

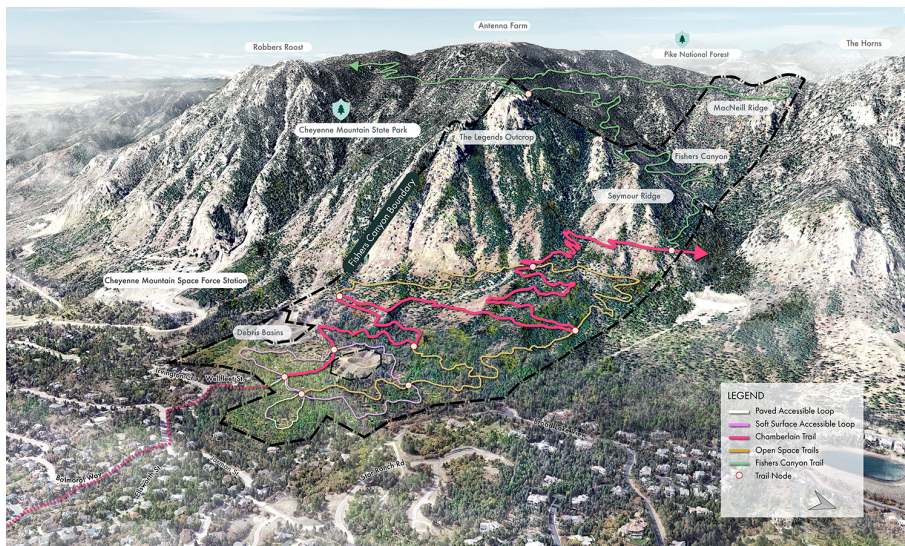
# Fishers Canyon Open Space Master Plan

## Community Online Survey #4

## Community Meeting #3 Open House

### Engagement Summary

### Preliminary Results as of 2/6/2025



**OVERVIEW:** This was the fourth survey distributed to the community after the third community meeting that took place on January 22, 2025. The survey included links to the community meeting presentation as well as the same exhibits and questions. The purpose of this online survey was to provide the public who could not attend the public meeting in person a chance to weigh in on the draft Fishers Canyon Open Space Master and Management Plan.

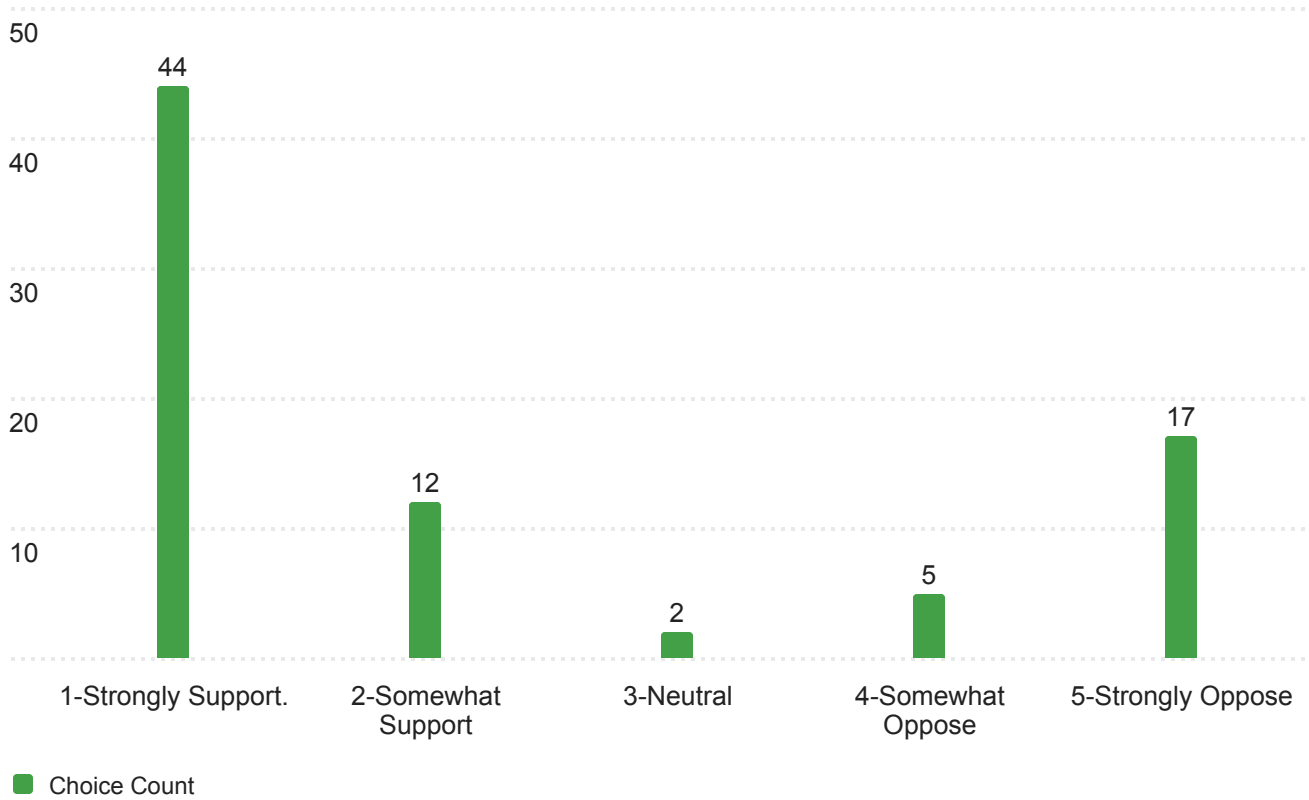
Over **50 responses** have been collected (mostly from the 80906 zip code) took the online survey. The survey was open to the public January 23 through February 16, 2025 (three and a half weeks).

**PROMOTION:** The survey link was promoted through the City's social media platform, social media short videos, distribution to the newsletter list, distribution to the focus group stakeholder contacts and on the City's webpage.

**SURVEY DATA QUALITY:** The survey platform utilized Qualtrics survey analytics. Qualtrics uses a quality response tracking system to identify potential bots, unanswered questions and repeat survey responses from same IP address (potential "ballot stuffing").

Q3 - Based on the information provided in the presentation and the draft plan PDF, what is your level of support for the trail and trailhead plan? (Select one answer)

80 Responses



## Q1 - Based on the information provided in the presentation and the draft plan PDF, what do you particularly like about the Fishers Canyon Open Space trail and trailhead plan?

69 Responses

Based on the information provided in the presentation and the draft plan PDF, what do you particularly like about the Fishers Canyon Open Space trail and trailhead plan?

Nothing

Trail to the top of the mountain, future connections to other trail systems.

Nothing. Why can't the city purchase land to PRESERVE nature & the wildlife that lives there?? How is the city going to manage this - keep it safe, clean, quiet? I frequently hear in the news other parks suffering vandalism, car break-ins, etc. Why would you build another park when you can't manage what you have?? It's fine you have "wonderful support" but do any of these people live in the neighborhoods? The people who live there have invested a lot in their homes & chose to live there for the piece & quiet you feel is your right to ruin. How would you feel if an additional 100 cars drove in front of your house on a regular basis? You don't seem to think that's a problem?? I have lost all faith in the city of Colorado Springs

Chamberlain connector. extensive hiking trails. parking

More trails in our community

Not much

Location is great. Good use of land that would be difficult for other uses

Excellent draft plan that covers almost all the bases, with the important exclusion of wildfire risk and mitigation. There are vague references to "possible" gate closures during red flag events, but nothing else of substance.

Trails that are based on ability of hiker

NONE of it!!!!

Nothing

Extensive trail system serving different ability levels

Being able to continue north by accessing the Chamberlin existing trail easement.

Nothing. I don't particularly like that there is a trail head going right through my house on Balmoral Way.

Gated entry to limit to day use only

access to the top of the mountain

Nothing! This will increase the danger of wildfires with teenagers parking and smoking if the open space is open until 9:00 pm without any agency patrolling the area.

Nothing. It will be nothing but a traffic mess, noise, trash, animal waste, etc...

Nothing it will increase the risk of fire!

good trail layout; day use only

Nearby access to hiking trails.

Large amount of designated natural preservation area

I appreciate the fire mitigation efforts that have already taken place as part of the park planning process, as wildfire prevention is a critical concern for both the neighborhood and the surrounding natural areas. Additionally, I want to express my appreciation for the thoughtful placement of the parking lot, which has been set back in a manner that keeps it out of view from all neighborhood homes. This consideration helps maintain the residential character of the area while still providing necessary access for park visitors.

I like the different variety of trails

The trails and open space design

The 9-10 miles of trails and the connectivity

Omg so many new and different hikes filling the space between Cheyenne cañon and Mtn Park. This will ease the erosion and amount of people that use Cheyenne Cañon and benefit the entire west side.

The plan seems to address all areas that may be impacted very thoroughly. I particularly like that the area will not be overdeveloped and that wildlife breeding times/areas will be protected.

The trail layouts seem thorough and I like the diversity of trail difficulties. I could see it being great for a short family hike or a longer all day outing.

I like the plan to avoid or limit the crossing of drainage areas. I also like limiting or avoiding access or directions to historical sites.

Trail to the top of Cheyenne mountain

Looks like it starts with enough parking, and parking can expand when demand warrants.

Looks like a good trail system.

On-street signs to direct people through the neighborhood to the trailhead is a good idea. Might want to also be sure to include signs directing people back out at any street intersection where which way to is not clear.

Good parking, trail to the high point.

The Chamberlain Trail expansion, connecting to CMSP eventually. As a resident of Broadmoor Bluffs, a trail connecting to the expansive trail system in CMSP and North Cheyenne is strongly desired.

Nothing at all. Fire danger, traffic increase and homes losing value

The public access to the space as well as the preservation of habitat

Looks like a lot of nature area and trails.

Emphasis on trails and trailhead development.

Access to this open space by trails!

I love the ease of accessibility and the location. The area is underserved for a state park and would be lovely to access as a local resident. The mix of uses for biking, climbing, hiking are wonderful. I think the access location and parking is perfect entry and exit.

Equal access for all people

Lots of biking trails and the future connector to Chamberlain.

Additional hiking and mt biking trails within the city

More open space, more trails!!

Lots of easy trails for everyday use

Nothing. This open space will destroy the neighborhood.

Access to the Chamberlain Trail, Trail system in a neighborhood that is lacking trails.

It's nice that there is wildland mitigation going on.

The number of trails accessible to bikes.

The connections to Chamberlain trail and the open trails in the space.

Looks like good plan so keep the word and do it.

Additional open space to buffer development from natural areas and to connect recreational thru trails with other public spaces across the area.

Natural preservation areas

I support a smaller trailhead that can be expanded if the need arises.

Went for the option with more trails. No mountain bike only trails.

Looks like a good plan - with potential hiking for everyone; but am concerned about the parking/traffic on streets leading up to the sole entry gate. Recommend, as the plan states that HOA Spires rules are followed wrt no parking on the streets. Also recommend speed humps (similar to what's in place in the West of Broadmoor hotel area) be placed on Ellsworth, Balmoral, and Wellfleet - Additional street speed limit signs will not work.

I like the idea of preserving as much of the natural mountain landscape and wildlife living area as possible while being able to hike and enjoy nature. I like the idea of connecting existing trails on the north and south side of the canyon to allow for longer and more advanced options for hikers.

I like that Fishers Canyon Trail connects to those on top of Cheyenne Mountain that come from Cheyenne Mountain State Park and the future development of and connection with Chamberlain are essential to achieve the intent of connecting all trails on this range.

It is too much only to have one way into the open space.

The wide variety of trail lengths, connectivity and user type

The fact that there will be open space for hiking, and pray that you will keep it as natural as possible and not over-develop it to the point that it is no longer natural.

I love all of the trails and the fact that this won't be another housing project for the rich.

Very well-planned and thought out...I was a bit skeptical but I think the city, for the most part, has done their homework and is trying it's best to come up with a workable for all plan.

It limits the number of parking spaces so that the area will not be overcrowded. It also is a daytime only park.

I like the amount of trail

Wonderful area to explore and get up high and connect to Cheyenne Mtn SP.

I like the wide variety of trail types for many user groups.

The inclusion of mixed uses throughout the open space.

Excluding mountain biking only trails, length of trails, and opportunities for advanced trails.

## Q2 - Based on the information provided in the presentation and the draft plan PDF, what suggestions do you have to improve the trail and trailhead plan?

67 Responses

Based on the information provided in the presentation and the draft plan PDF, what suggestions do you have to improve the trail and trailhead plan?

Do not pave parking lots as this will bring heavy cement truck presence and disrupt traffic on Broadmoor Bluffs and Ellsworth and be very disruptive to neighborhood. Lock gates prior to 9pm (winter months) to stop parties from enjoying the city lights. No reason to have gates open after dark as hiking will not be taking place then. Only parking and undesirable activities.

Eliminate allowing dogs and horses to use the trails as this will proliferate animal waste in the area and could displace wildlife currently living in the area. Dog waste receptacles are never maintained by Parks and Rec like they should be. No port-a-potties should be allowed either.

I think that the lower portion of the space is oversaturated with planned trails, and that it will take away from the peace and openness that a space like this is intended to provide.

Ensure with confidence that there will be staff on site to protect the integrity of the land & the safety & security of the people visiting & who live in the area.

none

Dedicated downhill mountain bike trails

Leave it alone

Mountain biking trails.

Your traffic numbers indicate an INCREASE of 69% in traffic usage on the weekend on Ellsworth street. How are you going to control speeders going down steep grades.

Lets have a complete review of wildfire risk and management before proceeding. Has the COS Fire Department reviewed the risks? If so what risks can be mitigated? I don't see any representation from CSFD on the advisory group, so I'm curious as to their involvement.

Make it a protected green space and leave it alone!!!! No parking lot, no trails, no nothing!!!!

Scale back drastically

None

For horses to use the trails, require that they can only be fed certified weed free hay as not to spread Noxious and Invasive Weeds that can be easily spread through the forest area and spread to neighborhoods

Leave out the actual neighborhood, where we live.

Dog waste stations and adequate bear-proof trash bins scattered along the trail at key points

Cancel the project!

Cancel the project.

Reduce the parking spaces. Provide gates for closure at night. Patrolling the parking lot to ward off car breaking that happen at the other parks

less parking

You absolutely need wildfire escape routes in the upper reaches of the canyon!!!

More fire mitigation and maintenance plans. Owning a home in Star Ranch has me concerned when introducing humans into a wooded area, especially one that has significantly visible beetle kill.

Pay attention to erosion issues. Highlight diverse landscape.

I appreciate the opportunity to provide feedback on the proposed park development. While the addition of open space and recreational areas can be a valuable community asset, I have several concerns regarding the potential impacts on both the neighborhood and the local environment.

One significant concern is the increased fire risk associated with additional park visitors, particularly during dry seasons. Given the potential for human-caused fires, it is crucial that fire mitigation strategies be a top priority in planning and maintenance.

Additionally, increased traffic to the area may negatively impact local wildlife and disrupt the residential character of the neighborhood. I strongly recommend that measures be put in place to limit traffic congestion and mitigate the effects on the surrounding environment.

Regarding the proposed trails behind Wellfleet St. and Irvington St., residents were previously assured that there would not be trails behind these homes. The introduction of new trails in this area is concerning, as it would significantly impact privacy and could increase foot traffic in ways that were not originally anticipated by homeowners. I urge the planning team to reconsider this aspect of the proposal.

Park hours are another important consideration. To minimize disruptions to wildlife and the neighborhood, I suggest that park hours be restricted to daylight hours, ideally from sunrise to sunset. Limiting access during nighttime hours would help reduce noise disturbances and other concerns related to after-hours activity.

There is also concern regarding the potential for homeless encampments within the park. This issue has been observed in other open spaces, and without a clear plan for prevention and enforcement, it could become a safety concern for both visitors and nearby residents.

To address parking concerns, I strongly recommend that all street parking in the vicinity be designated for residents and their guests only, possibly through a permit system. This would help prevent overflow parking issues and maintain access for those who live in the area.

Finally, to help manage visitor impact on the open space, wildlife, and neighborhood residents, I suggest that the park implement a reservation system similar to that of the Manitou Incline. Requiring reservations could help limit overcrowding and ensure that the park remains a sustainable and enjoyable resource for all.

Keep free parking



The traffic report is very concerning. Many of us on Broadmoor Bluffs and Ellsworth have young children. Broadmoor Bluffs is already a very busy street especially during school drop off/pick up times as CME/D12 doesn't provide bus transportation. I think a smaller parking lot or perhaps a shuttle or trailhead that starts down by Safeway would mitigate the the excess traffic. I agree we should make open space available for all nature lovers to enjoy and we should make this accessible to those with limited mobility however I am concerned about such a large parking space. I would be much more comfortable with a parkingspace around 30-40 cars (esp for wheelchair access/ADA). A dedicated bike lane along Broadmoor Bluffs can encourage visitors and reduce traffic. Hopefully it would encourage people to drive the speed limit as well. It's a lovely bike ride too. I'm sure all residents would be happy to see more cyclists and visitors would enjoy this as well.

None

Nothing currently

Consider restricting parking on nearby streets to residents only as in Ruxton (sp?) Ave in Manitou Springs.

Perhaps adding a short and easy connector trail towards the zoo could allow for additional parking elsewhere and alleviate traffic concerns.

The plan appears well thought out and complete. I am interested in the timely implementation of the plan.

Push the trails a little further from the houses on Wellfleet/Irvington/Stonebeck

Don't close the open space during red flag warnings. North Cheyenne Canyon has many people, even a road through the park, and it does not close for red flag warnings. How many open spaces have had wildfires started by hikers and bikers? Closing an open space during red flag warnings will not stop homeless fires. Fishers Canyon seems unlikely to attract homeless campers anyway. The traffic study showed no meaningful impact to evacuation because of the 110 (max!) cars at Fishers Canyon. Closing it to everyone but neighbors on red flag days is not justifiable from facts. Closing for wildfires should only be for a real wildfire, not extreme weather, certainly not every red flag warning.

Good that lighting will consider wildlife, but it should also be dark-sky compatible.

Durable materials are good, but why not composite wood? It can be lots of colors to blend in, should be durable, and can be made of recycled plastic.

Fencing along the boundary -- will the HOA or neighbors pay for it? Unless there's a demonstrated problem, Parks should not pay for it.

Other fencing -- it should only be used at actual problem areas, and if it is used, should tie in to natural barriers or be long enough to discourage just going around it.

Interpretive signs at overlooks can be problematic, as they can be very visible.

I'm satisfied, please implement ASAP.

Do not put a trail. Use your money to get rid of the homeless problem on Nevada

Possibly more parking

A second entry and parking area.

Nothing--it looks great!

I wish there was biking trail access planned from Cheyenne Mtn State Park, and in fact, more mountain biking trails in the new open space.

I think ample walking within and outside the park should be offered to local residents to make sure that those biking or walking to the park can easily access it without needed to drive and park.

Enlarge it.

I'm an avid biker but I absolutely agree that downhill-only MTB trails should not be built here.

Bathrooms are important to me. Trail markers

The plan seems great to me.

None. Looks great!

Don't do a trailhead at this location. Access trails only thru trail system from the North (supposed trail system)

Like all popular trails in the area, I believe the traffic will exceed the estimate. Also, personally, I do not like multi use trails that allow horses. Horse owners should be required to pick up after their animal (Feces), just like dog owners.

Several times residents were told that no trails would go behind their homes. The latest pictures show trails behind the homes. That needs to change. Also, no parking should be permitted on the streets. These are quite neighborhoods that will be drastically changed by the additional traffic and should be limited.

I think the plan seems quite thorough. It's indicated in the plan, but would emphasize creating buffer zones to adjacent homes.

Looks like a lot of dead trees and mitigation needs to be done to get the under growth under control

No suggestions.

Re-attack gaining additional entry/exit avenues (off Star Ranch at a minimum). Re-investigate the amount of erosion that has seeped into the Debris Basins since they were built - it's been a lot.  
FYI - the 'planned' 70 house development in Fisher's Canyon was decreased to 35 after an engineering study mandated that additional erosion mitigation steps be taken due to the instability of the property. Owners at the time, in addition to the 2007/8 meltdown, determined it was not financially feasible for them to build.

I do not agree with having horses and dogs on these trails, there is not enough space to have horses and horse trailers, and people tend to not clean up after dogs already and who cleans up the horse mess? Several people are also already allowing their dogs to run around in that area without leashes and have for years. I am curious as to how many people taking your surveys actually live in the neighborhood affected by this extensive trail suggestion including horses and dogs? The trail map is a bit ambitious given the space and terrain that would be conducive to hiking without seeing other trails and hikers on adjacent trails, making the hiking experience less enjoyable and relaxing. There are also trails that will make hikers visible or near visible from residents back yards, affecting their privacy and peace of mind. There are also seasonal concerns as roads coming off of Broadmoor Bluffs are not plowed, after heavy snow, which can happen at odd times here, has there been consideration about the expected additional 100 people trying to drive up here on these small residential roads? I imagine it would be hard enough for a horse trailer to drive up there in excellent weather conditions. I really recommend considering getting together with the people who live on Ellsworth, Irvington Court, and Wellfleet and doing a separate meeting with them - not everyone has been able to attend your open houses, some of us work and have kids in activities that prevent us from having that kind of free time.

Conduct engineer survey of the lower areas to ensure enough space separates trails and parking areas. I hike this area all the time and the plan has a lot of trails on the lower portion in close proximity to each other. These are far closer together than any other park in the city and appear to disrupt the natural area and violate the hillside ordinance for development.

Only have one parking lot. How many open spaces does Colorado Springs have where it goes through a residential neighborhood and only has one road in and out? It's going to suck for the people who live there.

I would like to see PRCS work with both the Broadmoor and USFS in expediting the adoption of the MacNeil trail into the USFS system. One of the big attractions of Fishers Canyon is it's potential to connect to CMSP and also to provide a way up and over Cheyenne Mountain.

Remove all trails and infrastructure right behind houses. E.g. eliminate trails between parking lots and houses, and leave trails higher up. Since this is in a quiet neighborhood and right next to houses, open the site at sunup and close it at sundown. 5AM is too early and 10PM is too late -- there is no logical reason that open/close times needs to match other properties. Any reasonable person can foresee that 18-36" wide trails concurrently used by horses, bikers, dog-walkers, and hikers is a plan for injuries. Single use trails are necessary unless the city wants law suits because you deliberately ignored safety measures. Enforce quiet & respect for nature, no radios, no yelling, no fires or camping. What will you do if there are cars parked, and it is time to close the gates? For the neighboring houses, please don't use flat wire fencing -- please use natural split rail fencing so that deer and other animals won't injure themselves on the wires.

yes, i live in 80906, there are very few places to live sw. In the soft surface accessible loop portion of your trail legend, that is right by star ranch road, that would be an excellent location for some affordable Veterans and senior housing. "WE have thousands of acres right there at cheyenne mtn state park. I need an affordable apartment. I am from here in Colorado Springs. I am a disabled Vet. The lower part of the land, that is close to star ranch , would be perfect for a small community of duplexes, or similar, cottages, small residences 800 ft and below, for senior disabled veterans housing, that particular part of the loop is very accessible to the nearby safeway and also king soopers in cheyenne meadow. Give us a break, there is no place for us to live here in our own town, 80906, where we have been forever. No I am a senior citizen and disabled vet, I would like to have some affordable housing in the plan. I don't care what you do with the property, higher up, rock climbing walls or whatever, but the part down low in elev, near star rancheh would be wonderful for some affordable senior and disabled vet housing. SEems like the Bears and cougars have more to say about this project than us folks that need a place to live sw. I have been in this area since 1966. Also, we have 2 thousand and some acres of open space at cheynne mtn state park, right adjacent. We need some land, for Veterans, and seniors, to live in this area. Please give us some consideration.

Let's focus on connecting trails to other open spaces!

I think I'm good with the trail plan although I am still concerned with Wellfleet being the only 'real' entry/egress point. IT is unfortunate the Star Ranch Rd access point did not convey with the purchase of the land.

Need to keep visitors from parking on Wellfleet St.

Need to improve road surface on Irvington Ct and Wellfleet St

Consideration needs to be given to fire truck access in the area. For example, can the accessible trails have large vegetation cleared to the width of a brush truck?

I think it would be nice to have all trails be shared (allow MTB). As to the downhill MTB specific trail comments in the presentation, I understand that the city doesnt feel like it can handle the trail maintenance, but there are at least two strong mountain biking groups in town that would be happy to manage and repair the trail at no cost to the city! COSMBA and Medicine wheel have funding and volunteers ready. Having no sanctioned advanced MTB trails leads to rogue trail building. See recent user conflicts from vancouver, BC

( <https://www.nsnews.com/opinion/editorial-the-blame-is-shared-in-north-shore-mountain-bike-trail-conflicts-10104703> )

I am concerned about the access for horses. The soils were noted as particularly challenging and the use of horses on the trail will lead to more environmental damage and more maintenance issues and costs. In addition, the narrow winding roads in this neighborhood are not conducive to trucks with horse trailers. It is important to educate the public about the importance of preserving our resources. All parks have some restrictions concerning use, and for good reasons.

Further development of some bike-only trails to help separate user groups more.

Nothing. Looks great.

Creating at least one more hiking only trail.

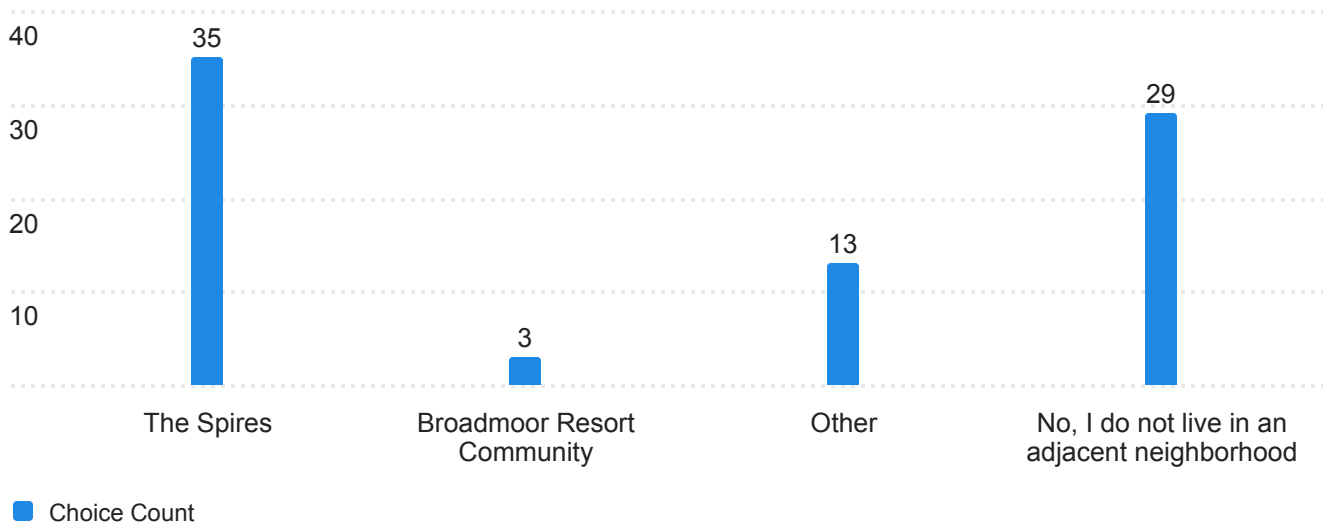
**Q4 - Background Questions** The final questions will help the planning team understand who has participated in this survey. Did you attend the community meeting on January 22, 2025 at Cheyenne Mountain Jr. High?

80 Responses



**Q5 - Do you live in one of the neighborhoods adjacent to Fishers Canyon Open Space? (select one) - Selected Choice**

80 Responses



## US Zip Code - What is your US Zip Code?

79 Responses

80906

## Age Range - How old are you?

79 Responses

