
| Cross slope: | Max: 10% for 12’ |
| Grade: | Avg: 1.2% Max: 14% for 11’ |
| Shade: | moderate |

## Getting There

From Boulder, drive east on Iris Ave. under Foothills Pkwy. Travel less than 0.25 mile, then make a right turn on Independence Rd. The parking lot is about 0.5 mile down the road on the right side.



Frank Beck

## Trail Notes

To access the trail, cross Independence Rd. and enter through the opening in the fence. The trail starts out as a dirt path and turns to road base, dirt, and gravel maintaining a width of 8’. The trail weaves around following a line of trees and is generally flat with some grades of 1-2%. The road base makes for a very bumpy and jarring roll in a wheelchair. If any nuts and bolts are loose on your chair or walker, I would recommend taking a different trail. After crossing the bridge, the trail follows Four Mile Creek. The trail has a few rolling hills with 4-7% grades with a maximum cross slope of 8%.

## Hard Spots

The most challenging section is the 14% grade for 11’ off the bridge. The other hard section has a 7% grade for 3’ about 0.5 mile down the trail as you approach a ranch access road.

## Habitat

The vegetation in the area is mostly grasses and cottonwood trees (thus the name of the trail). Birds of all sorts can be seen, as well as occasional deer and plenty of prairie dogs.



Dave Sutherland

*Prairie dogs are vital to local ecosystems. Their burrows provide shelter to many other kinds of animals, like rabbits.*

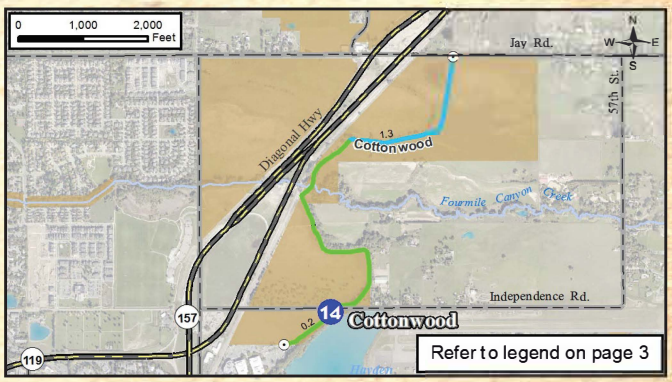


Klaus Girk

*Many birds of prey breed on Open Space because prairie dogs provide them with an abundant food source.*

## Culture and History

The trail skirts around an 80 acre organic farm owned by the same family since 1893 when a miner purchased the land. The farm, originally 480 acres, was the first certified organic farm in Colorado. The majority of the acreage was sold to OSMP.




## Activities & Facilities



# 15 Sawhill Ponds

## Quick Facts



*Western meadowhawk*

| | |
|---|---|
| Rating: | moderate |
| Distance: | 1.85 miles |
| Surface: | pea gravel, road base, dirt, gravel |
| Width: | Avg: 8’ Min: 1’ |
| Cross slope: | Max: 3% |
| Grade: | Avg: 1% Max: 5% |
| Shade: | trees scattered along trail provide good shade stops |



Dave Sutherland

*This old gravel quarry has been converted to wetlands with a multitude of ponds.*

## Getting There

Take Valmont Rd. east from Boulder. Turn north on 75th St. The Sawhill Ponds Trailhead is located on the west side of 75th St. between Jay Rd. and Valmont Rd. Turn off just north of railroad tracks. Follow the gravel road 0.25 mile until it ends at the Sawhill Ponds parking lot.



Wendy Marie Stuart

## Trail Notes

Bird watching, or just strolling along the trail, are enjoyable recreational activities in the area.

The trail is approximately 1.85 miles. It is a loop that winds among the ponds and is a combination of pea gravel, road base dirt/gravel, and sandy, fine gravel. The trail is generally flat with most grades not exceeding 2%. The steepest grade is 5% for 50’ along the backside of the loop. The cross slope is negligible with the worst being 3% for about 20’.

## Hard Spots

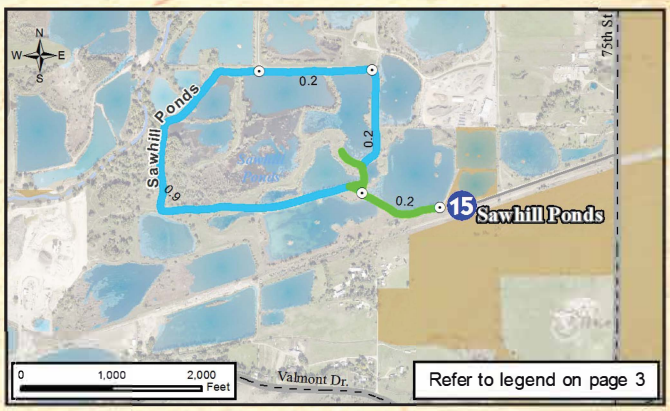
The trail is 8’ wide, but some sections turn into two or three gravel tracks with plant growth between. The tracks can get as narrow as 12” but are negotiable in a wheelchair by riding with one wheel in the plant growth beside the track.

## Habitat

A variety of wildlife dwells at Sawhill Ponds including muskrats, mink, beavers, herons, ducks, birds of prey, egrets, and geese. About 0.25 mile down the trail is an accessible bird blind for viewing birds. Anglers fish the ponds for bass, sunfish, bluegill, and carp. A wheelchair-accessible fishing pier extends into the pond adjacent to the gravel parking lot. Live bait is allowed in the first two ponds, but the rest require artificial lures. All state fishing regulations apply, including license requirements and catch and size limits posted on-site.

## Culture and History

The 18 ponds at Sawhill are the result of a gravel mining operation and reclamation project. Boulder Creek, now at the northwestern boundary of the ponds, has traversed the entire area in the geologic past. This ancient floodplain laid down great quantities of sand and gravel, and these deposits were mined for several decades until the early 1970’s. When mining ceased, groundwater filled in the pits, resulting in today’s wetland.



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## Activities & Facilities



# 16 White Rocks

## Quick Facts



*Peach-leaf willow*

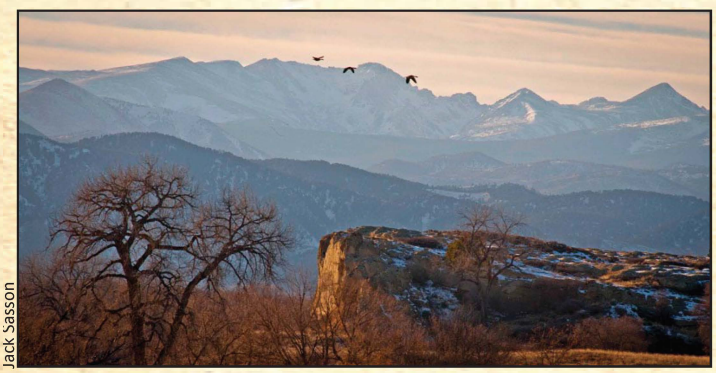
| | |
|---|---|
| Rating: | easy-moderate |
| Distance: | 1.25 miles |
| Surface: | crusher fines, road base, dirt, sand |
| Width: | Avg: 7’ Min: 3’ |
| Cross slope: | Max: 5% |
| Grade: | Avg: 0% Max: 9% for 20’ |
| Shade: | some near ponds, plus a few cottonwood trees |

## Getting There

The White Rocks Trailhead is located about 0.75 mile west of 95th St. on the north side of Valmont Rd. just northwest of the North Teller Trailhead. Only disabled parking is available (3 spots). Other vehicles can park at North Teller. A small trail adjoins the two lots.

## Trail Notes

The trail starts off as crusher fines and maintains a width of about 5’. After about 0.5 mile, it crosses over railroad tracks (negotiable with a wheelchair) and turns into road base dirt/gravel. Maintaining a width of about 10’, the trail runs along a fenced-off private lake and wetland area. At about 0.75 mile, the trail is washed out and covered with water due to the flood. Repairs will progress during 2016 and 2017. This is about as far as most wheelchair users can go.



Jack Sasson

*This trail provides gorgeous views of the distant White Rocks, ancient cliffs of Foxhills Sandstone that formed 67 million years ago, where a tropical river emptied into the shallow sea that covered much of North America.*

## Hard Spots

About 50’ down the trail, an 11% slope for 20’ occurs. This section often gets washed out, creating some tricky little gullies. Hugging the right side of the trail seems to work the best.

## Habitat

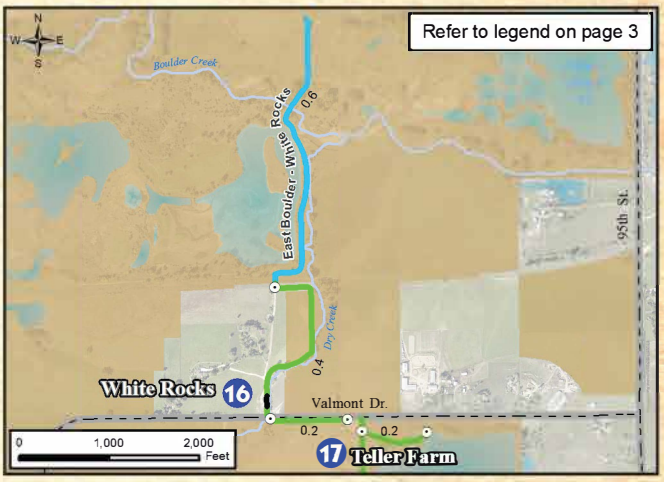


Wendy Marie Stuart

The White Rocks Trail winds through lush farmland and a riparian area. This makes it attractive to diverse wildlife and vegetation. Bald eagles, great blue herons, Canada geese, and many other birds can be seen in the area. The White Rocks Nature Preserve supports white-tail deer, bats, coyotes, foxes, snapping turtles, and snakes.

## Culture and History

Artifact evidence suggests that the Colorado Militia, serving under John M. Chivington, may have mustered in the area on their march southeast where they engaged in the Sand Creek Massacre, November 29, 1864. The ponds in the White Rocks Nature Preserve were previously gravel pits mined and reclaimed by the Flatirons Company. The area has a rich agricultural history.




## Activities & Facilities



# 17 Teller Lake North and South

## Quick Facts

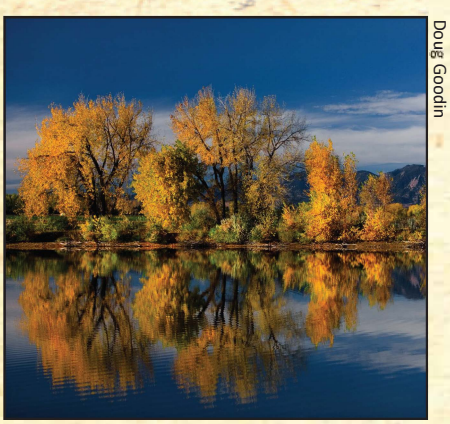

Hawthorn

| | |
|---|---|
| Rating: | easy-difficult |
| Distance: | 2.5 miles |
| Surface: | dirt, gravel |
| Width: | Avg: 10' Min: 18" (avoidable) |
| Cross slope: | Max: 8% |
| Grade: | Avg: 0% Max: 8% for 43' |
| Shade: | very little, a few cottonwoods |

## Getting There

The South Teller Farm Trailhead is located east of Boulder. It is 1.5 miles west of 95th St. on the north side of Arapahoe Rd. The North Teller Farm Trailhead is about 0.5 mile west of 95th St. on the south side of Valmont Rd. Look for the brown City of Boulder Open Space and Mountain Parks signs. Be careful not to pass the trailhead turnoffs. They are easy to miss, especially the South Teller Farm Trailhead turnoff.

## Trail Notes


Doug Goodin

The flat and easy Teller Farm Trail can be accessed from the north or south. It cuts through prairie and farmland. Because the trail is wide open, it offers some amazing views of the Front Range peaks. A wheelchair-accessible fishing pier is located on the lake nearest the South Teller Trailhead with an overgrown, difficult crusher fines trail leading to it.

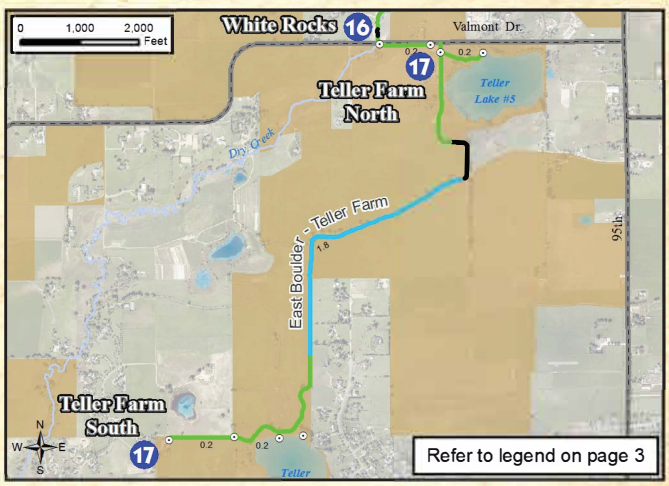
At North Teller Trailhead, the Teller Lake #5 Trail ends at a wheelchair accessible overlook of the lake about 0.14 mile up the trail. The average grade is about 2%, with one steep section, 9.6% for 6' about 400' down the trail. Prairie dogs love to dig holes in the trail so keep your eyes open.

## Hard Spots

Some parts of the trail become very muddy after rainstorms. An old bridge half a mile from North Teller Trailhead is difficult to maneuver over with a wheelchair due to old boards and the 2-6" lip on each side of the bridge. There are 5 gates along the route - the 3 in the middle are usually open. The self-closing gate at the North Trailhead is 43" wide. The self-closing gate at the South Trailhead is 64" wide, with a tension of 8 lbs to open.

## Culture and History

This area is named for early landowner Henry Moore Teller. He was a U.S. Senator after Colorado became a state, and later the 15th Secretary of the Interior. While not personally involved in the Sand Creek Massacre, he did later defend the action. Teller's stance on Indian rights seems contradictory. He was opposed to the Dawes Act, which called for the end of communal ownership of Indian lands. He felt it was a strategy to take land from Native Americans. But in a contradictory move, as Secretary of the Interior, Teller approved the "Code of Indian Offenses," which forbade Native American cultural activity in the U.S.




## Activities & Facilities

*Teller Lake North Trailhead*



*Teller Lake South Trailhead*



# 18 Sombrero Marsh

## Quick Facts


*Red-tailed hawk*

| | |
|---|---|
| Rating: | easy-moderate |
| Distance: | 0.4 mile |
| Surface: | crusher fines and boardwalk |
| Width: | Avg: 4.5' Min: 3' |
| Cross Slope: | Max: 15% for 3' |
| Grade: | Avg: 3% Max: 12.7% for 10' |
| Shade: | very little, bird blind |

## Getting There


Topher Downham

Take Arapahoe Rd. east out of Boulder. Turn right/south on 63rd St. Ignore the "no outlet" signs. After a short distance the road will turn left/east and there will be a fence on your right beyond which you can see Sombrero Marsh. Continue driving until you see a set of gas pumps on your left. At the pumps, look to the right and you will see the Sombrero Marsh Environmental Education Center beyond the fence. The Center is easy to identify by its wind turbine and the solar panels mounted on the roof. Park along the fence and enter the marsh at the opening in the fence by the large Thorne Nature Experience sign.

## Trail Notes

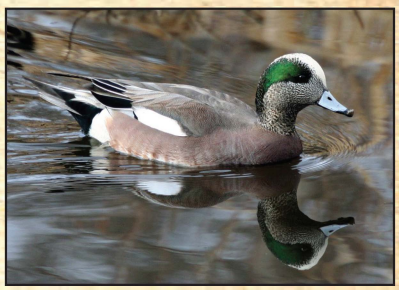

OSMP Image

Several short trail loops with interpretive signs and a boardwalk skirt the eastern shore for use by the public and school groups. The boardwalk sports two viewing decks surrounded by 3" curbs, one 10' x 18' and one 20' x 8'. An accessible bird blind with a 3' high window provides stealthy bird watching opportunities for people of all abilities. An interpretive bird garden is located behind the Thorne Nature Center near the salamander pond.

## Hard Spots

There are a couple of short steep sections along the trail no greater than 10%. A couple of 6' wide boardwalks skirt the pond, but do not have curbs on the edges so be careful. A couple of sections of trail south of the bird blind have some big cross slopes, but are avoidable if you stay on the opposite side of the trail. One short section of trail near the blind has some loose crusher fines gravel that may be tough to maneuver through.

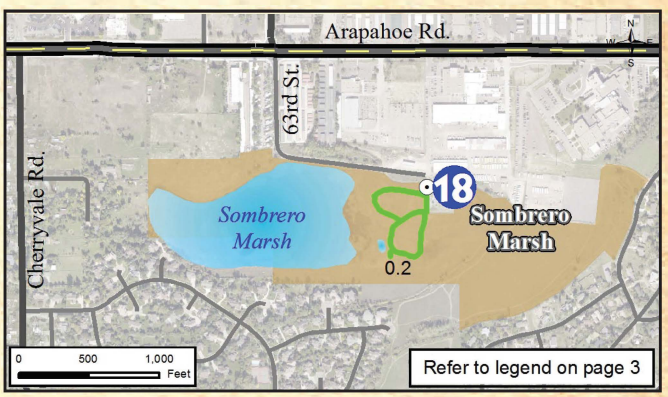
## Habitat


Daren O'Brien

Sombrero is an alkali marsh, rare in this part of the United States. It is shallow and periodically dries out, leaving mud flats that provide unique habitat for emergent vegetation and nesting aquatic birds.

## Culture and History

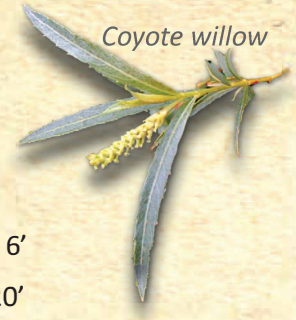
Sombrero Marsh may have been the only perennial body of open water in Boulder Valley at the time of settlement. It was used as a garbage dump until 2000, when OSMP acquired the marsh and began restoring it. 55,000 cubic yards of trash were hauled out, then native alkali marsh vegetation was replanted.




## Activities & Facilities

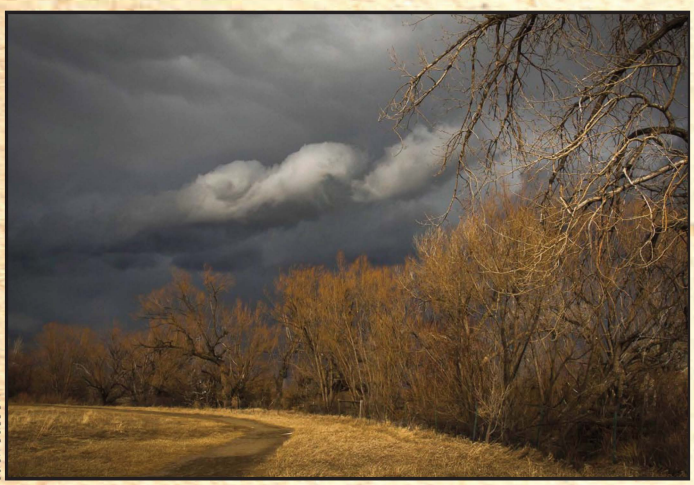
# 19 Dry Creek

## Quick Facts



*Coyote willow*

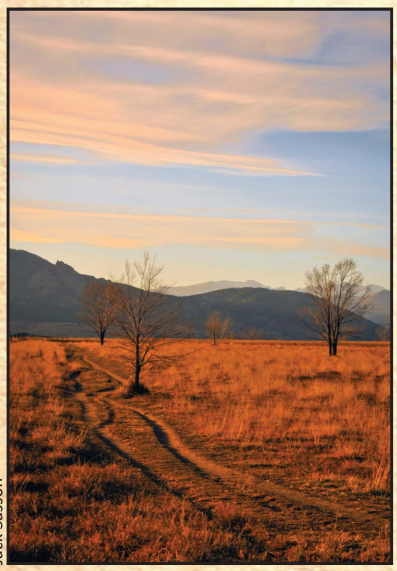
| | |
|---|---|
| Rating: | easy |
| Distance: | 1.4 miles |
| Surface: | crusher fines |
| Width: | Avg: 8’ Min: 6’ |
| Cross Slope: | Max: 9% for 20’ |
| Grade: | Avg: 3% Max: 9.5% for 20’ |
| Shade: | very little |



Jack Sasson

## Getting There

In southeast Boulder, Dry Creek Trailhead and parking are located on the south side of Baseline Rd. one mile east of Cherryvale Rd. (east of Hwy. 157).



Jack Sasson

## Trail Notes

The Dry Creek Trail runs through the grasslands east of Boulder, attracting many dog walkers. Watch out for the many wet dogs running around. The trail aims south to a prairie dog colony for about 300’ then turns toward Dry Creek. A little cover is provided by trees as the trail skirts along the creek. After crossing the third wooden bridge the trail forks three ways. Straight ahead or to the left, it turns into a crusher fines trail, making an easy 0.6 mile loop. The trail has an 9.5% grade for 20’ with a 6% cross slope near the lone cottonwood tree at the westernmost part of the trail.



Dave Sutherland

*Dry Creek is very popular with dog guardians.*

## Hard Spots

The self-closing gate from the parking area is 42” wide, with an opening tension of 6 lbs. The trail is generally easy, but moderately difficult in some sections and can be very muddy or rutted. Between the first and second bridges, there is a 100’ section of trail with a 7.7% grade and a 3.2% cross slope. This can be difficult, especially when wet.

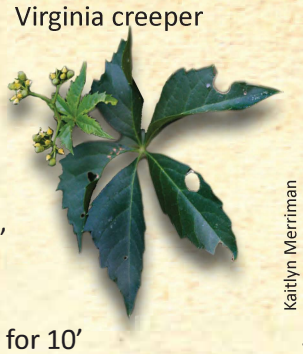



## Activities & Facilities



# 20 Bobolink Trailhead (South Boulder Creek Trail)

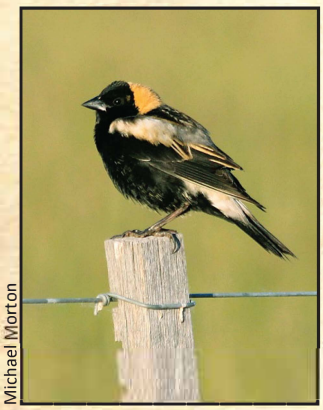
## Quick Facts


Virginia creeper

| | |
|---|---|
| Rating: | easy-moderate |
| Distance: | 1.4 miles |
| Surface: | crusher fines |
| Width: | Avg: 7’6” Min: 3’6” |
| Cross slope: | Max: 9.3% for 5’ |
| Grade: | Avg: 2% Max: 12% for 10’ |
| Shade: | The first 0.5 mile section of trail is shaded. The rest is fairly open. |

## Getting There

The South Boulder Creek Trail starts at Bobolink Trailhead, located on the south side of Baseline Rd., 2 miles east of Foothills Pkwy. (Hwy. 157). Parking is also available at East Boulder Community Center 5660 Sioux Dr. between S Boulder Rd. and Baseline Rd. east of Hwy 157. Bathrooms are available at the Community Center. Some street parking is available at the Marshall Rd. trail end (870 Marshall Rd., Boulder, Colorado).


Michael Morton

*The bobolink, a ground-nesting bird of the prairie, gave its name to this trailhead. Protection of grassland habitats are vital to its survival.*

## Trail Notes

Small rolling hills are interspersed throughout the trail. The first hill has a grade of 12% (cross slope 2.5%) with others being 10.5% or less. There are plenty of places to pull off the trail and relax alongside the stream. After the first 0.5 mile you can take the concrete path west over a bridge to East Boulder Community Center or continue along 0.9 mile on the crusher fines to South Boulder Rd.

If you continue through the underpass and head west, the trail goes for another 2 miles. This S Boulder Rd. to Marshall Rd. section of trail is relatively flat and is often used for cattle grazing.


Kaitlyn Merriman

## Hard Spots

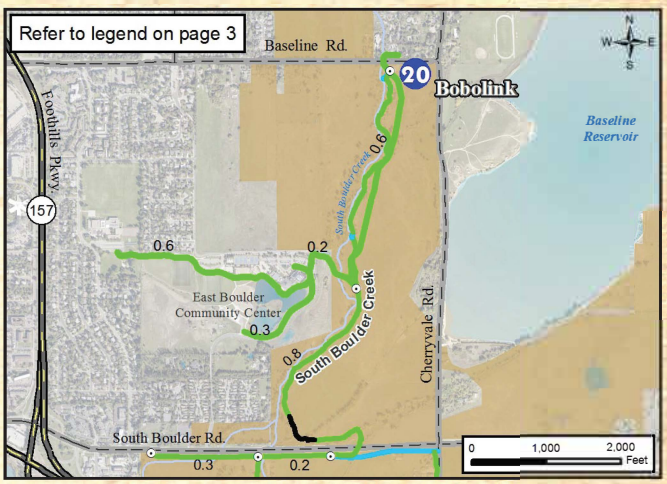
Near the end of this first section, the trail skirts the creek with a cross slope of 9.3%. The next section to S Boulder Rd. has a steep section as it goes over an irrigation culvert, reaching a grade of 10.5% for 30’. There is a concrete bridge after the culvert which has an approaching slope of 8.5% for 20’ with loose crusher fines.

## Habitat

The South Boulder Creek Trail wanders through a lush riparian area with a large diversity of vegetation and wildlife, including the Preble’s meadow jumping mouse and the rare bobolink blackbird.

## Culture and History

Look for the picturesque Doran Barn (1900) just south of S Boulder Rd. on the west side. The historic Abernathy Barn is located at the south end of trail across from the creek.




## Activities & Facilities



# 21 South Boulder Creek Trail (via Marshall Rd.)

## Quick Facts



*Blue grama grass*

| | |
|---|---|
| Rating: | easy-moderate |
| Distance: | 1.8 miles |
| Surface: | crusher fines, road base gravel |
| Width: | Avg: 7'6" Min: 3'6" |
| Cross slope: | Max: 3% |
| Grade: | Avg: 1% Max: 10% for 5' |
| Shade: | not very much |



Ann G. Duncan

*The historic Doran barn, visible to the west of the trail near South Boulder Road, is photogenic in any season.*

## Getting There

The Marshall access point for the South Boulder Creek Trail is located on Marshall Rd. (870 Marshall Rd., Boulder, Colorado). Follow Broadway south, past Greenbriar Blvd. about 0.5 mile. Make a left onto Marshall Rd., then a quick right. The S Boulder Creek access point is on your left. Street parking is the only available option.

## Trail Notes

The trail goes for 1.8 miles before it reaches S Boulder Rd. This Marshall Rd. to S Boulder Rd. section of trail is relatively flat, usually less than a 3% grade. It follows the South Boulder Creek but only comes within 50' of the water. It is an old ranch road that is popular among runners. There are 5 gates along the route, the narrowest 35" wide. The 3 gates in the middle are usually left open unless cattle are grazing.

## Hard Spots

This section of trail is rough in some places because of the road base dirt/gravel. The trail has a 7-10% grade at the Hwy 36 underpass. It is currently (2016) a bit chopped up due to the Hwy 36 renovation.



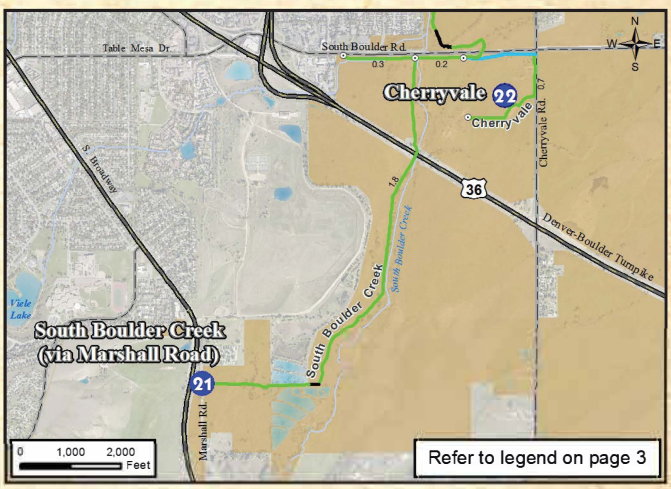
Wendy Marie Stuart

## Habitat

The trail runs through moist tallgrass prairie and wetland habitats that are often grazed by cattle. The prairie dog colony near the Marshall Rd. access offers up-close viewing opportunities since the animals live right next to the trail and are habituated to people. Deer can sometimes be seen near the creek. Various birds including kingfishers, flickers, and meadowlarks can be spotted. Vegetation includes many grasses and wildflowers.

## Culture and History

Remnants of the old Abernathy barn can be seen across S Boulder Creek as the trail nears the creek from the Marshall Trailhead. The historic Doran Barn (1900) remains are just south of S Boulder Rd. Ranching has been part of this area since homesteading in the mid 1800's. The area is still often used for cattle grazing.




## Activities & Facilities



# 22 Cherryvale

## Quick Facts



*Lance-leaf chiming bells*

| | |
|---|---|
| Rating: | easy |
| Distance: | 0.7 mile |
| Surface: | crusher fines, road base gravel |
| Width: | Avg: 4' Min: 1' for 3' (need to roll one wheel on grass) |
| Cross slope: | Max: 4.5% for 2' near Cherryvale South |
| Grade: | Avg: 0% Max: 7% for 6 ' |
| Shade: | none |

## Getting There

From Hwy 36, drive east on S Boulder Rd. for 2 miles, turn right on Cherryvale Rd., travel about 0.25 mile and turn right at 66 S Cherryvale Rd. The parking lot is about 0.1 mile down the road on the right side.



Kristin Boyer

## Trail Notes

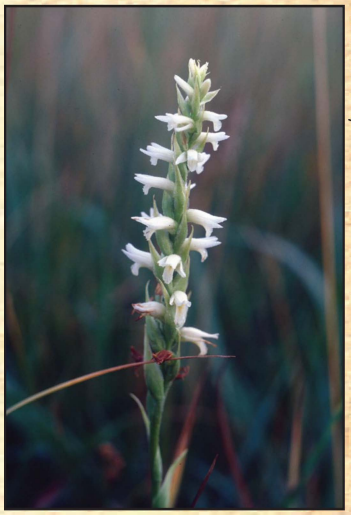
From the parking lot, the crusher fines/road base trail goes in two directions. About 0.2 mile west, you'll reach the OSMP main office. Heading northeast for 0.25 mile, you'll reach the S Boulder Rd. The trail is generally flat with a minimal cross slope.

## Hard Spots

The trail turns into road base gravel at S Boulder Rd., becoming rougher as you head west. The long slope to the S Boulder Creek Trail can get rutted. This, and the 7% grade in some spots, can make this trail difficult.

## Habitat

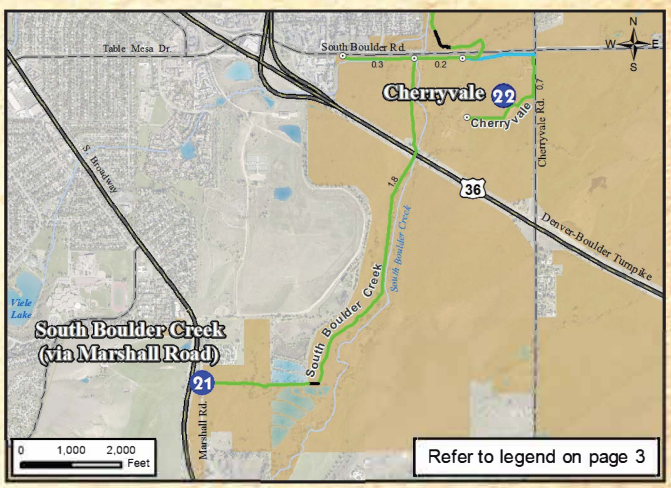
The vegetation in the area is mostly grasses, including some hay pastures. This area is significant for ground-nesting birds, raptors, rodents and small mammals. Fish and invertebrates are abundant in the creek (state fishing regulations apply). The creek and wet meadows also provide habitat for unique plant life such as the threatened Ute ladies' tresses orchid (pictured).



Linda Mahoney

## Culture and History

The trail skirts around the Hogan's cattle ranch, OSMP land that was purchased from the Hogan family. Leo and Babe Hogan now lease it from OSMP for ranching their 500 head of cattle. Their great grandfather homesteaded here in Boulder. Look for the historic stone farm buildings on the corner of S Boulder Rd. and Cherryvale Rd., including the huge white Viele farm house.




## Activities & Facilities



# 23 Marshall Mesa

## Quick Facts



*Prairie dog skull*

| | |
|---|---|
| Rating: | difficult |
| Distance: | 0.25 mile |
| Surface: | crusher fines, gravel, dirt, clay |
| Width: | Avg: 4’ Min: 3’ |
| Cross Slope: | Max: 11.4% for 12’ |
| Grade: | Avg: 5% Max: 13% for 10’ |
| Shade: | a couple of trees at the end |

## Getting There

Just south of Boulder, Marshall Mesa Trailhead is located on the SE corner of Hwy. 93 and Marshall Rd.



Troy Petersen

*Trails around Marshall Mesa offer a variety of opportunities for adaptive off-road hand cycling.*

## Trail Notes

From the trailhead, you can get a pretty good idea of what’s ahead of you on the trail. A 75’ access path with a 5% average slope takes you to a 64” wide gate. The accessible crusher fines trail is immediately to the left. This goes for about 250’. The surface then turns to large dispersed pieces of rock and gravel on top of hard packed dirt. This rough and tough trail takes you over a couple bridges to a sandstone outcropping. This area is ideal for adventurous wheelchair types to play around and test their skills or just enjoy the view. Several juniper trees hunker here providing shade for weary hikers.

## Hard Spots

This difficult 0.25 mile trail is appropriate for wheelchair users who are looking for an extra challenge. Historically a coal mining area, the trail lacks cover and shade. It can be extremely hot during a summer afternoon hike.

## Habitat

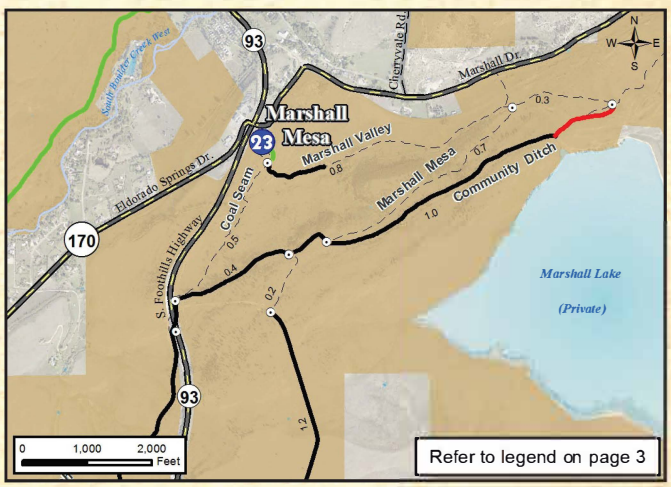
Birdwatchers can peruse the skies for a solitary red-tailed hawk floating the thermals. Coyotes and mule deer are common. Prairie dogs and grazing cattle share the landscape. Remnants of rare tallgrass prairie turn colors in the fall: tan, ochre, fawn, russet, and burgundy.



J.B. Sturtevant

## Culture and History

This was a coal mining area from the 1860’s until the 1930’s. Sink holes, old railroad grades, and earthworks dot the landscape. An interpretive sign at the trailhead provides historic information on the area. For a fascinating account of the coal mining at Marshall Mesa, download Joanna Sampson’s brochure “Walking through History on Marshall Mesa” from the OSMP website *bouldercolorado.gov/osmp/elearning*




## Activities & Facilities



# 24 Greenbelt Plateau

## Quick Facts

| | |
|---|---|
| Rating: | moderate-difficult |
| Distance: | 1.2 miles |
| Surface: | gravel, road base |
| Width: | Avg: 7’ Min: 22” due to overgrowth in middle of road |
| Cross slope: | Max: 10% for last 100’ (washout) |
| Grade: | Avg: 4% Max: 9.5% for 20’ |
| Shade: | very little |



*Sand dropseed*

## Getting There

Just south of Boulder, the Greenbelt Plateau Trailhead is located on the NE corner of Hwy. 93 and Hwy. 128.

## Trail Notes

To access the trail from the parking lot, you must pass a 41” wide self-closing gate. The trail has some long flat sections, but also has some long descents and ascents (0.1 mile with 8% and 0.3 mile with 7%). At 0.75 mile, there is a second 35” wide gate. After traveling 1.2 miles, the trail ends at the Community Ditch connector trail. This trail is not accessible. There are great views of Eldorado Canyon and the Flatirons along the way.



Ann G. Duncan

*In spring, Greenbelt Plateau bursts into flower when the prairie blooms. Look for orange arnica (pictured), sand lilies, chiming bells, loco weed, and Easter daisies.*

## Hard Spots

This trail is moderate to difficult in a wheelchair due mainly to the trail surface. It consists of road base and dirt, thick with loose gravel. The trail’s center is overgrown in areas so you have to follow a single tire track.

## Habitat

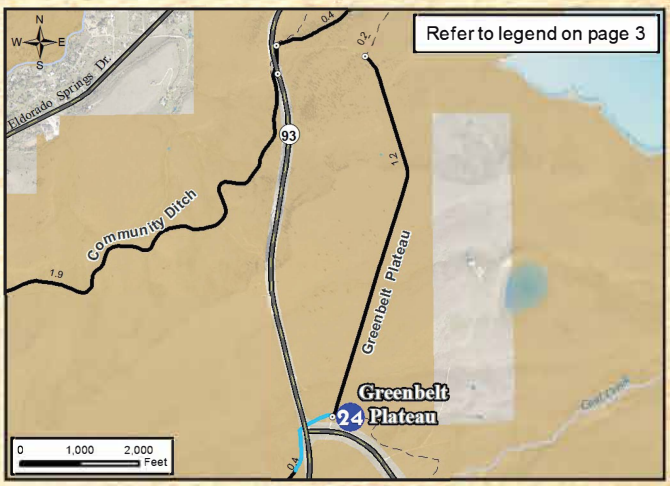


Andy Pelster

The trail runs along the border of the Southern Grasslands Habitat Conservation Area, a prairie preserve of outstanding biological significance in North America. Look for examples of rare tallgrass prairie grasses, wildflowers, and an occasional yucca. A few ponderosa pine trees are scattered haphazardly along the plateau. With luck, you may see a herd of elk, especially in winter! Many birds such as killdeers, meadowlarks, and vesper sparrows nest on the ground here during spring and summer.

## Culture and History

This was a coal mining area in the 1860’s.

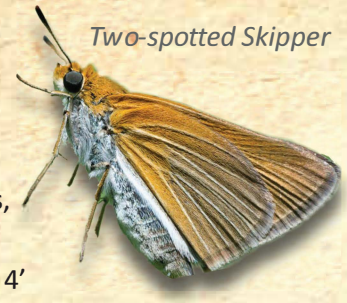



## Activities & Facilities



# 25 Flatirons Vista

## Quick Facts



*Two-spotted Skipper*

| | |
|---|---|
| Rating: | easy |
| Distance: | 210’ |
| Surface: | crusher fines, road base |
| Width: | Avg: 4’ Min: 4’ |
| Cross slope: | Max: 3% |
| Grade: | Avg: 5% Max: 8% |
| Shade: | very little |

## Getting There

South of Boulder on Hwy 93, the Flatirons Vista Trailhead is located just south of the intersection of Hwy 93 and Hwy 128. There are two disabled parking spots.



Malcolm Daly

*This area is great for adaptive off-road hand cycling.*

## Trail Notes

The Prairie Vista Trail is short and sweet. About 200’ from the parking lot, the trail continues but becomes inaccessible to mobility devices. Many kinds of wildflowers brighten up the area. Taking the Greenbelt Connector Trail instead can give you a good opportunity to see wildflowers, birds, and wide-open landscapes. This trail ends at the intersection of Hwy 93 and Hwy 128, crossing the highway at a traffic light to Greenbelt Plateau.

## Hard Spots

To access the trail from the parking lot, you must negotiate a 63” wide gate. The Greenbelt Connector Trail starts out with about 230’ of loose road gravel ranging from slopes of 8% to 10.5%, making it difficult for a wheelchair. Once you’re on top of the hill, it’s smooth sailing. Take the first crusher fines path to the right for an easy, beautiful hike that goes fairly close to the highway.

## Habitat

Coyotes, songbirds, birds of prey, mule deer, and bobcats are common year round. Bears can be sighted spring through fall. Bluebirds may gather here in the spring. Watch for golden and bald eagles overhead in the winter. Many birds, such as killdeers, meadowlarks, and vesper sparrows nest on the ground during spring and summer.

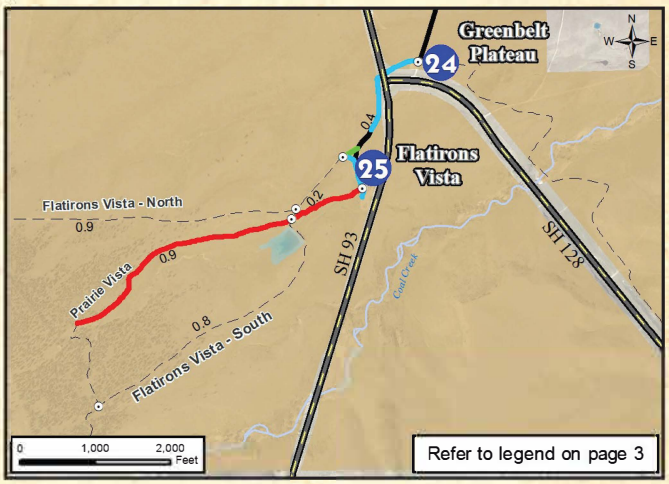


Dave Sutherland

The dry (xeric) tallgrass prairie at Flatirons Vista is one of the most endangered vegetation types in the world. OSMP preserves some of the most significant tallgrass prairie remnants in Colorado. Big bluestem grass (right) can grow over 6 feet!

## Culture and History

Agriculturally, this is a current and historic grazing area. There is also a lot of evidence of Native American camps set up in this area.




## Activities & Facilities



# 26 Doudy Draw

## Quick Facts

| | |
|---|---|
| Rating: | moderate |
| Distance: | 0.4 mile |
| Surface: | granite crusher fines |
| Width: | Avg: 6’ Min: 36” |
| Cross slope: | Max: 3% |
| Grade: | Avg: 5% Max: 8.6% for 20’ at top (bridge) |
| Shade: | very little |



*Bronze copper*

## Getting There

From Boulder, follow Hwy 93 (Broadway) south and turn onto Eldorado Springs Dr. Go west for 2 miles. Doudy Draw is on the south side of the road.



Jack Sasson

## Trail Notes

This crusher fines trail is slow going, but worth the 0.4-mile trek. Once you’ve reached the picnic area and restrooms up the 5-6% grade, the trail continues on for another 500’ to the bridge. The trail is not considered accessible from this point on. Community Ditch Trail also intersects at this point.

## Hard Spots

The gate from the parking area is 63” wide. The picnic area is accessed through a 63” gate; the bathroom is accessed through a separate 65” gate. Because of the gusty winds in the area, the spring tension on the restroom doors is set very high, making it tough to negotiate with a wheelchair.

## Habitat

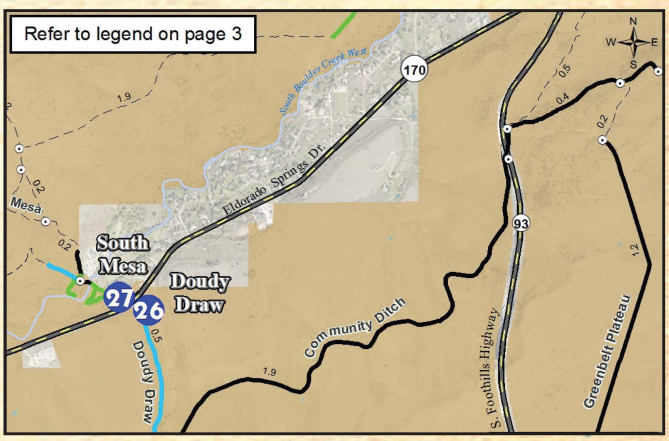
Wildflowers are seasonally abundant here, and there are great views of the foothills. Many of the songbirds that nest in the cottonwood trees and shrubs in summer spend their winters in the steamy tropical rainforests of Central America. Look for orioles, lazuli buntings (pictured), yellow-breasted chats, and spotted towhees.

## Culture and History



David Mendosa

The picnic area site sits on a former homestead and dairy farm. Ruth Dunn grew up in the Dunn House, part of which still stands just west of the South Mesa Trailhead about half a mile from this picnic area. In 1928, Ruth married Henry Helart and lived at the site of a stone foundation at the northern end of the picnic area. This house was moved from the mining town of Marshall, about 3 miles away, after the coal strike in 1914. The Helarts ran a dairy farm with as many as 50 cows for several years. You can make out a concrete foundation and several fence posts from the corrals just south of the restrooms. The only building remaining is the milk storage shed near the creek, just north of the picnic area. Milk was kept cool with creek water circulating through the shed.




## Activities & Facilities



# 27 South Mesa Trailhead

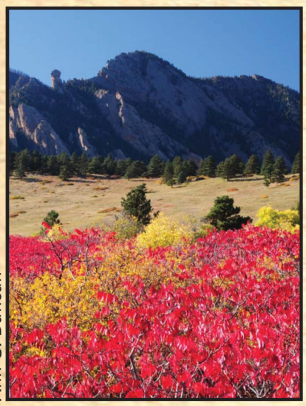
## Quick Facts

| | |
|---|---|
| Rating: | easy-difficult |
| Distance: | 2 miles |
| Surface: | crusher fines, road base |
| Width: | Avg: 9’ Min: 3’ |
| Cross slope: | Max: 2% |
| Grade: | Avg: 3% Max: 10.8% for 150’ |
| Shade: | lots of shade at beginning, sparse after bridge |



*Three-leaf sumac*

## Getting There



Ann G. Duncan

The trailhead is 1.7 miles west of Hwy 93 on Eldorado Springs Drive (Hwy 170). A parking lot with parking fee is on the north side of Eldorado Springs Drive. Parking is not allowed on Hwy 170.

*In fall, the beautiful reds of the sumacs accent the dramatic sky line.*

## Trail Notes

The flat, lower loop between the two bridges is an easy trail with many wildflowers. It’s a riparian area with lots of cover and good accessible fishing. Be careful of the poison ivy though!

At the top of the hill by the historic Dunn House, turn left on the Towhee/Homestead Trail. Follow Homestead, taking a left at the Creek Overlook sign for a nice view. Homestead Trail is too difficult in the other direction.

## Hard Spots

After crossing the second bridge about 0.1 mile along the trail, the Mesa Trail has a gradual uphill grade as you head north with some long, steep grades of 10.8%, making it a difficult trail to hike in a wheelchair. Only the first 2 miles of it is somewhat negotiable in a wheelchair. The rest becomes too narrow, steep, and rocky.

## Habitat

The easier portion of the trail starts out in a streamside area along South Boulder Creek and opens up onto grasslands in the foothills of the Rockies. This lends itself to a diversity of plant life and animal species. Deer, black bears, and cougars spend time here. The area is rich with birds including peregrine falcons, red-tailed hawks, and songbirds. Anglers fish the creek for trout.

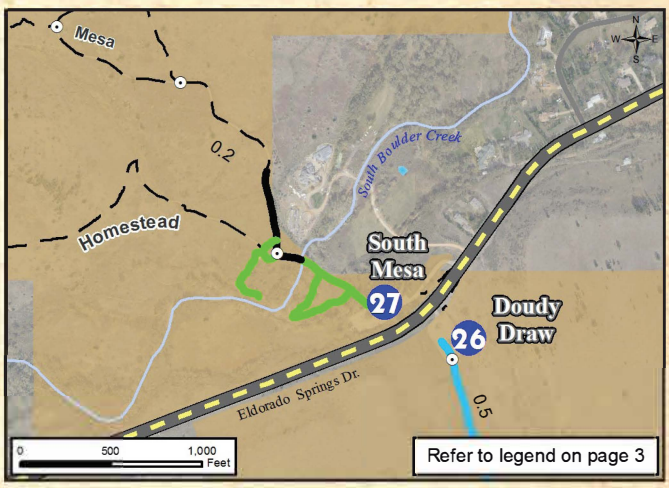
*Shady trails loop through the forest near South Boulder Creek.*



Topher Downham

## Culture and History

The trail crosses the Doudy/DeBacker/Dunn homestead. The original homesteads, now no more than a shadow on the landscape, date back to early homesteading in the 1850’s. The stone house standing above the stream belonged to John DeBacker, who sold the home and ranchland to his son-in-law, John Dunn for $1 in 1901. In 1902, Dunn shot and killed a young neighbor near this site over what was most likely an argument about water rights, for which he served one year in jail.




## Activities & Facilities



# 28 South Boulder Creek West Trailhead

## Quick Facts



*Prairie cordgrass*

| | |
|---|---|
| Rating: | easy–most difficult |
| Distance: | 500’ |
| Surface: | pea gravel, dirt/mud |
| Width: | Avg: 8’ Min: 2’ |
| Cross slope: | Max: 6% for 5’ |
| Grade: | Avg: 2% Max: 11% for 20’ (avoidable) |
| Shade: | some at picnic tables and along trail |

## Getting There

The South Boulder Creek West Trailhead is just south of Boulder. It is on the west side of S. Broadway/Hwy 93, 1 mile south of Greenbriar Ave. and the southernmost stoplight in Boulder.

## Site Notes



Tamara Gorel

There are two accessible parking spots with fee parking for vehicles registered outside of Boulder County. Two shady picnic tables accommodate wheelchairs. An accessible bathroom with easy doors is about 200’ from the parking lot. All dogs must be leashed in the Trailhead Leash Area. Dogs are allowed under Voice and Sight on some trails. Others require leash. Be sure to check the reg board at the trailhead.

## Hard Spots

The first 25’ are crusher fines at 4.5% grade. After that it levels off to the bathrooms. There is a 500’, mostly level but difficult pea gravel trail to the cottonwood grove and shade. Just past the bathroom the trail becomes very muddy with ruts and a 6% cross slope in places. This is a better destination for picnicking than hiking.

## Habitat

This is an excellent area to explore the grassland ecosystem. Deer commonly graze here in the early morning. The area also provides hunting grounds for many of our local raptors, foxes, and coyotes. In early May, large numbers of wild irises bloom along the upper Big Bluestem Trail.

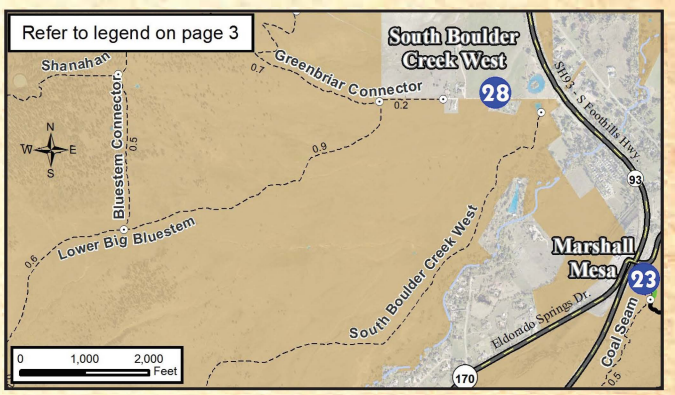


Dave Sutherland

The tallgrass prairie adjacent to the trailhead is so rare that it received special protection as a Colorado State Natural Area in 1994. The Ute ladies’ tresses orchid and Preble’s meadow jumping mouse (at left), both protected by the Endangered Species Act, occur here.

## Culture and History

Chased out of Minnesota by Indians around 1860, the Shanahans were headed to California. When the whole family got sick on the way up Bear Canyon, they wintered there. In the spring, Edward and Margaret Shanahan decided to stay in this area rather than continuing on to California. The family still ranches here today.




## Activities & Facilities



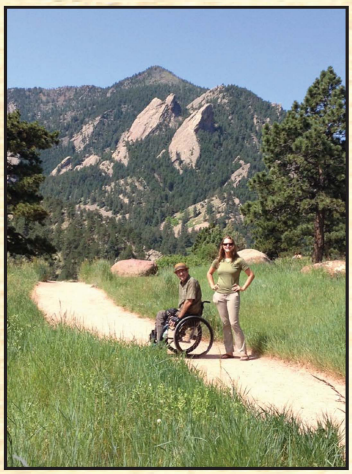
# 29 NCAR (National Center for Atmospheric Research)

## Quick Facts



*Milbert's tortoiseshell*

| | |
|---|---|
| Rating: | moderate-difficult |
| Distance: | 0.2 mile |
| Surface: | crusher fines, pavement |
| Width: | Avg: 7' Min: 3' 6" |
| Cross slope: | Max: 7.7% |
| Grade: | Avg: 8% Max: 15% for 5' |
| Structures: | National Center for Atmospheric Research, two benches |
| Shade: | plenty of trees |



Steve Mertz

*The Walter Orr Roberts Trail provides spectacular views of the rocky crags of Boulder's Front Range, including Seal Rock (pictured), the Flatirons, The Slab, and Bear Peak .*

## Getting There

Take Table Mesa Drive west 2.4 miles from Broadway until it ends at the National Center for Atmospheric Research in south Boulder.

## Trail Notes

The interpretive Walter Orr Roberts weather trail is about 0.2 mile to the top. It's a great place to visit for spectacular 360 degree views nestled in pine trees, grass and wildflowers. From parking to the beginning of the trail is about a 300' sidewalk with a consistent 8% grade. At the end of the sidewalk, you can go left up another 200' incline with an 8% grade to use the restroom facilities inside NCAR or take a tour of the science displays. Otherwise, the red crusher fines route begins across the road. There are about a dozen 2.5' high interpretive signs highlighting weather-related information. Towards the end of the route there are two stone slab benches in shady areas with magnificent views.

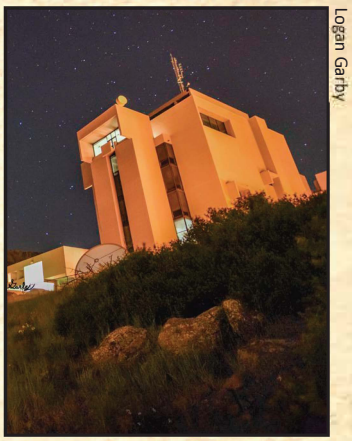
## Hard Spots

This trail has a typical grade of 8 – 15% with a few flatter spots along the way. If you are using a wheelchair, you might want assistance on this trail because of the steepness and washed out areas. Also, a few of the forks on this trail are not accessible with lots of rocks in the way. The forks to the north are more groomed.

## Habitat

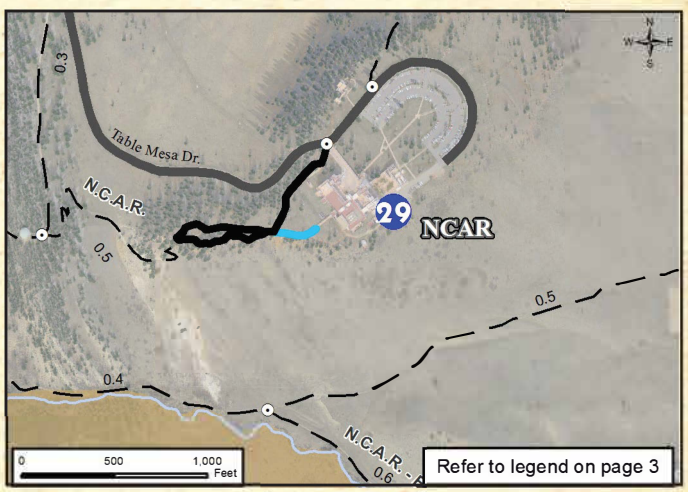
Black bears and mountain lions inhabit this area. Coyote, fox, mule deer, and a variety of raptors may also be observed. This is also a great place to look at wildflowers, especially in the early spring.

## Culture and History



Logan Garby

The nature trail was named after Walter Orr Roberts (1915-1990), the founder of the National Center for Atmospheric Research (right). An astronomer and atmospheric physicist, he was one of the first scientists to warn that technology was changing the earth's climate.




## Activities & Facilities

# 30 Buckingham Campground (4th of July Trailhead)

## Quick Facts


*Parry's primrose*

| | |
|---|---|
| Rating: | moderate |
| Distance: | 416' |
| Surface: | dirt, forest duff, and crusher fines |
| Width: | Avg: 4' Min: 3' |
| Cross slope: | Max: 4% for 5' |
| Grade: | Avg: 4% Max: 10% for 3' |
| Shade: | Plenty - this is a forested area |

## Getting There

From Boulder, follow Canyon Blvd. (SR 119) west 18 miles through Nederland. Just south of Nederland, travel west on CR 130 through the town of Eldora (4.5 miles). Shortly beyond Eldora, the pavement becomes a fairly rough dirt road. After approximately 0.7 mile, the road forks; follow the right fork approximately four miles to Buckingham Campground.

## Trail Notes

4th of July Campground is the hidden alpine gem of OSMP. It is the only place on OSMP lands where camping is allowed and there is a camping spot for people with disabilities complete with a picnic table and a level crusher fines camp pad. There is access to the stream (North Fork of Middle Boulder Creek) on a trail through the woods. Camping is also possible along that path. Fishing the creek from a wheelchair is possible at the flat area at the end of a short creek access trail from the campsite.

An additional disabled parking spot and trail are located at the end of the road next to the access gate if you go straight and don't turn right toward the bathrooms. Access the creek trail through the 3' opening to the right of the gate. The trail/road is hard pack crusher fines and dirt. It starts with a 6.5% section for 25' and remains fairly flat until you reach a crusher fines path to the left at 217'. This 200' section gently descends to an 8' x 12' viewpoint on the bank of the creek. The steepest section is 10% for 3'. There is very little cross slope except for a short section at 4%. The viewpoint provides another fishing opportunity for anglers with disabilities.

## Hard Spots

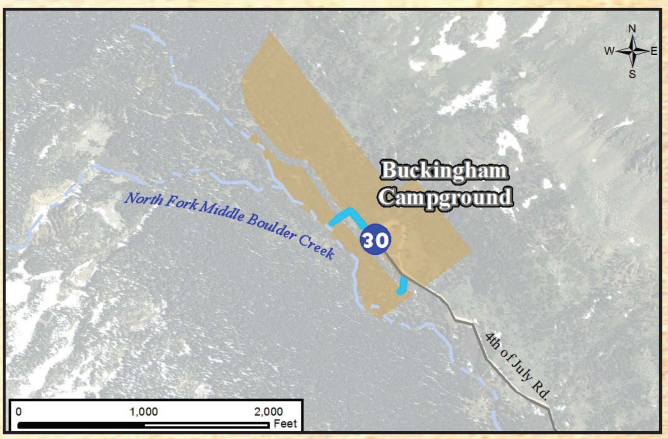
The most challenging section is the 12% grade for 5' leaving the campsite. There is another hard section at 10% for 3' a little farther down the trail as you skirt between two trees. Bathrooms are accessible, but it would be prudent to park next to them since the road access up to them is steep and rocky.

## Habitat

This is a beautiful alpine area filled with streams, forests, and meadows. The location is ideal for wildflower viewing in the summer. In the fall months, the sounds of elk bugling slice the air and bright yellow leaves of aspens accent the already majestic mountain views.

## Culture and History

Some stories say 4th of July Trailhead got its name because the road is impassable until the 4th of July. It's actually named for the 4th of July Mine located on a scenic bench about two miles up the trail. Mr. and Mrs. Carl E. Buckingham (nephew of early Boulder bank president and philanthropist Charles G. Buckingham, who arrived in Boulder in 1874, see p. 16) donated 35 acres of land near Eldora for this campground in 1960. 4th of July Campground served as the "base camp" area for the annual Arapaho Glacier hike and breakfast sponsored by the Boulder Chamber of Commerce between 1938 and 1974.




## Activities & Facilities



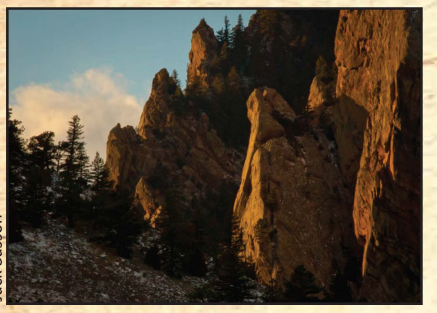
# Accessible Trails - Other Local Agencies

Other land agencies and city programs provide accessible outdoor recreational opportunities in the Boulder area. Here is a sampling of locations to check out, and contact information.



*Wax currant*

## Eldorado Canyon State Park



Jack Sasson

**Fowler Trail** is a beautiful easy 0.4 mile trail that runs along one of the cliffs of Eldorado Canyon. It offers incredible views of Eldorado Canyon's cliff walls and the many cliff-nesting birds that reside there.

**Streamside Trail**, as the name suggests, takes you close to the S Boulder Creek. It is only about 125' long but a very beautiful area.

**More Information:**
*cpw.state.co.us/placestogo/parks/EldoradoCanyon/Pages/Trails.aspx*
or call 303-494-3943.

For general information about accessible opportunities on Colorado Parks & Wildlife lands, visit:
*cpw.state.co.us/aboutus/Pages/Accessibility.aspx*

## Boulder County Parks & Open Space

Boulder County has several accessible trails, but many were affected by the flood of 2013.

**Walden Ponds** is off of 75th St. between Arapahoe and Jay Rd. It is the big brother that Sawhill Ponds aspires to be. It is a fabulous place with accessible hiking, bird watching, and fishing. Plenty of disabled parking spots are available. The Wally Toevs Pond is a special fishing pond for elderly people and people with disabilities. Cottonwood Marsh has a great accessible wooden boardwalk that brings you out over the marsh.

**Pella Crossing** on 75th St. near the town of Hygiene was an amazing accessible trail around several lakes but was completely wiped out by the 2013 flood. It is currently closed for repairs.

**Lagerman Reservoir** (see photo below), on 75th St. near Niwot is a nice lake with accessible areas. It has accessible bathrooms, a picnic shelter overlooking the lake, and 2 disabled parking spots.



Emily Olivo

**Hall Ranch** near Lyons is another beautiful site. Disabled parking is in the upper lot. The bathrooms are accessible, but there is a 3" lip to get into them. The trails are not very accessible, but there are some great views to be enjoyed at the picnic shelter.

**Niwot Loop** is a long loop trail in Niwot. It is about 3.7 miles long that goes on road, bike path, and trail. One disabled parking spot is at the main lot on 79th St. near Hwy 52.

**Twin Lakes** is located on Twin Lakes Rd. in Gunbarrel. It is another good flat wetland trail that is good for hiking, fishing, and walking dogs. The trail loops around two lakes, thus the name. The best accessible access is off Nautilus Dr.

**Carolyn Holmberg Preserve at Rock Creek Farm** is an oasis of calm in the midst of urban life. Tucked between Broomfield and Lafayette at Dillon Rd. and 104th St., the wheelchair-accessible trails allow you to come here to fish, walk your dog, or enjoy a beautiful mountain view.

**More Information:**
*BoulderCountyOpenSpace.org* or call 303-678-6200.

## City of Longmont

**Golden Ponds Park and Nature Area** has flat, accessible trails and an accessible fishing pier. Some of the trails are concrete while others are crusher fines. Accessible bathrooms, parking spots, and picnicking are available.

**Fairgrounds Lake** and **Roger's Grove Arboretum and Outdoor Learning Center** is a nice area. Fairgrounds Lake has an accessible concrete and crusher fines trail around it. Sidewalks meander through the arboretum. Accessible parking is available at Fairgrounds Lake and Roger's Grove. Bathrooms are located at Roger's Grove.



Emily Olivo

**More Information:**
*longmontcolorado.gov/departments/departments-n-z/parks-open-space-trails/directory-of-parks-trails*
or call 303-651-8446.

## Rocky Mountain National Park

**Sprague Lake and Bear Lake** (pictured) have beautiful accessible trails around them. Sprague Lake also has an accessible campsite about 0.5 mile down the trail.



Jack Sasson

**Lily Lake** is located just south of Estes Park along the Peak to Peak Highway, is also a great place to go for a mile long loop hike.

**Coyote Valley Trail** on the park's west side, offers a mile-long level grade that parallels the head waters of the Colorado River in the Kawuneeche Valley.

**Beaver Boardwalk Trail and Holzwarth Historic Site** are other accessible trails in RMNP worth checking out.

**More Information:**

*nps.gov/romo/planyourvisit/accessible_trails.htm*
or the Disability Traveler's Companion website at:
*tdtcompanion.com/NPS/Rocky/*

## City of Louisville

**Warembourg Open Space**- has a relatively flat 8-10' wide crusher fines trail which leads to a small pond. Two parking areas exist. Park to the east (ADA parking only) and travel 0.2 mile to a small fishing pond. Other accessible trails exist within the City of Louisville.

**More Information:**
*louisvilleco.gov/about-us/trails-and-maps*
or call 303-335-4735.

## SportsAbilities

SportsAbilities is the premier resource for people with physical disabilities to find recreational, advocacy, support, and adaptive sporting activities nationwide.

**More Information or to sign up for their newsletter:**
*sportsabilities.com* or call 303-435-6116.

## City of Boulder's EXPAND

This municipal program has great activities for people with disabilities. City of Boulder Parks and Recreation runs the Exciting Programs Adventures and New Dimensions (EXPAND) program. EXPAND helps people who have disabilities improve and gain new recreation and leisure skills that will enhance participants' overall well being and their quality of life.

**More Information**
*bouldercolorado.gov/parks-rec/expand-program-for-people-with-disabilities* or call 303-413-7200.



Troy Petersen




Mary Balzer



OSMP Image



Topher Downham



Dave Sutherland



Steve Mertz



Mary Balzer



Robin Bolduc



Mary Balzer

City of Boulder Open Space and Mountain Parks Department
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# Appendix J

## Colorado Springs Utilities Notes on Electric Service

# Colorado Springs Utilities Notes on Electric Service

## Discussion related to electric service for commercial uses with Utilities Mary Hoaglund 10.18.23

Reviewed draft master plan map and potential activities that could occur on Blodgett Open Space or the future City acquisition of Pikeview Quarry.

Identified electric service line (aerial line) that would be impacted by the use of buildings, arrangement of recreation amenities (may include a motorized bike/chair lift), and potential paragliding opportunities. Minimum clearance around aerial powerlines is 10-20 feet, though requirements for paragliding would likely differ. See maps.




Questions to inform the master plan include:

1. There is an existing 120v aerial line – what would be the costs to bury? Shared costs.
2. What would be cost of higher v or amperage service (for bike/chair lift or other rec amenities)? The existing service meter would be sufficient to supply projected needs.
3. Are there options to relocate electric service? See below.

# Appendix J

## Colorado Springs Utilities Notes on Electric Service

Verified electrical service.

- Utilities owns and maintains electric drop to the property line. Anything past this point belongs to the existing landowner.
    - For instance, the Quarry installed the aerial power connection past the Utilities meter (12.5kV Primary Meter: OH000987) for the use of their rock crusher or to the weigh station on the south end of the property. It is their responsibility to maintain or split.
    - Up on the sale, the seller/buyer can keep the existing electrical or choose to dismantle/disconnect at the meter or complete a new drop at their expense.
- Relocating the electrical service drop may be an option, however, it is best to contact Utilities for review of the electrical need and work with them on design and requirements for service.
- Current service identified is 12.5 kV at the primary meter. This would be sufficient for higher commercial service requirements, but consultation with Utilities is recommended when additional details on power needs are identified.
- Burying overhead electric could be an option and Utilities has provisions in Chapter 10 to outline a method of cost-sharing for a commercial project – aka customer in aid to construction.
    - Utilities could be requested to assist with planning and design, install transformers or other supporting equipment and other party would contribute the installation trench (meeting requirements set by Utilities, example 4’ wide by 42” deep for the whole length.)
- Final recommendation is that when City Parks is ready, to contact Utilities for assistance with the design and requirements through the Customer in Aid in Construction according to Chapter 10. Any costs quantified in this process would be between City Parks and Utilities (an enterprise of the City) and maybe of no cost or equal division.

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