

Ms. Paulus, CPRP, CYSA
Director of Parks, Recreation and Cultural Services
City of Colorado Springs
1401 Recreation Way
Colorado Springs, CO 80905

April 8, 2016

"Community values and priorities formulate the framework of the plan." Park System Master Plan Sept 2014.....

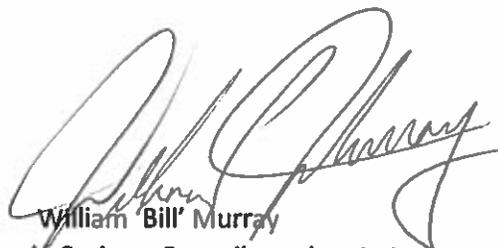
Your responses: "I completely agree trust is essential. An economic benefit analysis has not been conducted for the Incline. All of the properties are accessible and every one of them except the Bear Creek parcels is currently in use. It is not my department's role to gather signatures in support. I did not determine the values; values were completed by an independent certified appraiser. I believe the Legal staff has briefed you personally on the appraisal process. The cost of maintaining the additional property is minimalexcept the Bear Creek parcels. We would look to the County to provide for operations/management and possible conveyance at some time in the future for the Bear Creek parcels. No new parking areas are required. The Department didn't express an inability, but resources make it challenging to maintain the property. Grant monies are not used for operations and maintenance. The biggest funding challenge with the incline is securing the necessary capital funds to make the repairs so that the Incline can be less susceptible to erosion. The proposal has stated clearly from the initial discussions they had requested an opportunity to create a small stable and picnic facility both of which are allowable under our PK Zoning. That is why a detailed plan had not been developed. A development plan is normally done after the property is secured."

My comments:

Miscommunication- I asked for answers not responses. Has there been an economic benefit analysis conducted for the Incline? Answer- No. Did you do a value analysis on each parcel? Answer: NO. Do you have plans to increase accessibility to what we are building under this plan? Answer: NO. Have you asked the County to contribute to Bear Creek parcel? Answer: NO. Are you being or will you be transparent with the appraisals? Answer: NO. Do we currently have any written agreements? Answer: NO. Are you willing to revisit this project if we do not receive support from the County on Bear Creek parcel? Answer: NO. Have you offered the meadow as a limited concession in return for these trades? Answer: NO. Have you developed or offered other courses of action? Answer: NO.

I have more concerns but I clearly see that there is still a lot of work to do on this proposal. Since all the properties are accessible and currently in use, we have the time to be specific. Please consider delaying your current suggested presentations to the Council until these critical details can be presented to both the public and Council.

Respectfully yours



William 'Bill' Murray
City of Colorado Springs, Councilmember At-Large
(O) 719-3855-485 (C) 719-426-0572 (Fax) 719-385-5495

Six Reasons to Delay - Presented by Scott Flora

I am respectfully presenting six reasons to delay approval of the Land Exchange due to uncertainty surrounding the Broadmoor's Strawberry Hill Site Plan.

1. The site plan - City Council and the public just received the Broadmoor's site plan last Monday, April 11th. It would be good for the public and Parks Board to have time to understand the impacts of this plan on N. Cheyenne Canyon Park.

2. The roads – The roads would need to be longer and more extensive than the Broadmoor's site plan shows. The 550 ft. part of access road that runs to the picnic area has an average grade of about 20%. The eastern 100 ft. of the road that is probably designed to come down the hill has an average grade of 30%. These grades would be impossible for shuttle busses to travel regularly.

3. The Stables - Part 1 – The stables are close to the creek and closer to the trail and road. Environmental concerns include smell, animal waste, and visual impact of the stable.

4. The Stables – Part 2 – To create a level area for a 40 ft. wide, 130 ft. long stable, a 30 ft. high retaining wall would need to be built south of the stable.

5. The Buffet/Kitchen Area - To create a level area for the Buffet/Kitchen Area, a 25 ft. high retaining wall or embankment would need to be built south of this area.

6. The Picnic Pavilions - To create a level area for the Picnic Pavilions, a 250 by 90 ft. level area would need to be constructed. A 15 ft. high retaining wall or embankment would need to be built northeast of this area. Also, 20 ft. high retaining wall or embankment would need to be built southwest of this area.

Broadmoor Site Plan - 4-11-16

Map by Scott Flora

104° 52' 4.8"

Mesa Ave

Main Access Road

20% Grade

30% Grade

Stables

30 Ft. High Retaining Wall

Picnic

20 Ft. High Retaining Wall

Lawn

Pavilions

15 Ft. High Retaining Wall

Buffet/Kitchen

25 Ft. High Retaining Wall

Google earth

© 2015 Google

200 ft



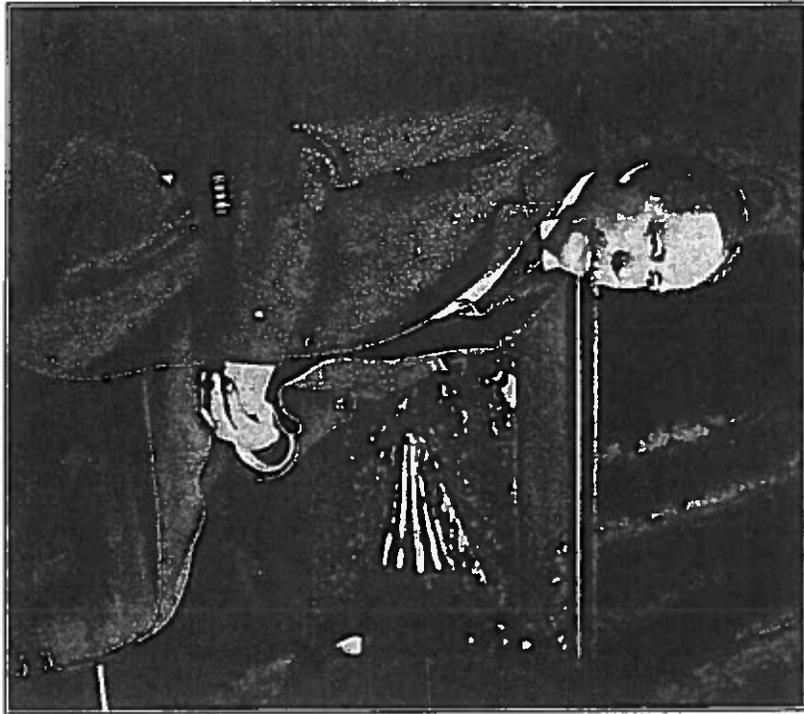
Report of

The Park Commission

of Colorado Springs, Colo.



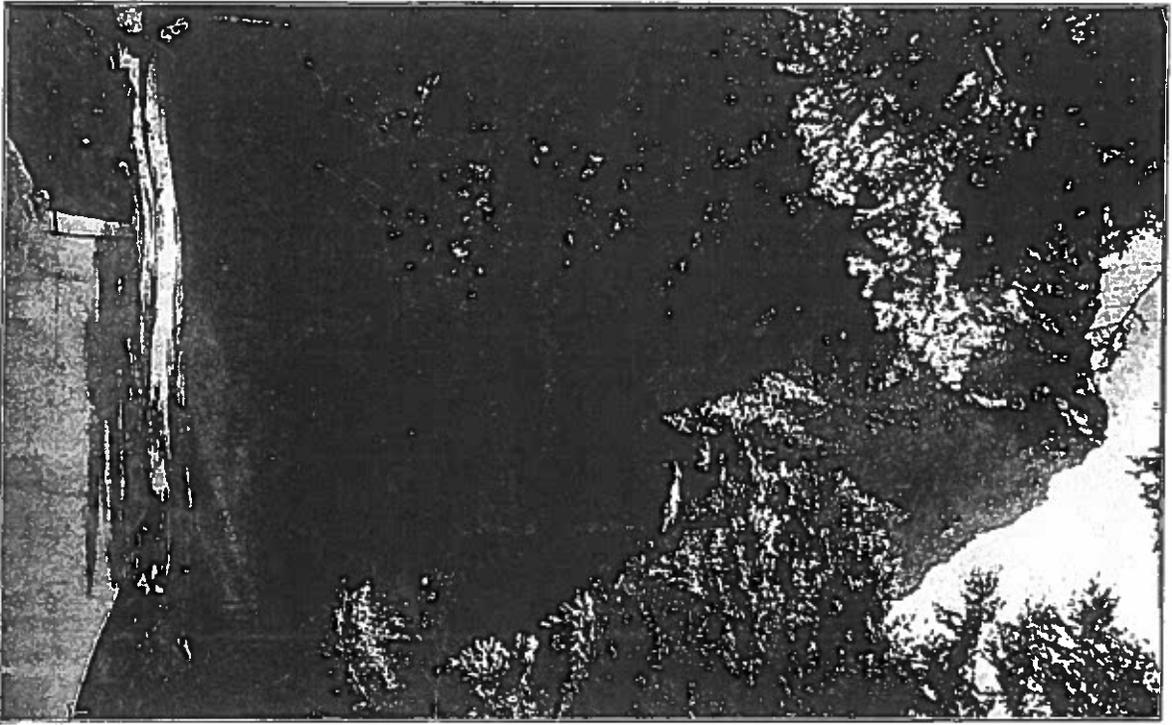
For the Period of Eighteen Months from the
Appointment of the First Board of Park
Commissioners, July 1st, 1907, to the end
of the Fiscal Year, December 31st, 1908



General Wm. J. Palmer.

Died March 13, 1909.

352.734 ✓
C72R
1908



In North Cheyenne Canon.

125396

Commissioners

HORACE G. LUNT

President

IRVING HOWBERT

F. F. CASTELLO

J. F. LILLY

D. V. DONALDSON

E. C. VAN DIEST

Secretary

JOHN BERRY, *Superintendent*

D. E. POTTER, *Clerk*

Commissioners' Report

To the Honorable D. N. Heizer, Mayor, and the City Council of the City of Colorado Springs:

In accordance with the requirements of the statute, the Park Commission presents herewith its first report covering the period from July 1, 1907, when the Commission first entered upon its duties, to January 1, 1909.

The munificent gift of General William J. Palmer to the City of Colorado Springs in 1907, of over 1,500 acres, comprising completed parks, boulevards, broad roads, driveways, trails and foot-paths, in the City itself and over the Mesas, and into the adjacent mountains, marks an important epoch in the history of the City.

The unexcelled situation of Colorado Springs on a high Mesa seven miles from the base of Pike's Peak and three miles from the Front Range, does not present the park problems of a populous City with congested areas of population and structures. Our "out-door" area is large, but our increasing population long ago trenched upon danger to health, restricted the areas of out-door recreation, forewarned the necessity for public parks for breathing places, recreation and healthful resorts, and became a source of anxiety to those thoughtful citizens who considered the future of Colorado Springs.

Parks, roadways and recreation grounds have long been ranked among the necessities of satisfactory city life. Their absence is an appreciable loss to any growing city both from a financial and esthetic standpoint, and the question of securing and maintaining them, while the price of land is reasonable and the opportunity ripe, is too often overlooked and lost in the early struggles for municipal life and advancement. So with us—lack of foresight lost to Colorado Springs the South

"Looking for important advantages which one city may possess permanently over another in respect to the constant value of life of those who are to dwell in it, in scarcely anything, perhaps in nothing, will the estate of cities, as it may be affected by local wisdom, effort, and timely legislation, be found to vary more and more hesitatingly than in the matter of public grounds. In scarcely anything is the general drift of civilized progress to be less depended on to set right the results of crude and shortsighted measures. In scarcely anything, therefore, to be determined by local public opinion, . . . is a city as likely to be so much made or marred for all its future as in proceedings in prosecution of a park project."—*F. L. Olmsted.*

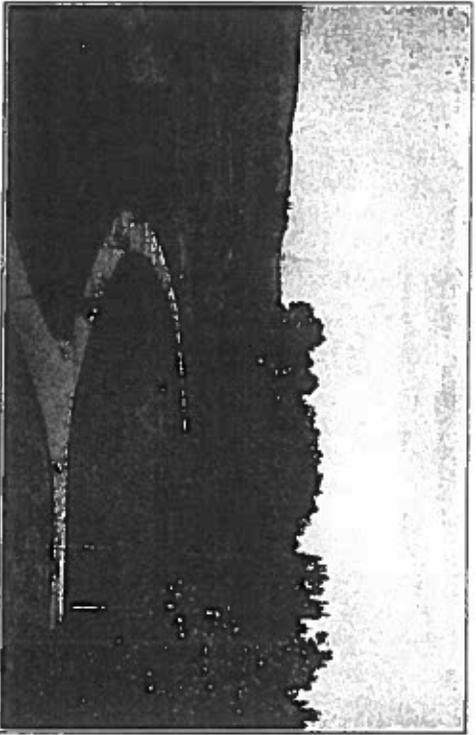
Cheyenne Cañon, with the Seven Falls, which could have been, not so long ago, procured for a nominal sum. For its parks, the City held only two ordinary blocks, one of which has been given over for the County Court House. The City rested satisfied with these and offered only to its residents and to the ever increasing number of tourists, health and pleasure seekers flocking to the City, the almost inaccessible cañons, small parks and rough roads of the nearby mountains.

Fortunately for the people of Colorado Springs—both for its present and future residents and its visitors, the City possessed a generous citizen, who, realizing the danger of further delay in securing for the people public grounds for public use, solved the problem for us by securing and donating to the City extended areas for a splendid park system.

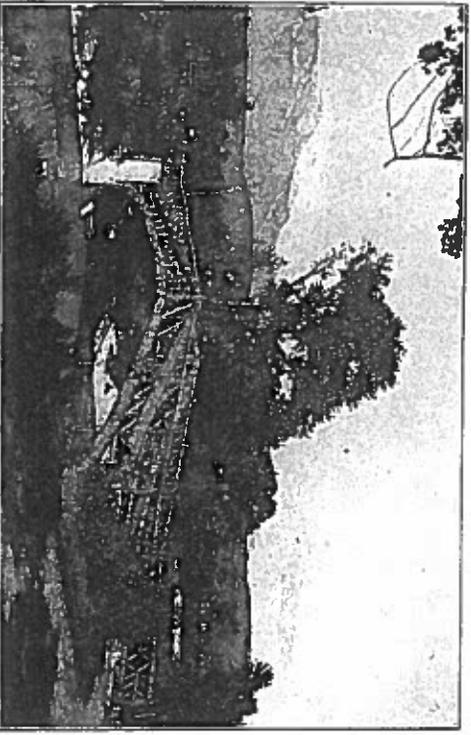
General Palmer's plan for a park system was bold, far-sighted and comprehensive. He sought to make practical and effective use of every advantage which the position of the City gave it; open air and sunshine, mountains and plains; to surround the City with near-by parks, mountain driveways, woodland paths and trails; to furnish places for healthful out-door exercise, and quiet, restful, enjoyment; thus capitalizing for us these natural resources, otherwise practically unavailable to our people except to the most limited and crude extent.

He aimed to secure public recreation grounds within the limits of the City, and purchasing the unsightly two mile stretch along the Valley of the Monument between the right of way of the Denver and Rio Grande Railroad and the low bluff to the west of Cascade Avenue, he transformed this uninviting tract into a beautiful and serviceable park filled with shaded walks, trees, shrubs, lakes and malls, and children's playgrounds, where the people could have enjoyment, rest and recreation without the intrusion of vehicles of any kind—a park for the people, a park almost in the center of the City and easily accessible to the people.

He sought to secure some vantage spot from which one could overlook the Mesa upon which the City is built, to the



Monument Valley Park.



Williamette Street Rustic Bridge, Monument Valley Park.

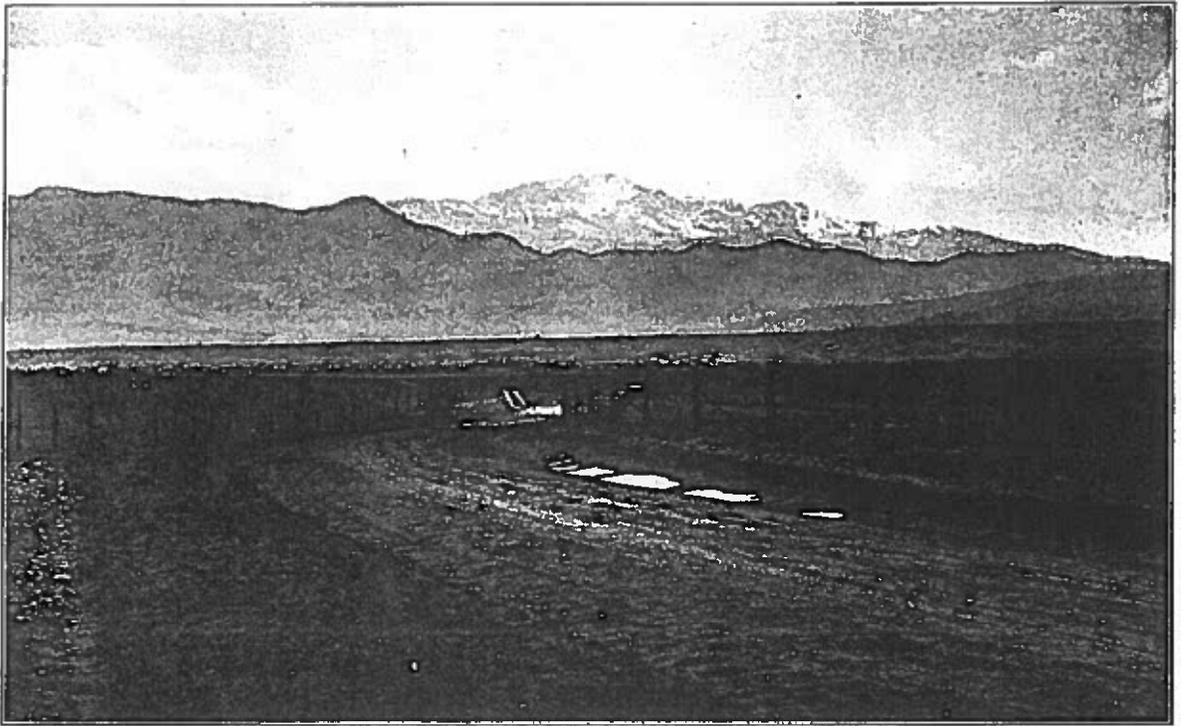


Crystal Park Trail.

range lying to the North and South of Pike's Peak; and securing the tract to the Northeast of the City, known as Austin Bluffs, he opened its 600 acres throughout with roads, trails and paths, for our out-door life and happiness, yet leaving it almost as nature fashioned it and made access easy by constructing the Boulevard and the Paseo from the City limits to the Park.

This land he directed should be kept and maintained as a park so far as possible in the condition in which nature has fashioned it, and directed that nothing should be done to detract from the natural beauty of the land, or its fitness for the superior and controlling purpose of the out-door recreation of the people. This park, which the Trustees insisted should be hereafter known as Palmer Park—with its shrubs and small pines, its attractive picnic grounds, its miniature cañons and bluffs rising abruptly from the plains, affords a most magnificent view over the City, of the Front Range, of Pike's Peak, of Mt. Baldy, of Mt. Rosa and of Cheyenne Mountain to the West and Southwest; of the Spanish Peaks to the South; of the plains to the East; and rivals in its varied beauty and effectiveness, in its views ever changing with sunshine and shadow, the scenery from any point near the City.

Loving nature, always keenly enjoying his outings through the mountains on foot or horseback, General Palmer sought to give others the means of enjoying healthful outings which the Front Range and the near-by mountains offered, so he planned and carried to completion The High Drive from the limits of Colorado Springs up over the hills, up through Bear Creek Cañon, over the high intervening ridge, and into North Cheyenne Cañon, a sixteen mile drive, for seven miles winding over the mountains through the pines, overlooking and through the cañons, with the ever changing scenery of mountains and plains. Then, as an accompaniment to The High Drive, he built the Cutler Mountain and Crystal Park trails—which wind up along the steep sides of the mountains, affording views of the strange rock sentinels, of tall pines, of streams, falls, cañons, recesses amid the forest trees, and the great plains far off to the East.



Paseo, Palmer Park, Looking Westward.

The unimproved tract of seven acres through which the Fountain flows, owned by the City, upon its Southern border, and known as Dorchester Park, he beautified and made into a charming local recreation spot that brightens the entire neighborhood.

The Boulevard heretofore built from Colorado Springs to Manitou having fallen in bad condition and disuse, he purchased, reconstructed and put it into good condition, thus furnishing an adequate entrance to Manitou.

Then, lest the cost of the maintenance of these parks if thrown suddenly upon the people should apparently be burdensome, General Palmer agreed to pay to the City \$45,000, to be paid into the Park Tax Fund, in descending sums, beginning with \$8,000 in 1908 and ending with \$1,000 in 1917.

This generous present from General Palmer to the people of Colorado Springs opens up a wonderful future for the City. Colorado Springs has received through gift that which has cost other cities many hundreds of thousands of dollars. Its practical value is inestimable, and will be appreciated more and more as the years go by. It adds materially to the sum of our happiness. Its force for more rational living, for healthful outdoor exercise and quiet and restful enjoyment, is of incalculable value. It constitutes a legacy which we must cherish and enlarge for those who shall occupy the land after us.

The gift was a most bounteous and fruitful one and the people of Colorado Springs gratefully acknowledge their debt of gratitude to their beloved fellow citizen, General William J. Palmer. Yet, if we would now be true to the opportunity he has given us, we must preserve, enlarge, build and plant for future generations, believing and saying,

"Let it not be for present delight, nor for present use alone; let it be for such work as our descendants will thank us for, and let us think . . . that a time is to come when . . . men will say 'See! this our fathers did for us.'"

Mr. van Diest's engineering experience and superintendence of the construction of the parks, under the direction of General Palmer, naturally called for his appointment upon the Park Commission, and his, unremunerated, services as Secretary and Engineer to the Commission has enabled the Board to carry on the maintenance of the parks to the very greatest advantage at the minimum of expense.

The history of the parks from their inception to their conveyance to the City by General Palmer, and the description of the entire park system of the City of Colorado Springs as it exists at this time, is given in his comprehensive report, presented herewith, together with the details of our expenditures in the financial statements which accompany our report.

HORACE G. LUNT,
IRVING HOWBERT,
FRANK F. CASTELLO,
J. F. LILLY,
D. V. DONALDSON,
E. C. VAN DIEST,
Commissioners.

COLORADO SPRINGS, COLORADO,
January 30, 1909.



Upper Rustic Bridge, Monument Valley Park.

Report of the Secretary

To the President and Members of the Park Commission of the City of Colorado Springs:

GENTLEMEN—The original townsite plat of Colorado Springs was filed on September 26, 1871. In this the foresight of General Palmer provided wide streets and a city block dedicated to park purposes. This block is now known as Acacia or North Park. The Antlers Park was given by The Colorado Springs Company on November 9, 1882, and the Alamo Park, or what is sometimes known as South Park, on April 7, 1899. Subsequently an additional strip extending from Cascade Avenue to Sierra Andre Street, 175 feet in width, adjoining the Antlers Park on the south, was added. First deciding the following properties to Trustees, General Palmer gave to the City, Palmer Park, Bear Creek Cañon, North Cheyenne Cañon, or what is popularly known as the High Drive, Bruin Inn and the lands and rights of way belonging to the same, and included therein, Cutler Mountain and Crystal Park trail, and still later, on March 29, 1907, his greatest gift, the Monument Valley Park with all its improvements and equipment.

In the earlier days of the City two tracts were given for reservoir sites, namely, one and a half blocks on Boulder Street and the tract within the enclosure known as Prospect Lake. The Boulder Street reservoir site was abandoned many years ago, and reverting to The Colorado Springs Company was re-conveyed to the City for park purposes on March 14, 1908.

The Manitou Boulevard, held by Trustees since April 9, 1902, was purchased by General Palmer for the City. In March, 1892, the City obtained title to what is known as Dorchester Park, the tract having been purchased by public spirited citizens for donation to the City for park purposes.



In Monument Valley Park.



The Willow Grove, Monument Valley Park.

Recently, on December 1, 1908, the heirs of the late Charles E. Perkins conveyed to Messrs. Henry C. Hall, D. V. Donaldson and H. LeB. Wills, as Trustees, a tract of 480 acres, known as the Garden of the Gods, with instructions to convey the same to the City of Colorado Springs on or before January 1, 1911, subject to suitable and reasonable conditions for maintenance, etc.

As a matter of value for future reference, a brief description of these various tracts and the present state of improvement, will be interesting in connection with the photographs and maps, forming a part of this report.

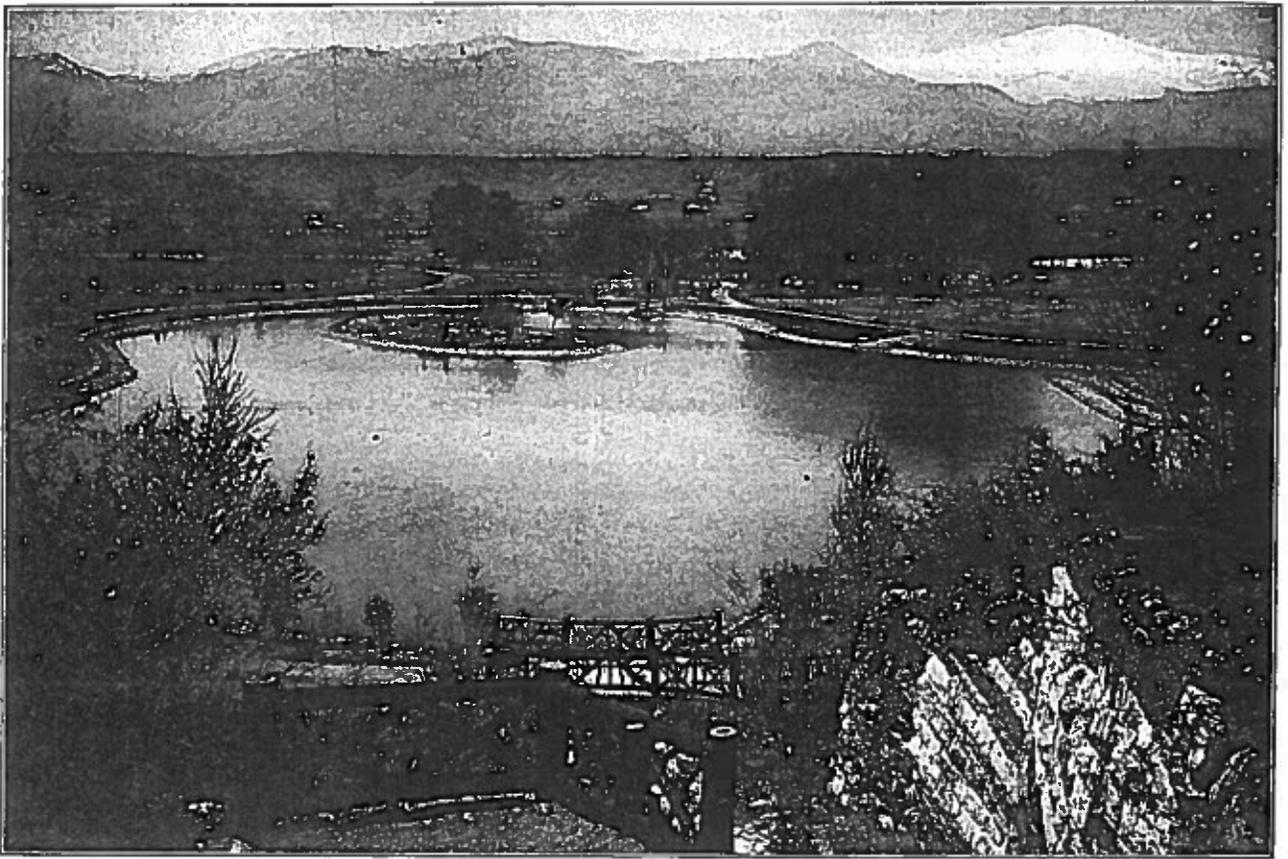
MONUMENT VALLEY PARK.

Area.....	164.52 acres.
Area of lakes.....	5.74 "
Length of graveled walks.....	8.72 miles.

This tract embraces the bottom and East slope of the valley of Monument Creek, with the Denver & Rio Grande Railroad right of way as its Western boundary, from a point 400 feet south of the Bijou viaduct north to the center line of Monroe Street, a linear distance of 10,950 feet.

The first effort for the improvement of a portion of this park was made by Dr. B. D. F. Adams in 1886. As the result of his work several tracts in this bottom, aggregating about twelve acres north of Boulder Crescent, were decided to the Willow Park Association, organized for the improvement of this tract. But funds were lacking and that purpose remained unfulfilled until 1904.

For many years General Palmer's plans had been maturing and their fruition permitted him to carry out his long cherished idea of providing the City with a series of parks, parkways and boulevards. The actual work of improvement of the Monument Valley Park was begun in January, 1904, and completed in November, 1907. The main elements of improvement consisted, first, in changing the channel of Monument Creek in order that as nearly as possible the disastrous effects of floods might be prevented, the work of protection to be practically permanent



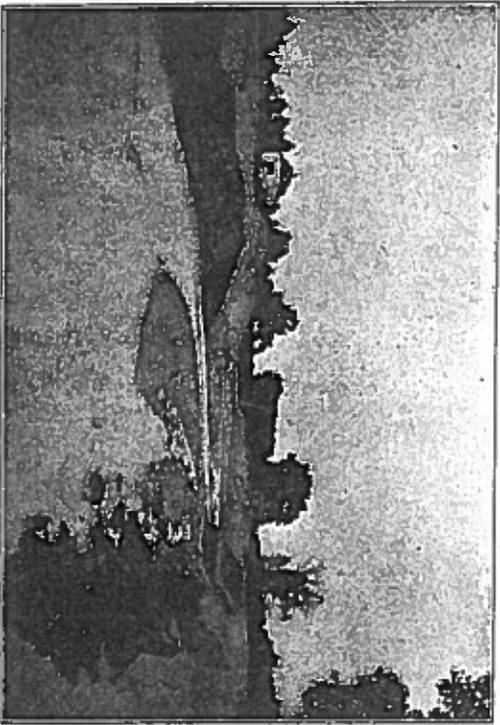
Lake No. 4 and Water-fall, Monument Valley Park.

but within a reasonable limit of expense. Under the plan adopted the original channel was partially abandoned and a new channel was constructed with easy curves, having a bottom width of 60 feet and riprapped side slopes having a vertical depth varying from 8 to 12 feet. All of the riprap along the entire length of the channel was supported at the bottom on a concrete toe wall. To prevent the deepening of the channel and the undermining of this toe wall, cross walls of concrete were introduced at suitable intervals, compelling a permanent and nearly uniform angle of repose for the stream bed. With all the care exercised in the execution of the plan, it is still possible that a flood may come of such size as to do some damage. The reservoir at Monument will always be a menace; weak spots may unexpectedly develop in the riprap and require renewal, so that the completed channel must be considered as only comparable to a railroad grade requiring attention and maintenance.

The next largest element of improvement consisted in providing a water system. Within the limits of the park, near the north end, opposite Jefferson Street, a reservoir site was found having a capacity, as completed, of 12,500,000 gallons, and so located as to be readily supplied from the El Paso canal or City ditch. This ditch was decided to the City by The Colorado Springs Company with the condition that its water supply should be available for lands of The Colorado Springs Company servable from it. Although this condition would have given sufficient right for use of the water for irrigation of the park to the extent of the water right of the original canal, it might have failed in times of scarcity, but as the City had strengthened its position by the purchase of some of the earliest water appropriations on Fountain Creek, to be applied through this canal, upon request an ordinance was passed by the Council granting one cubic foot per second of the night flow of the canal. This ordinance was passed in 1904 while the park was still the property of General Palmer. In addition, should the flow of the canal be interrupted by some unforeseen accident and the supply in the reservoir at that time be inadequate, a suitable



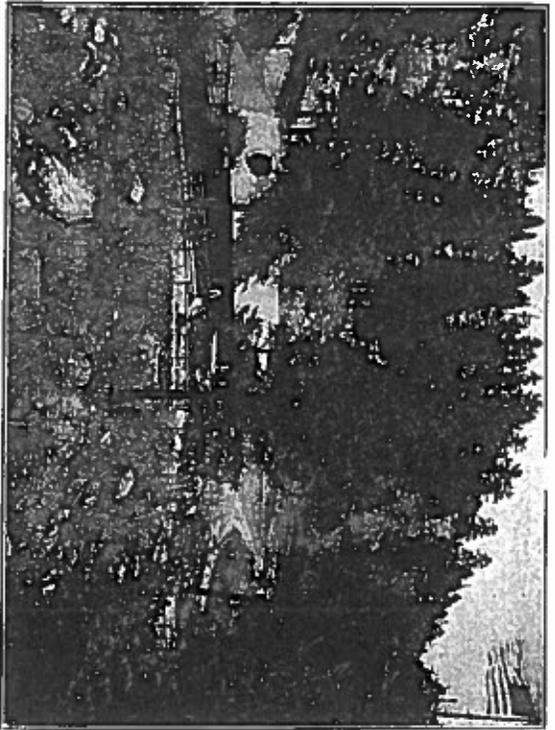
Lake No. 4 and Waterfall Before Improvement.



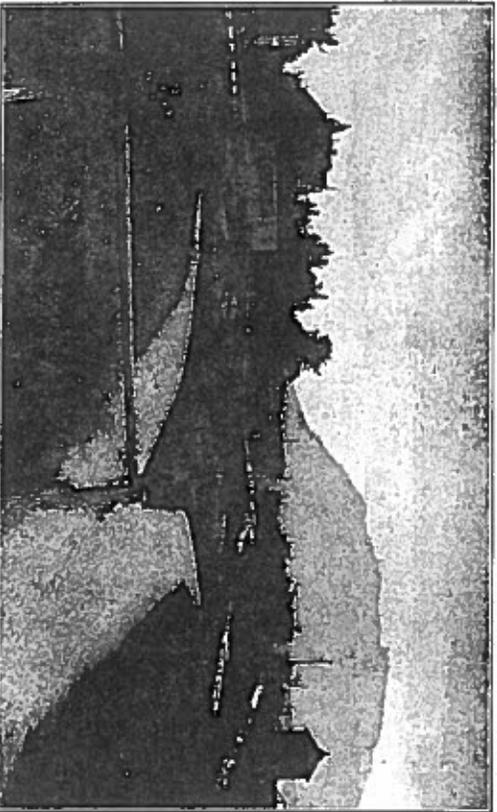
Monument Creek Before Improvement.

litch and proper connections have been provided so that the reservoir can be temporarily supplied from the Pike View Reservoir, located north of Roswell. Extending from the reservoir southward, the water system consists of 1920 feet of 10 inch pipe, 3,694 feet of 8-inch pipe, 1,905 feet of 6-inch pipe, 6,840 feet of 4-inch pipe and 1,940 feet of 2-inch pipe, all properly tapped at various points for water distribution. In addition, extending from the mains there is an aggregate of 29,885 feet of pipe from 2½ inches to three-quarters of an inch in size for additional distribution. In order to facilitate irrigation farther, a considerable portion of the north end of the park and the slope south of the waterfall may be irrigated from the City ditch directly by small ditches. All of the four little lakes may be supplied directly from Monument Creek. All are partially supplied by underground water. The upper lake, or Number Four, is constantly supplied by underground water to the extent of one-third of one cubic foot per second, and in addition, from the surplus waters of the City ditch flowing over the waterfall.

The grading of the ground, the introduction of soil and fertilizer, the gravelling of walks, planting of trees and shrubs and the construction of drains followed. Three bridges were built over the Monument Creek, one opposite Boulder Crescent, one on Willamette Street extended, and one approximately opposite Del Norte Street, the last two being of the rustic type, all of 60 foot spans. Almost opposite Boulder Street, extended westward and on the west side of Monument Creek, there existed for many years a spring of mineral water, which had in the course of time become filled with debris and covered up until it was reopened in this improvement work. After thorough testing of its waters for composition as well as purity, it was found that it was not only extremely pure but had certain valuable medicinal qualities, and was therefore enclosed by a wall of concrete and a pump placed over it in order that the water might be made available. In addition, another spring exists in the north end of the park, some distance above the waterfall, and this flows into an open pool.



Bruin Inn, North Cheyenne Canon.



Colorado Wild Flower Garden, Monument Valley Park.

To provide the park with flowers a greenhouse was built just north of the Mesa Road. This greenhouse with its complement of cold frames, has supplied about forty thousand plants each year since its construction. In four or five years, supplemented by the natural distribution of seed from the plants already established, this planting should make of the park a veritable garden of wild flowers, after which the greenhouse may be used for experimental purposes and the development of some of the harder flowering plants, and perhaps later still some rare and interesting varieties. Attached to the report will be found a list of the stock in the nurseries.

The lakes are used for skating in the winter. Lake Number 3 is used as a wading pool for the children; two sand courts and swings have been provided, and a tennis court near Uintah street. At the south end, just north of Bijou viaduct, a small tract was set aside for the cultivation of as many varieties as possible of native wild flowering plants and shrubs. This tract has been named by General Palmer "The Colorado Wild Garden."

The park is entirely fenced and may be entered at the following points: From the east, Sierra Madre street, West Bijou, Boulder Crescent, West St. Vrain, Boulder Place, West Willamette, Mesa Road, West Dale, Cache la Poudre, College grounds at McGregor Hall, West Uintah, West Columbia, West Caramillo, West Del Norte, West Fontanero, Wood Avenue, West Madison and West Monroe. From the west by an undercrossing at Boulder Place, a grade crossing at West Willamette street, grade crossing at Mesa Road, Glen Avenue, West Uintah, University Place, grade crossing at Columbia street, Caramillo extended and Fontanero extended. Of those on the east the entrances on Boulder, St. Vrain and Willamette, West Columbia, West Caramillo, West Washington and Wood Avenue, are not improved.

As the Monument Valley Park is situate in the City and extends for nearly two miles through it, it is of the greatest importance that more provision be made for the amusement of young and old. It is necessary not only to maintain the park

system but to make it popular, a source of instruction, as well as a safe and healthful resort and playground. A plan for the improvement of the large area south of Willamette Avenue extending westward and south of Lake Number 1, will be found in the report. The natural conditions there are admirable for the proposed construction, which consists of an attractive pavilion with large porches looking out on a sunken field extending southward from it, to be used for baseball, basketball and similar sports in summer, and to be flooded in winter for skating. Tennis courts are planned for the east side of the field, and at the south end an outdoor gymnasium and a wading pool. A similar playground can be developed in the large area south of Lake No. 4 in the north end of the park. Perhaps the most important item needed at the present time is lighting facilities, mainly in the immediate neighborhood of Lake No. 1 and the south end of the park. In addition, in order that Lake No. 3 can better fulfill its purpose as a wading pool for children, the bed should be gravelled and the slopes sodded.

Of the entrances, the most important requiring improvement are those at Willamette and Boulder streets and an undercrossing under the Denver & Rio Grande Railroad right of way from the park to the west side opposite the Willamette entrance.

PALMER PARK, PASEO AND BOULEVARD.

Area of park.....	692.35 acres.
Area of paseo.....	13.94 " Length 2.1 miles.
Area of boulevard.....	19.63 " " 2.7 "

This tract is filled with beautiful natural rock formations intersected by numerous cañons well wooded, and is situated about three miles northeast of Colorado Springs.

The present improvement consists of drives, numerous paths and enclosing fences.

Under the deed of gift from General Palmer no automobiles or automobiles are to be permitted in the park or on the boulevard. Lost necessary for its further improvement are a few drinking fountains in suitable locations, which would permit of its more

extended use and popularity as a picnic ground. A few years ago a concession was granted to The Northfield Land & Water Company for a storage reservoir, in return for which the park is to receive free use of water for ten drinking fountains for a period of ten years, or a less number for a proportionate period.

It has been suggested that a portion of the park, about two hundred acres, be enclosed with a very high fence and set apart as a game park, or in a sense, a large zoological garden. The location is admirable and the idea well worthy of consideration.

NORTH CHEYENNE, BEAR CREEK, CRYSTAL PARK AND CUTLER MOUNTAIN.

Area of land.....	1,120 acres.
Length of drives.....	7.53 miles.
Length of bridle paths.....	8.94 "

This area should be really sub-divided into three divisions:

1. The picnic and playgrounds extending from the mouth of North Cheyenne Cañon up to the pavilion;
2. The driveways and trails with Cutler Mountain as the end of one group of bridle paths and Crystal Park as the end of another, and
3. The Bear Creek division.

The first is the most important, as in conjunction with Stratton Park this is by far the grandest and most popular of all the beautiful cañons near the City.

There are two cottages and a barn at the entrance to the cañon, a large pavilion about one and a half miles above, Brinn Inn three and a half miles from the entrance, all on North Cheyenne Creek, and the keeper's lodge on Bear Creek. At the present time one roadway serves for both foot passengers and conveyances, but a footpath distinct from the roadway is a great necessity, both on account of safety and convenience. In addition, a shelter is needed on Cutler Mountain, additional seats along both cañons, and a complete system of signs in Colorado City and Manitou, so that the proper route to the High Drive and Crystal Park trail may be more readily found.

DORCHESTER PARK.

Area..... 7.71 acres.

This little park was improved by General Palmer in 1906. The plan of improvement included the sub-division of a portion of the area south of Fountain Creek into allotment gardens, to be planted by the children of the neighborhood, either singly or in groups, in the endeavor to inculcate a love of flowers and a knowledge of their proper care.

More equipment for the amusement and comfort of the children and grown people is greatly needed, as well as lighting facilities.

NORTH PARK.

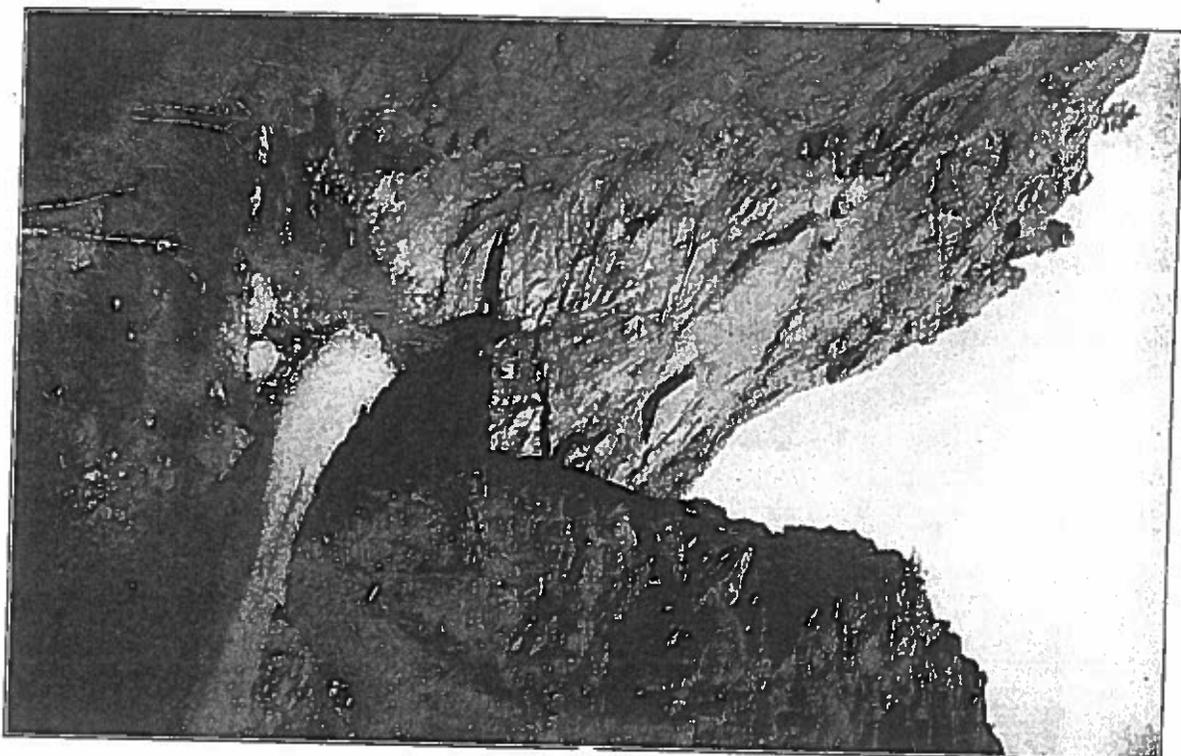
Area..... 3.67 acres.

On account of its central location and the band concerts which are held in this park every summer, it is the most used and popular of all the City parks. It is well provided with seats, drinking fountains, pavilion for musicians, etc. The irrigation is mostly done by flooding. As it is located in the busiest part of the City, it is extremely advisable that it be further improved with curbing on the four sides, sidewalks and side-parking, in accordance with the City ordinances, as soon as possible. In addition, great attractiveness would be added by the construction of a suitable entrance at the southwest corner, with seats at least on one side for the accommodation of people waiting for the cars, and small kiosks at or near the other three corners of the park, all to be approximately along the lines of the sketches forming a part of this report. None of these would be very expensive and might be supplemented by attractive illuminating features.

ANTLERS PARK.

Area..... 6.07 acres.

The Park embraces the area west of the Antlers Hotel grounds, to Sierrre Madre street and the Denver & Rio Grande and Rock Island depot.



The Narrows, North Cheyenne Canon.

This tract first consisted of Block 279, donated to the City by The Colorado Springs Company, November 9, 1882. Subsequently on April 7, 1899, an additional tract, being the north half of Blocks 277 and 278, was deeded by the same Company to the City, and with the intersecting streets a strip is now owned, 175 feet in width, extending from Cascade Avenue to Sierrre Madre street and adjoining the original Antlers Park, or Block 279, on the south.

The area north of North Park Place, south and west of the Public Library, and to the south of the City's land, the strip extending to Huertfano, all owned by The Antlers Hotel Company and The Colorado Springs Company, is used and being maintained for the present as a park.

In the northwest corner of the Antlers Park a large stone monument in commemoration of the centennial of the discovery of Pike's Peak by Lieutenant Pike, was placed in 1906.

Some lighting facilities exist, but these should be increased and more conveniences provided for the use of the public.

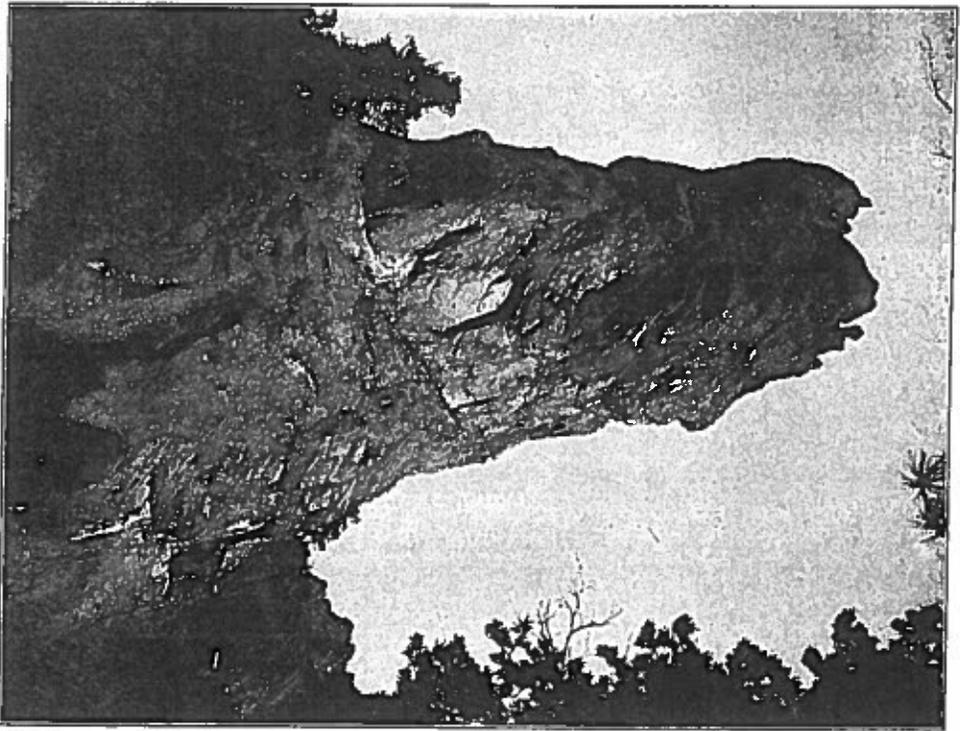
CENTER PARKINGS.

As so far constructed these aggregate 13.71 acres. On Wood Avenue there are three blocks, on Cascade Avenue 19 blocks, on Nevada Avenue 22 blocks, either entirely or partially so improved. Portions of this improvement, in districts Numbers 2 and 3 of Cascade Avenue, have been recently completed.

BOULDER PARK.

Area..... 3.76 acres.

Formerly given to the City as a reservoir site, and since donated for park purposes. It is at present without improvement. As this is also in a residence section, any improvement plan should include playground features and amusement facilities along the broadest lines.



Longfellow's Monument, North Cheyenne Canon.

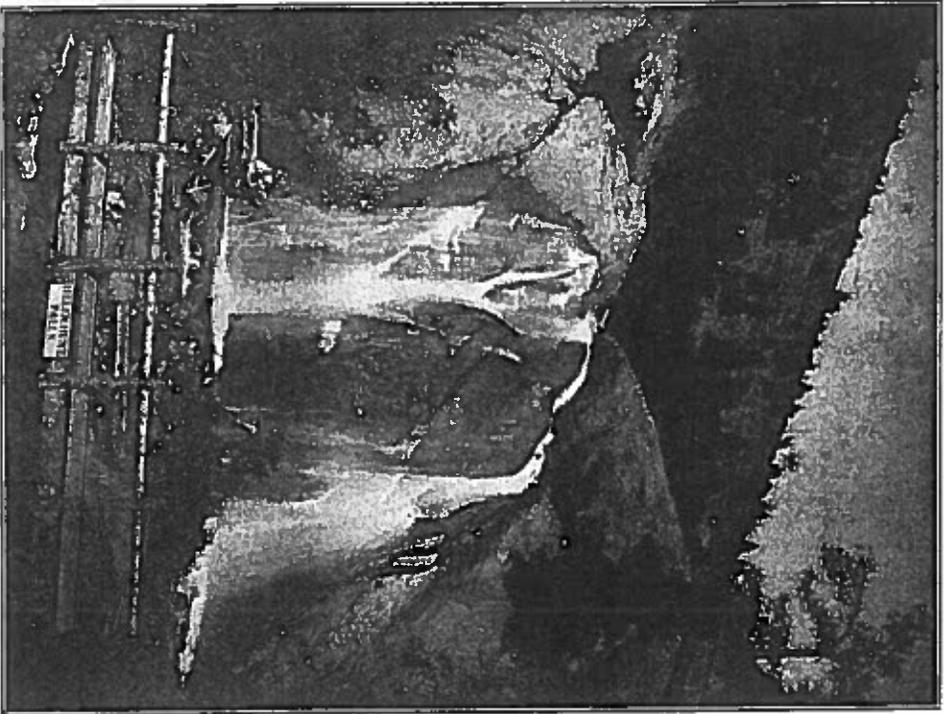
PROSPECT LAKE.

Area.....	74.76 acres.
Area of lake.....	34 "

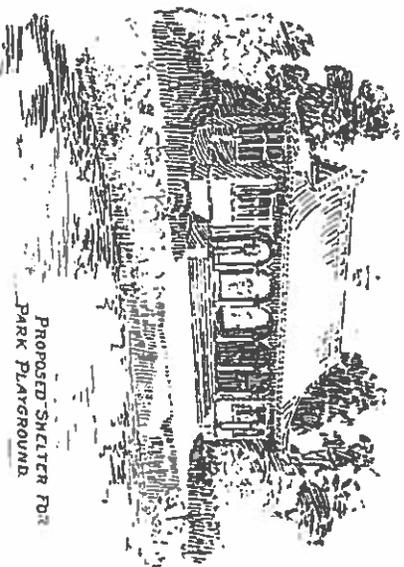
This beautiful sheet of water, situated in the southeast end of the City, occupies a large portion of the park. It is but little improved at present, having, however, a driveway around the lake, with trees planted on either side and a few groups of shrubs at the lake shore. The lake was originally intended to receive the surplus water from the City ditch. At present the water supply is direct from the City water system and for this reason remains in the care of and under supervision of the City water department.

GARDEN OF THE GODS.

The Garden of the Gods includes 480 acres filled with rock formations of extraordinary character. It has been freely open to the public for many years, though owned by Mr. Charles W. Perkins, of Burlington, Iowa. Since the decease of Mr. Perkins, the heirs of the estate, acting through his son, Mr. Charles E. Perkins, have donated the property to three trustees, Messrs. H. C. Hall, H. LeB. Wills and D. V. Donaldson, with instructions that it be decided to the City as soon as suitable conditions could be arranged, at any time before January 1, 1911.



Helen Hunt Falls, North Cheyenne Canon.



PROPOSED SHELTER FOR
PARK PLAYGROUND.



Seven Castles, Palmer Park.

RESUME.

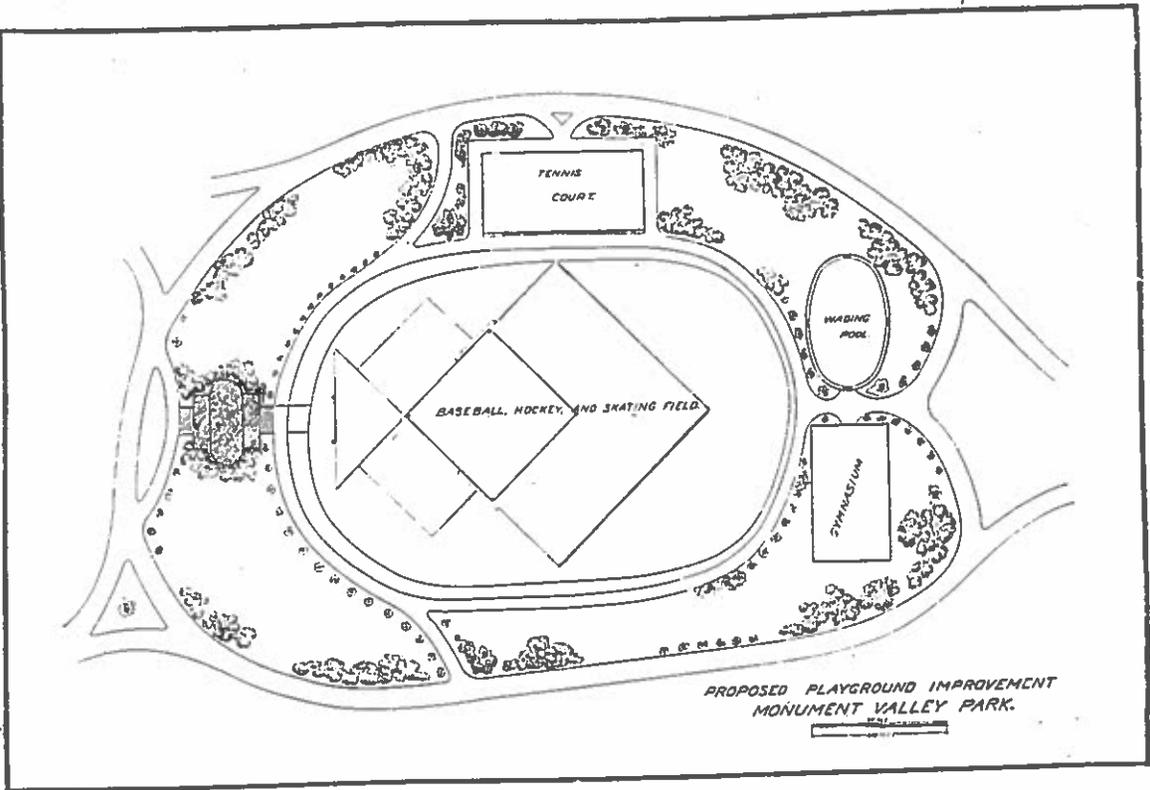
As the population increases the need for playgrounds will have to be met, and with this will come the necessity of suitable shelter and refectory buildings, public comfort stations, band stands, etc. In the meantime, however, the care of the grounds should not be confined to the mere maintenance of plant life so far established. A fund or reserve should always be on hand for quick repairs and other unforeseen contingencies, such as an extraordinary flood in Monument Creek, destruction of or damage to roads or trails by cloud bursts, renewal and repair of bridges, culverts, etc.

A complete system of parkways, such as will be found outlined on the map attached to this report, would add greatly to the pleasure and advantage of visitors and residents. From the boulevard southward such driveway should be constructed past the Printers' Home to Prospect Lake, thence westward to connect with Cheyenne Boulevard. This, together with the further improvement of the City streets and with the Pasco, Boulevard, Manitou Boulevard, Cheyenne Boulevard, Mesa Road, Garden of the Gods Driveway, will make a combination and series of attractive circle drives around Colorado Springs, Colorado City and Manitou.

A public bath-house in the southwest portion of Antlers Park, an art museum at some point west of the Public Library, are suggestions worthy of serious consideration.

To this report will be appended a statement showing the expenditures in detail for all purposes during the past fiscal year to and including December 31, 1908. Also a tabulated statement showing acreages, cost of maintenance charges of park systems of various cities in comparison with Colorado Springs.

The past year, the first year of administration of the Park Commission, was partly devoted to organization. The construction work included a new public comfort station in the North Park; two bridges over Bear Creek; 1,600 feet of additional post and pole fence on the High Drive to add safety; the driveway was changed, so as to pass around Bruin Inn;

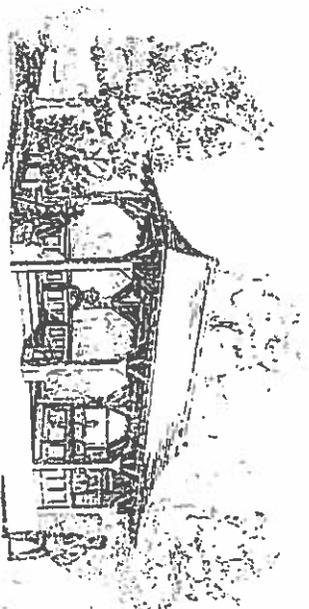


the pavilion in North Cheyenne Cañon was extended. Very necessary repairs on the Manitou Boulevard, consisting of 542 feet of reinforced concrete conduit three feet square, 250 feet of open conduit and the repair of the bridge at Adams Crossing, were accomplished with the financial aid of the City of Colorado City, Manitou, El Paso county and The Colorado Springs and Interurban Railway Company. The unexpected drought prevailing during the winter of 1907-1908, extending into July of the past year, greatly added to the difficulty of properly caring for the lawns, trees and shrubs, and the utmost effort of your superintendent and force was needed to preserve them. It may be added that the effectiveness of your organization is evidenced by the fact that notwithstanding the improvements made, and the difficulties outlined, the year closed without a deficit.

To Mr. D. E. Potter, Clerk, Mr. John Berry, Superintendent, and Mr. F. W. Homan, Foreman, and the hearty co-operation of other employes, much credit is due for the efficiency of the park force, and economies in maintenance, secured during the past year.

Respectfully submitted,

E. C. VAN DRETT,
Secretary.



PROPOSED PAVILION FOR NORTH
PARK, COLORADO CITY AND SPRINGS
PROPOSED PAVILION FOR
NORTH PARK, COLORADO CITY AND
SPRINGS

COLORADO SPRINGS PARK SYSTEM
MONUMENT VALLEY PARK
16452 ACRES AND
ANTLER'S PARK.

1000 FEET
JANUARY 1909.

