

THE RED ROCK RAG

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News and Views on Red Rock Canyon

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Adjoining property owners learn about golf course plan

Owners of property adjacent to the Red Rock Canyon property recently received a certified LETTER OF INTENT notifying them of Zydeco's intent to apply for a Special Use Permit for an 18 hole golf course on 344 acres of the property. Those receiving the letter were invited to attend a meeting on August 30 "to discuss specifics of the proposed special use permit"

At the meeting Dave Stewart of Stewart Environmental described the environmental problems of the landfill and Zydeco's proposed cleanup plan. Golf course designer Kevin Atkinson gave an effusive description of the vistas to be seen as one played the proposed golf course, stating that, "This is the best piece of property I've seen in my career," and that the course would be "the Broadmoor and more." After these presentations, Zydeco's representatives addressed the neighbors' questions on issues such as traffic and construction noise.

The LETTER OF INTENT lists existing and proposed facilities as follows:

Existing Facilities

- * Ridge Road off US Highway No. 24 as the main access point
- * The private road from Ridge Road to the Bock residence
- * Potable water to the Bock residence, maintenance buildings and driving range
- * City gas to the Bock residence
- * Septic system from the Bock residence and maintenance buildings
- * City electricity to the Bock residence

Proposed Facilities:

- * 18 hole PGA standard golf course
- * A parking lot near the Bock residence
- * An irrigation system and reservoirs for the proposed golf course
- * Maintenance Buildings
- * Driving Range Buildings and Parking
- * Bock residence to be converted into a club house

A map which accompanied Zydeco's letter provides an outline of the area for which the permit will be sought. The area is somewhat smaller than the special use permit area shown on earlier maps provided to El Paso County Planning. Much of the area which was

previously to be used for a 9 hole "executive golf course" has been removed from the special use permit area as have areas where the earlier maps showed a hotel, a club house, a tennis club house, a restaurant, and two residences.

At the meeting, Zydeco's representatives mentioned 16 thirty five acre parcels, rather than the 13 shown on maps which they had previously presented to El Paso County Planning. They declined to say whether the hotel and other facilities were still planned, or what future development might occur on the northern part of the property.

The LETTER OF INTENT lists Richard Mariotti of Law & Mariotti at (719) 442-1541 as Zydeco's local contact person with regard to the application.

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.

Susan Dilloway
Cathy & Skip Mundy
Karla & Rex Heffernan

and one anonymous contributor

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

Overbuilt golf courses see declining revenues

A recent *New York Times* article entitled "Here are the courses, where are the golfers" asserts that the golf course sector in this country is substantially overbuilt. The author of the article states that, "Much of the glut has been driven by builders trying to enhance the value of upscale housing developments."

The August 22nd *Wall Street Journal* reported that one company which operates golf courses in 23 states reported that same-course revenues declined 5.1% in the first half of the year. The decline is attributed to the weakening economy in which companies are hosting fewer tournaments and charity benefits. Also, membership sales are down because uncertainty over jobs has been impacting people's willingness to pay initiation fees. The slowdown has been so severe that company revenues have been less than the company has needed to service its debt.

CALENDAR**Meetings of Possible Interest:**

- September 4 Manitou Springs City Council
7:00 P.M. Manitou Springs City Hall
606 Manitou Avenue
- September 6 **Red Rock Canyon Committee**
7:00 P.M. Village at Skyline (off Lower Gold
Camp Road), **Activities Room, Building No. 4**
**(The Easternmost Building - enter from the
parking lot north of the building)**
- September 11 Colorado Springs City Council
9:00 A.M. City Council Chambers,
30 S. Nevada, first floor.
- September 11 Manitou Springs City Council
work session
7:00 P.M. Manitou Springs City Hall
606 Manitou Avenue
- September 12 **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)
- September 18 El Paso County Planning Commission
9:00 A.M. Hearing Room, 3rd Floor
County Office Building, 27 East Vermijo.
- September 18 Colorado Springs City Council
9:00 A.M. City Council Chambers,
30 S. Nevada, first floor
- September 18 Manitou Springs City Council
7:00 P.M. Manitou Springs City Hall
606 Manitou Avenue
- September 26 **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)
- September 26 **Manitou Springs Open Space
Advisory Committee**
7:00 P.M. Manitou Springs City Hall
606 Manitou Avenue
- September 25 Manitou Springs City Council
work session
7:00 P.M. Manitou Springs City Hall
606 Manitou Avenue
- October 2 Manitou Springs City Council
7:00 P.M. Manitou Springs City Hall
606 Manitou Avenue
- October 4 **Red Rock Canyon Committee**
7:00 P.M. Village at Skyline (off Lower Gold
Camp Road), **Activities Room, Building No. 4**
**(The Easternmost Building - enter from the
parking lot north of the building)**

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

Agendas for the Manitou Springs City Council meetings are posted at Manitou Springs City Hall the Friday preceding the meeting.

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.colorado-springs.com/PublicPlan/Schedules/schedules.htm

Colorado Springs City Council meeting agenda:
www.colorado-springs.com/govinfo/tminagen.htm

El Paso County Planning Commission:
www.co.el-paso.co.us/Planning/agendas/PD-AgnPC.htm

Slide show refinement continues

Shanti Toll has continued to work on refining the Red Rock Canyon slide show which was previewed at the August Red Rock Canyon Committee meeting. With Ruth Obee's permission, he has adapted portions of the text of the Kiwa article, "Red Rock Canyon - The Secret Garden of the Gods" as part of the script for the show.

A preview showing of the slide show at the Garden of the Gods Visitor Center led to several valuable suggestions which will be incorporated into the show.

Shanti is planning to give a presentation of the revised slide show at the September 6 Red Rock Canyon Committee meeting.

Special guest at the September 6 Red Rock Canyon Committee meeting will be Cindy Hoover, political affairs staffer at the Housing and Building Association of Colorado Springs (HBA).

PILLAR to present program on growth management

PILLAR will offer a program on MANAGING OUR GROWTH IN EL PASO COUNTY AND COLORADO on four successive Tuesday afternoons in October and November. Featured speakers will be Daphne Greenwood, Professor of Economics at UCCS; Rocky Scott, President of the Economic Development Corporation; Frank Barber, El Paso County Economic Development and Public Finance Director; and Ira Joseph, Manager of the Colorado Springs' Comprehensive Planning Unit.

The program is scheduled for 1:30 to 3:30 P.M. on October 23rd, October 30th, November 6th, and November 13th.

Since growth management is the year's hot topic the program is likely to be a sell out. So, early registration is strongly recommended.

Contact Bonnie Riley, PILLAR's Executive Director at 633-4991 for registration and additional information about this and other Pillar programs.

Joe Fabeck

Manitou Springs Council passes resolution on Red Rock Canyon water

At their August 21 meeting, the Manitou Springs City Council unanimously approved a resolution affirming the City's intent not to sell water taps which could assist the development of the Red Rock Canyon area outside of the Manitou Springs city limits.

During the work session the previous week, several Council members noted that such a resolution was unneeded since City Staff had the discretion to act on their own on the matter. However, Council felt that a resolution was appropriate because of the level of public concern about the issue.

The text of the resolution is reproduced in the box below.

Glut of luxury homes reported

Page 1 of the August 15th Rocky Mountain News featured the headline "Luxury homes sitting empty." The accompanying article on the first page of the Business section reported that there had been a 43% increase in the number of unsold homes in the \$500,000 to \$5 million price range in the Denver metropolitan area over the past year. More than 2800 homes in this price range are on the market. Realtors have said that this is currently a 27 month to 3 year supply, whereas listings of homes in this price range a year ago represented only a 7 month supply for the upscale home market.

The article attributes the softness in this market to the loss of "funny money" from stock portfolios and a decline in the influx of out-of-state buyers. Because of the drop in a lot of people's stock portfolios, they can't afford the expensive mortgages they could a year ago.

The article mentioned that the actual number of homes for sale may be higher than reported and that in some upscale neighborhoods more than 20% of the homes are for sale.

One neighborhood where 20% of the homes are for sale is Castle Pines Village near the Castle Pines Golf Course which hosts the famous **International at Castle Pines Golf Club**.

Joe Fabeck

RESOLUTION

A RESOLUTION INDICATING THE CITY COUNCIL OF MANITOU SPRINGS INTENTION NOT TO SELL WATER TAPS THAT WILL ASSIST DEVELOPMENT IN THE ADJACENT RED ROCK CANYON AREA, WHICH IS OUTSIDE THE CITY LIMITS

WHEREAS, after public comment and upon staff review, our staff advised against such a sale.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

SECTION 1: The Manitou Springs City Council encourages and supports the efforts of the Red Rock Canyon Committee, El Paso County Parks Department and others in maximizing the preservation of Red Rock Canyon as open space and acts on the advice of staff to refuse the sale of Manitou Springs water taps to owners or developers of this property outside our city limits.

SECTION 2: This resolution shall be in full force and effect from and after its passage and approval.

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

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
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.

THE RED ROCK RAG reserves the right to publish or not publish any submission and to edit submissions for style and length.

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