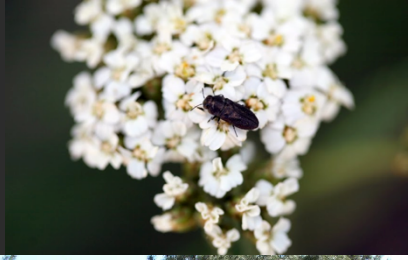




QUESTIONS & ANSWERS

THE “PLANS” WE KNOW ABOUT STRAWBERRY FIELDS.

- 8.5 Acre Building Envelope (all of meadow down to Mesa Road).
- Boutique Riding Stables and coral down along Mesa Road.
- Up to an hour of horse back riding in Strawberry Fields (not on Chamberlain Trail) along the meadow and inside the property.
- Construction of two buildings for an to 100 seat Picnic Pole Barn.
- 40 plus events (fundraisers, weddings, etc) a season.
- Only Broadmoor guests allowed to use facilities at Broadmoor prices.
- Large portable barbeque grill kitchen and serving buffet to serve a hundred at once(may become permanent). Heavy trucks brought onto edge of meadow for delivery



Special thanks to Dr. Richard Meinig for his photos of the beautiful flowers of Strawberry Fields.

THE “PLANS” WE KNOW ABOUT STRAWBERRY FIELDS.

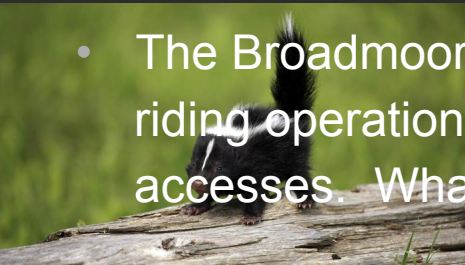
- Portable bathrooms for a hundred (may become permanent). Heavy trucks brought onto edge of meadow for delivery.
- They will build circular road for event and guest drop off up to their picnic facilities.
- Alcohol will be served.
- There will be day and night events with lights and music.
- They have the right to fence in facilities.
- They can change Park Zoning in the future.



THE “PLANS” WE KNOW ABOUT STRAWBERRY FIELDS.



- They can restrict access to any of the 189 acres except the Chamberlain Trail.
- The Conservation Easement won't include their 8.5 acre building envelope.
- This scale of a commercial operation could generate hundreds of thousands or millions of dollars of revenue in a season, plus much more in marketing potential
- The City Appraisal is valuing in the 8.5 acre commercial barbeque and horse riding operation at \$8500 an acre (low for open space), or \$72,500 total.
- The Broadmoor will be given a property right for a Barbeque Restaurant, Horse riding operation and complete control of the 8.5 acre meadow and all it's accesses. What they are planning today could easily be extended in the future.



WHAT WE DON'T KNOW AND WON'T KNOW UNTIL AFTER DEEDS ARE CLOSED ON:



- No Cheyenne Canon public masterplan with stakeholders (bicycle groups, hikers, neighbors, Friends of Cheyenne Canon) will be done. Strawberry Fields won't be included in that masterplan if swap goes through.
- No public access plan will be done.
- No trails masterplan will be done.
- No Chamberlain Trail masterplan will be done.




WHAT WE DON'T KNOW AND WON'T KNOW UNTIL AFTER DEEDS ARE CLOSED ON:

- No horse masterplan will be done.
- No site plan will be done.
- No environmental assessment or environmental impact study will be done.
- No noise, light, water quality, view shed, bulk and scale or erosion studies will be done.



No access to federal funds for mitigation of erosion and forest management.





PLEASE DELAY OR SAY NO UNTIL YOU HAVE MORE
INFORMATION AND THE PUBLIC HAS AN
OPPORTUNITY TO WEIGH IN FIRST.



DON'T DISPOSE WITHOUT A VOTE OF THE PEOPLE.