

# THE RED ROCK RAG

Volume 2, Number 1

News and Views on Red Rock Canyon

January, 2001

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P. O. Box 2352, Colorado Springs, CO 80901-2352

## County Park Board approves resolution of support

On December 12th, the El Paso County Park Advisory Board approved a resolution of support, stating in part:

" ... ;and

WHEREAS, the Red Rock Canyon Committee is working to increase public awareness of the property and develop a base of community support for acquisition of the Red Rock Canyon property as open space; and

WHEREAS, the El Paso County Parks and Leisure Services Department, El Paso County, Colorado, recognizes the environmental and recreational significance of Red Rock Canyon and identified the area as a high priority for conservation in the El Paso County Parks, Trails and Open Space Master Plan (1997).

NOW, THEREFORE, BE IT RESOLVED that the Park Advisory Board of the El Paso County Parks Department, El Paso County, Colorado, encourages and supports the efforts of the Red Rock Canyon Committee in maximizing the preservation of Red Rock Canyon as open space."

## Red Rock Canyon Committee submits TOPS application

In December the Red Rock Canyon Committee submitted a new application to the Trails Open Space and Parks (TOPS) Program for funding of the purchase of the Red Rock Canyon property as park and open space. The application also included a request for trail development connecting the Red Rock Canyon property to trails in Section 16 and for park development in the northern portion of the property. A copy of the El Paso County Park Advisory Board resolution was submitted as supporting material along with the application.

Discussion at the two previous Red Rock Canyon Committee meetings had suggested that an application by the Red Rock Canyon Committee would be desirable since it would enhance the position of the group in its relation to the TOPS Working Committee. It was noted that the applicants on the prior application included the property owner and the broker in the transaction between the owner and Zydeco, both of whom might benefit financially from expediting

Zydeco's development.

In the explanation supporting the application, the Red Rock Canyon Committee noted the visual significance of the Hogbacks area, the strategic location between Highway 24 and Section 16, the geologic interest of the area, the scenic and historic significance, and the potential of the lakes for water based recreation.

The TOPS working committee recommends projects to the Colorado Springs Parks Advisory Board which then submits them to Colorado Springs City Council for approval. The TOPS Program is funded by a one tenth percent sales tax. A minimum of sixty percent of the revenue is allocated for open space acquisition.

### *Our Thanks*

The Red Rock Canyon Committee wishes to express its appreciation to the following people who have made contributions for operating expenses during the past month:

**Darlene Aspedon  
Theresa Klein  
Diana Quinn  
Alice Mulkey  
S. K. Freeman  
Barry Reher**

We would also like to express our appreciation to the *Village at Skyline* for providing our meeting room.

## Blood Drive

Demand for blood always exceeds supply during and after the holidays. You can help by supporting the blood drive sponsored by the Manitou Springs Women's Club, the Red Rock Canyon Committee and Penrose Hospital.

You can donate blood at the Manitou Springs City Hall from 9 AM to 2 PM on Saturday January 13th. Reservations will help you avoid a delay and can be made by calling Sarah Troup at 685-4301, Betty Yates at 685-5549 or Joe Fabeck at 685-4251.

*Thanks for your support*

**CALENDAR****Meetings of Possible Interest**

January 4 Colorado Springs Planning Commission  
8:30 A.M. City Council Chambers,  
30 S. Nevada, first floor.

January 4 **Red Rock Canyon Committee**  
7:00 P.M. Village at Skyline,  
Primrose Room, Building No. 1  
2305 Patriot Heights,  
off Lower Gold Camp Road

January 9 Colorado Springs City Council  
9:00 AM City Council Chambers,  
30 S. Nevada, first floor.

January 10 **TOPS Working Committee**  
4:00 P.M. Colorado Springs  
Parks and Recreation Building  
1401 Recreation Way  
(east of I-25, 2 blocks north of Uintah)

January 23 Colorado Springs City Council  
9:00 AM City Council Chambers,  
30 S. Nevada, first floor

January 24 **TOPS Working Committee**  
7:30 A.M. Colorado Springs  
Parks and Recreation Building  
1401 Recreation Way  
(East of I-25, 2 blocks north of Uintah)

January 24 **Manitou Springs Open Space  
Advisory Committee**  
7:00 PM Manitou Springs City Hall  
606 Manitou Avenue

February 1 Colorado Springs Planning Commission  
8:30 A.M. City Council Chambers,  
30 S. Nevada, first floor.

February 1 **Red Rock Canyon Committee**  
7:00 PM Village at Skyline,  
Primrose Room, Building No. 1  
2305 Patriot Heights,  
off Lower Gold Camp Road

NOTE: Scheduled meetings can be subject to change or cancellation.

Check these web pages within a week of the scheduled meeting to find out if there are agenda items related to Red Rock Canyon:

The Colorado Springs Planning Commission agenda:  
[www.co.brado-springs.co.m/PublicPlan/Schedules/schedules.htm](http://www.co.brado-springs.co.m/PublicPlan/Schedules/schedules.htm)

(This agenda page provides links to descriptions of proposals being considered.)

Colorado Springs City Council meeting agenda:  
[www.co.brado-springs.co.m/gov/info/manager.n.htm](http://www.co.brado-springs.co.m/gov/info/manager.n.htm)

**Check out our web site!**

Tim Tiefenbach has done an outstanding job of creating a web site for the Red Rock Canyon Committee. The site has a lot of information and a page of Red Rock Canyon photos. Check it out at:

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

**Zydeco presents open space proposal to TOPS**

At the December thirteenth TOPS Working Committee meeting, Pary Thomas of Thomas and Thomas, the design firm which is developing Zydeco's land use plan, presented an outline of their land use concept for the Red Rock Canyon property. The presentation included a description of the proposed open space areas which Zydeco hopes to sell to Colorado Springs. Mr. Thomas was introduced by Bruce Warren who is an attorney representing Zydeco. Richard Yates of Zydeco, Kyle Blakley of the Muir Agency and Tom Kay, broker for the transaction between Zydeco and Red Rock Canyon land owner John Bock, were also present at the meeting but did not participate in the presentation.

Mr. Thomas stated that Zydeco had first looked at the Red Rock Canyon Property in the Fall of 1998 and had presented a land use concept early in 1999. He said that he had not been involved in the preparation of this earlier land use concept.

The land use concept which Pary Thomas presented includes two proposed public open space areas, one in the eastern part of the Red Rock Canyon property and one in the western part.

The proposed eastern open space area is 97 acres which includes part of the Dakota and Niobrara hogbacks and the valley between them. The hogback area in the southern part of the Red Rock Canyon property is not included in the proposed open space, nor is the area north of the gravel pit road.

The proposed western open space area includes land immediately adjacent to the north boundary of Section 16, a large part of Sand Canyon, and a small parcel of land northwest of the Red Rock Canyon property. This parcel, which Thomas said, "we (Zydeco) control," lies inside the city of Manitou Springs. The proposed western open space area is 144 acres and does not include any of the spires which we have called the Fountain Formation Fins.

The Fountain Formation Fins, the Highway 24 road cut, and most of the rock formations in Red Rock and Greenlee Canyons would be protected by scenic easements, as would a few small areas on the hogbacks. These areas would remain privately owned with no public access.

Zydeco proposes 37 acres of residential development with 1 to 2 acre lots on the mesa area west of Greenlee Canyon. A 244 acre golf course would occupy the Fins area, Greenlee Canyon, Red Rock Canyon, the landfill, part of the mesa north of the landfill, and a small area east of the Dakota hogback. The remainder of the property would be subject to various types of development which Mr. Thomas did not specify.

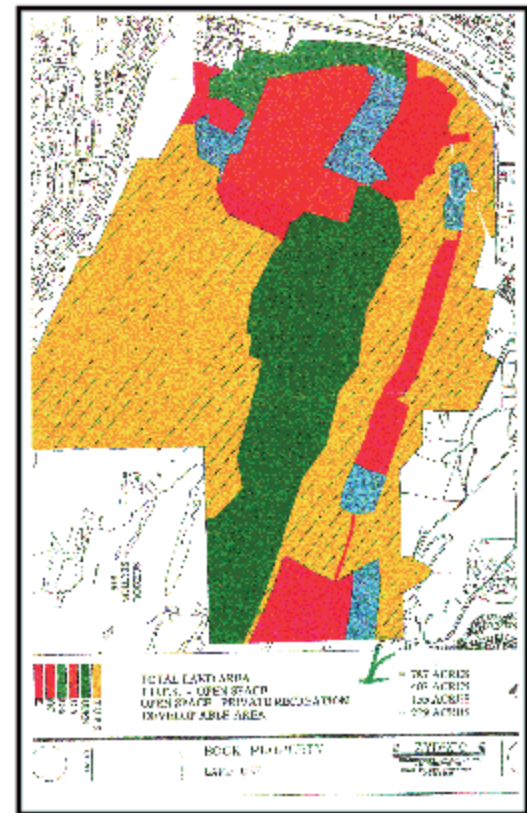
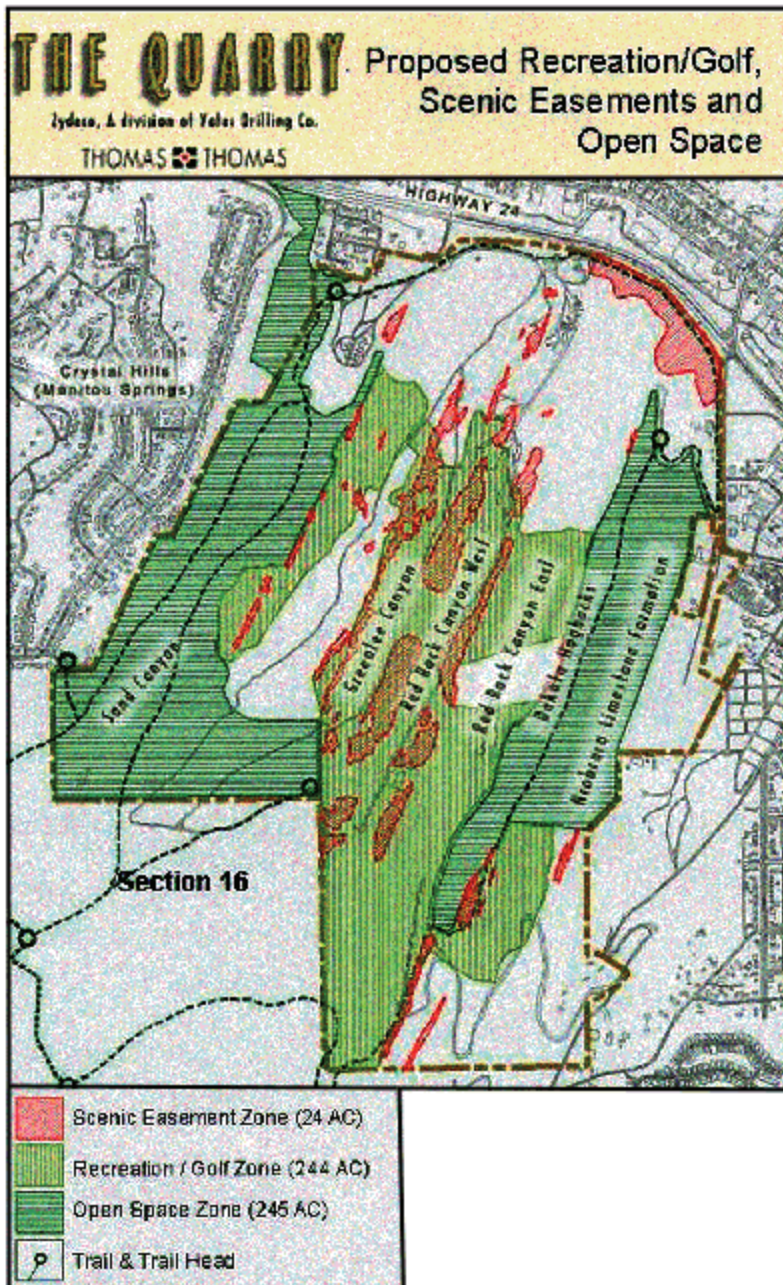
Pairy Thomas' presentation was reported on Channel 11 and in the December 14th Gazette.

Citizens concerned with the future of Red Rock Canyon

packed the meeting room while supporters of Blodgett and High Chapanal open space efforts filled the lobby waiting for their projects to come up on the agenda. (Blodgett backers were rewarded for their enduring effort and dedication when the TOPS Working Committee made the recommendation to approve the purchase of Blodgett open space.)

Comments following the meeting lauded Mr. Thomas' finesse and the visual quality of his images. However, they were frequently critical of the land use concept which he presented.

The citizen comments periods of the January 10th and 24th TOPS meetings could become forums for presenting comments to the TOPS Working Committee on Zydeco's land use proposal.



**YES, I WANT TO SUPPORT RED ROCK CANYON OPEN SPACE!**

- Enclosed is my contribution to the Red Rock Canyon Committee for operating expenses  
(Check payable to "Red Rock Canyon Committee", not tax deductible.)  
\_\_\_\_ Do \_\_\_\_ Don't acknowledge my contribution in the Red Rock Rag.
- I want to be involved  
My efforts could best be used for: \_\_\_\_\_
- Keep me informed with the **RED ROCK RAG**.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

For more information, contact **Scott Flora** at the *Trails and Open Space Coalition* 633-6884,  
or e-mail: [help@saveredrockcanyon.com](mailto:help@saveredrockcanyon.com)

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Opinions expressed in **THE RED ROCK RAG** are those of the authors and do not necessarily reflect the opinion  
of the Red Rock Canyon Committee.

**WE WANT YOUR INPUT!**

Letters, articles, comments (and glossy photos) may be sent to:  
Rag Editor  
Red Rock Canyon Committee  
P. O. Box 2352  
Colorado Springs, CO 80901-2352

Electronic submissions may be sent to:  
[help@saveredrockcanyon.com](mailto:help@saveredrockcanyon.com)  
***Please*** send electronic text in plain ASCII (.txt) format.  
Digital images are welcome and should be 300 dpi or better  
at the size the image will be reproduced.

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