

Mayor John Graham
Mayor Pro Tem Nancy Fortuin
Judith Chandler
Natalie Johnson
John Shada
Michelle Whetherhult
Julie Wolfe

City of Manitou Springs

606 Manitou Avenue

Manitou Springs, CO 80829

Dear Mayor Graham and Esteemed City Council Members,

I hope this letter finds you well. I am writing to you on behalf of our family, longtime residents and stakeholders in the Manitou Springs community, regarding a significant proposal aimed at enhancing the infrastructure and quality of life in our beloved city.

For nearly six decades, our family has been deeply rooted in Manitou Springs. We raised our family on Fairview Avenue and established our real estate business on Manitou Avenue. Although we no longer reside within the city limits, Manitou Springs remains a cherished part of our lives, and we are committed to its prosperity and well-being.

In light of the growing popularity of destinations like Barr Trail, the Manitou Incline, and the Pikes Peak Cog Railway, we have observed a considerable increase in traffic along Ruxton Avenue over the years. Recognizing the challenges posed by this congestion, we are proposing to donate approximately 18 acres of land that includes a portion of the Old Midland Rail corridor to the City of Manitou Springs.

Our proposal entails the construction by the City of a new public road along this corridor within three years, which would create a vital connection between Manitou Avenue and Ruxton Avenue. This new route aims not only to alleviate traffic congestion on Ruxton Avenue but also to provide an emergency evacuation route, enhance public safety, and offer additional open space and trail connections for residents and visitors alike. Furthermore, the project aligns closely with various community plans, including the Ruxton Avenue Functionality Study, the Manitou Springs Park Open Space & Trail Master Plan, and the Transportation & Mobility Master Plan.

The potential benefits of this project are manifold. It promises improved traffic conditions, reduced congestion, enhanced emergency response capabilities including additional fire mitigation and hydrants, and expanded recreational opportunities. Moreover, it seeks to

integrate seamlessly with existing community initiatives and regional plans, reflecting our commitment to sustainable development and thoughtful urban planning.

In recent polling conducted by Cygnal, a significant majority of Manitou Springs residents expressed strong support for our proposal, underscoring its potential to positively impact our community. We also understand there may be many questions and concerns regarding this idea which need to be thoughtfully considered. With this in mind, we respectfully request the opportunity to present our proposal in detail during the City Council's upcoming executive session. We are eager to address any questions or concerns that may arise and to work collaboratively towards a shared vision for Manitou Springs' future.

Thank you for considering our proposal and for your ongoing dedication to serving our community. We look forward to the opportunity to discuss this initiative further and to contribute to the continued vibrancy and sustainability of Manitou Springs.

Warm regards,

A handwritten signature in black ink, appearing to read "David D. Jenkins". The signature is fluid and cursive, with a prominent horizontal stroke at the end.

David. D. Jenkins

CC. Christopher S. Jenkins