

**From:** [Hunter Fuentes](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Email list for fishers canyon  
**Date:** Wednesday, December 27, 2023 7:25:46 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!

Good Evening,

I live in Broadmoor bluffs and I'm excited about this new open space. Is there an email list for when there will be community meetings on this open space?

Thank you,  
Hunter Fuentes

Sent from my iPhone

**From:** [Brandon Wiles](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Interested Member of the Community - Brandon Wiles  
**Date:** Thursday, December 28, 2023 10:17:16 AM

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Good morning,

I am Brandon Wiles. I am 31 years old and I have lived in the Broadmoor Bluffs neighborhood since April 2022. I love the neighborhood and ALL of the parks in the Colorado Springs metro area. I am a mountain biker first, but I also enjoy the trails for hiking and I share the viewpoint that trail systems should be built smartly for all users in mind... With that being said, I've been aware of the Fishers Canyon project since the tree mitigation project began - about 15 months ago I think - and have been looking for ways that I can become involved and help with the proposed trail system. According to the city website, the Master Plan process will likely begin in early 2024. I see no other information posted at this time; therefore, I wanted to proactively reach out, introduce myself, and to ensure that I don't miss out on being involved from the beginning.

I look forward to hearing from you.

Happy New Year!

Brandon Wiles  
135 Lowick Drive  
Colorado Springs, CO 80906  
[btwiles92@gmail.com](mailto:btwiles92@gmail.com)  
(937) 422-6695

**From:** [Home](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Input  
**Date:** Monday, February 12, 2024 1:56:47 PM

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Hello-

I read about upcoming meetings and planning for the Fishers Canyon space. I would like to be included in any meetings and discussions, especially with concerns to the watershed. I have been a local teacher for 33 years, and developer and advisor to the Cheyenne Creek Conservation Club for 28 of those years. In that role, I've worked closely with RiverWatch and Colorado Parks and Wildlife.

Please let me know how I can help and have input into future planning.

Sincerely,  
David Eick

**From:** [jskzm@comcast.net](mailto:jskzm@comcast.net)  
**To:** [FishersCanyonMP](#)  
**Subject:** address of Fishers Open Canyon  
**Date:** Tuesday, February 20, 2024 2:32:25 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!**

Hello,

I am curious of the street address/addresses of Fishers Open Canyon. Can you send me the address and perhaps directions from the city of cs northside?

Thank you.

Sharon Johnson

**From:** [Bruno Nikodemski](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Neighbors want fencing along edges of the Canyon development.  
**Date:** Thursday, March 14, 2024 8:46:38 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!

We are on Stonebeck Lane (near Wellfleet) and border the entry to this development area, which will probably become a parking lot zone. All of the neighbors along this strip want to have some kind of border fence to protect them from unwanted intrusions by persons who may not know the directions or paths up to the actual canyon sights and trails. This has been a historic problem here, when the Church Camp was above us. We post no-trespassing signs, but these are largely ignored. The nearby Enclave HOA has fenced their area with a rather ugly zinc chain link fence. We would like the City to emplace something more natural looking, possibly a green or dark metallic vertical pillar fence, commonly used along many HOA's or special communities. We are petitioning our HOA (Spires), to change the rules, to allow us to emplace our own fencing, for the edge owners, but this may result in random and incompatible designs. A better solution is for the City to design something which is compatible with the idea of having a natural looking barrier, and then moving it away from our property lines, with a buffer zone of natural growth and trees. This area is quite beautiful in its natural state, and the more of that zone the City can save, it would enhance the useage. Please pass this onto the City, or other relevant parties, for consideration. Bruno Nikodemski. banikod08@gmail.com.

**From:** [Todd and Mari Stenhaug](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** attendance Cancellation  
**Date:** Tuesday, April 23, 2024 5:55:28 PM

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Hello,

I don't know that this email matters, but I am no longer able to attend the meeting Wed PM after I had registered. Apologies for the short notice cancellation.

Best wishes,  
Mari Stenhaug

**From:** [Mark Reveles](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Meeting 4/24/24  
**Date:** Thursday, April 25, 2024 8:37:32 AM

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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!

First, I would like to thank your entire team for your presentation and workshop regarding the development of the Fishers Canyon Open Space Master Plan. As a local homeowner I appreciate the effort to listen to feedback from potentially impacted homeowners, in addition to those outside our immediate community who have a valid interest in how this valuable space is used.

In attending last night's meeting I appreciate the effort to solicit input, although I found (in my immediate vicinity) that the louder and more extreme voices seemed to drown out the more reasonable. And while I appreciate everyone's enthusiasm, I fear that you may not receive some of those suggestions and therefore want to include a few here:

I understand the conflict between wanting lower usage of the space versus a more robust community offering. I would simply suggest that you consider the usable size of this space to determine how many visitors can be accommodated while retaining the quality of their experience and protecting the fragile environment. I would suggest that your parking capacity reflect, ultimately, the number of daily users you believe this area can accommodate. Potentially, parking can be expanded if/when the developed areas of the space grow.

In trying to accommodate the needs of hikers, cyclists and horses, you may wish to research the Tahoe Rim Trail and Tahoe Meadows in NV and CA. They accommodate these seemingly conflicting demands by limiting cyclists to specific days of the week and posting right of way signs governing the three types of users at the trail entrances. It works well, with users offering courtesy to each other on the trails. If a hiker or horseman does not wish to share the trail with bikes he/she can simply visit on a day when they are not permitted - otherwise you learn to share.

Regarding parking, I suggest that it be located near the entrance in order to limit impact and damage to the fragile environment of Fishers Canyon. This is a valuable space that could be ruined by thoughtless use, and the wildlife (including bears, fox, mountain lions, bobcats, etc.) could be forced out of the area if the land use is too high. All users should be directed to stay on the trails in order to avoid unnecessary damage to the space.

Thank you for your efforts to create something special in Fishers Canyon - I can't wait to see how it evolves. And thank you for taking a moment to read these suggestions - they are but one person's opinions and you have many to consider.

Best regards,

Mark Reveles

**From:** [jpoole510@gmail.com](mailto:jpoole510@gmail.com)  
**To:** [FishersCanyonMP](#)  
**Subject:** Second Survey - Accidental Submission  
**Date:** Saturday, May 11, 2024 8:00:04 AM

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I was browsing the 2<sup>nd</sup> survey and accidentally submitted it blank. Is there a way I can get a new link?  
I appreciate your help,  
Jason

**From:** [William Tracy](#)  
**To:** [johnmarvin@gmail.com](#); [sandie.gilliam@comcast.net](#); [jennmccord@gmail.com](#); [dennydj2009@comcast.net](#); [Kellijones29@hotmail.com](#); [slsbrodine@gmail.com](#); [Jack and Tonia Queen](#); [jackqueen2015@aol.com](#); [remoteCFO@gmail.com](#); [petelieu@gmail.com](#); [crace18@gmail.com](#); [chungds410@yahoo.com](#); [semwalsk@gmail.com](#); [trish@ratzlaff.us](#); [ron@ratzlaff.us](#); [cuatrowatts@gmail.com](#); [mary.shively@comcast.net](#); [ed@sv-doodlebug.com](#); [Annette](#); [peter.martucci57@gmail.com](#); [jennifer.lane@msn.com](#); [robyparker@htfiltration.com](#); [Steve Parker](#); [Heather Richards](#); [lricheod@gmail.com](#); [myersfam2002@gmail.com](#); [rivadiva@comcast.net](#); [William Tracy](#); [candypaine@comcast.net](#); [pality75@comcast.net](#); [hstrack56 \(hstrack56@gmail.com\)](#); [jstang37@hotmail.com](#); [gfentiman@aol.com](#); [m\\_mcnelis@yahoo.com](#); [michellemoore1856@gmail.com](#); [paporter05@gmail.com](#); [walkster55@comcast.net](#); [ccaserza@gmail.com](#); [stracer@yahoo.com](#); [Jack and Tonia Queen](#); [iistarar@aol.com](#); [Jim and Tracy DeGree](#)  
**Cc:** [hstrack56 \(hstrack56@gmail.com\)](#); [FishersCanyonMP](#)  
**Subject:** Fire Department riding 4-wheelers in Fishers Canyon off of Wellfleet on 5/14/24  
**Date:** Tuesday, May 14, 2024 4:39:03 PM

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Hey neighbors,

I had been hearing what sounded like dirt bikes or ATVs in Fisher's Canyon, but I dismissed it and figured it must have been from NORAD road or the sound bouncing off the mountain.

Today, as Bill and I were doing our mile walk around the big block, we noticed the loud noise clearly came from Fisher's Canyon open space at the end of Wellfleet, so we detoured to take a look.

The noise was really – really – really loud on Wellfleet, and we saw a few people riding ATVs right next to the houses. I went up to them and asked who they were. They said they were the Fire Department training on ATVs. They also said the park wasn't open to the public yet (to which I sternly agreed). We let them know we were assured the open space wouldn't be open to motorized vehicles like this because of the noise and the natural habitats. They said they didn't want to disturb neighbors (to which we let them know they were).

They implied they were justified in riding ATVs in the open space because we would be hearing loud vehicles for a long time while they build the trails.

We also noticed the FD also had two chipper vehicles parked in front of Tonia and Jack's. When we finished the mile walk, the two chipper vehicles were leaving... we found it very interesting that the chipper vehicles appeared empty as they left.

I'm pretty upset that the Fire department would ride ATVs in the open space right next to the houses (and where wild animals live) and think it was OK. Certainly there are many places they could practice riding ATVs without disturbing a quiet neighborhood or wildlife. Given how loud the noise was, I'm convinced that our black bears, turkeys, bobcats, owls, and the rest of the wild animals were quite disturbed too.

I'm not sure who the right person is to contact to take action to prevent this from happening again. If you know who that would be, please let me know.

Brenda Tracy

cc: Fisher's Canyon project team

---

**From:** William Tracy <bbdj\_tracy2@msn.com>

**Sent:** Saturday, May 4, 2024 4:53 PM

**To:** johndmarvin@gmail.com <johndmarvin@gmail.com>; sandie.gilliam@comcast.net <sandie.gilliam@comcast.net>; jennmccord@gmail.com <jennmccord@gmail.com>; dennydj2009@comcast.net <dennydj2009@comcast.net>; Kellijones29@hotmail.com <Kellijones29@hotmail.com>; slsbrodine@gmail.com <slsbrodine@gmail.com>; Jack and Tonia Queen <toniaq@aol.com>; jackqueen2015@aol.com <jackqueen2015@aol.com>; remoteCFO@gmail.com <remoteCFO@gmail.com>; petelieu@gmail.com <petelieu@gmail.com>; crace18@gmail.com <crace18@gmail.com>; chungds410@yahoo.com <chungds410@yahoo.com>; semwalsk@gmail.com <semwalsk@gmail.com>; trish@ratzlaff.us <trish@ratzlaff.us>; ron@ratzlaff.us <ron@ratzlaff.us>; cuatrowatts@gmail.com <cuatrowatts@gmail.com>; mary.shively@comcast.net <mary.shively@comcast.net>; ed@sv-doodlebug.com <ed@sv-doodlebug.com>; Annette <annette@sv-doodlebug.com>; peter.martucci57@gmail.com <peter.martucci57@gmail.com>; BBDJ\_Tracy2@msn.com <BBDJ\_Tracy2@msn.com>; jennifer.lane@msn.com <jennifer.lane@msn.com>; robyneparker@htifiltration.com <robyneparker@htifiltration.com>; Steve Parker <steveparker@htifiltration.com>; Heather Richards <hjane45@hotmail.com>; Lricheod@gmail.com <Lricheod@gmail.com>; Jim and Tracy DeGree <jim\_trace@hotmail.com>

**Cc:** hstrack56 (hstrack56@gmail.com) <hstrack56@gmail.com>

**Subject:** Neighborhood Watch: Please complete 2nd Fisher's Canyon Survey

Resending. I apologize for the last email error.

Please forward this to your friends and neighbors who can help us address the parking issue.

I just took the 2<sup>nd</sup> survey. Based on the last few questions, it appears they listened well to some of our concerns.

After the first three questions, there is an informational page. At this point, it might look like you finished the survey when you haven't yet gotten to the really important questions about parking. Use the blue right arrow at the bottom of the page to continue to the next question.



# Fishers Canyon Open Space survey is now open

The second community survey for Fishers Canyon Open Space is now open. Your input will help guide and shape the Master and Management Plan for this unique property located in southwest Colorado Springs. Also, if you missed the first public meeting, we invite you to watch the presentation available on the project webpage. Learn more by visiting [ColoradoSprings.gov/FishersCanyon](https://coloradosprings.gov/FishersCanyon).

Use this link to go directly to the survey:

[https://qualtricsxmwwjd4dtnp.qualtrics.com/jfe/form/SV\\_cGC3f14B8AxjleS](https://qualtricsxmwwjd4dtnp.qualtrics.com/jfe/form/SV_cGC3f14B8AxjleS)

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[qualtricsxmwwjd4dtnp.qualtrics.com](https://qualtricsxmwwjd4dtnp.qualtrics.com)

**From:** [jackqueen2015@aol.com](mailto:jackqueen2015@aol.com)  
**To:** [BBDJ\\_Tracy2@msn.com](mailto:BBDJ_Tracy2@msn.com); [johnmarvin@gmail.com](mailto:johnmarvin@gmail.com); [sandie.gilliam@comcast.net](mailto:sandie.gilliam@comcast.net); [jennmccord@gmail.com](mailto:jennmccord@gmail.com); [dennydj2009@comcast.net](mailto:dennydj2009@comcast.net); [kellijones29@hotmail.com](mailto:kellijones29@hotmail.com); [slsbrodine@gmail.com](mailto:slsbrodine@gmail.com); [Jack and Tonia Queen; remoteCFO@gmail.com](mailto:Jack and Tonia Queen; remoteCFO@gmail.com); [petelieu@gmail.com](mailto:petelieu@gmail.com); [crace18@gmail.com](mailto:crace18@gmail.com); [chungds410@yahoo.com](mailto:chungds410@yahoo.com); [semwalsk@gmail.com](mailto:semwalsk@gmail.com); [trish@ratzlaff.us](mailto:trish@ratzlaff.us); [ron@ratzlaff.us](mailto:ron@ratzlaff.us); [cuatrowatts@gmail.com](mailto:cuatrowatts@gmail.com); [mary.shively@comcast.net](mailto:mary.shively@comcast.net); [ed@sv-doodlebug.com](mailto:ed@sv-doodlebug.com); [Annette; peter.martucci57@gmail.com](mailto:Annette; peter.martucci57@gmail.com); [jennifer.lane@msn.com](mailto:jennifer.lane@msn.com); [robyparker@htfiltration.com](mailto:robyparker@htfiltration.com); [Steve Parker; Heather Richards; lricheod@gmail.com](mailto:Steve Parker; Heather Richards; lricheod@gmail.com); [myersfam2002@gmail.com](mailto:myersfam2002@gmail.com); [rivadiva@comcast.net](mailto:rivadiva@comcast.net); [candypaine@comcast.net](mailto:candypaine@comcast.net); [pality75@comcast.net](mailto:pality75@comcast.net); [hstrack56 \(hstrack56@gmail.com\)](mailto:hstrack56 (hstrack56@gmail.com)); [jstang37@hotmail.com](mailto:jstang37@hotmail.com); [gfentiman@aol.com](mailto:gfentiman@aol.com); [m\\_mcnelis@yahoo.com](mailto:m_mcnelis@yahoo.com); [michellemoore1856@gmail.com](mailto:michellemoore1856@gmail.com); [paporter05@gmail.com](mailto:paporter05@gmail.com); [walkster55@comcast.net](mailto:walkster55@comcast.net); [ccaserza@gmail.com](mailto:ccaserza@gmail.com); [stracer@yahoo.com](mailto:stracer@yahoo.com); [listarer@aol.com](mailto:listarer@aol.com); [Jim and Tracy DeGree hstrack56 \(hstrack56@gmail.com\); FishersCanyonMP](mailto:Jim and Tracy DeGree hstrack56 (hstrack56@gmail.com); FishersCanyonMP)  
**Cc:** [hstrack56 \(hstrack56@gmail.com\); FishersCanyonMP](mailto:hstrack56 (hstrack56@gmail.com); FishersCanyonMP)  
**Subject:** Re: Fire Department riding 4-wheelers in Fishers Canyon off of Wellfleet on 5/14/24  
**Date:** Tuesday, May 14, 2024 5:04:18 PM

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ContactCSFD fire mitigation. Saw them too. Saw 8 GD watching the three GD ATVs. Saw them put out canes, maybe to mark mitigation areas. They owe the community info

[Sent from AOL on Android](#)

On Tue, May 14, 2024 at 16:38, William Tracy  
<[BBDJ\\_Tracy2@msn.com](mailto:BBDJ_Tracy2@msn.com)> wrote:

Hey neighbors,

I had been hearing what sounded like dirt bikes or ATVs in Fisher's Canyon, but I dismissed it and figured it must have been from NORAD road or the sound bouncing off the mountain.

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Brenda Tracy

cc: Fisher's Canyon project team

---

**From:** William Tracy <bddj\_tracy2@msn.com>

**Sent:** Saturday, May 4, 2024 4:53 PM

**To:** johndmarvin@gmail.com <johndmarvin@gmail.com>; sandie.gilliam@comcast.net <sandie.gilliam@comcast.net>; jennmccord@gmail.com <jennmccord@gmail.com>; dennydj2009@comcast.net <dennydj2009@comcast.net>; Kellijones29@hotmail.com <Kellijones29@hotmail.com>; slsbrodine@gmail.com <slsbrodine@gmail.com>; Jack and Tonia Queen <toniaq@aol.com>; jackqueen2015@aol.com <jackqueen2015@aol.com>; remoteCFO@gmail.com <remoteCFO@gmail.com>; petelieu@gmail.com <petelieu@gmail.com>; crace18@gmail.com <crace18@gmail.com>; chungds410@yahoo.com <chungds410@yahoo.com>; semwalsk@gmail.com <semwalsk@gmail.com>; trish@ratzlaff.us <trish@ratzlaff.us>; ron@ratzlaff.us <ron@ratzlaff.us>; cuatrowatts@gmail.com <cuatrowatts@gmail.com>; mary.shively@comcast.net <mary.shively@comcast.net>; ed@sv-doodlebug.com <ed@sv-doodlebug.com>; Annette <annette@sv-doodlebug.com>; peter.martucci57@gmail.com <peter.martucci57@gmail.com>; BBDJ\_Tracy2@msn.com <BBDJ\_Tracy2@msn.com>; jennifer.lane@msn.com <jennifer.lane@msn.com>; robyneparker@htifiltration.com <robyneparker@htifiltration.com>; Steve Parker <steveparker@htifiltration.com>; Heather Richards <hjane45@hotmail.com>; Iricheod@gmail.com <Iricheod@gmail.com>; Jim and Tracy DeGree <jim\_trace@hotmail.com>

**Cc:** hstrack56 (hstrack56@gmail.com) <hstrack56@gmail.com>

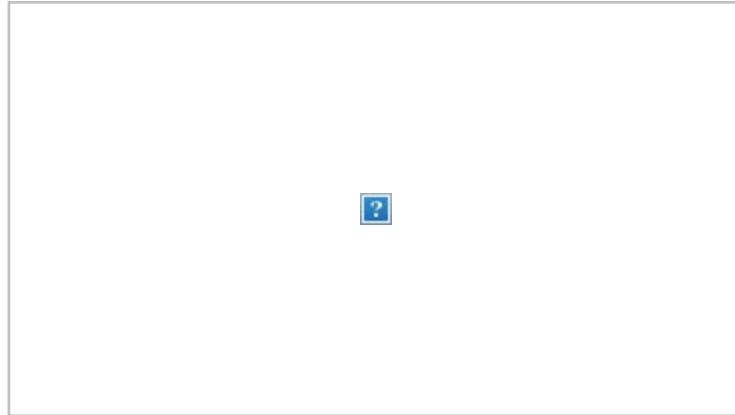
**Subject:** Neighborhood Watch: Please complete 2nd Fisher's Canyon Survey

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Use this link to go directly to the survey:

[https://qualtricsxmwwjd4dtnp.qualtrics.com/jfe/form/SV\\_cGC3f14B8AxjleS](https://qualtricsxmwwjd4dtnp.qualtrics.com/jfe/form/SV_cGC3f14B8AxjleS)

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**From:** [RUSSELL BOGARDUS](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Re: Survey #2 Extended!  
**Date:** Friday, May 24, 2024 7:06:37 PM

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Hi!

I received the email notice for the first public meeting one day before the meeting (Meeting on April 24 - email notice on April 23.). Please consider giving us (the interested public) at least 1 weeks notice. One day is too short a time to react.

Thank you very much.

Sincerely,

Russ Bogardus

(719) 337-6328

On 05/23/2024 2:51 PM MDT Fishers Canyon Newsletter  
<[fisherscanyonmp@coloradosprings.gov](mailto:fisherscanyonmp@coloradosprings.gov)> wrote:

[View this email in your browser](#)



## Happy Memorial Day Weekend!

### ANNOUNCEMENTS:

#### Survey #2 deadline extended!

We have extended the survey period to Sunday, June 2 so you can provide your feedback on two emerging scenarios and discover your passive recreation type. Click [here](#) to take the survey. This feedback will inform the master plan alternatives and recommendations.



The planning team hosted the first public meeting for Fishers Canyon Open Space on Wednesday, April 24. After the presentation, participants discussed two topics:

- Emerging Scenarios for Fishers Canyon Open Space

- Access and Parking Tradeoffs

If you missed the meeting, watch the [presentation video at this link](#).

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map showing Fishers Canyon Open Space



Planners have developed two preliminary scenarios based upon community feedback up to this point. A scenario is a possible course for the enhancement of Fishers Canyon Open Space. Community input and additional site studies will inform more concrete alternatives that the public will have the opportunity to review. Physically challenging trails, potential connections to Cheyenne Mountain State Park and access to rock climbing are opportunities in this zone and represented in scenario 2 as seen above. Visit [ColoradoSprings.gov/FishersCanyon](https://coloradosprings.gov/FishersCanyon) for more information.

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**Closing Thanks**

We appreciate your participation in this process to establish an Open Space that benefits our community for generations to come. We look forward to your input and collaboration as we work toward the enhancement of Fishers Canyon Open Space.

\*Learn more about the Open Space by exploring the StoryMap at [Fishers Canyon Open Space \(arcgis.com\)](#).

Questions and comments can be directed to  
[FishersCanyonMP@coloradosprings.gov](mailto:FishersCanyonMP@coloradosprings.gov)

## Stay Connected!

Webpage: [ColoradoSprings.gov/FishersCanyon](https://coloradosprings.gov/FishersCanyon)

Email: [FishersCanyonMP@ColoradoSprings.gov](mailto:FishersCanyonMP@ColoradoSprings.gov)

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You are receiving this email because you requested information regarding the Fishers Canyon Open Space Master and Management Plan public process.

You can [update your preferences](#) or [unsubscribe from this list](#).

**From:** [Jack Queen](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Second Public Meeting  
**Date:** Friday, June 14, 2024 2:34:21 PM

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When and where is the second public meeting on the proposed Fishers Canyon park?

Jack Queen  
Concerned Irvington Ct Resident

Sent from [Mail](#) for Windows



Virus-free. [www.avast.com](https://www.avast.com)

**From:** [Bryan Hutson](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** QR code link is broken  
**Date:** Friday, July 12, 2024 8:37:29 AM

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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!**

I want to register for the 18 July walkthrough. The link from the QR code isn't working. How do I register?

Thanks,  
Bryan

**From:** [Jennifer Bell](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Thursday  
**Date:** Tuesday, July 16, 2024 9:51:16 AM

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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!

I have seen the signs in my neighborhood of Broadmoor Bluffs but can't get the UR code to work.

Do you have a tour coming up on Thursday?

I would very much like to attend.

Thanks  
Jennifer Bell

**From:** [Jim](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Site walkthrough  
**Date:** Thursday, July 18, 2024 3:31:39 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!

I signed up for today's neighborhood tour of Fishers canyon but haven't heard anything about it since that time. Am I on the list? Is it still happening today?  
Thanks - Jim

Sent from my iPhone

**From:** [Jim](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Re: Site walkthrough  
**Date:** Thursday, July 18, 2024 9:07:08 PM

---

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Email I signed up from is:

[Jim\\_trace@hotmail.com](mailto:Jim_trace@hotmail.com)

Sent from my iPhone

> On Jul 18, 2024, at 3:31 PM, Jim <[jimbo8478@gmail.com](mailto:jimbo8478@gmail.com)> wrote:

>

> I signed up for today's neighborhood tour of Fishers canyon but haven't heard anything about it since that time.  
Am I on the list? Is it still happening today?

> Thanks - Jim

>

> Sent from my iPhone

**From:** [Amelia Pearce](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Site tour  
**Date:** Sunday, July 21, 2024 3:10:12 PM

---

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Hello,  
I'm unable to pull up the QR code scan, can I register for this tour with you?  
Thank you!

amelia

**From:** [Jim Davies](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Neighborhood access to Fishers Canyon  
**Date:** Wednesday, October 30, 2024 8:30:37 AM

---

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If there's no parking for Fishers Canyon except at the state park, then the neighbors should also be kept out from their back yards - put up a fence if necessary. Not building a parking lot is ridiculous - this isn't a private park, this was bought with funds that we all contributed to via TOPS.

If you're not going to allow reasonable access, then there's no point in spending more public money to build trails, since accessing the area from the Dixon Trail will be next to impossible for most people - it's just too far to hike reasonably.

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fishers Canyon access  
**Date:** Monday, November 4, 2024 9:13:16 AM  
**Attachments:** [image001.png](#)

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---

**From:** King, Kim <Kim.King@coloradosprings.gov>  
**Sent:** Friday, November 1, 2024 9:14 AM  
**To:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>; Thelen, Lonna <Lonna.Thelen2@coloradosprings.gov>  
**Cc:** Haley, Britt I <Britt.Haley@coloradosprings.gov>  
**Subject:** FW: Fishers Canyon access

David and Lonna – could one of you assist Sam with Carol’s email to the council member?  
Thanks! Kim

**Kimberly A. King, CPRP**

Assistant Director - Parks, Recreation and Cultural Services

Colorado Springs Parks, Recreation and Cultural Services  
1401 Recreation Way, MC 1200  
Colorado Springs, CO 80905

(719) 385-6509 office  
(719) 351-4425 mobile  
[Kim.King@coloradosprings.gov](mailto:Kim.King@coloradosprings.gov)



---

**From:** Friedman, Samuel <[Samuel.Friedman@coloradosprings.gov](mailto:Samuel.Friedman@coloradosprings.gov)>  
**Sent:** Friday, November 1, 2024 7:59 AM  
**To:** King, Kim <[Kim.King@coloradosprings.gov](mailto:Kim.King@coloradosprings.gov)>  
**Subject:** FW: Fishers Canyon access

Hi Kim!

Can't say I know anything about this one yet, anything you know that could relay to Carol?

Warmest regards,

## Sam Friedman

Constituent and Outreach Program Coordinator  
City Council and Legislative Services  
City of Colorado Springs  
(719) 385-5480 office



---

**From:** Carol Beckman <[quibus42@gmail.com](mailto:quibus42@gmail.com)>

**Sent:** Thursday, October 31, 2024 3:12 PM

**To:** Talarico, Michelle <[Michelle.Talarico@coloradosprings.gov](mailto:Michelle.Talarico@coloradosprings.gov)>

**Subject:** Fishers Canyon access

**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 council member Talarico,

I'm concerned about public access to Fishers Canyon open space.

I've heard that the neighbors are concerned about parking and traffic, and want other people to access Fishers Canyon from Cheyenne Mountain State Park or on the Chamberlain trail. But trying to reach Fishers Canyon either of those ways requires an unreasonable distance to hike. From what I have heard, it would be 5 to 7 miles one way, just to reach the Fishers Canyon open space property, so a minimum of 10 to 14 miles, without even setting foot in Fishers Canyon yet. Best I can tell, the nearest any city bus route comes to Fishers Canyon is more than 3 miles away. The only way to allow public access for people who don't live within reasonable walking or biking distance is to have an adequate amount of parking at Fishers Canyon open space. Most of the people in the city, and even most of the people in council district 3, don't live within reasonable walking or biking distance of Fishers Canyon, and would need to drive there to be able to enjoy the open space.

It is important to note that before the city acquired the property, there were plans for more than 70 houses there. So effects on views, parking, traffic, wildfire, etc., from having a trailhead with adequate parking at Fishers Canyon should be compared to having an additional 70+ houses.

Everyone in the city, and even tourists, pay the TOPS tax. Fishers Canyon is for everyone in the city, and should be available to everyone in the city to use. Public access requires an adequate

amount of parking at Fishers Canyon.

Thanks,

Carol Beckman

Colorado Springs district 3

**From:** [Thomas Roemer](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Feedback on scenarios for Fisher Peak  
**Date:** Wednesday, November 20, 2024 6:49:55 AM

---

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Good Morning- I really like what you have planned for the Fisher Peak Open Space. The plans for a continuation of the Chamberlain Trail is AWESOME!!! Out of the two possibilities- I would love to see more access, so scenario #2 is my choice of action.

I would be willing to volunteer to help cut the trail with other volunteers and also maintain the trail in the future.

Thanks for all you do!

Take care,  
Thomas Roemer  
Mountain biker, hiker, and explorer :)

**From:** [Dan Zeddies](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Web pages not working  
**Date:** Wednesday, November 27, 2024 10:23:07 AM

---

**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!**

Your two Fishers Canyon proposed Trails webpages and two proposed Trailhead Parking webpages are not working. When I click on the link to each, the PDF tries to load for about a second and then it keeps trying to reload but never actually displays.

Dan Zeddies  
719-659-6714  
[dzeddies@zoho.com](mailto:dzeddies@zoho.com)

**From:** [Dan Zeddies](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Re: Web pages not working  
**Date:** Wednesday, November 27, 2024 10:33:57 AM

---

**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!**

Hmmmm . . . the Trails alternatives and Trailhead Parking alternatives screen displays just fine if I go in via

[https://qualtricsxmwwjd4dtnp.qualtrics.com/jfe/form/SV\\_d4CuGoRbqBN3mw6](https://qualtricsxmwwjd4dtnp.qualtrics.com/jfe/form/SV_d4CuGoRbqBN3mw6) . . .

Does not display from the survey link via your newsletter. ???

Dan Zeddies  
719-659-6714  
[dzeddies@zoho.com](mailto:dzeddies@zoho.com)

---

---- On Wed, 27 Nov 2024 10:22:24 -0700 Dan Zeddies<[dzeddies@zoho.com](mailto:dzeddies@zoho.com)> wrote ----

Your two Fishers Canyon proposed Trails webpages and two proposed Trailhead Parking webpages are not working. When I click on the link to each, the PDF tries to load for about a second and then it keeps trying to reload but never actually displays.

Dan Zeddies  
719-659-6714  
[dzeddies@zoho.com](mailto:dzeddies@zoho.com)

**From:** [Mark Pritchett](#)  
**To:** [FishersCanyonMP](#)  
**Cc:** [Larry Norfleet](#); [Mark Roussy](#); [Craig Adams](#); [Victor Para](#); [George Cox](#)  
**Subject:** Broadmoor Resort Community property boundary  
**Date:** Monday, December 2, 2024 5:28:54 PM

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Good afternoon,

There are several residents from the Broadmoor Resort Community (BRC) who would like to hike the proposed Fisher Canyon Trails that border our community's property boundary. We would like to do this either this week or next week if possible.

Our focus is to make sure that there is a proper buffer protecting our property boundary and private trails.

We were told at the last Fisher Canyon meeting a few weeks ago that our property boundary would be hidden from the proposed Fisher Canyon Trails.

Our goal is to verify that fact and to work with your team on a mutually beneficial solution.

Thank you in advance for your attention to this matter and please let me know if this is possible.

Best wishes-Mark Pritchett

**Mark Pritchett**

**From:** [Bruno Nikodemski](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Fishers Canyon Open Space plan comments.  
**Date:** Friday, December 6, 2024 4:07:04 PM

---

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We live in that neighborhood and suggest that an Alternate-Plan3 be developed. Hikers and Climbers and Boulderers can have a better range of activities, IF the Upper Chamberlin connector is implemented along with Hiking and Climbing from the lower areas. These uses would NOT conflict with each other, as opposed to obvious user conflicts with the two now-proposed alternates. Multi-use Alternate-2 is a monstrosity and will create immediate friction between various users. Horsemanship could be accommodated if the Upper Trail is made wide enough, and could connect to Cheyenne Mountain State Park. Bikers and Dogs should NOT be allowed on these trails, since there are already many areas where conflicts have arisen. In years past, we had a major conflict between local bikers, who were abusing local walking trails, and this resulted in one death of a known obnoxious biker. Same problems have arisen in our old home town of Santa Barbara. We have prompted our local HOA to stay involved with this issue. We will be at all meetings to push this idea forward. Present plans are not coordinated properly, and are just a mishmash done by non-users. Bruno Nikodemski. 255 Stonebeck Ln. banikod08@gmail.com

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fishers Canyon hours  
**Date:** Thursday, January 2, 2025 3:34:55 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)

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**From:** Thelen, Lonna <Lonna.Thelen2@coloradosprings.gov>  
**Sent:** Tuesday, December 3, 2024 10:33 AM  
**To:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>  
**Subject:** Fw: Fishers Canyon hours

David,

I'm not sure if you were on the list that Andrea sent, but wanted to ensure you were aware of this email from Carol Beckman.

Thanks,  
Lonna

## **Lonna Thelen, AICP, LEED AP BD&C**

Parks Design and Development Manager / TOPS Manager

Phone: (719) 385-6540

Email: [lonna.thelen2@coloradosprings.gov](mailto:lonna.thelen2@coloradosprings.gov)

---

**From:** PRCS - TOPS Working Committee - SMB <[PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov](mailto:PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov)>  
**Sent:** Tuesday, December 3, 2024 9:39 AM  
**To:** Solano, Andrea <[Andrea.Solano@coloradosprings.gov](mailto:Andrea.Solano@coloradosprings.gov)>  
**Subject:** FW: Fishers Canyon hours

Good morning,

Please see below.

Thanks,

**Andrea Solano**  
Administrative Assistant II

Parks, Recreation & Cultural Services City of Colorado Springs  
1401 Recreation Way  
Colorado Springs, CO 80905  
(719) 385-5438 office  
[andrea.solano@coloradosprings.gov](mailto:andrea.solano@coloradosprings.gov)



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---

**From:** Carol Beckman <[quibus42@gmail.com](mailto:quibus42@gmail.com)>

**Sent:** Wednesday, November 20, 2024 4:50 PM

**To:** PRCS - Parks Advisory Board - SMB <[PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov](mailto:PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov)>; PRCS - TOPS Working Committee - SMB <[PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov](mailto:PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov)>

**Subject:** Fishers Canyon hours

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Please forward to Parks board and TOPS working committee,

Hi, Parks board members and TOPS working committee members,

I was concerned when I heard at the meeting for Fishers Canyon last night (Nov 19), that gates for the parking lots will be locked from sunset to sunrise. Locking the gates affects only people outside the neighborhood, and locking at sunset severely limits use, especially on weekdays. Sunset is before 5 p.m. from early November (at the time change to standard time) to mid January. So people outside the neighborhood could not use Fishers Canyon at all after work on weekdays for 2 1/2 months of the year. It would be quite limited for several more months of the year in spring and fall. If the higher trail ends up in the master plan (alternative 2 did sound like the more popular option at the meeting) it will be quite a long hike. Taking longer than expected and returning late to the trailhead would have a severe penalty (at least if you're not a neighbor) -- your car will be locked in. If the higher trail needs to be closed seasonally for raptor nesting, use would be even more limited. The upper part of Fishers Peak summit trail in Fishers Peak State Park is closed March 15 to July 31 for raptor nesting. If Fishers Canyon has a similar closure, the higher trail will be closed during the months with the most daylight.

Requiring hikers (who don't live in the neighborhood) to be back down by sunset is unreasonable given the length of the hike.

How much criminal activity happens at trailheads from sunset to 9 p.m. in winter? Or from sunset to 10 p.m. in summer?

Please use the standard park hours, including for trailhead parking, in the Fishers Canyon Open Space master plan:

5 a.m. to 9 p.m. November through April

5 a.m. to 10 p.m. May through October.

Another concern is closing Fishers Canyon on red flag days. Hikers and bikers don't spark wildfires. Closing for red flag days would not decrease wildfire risk.

Thanks,

Carol Beckman

**ROLAND AND JANIE HARRIS  
245 STONEBECK LANE  
COLORADO SPRINGS, CO 80906**

**JUNE 3, 2024**

**RE: FISHERS CANYON OPEN SPACE MASTER AND MANAGEMENT PLAN**

Mayor Yemi Mobolade  
City of Colorado Springs  
30 S Nevada  
Colorado Springs, CO 80903

Fishers Canyon is probably one of the most scenic and picturesque properties that could be coming into the Parks Portfolio, and reflects a perfect picture of Colorado. However, I am confused, because I believe the property is landlocked (no existing access) and the planners for Fisher have evidently decided to unilaterally reclassify a gated winding dirt maintenance road to become the only access to Fishers, along with a new parking lot.

The maintenance road was developed and is maintained by the Spires HOA and is secured with a gate. This winding dirt roads sole purpose is to provide access to monitor and maintain two debris dams and ponds (located on the Fisher property) which are owned by the HOA. These ponds and dams are an integral part of the original design of The Spires to protect the downstream neighborhood. Their sole purpose is to hold and impede water and debris from damaging or destroying downstream homes. They continue to be a major expense of the HOA and its members.

More importantly this dirt service road is gated at the end of Wellfleet which has been a quiet cul-de-sac for over 20 years. The maintenance road has never been a public access point to what had been private property that most believed would be developed into luxury homes, or Pat Boone possibly developing apartments.

I'm concerned the development of Fishers is not so important as to disrupt and completely change the ambience, privacy, and life style of this area forever. Given the planning horizon, the backlog of approved and unfunded projects , limited funds and many other constraints it seems the access and entry plan to Fishers needs to be reevaluated in a more thoughtful manner without the burden of the current timeline. More importantly the wishes and recommendations of

the attendees and the homeowners that borders Fishers on the east and north and the Spires and Broadmoor Bluffs neighborhood should be incorporated, not simply marked as done since a meeting was held.

Actually the Planning Group has already contemplated a design that is directly responsive to the access issue. Entry and access to Fishers should be moved to the plans route shown on page 19 of the presentation.

See the "Colorado Springs, Parks, Recreation, Trails & Open Space Master Plan, Trail Connections and Priorities on page 19 of the Presentation. Notice this Master Plan correctly identifies access to Fisher and the Chamberlin Trail as the Cheyenne Mountain State Park. This location includes an existing dedicated road off of South Nevada, Plentiful Parking lots, existing facilities and a prudent approach to the initial development. It provides the opportunity for the City to cooperate and innovate, and benefit from existing facilities. This approach gives outdoors enthusiasts the option to use either facility and choose among available options that should include walking, camping, hiking and biking.

Just think about it, a single entrance off of a major road (Nevada), existing facilities including security, an opportunity to open Fishers to trails expeditiously without major expenditures, and the opportunity to share and benefit from existing facilities between City, County and State Park interests.

Rather than converting the maintenance road into the only entrance, and completely changing the complexion of Wellfleet , The Spires and Broadmoor Bluffs Neighborhood, you have the opportunity to utilize and leverage existing park assets.

Wellfleet is only reached by Star Ranch or Broadmoor Bluffs Roads from Nevada. These are not through streets and anyone who uses the proposed Wellfleet entrance will be required to return to Nevada by either Star Ranch or Broadmoor Bluffs. Traffic flow will be impacted by at least 100 cars per day and Wellfleet and its neighborhood will be forever changed. The traffic flow on the dirt maintenance road will escalate from a few vehicles per year to hundreds of cars per day.

This is not an easy plan, that is why I am writing you. It will require redirecting an invasive plan into existing neighborhoods that utilizes neighborhood streets and over develops the property at a cost to tax payers who provide the funds.

And, it will require political cooperation between the City, County, State and Federal Agencies to initially develop a hiking trail from Cheyenne Mountain State

Park to Fishers, which is directly adjacent. The benefit is shared facilities and offering more opportunities and choices for those who enjoy the gift of the great outdoors in Colorado. Most importantly it provides a single, direct park entrance to all facilities. Further you could perhaps consider utilizing the entrance and parking fees to support the development of Fishers.

The State, County, City of Colorado Springs and their many funded agencies are increasingly breaching the Social and Legal protections that Homeowners have relied on for decades. These include the Home protection provided by the property laws, recorded deeds, Zoning Laws, building rules and various covenants and HOA CCR that protect and forbid the continuing changes in property and zoning law. Its important to simply not disregard or ignore the wishes of the thousands of homeowners in the area and to impact the tens of millions of dollars of their most important investments, their homes .

For example, now there is a good chance that a homeowner can build an AFS in their backyard, or park extra cars in the street, or maybe even purchase and tear down a perfectly good private home and replace it with a two story fourplex on the same property, with no driveway or garage, and parking on the street. This appears to have been recently codified for properties adjacent to transportation access and ignores existing zoning and other protections afforded by the development or deeds. This essentially ignores the existing neighborhoods business owners and home owners expected protections; and ignores previous property rights and reliances, because of legislative or administrative changes.

I am writing you because a tenant of your campaign and election was to provide more support and concern for homeowners in the City, This perhaps would include assuring that development recognizes or defers to existing neighborhoods and businesses; taking some time to catch up all of the City obligations and needs from refreshing existing parks, paving roads, reducing crime, developing sufficient water and energy, managing homelessness and many other existing challenges in the City.

By the way, the updating of Oak Meadows Park, which is less than a mile to the proposed access point, is a great example of park upgrades and improvements by the City.

This letter is not a criticism of the Parks activities, the volunteer boards, or its representatives or management. It is a request to not just include some participation by homeowners and other interested parties but to include another view on a potentially great park development that also recognizes the existing neighborhoods and does not completely alter the complexion of the of the neighborhood or existing streets.

Perhaps you are following the Blodgett Petition that reflects similar concerns by Citizens who attended the meetings, voiced and corresponded their concerns and are disappointed in the final level of inclusion of their input that went into the final plans, now moving forward to the City Counsel.

We have lived in our current home for 25 years, and it backs up to the Northern end of the Fishers property. Even when the property has been in private hands we experience hikers using the street to park, and crossing our property into what is now Fishers. My concern is for what seems to be a direction toward growth and making the top ten Best Cities at the cost of existing neighborhoods, I have attended and participated in the meetings concerning Low Income Housing. Zoning, and the discussions on Blodgett and now Fishers. My experience is six years as a Board Member of the Spires HOA, and service on the Architectural Committee.

I support the growth and development of park space, my issue is that adjoining homeowners and businesses should be provided equal or greater weight in the planning process, since their numbers and investment greatly exceed the park participants and investment. Both are critical to the continuing development of the City.

Please let me know if you have any questions or comments

Respectfully,

A handwritten signature in black ink, appearing to read "Roland V Harris", written in a cursive style.

Roland and Janie Harris  
roland\_harris@comcast.net; 719-440-9712

CC: Chief of Staff  
Jamie Fabos

PRCS Director  
Britt Haley

City Council District 5.  
Michelle Talarico

**ROLAND AND JANIE HARRIS  
245 STONEBECK LANE  
COLORADO SPRINGS, CO 80906**

**SEPTEMBER 16, 2024**

**RE: FISHERS CANYON OPEN SPACE MASTER AND MANAGEMENT PLAN**

Mayor Yemi Mobolade  
City of Colorado Springs  
30 S Nevada  
Colorado Springs, CO 80903

Mayor Mobolade,

I recently sent you a letter noting my concern for the proposed plans for Fishers Canyon. I appreciate your assistance in the matter, and I was able to meet with Britt Haley, Lonna Thelen and David Deitemeyer. We had a meaningful and cordial discussion concerning the Fisher Project

We were able to discuss our different opinions and plans for the ultimate development of Fishers; I believe we agreed that we have a better understanding of each others plan, but it is my conclusion that nothing will be changed and the Parks, Recreation & Cultural Services (PRCS) will proceed with their original plan to the detriment of the local neighborhood, tax payers and may not provide the best options for those who are outdoor enthusiasts - because of money, limited and reduced budgets and not utilizing and optimizing built out adjacent park space as well as having money available to cover increasing demand for updating the existing portfolio of parks.

Blodgett Park is the most recent example of an approved large acreage located adjacent to a developed urban space. Even though approved by the City Council, there was large opposition by homeowners but the Outdoor Community was able to provide glowing remarks concerning the proposed plan and the City Council voted against the homeowners appeal. Homeowners were not quite dismissed, but it seems that park space and organized support by the outdoor community trumps the investments and large numbers of concerned homeowners.

Fishers Canyon is uniquely different than the other five Regional Parks, but similar issues arose at Blodgett. The other parks have several access options on their perimeter and the streets or access are existing through streets that have



high traffic counts. Access to the culdesac Wellfleet is by two options from Nevada 121. The described public access to be created at the end of Wellfleet is a dirt Service Road developed and maintained by the Spires HOA to service two Debris Dams located on park property. Historically that service road has been secured by a perpetual easement, regardless of the land owner, and is accessed through a locked gate.

It is not clear the charter of the PRCS includes the purview to completely alter the role, ambiance and traffic flow of neighborhoods and streets in order to access a newly acquired property. Especially when access and existing facilities are adjacent with shared property lines - Cheyenne Mountain State Park.

Councilman Donelson was the only no vote on the Blodgett Appeal and was quoted by KRCC as saying "Slowing down and taking a second look at this and seeing.....is there a better way? Can it be more of a win - win? I don't see harm in that. I see [a] benefit in that." There is extensive coverage of Blodgett in various media sources.

We are not opposed to the park, in fact we agree that converting the stranded, unused area into one of the premier parks in the City portfolio is the best use, and it is a spectacular property. Recall, I live on the north edge of the proposed park. Please understand I believe this property was not bound to be a development, it has been for sale for the thirty years that I have lived next to it, and there has never been a meaningful building project of any kind - I don't believe there is any record of visible development, and more than one proposed project failed in the early stages.

I understand the charter of the PRCS includes purchasing (TOPS), design, building and maintaining City Parks, along with a number of other important responsibilities. And they are quite good, and have provided COS with outstanding parks and management. However it does not include taking over city streets that have been limited access, low traffic flows and effectively a culdesac for over 20 years. The current proposal will result in completely changing the neighborhoods complexion and character. For example in this case of building a new road in the area of an existing locked, gated service road and putting an 80 unit parking lot in the middle of one of the most picturesque and accessible sites; and within a short distance of numerous homes that can now be accessed through their back yard for "nefarious activities" (as used in Blodgett to describe the increase in crime at parking lots and nearby properties.)



Nor do we believe that surrounding homeowners are being given an equal or greater standing than the Park proposal. I suspect the total number of concerned adjacent property owners exceed the interest and investment to the Park development and its constituency.

However the plans are already proceeding as PRCS is installing split rail fences behind the homes that directly abut the park land. Most of this land is down slope from the plateau (where the 80 unit car parking lot will be located). It makes no sense to have a fence on the down slope to houses and the street to keep park patrons out of back yards and utilizing yards to access other city streets, Stonebeck for example. Consider locating the fences at the top of the break, to direct patrons in other directions. If the property line is a concern, then mark it with visible stakes ( they are already marked with 8 foot lengths of pipe). This is not an uncommon practice in other parks, and creates a buffer between homes and the park patrons.

Is there an alternative that should be evaluated, included and discussed with the Public? YES the SOUTHERN OPTION - it is simple and has many advantages and has been discussed and documented at the first public meeting, in other meetings, and PRCS is fully aware of the proposal. To date PRCS has not seen fit to include this option for evaluation and presentation. Im not sure how the planning process is managed, whether by local staff or by consultants.

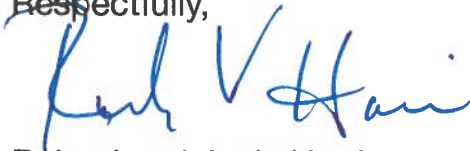
However "Southern Option" will require governmental and political leadership since it could include County, State, Military and Federal properties - negotiation, cooperation, planning and agreements.

It seems the easiest way to prove the Southern Option is a Bad Idea is to include it in the options and discuss it at the next public meeting. Go ahead and approve the project to proceed with building the proposed trails shown in presentations, and any needed which could access public sites in Cheyenne Mountain State Park. The HOA service road could be used by contractors to enter the property on the north side to begin the trails. The final analysis and discussion for implementing the Southern Option could be finalized during 2025. Budget money for the new road and parking lot could be saved or transferred for use on other critical park projects. Based on the LWCF budget, the initial savings of not building the road and parking lot could be as much as one million dollars. Slow Down.



Finally, congratulations on the refurbishing of Oak Meadows Park, the new equipment is amazing, and daily attendance has greatly increased. Its about a mile from Oak Meadows to Wellfleet.

Respectfully,



Roland and Janie Harris

roland\_harris@comcast.net; 719-440-9712

CC: Chief of Staff  
Jamie Fabos

✓  
PRCS Director  
Britt Haley

City Council District 5.  
Michelle Talarico

City Council District I  
Dave Donelson







FISHERS CANYON  
PLANNING ALTERNATIVE  
SPIRES NEIGHBORHOOD  
THE SOUTHERN OPTION.

The current plan by PRCS has focused on a single approach -  
Convert the HOA Maintenance Road at the end of the Wellfleet Culdesac  
and build an 80 slot parking lot at the top and on one of the most  
picturesque and usable areas on Fishers Canyon, and directly adjacent  
existing homes as the new entrance to Fishers

\*PRCS projected attendance is 90,000 visitors per year or 246 visitors a  
day

\*How do you conduct a traffic study on a road that has maybe a few  
dozen cars a day, all residents, to one that potentially has over 240 cars  
per day?

\*The park will require to be open 24 hours a day as hikers on the  
Chamberlin and Cheyenne mountain trails begin or end their long treks -  
which then suggests restrooms, camping, fires , etc

\*Trailhead parking lots opens the neighborhood residents to increases in  
crime that occurs at city parking lots that serve parks and trailheads.

The Proposed Southern plan utilizes existing facilities which are the Cheyenne  
Mountain State Park that is a fully developed park with its own paved road from  
Nevada 121 offering parking, camping, hiking, amphitheater and the possibility  
of revenue sharing

See the map - CMSP shares a long common property line with Fishers Canyon,  
that offers multiple opportunities for integrating the trail system and creating an  
outdoor recreation hub with existing facilities at CMSP

Potential savings

\*Do not construct the new road and parking lot from Wellfleet, that  
could be an initial savings of \$1.0 to \$1.5 million (this is my best  
estimate based on the LWCF Budget )

\*Instead begin development of trail systems suggested in Fishers  
planning documents that would include completing the Chamberlin  
trail, and initiate needed trail connections from CMSP

Why is the Mayors office involved in this project -The Southern Proposal is going  
to require the interaction and possible negotiations with the State, County and  
Federal representatives to develop a workable plan over time that is acceptable  
to nearby community and to outdoor enthusiasts. PRCS has presented their  
concept, it is unlikely they will now analyze and include the Southern Plan as

they proceed on their expedited plan to complete the process in less than a year.

### Benefits of the Southern Plan

All of the constituents of the Fishers Project are successful in their particular issues being included or resolved; home owners of 30 years who suddenly have high traffic counts, parking lots and large numbers of park users directly behind their homes; outdoor enthusiasts are provided a greatly improved project with more options regardless of their interest; the City could save money on the project and update many of the other Parks in the City.

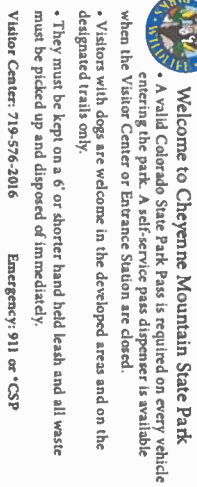
Challenge; pick some neutral party(s) to find the gated service road on Wellfleet by beginning on Nevada 121 and using either Star Ranch or Broadmoor Bluffs; then using 121 take the dedicated Cheyenne Mountain State Park entrance, enter the park, review the facilities and the long shared property line with Fishers. What were there thoughts and concerns?

Include the Southern Option in the next Public Discussion

Roland Harris  
September 2024







A valid Colorado State Park Pass is required on every vehicle entering the park. A self-service pass dispenser is available at the Visitor Center or Entrance Station are closed.

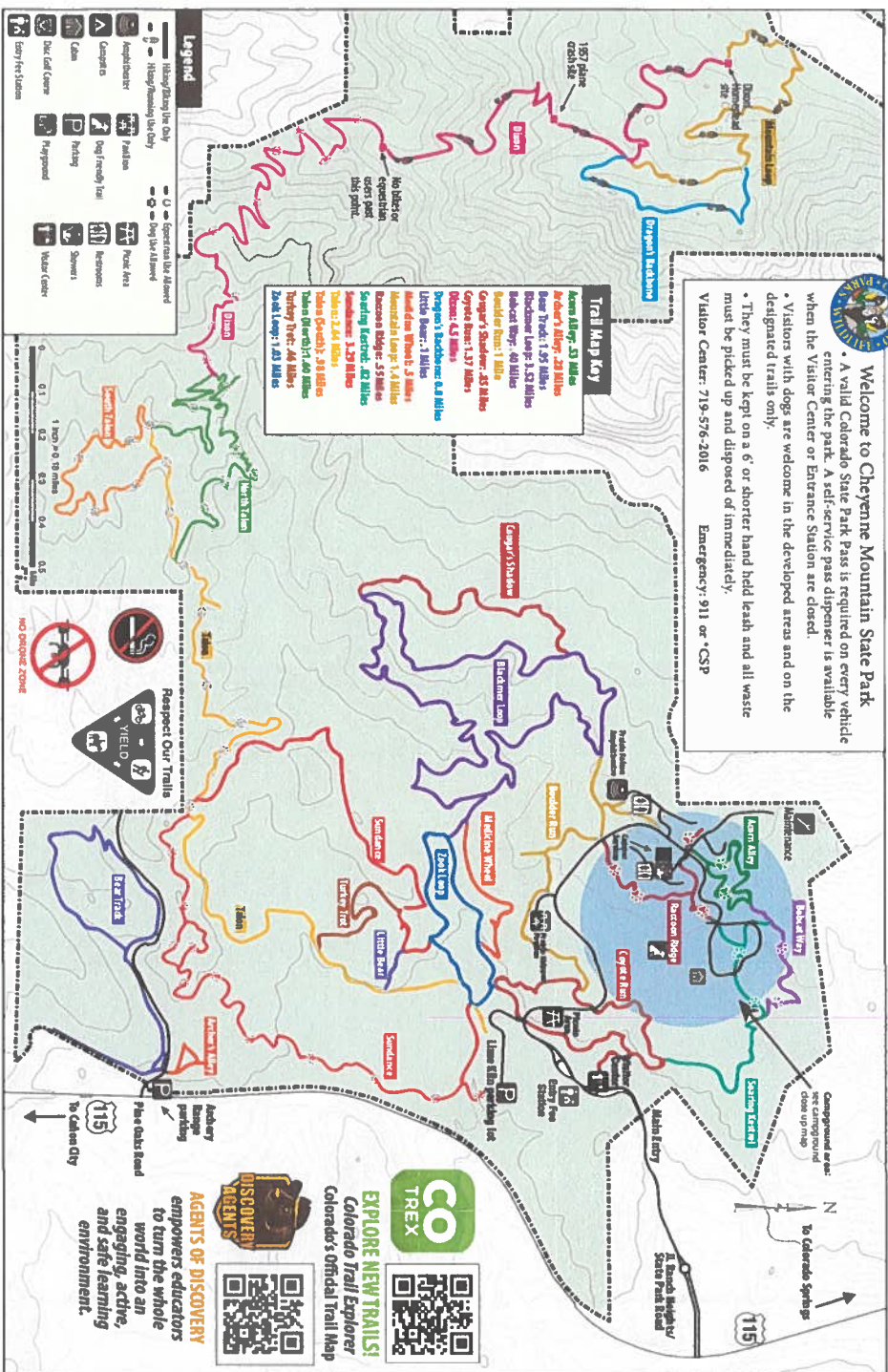
- Visitors with dogs are welcome in the developed areas and on the designated trails only.
  - They must be kept on a 6' or shorter hand held leash and all waste must be picked up and disposed of immediately.
- Visitor Center: 719-576-2016      Emergency: 911 or \*OSP

Visitor Center: 719-576-2016

**Emergency: 911 or \*CSP**

Archery: **53** Miles  
 Andrew's Trip: **29** Miles  
 Ben Trede: **1.55** Miles  
 Rockman Loop: **1.53** Miles  
 Redneck Trip: **40** Miles  
 Boulder Run: **1** Miles  
 Captain's Staircase: **35** Miles  
 Coyote Run: **1.37** Miles  
 Dunes: **4.5** Miles  
 Dungen's Sandstone: **0.8** Miles  
 Little Bear: **1** Miles  
 Madman's Whisk: **3.5** Miles  
 Mescalito Loop: **4.4** Miles  
 Montezuma Ridge: **5.5** Miles  
 Seafaring Festival: **42** Miles  
 Swindler: **1.29** Miles  
 Tides: **2.64** Miles  
 Tule's Speech: **0.9** Miles  
 Tule's Plow: **1.40** Miles  
 Tule's Trip: **40** Miles  
 Van Loop: **1.40** Miles

- Archery: **53** Miles  
 Andrew's Trip: **29** Miles  
 Ben Treder: **1.55** Miles  
 Blackman Loop: **1.53** Miles  
 Redneck Trip: **40** Miles  
 Boulder to Reno: **1** Miles  
 Captain's Staircase: **35** Miles  
 Coyote Range: **1.37** Miles  
 Dunes: **4.5** Miles  
 Dungen's Sandstone: **0.8** Miles  
 Little Bear: **1** Miles  
 Redman's Whisk: **3.5** Miles  
 Redman's Loop: **4.4** Miles  
 Redman's Ridge: **5.5** Miles  
 Seafaring Festival: **42** Miles  
 Swindler: **1.29** Miles  
 Tides: **2.64** Miles  
 Tides Beach: **0.9** Miles  
 Tides Beach to 40 miles  
 Tides Trip: **40** Miles  
 Van Loop: **1.45** Miles

[illegible]

The park has 21 diverse trails that total over 28

miles. They are rated easy to moderate in difficulty and take hikers and bikers on a nature adventure throughout the 2701-acre park. Visitors can wander through grasslands filled with prairie dogs or explore the pines and try to catch a glimpse of mule deer. For your safety, take notice of the markers along every trail. GPS coordinates are on all trail signage and will help park staff locate hikers and bikers in case of emergencies on the trail. Smoking is strictly prohibited on the trail system and in the backcountry.

## Designated Dog Trails

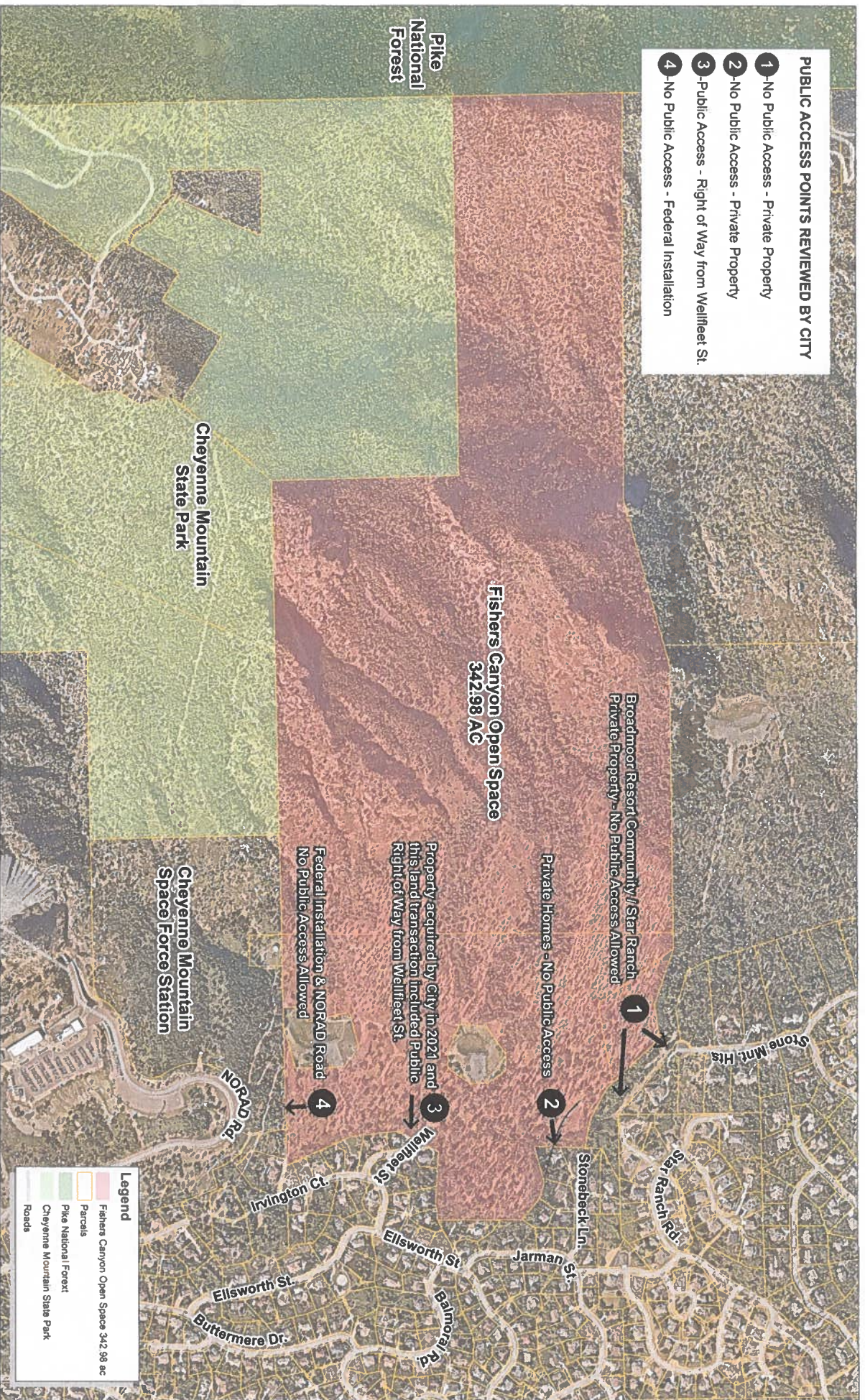
Leashed dogs are welcomed on approximately 2 miles of designated trails: Acorn Alley, Bobcat Way, Raccoon Ridge and a portion of Soaring Kestrel. Multiple waste bag dispensers and trash receptacles are provided to maintain the cleanliness of our park. Dogs must be kept on a 6' or shorter hand held leash. Dogs are not allowed on any other trails or in the backcountry.

### Designated Equestrian Trails

Equestrians are welcomed on a designated portion of our trail system with an out and back trip totaling 8 miles. Trailer parking and trail access is located at the east end of the Limbkin Trailhead parking lot. From there, users may access the eastern portion of Sundance trail, linking to the upper portion of Talon trail, along with all of North and South Talon trails. The trails gain elevation and the terrain is steep and narrow on the North and South Talon trail sections. Horses and trailers are not allowed in the campgrounds or other parking areas.



- PUBLIC ACCESS POINTS REVIEWED BY CITY**
- 1 - No Public Access - Private Property
  - 2 - No Public Access - Private Property
  - 3 - Public Access - Right of Way from Wellfleet St.
  - 4 - No Public Access - Federal Installation



**Fishers Canyon Open Space Site Map**



SALES INFORMATION: 800.441.4777



**From:** [m.laforge@laforgefamilyvent.com](mailto:m.laforge@laforgefamilyvent.com)  
**To:** [FishersCanyonMP](#)  
**Subject:** Plan Consideration  
**Date:** Wednesday, January 22, 2025 3:44:36 PM

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**Road Access/Traffic:**

Was a Traffic Impact Study performed for the local Access streets? The current road conditions are crowded and streets riddled with potholes. Additional traffic will Make matters worse.

**Emergency Egress and increased Fire Risk:**

With additional access to greater numbers of people,(some potentially bad actors or smokers or negligent) you are inviting a significant risk of fire disaster to neighborhoods, Norad, the Broadmoor structures that would be far more disastrous than the LA fires and nearly impossible to stop the spread to the National Forest and neighborhoods with significant tree and brush conditions.

There are only two single lane roads out from the area.

Given these conditions, You are asking for trouble.

**Size of Park:**

Given the risks aforementioned and negative environmental impacts to the Broadmoor Bluffs and Broadmoor communities and infrastructure and wildlife impacts associated with a parking lot and heavy trail and road access, further consideration should be given to having a limited growth scope. Local community foot access only scenario.

Sent from my iPhone

**From:** [Kristin Heggem](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** survey link  
**Date:** Wednesday, January 29, 2025 3:26:40 PM

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Hello,

The master plan looks fantastic, and I'd like to submit input. However, the link on your page <https://coloradosprings.gov/fisherscanyon> to take the survey sends me to this page [https://qualtricsxmwwjd4dtnp.qualtrics.com/jfe/form/SV\\_6nDyIHkQ6EKwnUG](https://qualtricsxmwwjd4dtnp.qualtrics.com/jfe/form/SV_6nDyIHkQ6EKwnUG) where there is no option to take a survey. Can you correct this? Or give me the correct link to the survey?

Kristin Heggem, KHLA  
[www.KristinHeggem.com](http://www.KristinHeggem.com)  
719.339.9393 mobile



American Society of  
Landscape Architects

**From:** [The O'Rourkes](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Survey results  
**Date:** Sunday, February 9, 2025 9:57:43 AM

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Greetings

I have attended several of the meetings but was not able to attend the last two. I have also filled out several surveys yet have never seen the results of the surveys. I would like to see the results of previous surveys and the current one when completed. I do not see how community input is being factored into what seems to be a premade master plan.

Kristen O'Rourke

Sent from my iPhone

**From:** [Carol Beckman](#)  
**To:** [FishersCanyonMP](#); [Thelen, Lonna](#); [Haley, Britt I](#)  
**Subject:** weather closures  
**Date:** Sunday, February 9, 2025 3:31:22 PM

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Hi, Amanda, Lonna, Britt,

I'm concerned about the master plan closures of Fishers Canyon on red flag warnings and extreme fire weather warnings.

At the January meeting, I asked Lonna about closing for fire weather warnings. My understanding of what she said was that it would be unusual and only in consultation with CS Fire Dept.

However, the master plan says staff will close Fishers Canyon on red flag warning days.

- Develop clear rules and standard  
operating procedures for closing the open space  
during Red Flag and Extreme Fire Weather Warnings

Red flag warnings are not unusual. It also seems hard to justify closing Fishers Canyon on red flag days, or any other fire weather warnings, but not any other park or open space in the wildland urban interface. North Cheyenne Canyon, for example, even has a road through it. Cars have been known to cause wildfires, with sparks off dragging metal or hot parts over dry vegetation. Unlike Fishers Canyon, North Cheyenne Canyon has had almost no fire mitigation. North Cheyenne Canyon would have far more cars and people than Fishers Canyon. Arguably, the narrow winding road through North Cheyenne Canyon is worse for evacuation than the neighborhood roads from Fishers Canyon.

The CS Fire map of the Wildland Urban Interface

<https://gis.coloradosprings.gov/Html5Viewer/?viewer=wildfiremitigation>

shows Garden of the Gods, Blodgett, Ute Valley, Austin Bluffs open space, Palmer Park, Stratton, and even Sondermann in the WUI.

Also, the cars that might be at Fishers Canyon would not significantly affect evacuation in the event of a fire starting. The consultant's traffic study shows minor impact on wildfire evacuation:

- The analysis showed  
minor additional delays at the local intersections with  
the additional traffic from Fishers Canyon compared  
to base conditions without the Open Space traffic,  
however, the intersections remained at capacity during  
the evacuation. Therefore, it is likely that the Fishers  
Canyon added vehicles would not significantly impact  
evacuations out of the Broadmoor Bluffs neighborhood.

Closing Fishers Canyon based on weather warnings, not an actual fire, on the (small) chance that a fire might start in Fishers Canyon seems hard to justify, other than neighbors not wanting anyone else using Fishers Canyon.

Closing Fishers Canyon during an actual wildfire, when the neighborhood is under evacuation or pre-evacuation orders, certainly makes sense. Closing it for red flag warnings does not. Please change the master plan to close Fishers Canyon only for evac or pre-evac warnings, or

when the fire marshal really does recommend closing open spaces because of fire danger.

Thanks,  
Carol Beckman

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fischer Canyon  
**Date:** Tuesday, February 18, 2025 8:14:13 AM

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**From:** William H Pearce <w-pearce@northwestern.edu>  
**Sent:** Saturday, February 15, 2025 9:47 AM  
**To:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>  
**Subject:** Fischer Canyon

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David, when we talked last about Fisher Canyon you said that you would file a letter about opposition to the Fisher Canyon project. Please place in the file the following letter and share with Britt Haley. Thank you, Bill.

My name is William H Pearce MD. I live in the Broadmoor Resort Community(BRC) which is part of the Broadmoor Hills area of Colorado Springs. Our home is .5 mile north of the Fisher Canyon open space. I am writing this letter in opposition to the development of this public park.

My opposition to this park is as follows.

The rationale given for the creation of this open space is that it provides a close wilderness experience for the people of Colorado Springs. Unfortunately, this park is not needed as there are ample wilderness experiences provided by nearby North Cheyenne Canyon, a city park and Colorado State Park. North Cheyenne Canyon is 2.5miles from Fisher Canyon. North Cheyenne Canyon is well patrolled, gated but still has intermittent problems with crime and vandalism. To the south, less than 3 miles away is the Colorado State Park with more trails and a route to the top of Cheyenne Mountain. Therefore, Fisher Canyon Open Space is redundant. The only reason for this park is the Chamberlain Trail.

My second argument is that you are placing this park directly in the wildland urban interface(WUI), which is at the highest risk for wildfire already. It is counter intuitive that you have made this decision given the recent experience with the Black Forest and Waldo Canyon fires. It is well documented that human activity is related to wildfires. In your master plan, you are estimating 200 visits per day with somewhere between 60 and 100 parking places.

While you may feel that you have mitigated the risk of wildfire by the extensive logging and fire

mitigation performed in the Fisher Canyon property, you have only made it worse by creating a field of weeds. These fine fuels will burn rapidly and driven by southerly winds will enter our neighborhood rapidly. Fire modeling performed by the Colorado State Forest Service Forest Atlas Risk Planner shows that with 50 mile an hour wind fire will travel rapidly into the BRC.

Did the planners evaluate the wind patterns where Fisher Canyon is located? Data from Cheyenne Mountain Air Force Base Wind Station shows for about half of the year, the wind comes from the south and can gust to between 50-100 mph.

If you live in the Broadmoor Hills area, you will recognize that the fire house on Farthing is not capable based on the size to address any major wildfire. There are stations at the Cheyenne AFB, Fort Carson, and other CSFD locations. However, Fire House 16 is woefully in need of upgrading for the catastrophic event that awaits.

I have read the Master Plan carefully. The authors suggest that that has been a reduction in insurance cost in the adjacent neighborhoods because of the fire mitigation performed in Fisher Canyon. They document these statements only by saying it is either “anecdotal or reportedly”. **This is misinformation..** Residents in the BRC have had tremendous increases insurance costs probably not related to the Fisher Canyon but to the fact we live in a WUI. In fact, some home sales have been held up because of the inability to obtain insurance. These poorly documented statements diminish your credibility.

It's also stated in the Master Plan that the park will be closed during Red Flag days. The national weather service located in Pueblo has provided me with data over four years. There are at least 20 to 30 Red Flag days per year in our specific zone. I plan to hold you accountable as I live close by and can check to see if the park is closed on those days.

In conclusion, you have not only placed a city park in a high-risk wildland urban interface, but you have done so in a densely populated neighborhood. This decision was ill conceived and is a threat to all of us who live here.

I request the park be open in stages. If any glitches are found, they are immediately addressed. I also request that there is oversight by Park Rangers. They will function as an early warning system, and deterrent for vandalism and crime.

Sincerely.

William H Pearce MD  
5017 La Tour View

Colorado Springs. 80906

**From:** [RUSSELL BOGARDUS](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Fishers Canyon Master Plan Comments  
**Date:** Tuesday, February 18, 2025 6:21:08 PM

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Hello,

My apologies for not making the Feb. 16 deadline for comments on the Master Plan (MP). Hopefully you can accept the below comments even though they are late.

1. I liked the MP. The document quality shows a great deal of work, thought and professionalism. Easy to understand both at a glance and in depth. I'd give the MP an A+.
2. My one concern is that the MP does not contain any cost estimate nor any information on whether the funding has already been secured or if funding needs to be secured in the future. This greatly concerns me because lack of this information reduces the realism and creditability of the MP. Before any vote on approval of the MP Colorado Springs citizens deserve to know the funding plan for executing the MP.

I would like to request a meeting at your convenience, either in person or by phone, with an individual on the Fishers Canyon management team to discuss this funding concern.

Sincerely,

Russ Bogardus

M.S.E.E, P.E.

85 Kirkstone Lane

Colorado Springs, CO

**From:** [Deitemeyer, David](#)  
**To:** [William H Pearce](#); [PRCS - TOPS Working Committee - SMB](#)  
**Cc:** [FishersCanyonMP](#)  
**Subject:** RE: Fisher, Canyon and Chamberlain Trail  
**Date:** Monday, March 3, 2025 9:01:01 AM  
**Attachments:** [image001.png](#)

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Good morning, Bill,

Thank you for the email and sharing the article. This email will be reviewed by the TOPS working committee.

Have a nice week,

**David Deitemeyer, PLA, ASLA, AT, CPRP**

TOPS Senior Program Administrator, Design and Development Division  
Parks, Recreation & Cultural Services  
City of Colorado Springs  
719-385-6515  
[David.Deitemeyer@coloradosprings.gov](mailto:David.Deitemeyer@coloradosprings.gov)



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**From:** William H Pearce <w-pearce@northwestern.edu>  
**Sent:** Monday, March 3, 2025 8:45 AM  
**To:** PRCS - TOPS Working Committee - SMB <PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov>; Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>  
**Subject:** Fisher, Canyon and Chamberlain Trail

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I would like to add an addendum to the letter I sent you on February 15 regarding the Fisher Canyon open space. I recently read an article from the Los Angeles times investigating the origin of the Pacific Palisades fire. I have included the article for you to read. But in their Investigation, it appears to be human caused along a popular trail. This situation is analogous to the Fisher Canyon project and the Chamberlain Trail.

In my opinion I believe you are committing governmental malpractice. You are putting many lives in jeopardy. You are blatantly ignoring the risk to human life.

<https://www.latimes.com/california/story/2025-01-30/inside-the-intense-search-for-what-or-who-started-the-palisades-fire#:~:text=It's%20here%2C%20near%20a%20popular,the%20way%20to%20the%20ocean.>

Sincerely,  
WilliamPearce MD.

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fishers Canyon Petition  
**Date:** Wednesday, March 5, 2025 10:55:07 AM

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**From:** William Tracy <BBDJ\_Tracy2@msn.com>  
**Sent:** Tuesday, March 4, 2025 8:32 PM  
**To:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>  
**Cc:** 'Victoria Elliott' <victoria.liu.elliott@gmail.com>  
**Subject:** Fishers Canyon Petition

**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!**

David Deitemeyer,  
Please see the online petition authored by Victoria Elliott (cc'd): <https://www.change.org/p/stop-fire-and-safety-threat-of-fisher-s-canyon-project>

As of 3/4/2025 @ 2:27PM, we have 389 signatures representing neighbors that feel their concerns are not being listened to.

The Fishers Canyon master plan, as it currently stands, poses significant risks and adverse impacts to surrounding neighborhoods. If the city makes the reasonable modifications identified below to the Fishers Canyon plan, these risks can be mitigated and adverse impacts to the neighborhoods can be minimized.

Victoria will attempt to call into tomorrow's TOPS meeting to discuss the petition. I wanted you to have a copy to refer to as needed during the meeting.

### **The Issue**

The members of the Cheyenne Mountain community write to express our grave concerns regarding the proposed Fisher's Canyon Project- particularly the proximity of trails and parking lots to our residential homes and the associated fire, safety, traffic, and environmental risks. While we appreciate the intention to create recreational opportunities, the current plans for the project raise numerous issues that could significantly impact the safety and well-being of our neighborhood.

### **Key Concerns:**

- **Proximity to Homes and Fire Safety Risks:**

The trails planned within 300 feet of residential homes pose a severe fire hazard, especially the high risk of devastating wildfires. The inability to monitor or enforce rules on smoking, campfires, or unauthorized camping exacerbates this danger. In California, 5000 acres were burned by one fire within a few hours. Both the 2012 Waldo Canyon Fire (burned nearly 350 homes) and 2013 Black Forest Fire (burned nearly 500 homes) were human-caused. The Waldo Canyon Fire point of origin is within three miles of the Waldo Canyon Trailhead off Highway 24 west of Colorado Springs. In 2020,

the brush fire near Cheyenne Mountain State Park burned 27 acres. In the event of a fire, we have little time to evacuate our homes - and perhaps two schools and a zoo as well.

- **Traffic and Parking Issues:**

A real estate agent/appraiser warned that house values will decrease as a result of increased traffic, fire, and crime risks. Proposed daily bidirectional traffic of 575 is a huge impact. With no safeguards to prevent overflow parking on our residential streets, we will face congestion, safety concerns, and potential property encroachment. The Park Rangers picked the park hours based on seeing this project as comparable to a "State Park." The only entrance to this trail system that will accommodate scenic views, picnic areas, equestrian, pets, bouldering and mountaineering communities will be through the roads of our community.

- **Lack of Enforcement Capabilities:**

Park Rangers lack law enforcement authority to address violations, leaving our community vulnerable to issues like littering, loitering, and safety violations. Their planned involvement—limited to opening and closing gates—is insufficient for a project of this scale.

- **Inadequate Hours of Operation:**

Trails are set to remain open until 10 PM (9 PM in winter), allowing for nighttime activity near residential homes. This increases risks of accidents, fire, and unauthorized activity. Closing the park at sunset, as is common in many recreational areas, would mitigate these risks.

- **Limited Community Engagement:**

The lack of a Q&A forum during the project meeting and the silencing of concerned residents undermine the collaborative process required for a project of this magnitude. Such actions suggest an unwillingness to address valid concerns and build trust with the community.

**Neighborhood Demands:**

1. Move all Fisher's Canyon infrastructure up by the large parking lot so that we have time to fight fires and evacuate.
2. Limit park hours to between sunrise and sunset to enhance safety and reduce nighttime risks.
3. Post signs with rules at parking lots and trailheads:
  - Park/gate closure: sun-down to sun-up, windy and icy weather
  - No Fires, fireworks, smoking, camping, or overnight parking
  - No motorized vehicles on trails except for emergency & park maintenance vehicles
  - Pack-out trash and/or use animal-proof receptacles managed by park
  - Pick up pet waste (including horse & dog poop)
  - Stop & speed limit signs
  - Quiet (no loud radios or speaker systems)
  - No street parking for park visitors
  - No trespassing into neighboring community
  - Do not hike off-trail
  - Do not disturb wildlife or their habitats or vegetation
4. Install camera monitoring equipment.
5. Document a clear plan defining how park will be managed:
  - Responsible organization
  - Hours for gate open/close
  - Enforcement of park rules
  - Trash disposal and cleaning

- Monitoring impacts to wildlife and vegetation
- 6. Install 5 new high pressure fire hydrants in the park (3000 gallons minimum per hydrant).
- 7. Construct a “fire break” between the homes and the park.
- 8. Install fire and smoke sensors in the park tied into the neighborhood fire station (Station #16).
- 9. Redo the traffic study to assume that 2 of the exit roads are closed due to fire (not one of two) during an evacuation.
- 10. For the endangered Mexican Spotted Owl (MSO) in the area, develop a neighborhood outreach effort to help catalogue and verify sightings of the MSO.
- 11. **These are not the only concerns of the community.** Re-engage with the community through transparent forums, including open Q&A sessions, to develop a more balanced plan. Delay the April TOPS working committee adoption until after the neighborhood meetings.

**Call to Action:**

We strongly request an immediate reconsideration of the current plans and a delay in final approvals until these concerns are adequately addressed. We recommend moving meetings to our neighborhood at either the Fire House or the Elementary School with plenty of advance notice. The community was under-represented at the Junior High School meetings located much further away from the affected community. There were community parents and families who wanted to attend but could not due to the distance.

The Fisher's Canyon Project has potential to enhance our community, but only with thoughtful adjustments that prioritize the safety, security, and quality of life for residents.

We look forward to additional engagement and are prepared to collaborate to find a mutually beneficial solution.

Sincerely,

Cheyenne Mountain Community

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: MedWheel comments on Fisher Canyon master plan  
**Date:** Wednesday, March 5, 2025 10:55:25 AM  
**Attachments:** [2025-03 MedWheel comments - Fishers Canyon draft plan.pdf](#)

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Wednesday, March 5, 2025 7:28 AM  
**To:** Cory Sutela <csutela@medwheel.org>  
**Cc:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>; Thelen, Lonna <Lonna.Thelen2@coloradosprings.gov>; Haley, Britt I <Britt.Haley@coloradosprings.gov>  
**Subject:** FW: MedWheel comments on Fisher Canyon master plan

Sure thing Cory!

---

**From:** Cory Sutela <[csutela@medwheel.org](mailto:csutela@medwheel.org)>  
**Sent:** Tuesday, March 4, 2025 4:14 PM  
**To:** PRCS - TOPS Working Committee - SMB <[PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov](mailto:PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov)>; PRCS - Parks Advisory Board - SMB <[PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov](mailto:PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov)>  
**Subject:** Fwd: MedWheel comments on Fisher Canyon master plan

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Hi Anna and team,  
Can you please share MedWheel's comments on Fishers Canyon with the TOPS working committee and parks board?  
thanks!  
Cory

-----

**MEDICINE WHEEL TRAIL ADVOCATES**

**Cory Sutela, Executive Director**

[csutela@medwheel.org](mailto:csutela@medwheel.org)

1.719.204.3445 he/him

[www.medwheel.org](http://www.medwheel.org) [Facebook](#) [Instagram](#) [YouTube](#) [Strava](#)

MWTA is a chapter of IMBA Local, and a member of the [Colorado MTB Coalition](#)  
501(c)3 charity E.I.N 20-5765291 PO Box 2543, Colorado Springs, CO, 80901

Building and maintaining trails in the Pikes Peak Region since 1991

----- Forwarded message -----

From: **Cory Sutela** <[csutela@medwheel.org](mailto:csutela@medwheel.org)>

Date: Tue, Mar 4, 2025 at 4:12 PM

Subject: MedWheel comments on Fisher Canyon master plan

To: Deitemeyer, David <[david.deitemeyer@coloradosprings.gov](mailto:david.deitemeyer@coloradosprings.gov)>, Amanda Jeter  
<[amanda@studio-campo.com](mailto:amanda@studio-campo.com)>

Cc: <[mwta-advocacy@googlegroups.com](mailto:mwta-advocacy@googlegroups.com)>, MedWheel Board President  
<[president@medwheel.org](mailto:president@medwheel.org)>

Hi David and Amanda,

Thanks for the chance to provide input on this plan.

Please see MedWheel's comments, attached.

Will it be possible to follow up with you on the comments we're providing?

thanks for your work to balance all the needs and desires in Fishers.

Best regards,

Cory

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**MEDICINE WHEEL TRAIL ADVOCATES**

**Cory Sutela, Executive Director**

[csutela@medwheel.org](mailto:csutela@medwheel.org)

1.719.204.3445 he/him

[www.medwheel.org](http://www.medwheel.org) [Facebook](#) [Instagram](#) [YouTube](#) [Strava](#)

MWTA is a chapter of IMBA Local, and a member of the [Colorado MTB Coalition](#)

501(c)3 charity E.I.N 20-5765291 PO Box 2543, Colorado Springs, CO, 80901

Building and maintaining trails in the Pikes Peak Region since 1991

Medicine Wheel Trail Advocates (MedWheel) is dedicated to building, sharing, and protecting inspiring trail experiences in the Pikes Peak region. We work to create sustainable, multi-use trails that support recreation, conservation, and community engagement. We appreciate the opportunity to contribute to the Fishers Canyon Master Plan and to help shape a vision that balances responsible access with long term preservation of this property, in keeping with the fundamental principles of the TOPS program..

We recognize the significant effort that has gone into developing this plan and commend the Parks staff and the consultants for creating this thorough plan, including facilitating public input. Our comments aim to ensure that the plan reflects a long-term vision for responsible multi-use access, sustainable trail for the long term, and effective volunteer engagement to support trail maintenance as we face insufficient resources to perform this maintenance through staff action alone.

Key recommendations: The Fishers Canyon Master Plan should address the following priorities:

- **Important additional multi-use connections** – The plan should allow multi-use access to the top of the property to enhance user experiences and prepare for future trail connections, including the anticipated **MacNeil Trail connection** on national forest property. While the current access to this trail is limited to Broadmoor guests only, a future USFS trails plan is expected to allow general public access to MacNeil. This trail need not be constructed to a bike-optimized standard, but the plan should allow for this use. Similarly, the **Chamberlain Trail** was always envisioned to cross the **NORAD Road** lower down in Fishers Canyon, into **Cheyenne Mountain State Park (CMSP)**, as referenced in the **2014 Colorado Springs Park System Master Plan**. This connection should be explicitly shown in this plan as a future multi-use connection when conditions allow.
- **A long-term vision for responsible access** – The plan should lay out a **20-year vision** for additional trails based on demonstrated success in building and maintaining sustainable trails. While today's resource limitations are a real constraint today, the plan should anticipate future opportunities for responsible expansion rather than restricting access prematurely.
- **Leveraging volunteer support for sustainability** – The current operational limitations of the Parks department can be addressed through strategic engagement with volunteer labor over the lifespan of this plan. As volunteer-supported maintenance efforts succeed, a clear mechanism should be in place to consider additional trails in response to public demand while ensuring sustainability.
- **Appendices and reference materials** – The online draft plan references appendices, including materials such as the **Kootenay Adaptive Trail Design** guide, yet these appendices are missing from the draft. The final plan should include these references and also incorporate a contemporary multi-use trail design guide, such as the **2023 IMBA book, "Mountain Bike Trail Development Guidelines."** These materials are necessary for a comprehensive evaluation of the plan.

# Page-Specific Comments

## Page #    Comment

- 8        Note the statement here that this master plan is a vision that will apply for 15-20 years. As such, consideration of additional sustainable trails should be part of this vision document.
- 8        Adaptive management - the document mentions this (p. 9), but additional clarification on how it will be practically implemented is needed to improve clarity and set realistic expectations.
- 9        The plan outlines high (1-4 years), medium (2-7 years), and low (5-10 years) priority projects. Given the 20-year vision, additional priorities should be identified beyond just a 10 year timeframe, including additional trails that have been requested by the public, subject to successful implementation and maintenance of the initial trails. Current operations and maintenance resource limitations should not constrain a 20-year vision plan. We should better empower volunteer groups to support Parks' system maintenance needs.
- 10       Are there adjacent lands under jurisdiction of USFWS? The plan specifies USFS and CPW jurisdiction—this should be clarified if USFWS is mentioned. We think USFWS does not have management authority for any of the properties in the area, but would be consulted along with CPW experts, in matters of wildlife conservation.
- 16       Could the plan share more details about prescribed burns that were performed by Indigenous people? This is fascinating and more detail would enrich this section.
- 28       We appreciate this description and consideration of various habitat types.
- 32       Recent decisions by staff and council to consider Class 1 e-bikes as non-motorized will have an impact on the Recreation Enjoyment Context and Inventory. The plan does not discuss ebikes directly and it should.
- 33       Estimated round-trip time could be decreased, and resulting visitation (and stewardship opportunities) increased by making the Fishers **Canyon connection multi-use, even if not optimized for bikes** (even if there are short sections where a user has to carry their bike). This aligns with the visitation trends outlined in the document, and does not necessarily have a negative impact on trail maintenance of properly-designed trails.

- 40 This framework makes sense in theory, but how should we balance these priorities? The plan outlines priorities but could better address how competing demands will be reconciled. Specifically, **consideration of additional trails is ruled out because of a current lack of resources** for maintenance. Many opportunities exist to improve this over the next 20 years. The plan should allow for that.
- 42-43 Despite public feedback, trail opportunities have been consistently reduced throughout the process. This aligns with community preference for more trails (p. 48).
- 46 The 2014 master plan highlights maintenance and capital improvement backlogs due to lack of staff resources (please refer also to the Jacobs study on this topic). However, the focus in that plan and in Jacobs refers mainly to capital construction backlogs and developed Parks facility maintenance needs, mainly in neighborhood and community parks. **It does not quantify trail maintenance needs in open spaces.** It is misleading to refer to this backlog in the context of a Fishers Canyon OS master plan. Furthermore the Fishers' plan does not address examples of recent successes in building sustainable trails in our open spaces, which need very little maintenance - nor the successes that volunteer groups have had in maintaining such trails. The next Parks System Master Plan must include a better assessment of OS trail maintenance needs, and should include strategies to leverage the free labor that volunteers are eager to provide, yet are prevented from doing so by increasingly burdensome Parks restrictions.
- 47 We need to better empower our volunteer crew leaders. CS Parks should develop improved strategies to identify and empower partners, similar to the USFS Keystone Partners program. Volunteer partnerships can address the staff resource gap referenced in the document. It is not appropriate to use 'lack of maintenance resources' as a justification for restricting the community vision for more trails in this property.
- 48 MedWheel doesn't take positions on parking specifically but generally supports access for more users. The idea of developing more parking further from homeowners aligns with neighborhood concerns noted in the plan.
- 53 Reiterate that this should be a 15-20 year plan and visionary, not limited by current constraints. This aligns with the plan's stated timeframe but could be emphasized more.
- 54 Trail alignment refinement—adaptive management should plan today for a future that includes directional trails that can reduce conflicts and improve trail sharing, in particular considering the new use of e-bikes on our trails. The plan's flexibility for alignment changes supports this approach.

- 55 If future alignment changes are needed, there **should be public input and approval at least by TOPS WC and Parks Board**. It's not acceptable to exclude public input in a decision to restrict the trail vision. The process to change alignments in the future should be clearly laid out as it has been in other master plans, including Blodgett OS. This concept aligns with the plan's stated emphasis on community engagement.
- 55 We strongly support the stacked loop concept, which expands the useful trail capacity. Future considerations for directional trails should be constructed in collaboration with local experts experienced in building in our soil conditions. This complements the sustainable trail framework in the plan.
- 55 'Aligning with CMSP'— This does not align with the development of the CMSP plan. The Dixon trail from the bottom of CMSP is hiking-only, but the trails on top were are suitable for multiple uses including MTB, in the future when the connection to the USFS MacNeil trail becomes possible. The plan should reflect this prior intent, and show the Fishers Canyon trail as multi-use
- 55 Current MacNeil access on USFS is limited to Broadmoor guests, but this is a non-standard USFS access situation expected to change in the future. The city should anticipate and prepare for public access changes. This aligns with the plan's goal of regional connectivity.
- 56 Reiterate that this is a 15-20 year plan, meaning we need to provide for future needs, including more trail access, if maintenance needs can be addressed. This aligns with the plan's long-term vision.
- 56 We support trail access for rock climbing, and structured input from this user group. The plan references climbing opportunities but lacks details on user group engagement.
- 56 Seasonal closures should be clearly communicated, and if not available now, should be evaluated in the future by the parks board. Needs more transparency in this process. The plan mentions closures but lacks specifics on implementation.
- 56 More details are needed on who will develop a specific climbing plan and what approvals it will need (should be TOPS WC, Parks Board, Council).
- 57 Goal to minimize creek crossings—should be replaced with a goal to minimize the impacts of appropriate crossings and ensure they respect conservation values. This aligns with the document's emphasis on protecting riparian habitats (p. 27).

- 57 There is evidence of strong community support for investing in proper engineering to ensure the stability of all structures, including creek crossings. The plan supports enhanced engineering but lacks specifics on implementation.
- 66 Needs specifics on how erosion will be evaluated and by whom. Also, we need concrete metrics for trail carrying capacity, including erosion and other measurements. More detail is needed on how these metrics will direct future trail changes.
- 68 Who will conduct wildlife surveys, and to what standard? The plan mentions USFWS guidelines but does not specify survey standards nor who will be responsible for implementing them.
- 68 Continued partnerships—future road crossing of NORAD (Cheyenne Mountain Space Force Station) road MUST be part of this plan, even if not currently feasible. This aligns with the plan's focus on regional connectivity.
- 70 Avoid the term 'switchbacks'—use 'climbing turns' and other inclusive trail design terms. Modern designs should reference the latest IMBA standards for accessibility and multi-use. This aligns with the plan's focus on sustainable design.
- 70 Phase 2 of trail construction priorities should include connections to MacNeil on USFS and the mountain top trails at CMSP. Multiple future phases should be included, with guidelines on how move them forward.
- 70 Define the term 'downcutting.'
- 70 Develop metrics for trail carrying capacity in relation to maintenance needs.
- 70 Trail maintenance—how can volunteers help with evaluation and implementation? The plan references volunteers but could better define their role in maintenance, including the intention to expand volunteer engagement as a maintenance resource.
- 70 Trail maintenance collaboration with CPW—clarify whether this relates to Ring the Peak discussions or another concept.
- 75 Reference collaboration with CS Fire District. This is consistent with wildfire mitigation efforts in the plan.
- 78 Visitor management—highlights the need for measurable metrics for carrying capacity. The plan could use more specifics on this topic throughout.
- 78 Recommendations about fencing installation in collaboration with the HOA need more detail.

- 79 The city needs a stronger focus on empowering volunteer groups instead of solely relying on internal resources. How can they leverage volunteers more effectively? This aligns with the plan's goal to bridge resource gaps.
- 80 Future needs should include working on the NORAD road crossing and better empower volunteer groups. This reflects the plan's connectivity goals and resource strategies. The Chamberlain Trail was always envisioned to cross NORAD Road into Cheyenne Mountain State Park, as depicted on page 131, Map 23 in the 2014 Colorado Springs Park System Master Plan. This long-planned connection should be reaffirmed in this document.
- 

**Missing Appendix:** The document references an appendix that is not included in this draft. This appendix should include a reference to the 2023 IMBA book, "[Mountain Bike Trail Development Guidelines](https://www.imba.com/resource/mountain-bike-trail-development-guidelines)."

<https://www.imba.com/resource/mountain-bike-trail-development-guidelines>

**From:** [Carol Beckman](#)  
**To:** [FishersCanyonMP](#); [Deitemeyer, David](#)  
**Subject:** Document Library  
**Date:** Thursday, March 13, 2025 5:56:07 PM

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Hi, David, et al.,

On the Fishers Canyon master plan web page, <https://coloradosprings.gov/fisherscanyon>, you might want to change the label on the Document Library tab to Appendices, or Plan Appendices, or Maps and Appendices, or something along those lines. I've pointed several people looking for the appendices to that tab. I found the appendices only because I wondered what was under that tab. The current name does not make people think that they can find the appendices there.

Thanks,  
Carol

**From:** [Carol Beckman](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Re: Updates on Fishers Canyon Open Space  
**Date:** Thursday, March 27, 2025 7:44:50 PM

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Are there changes to the plan that TOPS working committee and Parks board will consider in April?

If so, will the final version be available on the Fishers Canyon web page?

In addition to that, will there be a list of the changes to the plan on the Fishers Canyon web page?

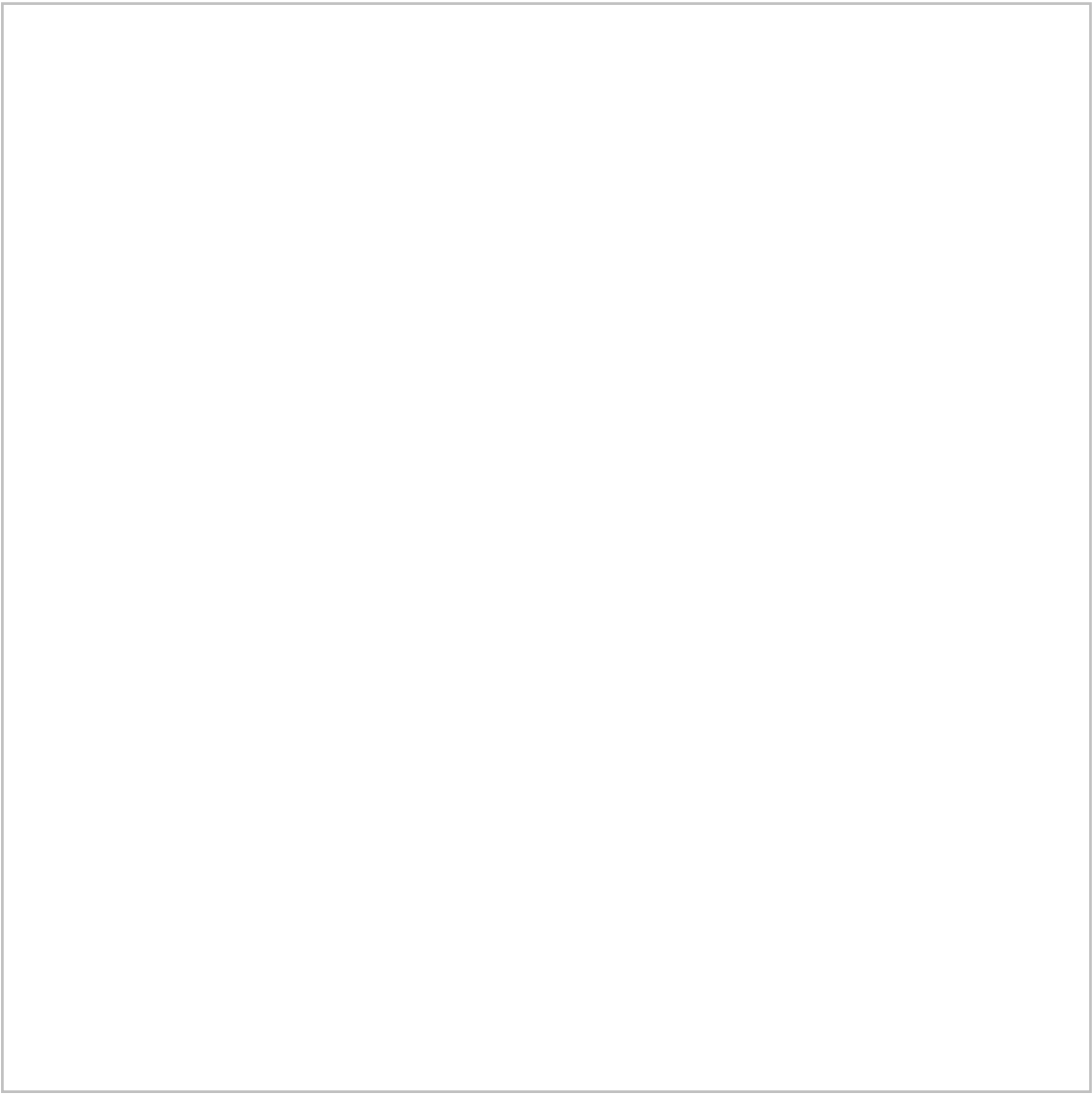
Thanks.

On Thu, Mar 27, 2025 at 4:00 PM Fishers Canyon Newsletter

<[fisherscanyonmp@coloradosprings.gov](mailto:fisherscanyonmp@coloradosprings.gov)> wrote:

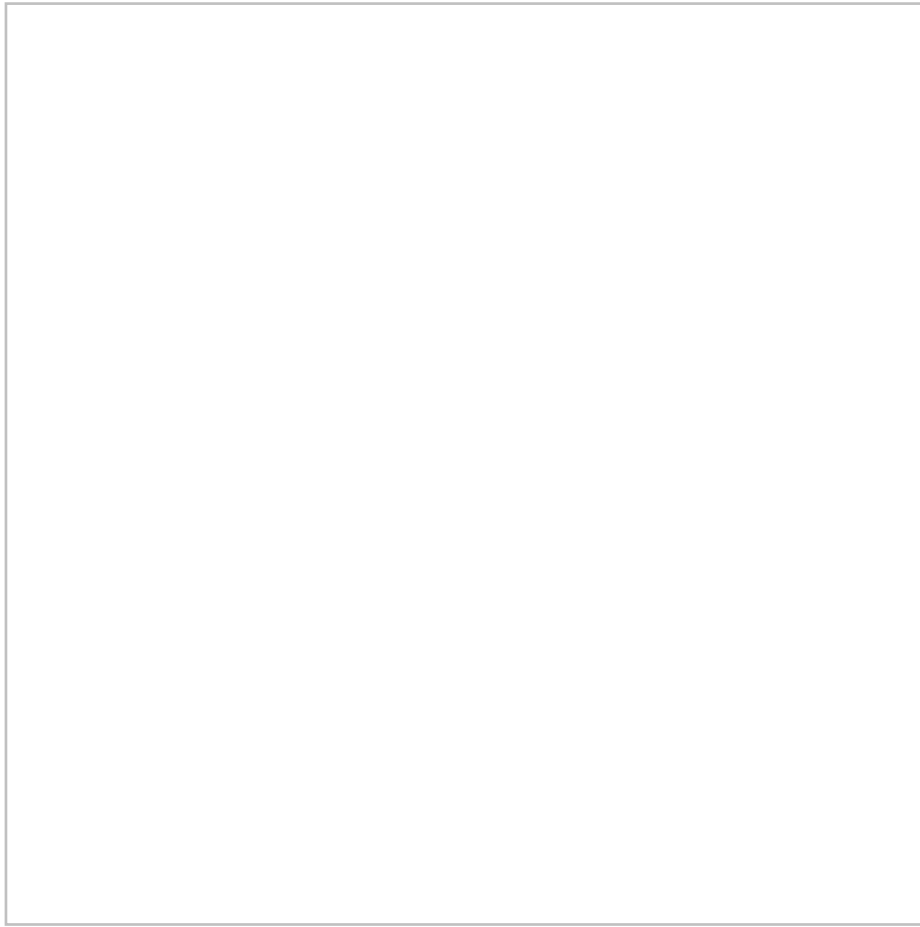
[View this email in your browser](#)





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## **Upcoming public meetings**



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With an increase in public feedback, a second presentation of the recommended Master and Management Plan will take place during the [TOPS Working Committee](#) meeting on Wednesday, April 2 and the [Parks Advisory Board](#) meeting on Thursday, April 10. We encourage everyone to attend and provide your valuable feedback on the recommended plan.

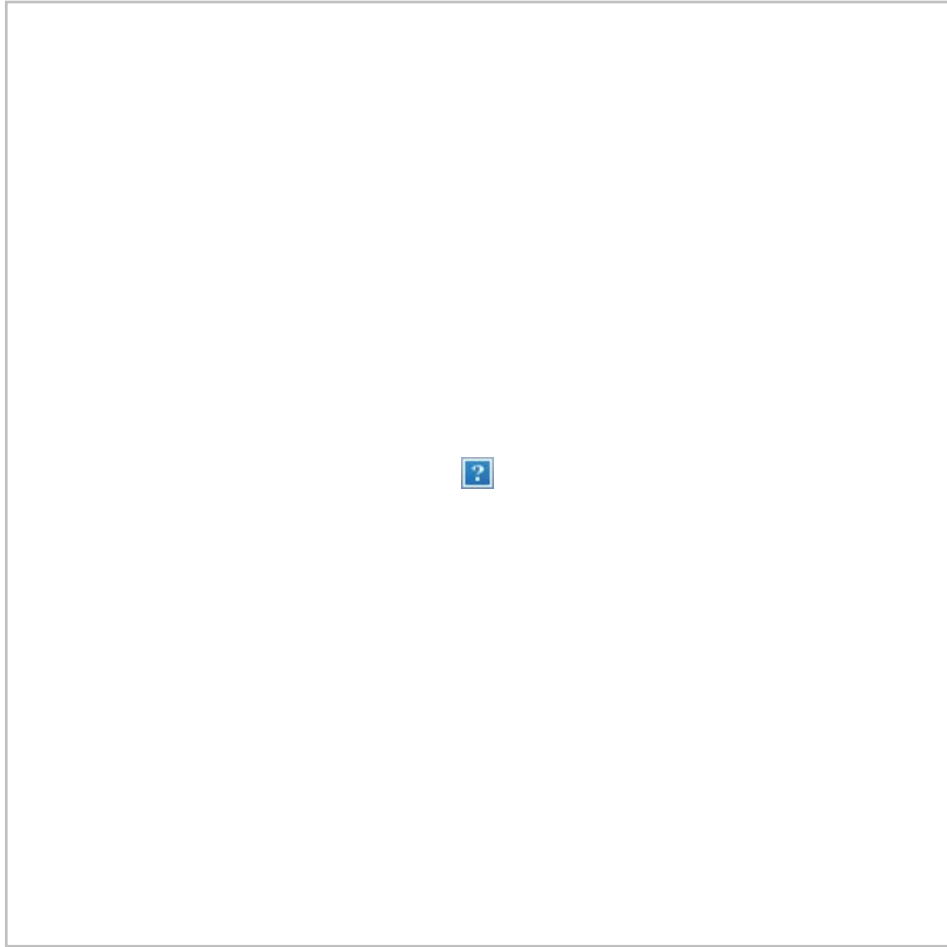
The final version of the Fishers Canyon Master and Management Plan will be considered for approval and adoption at the TOPS Working Committee and Parks Board meetings on Wednesday and Thursday, May 7 and 8.

For more information and to view the recommended plan, please visit [ColoradoSprings.gov/FishersCanyon](https://coloradosprings.gov/FishersCanyon).

We sincerely thank you for your continued input throughout this process. Your voices have been instrumental in shaping the future of Fishers Canyon Open

Space.

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**Learn more**

\*Explore the StoryMap at [Fishers Canyon Open Space \(arcgis.com\)](https://arcgis.com).

\*Find the engagement summaries and meeting materials by visiting [ColoradoSprings.gov/FishersCanyon](https://coloradosprings.gov/FishersCanyon).

Questions and comments can be directed to [FishersCanyonMP@coloradosprings.gov](mailto:FishersCanyonMP@coloradosprings.gov).

## Stay Connected!

Webpage: [ColoradoSprings.gov/FishersCanyon](https://coloradosprings.gov/FishersCanyon)

Email: FishersCanyonMP@ColoradoSprings.gov

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You are receiving this email because you requested information regarding the Fishers Canyon Open Space Master and Management Plan public process.

You can [update your preferences](#) or [unsubscribe from this list](#).

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fishers Canyon Master Planning Comments  
**Date:** Monday, March 31, 2025 10:57:01 AM  
**Attachments:** [Fishers Canyon Master Plan.pdf](#)

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Friday, March 28, 2025 7:36 AM  
**Cc:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>  
**Subject:** FW: Fishers Canyon Master Planning Comments

Passing along

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**From:** Glenn Carlson <[glenn@trailsandopenspaces.org](mailto:glenn@trailsandopenspaces.org)>  
**Sent:** Thursday, March 27, 2025 8:45 PM  
**To:** PRCS - TOPS Working Committee - SMB <[PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov](mailto:PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov)>  
**Cc:** Haley, Britt I <[Britt.Haley@coloradosprings.gov](mailto:Britt.Haley@coloradosprings.gov)>  
**Subject:** Fishers Canyon Master Planning Comments

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TOPS Working Committee,

Please find attached our final comments on the Fishers Canyon property as you wrap up the public engagement process. We are delighted to have been a part of this and are looking forward to the next steps of this amazing project.

I have a conflict during this next TOPS WC meeting and will be unable to attend, but I thought it important you had our comments beforehand. Thank you again for your work on this win for our region.



Trails and Open Space Coalition  
702 East Boulder Street, Suite 200  
Colorado Springs, Colorado 80903  
[www.trailsandopenspaces.org](http://www.trailsandopenspaces.org)

## Fishers Canyon Master Plan

TOPS Working Committee,

The Trails and Open Space Coalition is incredibly excited and grateful to have been a part of the Master Plan process for the Fishers Peak property. Fishers Canyon represents yet another success story for the TOPS program and highlights the magnificent possibilities of coming together to advocate for our outdoor spaces. This property will, undoubtedly, be a gem for our region for generations to come. With varying levels of accessibility, activities, and difficulty levels, Fishers Canyon will be an open space all users can enjoy.

As we finalize the planning process and put the finishing touches on a thorough public engagement process, the Trails and Open Space Coalition has a few remaining items we believe to be important for our users and community.

- We believe the upper trails can and should permit mountain bikes. With an estimated 6-8 hour RT undertaking, we believe the upper trail will have minimal conflicts between hikers and mountain bikers due to the low volume of such an extensive effort.
- We applaud the effort to include accessible trails that follow Kootenay Adaptive trail design. Many more people will be able to enjoy this great open space as a result.
- We believe an effort to connect to Cheyenne Mountain State Park would be beneficial for our community, augmenting the rich experiences found in both spaces.
- We believe the public engagement process has been thorough and no further delays are necessary to finalize this master plan and begin next steps.

We thank you for your time and effort on such an important aspect of our region. As always, please consider us a resource and we look forward to a grand opening celebration very soon!

Glenn Carlson

*Glenn Carlson*

Executive Director  
Trails and Open Space Coalition

*TOSC is a 501(c)3 organization as determined by the Internal Revenue Service, tax ID #84-1156471.*

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Concerns Regarding the Proposed Master Plan for Fischer's Canyon Open Space  
**Date:** Monday, April 7, 2025 9:01:40 AM  
**Attachments:** [image001.png](#)

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Monday, April 7, 2025 8:49 AM  
**To:** Jennifer McCord <jennmccord@gmail.com>  
**Cc:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>  
**Subject:** RE: Concerns Regarding the Proposed Master Plan for Fischer's Canyon Open Space

Good morning, Ms. McCord,

Thank you so much for submitting these comments and concerns. Your email to David may have gone unanswered because I noticed you have an old email address – I have copied David on this so you have this new one (the old address no longer forwards to his current, unfortunately).

This email has been received and forwarded to the TOPS Working Committee and Parks, Recreation and Cultural Services Advisory Board, as well as appropriate staff.

Please do not hesitate to reach out should you have any additional questions, comments or concerns.

Thank you!

**Anna Bingman**

Assistant to the Director  
Parks, Recreation, and Cultural Services  
City of Colorado Springs

O: 719-385-6517

C: 719-517-9120

[Anna.Bingman@Coloradosprings.gov](mailto:Anna.Bingman@Coloradosprings.gov)



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**From:** Jennifer McCord <[jennmccord@gmail.com](mailto:jennmccord@gmail.com)>  
**Sent:** Saturday, April 5, 2025 12:22 PM  
**To:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>; Solano, Andrea <[Andrea.Solano@coloradosprings.gov](mailto:Andrea.Solano@coloradosprings.gov)>; [ddeitemeyer@springsgov.com](mailto:ddeitemeyer@springsgov.com)  
**Subject:** Concerns Regarding the Proposed Master Plan for Fischer's Canyon Open Space

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Dear Members of the Parks Department,

I am writing to express my deep concern regarding the proposed master plan for the Fischer's Canyon Open Space. As a resident living in close proximity to this area, I am alarmed by several aspects of the plan and the lack of meaningful engagement with those most directly impacted by its implementation.

When the city initially purchased this land, I was personally assured by David Deitmeier that the city intended to involve residents of the Spires community in decisions regarding the use of the open space. He expressed that one of the city's goals was for the neighborhood to be happy with the outcome. However, while the city has sought input from various groups—such as local schools and recreational organizations—it has notably failed to directly engage with those who will be most affected by the proposed changes: the residents of the Spires neighborhood, and specifically those on Wellfleet Street who will be most impacted. At no point were we asked to participate in a dedicated meeting or listening session for the Spires community. I was also told directly that there would not be trails constructed behind my home. Now, not only does the current plan include such a trail, but my email to David expressing concern has gone unanswered, and the parks committee as a whole seems disinterested in engaging with those of us who stand to bear the greatest impact.

Beyond the issue of broken assurances, I have several serious concerns about the proposed development and its long-term effects on the surrounding environment and

community:

- **Increased Wildfire Risk:** Introducing more human activity into a dry, brush-filled area significantly increases the likelihood of accidental ignition. Given our proximity to the Fischer's Canyon Open Space, this poses a real and immediate danger to our homes and lives.
- **Wildlife Disruption:** This land provides critical habitat for a wide range of wildlife, including bears, mountain lions, bobcats, deer, wild turkeys, and more. Increased foot traffic and development will fragment their habitat and disturb natural movement patterns.
- **Sensitive Species:** I understand a study was conducted to determine whether the federally protected Mexican Spotted Owl occupies this area, but the findings were inconclusive. I frequently hear owls in the evening, suggesting the presence of these or other sensitive species. Further study should be required before any construction or trail development moves forward.
- **Traffic and Parking Impacts:** Increased visitation will bring more vehicle traffic into our neighborhood and result in overflow parking on residential streets. This will create safety concerns, hinder emergency access, and degrade the quality of life for current residents.
- **Road Conditions and Emergency Access:** The roads in our area are already in poor condition and not built to handle the increased volume. More traffic will accelerate wear and tear and could severely impact emergency response or evacuation routes in a fire or natural disaster.
- **Noise and Quality of Life:** The proposed hours of park access—from 5:00 a.m. to 9:00 or 10:00 p.m., depending on the season—are simply incompatible with a quiet, residential neighborhood. Early morning hikers and late-evening visitors will bring noise and activity into what has always been a peaceful environment.
- **Homeless Encampments:** As has happened in other open spaces, increased access can attract transient populations and lead to the establishment of encampments. This brings not only safety and health risks but also requires additional city resources to address.
- **Lack of Long-Term Maintenance Planning:** Open space is not self-sustaining. Trails, parking areas, signage, trash collection, and fire mitigation all require

ongoing funding and oversight. Has the city created a sustainable, long-term maintenance budget?

- Permit System Consideration: I'm also curious why a permit or reservation system—such as the one used for the Incline in Manitou Springs—has not been considered. This would allow the city to regulate usage, reduce over-crowding, and track patterns to better manage impact.

At its core, this process has moved forward in a way that fails to consider or respect the perspectives of the very people who will live with the consequences every day. What was once presented as a collaborative effort has become an exercise in top-down planning, with limited transparency and little regard for prior commitments made to the community.

I urge the Parks Department to pause and reconsider the current plan for Fischer's Canyon Open Space. It is not too late to return to the original promise: to work with neighbors, not around them. I respectfully request that the city re-engage with the Spires community in a direct and meaningful way, and consider a plan that prioritizes safety, environmental stewardship, and neighborhood integrity.

Sincerely,

Jennifer McCord

5788 Wellfleet Street, COS, CO. 80906

[jennmccord@gmail.com](mailto:jennmccord@gmail.com)

(408)394-1939

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Concers Regarding the Proposed Master Plan  
**Date:** Monday, April 7, 2025 9:02:22 AM  
**Attachments:** [image001.png](#)

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Monday, April 7, 2025 8:53 AM  
**To:** Harrison McCord <harrison@mccordfam.com>  
**Cc:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>  
**Subject:** RE: Concers Regarding the Proposed Master Plan

Good morning, Mr. McCord,

Thank you so much for submitting these comments and concerns. I think I may have just responded to an email from your wife, as well. I also let her know that the email to David may have gone unanswered because I noticed you have an old email address – I have copied David on this so you have this new one (the old address no longer forwards to his current, unfortunately).

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Please do not hesitate to reach out should you have any additional questions, comments or concerns.

Thank you!

**Anna Bingman**

Assistant to the Director  
Parks, Recreation, and Cultural Services  
City of Colorado Springs

O: 719-385-6517

C: 719-517-9120

[Anna.Bingman@Coloradosprings.gov](mailto:Anna.Bingman@Coloradosprings.gov)



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**From:** Harrison McCord <[harrison@mccordfam.com](mailto:harrison@mccordfam.com)>  
**Sent:** Saturday, April 5, 2025 2:12 PM  
**To:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>; Solano, Andrea  
<[Andrea.Solano@coloradosprings.gov](mailto:Andrea.Solano@coloradosprings.gov)>; [ddeitemeyer@springsgov.com](mailto:ddeitemeyer@springsgov.com)  
**Subject:** Concerns Regarding the Proposed Master Plan

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community:

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- **Traffic and Parking Impacts:** Increased visitation will bring more vehicle traffic into our neighborhood and result in overflow parking on residential streets. This will create safety concerns, hinder emergency access, and degrade the quality of life for current residents.
- **Road Conditions and Emergency Access:** The roads in our area are already in poor condition and not built to handle the increased volume. More traffic will accelerate wear and tear and could severely impact emergency response or evacuation routes in a fire or natural disaster.
- **Noise and Quality of Life:** The proposed hours of park access—from 5:00 a.m. to 9:00 or 10:00 p.m., depending on the season—are simply incompatible with a quiet, residential neighborhood. Early morning hikers and late-evening visitors will bring noise and activity into what has always been a peaceful environment.
- **Homeless Encampments:** As has happened in other open spaces, increased access can attract transient populations and lead to the establishment of encampments. This brings not only safety and health risks but also requires additional city resources to address.
- **Lack of Long-Term Maintenance Planning:** Open space is not self-sustaining. Trails, parking areas, signage, trash collection, and fire mitigation all require

ongoing funding and oversight. Has the city created a sustainable, long-term maintenance budget?

- Permit System Consideration: I'm also curious why a permit or reservation system—such as the one used for the Incline in Manitou Springs—has not been considered. This would allow the city to regulate usage, reduce over-crowding, and track patterns to better manage impact.

At its core, this process has moved forward in a way that fails to consider or respect the perspectives of the very people who will live with the consequences every day. What was once presented as a collaborative effort has become an exercise in top-down planning, with limited transparency and little regard for prior commitments made to the community.

I urge the Parks Department to pause and reconsider the current plan for Fischer's Canyon Open Space. It is not too late to return to the original promise: to work with neighbors, not around them. I respectfully request that the city re-engage with the Spires community in a direct and meaningful way, and consider a plan that prioritizes safety, environmental stewardship, and neighborhood integrity.

Sincerely,

Harrison McCord

5788 Wellfleet Street, COS, CO. 80906

[mccord.harrison@gmail.com](mailto:mccord.harrison@gmail.com)

925-334-0050

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Concerns Regarding the Proposed Master Plan for Fischer's Canyon Open Space  
**Date:** Monday, April 7, 2025 9:02:47 AM  
**Attachments:** [image001.png](#)

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Monday, April 7, 2025 8:54 AM  
**To:** Aleyah Bornschein <aleyah\_b@yahoo.com>  
**Cc:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>  
**Subject:** RE: Concerns Regarding the Proposed Master Plan for Fischer's Canyon Open Space

Good morning, Ms. Bornschein,

Thank you so much for submitting these comments and concerns. Your email to David may have gone unanswered because I noticed you have an old email address – I have copied David on this so you have this new one (the old address no longer forwards to his current, unfortunately).

This email has been received and forwarded to the TOPS Working Committee and Parks, Recreation and Cultural Services Advisory Board, as well as appropriate staff.

Please do not hesitate to reach out should you have any additional questions, comments or concerns.

Thank you!

**Anna Bingman**

Assistant to the Director  
Parks, Recreation, and Cultural Services  
City of Colorado Springs

O: 719-385-6517

C: 719-517-9120

[Anna.Bingman@Coloradosprings.gov](mailto:Anna.Bingman@Coloradosprings.gov)



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**From:** Aleyah Bornschein <[aleyah\\_b@yahoo.com](mailto:aleyah_b@yahoo.com)>  
**Sent:** Saturday, April 5, 2025 2:12 PM  
**To:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>; Solano, Andrea <[Andrea.Solano@coloradosprings.gov](mailto:Andrea.Solano@coloradosprings.gov)>; [ddeitemeyer@springsgov.com](mailto:ddeitemeyer@springsgov.com)  
**Subject:** Concerns Regarding the Proposed Master Plan for Fischer's Canyon Open Space

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Dear Members of the Parks Department,

I am writing to express my deep concern regarding the proposed master plan for the Fischer's Canyon Open Space. As a resident living in close proximity to this area, I am alarmed by several aspects of the plan and the lack of meaningful engagement with those most directly impacted by its implementation.

When the city initially purchased this land, I was personally assured by David Deitmeier that the city intended to involve residents of the Spires community in decisions regarding the use of the open space. He expressed that one of the city's goals was for the neighborhood to be happy with the outcome. However, while the city has sought input from various groups—such as local schools and recreational organizations—it has notably failed to directly engage with those who will be most affected by the proposed changes: the residents of the Spires neighborhood, and specifically those on Wellfleet Street who will be most impacted. At no point were we asked to participate in a dedicated meeting or listening session for the Spires community. I was also told directly that there would not be trails constructed behind my home. Now, not only does the current plan include such a trail, but my email to David expressing concern has gone unanswered, and the parks committee as a whole seems disinterested in engaging with those of us who stand to bear the greatest impact.

Beyond the issue of broken assurances, I have several serious concerns about the proposed development and its long-term effects on the surrounding environment and

community:

- **Increased Wildfire Risk:** Introducing more human activity into a dry, brush-filled area significantly increases the likelihood of accidental ignition. Given our proximity to the Fischer's Canyon Open Space, this poses a real and immediate danger to our homes and lives.
- **Wildlife Disruption:** This land provides critical habitat for a wide range of wildlife, including bears, mountain lions, bobcats, deer, wild turkeys, and more. Increased foot traffic and development will fragment their habitat and disturb natural movement patterns.
- **Sensitive Species:** I understand a study was conducted to determine whether the federally protected Mexican Spotted Owl occupies this area, but the findings were inconclusive. I frequently hear owls in the evening, suggesting the presence of these or other sensitive species. Further study should be required before any construction or trail development moves forward.
- **Traffic and Parking Impacts:** Increased visitation will bring more vehicle traffic into our neighborhood and result in overflow parking on residential streets. This will create safety concerns, hinder emergency access, and degrade the quality of life for current residents.
- **Road Conditions and Emergency Access:** The roads in our area are already in poor condition and not built to handle the increased volume. More traffic will accelerate wear and tear and could severely impact emergency response or evacuation routes in a fire or natural disaster.
- **Noise and Quality of Life:** The proposed hours of park access—from 5:00 a.m. to 9:00 or 10:00 p.m., depending on the season—are simply incompatible with a quiet, residential neighborhood. Early morning hikers and late-evening visitors will bring noise and activity into what has always been a peaceful environment.
- **Homeless Encampments:** As has happened in other open spaces, increased access can attract transient populations and lead to the establishment of encampments. This brings not only safety and health risks but also requires additional city resources to address.
- **Lack of Long-Term Maintenance Planning:** Open space is not self-sustaining. Trails, parking areas, signage, trash collection, and fire mitigation all require

ongoing funding and oversight. Has the city created a sustainable, long-term maintenance budget?

- Permit System Consideration: I'm also curious why a permit or reservation system—such as the one used for the Incline in Manitou Springs—has not been considered. This would allow the city to regulate usage, reduce over-crowding, and track patterns to better manage impact.

At its core, this process has moved forward in a way that fails to consider or respect the perspectives of the very people who will live with the consequences every day. What was once presented as a collaborative effort has become an exercise in top-down planning, with limited transparency and little regard for prior commitments made to the community.

I urge the Parks Department to pause and reconsider the current plan for Fischer's Canyon Open Space. It is not too late to return to the original promise: to work with neighbors, not around them. I respectfully request that the city re-engage with the Spires community in a direct and meaningful way, and consider a plan that prioritizes safety, environmental stewardship, and neighborhood integrity.

Sincerely,

Aleyah McCord

5788 Wellfleet Street, COS, CO. 80906

[aleyahmccord@yahoo.com](mailto:aleyahmccord@yahoo.com)

(719) 660-4333

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Please Forward - Comments to TOPS Working Committee on FCOS  
**Date:** Monday, April 7, 2025 9:04:53 AM  
**Attachments:** [fcos-topsworksheet.xlsx](#)

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Wednesday, April 2, 2025 7:05 AM  
**Cc:** Haley, Britt I <Britt.Haley@coloradosprings.gov>; Becker, Eric <Eric.Becker@coloradosprings.gov>; King, Kim <Kim.King@coloradosprings.gov>; Thelen, Lonna <Lonna.Thelen2@coloradosprings.gov>; Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>  
**Subject:** FW: Please Forward - Comments to TOPS Working Committee on FCOS

Sorry – last email was missing the attachment.

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**From:** Les Gruen <[urbanstrategies@msn.com](mailto:urbanstrategies@msn.com)>  
**Sent:** Tuesday, April 1, 2025 4:40 PM  
**To:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>; Les Gruen <[urbanstrategies@msn.com](mailto:urbanstrategies@msn.com)>  
**Subject:** Please Forward - Comments to TOPS Working Committee on FCOS

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Greetings:

At its March 5, 2025, meeting the TOPS Working Committee directed PRCS staff to work with FCOS neighbors to try to resolve the outstanding issues and concerns outlined in Les Gruen's February 21, 2025 letter to Britt Haley. Staff was to report back at the April TOPS meeting as to whether more time was going to be needed to resolve neighborhood concerns. The presentation at the April 2, 2025 meeting is to update the committee on staff progress and recommend approval of the Plan at its May meeting. The neighbors continue to believe that *approval of this Plan is premature* in light of serious safety concerns that remain unanswered.

The attached worksheet lists each of the concerns identified in Mr. Gruen's letter and categorizes them based upon the neighbors' feelings of whether they were adequately addressed, acknowledged, or substantively not addressed at all. Most concerns were acknowledged either in revisions to the Visitation Management section of the Plan, the newly added Implementation Priorities section or in the Frequently Asked Questions appendix. Unfortunately, the manner in which they were acknowledged lacked specificity and continue to be reactive as opposed to pro-active. Several concerns were adequately addressed and several were not addressed in a substantive manner.

The primary concern that has not been addressed is a comprehensive fire safety report that includes modeling for worst case evacuation planning. While a visit from CSFD will be

informative, it should not replace a thorough written analysis of the impact FCOS will have on exacerbating fire danger and what the potential impact will be to neighbors. The Plan should not be approved until such an analysis can be evaluated.

With respect to adverse impacts on the neighborhood, the Plan continues to be reactive. There is not a single instance of suggesting certain thresholds or triggers for taking action in the event of parking, traffic or trespassing/vagrancy issues.

While PRCS staff has gone out of its way to meet with neighbors on an individual basis, all attempts to meet with concerned neighbors as a group have been resisted. Avoiding a neighborhood meeting regarding any private sector land-use application would not be allowed.

We've made some progress, but the neighbors urge continued postponement of Plan approval until there is more clarity around those issues that have been identified as not being addressed.

Thank you.

Les Gruen

**Fishers Canyon Open Space**  
**Items of Concern Identified in February 21 Letter to Britt Haley and Follow-Up Correspondence**

Item	Not Addressed	Acknowledged	Addressed	Comment
Fire Safety		X		No written fire safety plan
Wildfire Risk	X			Page 76 & 77 in Plan. FAQs. Pages 9 & 10
Emergency Egress		X		FAQs. Page 8. Did not evaluate one-way out scenarios
Fire Hydrant Pressure and Installation of New Hydrants		X		It's taken weeks to research legality. Nothing on pressure
Impact on Homeowners Insurance		X		Two references to lower insurance rates deleted from Plan
Neighborhood Safety and Security		X		FAQs. Page 14
Potential for Increased Crime and Trespassing		X		FAQs. Page 14
Camping, Homelessness, High School Parties and Loitering		X		FAQs. Page 14
Adverse Impact on Neighborhood/Quality of Life		X		FAQs. Page 14
Park Hours	X			Reduction from 10:00 to 9:00 closing during summer
Traffic Volume		X		FAQs. Page 11
Speeding		X		FAQs. Page 12
Potential for Parking in Front of Houses by Park Users		X		FAQs. Page 12
Noise		X		FAQs. Page 14
Insufficient Park Ranger Presence	X			FAQs. Page 14
Environment		X		
Wildlife Impact/Sufficient Identification of Endangered?			X	Pages 84 & 85 of Plan
Litter		X		FAQs. Page 14
Horse Trailer Traffic and Horse Manure		X		Two designated parking spaces for horse trailers
Maintenance of Restrooms and Trash Receptacles		X		FAQs. Page 14
Elimination of Trails Immediately Behind Homes			X	FAQs. Page 5
Reservation System for Parking, Especially for Horse Trailers	X			FAQs. Page 3
Aggressively Pursue Other Ingress/Egress Routes		X		FAQs. Page 3
Establish a Clear Park Management Plan Prior to Opening		X		Pages 67 - 72 of Plan
Hours of Operation	X			FAQs. Page 11
Enforcement of Rules		X		FAQs. Page 14
Continuous Presence of Park Rangers				FAQs. Page 14
Signage and Posted Rules		X		Chapter 6 - Design Guidelines
Camera Monitoring Equipment		X		FAQs. Page 14
Split-Rail Fencing		X		Page 89 of Plan
No -Trespassing Signs at Top of Natural Ridge		X		
Capital Improvement Plan			X	Difficult to understand funding priorities
Phasing Plan			X	Extremely general and difficult to understand what & when
Budget		X		Annual funding, so unable to reliably budget
Neighborhood Meetings/Communication	X			Small group meetings, but not requested neighborhood mtg

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fishers Canyon hours, closures, and such  
**Date:** Monday, April 7, 2025 9:05:26 AM

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Monday, March 17, 2025 7:41 AM  
**To:** Carol Beckman <quibus42@gmail.com>  
**Cc:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>  
**Subject:** RE: Fishers Canyon hours, closures, and such

Hi Carol!

Thanks for this! It's been received and forwarded!!!

Thanks!

Anna

---

**From:** Carol Beckman <[quibus42@gmail.com](mailto:quibus42@gmail.com)>  
**Sent:** Sunday, March 16, 2025 8:20 PM  
**To:** PRCS - Parks Advisory Board - SMB <[PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov](mailto:PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov)>  
**Subject:** Fishers Canyon hours, closures, and such

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Please forward to Parks board,

Hi, Parks board,

A few more comments after the Thursday meeting -- thanks for bearing with me.

Since reducing hours at Fishers Canyon was under discussion, I wanted to address hours.

who hikes after dark:

First, it's the wrong question. The proposal is to close Fishers Canyon at sunset, not dark. There is plenty of daylight after sunset, even on the east side of the mountains. If the proposal really is to close at "dark", when is that? What time would the gate lock? Many hikers and bikers might be finishing their hike or ride after sunset, still with plenty

of light.

after work:

For all of standard time, that is, from the time change in November to the time change in March, sunset is before 6 p.m. But Colorado has plenty of nice weather in those months. Anyone who works until 5 p.m., who needs time to drive home, time to drive to Fishers Canyon, and who would like to hike, or walk their dog, or go on a trail run after work is out of luck -- unless they live close enough to walk there. If Fishers Canyon were open after sunset, they could put on the appropriate layers, grab their micro-spikes and headlamp, and go.

moonlight hikes:

Near full, the moon provides enough light to hike by. In fact, you can see better with good moonlight than with a headlamp or flashlight because you have a much wider field of vision. Just a few weeks ago, the TOSC newsletter had a note encouraging people to go on moonlight hikes in the winter. When our kids were young, we often hiked Mt Cutler by moonlight (outside of winter months to avoid the ice on the lower part of the trail) -- had to watch out for one spot where erosion was eating away the edge of the trail, saw a glow worm once or twice.

(If you have not been on a moonlight hike and want to try it, go on a day before the actual full moon. The moon rises before sunset then, and is well up before daylight fades. After the full moon, the moon rises after sunset. Be sure to look for your moon shadow.)

photographers and anyone who likes sunrises and sunsets:

Photographers, and many other people, like sunrise and sunset, or like to experience sunrise or sunset on the trail. If the area does not open until sunrise, photographers cannot be ready, hikers cannot be to a view point. If the area closes, with the gates locked, at sunset, no one but neighbors can stay.

people hiking Fishers Canyon trail:

Hiking Fishers Canyon will be a long hike. Bikers could do it faster, but the plan is for it to be hiking-only. If people are going to be able to take advantage of the connection to Cheyenne Mountain State Park, they'll be setting out on an even longer hike. Because of raptor nesting, the trail will be closed during months with the most daylight and latest sunset and also in the months before afternoon thunderstorm season starts. August is still monsoon season so has limited opportunities for a hike to a ridge line because of the chance of afternoon thunderstorms. September is a really good month for long hikes -- past most of the afternoon thunderstorms, before snow, still nice weather. In Sept, there's 12 to 13 hours between sunrise and sunset. The other months it will be open have even shorter hours. Some people might not want to start at the crack of dawn (literally), especially in colder months to give it time to warm up a little, so would have even less time. People should have the daylight after sunset to finish. Even finishing a hike using a headlamp should be an option. People might plan to finish before sunset,

but it is the type of hike that could take longer than one expects. They should not be locked in as a penalty for their miscalculation.

Who hikes after sunset? Plenty of people. I can bore you with stories of my husband and I, sometimes with the kids, returning to the car just about dark, hiking out in the dark with headlamps, hikes taking longer than expected, .... Heck, I've been on trail projects that go after sunset. Friends of Ute Valley have had Wed evening projects for years, so people can volunteer after work, and in the spring and fall take advantage of the daylight after sunset.

what problems does it prevent:

Who hikes after dark is the wrong question for another reason. The real question is, what problems or nefarious activity would occur between sunset and 9 p.m. that this closure might prevent? If it would happen before sunset, this closure would not prevent it. If it would happen after 9 p.m., this closure would not prevent it. Parks and open spaces are currently open to at least 9 p.m. What happens there after sunset, but before 9 p.m., but does not happen before sunset, that this would prevent? Sure, there's some mischief in parks, but how much of that would locking out people (who drive there) between sunset and 9 p.m. prevent?

Also, parking lots that are hidden from view attract mischief and illegal activity; parking lots in plain sight do not. The neighbors chose the hidden parking lot because they did not want to see cars (the alternative was looking at 70 houses). Now they want to restrict access for everyone else because of concerns, when a parking lot at the road, visible from the street, would have had far less potential for problems. And at this point, we really are just talking about potential problems.

definite hours:

When we're talking about locking a gate on a parking lot, having a definite time for that closure is essential. A gate that opens from the inside to let people out but is secure is much more expensive than a fixed gate. North Cheyenne Canyon has a gate like that because of the Canyonwood residents, but other gates in parks don't open from the inside, and once they are locked, they are not opening until someone comes to unlock them. So anyone parked at the trailhead at Fishers Canyon after the gate is locked is locked in. So trail users really need to know when the gate will lock to know when they must be back to their car. Closing at "dark" or "dusk" is problematic. How are trail users supposed to know when they must be back? Sunset is at least definite any given day, but is constantly changing. A past TOPS working committee member has said that everyone has an app on their phone that will tell them when sunset is. But I don't, and I don't think I'm that unusual, though I do have a general idea of when sunset is. But it's

more when it is starting to get dark than actual sunset. If the gate locks at sunset, it locks before twilight, certainly before dark. Anyone who thinks sunset means dark (as the speaker who posed the question seems to) could end up locked in. It also does not work to set definite hours by "rounding up", say set closing time as 5 p.m. in January, 6 p.m. in February, 7 p.m. in March, 8 p.m. in April, 9 p.m. June and July, 8 p.m. August, ... Sure, definite time, but it's a lot for users to remember, and just try putting that on a sign at the trailhead.

#### consistent hours:

Having consistent hours across city parks is easier for park users. Different hours for different open spaces just makes it difficult for users to know when a park would be open or closed. Consistent hours also makes it easier for Parks staff and their contractors. Currently, gates are opened by Park rangers at 5 a.m. A contractor does the security sweeps and closures. With consistent hours, the contractor can send their staff out to close gates at one time. If one property closes at sunset, Parks staff could not do the closure because they would be off work by then. The contractor would have to have staff go out to close just one gate at sunset, then go out again for all the other gates. Even worse, the time for that one closure would vary throughout the year, so the employee sent to the one early closure would not even have consistent hours. How much more will the contract cost to have the one out-of-sync closure?

If Fishers Canyon is closing at sunset, presumably it won't open until sunrise. So rangers could go around at 5 a.m. and open all the other gates. Then whenever sunrise comes (varies between about 5:30 and 7:30), interrupt whatever they are doing to go open Fishers Canyon.

Hours have already been reduced because of the neighbors. Please do not reduce them further.

#### fire weather closures:

The draft master plan in January said Fishers Canyon would close for red flag warnings and extreme fire weather warnings. Don't know about your phones, but it seems like my phone has had a fire weather warning pop up at least once every week for quite a few weeks now. There was a red flag warning the Thursday of the Parks board meeting and also the next day (with a 50% chance of snow, too -- that's Colorado), and then again the next day (Sat) and again Sunday, and a red flag warning now in the forecast for Mon and Tues. For something more than anecdotal data, KOAA recently had a report about number of red flag warnings in southern Colorado: 49 last year, average of 46 over the past 17 years, though if you look at the chart, more in recent years than earlier years --

no big surprise there.

<https://www.koaa.com/weather/weather-science/southern-colorado-averages-over-a-week-of-red-flag-warning-days-in-march>

The recommended plan no longer says close for red flag warnings, and seems more limited, and I am not recommending trying to change the language currently in the master plan. If you look at city code, Britt can close any park at any time for any length of time, regardless of what is in the master plan (4.2.103). But it probably is better to have something in the master plan.

I will note, however, that the 3 examples that David Deitemeyer gave of closures were for an actual fire and/or for actual damage; they were not weather closures.

2013 North Cheyenne Canyon -- flood damage

2012 Blodgett -- Waldo fire and damage in the open space

2002 North Cheyenne Canyon -- Hayman fire.

I found the info for the Red Rock Canyon closure I remembered, 2015, flood damage, May 2015 to July 2015.

<https://www.fox21news.com/news/red-rock-canyon-open-space-closes-due-to-flooding/>

<https://www.fox21news.com/news/red-rock-canyon-open-space-reopens-after-being-damaged-by-flood-water/>

2012 Blodgett, 2013 North Cheyenne Canyon, and 2015 Red Rock were all actual wildfire very near or in the open space or actual damage in the park / open space.

The Hayman fire was not all that close to North Cheyenne Canyon. But Pike National Forest was closed, and North Cheyenne Canyon is adjacent to the forest. Hayman was not a normal wildfire. At the time, it was the largest wildfire recorded in Colorado (unfortunately, in 2020 it was surpassed by not 1 but 3 wildfires, Pine Gulch, then East Troublesome, then Cameron Peak). Hayman burned 60,000 acres its second day. The area had had 4 years of drought, and fuels were unusually dry ("... the fuel moisture conditions in the spring of 2002 in central Colorado were among the driest seen in at least 30 years; perhaps much longer."

[https://www.fs.usda.gov/rm/pubs/rmrs\\_gtr114.pdf](https://www.fs.usda.gov/rm/pubs/rmrs_gtr114.pdf) ) I remember by September of 2002, the year-to-date precipitation in Colorado Springs was 4 inches -- 4 inches in nearly 9 months! Forest Service took the unusual step of closing Pike National Forest. North Cheyenne Canyon is adjacent to Pike National Forest and is one of the main access points (Gold Camp trailhead) to Pike National Forest that city of Colorado Springs controls, so closing North Cheyenne Canyon would help with the forest closure (Red Rock Canyon and Blodgett are also adjacent to Pike National Forest, but in 2002 Blodgett was not open and the city did not even own Red Rock Canyon).

Among all the regional parks and open spaces in the city, this is 4 closures in 23 years,

and none based on weather. The city web site lists 5 regional parks and 11 open spaces.

So on average, each regional park or open space closes once every 92 years. Of course, not all the open spaces have been open 23 years. If we assume (conservatively) on average they have been open 10 years, then on average each park or open space closes once every 56 years. If Fishers Canyon closes at the same rate as other parks and open spaces, I don't have a problem with that. I would question closing it more often.

evacuation and parking on streets:

If adequate parking at the trailhead is available, trail users won't park on the neighborhood streets. It's neighbors once again simultaneously opposing parking at the trailhead and complaining about people parking on the (public right of way) neighborhood streets. Locking parking lot gates during fire weather warnings exacerbates the problem. Most people would not expect Fishers Canyon to be closed for fire weather warnings. Once they drive up there and find the gate locked, they are fairly likely to just park on the street and go hike. Locking the gate leads to exactly the situation the neighbors decry.

interesting anecdote:

Trails reduce fire risk because trails stop wildfires. A while back, there was a small fire in Stratton open space that was stopped by a social trail. I don't remember when it was, but think it was in the era of the Rick Bergles social trails.

causes of wildfires:

Hikers and bikers don't cause wildfires. Campfires are a different matter, but the area already does not allow camping or overnight use. National forest has a big problem with abandoned campfires, but they allow overnight camping. The hikers and bikers that locking gates at sunset or closing parking for weather would keep out would not be building campfires. Homeless campfires are also a different matter. The Gazette article about the recent fire by 30th and Garden of the Gods Road (this link might not be behind a paywall: [https://denvergazette.com/outtherecolorado/news/suspect-arrested-in-fire-near-garden-of-the-gods-had-active-warrant-in-prior-arson/article\\_db2871b6-6e1f-5620-8ae8-85bb287d2279.html](https://denvergazette.com/outtherecolorado/news/suspect-arrested-in-fire-near-garden-of-the-gods-had-active-warrant-in-prior-arson/article_db2871b6-6e1f-5620-8ae8-85bb287d2279.html)) said in 2024, CS Fire Dept responded to 419 fires started by homeless campfires and so far in 73 days of 2025 they have responded to 183. But locking the gates for fire weather warnings or locking the gates at sunset would not keep out the homeless, except for those living out of their car, and overnight parking is already prohibited.

traffic studies and evacuation modeling:

I'll leave that to the experts, not neighbors who don't like the results:  
less than 1/2 second increased delay for traffic, no significant impact for evacuation,  
and that is assuming the largest parking lot and every spot full.

cell phone coverage:

North Cheyenne Canyon also has bad cell phone coverage. So ... what should we do differently because of that?

fire hydrants:

David's information from CS Fire Dept about how they would fight a fire in Fishers Canyon was very interesting. It sounds like all the expense of adding fire hydrants (the Garden of the Gods water line project cost is \$2 million) and disruption in the open space would be for little gain. Also, if firefighters wanted, they could run lines into the open space from a fire hydrant in the neighborhood. Wildland firefighters are trained to fight fires without water lines, since forests that have fire hydrants are rather rare.

Mexican spotted owls:

The Mexican spotted owl survey was done by experts, following methods designed by experts.

expense of implementing the master plan:

Most of the expense (p 97) is the parking lot, \$3.3 million out of \$5.3 million (presumably the design and contingency costs, especially the contingency costs, apply proportionately) so the road and parking are 66% of the cost. If I understood correctly, David said much of that is because of the longer access road and grading and retaining walls because of the interior site for the parking. The parking site was chosen by a vote of neighbors only. They chose the farther in, more expensive site. Now they are complaining about the expense. (Note that another \$225,000, another 4% of the cost, is for fencing for the neighbors).

Thanks for making it through this long e-mail.

Amanda Jeeter has done a thorough job on this master plan, of course not Amanda personally, but she assembled the team of experts and directed the work. David Deitemeyer has also put a lot of time, thought, and effort into it. The stacked loops lower down provide many options, and are a great way to make fewer trails, so less disturbance, feel like more. The higher trail goes to some view points. Responding to all input, not just neighbors, the plan includes the larger parking option, but phased. But I still think the trailhead should have some bike racks. :)

Please do not further restrict hours, limit parking, or further limit access for everyone but people who can walk or bike there. Please approve the Fishers Canyon master plan in April.

Thanks,  
Carol Beckman

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fishers Canyon  
**Date:** Monday, April 7, 2025 9:05:35 AM  
**Attachments:** [image001.png](#)

---

---

**From:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>  
**Sent:** Friday, March 14, 2025 7:59 AM  
**To:** Noreen McQuinn <[homeatlast2020@outlook.com](mailto:homeatlast2020@outlook.com)>  
**Subject:** RE: Fishers Canyon

Thank you Noreen! I will pass your comments along!

---

**From:** Noreen McQuinn <[homeatlast2020@outlook.com](mailto:homeatlast2020@outlook.com)>  
**Sent:** Thursday, March 13, 2025 5:05 PM  
**To:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>  
**Subject:** RE: Fishers Canyon

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Anna,

I am very much in favor of the Fishers Canyon recreation area and am excited for its opening to the public.

I have read the 2025 Master Plan and found that the mitigations for fire, traffic, parking and overall usage have been well researched and documented. I am confident that this is a solid plan.

Looking to the future, the trails and connectivity will provide years of recreation here on the (south) west side and I cannot imagine a better use of this beautiful area; a place that can be enjoyed by everyone for many years to come.

Sincerely,  
Noreen McQuinn  
675 High Lonesome View  
Colorado Springs

---

**From:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>  
**Sent:** Thursday, March 13, 2025 10:17 AM

**To:** Noreen McQuinn <[homeatlast2020@outlook.com](mailto:homeatlast2020@outlook.com)>

**Subject:** RE: Fishers Canyon

Hey Noreen!

Sorry to hear we are having technical issues. You can also submit comments via email to me!

Thanks!

Anna

---

**From:** Noreen McQuinn <[homeatlast2020@outlook.com](mailto:homeatlast2020@outlook.com)>

**Sent:** Thursday, March 13, 2025 7:55 AM

**To:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>

**Subject:** Re: Fishers Canyon

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Dialed in twice. Hear music as I wait to be let into the meeting and then absolute silence. I can see I'm still "on the call" but I hear nothing. It is now 7:54. I'll stay on a bit longer but it appears something is wrong.

Noreen

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---

**From:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>

**Sent:** Tuesday, March 11, 2025 2:26:49 PM

**To:** Noreen McQuinn <[homeatlast2020@outlook.com](mailto:homeatlast2020@outlook.com)>

**Subject:** RE: Fishers Canyon

Great! Thank you! I will call on you on Thursday!

---

**From:** Noreen McQuinn <[homeatlast2020@outlook.com](mailto:homeatlast2020@outlook.com)>

**Sent:** Tuesday, March 11, 2025 2:26 PM

**To:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>

**Subject:** Re: Fishers Canyon

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949-280-7403

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**From:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>

**Sent:** Tuesday, March 11, 2025 2:24:37 PM

**To:** Noreen McQuinn <[homeatlast2020@outlook.com](mailto:homeatlast2020@outlook.com)>

**Subject:** RE: Fishers Canyon

Absolutely! Would you mind sending me your phone number so I can call on you by name on Thursday?

---

**From:** Noreen McQuinn <[homeatlast2020@outlook.com](mailto:homeatlast2020@outlook.com)>

**Sent:** Tuesday, March 11, 2025 2:08 PM

**To:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>

**Subject:** RE: Fishers Canyon

**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!**

Anna,

Yes, please pass my email comments below along to the Board. I plan on calling in.

Noreen

---

**From:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>

**Sent:** Tuesday, March 11, 2025 1:54 PM

**To:** Noreen McQuinn <[homeatlast2020@outlook.com](mailto:homeatlast2020@outlook.com)>; Solano, Andrea <[Andrea.Solano@coloradosprings.gov](mailto:Andrea.Solano@coloradosprings.gov)>

**Subject:** RE: Fishers Canyon

Hi Ms. McQuinn!

Thanks for submitting these comments!

All comments are so helpful to this process! There are a few ways to show support, if you would like to!

1. You can email any comments of support to me, and I will pass them along to the Board via email!
2. You can call into the meeting! The agenda and call-in information can be found here: <https://coloradosprings.gov/parksboard>

3. You can attend the meeting as well! It is this Thursday at 7:30 a.m. at 1401 Recreation Way – though I don't believe this item will be presented until closer to 8:00/8:15 if I had to guess.

Thank you so much!

## Anna Bingman

Assistant to the Director  
Parks, Recreation, and Cultural Services  
City of Colorado Springs

O: 719-385-6517

C: 719-517-9120

[Anna.Bingman@Coloradosprings.gov](mailto:Anna.Bingman@Coloradosprings.gov)



---

**From:** Noreen McQuinn <[homeatlast2020@outlook.com](mailto:homeatlast2020@outlook.com)>

**Sent:** Tuesday, March 11, 2025 1:53 PM

**To:** Solano, Andrea <[Andrea.Solano@coloradosprings.gov](mailto:Andrea.Solano@coloradosprings.gov)>; Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>

**Subject:** Fishers Canyon

**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!**

Andrea and Anna,

I live at 675 High Lonesome View in Colorado Springs. I have been waiting eagerly for Fishers Canyon to be opened up to the public. This beautiful area will provide easy access, especially for those of us who live in the south part of the Springs. I hope there are no delays! Please let me know how I might help.

Noreen McQuinn

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fisher Canyon  
**Date:** Monday, April 7, 2025 9:05:47 AM  
**Attachments:** [image001.png](#)

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Thursday, March 13, 2025 1:53 PM  
**To:** Matthew Hevey <matthewhevey@gmail.com>; Solano, Andrea  
<Andrea.Solano@coloradosprings.gov>  
**Subject:** RE: Fisher Canyon

Hi Mr. Hevey!

Thanks for providing these comments!

They have been received and forwarded to the Board!

Thank you!

**Anna Bingman**

Assistant to the Director  
Parks, Recreation, and Cultural Services  
City of Colorado Springs

O: 719-385-6517

C: 719-517-9120

[Anna.Bingman@Coloradosprings.gov](mailto:Anna.Bingman@Coloradosprings.gov)



---

**From:** Matthew Hevey <[matthewhevey@gmail.com](mailto:matthewhevey@gmail.com)>  
**Sent:** Wednesday, March 12, 2025 7:45 PM

**To:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>; Solano, Andrea  
<[Andrea.Solano@coloradosprings.gov](mailto:Andrea.Solano@coloradosprings.gov)>

**Subject:** Fisher Canyon

**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,

I'm unable to come to the meeting tomorrow, but I wanted to send my support for the open space. I think it would be a great asset to the community. I hear a lot of support from neighbors and others in the community although we aren't as organized as the broadmoor community who dissents. Many of us have young families and the meetings coincide with school dropoff and work. I have read the petition and don't find any of their demands compelling. It also is worrisome to me that many on that petition don't even live in the Springs and the leaders are real estate developers that may have other motives for the open space to fail (although that is speculation on my part). Anyway, if there is some way I can help for the open space to succeed, I'm happy to help. I live at 5343 Old Timber Grove.

Thanks for your time,  
Matthew Hevey

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fisher Canyon Open Space Support  
**Date:** Monday, April 7, 2025 9:06:11 AM

---

-----Original Message-----

From: Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
Sent: Thursday, March 13, 2025 7:29 AM  
To: Michelle Hevey <mhhevey@gmail.com>; Solano, Andrea <Andrea.Solano@coloradosprings.gov>  
Subject: RE: Fisher Canyon Open Space Support

Hi Mis. Hevey!

Thanks for sharing these comments! They have been received and forwarded to our Board!

Thanks so much!

Anna Bingman  
Assistant to the Director  
Parks, Recreation, and Cultural Services City of Colorado Springs

O: 719-385-6517  
C: 719-517-9120  
[Anna.Bingman@Coloradosprings.gov](mailto:Anna.Bingman@Coloradosprings.gov)

-----Original Message-----

From: Michelle Hevey <mhhevey@gmail.com>  
Sent: Wednesday, March 12, 2025 7:52 PM  
To: Solano, Andrea <Andrea.Solano@coloradosprings.gov>; Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
Subject: Fisher Canyon Open Space Support

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Hi Andrea and Anna,

My name is Michelle Hevey. I live at 5343 Old Timber Grove, Colorado Springs, CO 80906.

I am unable to attend tomorrow's meeting about the new Fishers Canyon Open Space so I wanted to send a quick email sharing my support for developing Fishers Canyon into a recreation open space. I believe it will be of great benefit to the residents in my neighborhood, Star Ranch, as well as the rest of Broadmoor Bluffs with minimal negative impact on the community or environment.

I have been quite involved during this process and have been impressed with how the planning committee has listened to immediate community's input and scaling that with the available options and funds. It's a tricky area and an absolutely beautiful gem. I'm so trilled the City purchased this gorgeous area to preserve it instead of a developer

building a massive neighborhood there.

I feel most of the opposition to this proposed area is simply hyper-fear mongering. I've read the petition circulating. Everything they are "demanding" is expensive and some unnecessary.

To find a common ground, I could see adding a few trail cameras and potentially a fire hydrant (if even physically possible) in the large parking lot; however, I would hate to see this project railroaded over intangible dreams.

If there is anything I can do to help, please let me know.

Thank you and good luck,

Michelle Hevey  
678-787-6450

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Background Material for Park Board - Please Distribute  
**Date:** Monday, April 7, 2025 9:06:28 AM  
**Attachments:** [Fishers Canyon Letter.pdf](#)  
[fcos-3625email.pdf](#)

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Wednesday, March 12, 2025 12:07 PM  
**Subject:** FW: Background Material for Park Board - Please Distribute

Passing Along!

---

**From:** Les Gruen <[urbanstrategies@msn.com](mailto:urbanstrategies@msn.com)>  
**Sent:** Wednesday, March 12, 2025 11:03 AM  
**To:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>  
**Cc:** Les Gruen <[urbanstrategies@msn.com](mailto:urbanstrategies@msn.com)>; Haley, Britt I <[Britt.Haley@coloradosprings.gov](mailto:Britt.Haley@coloradosprings.gov)>  
**Subject:** Background Material for Park Board - Please Distribute

**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!**

Greetings:

Les Gruen and Urban Strategies represents a group of neighbors living in the vicinity of Fishers Canyon Open Space (FCOS). Neighbors have been frustrated that their concerns regarding the FCOS Master and Management Plan (Plan) have not being heard. More specifically, neighbors felt significant questions surrounding fire safety and evacuation planning, traffic and noise, neighborhood security and overall visitation management issues had not been adequately addressed in the Plan.

The neighborhood presented its case at the March 5<sup>th</sup> TOPS Working Committee meeting. At this meeting PRCS indicated that it was willing to take additional time to address neighborhood concerns. And, the Working Committee directed PRCS staff to address the issues detailed in a February 21<sup>st</sup> letter to Britt Haley, attached above, and report back at their April meeting. This letter summarizes neighborhood concerns and unresolved issues.

A statement I made at the TOPS meeting was that in its current form, the Plan

is more of a vision than a plan because it does not link proposed improvements to any sort of budgetary or timing considerations. It is not apparent what will be constructed or when it might be constructed. Knowing this information is important for the neighbors to understand the impact of FCOS on their properties.

Mr. Gruen and Ms. Haley met on March 10<sup>th</sup> to discuss how to best address neighborhood concerns. Prior to this meeting an email, also attached above, suggesting a path forward was sent to Ms. Haley on March 6<sup>th</sup>. It recommended a meeting with the neighbors with a focus on fire safety and visitation management and undertaking more work exploring the phasing and timing of improvements. Ms. Haley committed to a neighborhood meeting. She did not commit to further work connected to phasing and timing of improvements since this has not been done in other open space plans prepared by the city.

While there has been much effort expended in the production of the Plan, this work can be enhanced by stepping back and addressing the various concerns detailed in this email's attachments. Fortunately, there is not urgency to approve a Plan at this time and there is great benefit in taking the time necessary to produce a product that is not only visionary but linked to the ability to construct and pay for the new FCOS.

Thank you.

Les Gruen  
Urban Strategies

Les Gruen



February 21, 2025

Ms. Britt Haley  
Director  
Parks, Recreation and Cultural Services  
City of Colorado Springs  
1401 Recreation Way  
Colorado Springs, CO. 80903

Via email – [britt.haley@coloradosprings.gov](mailto:britt.haley@coloradosprings.gov)

**Re: Fishers Canyon Open Space Master Plan**

Dear Ms. Haley:

Urban Strategies was recently retained to represent the neighborhood surrounding Fishers Canyon Open Space (FCOS). The city has obviously expended significant resources and much effort in acquiring and drafting a master plan for this property. Most would agree that the subject property's use as open space is of great benefit to the city as opposed to further residential development. However, due to a number of questions, concerns, perceived deficiencies and/or flaws related to the Draft FCOS Master Plan, it seems premature to move forward with approval before the resolution of these outstanding issues.

There is strong neighbor sentiment that Colorado Springs Parks, Recreation and Cultural Services (PRCS) is moving too quickly to approve the master plan without proper consideration of the adverse impact development of this site may have on the surrounding neighborhood. Among the *Project Givens* (Page 10) of the master plan is the statement that, "all voices will be equal in the decision-making process". This notion is in conflict with the city's Unified Development Code. Section 7.5.415 (1) addresses a citizen's right to appeal and limits standing based on distance from the subject property. Surely those living in the immediate vicinity of development that results in a major increase of intensity of use should have a greater say than someone that is not impacted by visitors to FCOS.

Among the greatest neighbor concerns is that Visitation Management is re-active, not pro-active. To the extent that forecast use has been underestimated, how will impacts to the neighborhood be mitigated? The neighbors believe it is important to establish a plan before opening FCOS to public use versus addressing these problems after the fact. The neighbors of Ford Amphitheater certainly would have preferred this approach.

Further, estimates of traffic and park use seem quite arbitrary and not the result of rigorous analysis. The traffic impact assessment notes that trip generation estimates were provided by PRCS and traffic engineering staff. Strawberry Hill was used as the *only* benchmark based on "similar trail network size and usage patterns". The analysis would have been more credible if site-generated traffic was based on more than one open space facility with trails in Colorado Springs, especially Stratton Open Space, which is arguably more comparable to FCOS than Strawberry Hill.

The neighbors have many more questions and concerns related to the utilization of FCOS that can be grouped into categories related to Fire, Safety, Adverse Impacts to the Neighborhood and Environmental. Generally, these include, but are not limited to:

- Fire Safety
  - Wildfire risk exacerbated by introduction of human use
  - Emergency egress
  - Fire hydrant pressure and lack of hydrant installation on FCOS property
  - Impact on homeowner's insurance with respect to extraordinary increases in premiums or cancellation of policies
- Neighborhood Safety and Security
  - Potential for increased crime and trespassing
  - Camping, homelessness, high school student parties and loitering
- Adverse Impact on Neighborhood/Quality of Life
  - Park hours
  - Traffic volume
  - Speeding
  - Potential for parking in front of houses by park users
  - Noise
  - Insufficient park ranger presence
- Environment
  - Wildlife impact
    - Sufficient identification of endangered species?
  - Litter
  - Horse manure and horse trailer traffic
  - Maintenance of restrooms and trash receptacles

Some other concerns and unresolved issues in no particular order are:

- Hours of operation should be sunup to sundown, not before and after
- Eliminate trails immediately behind homes
- Install fire hydrants in FCOS and enhance pressure on existing hydrants
- Explore reservation system for parking especially for horse trailers

Letter to Britt Haley  
February 21, 2025  
Page Three

- Aggressively pursue other ingress/emergency egress routes
- Establish a clear park management plan prior to opening
  - Hours of operation
  - Enforcement of rules
  - Continuous presence of park rangers until use and traffic patterns are established
  - Trash disposal and cleaning
- Conduct wildlife studies as necessary
- Signage and posted rules
- Camera monitoring equipment
- Split-rail fencing with no-trespassing signs to identify private property at the top of the natural ridge without being visible from houses

Any private entity development of this property resulting in a similar increase of intensity of use than FCOS would certainly require a higher level of fire protection like the installation of fire hydrants and more detailed analysis of evacuation scenarios in the event of a fire emergency. The same should hold true for any public entity developing this property

The neighborhood is meeting at Cheyenne Mountain Elementary School on Thursday, February 27, 2025 at 6:00. I would formally like to invite both PRCS and planning department and public works department representatives to attend, as appropriate. The attendance of city representatives will give neighbors a better sense that they are being heard. This was not the case at other public meetings on this topic. It would be beneficial for everyone involved to work out as much as possible before the public hearing process begins.

In summary, many of the neighbors living in the area surrounding FCOS feel that their interests have not been properly taken into account in the master planning process. Many of these concerns are likely to be resolved as a result of a more thorough traffic impact analysis and proactive visitation management plan. The current master plan is not ready for primetime and review by various public entities should be delayed until further efforts are made to work out concerns with the neighborhood.

Sincerely,



Les Gruen

cc: Kevin Walker, via email  
Travis Easton, via email

**Subject:** Some Thoughts

**Date:** Thursday, March 6, 2025 at 10:37:48 AM Mountain Standard Time

**From:** Les Gruen

**To:** Haley, Britt I

**CC:** Les Gruen

Good morning, Britt –

I'd like to share some of my thoughts about the Fishers Canyon Master and Management Plan (Plan) prior to our meeting on Monday so you have a chance to think about these things without me springing them on you.

I've been working with the neighbors on this project for only three weeks and there have been substantive on-going changes, yet the Plan is going forward for approval. This has been somewhat of a moving target and frustrating for neighbors. It's a little mystifying that the Plan is moving forward for approval while still in flux.

Yesterday's staff and consultant presentation to the TOPS Working Committee reinforced a couple of concerns: the continuing refinement of the plan and the poor communication of those changes. The presentation also underscored the comment in my letter to the Working Committee that the Plan's, "well designed packaging belies its completeness". My comment at the meeting was that what we have is a vision, but not a plan.

Perhaps the best way to explain what I mean is to ask you to look at this Plan from an economics perspective. The work that has been done has almost exclusively focused on the demand side. It explores how to optimize what users want in the context of environmental and physical constraints. There does not seem to be any linkage to the supply side of the equation – namely what elements of this vision can be constructed based on the amount of funds that are available to FCOS?

To create that linkage each of the elements of the plan need to be costed out. (PRCS is lucky inasmuch as the department should have costs for each element of FCOS development based on work done on other projects in the city.) I'd be surprised if funds are available to fund all or most of the vision, so the next step is to figure out highest priority/most desired first phase improvement costs. Subsequent improvements need to be grouped into phases, as well.

This analysis of capital expenses and operating costs needs to be viewed in the context of available funding. PRCS may need to accumulate several years revenue to execute various phases.

Understanding how development costs relate to funding is critical. Having this understanding will allow PRCS to show how the park will be developed over time and how long it is likely to take. The neighbors will have a much better idea of the scale of the project versus seeing a vision that may never be realized because of budgetary constraints.

I will either attach or forward under separate cover a spreadsheet that shows what I'm talking about.

Prior to our meeting and under separate cover I'm going to forward various questions the neighbors have related to visitation management issues. The way the current plan addresses this matter is that if we guess wrong we will figure out what to do after the fact. As I mentioned in my meeting with David Deitemeyer, I think there are a variety of things that can be done now to avoid having to come up with a solution after the fact.

I look forward to getting together next week. Working together I'm confident you will end up with a better product.

Les

# Fishers Canyon Open Space Capital Improvement Plan

Year(s)	1	2	3	4	5	6 - 10	11-20
<u>Source of Funds</u>							
TOPS							
COS							
GOCO							
Other Source							
Other Source							
<b>TOTAL</b>							
<u>Use of Funds</u>							
Planning and Design							
Trail Consdtruction							
Roadway Imprvements							
Parking Lot Construction							
Enforecmnt/Security							
Fire Safety							
Operating Expenses - Park Ranger							
<b>TOTAL</b>							

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fishers Canyon  
**Date:** Monday, April 7, 2025 9:06:34 AM

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Tuesday, March 11, 2025 2:28 PM  
**Cc:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>; Thelen, Lonna <Lonna.Thelen2@coloradosprings.gov>  
**Subject:** FW: Fishers Canyon

Passing along!

---

**From:** Noreen McQuinn <[homeatlast2020@outlook.com](mailto:homeatlast2020@outlook.com)>  
**Sent:** Tuesday, March 11, 2025 1:53 PM  
**To:** Solano, Andrea <[Andrea.Solano@coloradosprings.gov](mailto:Andrea.Solano@coloradosprings.gov)>; Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>  
**Subject:** Fishers Canyon

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Andrea and Anna,

I live at 675 High Lonesome View in Colorado Springs. I have been waiting eagerly for Fishers Canyon to be opened up to the public. This beautiful area will provide easy access, especially for those of us who live in the south part of the Springs. I hope there are no delays! Please let me know how I might help.

Noreen McQuinn

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Resident support for Fishers Canyon Open Space  
**Date:** Monday, April 7, 2025 9:06:48 AM  
**Attachments:** [image001.png](#)

---

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Monday, March 10, 2025 12:28 PM  
**To:** Rebecca Boyle <beckyw31@gmail.com>; Solano, Andrea <Andrea.Solano@coloradosprings.gov>  
**Cc:** Greg Boyle <greg.p.boyle@gmail.com>  
**Subject:** RE: Resident support for Fishers Canyon Open Space

Good afternoon, Ms. Boyle!

Thank you so much for submitting these thoughtful comments. This email has been received and forwarded to the Parks, Recreation and Cultural Services Advisory Board!

Please do not hesitate to reach out should you have any additional questions, comments or concerns!

Thank you!

## **Anna Bingman**

Assistant to the Director  
Parks, Recreation, and Cultural Services  
City of Colorado Springs

O: 719-385-6517

C: 719-517-9120

[Anna.Bingman@Coloradosprings.gov](mailto:Anna.Bingman@Coloradosprings.gov)



**From:** Rebecca Boyle <[beckyw31@gmail.com](mailto:beckyw31@gmail.com)>

**Sent:** Monday, March 10, 2025 11:04 AM

**To:** Solano, Andrea <[Andrea.Solano@coloradosprings.gov](mailto:Andrea.Solano@coloradosprings.gov)>; Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>

**Cc:** Greg Boyle <[greg.p.boyle@gmail.com](mailto:greg.p.boyle@gmail.com)>

**Subject:** Resident support for Fishers Canyon Open Space

**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 Colorado Springs Parks Advisory Board,

I live at 5335 Old Star Ranch View with my husband and two kids. I am writing in support of the city's efforts to develop Fishers Canyon Open Space as a multi-use recreation area.

I believe this open space will be of great benefit to the residents of Broadmoor Bluffs and the surrounding areas. We have been relieved to see ongoing fire mitigation work, which will protect us all. I support formalizing Fishers Canyon as a city-operated, taxpayer-funded recreation space for the benefit and enjoyment of residents, and for the protection of our natural resources.

I know several people in the Broadmoor Resort Community are opposed to this project, but those rich people do not speak for all of us on Cheyenne Mountain. Although media coverage has been largely focused on opposition to the city's draft master plan, many families up here are strongly in favor of it. I have been encouraging neighbors and friends to reach out to the parks advisory board to express our support.

I have a schedule conflict for the meeting this Thursday at 7:30 am, but I will try to be present for the next meeting in April. Meanwhile, please consider this email a comment in the public record in strong support of the city's efforts to build mixed-use trails, rock climbing and bouldering opportunities, and off-street parking in Fishers Canyon. And please don't hesitate to contact me if you need any other information or public comment.

Best,

Rebecca Boyle

Colorado Springs resident

[Rebecca Boyle](#)

Author of Our Moon  
Colorado Springs, CO  
970-978-1629

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fishers Canyon master plan  
**Date:** Monday, April 7, 2025 9:07:07 AM

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Monday, March 10, 2025 8:17 AM  
**Cc:** Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>  
**Subject:** FW: Fishers Canyon master plan

Passing along these comments this morning!

Thanks!  
Anna

---

**From:** Carol Beckman <[quibus42@gmail.com](mailto:quibus42@gmail.com)>  
**Sent:** Sunday, March 9, 2025 7:36 PM  
**To:** PRCS - Parks Advisory Board - SMB <[PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov](mailto:PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov)>  
**Subject:** Fishers Canyon master plan

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Please forward to Parks board.

Hi, Parks board,

I attended the MarchTOPS working committee meeting with the presentation on the Fishers Canyon master plan. I wanted to address some issues the neighbors raised, and address some points of the master plan.

What I heard in comments from the neighbors was they want the process slowed down, they claimed that they have not been adequately informed of the process or the plan, they want more input and claim they have not had adequate input into the plan and their concerns have not been heard.

I looked at some of the sources of information they have had.

The presentation to TOPS working committee said the neighbors received 897 postcards

and there were signs on the site. There is of course also the information available to anyone in the city, the city web site, city news releases, city and Parks Facebook pages and other social media, the TOSC newsletter, traditional news outlets.

The Spires HOA put out information on the Fishers Canyon master plan process. They said they would put out notices ( [https://thespireshoa.com/Board\\_Meetings/4-24.pdf](https://thespireshoa.com/Board_Meetings/4-24.pdf) ) and they had a meeting for their residents ( [https://thespireshoa.com/Board\\_Meetings/June\\_2024\\_Fishers\\_Canyon.pdf](https://thespireshoa.com/Board_Meetings/June_2024_Fishers_Canyon.pdf) ). The top link on the home page of the Spires HOA web site is for the Fishers Canyon master plan ( [https://thespireshoa.com/doc\\_display.asp?dpath=New\\_Owners&Mitem=244](https://thespireshoa.com/doc_display.asp?dpath=New_Owners&Mitem=244) ).

One neighbor said that many neighbors are older and don't use modern media. Being elderly myself (according to city code), I subscribe to the Gazette. I have seen several articles in the Gazette about the Fishers Canyon master plan. To check how many articles the Gazette has had, I used the Gazette web site search function, and found 10 articles about the Fishers Canyon master plan, throughout the process, and 12 more articles about Parks projects and plans that included information on the Fishers Canyon master plan, plus 3 articles about the acquisition itself. TV news also covered the master plan, though not as extensively. I checked their web sites to see what reports they have had. Search on KOAA shows 6 reports on the master plan, 1 more on the acquisition. KRDO lists 4 reports on the master plan, 1 on Fishers Canyon fire mitigation, 1 with the master plan listed with projects, 1 on the acquisition, plus 6 news archives with relevant info. Fox 21 search lists 4 reports about Fishers Canyon, 1 on the master plan, 1 on fire mitigation, 1 on the acquisition, 1 with the list of Parks projects. KKTU had 2 reports on the mitigation, and showed that Mayor Yemi mentioned the Fishers Canyon master plan in his monthly address in July 2024. Yes, I used one of those modern media to find the articles and reports, but that is because their web sites are their archive of what appeared in print or on air. Anyone who uses traditional news media should have known about Fishers Canyon and the master plan.

There are also all the efforts from Parks staff and the consultant, but they are better able to report on all their efforts to inform the community and the neighbors in particular.

The fire mitigation itself would bring attention to the property and happenings related to it. Trucks and equipment must have gone up and down their streets to the open space. If that did not get their attention, surely the noise from masticators, chainsaws, chippers, or whatever equipment the mitigators used would have. If they investigated they would have discovered that the city had bought the property, was doing fire mitigation, and was going to do a master plan for the open space. (Fire mitigation was in

2023; the master plan process started with site analysis and stakeholder engagement in October 2023 -- according to the city web site <https://coloradosprings.gov/document/fishers-faq-final.pdf>, and that there would be a master planning process was announced before then.) The fire mitigation went on for several months, but these neighbors who were unaware of the master plan never walked toward the noise to see what was happening, never asked their neighbors if they knew, never called their HOA to ask what was going on. If the fire mitigation did not get their attention, they will not notice some extra cars and some hikers and bikers.

I'll go on the same rant I had with the Blodgett master plan. The neighbors had:

postcard notices

signs in the neighborhood

HOA reps at the stakeholder meetings

notices from the HOA plus a resident meeting

4 site tours

meetings for the neighbors (mentioned by speakers from the neighbors at TOPS)

personal meetings with Parks staff.

No one else in the entire city had any of that. And one of the Givens is that all voices are equal. The neighbors decided where the parking would go. Trails have been moved away from the property boundary because of neighbors' concerns. The hours have already been reduced because of the neighbors' desires. Parks staff say they will close Fishers Canyon trailhead parking for wildfire weather warnings because of neighbors' concerns. How often has any other park or open space closed for wildfire weather warnings? Blodgett closed during the Waldo fire, and for its aftermath, but that was for an actual wildfire. Red Rock Canyon closed because of storm and flood damage after the 2013 or 2015 (maybe both) floods, for actual damage. Also, just browse through the management plan points (p 68 to 85) and consider how many of those are there because of neighbors' concerns. The neighbors have been notified many times in many ways, have had ample opportunity for input, and have had substantial consideration in the master and management plan.

It's also important to remember the broad community support that this master plan has.

The neighbors opposing the plan are a small but very vocal group.

The November community survey of trail alternative 1 vs 2 showed 77% supported alternative 2, which is substantially like the recommended plan, with 8% more supporting either. At the in-person meeting in November 50% supported alternative 2, with 42% supporting either.

For parking alternatives, 60 to 110 parking spots, the recommended plan, had 61% support in the community survey, 19% supporting both, and 67% support at the meeting,

plus 8% supporting both.

For the draft plan, full community results showed 57% strong support and 14% somewhat support, for 71% who support the plan. For those outside the neighborhoods, 72% support strongly and 14% support somewhat, for 85% supporting the plan.

Survey results even from neighbors show support, just not strong support.

For access points, the survey of neighbors showed 29 preferred access focused from Wellfleet, and 5 more somewhat preferred that, compared to dispersed access, for 34 out of 67 neighbors who responded.

For the draft master plan, survey results for the Spires neighborhood showed 20% strong support, 15% somewhat support, for 35% who support the plan.

But most Broadmoor Resort neighbors support the plan. The Broadmoor Resort neighborhood showed 51% strong support, 14% somewhat support, for 65% who support the plan.

For the community as a whole, neighbors and not, a large majority support the plan.

This is an open space for everyone in the city. Everyone, even tourists, pay the TOPS tax.

The neighbors' voices should not outweigh the other 500,000 people in the city.

Looking at some specific issues:

property values:

Developed parks and open spaces increase property values. It's developed parks and open spaces, that people can use, that increase property values, not vacant land.

Reference the Trust For Public Lands study for Colorado Springs on the economic benefits of parks, with its conservative estimate of 5 to 20% increase in value for residences near parks.

A neighbor at the January public meeting asked if people would want this in their back yard. The demonstrated answer is yes, people do. Consider houses near Garden of the Gods, with 5 million or so visitors every year, and the property values there. People pay more for houses near parks and open spaces, not less.

views, traffic, wildfire evacuation:

It's important to remember that the alternative was 70 houses.

Instead of seeing a few trails, maybe cars in a parking lot, they would have been looking at 70 houses.

Instead of traffic from the trailhead, estimate of 217 with the most parking on a weekend, from the traffic study (p 37 in the master plan), they would have had about 700 trips per day from the 70 houses (standard estimate of 9.5 trips per day per residence, rounded to make the math easy).

Instead of a maximum of 110 cars at full build-out of the parking, they would have had all

the cars from 70 houses, likely 2 or 3 cars per house, if an evacuation was ordered. Also, the consultant had an extensive (for the size of the project) traffic study (pages 34 to 37 in the plan for the summary, <https://coloradosprings.gov/document/appendixa-fisherscanyontrafficimpact01.20.25.pdf> if you want to look at the full study). For traffic, it showed less than 1/2 second increased delay because of open space traffic. For evacuation, it showed no effect except downstream at Highway 115, which will have problems in an evacuation regardless.

hours:

Please do not reduce the hours further. Keep them at 5 a.m. to 9 p.m. The hours have already been reduced because of neighbors' concerns. Hopefully you received the e-mail I sent in November when information at the public meeting said that parking lot gates would lock at sunset, so I won't repeat that here. Closing to everyone but the neighbors at sunset is unreasonable for a variety of reasons.

parking:

This is an open space for everyone in the city. The closest bus service is 3 miles away. Parking is essential for access for everyone but the neighbors. The neighbors are concerned about people parking on their streets, but simultaneously want to restrict parking at the trailhead. Limiting parking on-site does not keep people from coming; they will park somewhere.

bike racks:

Please add bike racks at the trailhead to the master plan. I searched the master plan and could not find mention of having bike racks at the trailheads or among the amenities. People might want to bike to the open space, then hike. Some people are road bikers, not mountain bikers, and even some mountain bikers like to hike also.

lighting

I'd also ask that any lighting at the open space be dark-sky compatible.

bike access on the upper trails:

Please consider allowing bike access (not dogs or horses, just bikes, perhaps not even e-bikes) on the planned Fishers Canyon trail. Parks staff and the consultant explained that the terrain and soil types would not feasibly support downhill bike trails. But downhill bike trails are different from a shared-use trail. Given the length of the trail, it would not see many casual hikers, just hikers that want a long hike and runners.. The trail might have some spots that bikes cannot ride, but bikers could carry their bikes at those spots. Bikers would bike up the trail first, so encounter all those spots on the way

up, so know what to expect on the way down.

Overall, I support the master plan. Planning for adequate parking, and expansion when needed is a good idea. Stacked loop trails provide many options. It's great to have the upper trail to allow people to experience all the views there. Please do not delay it. Please vote to approve the Fishers Canyon master plan in April.

Thanks,  
Carol Beckman

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Background Material for Tomorrow's TOPS Meeting  
**Date:** Monday, April 7, 2025 9:07:47 AM  
**Attachments:** [fcos012425.docx](#)  
[fcos022125.docx](#)

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Wednesday, March 5, 2025 11:25 AM  
**Subject:** FW: Background Material for Tomorrow's TOPS Meeting

Not sure I got the attachments along before. My apologies, I'm a little rusty!

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**From:** Les Gruen <[urbanstrategies@msn.com](mailto:urbanstrategies@msn.com)>  
**Sent:** Tuesday, March 4, 2025 3:12 PM  
**To:** PRCS - TOPS Working Committee - SMB <[PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov](mailto:PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov)>  
**Cc:** Haley, Britt I <[Britt.Haley@coloradosprings.gov](mailto:Britt.Haley@coloradosprings.gov)>; Easton, Travis W. <[Travis.Easton@coloradosprings.gov](mailto:Travis.Easton@coloradosprings.gov)>; Walker, Kevin <[Kevin.Walker@coloradosprings.gov](mailto:Kevin.Walker@coloradosprings.gov)>  
**Subject:** Background Material for Tomorrow's TOPS Meeting

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Greetings –

Please distribute to TOPS Working Committee members in advance of tomorrow morning's meeting. Thank you.

Les Gruen

Dear TOPS Committee Members:

Urban Strategies represents a group of neighbors that live in the vicinity of Fishers Canyon Open Space (FCOS). Neighborhood concerns are summarized in the attached documents: a February 21<sup>st</sup> letter to Britt Haley and a meeting agenda and talking points prepared for a February 24<sup>th</sup> meeting with David Deitemeyer.

The agenda for TOPS' March 5 meeting includes a presentation of the FCOS master and management plan. I will be at the meeting and prepared to comment on this item. Several different groups have formed to voice concerns regarding FCOS and are likely to be making public comments at your meeting. These include the Spires HOA, neighbors that have prepared a change.org petition – now with roughly 400 signatures – along with a local advocacy organization called Integrity Matters.

I have reviewed the summary of the FCOS Community Open House that took place on January 22, 2025. Based on what I have heard from attendees and in contrast to what was reported in your

February minutes that, “*the Fisher’s (sic) Canyon Open House went great and was well received...*”, many neighbors left with the impression their interests and concerns were not being taken into account. As a consequence, some of them organized and two weeks ago Urban Strategies was retained to provide representation as the plan moves forward.

The FCOS master plan is an important step in the ultimate development of this property. What has been produced so far is a good first step in flushing out the ultimate plan. But its well-designed packaging belies its completeness.

What is proposed for this site is a major increase in the intensity of use which greatly exacerbates the risk of fire in one of our city’s more vulnerable areas. Many of you are undoubtedly aware of the second deadliest fire in Colorado history that, within minutes, completely destroyed the area between The Broadmoor and what is proposed to be the FCOS, then it roared down the mountain to then Camp Carson, killing 9 people in the 1950s. In light of recent fires locally and around the country, residents naturally have great concern for their safety.

There would be great benefit in not rushing approval of a plan that is not yet ready for prime time. More work is needed to better address items like:

- Evacuation Planning
- Visitation Management
- Construction Costs and Phasing
- Fire protection and operational issues like a lack of hydrants and other new technologies which can speed CSFD response
- Timelines for the approval process and park construction
- Project analysis by Colorado Springs Utilities, the Planning Department and the Fire Department

The acquisition and planning of FCOS is a visible example of the importance of TOPS to Colorado Springs. The efforts and thoughtfulness of this Working Committee can be seen throughout our community. We are at a critical juncture where the Committee’s guidance to staff will be very meaningful.

One of the overriding problems of the draft plan is that it is reactive to problems that arise and not proactive in anticipating how to address potential problems in advance. Ford Amphitheater is an example of this approach. There should be no urgency to rush through a plan for FCOS. The TOPS Committee’s guidance to take the time to make sure the FCOS master and management plan is well thought out will pay huge dividends versus plowing forward with many unanswered questions.

Thank you.

Les Gruen

**Meeting Agenda/Talking Points**  
**Monday February 24, 2025 at 1:30**  
**1401 Recreation Way**

**David Deitemeyer, PLA, ASLA, AT, CPRP**  
TOPS Senior Program Administrator, Design  
and Development Division  
Parks, Recreation & Cultural Services  
City of Colorado Springs  
719-385-6515  
[David.Deitemeyer@coloradosprings.gov](mailto:David.Deitemeyer@coloradosprings.gov)

**Les Gruen**  
Urban Strategies  
719.227.7777  
[urbanstrategies@msn.com](mailto:urbanstrategies@msn.com)

- Personal Introductions
- How I Got Involved
  - Neighbors, as expected, up-in-arms about change in *status quo*
  - Didn't feel heard at public meetings
  - Disorganized and inexperienced
  - Dave Zelenok, former Public Works Director, asked that I meet with neighbors
    - Train has left station, but neighbors should have ability to impact final plan
- Master Plan Comments/Concerns
  - Inadequate disaster evacuation modeling
  - Demand estimates were not supported by credible analysis
  - Re-active rather than pro-active in the event demand estimates are wrong
- Big Picture Neighborhood Concerns
  - Fire/Existing hydrant pressure/Lack of hydrants in FCOS/Evacuation planning
  - Hours of operation
  - Parking
  - Security
- Desired outcome of this meeting
  - Slow approval process while we work stuff out
  - PRCS and city representatives attend neighborhood meeting with a bunch of neighborhood wins
    - Hours of operation – dawn to dusk
    - Agree to install fire hydrants in FCOS and boost pressure to existing hydrants
  - Parking reservation system until real demand/park use can be determined
  - Park Ranger presence until long-term security needs can be determined
  - Emergency escape analysis. Model only one escape route for each of the possible egress routes

February 21, 2025

Ms. Britt Haley  
Director  
Parks, Recreation and Cultural Services  
City of Colorado Springs  
1401 Recreation Way  
Colorado Springs, CO. 80903

Via email – [bhaley@springsgov.com](mailto:bhaley@springsgov.com)

Re: **Fishers Canyon Open Space Master Plan**

Dear Ms. Haley:

Urban Strategies was recently retained to represent the neighborhood surrounding Fishers Canyon Open Space (FCOS). The city has obviously expended significant resources and much effort in acquiring and drafting a master plan for this property. Most would agree that the subject property's use as open space is of great benefit to the city as opposed to further residential development. However, due to a number of questions, concerns, perceived deficiencies or flaws related to the Draft FCOS Master Plan, it is premature to move forward with approval before the resolution of these outstanding issues.

There is neighbor sentiment that Colorado Springs Parks, Recreation and Cultural Services (PRCS) is moving too quickly to approve the master plan without proper consideration of the adverse impact development of this site may have on the surrounding neighborhood. Among the *Project Givens* (Page 10) of the master plan is the statement that, "all voices will be equal in the decision-making process". This notion is in conflict with the city's Unified Development Code. Section 7.5.415 (1) addresses a citizen's right to appeal and limits standing based on distance from the subject property. Surely those living in the immediate vicinity of development that results in a major increase of intensity of use should have a greater say than someone that does not live in the area.

Among the greatest concerns is that Visitation Management is re-active, not pro-active. To the extent that forecast use has been underestimated how will these impacts to the neighborhood be mitigated. It is important to establish a plan before opening FCOS to public use versus after the fact. The neighbors of Ford Amphitheater certainly would have preferred this approach.

Further, estimates of traffic and park use seem somewhat arbitrary and not the result of rigorous analysis. The traffic impact assessment notes that trip generation estimates were provided by PRCS and traffic engineering staff. Strawberry Hill was used as the only benchmark based on "similar trail network size and usage patterns". This sort of analysis would have been more useful if site-generated traffic was based on other open space facilities with trails in Colorado

Springs, especially Stratton Open Space, which is arguably more comparable to FCOS than Strawberry Hill.

The neighbors have many questions and concerns related to the utilization of FCOS that can be grouped into categories related to Fire, Safety, Adverse Impacts to the Neighborhood and Environmental. Generally, these include:

- Fire Safety
  - Wildfire Risk exacerbated by introduction of human use
  - Emergency egress
  - Fire hydrant pressure and lack of hydrant installation on Fishers Canyon open space property
  - Impact on homeowner's insurance with respect to extraordinary increase in premiums or cancellation of policies
- Neighborhood Safety and Security
  - Potential for increased crime and trespassing
  - Camping, homelessness, parties and loitering
- Adverse Impact on Neighborhood/Quality of Life
  - Park hours
  - Traffic volume
  - Speeding
  - Potential for parking in front of houses by park users
  - Noise
  - Insufficient park ranger presence
- Environment
  - Wildlife impact
    - Sufficient identification of endangered species?
  - Litter
  - Horse manure and horse trailer traffic
  - Maintenance of restrooms and trash receptacles

Among the concerns and unresolved issues in no particular order are:

- Hours of operation should be sunup to sundown, not before and after
- Eliminate trails immediately behind homes
- Install fire hydrants in FCOS and enhance pressure on existing hydrants
- Explore reservation system for parking especially for horse trailers
- Aggressively pursue other ingress/emergency egress routes
- Establish a clear park management plan prior to opening
  - Hours of operation
  - Enforcement of rules and scheduling of park rangers
  - Trash disposal and cleaning
- Conduct wildlife studies as necessary
- Signage and posted rules
- Camera monitoring equipment

- Split-rail fencing with no-trespassing signs to identify private property at the top of the natural ridge without being visible from houses

Any private entity development of this property resulting in a similar increase of intensity of use than FCOS would certainly require a higher level of fire protection like the installation of fire hydrants and more detailed analysis of evacuation scenarios in the event of a fire emergency.

The neighborhood is meeting at Cheyenne Mountain Elementary School on Thursday, February 27, 2025 at 6:00. I would formally like to invite both PRCS and planning department representatives to attend. It would be beneficial for everyone involved to work out as much as possible before the public hearing process begins.

In summary, many of the neighbors living in the area surrounding FCOS feel that their interests have not been properly taken into account in the master planning process. Many of these concerns are likely to be resolved as a result of a more thorough traffic impact analysis and proactive visitation management plan. The current master plan is not ready for primetime and review by various public entities should be delayed until further efforts are made to work out concerns with the neighborhood.

Sincerely,

**From:** [Robyn Parker](#)  
**To:** [smb@coloradosprings.gov](mailto:smb@coloradosprings.gov); [FishersCanyonMP](#); [TOPSWorkingCommittee@coloradosprings.gov](mailto:TOPSWorkingCommittee@coloradosprings.gov); [David.Deitmeyer@coloradosprings.gov](mailto:David.Deitmeyer@coloradosprings.gov); [All Council - DL](#)  
**Subject:** FISHERS CANYON CONCERNS  
**Date:** Wednesday, April 9, 2025 6:49:02 PM  
**Attachments:** [Fishers Canyon Open Space Letter.docx](#)

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Please find the attached letter expressing some of our concerns about the development of the Fishers Canyon Open Space.

Thank you -

*Robyn Parker*

**HTI Filtration Inc.**

7716 Gary Watson Pt.

Colorado Springs, CO 80915

719.490.8800 office | 949.697.8851 cell

April 7, 2025

Steve and Robyn Parker  
391 Irvington Ct.  
Colorado Springs, CO 80906

Parks, Recreation and Cultural Services Advisory Board  
City of Colorado Springs

Re: Fishers Canyon Open Space Plans

We are writing to express our concerns about the discrepancies and lack of detail displayed in the Master Plan for this new open space. Of primary concerns are the rather obvious errors in the stated existing traffic flow and projected traffic impact, the contradictory statements about biking usage in the park, and the lack of any type of enforcement over parking during and after the operating hours of the park.

The traffic study presented by the city consultant showed a traffic level of 400 cars per day on Irvington Court going to and from Wellfleet, which happens to be about half of the stated flows for Balmoral and other adjoining streets where there are many more homes. Our review of the area map shows only 21 homes on Wellfleet and Irvington Court. That would mean each home averaged over 19 trips a day. We personally know that four of these homes are occupied by retired people and one is an Air B&B that is infrequently occupied; however, the city would like us to believe that the people living in the other sixteen homes on Wellfleet and Irvington Court make 25 car trips per day to and from their homes. What is more important is that the city used the 400-trip count to justify the statement that "there would be minimal traffic impact" on these streets. The actual impact of visitors to the park would be a 200-500% increase in traffic which would have a severe impact on the serenity and access to our neighborhood. The city owes us more than this attempt to minimize the impact to sanction the approval of this plan.

We are confused as to whether bicycles will be allowed on the trails. In the Executive Summary, it states that the park will "cater to multiple uses like hiking, biking and horseback riding", yet further on in the document, it is stated that biking will NOT be allowed due to the geological makeup of the soil which makes it prone to erosion. Which is it? Frankly, given the steep nature of the topography, our city is courting lawsuits from hikers run over or forced off the trail by bikers hurdling down the trail at them. This is not a good mix of uses here.

Finally, we come to the other end of the traffic issue, that is parking. The city puts forth many points about parking (the opportunity for expansion of the parking lots if needed, the possibility of restrictive “No Parking” on residential street signage, the use of Park Rangers to control parking) However, this is all without focus or enforcement. It feels that basically this is just an “OK, there is a potential terrible problem for the local homeowners, but we will deal with that later; let’s just move on for now”. This leaves the homeowners in Broadmoor Spires left holding the bag. Will the Park Rangers carry ticket books to cite those who defy the rules of the park and use the residential street to park? Will the rangers lock the gates at closing time with cars still in the parking lot? Will late arrivals openly park on the street knowing that they will not be back until after closing hours? Will the city cite and/or tow away offenders? I think the answer may be a NO to all these questions.

The homeowners deserve answers to these questions. Many of us have spent years of our lives creating homes in this quiet natural forest environment and we are appalled at what the city is unleashing on us with basically a wink and a nod to our concerns. The city needs to directly address these concerns. We need clarification on the usage of the open space, real traffic estimates, impacts and enforceable parking solutions as well as real fire mitigation studies.

Thank you for your time. We look forward to hearing your response.

Steve and Robyn Parker

**From:** [Jerrico May](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Fisher Canyon neighbor concerns  
**Date:** Wednesday, April 9, 2025 9:53:30 PM

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Dear Fisher Canyon project team,

We're writing to reintegrate concerns we've voiced to David Deitemeyer.

We have concerns with the parking lot to the East of the entrance. Our concern is the proximity and being visible from our house. In the anticipation of an increase in cars and traffic with the addition of the park entrance immediately near our home to attend to, we're really hoping to not see a constant parking lot out our windows where we now have a breathtaking view of undisturbed woods and the mountain. In the survey we had suggested that if this choice is chosen, if the parking lot could be moved north to the other side of the large boulder (that is now north of the plot) and down the hill slightly, as we would not see parked cars, and it is still fairly flat. We notice in the plan the mention of a ranger who may be available to the neighborhood if cars park on the public street in the neighborhood and realize the importance of a parking lot to decrease constant cars parked outside our house and this could greatly reduce the burden that we will experience. So we are asking for the parking lot to be moved slightly to be out of sight of our house.

We are additionally concerned with the added traffic and the impact to the time the neighbors will have to evacuate in the event of a fire. We see the studies completed however this is concerning when the entrance to the park is immediately adjacent to our home. We are concerned with the safety of those using the park who are not respectful and will be again immediately adjacent to our home. We see the times the park will be open and that this will be enforced by a ranger with a gate opened/closed, and the ranger will be patrolling, however, will this be adequate to monitor unwanted behavior/safety concerns?

Thank you for allowing us to voice our concerns. We would appreciate a response.

Jerrico and Brently Grimard at 5767 Wellfleet St.

**From:** [Deilemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fishers Canyon Comments for Parks Advisory Board  
**Date:** Thursday, April 10, 2025 1:17:11 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[NORAD Road Council Approval 2001.pdf](#)  
[image009.png](#)

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**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Thursday, April 10, 2025 7:03 AM  
**Subject:** FW: Fishers Canyon Comments for Parks Advisory Board

Passing Along!

---

**From:** [david.zelenok@gmail.com](mailto:david.zelenok@gmail.com) <[david.zelenok@gmail.com](mailto:david.zelenok@gmail.com)>  
**Sent:** Wednesday, April 9, 2025 6:10 PM  
**To:** PRCS - Parks Advisory Board - SMB <[PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov](mailto:PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov)>  
**Cc:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>; [sandie.gilliam@comcast.net](mailto:sandie.gilliam@comcast.net); 'Victoria Elliott' <[victoria.liu.elliott@gmail.com](mailto:victoria.liu.elliott@gmail.com)>; 'Bill Tracy' <[BBDJ\\_Tracy@msn.com](mailto:BBDJ_Tracy@msn.com)>; 'MICHELLE GROVE-REILAND' <[reilands@comcast.net](mailto:reilands@comcast.net)>; 'Bruno Nikodemski' <[banikod08@gmail.com](mailto:banikod08@gmail.com)>  
**Subject:** Fishers Canyon Comments for Parks Advisory Board

**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!**

Anna – thanks again for call this afternoon about tomorrow's Parks Board Meeting... My apologies since (as you know), the agenda for tomorrow's meeting was only published earlier today so a number of us are scrambling to prepare some discussion points for the meeting in the morning...

Please forward this to the Board Members – thanks!

+++++

**TO: Distinguished Members of the Parks Advisory Board -**

In advance of tomorrow's meeting, I wanted to bring a few items to your attention –

First and foremost – please understand like most neighbors **I am not opposed to the FCOS.**

In fact, some of you may recall that I served many years - not simply *supporting* the TOPS or TOSC groups, but as such a strong advocate of Trails and Open Space, **I served on the Board of Directors of TOSC for many years.**

With that framework, I feel compelled to point out some important points of which your staff and consultants may not be aware...

Secondly – you may – or may not recall that the **second deadliest wildfire in Colorado history** started at the Broadmoor Golf Course and within about 40 minutes ignited Fishers Canyon and all of what is today Broadmoor Bluffs. Known as the “Stable Mountain/Cheyenne Mountain fire” **9 people perished** in/near Fishers Canyon.

Likewise, the 2023 Marshall Fire in Boulder County – which consumed about 1,000 homes - took less than hour to travel 7 miles to the Town of Superior and Louisville causing roughly \$1 Billion in property damage and like Wado Canyon and Black Forest fires, it claimed two lives.

The point is - people in our neighborhood are largely supportive of FCOS, but are understandably concerned about another rapidly developing fire and the impact of FCOS on public safety.

What may not be clear and was not mentioned in the consultants' FCOS report is that – the connection of Broadmoor Bluffs to NORAD Road (via a 2001 agreement) **expires** next year (See attachment) – November 2026 so –

A - There's no guarantee Broadmoor Bluffs Drive will stay connected after Fishers Canyon and remain open after next November – and –

B – Since the Space Force can close the gate connecting NORAD Road to Broadmoor Bluffs anytime –  
There's no guarantee the road will be open - or will stay open to traffic on any given day should an evacuation be required in the future.

C – The point is – the FCOS traffic engineers assumed both routes (Broadmoor Bluffs and NORAD Road) would always be open and not blocked in a fire – and - while NORAD Road would be immensely valuable during an evacuation –

If the Space Force closes the gate - the traffic analysis is therefore deeply flawed – the consultant must redo their work based on the conservative assumption that there is only ONE (yes) one way out – and that may be closed due to fire.

**Please refer to the elementary graphic I prepared to illustrate the point** (see below)

D – I spoke to an official at Cheyenne Mountain School District this morning – she told me – since the District owns no school busses to evacuate the roughly 700 children in the two elementary schools within about a mile of Fishers Canyon – their plan is to rely on getting other districts yellow school busses (that would take more than an hour, driving against fleeing traffic) – and the 700 parents would be panicked trying to drive IN; again while everyone else is driving out. The traffic engineers' Synchro analysis most likely did NOT run the actual school evacuation plan in their modeling.

The LOS model is probably OK, but the evacuation model needs re-done.

E – Lastly – In my professional opinion, important life safety issues like these can't be ignored and “assumed away” – and need reconsideration prior to the Parks Board approving the plan.

Again, keep in mind - the planners' statement in the plan– that the traffic engineers stated they expect only “... **minor additional delays at the local intersections with the additional traffic from Fishers Canyon** ... and **added vehicles would not significantly impact evacuations out of the Broadmoor Bluffs neighborhood** .

To their point - here's what about 70 vehicles looked like during the Waldo Canyon fire – using five lanes of traffic.

The added FCOS volume - about 200 cars - trying to escape would be three times this volume – and five times worse – since there's only one – not five lanes of traffic open on the 2 lane Broadmoor Bluffs.

Bottom Lines –

While a number of “community-wide” and one-on-one meetings have been held, a **public meeting with the neighbors has been repeatedly requested and denied** - Simply put –

**A - A neighborhood meeting is needed and hereby requested.**

**B – Additional work needs done in evacuation modeling, fire response and visitor management**

**C – I would strongly suggest the city negotiate with the Space Force to extend the legal connection of Broadmoor Bluffs**

**D - Parks should not approve the plan until these issues are resolved.**

A copy of the city council agenda highlighting the 25-year agreement for NORAD Road is attached – you may note the staffer submitting the item to City Council in 2001 is no longer with the city government.

Below Please NOTES:

1. An excerpt from the FCOS plan for evacuation with the deeply flawed assumptions that two egress routes are available:

2 – A photo from 2012 by Getty Images – showing what about 70 cars – across five lanes evacuating looked like in Waldo Canyon’s fire– again, the additional FCOS traffic/evacuation would only have ONE lane – and would involve an additional 200 cars – not 70 across five lanes.

3 – A simplistic graphic I developed to show where the elementary schools are located, where the expiring NORAD access point is and the signal near the Safeway at 115 which may – or may not be functional if telecommunications is lost.

4 – A photo from PBS of the Los Angeles fire showing how easily telecommunications lines catch fire – and how all cell and signal coordination may be lost to Broadmoor Bluffs in minutes.

5 – A list of the deadliest wildfires in state history.

Respectfully,

David S. Zelenok, PE

Private Citizen / Broadmoor Bluffs Resident

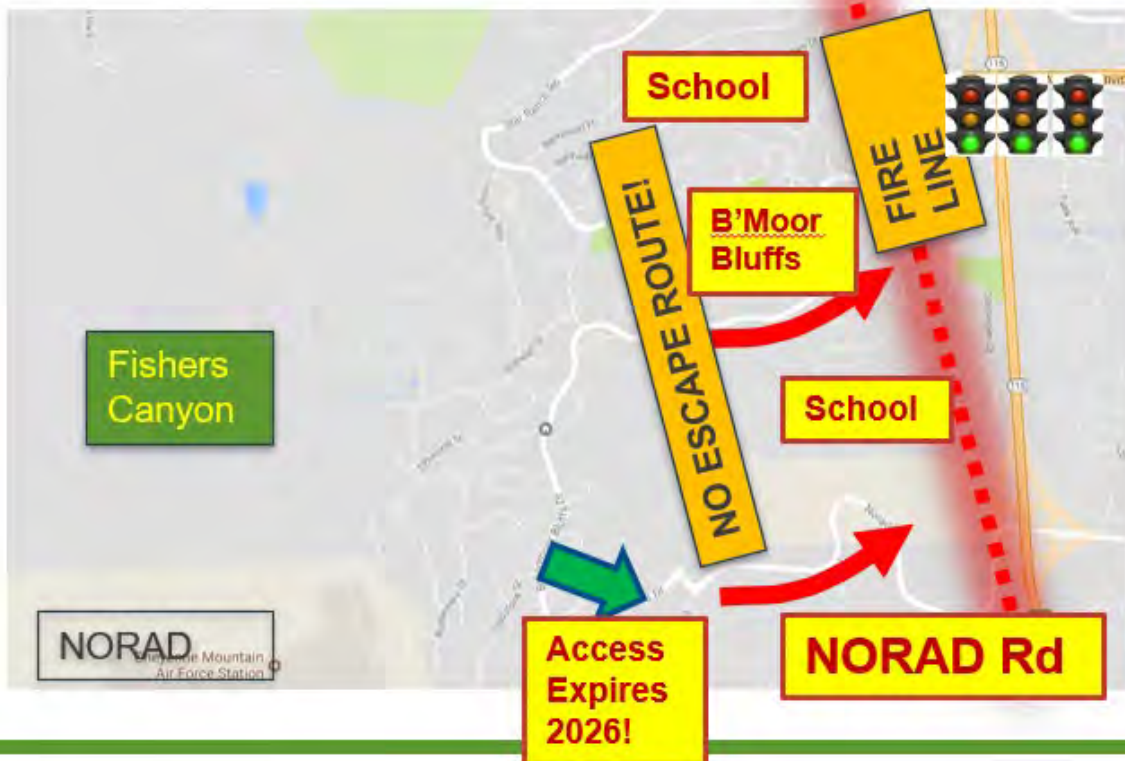
### Emergency Egress

During the public meetings held to discuss the proposed project, the public expressed concern regarding the additional traffic generated by the site in the case of an emergency **evacuation**, such as a nearby wildfire. The team used Synchro software to assess the outcome of evacuating all residential properties in the neighborhood with the addition of the Fishers Canyon parking lot at full capacity.

The analysis assumed that all local and site traffic would either utilize NORAD Road or the Academy Boulevard interchange to evacuate the area. The analysis showed minor additional delays at the local intersections with the additional traffic from Fishers Canyon compared to base conditions without the Open Space traffic, however, the intersections remained at capacity during the **evacuation**. Therefore, it is likely that the Fishers Canyon added vehicles would not significantly impact **evacuations** out of the Broadmoor Bluffs neighborhood. It is possible that further downstream, such as near Highway 115, that there could be capacity issues in the case of a large-scale **evacuation**, but that would occur regardless of the Fishers Canyon traffic. The recommendation to temporarily close the open space due to weather conditions including but not limited to critical fire danger, high winds, flooding and storm damage is included in response to stakeholder and community concerns. Additional detail is included in the management plan chapter.



## Broadmoor Bluffs Evacuation Concerns





### List of Colorado's Deadliest wildfires (5+ Deaths) [ edit ]

As of January 2025, these are all the wildfires that have resulted in 5 or more deaths in Colorado:

✦	Name	County	Acres	Start date	Total Structures	Deaths	Notes
1.	South Canyon	Garfield	2,115	July 1994	0	14	All deaths were firefighters. <sup>[66]</sup>
2.	Stable/Cheyenne Mountain	El Paso	Unknown*	January 1950	89	9	*News articles state the fire grew to over 50 square miles in size, but this is very likely an exaggeration. No reliable records or sources exist. The wildfire spread rapidly with 70mph gusts and threatened the Broadmoor Hotel. <sup>[67]</sup>
3.	Cameron Peak	Larimer	208,913	August 2020	469	6	Burned over a span of 112 days. <sup>[68][69]</sup> All deaths occurred in post-fire flood events related to the fire. Four people died in 2021, <sup>[70]</sup> and two people died in 2022 <sup>[71]</sup> from post-fire flash flood and debris flow events.

**From:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>

**Sent:** Wednesday, April 9, 2025 1:30 PM

**To:** [david.zelenok@gmail.com](mailto:david.zelenok@gmail.com)

**Subject:** Anna Bingman Info

Good afternoon, Mr. Zelenok!

Below is my information, I'm Britt's assistant as well!

Thanks!

**Anna Bingman**

Assistant to the Director  
Parks, Recreation, and Cultural Services  
City of Colorado Springs

O: 719-385-6517

C: 719-517-9120

[Anna.Bingman@Coloradosprings.gov](mailto:Anna.Bingman@Coloradosprings.gov)



**David S. Zelenok, PE**

Founder and Chief Executive Officer

ZK Engineers, LLC

[www.ZKEngineers.com](http://www.ZKEngineers.com)

Direct/Text: 719-491-1547

5380 Broadmoor Bluffs Drive

Colorado Springs, Colorado USA 80906



## CITY OF COLORADO SPRINGS

DATE: October 31, 2001  
TO: Jim Mullen, City Manager  
FROM: Dave Zelenok, Public Works Group Support Manager

*Dave*

### SUBJECT: NORAD ROAD CONSENT AGREEMENT RESOLUTION

**Summary:** Attached is the Department of the Air Force, Air Force Space Command, Consent Agreement to cross the U.S. Government easement that is under the jurisdiction and control of Cheyenne Mountain Air Station, Colorado ("Consent Agreement").

**Previous Council Action:** On February 8, 2000, City Council approved Resolution No. 00-28 authorizing the acquisition of public right-of-way located along that portion of NORAD Road transversing the Bensberg property. A copy of the cover memo from that agenda item is included.

**Background:** For the past several years the City has engaged in discussions and negotiations with the Air Force regarding the use of a portion of NORAD Road for limited public access. During the last two years the City and the Air Force have met regularly to resolve issues which, in turn, has resulted in the Secretary of the Air Force authorizing a consent agreement approving limited public access to NORAD Road. Access to NORAD Road is needed for additional access to the property being developed to the north of NORAD Road.

The United States acquired NORAD Road by eminent domain in approximately 1959; however, it acquired only an easement allowing it to construct and maintain NORAD Road across the property. As a condition to approving the Consent Agreement, the Air Force has required the City to obtain legal possession of and, ultimately, fee simple title to the property underlying this easement. The City was successful in obtaining fee simple title from Denman Investments as one of the conditions of approving the J.L. Ranch amended annexation agreement. However, attempts to negotiate with the owners of the remaining portion of the property underlying NORAD Road, the Bensberg family, were unsuccessful. City Council therefore authorized the City to initiate eminent domain proceedings to acquire this property.

The City initiated its eminent domain action on April 20, 2000. Subsequent to a hearing held March 30, 2001, the Court on April 10, 2001 entered an order granting the City

legal possession of the property. Pursuant to that order and final negotiations with the Bensbergs, the City deposited a total of \$60,000 into the Court registry fund, which is the amount agreed to be the total just compensation. On September 24, 2001 the Court entered a rule and order by which the property was conveyed to the City.

Outlined below are the significant provisions under the proposed Consent Agreement between the City and the Secretary of the Air Force.

- ◆ The Agreement provides for a 25-year term with the statement that the parties anticipate renewing the Agreement after the expiration of the 25-year term. Twenty-five years is the maximum term allowed under the authority of the Secretary of the Air Force.
- ◆ The Agreement provides for one point of limited public access, excluding trucks over 12,000 pounds (GVWR) and commercial vehicles. In addition, it prohibits the installation of any type of traffic signal.
- ◆ The Air Force agrees to enter into the Agreement when the City obtains immediate possession of or fee simple title to the property underlying NORAD Road. As noted above, immediate possession was obtained on April 10, 2001, and fee simple title was acquired by rule and order entered September 24, 2001.
- ◆ Access is allowed for City vehicles, emergency vehicles and visitors to the property to the north, but other non-vehicular public access, such as pedestrians or bicyclists is specifically excluded.
- ◆ Installation of appropriate new structures as required by the Air Force (the City has available through agreements with developers over \$400,000 in funds for such structures and right-of-way acquisition).
- ◆ Limited indemnification of the Government by the City is subject to appropriation of funds under the City Charter by the City Council.
- ◆ Consent Agreement may be terminated if access results in substantial and recurring impacts upon Cheyenne Mountain Air Station's mission and for non-compliance with the provisions of the Agreement.
- ◆ If the Agreement is terminated, the City is required to restore the premises.
- ◆ The City is required to comply with all environmental regulations and is liable for its actions, which might cause environmental damage.

- ◆ The City and the Air Force are to use a formula not exceeding the cost of \$3,000 per developed lot for collection of any additional funds from development of the area to the north of NORAD Road.
- ◆ The Air Force may close public access as necessary due to inclement weather or security concerns.

This Consent Agreement is the result of considerable negotiation between the City and the Air Force. The Air Force has demonstrated a willingness to accommodate the limited public access provided that the access does not interfere with the mission of the Cheyenne Mountain Air Station.

**Financial Implications:** There is little direct cost to the City government. Additional fees collected from the developers will be used to enhance security and construct some related improvements. Staff will attempt to require the adjacent landowners (e.g., J.L. Ranch and Bensbergs) to construct the connection road to City standards as part of their developments. Based on the timing of their developments, however, Public Works may need to construct a more narrow, light-duty "pioneer road" with some recycled asphalt material on part or all of the "proposed alignment" corridor shown on the attached map.

**Stakeholder Process:** Numerous meetings have been held with the Air Force and potentially affected interest groups.

**Alternative:** If the Agreement is not approved, there will be continued growth in traffic volumes along Broadmoor Bluffs Drive. The City could also be exposed to legal action by one or more of the developers involved.

**Recommendation:** Staff recommends City Council approve this Consent Agreement and authorize the Mayor to execute the Consent Agreement on behalf of the City.

**Proposed Motion:** Approve the Resolution authorizing the City to enter into the Consent Agreement as presented to Council on this date and authorizing the Mayor to execute the Agreement on behalf of the City.

c: Jim Hauck, Unit Mgr., Traffic Engineering  
 Gary Haynes, Unit Mgr., City Engineering  
 Saleem Khattak, Street Division Mgr.  
 Robin Kidder, Sr. Civil Engineer  
 Hugh King, Strategic Projects Mgr.  
 Wynetta Massey, Sr. Attorney  
 Rick O'Connor, Sr. Planner, Comp Planning & Land Use  
 Quinn Peitz, Group Support Mgr., City Planning  
 Jim Rees, Development Projects Mgr., City Development  
 Sherre Ritenour, Transit Services Unit Mgr.



## CITY OF COLORADO SPRINGS

**DATE:** January 26, 2000

**TO:** James H. Mullen, City Manager

**FROM:** David S. Zelenok, Group Support Manager, Public Works

**SUBJECT:** NORAD Road Update

**SUMMARY:** Over the last 2 years, City staff has invested a considerable amount of time meeting with the Air Force in an effort to finalize a "Consent Agreement" which would essentially allow limited public access to the lower portion of existing NORAD Road and thereby provide a secondary ingress/egress route for the Broadmoor Bluffs neighborhood. One of the main "conditions" being imposed by the Air Force to allow this public usage is that prior to allowing any public access to NORAD Road, the City must secure "ownership" of the land underlying the roadway itself from the two existing property owners, the "JL Ranch" and the "Bensberg family". The Air Force presently has an "easement" to accommodate the existing NORAD Road. Informal negotiations with these two property owners have not been successful over the last year and per City Council's direction, City staff has pursued formal negotiations according to the City's "Handbook for the Acquisition of Real Property". Following these approved procedures, formal offers with required response periods have been made to these property owners with no response. Therefore, it is now staff's intent to request City Council's support of a resolution authorizing the use of formal condemnation proceedings, as the opportunity to deal with the Air Force on this issue is time dependent.

**Previous Council Action:** The City Manager briefly discussed this issue with the City Council during an informal Council meeting last October, and a brief staff presentation was made at the 11/22/99 informal Council meeting where Council gave staff the authority to proceed with formal negotiations with the two property owners in question.

**Background:** Since the mid 1980's, a secondary ingress/egress requirement to the Broadmoor Bluffs area has been an issue with the neighborhood and City Council. In 1989, a development plan covering the Boulders Broadmoor area indicated that an emergency access road would be provided as part of the development process, and in 1984, a housing project in this area proposed by Sellon & Company was denied over this issue. In 1997, Boulders Broadmoor Filings Nos. 1 & 1A were approved by the City with the condition that only 200 more lots would be allowed to be platted in this area until the secondary ingress/egress issue was resolved. With subsequent approvals of Filing Nos. 2 & 5, this 200 lot limit has been met and now 138 new lots are being presented by the Boulders Broadmoor (Spires) developer for approval by the City.

**Financial Implications:** A "Development Agreement" related to NORAD Road, between the City and the Boulders Broadmoor (dated 11/24/98) establishes "an agreement between Boulders and the City concerning the financial contribution of the Boulders towards the costs of obtaining the approval of the Air Force if the NORAD Road permanent connection is approved by the Air Force". If the NORAD Road permanent connection is finally approved by the Air Force, then within 30 days after the approval, the Boulders shall post a letter of credit or other acceptable financial assurance with the City in the sum of \$400,000.00, which will be put towards the cost of obtaining the Air Force approval as well as related expenses needed to accommodate the road.

**Alternatives:** City Council may choose to not acquire the land by condemnation. In that event, we would need to wait until the owners of the Bensberg and JL Ranch properties requested annexation and/or development plan approval and require the dedication of the land at that time. However, the timing of any such annexations/development plan approval is unknown and it is quite possible that in the meantime, changes in the Air Force's leadership may take different views of the value of this "public" access. Additionally, there could be legal issues raised by The Boulders regarding the City's limits on the number of lots they can develop without a connection to NORAD Road.

**Recommendations:** Seeking City Council's support of a resolution authorizing formal condemnation proceedings to be initiated by staff for the JL Ranch and Bensberg property underlying existing NORAD Road.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE CITY OF COLORADO SPRINGS TO ENTER INTO A CONSENT AGREEMENT WITH THE DEPARTMENT OF THE AIR FORCE, AIR FORCE SPACE COMMAND, TO CROSS THE U.S. GOVERNMENT EASEMENT UNDER THE JURISDICTION AND CONTROL OF CHEYENNE MOUNTAIN AIR STATION, COLORADO.**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The City of Colorado Springs is authorized to enter into a consent agreement with the Department of the Air Force, Air Force Space Command, to cross the U.S. Government easement under the jurisdiction and control of Cheyenne Mountain Air Station, Colorado ("Consent Agreement").

Section 2. The Mayor of the City of Colorado Springs is hereby authorized to execute this Consent Agreement on behalf of the City of Colorado Springs.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fishers Canyon Comments for Parks Advisory Board  
**Date:** Thursday, April 10, 2025 1:18:29 PM

---

**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Thursday, April 10, 2025 7:10 AM  
**To:** Haley, Britt I <Britt.Haley@coloradosprings.gov>; Deitemeyer, David <David.Deitemeyer@coloradosprings.gov>; Thelen, Lonna <Lonna.Thelen2@coloradosprings.gov>; Becker, Eric <Eric.Becker@coloradosprings.gov>  
**Subject:** FW: Fishers Canyon Comments for Parks Advisory Board

---

**From:** William Tracy <[bbdj\\_tracy2@msn.com](mailto:bbdj_tracy2@msn.com)>  
**Sent:** Thursday, April 10, 2025 7:05 AM  
**To:** [david.zelenok@gmail.com](mailto:david.zelenok@gmail.com)  
**Cc:** PRCS - Parks Advisory Board - SMB <[PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov](mailto:PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov)>; Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>; [sandie.gilliam@comcast.net](mailto:sandie.gilliam@comcast.net); Victoria Elliott <[victoria.liu.elliott@gmail.com](mailto:victoria.liu.elliott@gmail.com)>; Bill Tracy <[BBDJ\\_Tracy@msn.com](mailto:BBDJ_Tracy@msn.com)>; MICHELLE GROVE-REILAND <[reilands@comcast.net](mailto:reilands@comcast.net)>; Bruno Nikodemski <[banikod08@gmail.com](mailto:banikod08@gmail.com)>  
**Subject:** Re: Fishers Canyon Comments for Parks Advisory Board

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Hey neighbors, I was planning to attend this morning, but I cannot. (I tripped in the dark last night and realized this morning my injuries need better tending to). If any of you will attend and can speak, please let them know I am willing to paint over the graffiti with their permission and instructions. Also, I ask that they clarify parking plans for phase one. If the park opens in phase one with no parking, then everyone will park in front of our houses. My third thing is we need clear instructions what to do if we see illegal rock climbers, dogs off leash, or spray-painting kids. These things are already happening. The non-emergency police number told me it was not their issue — it was a parks issue.

Brenda Tracy/ 382 Irvington Court /719-344-8977

On Apr 9, 2025, at 6:10 PM, [david.zelenok@gmail.com](mailto:david.zelenok@gmail.com) wrote:

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**Simply put –**

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- 5 – A list of the deadliest wildfires in state history.**

**Respectfully,**

**David S. Zelenok, PE**

**Private Citizen / Broadmoor Bluffs Resident**

<image001.jpg>

<image002.png>

<image005.png>

<image006.png>

<image008.jpg>

**From:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>

**Sent:** Wednesday, April 9, 2025 1:30 PM

**To:** [david.zelenok@gmail.com](mailto:david.zelenok@gmail.com)

**Subject:** Anna Bingman Info

Good afternoon, Mr. Zelenok!

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Thanks!

**Anna Bingman**

Assistant to the Director

Parks, Recreation, and Cultural Services

City of Colorado Springs

O: 719-385-6517

C: 719-517-9120

[Anna.Bingman@Coloradosprings.gov](mailto:Anna.Bingman@Coloradosprings.gov)

<image003.png>

<image009.png>

**David S. Zelenok, PE**

Founder and Chief Executive Officer

ZK Engineers, LLC

[www.ZKEngineers.com](http://www.ZKEngineers.com)

Direct/Text: 719-491-1547

5380 Broadmoor Bluffs Drive

Colorado Springs, Colorado USA 80906

<NORAD Road Council Approval 2001.pdf>

**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fishers Canyon  
**Date:** Friday, April 11, 2025 3:01:30 PM

---

-----Original Message-----

From: Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
Sent: Friday, April 11, 2025 1:31 PM  
To: Susan Mellow <susan@mellownet.com>  
Cc: Brent Mellow <brent@mellownet.com>  
Subject: RE: Fishers Canyon

Hi Susan!

Thank you for these comments! This email has been received and forwarded to the Parks, Recreation and Cultural Services Advisory Board, and relevant staff!

Should you have any additional questions, comments or concerns, please do not hesitate to reach out!

Thanks!

Anna Bingman  
Assistant to the Director  
Parks, Recreation, and Cultural Services City of Colorado Springs

O: 719-385-6517  
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[Anna.Bingman@Coloradosprings.gov](mailto:Anna.Bingman@Coloradosprings.gov)

-----Original Message-----

From: Susan Mellow <susan@mellownet.com>  
Sent: Friday, April 11, 2025 5:07 AM  
To: PRCS - Parks Advisory Board - SMB <PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov>  
Cc: Brent Mellow <brent@mellownet.com>  
Subject: Fishers Canyon

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I live in the Spires near the entrance to Fisher's Canyon. I look forward to the opening of this area and am supportive of the current plan. I hope you do not allow some neighbors to cause further delays.

Susan Mellow  
[susan@mellownet.com](mailto:susan@mellownet.com)  
214-929-3482

**From:** [DELANE BREDVIK](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** Volunteer opportunity?  
**Date:** Friday, April 18, 2025 11:19:41 AM

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Hello, I live on Ellsworth street near the Fishers Canyon open space. I am looking forward to the trail system being implemented and would like to volunteer to help with trail construction, if there are any opportunities available. Is there a contact person who coordinates volunteers?

Thank you for all the thoughtful work that has gone into the planning process.

De Lane Bredvik

**From:** [Alexandria Bell](#)  
**To:** [Haley, Britt I](#); [Thelen, Lonna](#); [Deitemeyer, David](#)  
**Subject:** The Fisher's Canyon Open Space Visit - entering through Stonebeck  
**Date:** Monday, April 14, 2025 4:43:21 PM  
**Attachments:** [image.png](#)

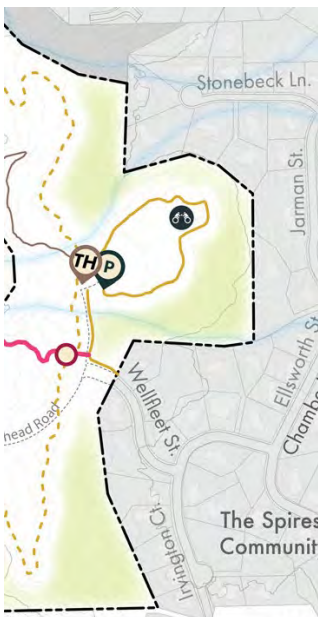
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Britt and Lonna - it was great meeting you both the other day and thank you again for taking the time to meet with a few neighbors. While this informational meeting was intended (at least from my perspective) to get some clarity on many pending questions and inquiries, I left with more questions and no concrete information on a few topics we discussed. To that end, we discussed having David (cc'd here) meet with us in order to clearly delineate (flag, chalk, etc.) trail v. fence boundaries for us, so we know where exactly pursuant to the latest iteration of the Master Plan the Soft Surface and Paved Accessible Loop trails (*see small map portion for locational awareness*) are proposed to be installed; more specifically, **how far away to the south and east from 265 Stonebeck Lane** (we tried to figure it out by walking the open space with a map in our hands but it's impossible for us, which I'm sure for David will be a matter of minutes). After checking my neighbor (275 Stonebeck Ln.) Justin Elliott's schedule (who is at Peterson Space Force Operations), we would be able (after reshuffling a few things) **to meet with David on Wednesday (4/16) at 15:30 (3:30pm).**

David, **can you make it work please on your end?** We promise to be efficient as both Justin and I have work commitments after 4pm or so. We would be happy to meet you at our properties (we share a driveway) and walk through our properties to the open space for our field trip. Please let me know at your earliest convenience, so we can confirm it on all of our respective schedules right away. Thank you in advance for your prompt follow up.

/Alexandria Bell



**From:** [Deitemeyer, David](#)  
**To:** [FishersCanyonMP](#)  
**Subject:** FW: Fishers Canyon closures  
**Date:** Wednesday, April 23, 2025 10:49:06 AM

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**From:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>  
**Sent:** Tuesday, April 22, 2025 2:05 PM  
**Cc:** Adams, Stephanie J <[Stephanie.Adams@coloradosprings.gov](mailto:Stephanie.Adams@coloradosprings.gov)>; Deitemeyer, David <[David.Deitemeyer@coloradosprings.gov](mailto:David.Deitemeyer@coloradosprings.gov)>  
**Subject:** FW: Fishers Canyon closures

Sending along – sorry for the delay, we had a busy week with CAPRA here!

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**From:** Carol Beckman <[quibus42@gmail.com](mailto:quibus42@gmail.com)>  
**Sent:** Tuesday, April 22, 2025 1:59 PM  
**To:** Bingman, Anna <[Anna.Bingman@coloradosprings.gov](mailto:Anna.Bingman@coloradosprings.gov)>  
**Subject:** Re: Fishers Canyon closures

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Hi, Anna,

I had not received the usual acknowledgement, so just wanted to be sure you had received this e-mail to send on to Parks board.

Thanks,  
Carol

On Thu, Apr 17, 2025 at 11:17 AM Carol Beckman <[quibus42@gmail.com](mailto:quibus42@gmail.com)> wrote:

Please forward to Parks board.

Hi, Parks board,

Please do not support closing Fishers Canyon for red flag warnings, etc.

The fire marshal said having more people in the area actually is safer during high fire danger. Yes, wildfires are mostly human-caused. But more people in the area are

more people to see and report issues, both unsafe behavior and an actual fire. The sooner a fire is reported, the sooner firefighters can arrive and control the fire. The best situation is not needing to evacuate at all.

Fishers Canyon has had fire mitigation. True, it is not the entire area, but it is the area most important to protecting the neighborhood. If a fire starts, it will not spread as fast and will be easier for firefighters to fight. Dennis Will, retired city forester, had a really interesting presentation on the Bear Creek fire. It burned in a mitigated area. It mostly stayed as a surface fire, on the ground, making it easier to fight. Dennis noted that the mitigation helped firefighters in another way. With space between trees, firefighters were much better able to move around the area and get where they needed to be to fight the fire.

A neighbor said Fishers Canyon is different from other open spaces because no other open space has houses as close as Fishers Canyon. This would come as a surprise to the Blodgett neighbors.

Fishers Canyon has houses on one side.

Stratton Open Space has houses right next to the property on 3 sides, and is also very much in the wildland-urban interface. Its 2 trailhead parking lots are in neighborhoods. Stratton is right next to a high school and very close to a junior high and 2 elementary schools, Skyway and Gold Camp.

North Cheyenne Canyon has houses inside the park (Canyonwood), and, like Fishers Canyon, has houses on one side. It has had almost no fire mitigation. It has a fair number of standing dead trees killed by tussock moth several years ago. In an evacuation, North Cheyenne Canyon would have far more cars trying to exit the park than Fishers Canyon -- the large lots at Gold Camp and Helen Hunt Falls, Bruin, Daniels Pass, Mt Cutler, Mid Columbine, and Chamberlain trailhead parking, a fair number of pull outs, plus the large lots at Starsmore. They'd have to go down a narrow winding road into a neighborhood that would also be trying to evacuate. Yet North Cheyenne Canyon does not close for red flag warnings or any kind of fire weather warning, high fire danger, etc.

Garden of the Gods has houses on 3 sides, and has 5 million visitors a year -- plenty of cars to try to evacuate, though it does have more exits than North Cheyenne Canyon has.

Ute Valley is surrounded by houses, other than 2 business areas, which, on a weekday, would have employees to evacuate -- probably more cars than if the business area was residential.

Austin Bluffs open space is surrounded by houses and UCCS, which would have students to evacuate, even on weekends since they have student housing. Think

about all the cars typically parked at UCCS.

If the Fishers Canyon neighborhoods have an evacuation issue, it is not caused by the open space. Many of the issues the neighbors raised about evacuation are true with or without Fishers Canyon being a public open space. If Peak Alerts is not effective, it is not effective. If telecommunications failing is an issue, it's an issue. Access to Norad Road is not affected by the open space. I don't know how the neighbors came up with 200 cars trying to exit from the open space when the maximum number of parking spots is 110, and it will start with only about 70 spots. The comparison to make for evacuation is not 2 routes vs 1 route. It is with the open space or without it. The study for that showed that the open space has a negligible effect.

I have not been tracking number of red flag warnings, but it certainly seems like quite a few already this year. I don't know about your phones, but mine had quite a few red flag warnings a few weeks ago. Then after the Parks board meeting in April, Friday, Saturday, and Sunday all had red flag warnings. There's another one today (Thursday, April 17). That's 4 in 7 days. Someone somewhere must keep a record of dates with red flag warnings for Colorado Springs, but googling I could not find anything, though such data must exist.

Another problem with closing for red flag warnings is when to close. The red flag warning for today says it is 10 a.m. to 9 p.m. So would Fishers Canyon be open 5 a.m. to 10 a.m. since it is not a red flag warning, then people's cars get locked in at 10 a.m.? If it ended earlier than 9 p.m., would Fishers Canyon then open?

Effectively communicating each closure is another issue. With all the notices the city put out about the master plan, neighbors said that they were not informed. Likewise with the Blodgett master plan, months into the process, neighbors said they were just finding out about it. With other city projects, even major closures or projects, announced for months in advance, many people are unaware of it until it actually starts. Closures for red flag warnings would be decided the day before, at best. How can the city let people know about a closure when the decision happens with only hours to announce it? Well, people should just always check the Parks and Rec Facebook page before they go to Fishers Canyon, right?. Not everyone is on Facebook. If you don't have an account, Facebook severely restricts what you can see. Without an account, you cannot see anything on X or the posts on Instagram. Besides that, most people would not even think to check. People will not expect one open space to be closed when everything else is open. Once they drive there, some will turn around and leave, but most will likely just park on the streets and walk in. If

the purpose of closing for red flag warnings is to have no cars at the open space to evacuate, closing doesn't solve it.

Closing for red flag warnings is not fair to everyone else in the city. Closures don't apply to the neighbors. Note the incident where graffiti of a debris basin was caught because a neighbor was there walking his dog. Fishers Canyon is closed to the public. Why was the neighbor there? (And was his dog on-leash? :) )

But that incident illustrates a point the fire marshal made. Having people there prevents problems, and if a problem happens, someone is there to report it. The best case is to just not have to evacuate. More people there prevents a lot of bad behavior. Reporting a fire faster means it is much more likely to be controlled.

If the teenager expected other people to be there, he probably would not have been there with spray paint. Not having parking on-site did not keep out the troublemaker. Locking gates would not have prevented it. Having people there, really, expecting to have people there, would have stopped him. Closing on red flag days, and especially regularly locking the gates every night at sunset, a closure to count on, would be perceived as an opportunity.

One neighbor talked about the long access road and evacuation. The neighbors, and only the neighbors, voted on the location for the parking lot. Now they complain about the cost, the length of the road, and the potential (just the potential at this point) for crime in a hidden parking lot. Parks and Rec does not have money for a trailhead. From what David Deitemeyer said, it seems that much of the cost for the trailhead is the cost of the access road. Whatever way Parks staff is able to come up with the money for the parking lot, everyone in the city will be paying the higher cost. Even grants have an opportunity cost. If everyone, not just the neighbors, had been able to vote on the location of the parking lot, with all the information presented, including the cost estimates for each option, one must wonder which option would have been selected.

Neighbors should be safe, but closing Fishers Canyon on red flag days does not make them safer. If the closure works, responsible people will not be there with a presence that discourages bad behavior, and fewer people will be in the area to spot and report problems. If the closure doesn't work, cars will park on the street and there will be little reduction in the number of cars there to access the open space, so little reduction in the number of cars in an evacuation.

Thanks for making it through yet another long e-mail.

Please have Fishers Canyon open for everyone. Closing for red flag warnings doesn't make sense.

Thanks,  
Carol Beckman