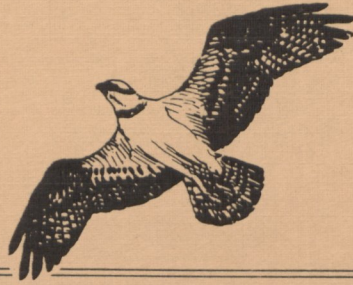


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Development Plan



MUELLER STATE PARK



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Colorado Division of Parks and Outdoor Recreation
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(303) 866-3437

MUELLER STATE PARK



Park Development Plan

Division of Parks & Outdoor Recreation

1313 Sherman Street, Rm. 618
Denver, Colorado 80203
Phone (303) 866-3437

Approved by DPOR Board
on November 16, 1984

Richard D. Lamm,
Governor

David H. Getches
Executive Director

Ron C. Holliday
Director

Colorado Board of Parks
and Outdoor Recreation

Phil Eggleston,
Chairman

Hubert A. Farbes, Jr.,
Vice Chairman

Richard S. Bartlett,
Secretary

Richard G. Beidleman,
Member

Teresa J. Taylor,
Member



Acknowledgments:

We wish to acknowledge the following contributions to the preparation of this plan:

Harry Downer, DPOR, map revisions, field site location and plotting, and development graphics

Pat Trahey, DPOR, art layout and design

Barbara L. Winternitz, Ph.D., Coordinator for the Nature Conservancy, publication titled "The Mueller Ranch, a Unique Mountain Park"

Gail Barry, Author, publication titled "Designing for Recreation in the Natural Environment"

Peggy Ard, DPOR, final editing.

This plan represents a first for the Division by shifting the lead for the initial planning process to the regional level.

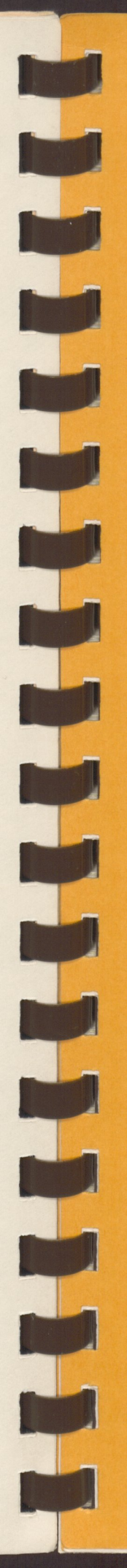
Kent Wiley
South Region Manager

Mike French
Assistant South Region Manager

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introduction



introduction

INTRODUCTION

The Mueller property is situated astride the vast west flank of Pikes Peak. The entire property consists of just over 12,000 acres located in the center of Teller County, Colorado, one mile south of Divide, 21 miles west of Colorado Springs, and 4.5 miles north of Cripple Creek as shown in Figure 1, page 2. The Mueller property is a high montane area of coniferous and aspen forests, rolling open meadows, and precipitous granite outcrops.

It was recognized as one of the most important pieces of undeveloped mountain land in the State of Colorado by both the public and private sector.

One only needs to fly over the area directly west of Colorado Springs to recognize both the intrinsic and extrinsic values of this acquisition. The property lies in Planning Region IV of the State which is experiencing a rapid increase in population growth along with already deteriorating wildlife habitat resources and deficits in recreational opportunities.

In 1977, Mr. W. E. Mueller decided to sell his 12,000 acre ranch. His preference was to have it utilized as a public wildlife and park area rather than to be subdivided as most of the land around the ranch either had been or was in the process of being subdivided. Mr. Mueller subsequently contacted the Department of Natural Resources and the Nature Conservancy to make his wishes known.

The Department and Conservancy quickly recognized the merits and value of Mr. Mueller's proposal. They immediately began negotiations with the Mueller family for the purchase of the ranch.

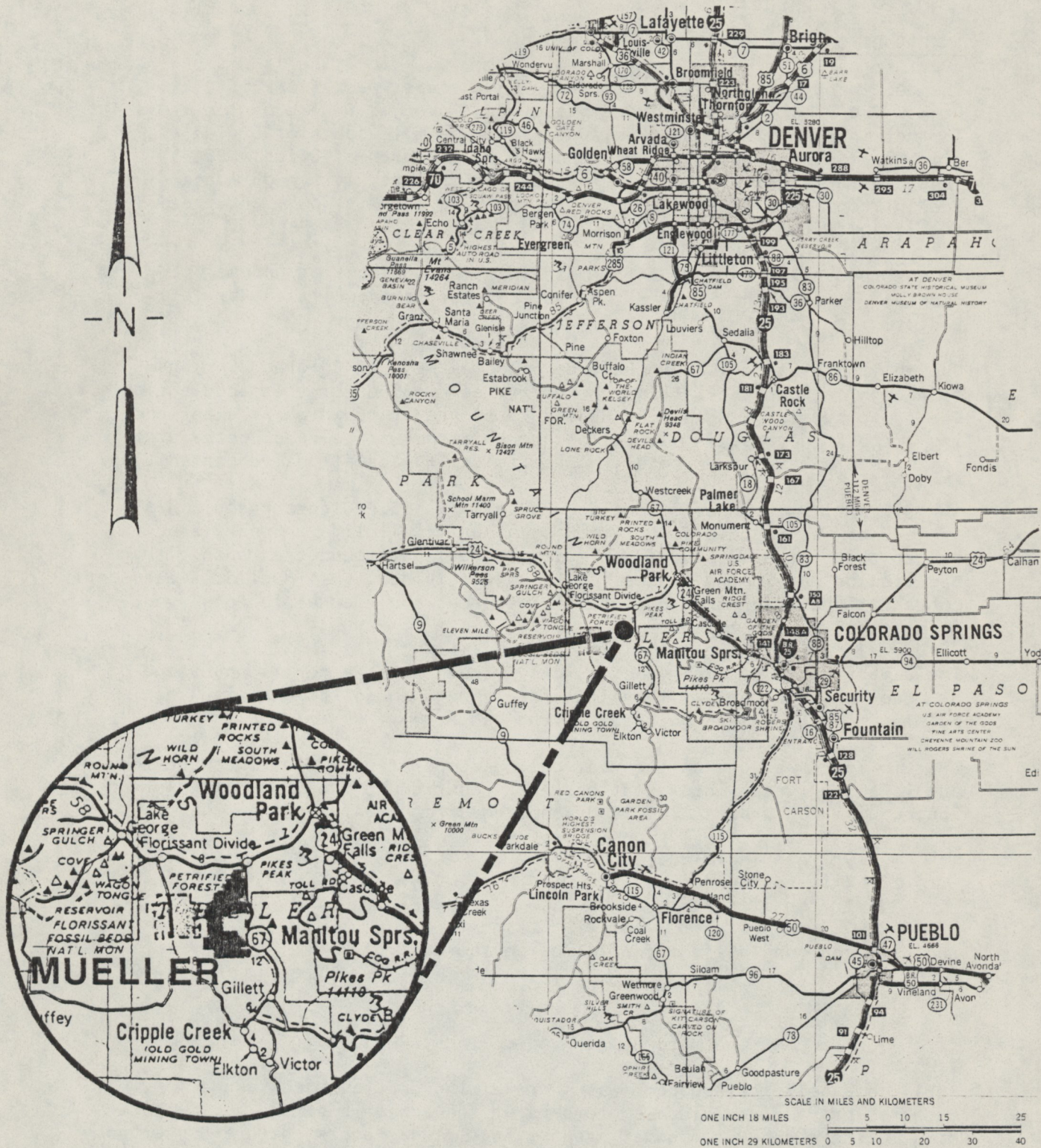
What followed was one of the most unique cooperative efforts between the public and private sector that has ever occurred in the State of Colorado. The acquisition program involved donations from the following:

1. Private individuals.
2. Private foundations.
3. The Mueller Family.

and utilized funding from the following sources:

1. Parks' cash.
2. Wildlife cash.
3. The Land and Water Conservation Trust Fund.

Public and political support was overwhelming and involved foundation members, private individuals, members of the academic community, members of wildlife and environmental groups, local legislators, Nature Conservancy members, and staff of the Department of Natural Resources.



Regional Map

Figure 1

purpose

PURPOSE OF THE PARK

According to the Colorado Revised Statutes 33-1-102(39), a "state park" is defined as "a relatively spacious fee-title area having outstanding scenic and natural qualities and often containing significant archaeological, ecological, geological, and other scientific values so as to make imperative the preservation of the area by the Division of Parks and Outdoor Recreation for the enjoyment, education, and inspiration of residents and visitors."

The legislation gives authority for the general management plan which provides for public use of the Mueller property. The vast support that was generated for the acquisition of the property had the following clear purposes in mind for the property:

1. Preservation of wildlife habitat for all species of wildlife and most specifically preservation of an important lambing area for the Pikes Peak herd of Rocky Mountain bighorn sheep.
2. Preservation of important geological formations, most specifically the Dome Rock area.
3. Preservation of important biotic communities, many involving rare or endangered species of botanical life.
4. Enhancing recreational opportunities for a large segment of the front range population and most specifically in the areas of passive recreational opportunities.
5. Providing an outdoor educational resource to be utilized by not only the academic community but the general public as well.
6. Providing and enhancing active recreational opportunities for the public when they are not in conflict with the preservation of the natural resource.

Preservation and public enjoyment are indeed goals that support the purposes for the acquisition and are made emphatically clear in the following three statements which are matters of public record: the Nature Conservancy fund-raising literature, the deed restrictions on the property, and Governor Richard Lamm's speech made at the time he accepted the property on behalf of the people of the State of Colorado.

The Nature Conservancy pamphlet describes the property as having three primary and distinct sections and states that the southern section would be a "wildlife area," the northern section "a public state park," and the Dome Rock section "would be transferred to the State for Division of Wildlife management" for the purpose of preservation. Strong deed restrictions reflecting a philosophy of land preservation will ensure perpetual protection of the property.

The deed restrictions state, "The intent and purpose of the parties hereto in the conveyance of the property is to provide for and insure the preservation and enhancement of the natural character of the ecosystems and natural features of the property. Specifically, it is intended that all rare, endangered, threatened, or unique flora, fauna, ecosystems, or natural features be preserved, and every consideration will be given to the pro-

tection and enhancement of all such elements of the natural environment of the property."

Governor Lamm delineated the State's twofold intention for the land: "The first lies in the protection of wildlife habitat. Teller County is one of the fastest growing areas of the State . . . That kind of growth will put enormous pressure on the area's wildlife . . . in acquiring the southern portion . . . the State, through the Division of Wildlife, is preserving the habitat for one of the larger herds of bighorn sheep in the State. In addition, we are assuring ourselves that the elk, deer, bear, bobcat, golden eagles, and many other species of wildlife that live on the property will continue to be able to do so."

The second intention stated by Governor Lamm is to develop the northern portion of the Mueller property into "the second largest state park in southern Colorado." His statement concluded, "We are announcing preservation of one of the most unusual and unique pieces of property in the State, an acquisition that will benefit both sportsmen and recreationalists throughout the State."

Given these clear statements of intent, the purpose of management of the Mueller property must contain the following guidelines:

1. Management should be both for protection of the wildlife and for enjoyment of the area by people.
2. The three portions of the property should be managed differently in response to their different purposes--the southern section as a wildlife area, the northern section as a park, and the Dome Rock section as a natural area.
3. Prudent management of all sections should provide for their continuing ability to fulfill their purposes without degradation.

GENERAL MANAGEMENT GOAL

The analysis of the purpose of the acquisition, the intent of its use, and the guidelines for the purpose of management emphatically imply that the overall management goal for the property must be as follows:

THE PROTECTION AND PRESERVATION OF THE NATURAL RESOURCES ARE
A HIGHER PRIORITY THAN ACCOMMODATING OVERUSE BY THE PUBLIC.



**general
development
plan**

GENERAL DEVELOPMENT PLAN (Master plan)

The general development plan is comprised of five major parts. Each part supports or complements the overall development goals.

- Part I - Summarizes the criteria, data, and general information to be utilized in the formation of parts II, III, and IV and subsequently the overall final development plan.
- Part II - Applies the criteria, data, and general information in Part I to develop management objectives, developmental concepts, and future management goals.
- Part III - Responds to the objectives, concepts, and goals outlined in Part II and further identifies the recreation products (activities) that are to be permitted on the property, establishes the level and type of development, and estimates the cost of the development and subsequent future costs of general operation.
- Part IV - Provides the final conceptual master plan map, table and graphic data illustrating the final scope and location of the proposed development.
- Part V - The appendix.

APPENDIX A - Part I

General Development Criteria

These criteria are broad based in nature and will often overlap other criteria. However, they directly or indirectly affect all decisions concerning the development of the Mueller property:

1. Purposes for the acquisition which are matters of public interest.
2. Legislative mandates that guide the Colorado Division of Parks and Outdoor Recreation in their role as stewards of certain unique public lands which are being provided for use and enjoyment by not only today's but also by future generations as well.
3. Types of recreational activities that are compatible with the natural resources and which were identified as having potential to do so in the 1976 and 1991 State Comprehensive Outdoor Recreation Plan (SCORP) as being deficient in Planning Region IV (where the Mueller property is located) and which would not have a negative impact on the environment.

part I
data base

GENERAL DEVELOPMENT PLAN (master plan)

The general development plan is comprised of five major parts. Each part supports or complements the overall management goal:

- Part I - Summarizes the criteria, data, and general information to be utilized in the formation of parts II, III, and IV and subsequently the overall final development plan.
- Part II - Applies the criteria, data, and general information in Part I to develop management objectives, developmental concepts, and future management goals.
- Part III - Responds to the objectives, concepts, and goals outlined in Part II and further identifies the recreation products (activities) that are to be permitted on the property, establishes the level and type of development, and estimates the cost of the development and subsequent future costs of general operation.
- Part IV - Contains the final conceptual master plan map folio and graphically illustrates the final scope and location of the proposed development.
- Part V - The appendix.

DATA BASE

Part I

General Development Criteria

These criteria are broad based in nature and will often overlap other criteria; however, they directly or indirectly affect all decisions concerning the development of the Mueller property:

1. Purposes for the acquisition which are matters of public record.
2. Legislative mandates that guide the Colorado Division of Parks and Outdoor Recreation in their role as stewards of certain unique public lands while still providing for use and enjoyment by not only today's public but by future generations as well.
3. Types of recreational activities that are compatible with the natural resource if managed appropriately.
4. Sites for development that were identified as having minimal to no negative impact on the natural resource as verified by, "Designing for Recreation in the Natural Environment," Gail Barry, May 25, 1979, and "The Mueller Ranch a Unique Mountain Park," prepared for the Nature Conservancy by Barbara L. Winternitz, Ph.D., Coordinator, February, 1981.
5. Providing for those recreational activities that were identified in the 1976 and 1981 State Comprehensive Outdoor Recreation Plan (SCORP) as being deficit in Planning Region IV (where the Mueller property is located) and which would not have a negative impact on the environment.

6. Minimizing the impact on surrounding private land owners due to intrusion on their property caused by the public utilizing the Park.
7. Minimizing funds that will be needed to implement programs that will insure the following:
 1. Public safety of the visitor.
 2. Resource protection and visitor control.
 3. Maintenance operations can be carried on efficiently and cost effectively.
8. Permitting phased development programs along with controlling the numbers of the public utilizing the area while impacts on the natural resources are monitored.
9. Utilization of other public agencies to assist in the site and overall development area selection process. To date, these have been as follows:
 1. Colorado Division of Wildlife.
 2. Colorado State Forest Service.
 3. U. S. Soil Conservation Service (Teller/Park District)
 4. Colorado State Patrol.
 5. Colorado Highway Department.
 6. Teller County Health Department.
 7. Teller County Planning, Zoning, and Building Department.
 8. Woodland Park Police Department.
10. The public's wishes for the utilization of the property as indicated by the following:
 - A. General comments received from the public at presentations made at the following locations:
 1. Woodland Park, January 6, 1984, 12 in attendance (public agency meeting).
 2. Littleton, May 30, 1984, 25 in attendance (Parks Board meeting).
 3. Woodland Park, April 4, 1984, 108 in attendance (general public).
 4. Colorado Springs, June 5, 1984, ten in attendance (Natural Conservancy Resource team members and Gail Barry).
 5. Denver, August 21, 1984, 14 in attendance (United Sportsmen Council Board).
 6. Colorado Springs, September 10, 1984, 18 in attendance (Colorado Wildlife Federation).
 7. Colorado Springs, October 29, 1984, 12 in attendance (adjacent land owners).

B. General comments received as a result of tours given to the following groups:

1. State Parks Board, conservation/sportsmen groups, and Division personnel, September 17, 1983.
2. Colorado Division of Wildlife, November 19, 1983.
3. American Association of University Women, Colorado Springs, July 24, 1984.
4. Pikes Peak Retriever Club, July 27, 1984.
5. Colorado Springs area legislators, August 28, 1984.
6. Colorado Springs area legislators, August 30, 1984.
7. Nature Conservancy members, September 15, 1984.
8. Nature Conservancy members, September 16, 1984.

C. Over 280 written responses were received as a result of the above meetings, tours, and newspaper coverage by Karl Licis in the Gazette Telegraph, Colorado Springs, Colorado; Pat Faherty in the Ute Pass Courier, Woodland Park, Colorado; and Diana Wiggam in the Cripple Creek Gold Rush, Cripple Creek, Colorado.

Management Criteria

The management criteria evaluations are an integral part of the site selection process and directly affect the ability of the park operation to respond positively to public safety of the visitor, protection of the natural resources and control of the visitor's use of that resource, and performance of maintenance in an efficient and cost effective manner. The site evaluation records for these criteria are found in the appendix, pages 33 - 53 and the specific criteria evaluated are as follows:

1. Public Safety

A. Location of facilities:

1. Natural hazards (maximum distance from).
2. Communications network (near).
3. Hazardous activities (separated from).
4. Visibility (easily visible from management control points).

B. Adequate ingress/egress points (emergency exits possible).

C. Information systems (Critical information systems can be placed to maximize visitor awareness of hazards).

D. Types of facilities (Facility types can be developed that provide for health and sanitary conditions and have minimal manmade hazards).

E. Management and personnel quarters (adequate number of quarters for 24-hour response to emergencies).

2. Resource Protection and Visitor Control

A. Location of facilities:

1. Day use and camping can be separated.
2. Facilities and activity areas avoid delicate resource areas.
3. Facilities and activities are easily visible from road networks.

B. Number of entrances (minimal).

C. Traffic circulation.

1. Minimizes distances from management control points.
2. Avoids traffic congestion potential and minimizes off-road indiscretionary use.

D. Information systems (can be placed to maximize information available to the visitor).

E. Management and personnel quarters (adequate number to provide for 24-hour observation of visitors and resources).

3. Maintenance Operations

A. General location of facilities (provides for easy access for day-to-day maintenance).

B. Types of facilities (low cost short- and long-term maintenance costs per design and type of materials used).

C. Site modification (minimizes ongoing maintenance caused by natural deterioration and erosion).

D. Location vs. maintenance center (minimum distance from maintenance center).

E. General park circulation (minimizes distances that must be traveled to perform daily and routine maintenance operations).

Ecological Data

The Mueller property is unique in that a vast amount of ecological data has already been collected and published.

The first study was conducted by Gail Barry and published on May 25, 1979, titled "Designing for Recreation in the Natural Environment: the Mueller Ranch as a Case Study in the Conflict Between Perpetuation and Use." The Barry study was immensely helpful in formulating the final development plan and will prove useful for years to come in guiding management decisions concerning the property.

The second study was the result of the Nature Conservancy contracting with the academic community to provide an extensive resource inventory of the property. The inventory titled "The Mueller Ranch a Unique Mountain Park"

was coordinated by Barbara L. Winternitz, Ph.D., and published in February, 1981. The inventory and resulting publication are comprised of four volumes as follows:

1. Management Planning.
2. Ecological Inventory.
3. Research Appendixes.
4. Map Folio.

Dr. Winternitz not only utilized raw data to prepare the publication but used information from the "Barry Study" combined with data from numerous other studies to formulate a most reliable and valid planning document. This document was the primary guide in the preparation of this development plan and will be utilized in any future planning efforts concerning the Mueller property.

The Nature Conservancy Study not only provides an extensive inventory of both the natural and cultural resources of the property but further provides valid recommendations for development and management of the property, identifies areas sensitive to human impact, and further indicates where the most to least human intrusion should be permitted.

A summary of the recommendations that were utilized in determining both the location and level of the development for the property is best illustrated by the following (Figures 2 through 6 on pages 10, 11, 12, 13, 14, and is as follows:

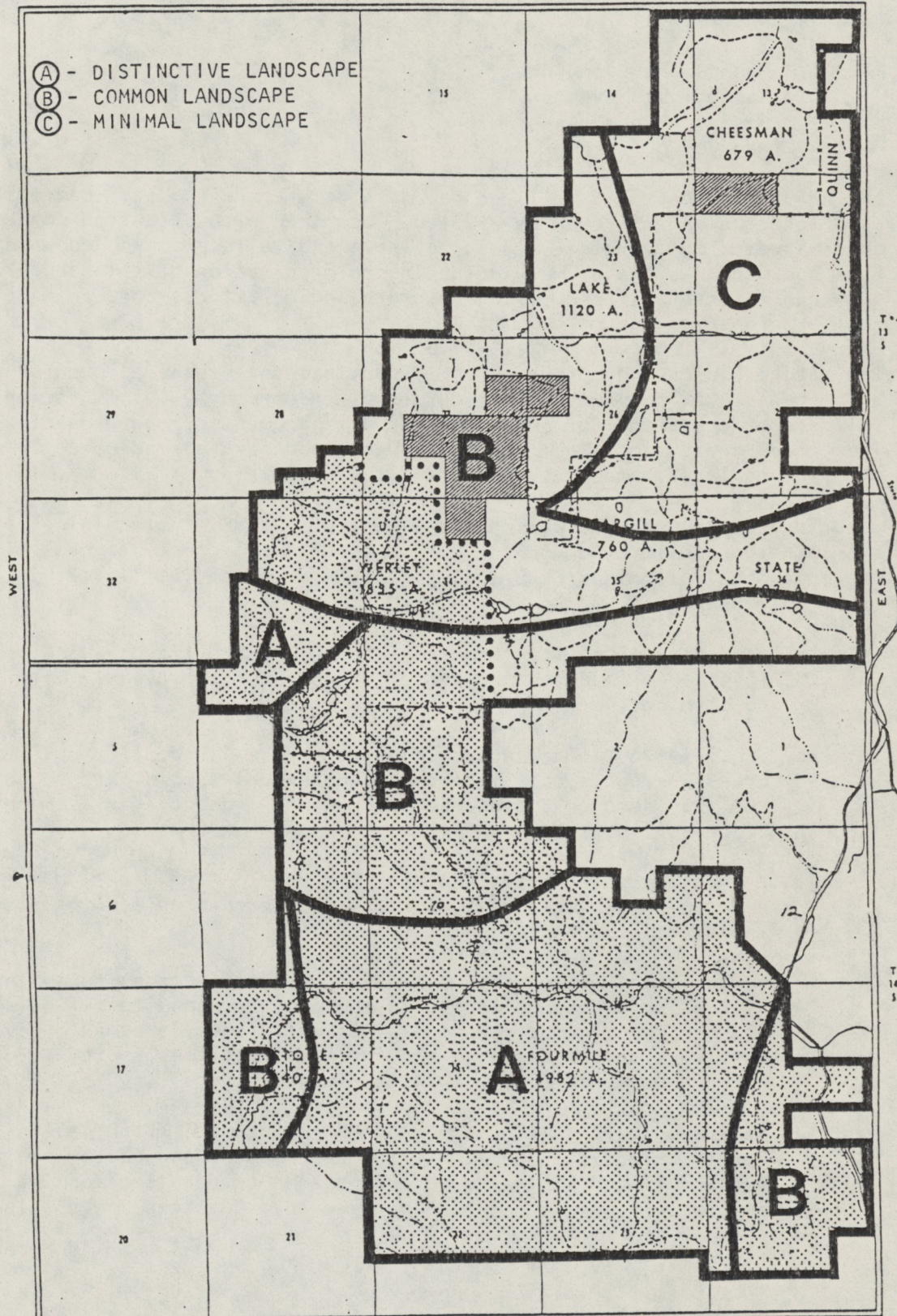
1. Landscape diversity (Figure 2, page 10) categorizes the quality of landscapes found on the property and rates the types from minimal to distinctive.
2. Sensitive botanical areas (Figure 3, page 11) identify specific areas where not only interesting botanical species are found but many rare or endangered species are present that are worthy of preserving.
3. Prehistoric and historic sites (Figure 4, page 12) identify general locations of known cultural resources including prehistoric, historic, and sites of abandoned mines.
4. Human impact (Figure 5, page 13) represents a composite analazation of all resource data collected on the property and identifies areas of the property where human intrusion is considered as a severe detriment to the resource and further identifies where intrusion would have a moderate to minimal impact.
5. Management areas (Figure 6, page 14) recommend three levels of use for the property: Section I for development and use by the public, Section II for minimal development and use, and Section III as an area that would not be developed and would receive the least use.



Division of Parks & Outdoor Recreation

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LANDSCAPE DIVERSITY



NOTE - Property east of State Highway 87 consisting of 16 acres in 24-13-70 and 25-13-70 and 640 acres in 16-14-70 excluded from property for sale.

General Plot
 Scale: 2.5" = 1 mile
 Date: September 1, 1971

- INHOLDING
- WILDLIFE
- PARKS

- LEGEND
- Stream (perennial)
 - Stream (intermittent)
 - Spring
 - Ranch Road Improvement
 - Stock Pond

Figure 2



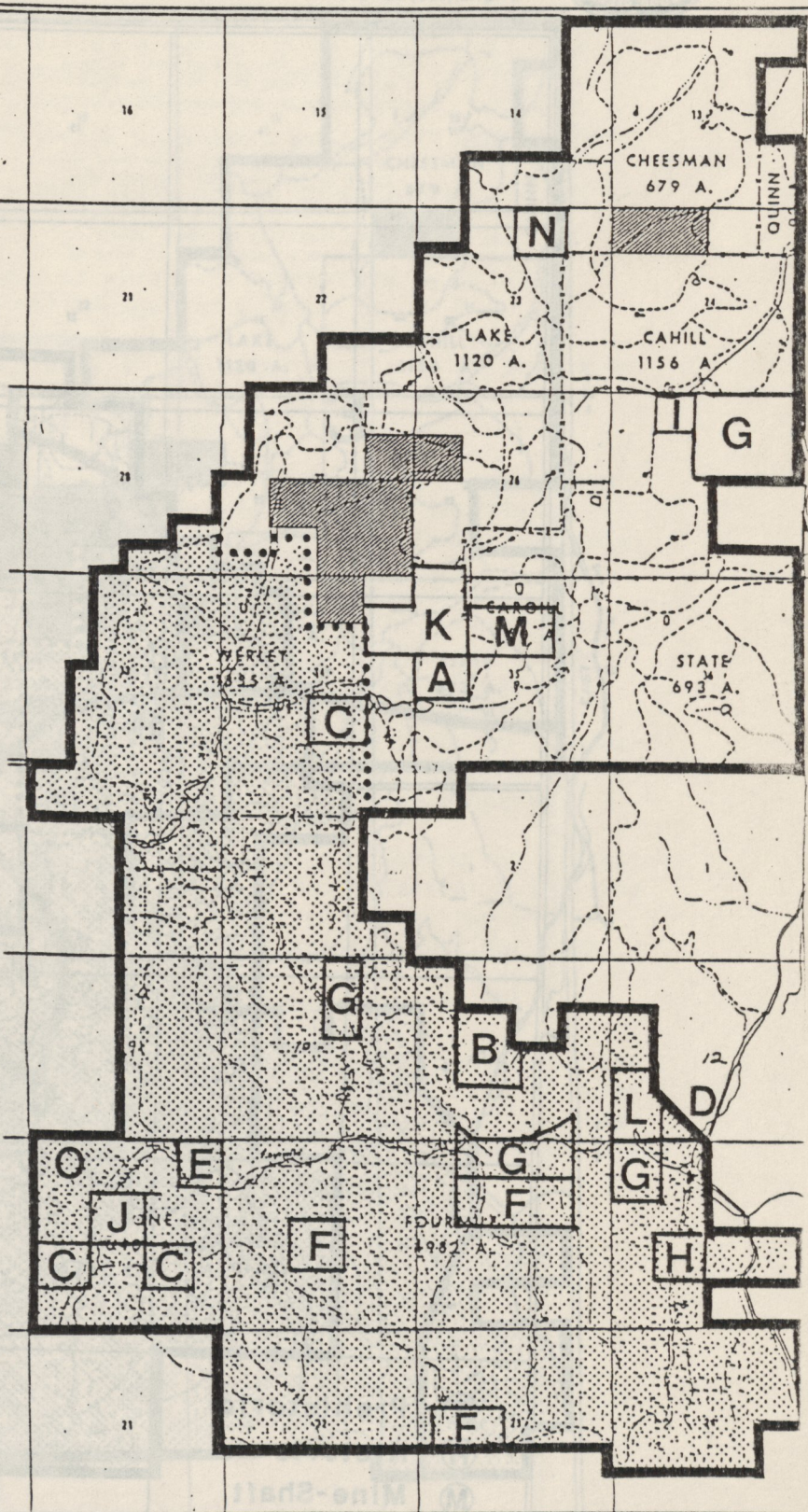
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SENSITIVE BOTANICAL AREAS

SENSITIVE BOTANICAL AREAS

- A. *Botrychium simplex* habitat: *Botrychium simplex*, or the Rattlesnake Fern, is considered a rare species in Colorado, principally because of its fragile habitat. One population is known to exist on the Mueller Ranch. This is located just east of Rockwall Lake in a marshy area among *Carex aquatilis*. This area also includes *Coeloglossum viride* and *Carex aurea*, species of botanical interest. Location: NE 1/4, SE 1/4, Sec. 34, R70W, T13S, Elev. 8960'.
- B. *Asplenium septentrionale* and *A. trichomanes* habitat: These rare fern species are known to exist in only one location on Mueller Ranch, among boulders at the top of Sheep's Nose Mountain. Populations here are small and very vulnerable, as these species are difficult to establish and are presently very minimal. Also of interest at this location is a fungal species, *Amanita* sp., which is unusual in such areas. Location: Center, Sec. 11, R70W, T14S, Elev. 9400-9577'.
- C. *Dryopteris filix-mas* habitat: This fern species has been found at several locations on Mueller Ranch. It is a large hardy fern, found growing on outcrops and is considered a rare plant in Colorado. Location: NW 1/4, SW 1/4, Sec. 16, R70W, T14S, Elev. 8400'; NW 1/4, SE 1/4, Sec. 16, R70W, T13S, Elev. 9000'; SE 1/4, SW 1/4, Sec. 34, R70W, T13S, Elev. 9100'.
- D. *Notholaena fendleri* habitat: This rare fern species is known to exist only in one location on Mueller Ranch, on the west face of the mountain north of the south gate entrance access road. The species is easily disturbed and difficult to establish; thus it is particularly vulnerable. Location: SE 1/4, SW 1/4, Sec. 12, R70W, T14S, Elev. 9100-9400'.
- E. *Juniperus monosperma* habitat: One lone tree has been discovered at Mueller Ranch, at an elevation of 8300', which is rare for the One-Seeded Juniper. This tree is commonly seen in the foothills between 4000 and 7600'. The occurrence of the One-Seeded Juniper at high elevations could prove to be a very interesting ecological study. Location: NE 1/4, NE 1/4, Sec. 16, R70W, T14S, Elev. 8300'.
- F. *Pinus edulis* habitat: The Pinyon Pine, a common partner of the One-Seeded Juniper, has been found at several locations on the Mueller Ranch, at elevations between 8500' and 9500'. This is also a rare occurrence and would make an interesting ecological study, along with the above, of the altitudinal limits of these trees. Locations: NW 1/4, SE 1/4, Sec. 15, R70W, T14S, Elev. 9200'-9321'; NE 1/4, SW 1/4, Sec. 23, R70W, T14S, Elev. 9400'-9500'; N 1/2, Center, Sec. 14, R70W, T14S, Elev. 8640'.
- G. *Calypso bulbosa* habitat: This plant is listed as endangered (W.A. Nabers, *Rocky Mountain Flora*), but, in fact, is quite abundant throughout the Rocky Mountain Region. It is considered vulnerable due to its unique beauty, this being defined as prone to destruction by zealous plant collectors. We recommend that at least one known population be put under special protection at Mueller Ranch. Four known populations are listed. Locations: North-facing slope south of Four Mile Creek: Mid 1/3, N 1/2, Sec. 14, R70W, T14S, Elev. 8400-9000'; Engelmann Spruce-Douglas Fir forest north of Lazy W Ranch: N 1/2, Sec. 25, R70W, T13S, Elev. 9400-9500'; North-facing slope: NW 1/4, Sec. 13, R70W, T14S, Elev. 8800'; West-facing slope: SW 1/4, NE 1/4, Sec. 10, R70W, T14S, Elev. 8300'.
- H. *Lomatogonium rotatum* habitat: The Marsh Felwort is a rare plant in Colorado. Its habitat is the loamy soil of an intermittent stream entering into Willow Creek. Location: NE 1/4, SW 1/4, Sec. 13, R70W, T13S, Elev. 8900'.
- I. *Lupinus caudatus* habitat: Only one population of *Lupinus caudatus*, of the Tallcup Lupine, is known to exist on the Mueller Ranch. Being near a road, it is especially vulnerable to destruction; thus, we recommend it for special protection. Location: NW 1/4, NW 1/4, Sec. 25, R70W, T13S, Elev. 9400'.
- J. *Pediocactus simonsii* habitat: The Mountain Ball Cactus is known to exist in only one area on Mueller Ranch, in the Dome Rock area. This is considered a rare plant in Colorado and should be protected. Location: SE 1/4, NW 1/4, Sec. 16, R70W, T14S, Elev. 8360'.
- K. *Petasites sagittata* habitat: *Petasites sagittata*, or Sweet Colts-foot, grows in an acid swam located along Hay Creek. This area includes several other species of botanical interest, including *Gruncallis chamissoi* and *Limonchis hyperborea*. We consider this habitat to be vulnerable due to its fragility, and thus recommend that it be protected. Location: NW 1/4, Sec. 34, R70W, T13S, Elev. 8980'.
- L. *Pinus ponderosa* stand: A stand of nearly thirty undisturbed trees has been protected from loggers by vertical inclines and boulder cliffs. This represents the only old, large stand on the Ranch and deserves protection. (See chart for specific information.) Location: W 1/2, SW 1/4, Sec. 12, R70W, T14S, Elev. 9350-9400'.
- M. *Populus tremuloides* grove: A stand of close to 50 trees has been nearly undisturbed in this canyon-meadow area. This stand appears to be a climax forest of Aspen and should remain protected to some degree. (See chart for description.) Location: N 1/2, SW 1/4, Sec. 35, R70W, T13S, Elev. 9080-9140'.
- N. *Sphagnum* bog: This habitat type is relatively rare in Colorado and is the habitat of numerous rare and infrequent species of botanical interest. One such bog is known to exist on Mueller Ranch. The habitat includes two known orchid species, *Corylanthiza trifida* and *Lysifella obtusata*, as well as *Chamaeperislymnum canadense* (also known as *Cornus canadensis*), *Carex aurea*, and *Viola epispela* ssp. *repens*. Location: NW 1/4, NE 1/4, Sec. 23, R70W, T13S, Elev. 9352'.
- O. Dome Rock Area: We support the continued protection of the Dome Rock area, recognizing it as the lambing ground of the Rocky Mountain Bighorn, and the home of several rare and vulnerable plant species, including *Dryopteris filix-mas*, *Juniperus monosperma*, *Pediocactus simonsii*, and *Clematis scottii*. Location: Sec. 16, R70W, T14S.



NOTE - Property east of State Highway 87 consisting of 16 acres in 26-13-70 and 15-13-70 and 640 acres in 16-14-70 excluded from property for sale.

General Plan
Scale: 2.5" = 1 mile
Date: September 1, 1971

- INHOLDING
- WILDLIFE
- PARKS

- Stream (perennial)
- Stream (intermittent)
- Spring
- Ranch Road
- Impoundment
- Stock Pond

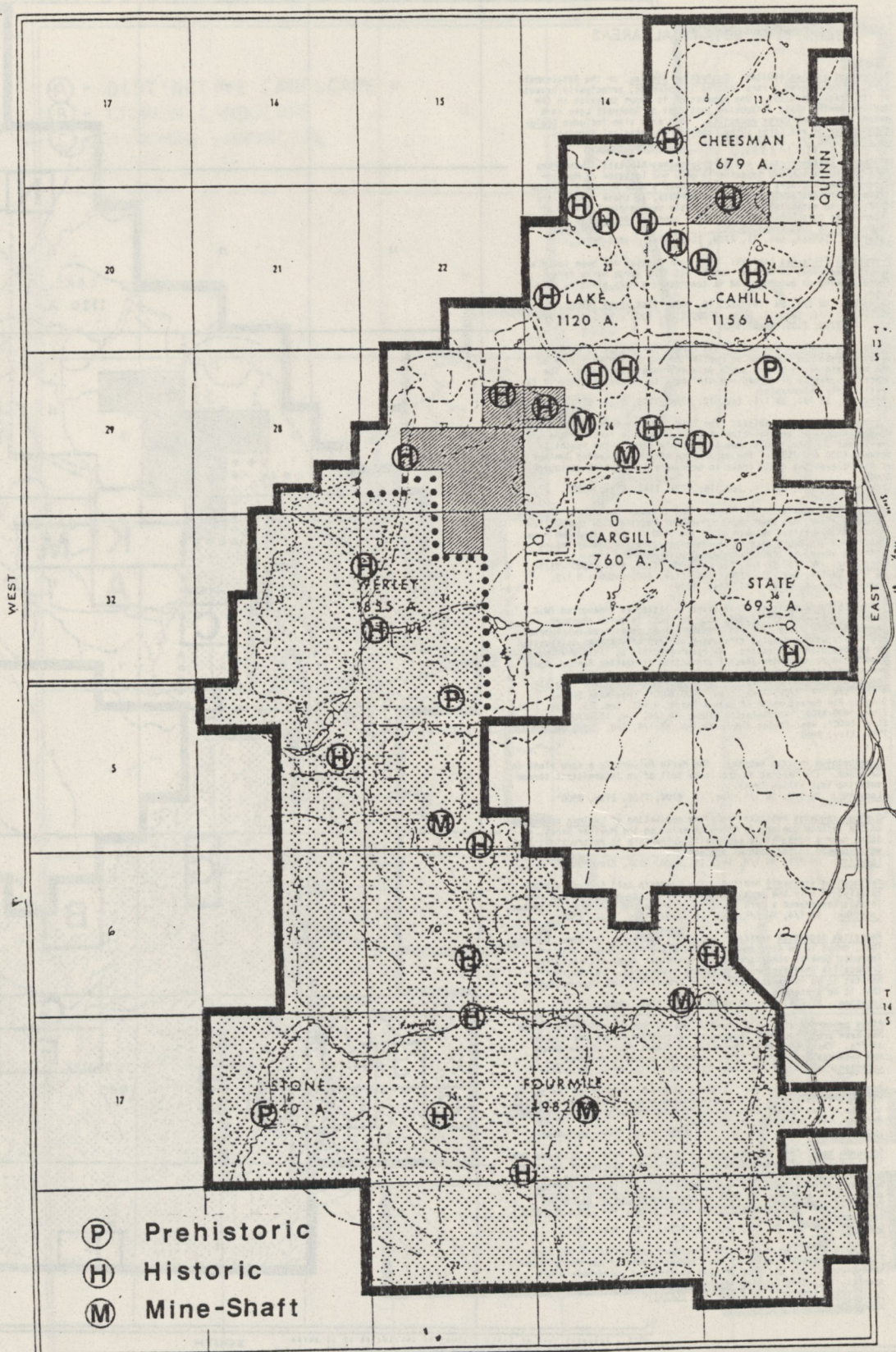
Figure 3



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PREHISTORIC AND HISTORIC SITES



- (P) Prehistoric
- (H) Historic
- (M) Mine-Shaft

NOTE - Property east of State Highway 87 consisting of 36 acres in 24-13-70 and 25-13-70 and 840 acres in 16-14-70 excluded from property for sale.

General Plan
 Scale: 2.5" = 1 mile
 Date: September 1, 1971

- INHOLDING
- WILDLIFE
- PARKS

- LEGEND
- Stream (perennial)
 - Stream (intermittent)
 - Spring
 - Ranch Road Improvement
 - Stock Pond

Figure 4



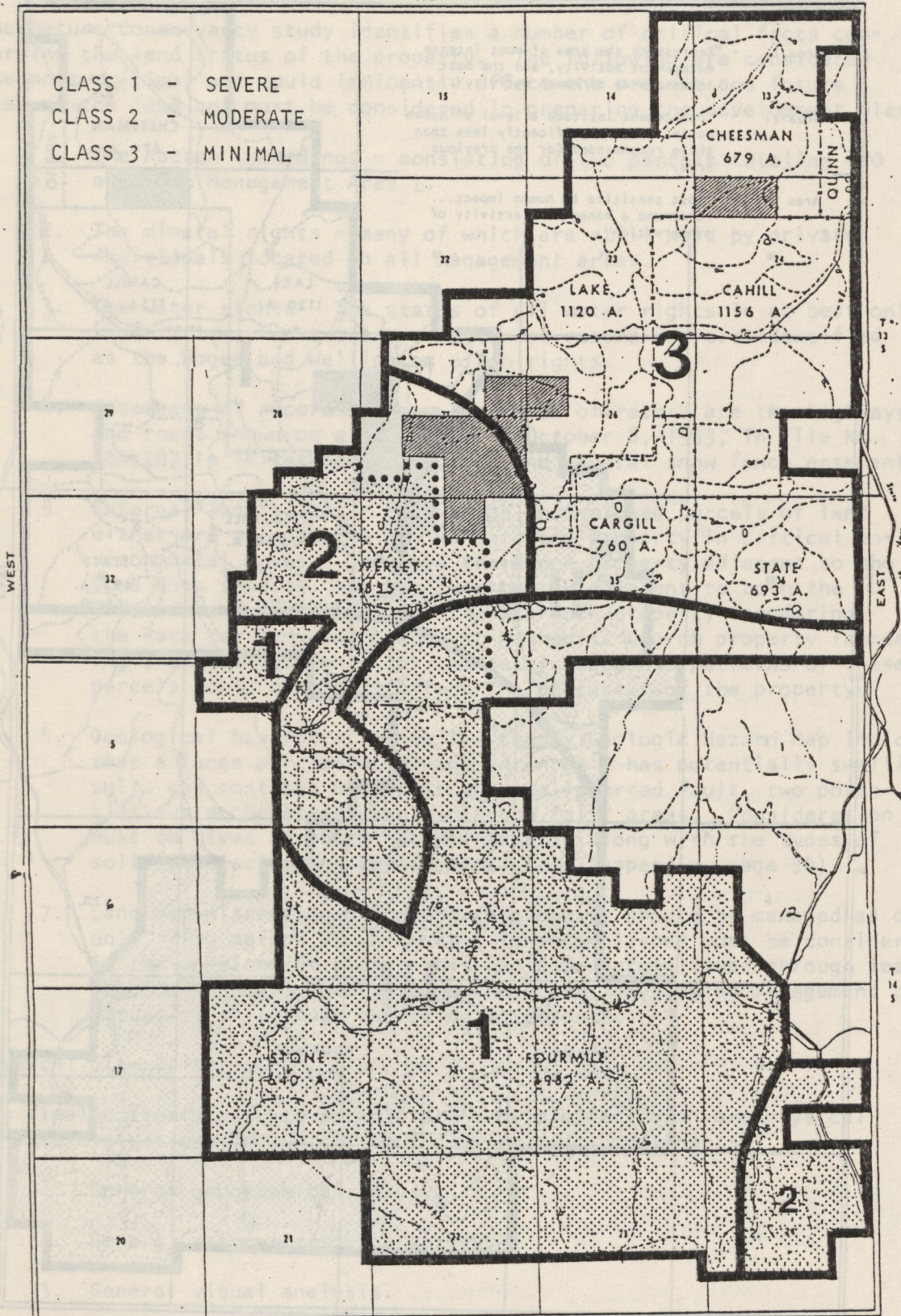
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HUMAN IMPACT



- CLASS 1 - SEVERE
- CLASS 2 - MODERATE
- CLASS 3 - MINIMAL



NOTE - Property east of State Highway 87 consisting of 16 acres in 24-13-70 and 25-13-70 and 640 acres in 16-14-70 excluded from property for sale.

General Plot
Scale: 2.5" = 1 mile
Date: September 1, 1971

- INHOLDING
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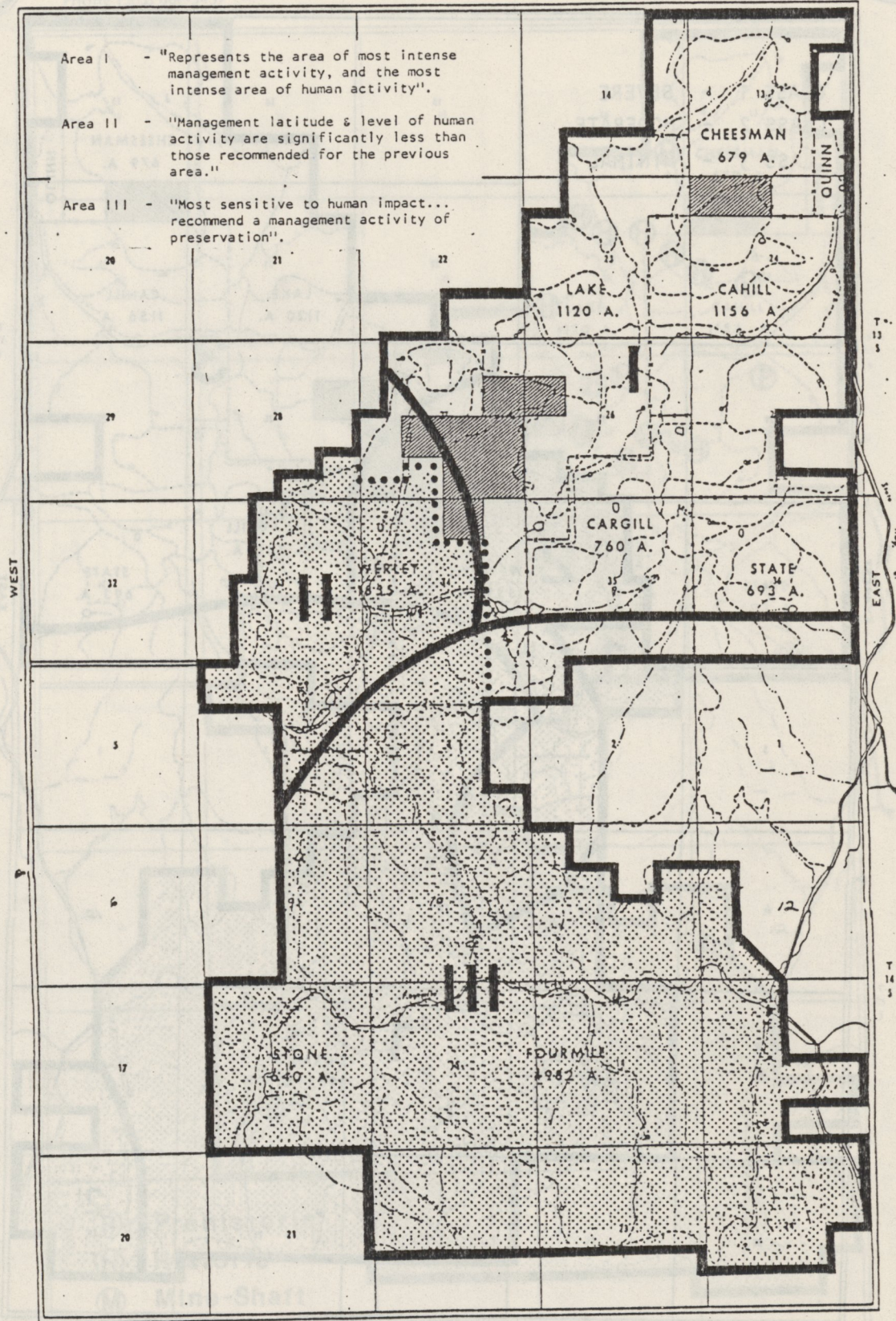
Figure 5



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MANAGEMENT AREAS



- Area I - "Represents the area of most intense management activity, and the most intense area of human activity".
- Area II - "Management latitude & level of human activity are significantly less than those recommended for the previous area."
- Area III - "Most sensitive to human impact... recommend a management activity of preservation".

NOTE - Property east of State Highway 67 consisting of 16 acres in 24-13-70 and 25-13-70 and 640 acres in 16-14-70 excluded from property for sale.

General Plan
 Scale: 2.5" = 1 mile
 Date: September 1, 1971

<p>INHOLDING (Solid black)</p> <p>WILDLIFE (Dotted pattern)</p> <p>PARKS (White)</p>	<p>LEGEND</p> <p>Stream (perennial) (Solid line)</p> <p>Stream (intermittent) (Dashed line)</p> <p>Spring (Intermittent) (Dotted line)</p> <p>Ranch Road (Dashed line)</p> <p>Improvement (Dotted line)</p> <p>Stock Pond (Circle with dot)</p>
---	--

Figure 6

Land Status

The Nature Conservancy study identifies a number of critical facts concerning the land status of the property. The following are considered the most critical and could imminently affect the present and future uses of the land and must be considered in preparing the development plan:

1. The Hattan inholdings - consisting of two parcels totaling 400 acres in Management Area I.
2. The mineral rights - many of which are still held by private individuals located in all management areas.
3. The water rights - The status of all water rights is at best only speculative, but two are a matter of record and are identified as the Hogue and Wellington ditch rights.
4. Easements of record - Known easements of record are the highways and roads shown on a map filed on October 8, 1953, in file No. 164-287 in Teller County records and several snow fence easements.
5. External land status - Four large undeveloped parcels of land either are adjacent to or inundate the property in critical environmental areas. They are the Stone property adjacent to the Dome Rock section, the Myrick property adjacent to both the Wildlife and Park sections, the Starbuck property inundating the Park section, and the First Methodist Church property inundating the Park section. Any changes in land-use patterns of these parcels could adversely affect the character of the property.
6. Geological hazards - The Teller County Geologic Hazard Map indicates that a large portion of Management Area I has potentially swelling soils and contains one fault and one inferred fault, two potential avalanche areas, and two "rock fall" areas. Consideration must be given to these natural hazards along with the types of soils when selecting development sites (Appendix, page 54)
7. Land administration - The entire property should be managed as one unit. The method by which this is accomplished must be considered in the development plan. This could be accomplished through leasing one agency's interests to the other, developing management plans mutually, or through operating agreements.

Physical Site Criteria

The final criteria used to formulate the development plan are physical on-site evaluations including the following major components:

1. General geographical survey.
2. General natural resource survey.
3. General visual analysis.
4. Survey of existing useable facilities and utilities.

5. Evaluation of impacts on external publics.

The following Physical Site Evaluation Record form (Figure 7, below) was developed to numerically evaluate potential development areas. If a selected site scored less than 50 points, then further evaluation was required before it could be considered in the final development plan. The completed physical site evaluation records that were used to select the final development sites are included in the appendix, pages 55-61.

**PHYSICAL
SITE EVALUATION RECORD**

SITE: Considered for _____ (date) _____
 Identification _____
 Location _____
 Evaluator(s) _____

CONSIDERATIONS					NOTES
	EXCELLENT (4)	GOOD (3)	FAIR (2)	POOR (1)	
1. EXISTING USABLE STRUCTURES					
2. EXISTING USABLE FACILITIES (other than listed below)					
3. NEW ROAD CONSTRUCTION OR IMPROVEMENT (minimal)					
4. GROUND SURFACE STABILITY					
5. ACCESS TO EXISTING ROAD NETWORK					
6. VEGETATION (minimal construction impact)					
7. SLOPE (grade) SITE (minimal)					
8. SLOPE (grade) ENTRANCE ROAD (minimal)					
9. ACCESS (easily reached)					
10. SHALLOW GROUND WATER (maximum distance from)					
11. PROBABLE UNDEVELOPED POTABLE WELL WATER					
12. PROXIMITY TO EXISTING POTABLE WELL WATER					
13. PROXIMITY TO EXISTING ELECTRICAL SERVICE LINES					
14. PROXIMITY TO EXISTING TELEPHONE SERVICE LINES					
15. PERCOLATION (test results)					
16. SITE DRAINAGE					
17. SHADE					
18. ADDITIONAL LAND ACQUISITIONS NEEDED (minimal)					
19. SITE SIZE (adequate)					
20. VISIBILITY (easily found, seen)					
21. DISTURBANCE TO ADJACENT LANDOWNERS (minimal)					
22. AESTHETICS (view, etc.)					
23. ECOLOGICAL DISTURBANCE (minimal)					
NOTE: Enter evaluation number in appropriate box N = Not Evaluated N/A = Not Applicable	TOTALS				
REMARKS: NONE _____ ATTACHED _____					GRAND TOTAL

Figure 7

Part II

Part II of the development plan contains general management goals each followed by specific development concepts that support and enhance the accomplishment of the goal. The goals are based on the preceding management guidelines, overall management goals, and resulting criteria and data. Also contained in this Part are specific management tasks that if accomplished will reduce potential negative impacts on both the developed and undeveloped resources.

Natural Resources

Goal - to protect and enhance the natural resources of the Park while still accommodating public use and enjoyment.

Development Management

1. Limit all development in the Park to Management Area 2 (Figure 6, page 74).
2. Provide less than five percent of the total land base leaving 95% of the property in its natural state.
3. Limit development to those areas having minimal landscape values protecting areas containing moderate and distinctive landscape qualities.
4. Permit development in areas containing important potential open spaces and wildlife habitats.
5. Permit only low speed vehicle use on only five miles of the existing 20-mile road network.
6. Select development sites that will minimize interference with the natural and normal activities of any species of wildlife.
7. Develop facilities that will enhance opportunities for the public to learn about the proper use of natural resources such as a visitor center, museum, amphitheater and campground amphitheater where educational programs can be conducted teaching conservation.

part II management goals development concepts

8. Select specific sites for recreational activities that will permit constant monitoring so as to decrease any negative impacts on the environment.

Part II

Part II of the development plan contains general management goals each followed by specific development concepts that support and enhance the accomplishment of the goal. The goals are based on the preceding management guidelines, overall management goal, and resulting criteria and data. Also contained in this Part are specific management tasks that if accomplished will reduce potential negative impacts on both the developed and undeveloped resources.

Natural Resources:

Goal - to protect and enhance the natural resources of the Park while still accommodating public use and enjoyment.

Development Concepts:

1. Limit all development in the Park to Management Area I (Figure 6, page 14).
2. Develop less than five percent of the total land base leaving 95% of the property in its natural state.
3. Limit development to those areas having minimal landscape values preserving areas containing moderate and distinctive landscape qualities.
4. Avoid development in areas containing important botanical communities and wildlife habitats.
5. Develop and allow motor vehicle use on only five miles of the existing 75-mile road network.
6. Select development sites that will minimize interference with the natural and normal activities of any species of wildlife.
7. Construct facilities that will enhance opportunities for the public to learn about the proper use of natural resources such as a visitor center, outdoor education center, and campground amphitheater where regular programs can be conducted teaching conservation and preservation ethics.
8. Select sites for development offering outstanding views of the natural resources of the area which will enhance the public's appreciation for them and subsequently increase their desire to preserve and protect the natural resources.
9. Develop a marked hiking and equestrian trail system so the public can enjoy the environment without having a negative impact on the natural resources.
10. Select specific sites for recreational activities that will permit constant monitoring so as to decrease any negative impacts on the environment.

11. Develop housing units for personnel so that resource use can be monitored 24 hours per day.
12. Construct only one entrance to the Park so that a carrying capacity can be implemented at a level short of resource degradation.
13. Design the entire development utilizing a linear concept so that any portion can be closed if seasonal conflicts between wildlife and the park visitors are evident.
14. Identify an area for motorized winter activities that can easily be monitored and closed in times where conflicts exist between the wildlife and its use.
15. Select development sites that will not create future erosion problems and consequently enlarge the disturbed site.

Cultural Resources:

Goal - to protect and preserve all known cultural resources at a level consistent with their current condition when said cultural resource is worthy of protection under the guidelines of the State Antiquities Act of 1973 and the State Register of Historic Places Act of 1975.

Development Concepts:

1. Eliminate any proposed development site that will destroy or have a negative impact on a cultural resource site.
2. Construct trails that avoid important cultural resource sites so as to minimize the visitor's temptation to remove components of the resource.
3. Include appropriate cultural resource sites in the development site plan which are worthy and capable of being stabilized or reconstructed to be utilized by the public in living history programs or in conjunction with other supervised recreational activities.
4. Avoid development sites which are near old mines until the proper safety mechanisms can be implemented to protect the public from harm.

Land Status:

Goal - to limit the development of the property to areas which will insure that the investment in facilities will not be lost by future changes in land use and such that negative impacts to adjacent land owners might make continuing use infeasible.

Development Concepts:

1. Select development sites that avoid private inholdings, mining claims of undetermined status, and easements of record.
2. Avoid any development that is dependent upon the undetermined status of water resources found on the property.
3. Select development sites that include natural buffer zones between the site and developed property adjacent to the Park.
4. Select development sites that will be enhanced by trail systems developed throughout the entire property should an agreement be consummated with the Division of Wildlife for management of the entire area.

Recreational Products (activities):

Goal - to develop facilities which will promote certain recreation products that are desired by the public while preserving the natural character of the property.

Development Concept:

1. Construct and develop a livery facility to provide the public with a way of enjoying the natural resources without being dependent upon motorized transportation.
2. Construct a trail network including trail heads to provide easy to difficult hiking experiences for all members of the public.
3. Provide a developed campground for those who enjoy recreational camping as both an independent and dependent activity.
4. Develop day-use areas which include both single family and group picnic sites.
5. Develop sites for backcountry camping for the novice backpacker in areas that are easily monitored.
6. Construct facilities that can be utilized for interpretation of environmental relationships, nature studies, and formal outdoor education classes.
7. Develop the existing aquatic resources to enhance their angling potential especially for the young park visitor.
8. Develop an area with parking and sanitation that could be used on a seasonal basis for motorized winter recreation.
9. Construct trail heads and mark trails that are specifically attractive to ski touring enthusiasts.
10. Construct formal scenic overlook structures in conjunction with the trail system to enhance sightseeing opportunities.

Management Tasks:

1. Acquire the 400 acre Hattan inholdings.
2. Obtain those mineral rights not already in State ownership.
3. Monitor external land use changes including potential sales for development and coordinate with the First Methodist Church Youth Ranch for the benefit of both parties.
4. Implement a program of resource monitoring, utilizing both the academic community and other professionals.
5. Develop construction drawings and detail specifications that may be utilized to begin the construction of facilities.
6. Develop an operations/management plan to identify specific details of the Park's future operation.
7. Negotiate with the Division of Wildlife to obtain a 25-year lease for recreational management of the entire property.
8. Negotiate with Colorado State Forest Service to formalize an agreement whereby they will provide a timber management plan for the Park and implement it through the commercial sale of wood products.
9. Investigate and follow the recommendations of foresters regarding the control of Spruce bud worm in developed areas.
10. Acquire adequate funding and personnel to protect the resources and control public use before opening the Park to the public.

Part III

Part III of the Development Plan

1. Identifies specific recreational products (activities) to be provided for the public's enjoyment (below).
2. Identifies the capital facilities necessary to support the proposed recreational products (page 22).
3. Identifies the cost of facility development (page 23).
4. Outlines budget allocations necessary to complete a phased four-year development program (page 24).
5. Identifies operational and personnel costs necessary to manage the recreational activities (page 25).

Recreational Products

The following recreational products, if managed appropriately and both compatible with the resource and desired by the public. They include six that were identified as needed in the region per the 1976 and 1981 SCORP data (Appendix, page 54):

1. Picnicking.
2. Development camping.
3. Wilderness camping (backcountry).
4. Hiking.
5. Horseback riding.
6. Nature study (interpretation through formal natural-walks and campfire programs).
7. Hunting (for wildlife management purposes).
8. Cross-country skiing.
9. Snowshoeing.
10. Outdoor education (formal classes in the natural sciences taught by qualified instructors for both college credit and noncredit).
11. Sightseeing (other than general by means of guided tours and the placement of interpretive signs, the visitor center, and other park facilities).

part III master plan concepts

Part III

Part III of the Development Plan:

1. Identifies specific recreational products (activities) to be provided for the public's enjoyment (below).
2. Specifies the capital facilities necessary to support the proposed recreational products (page 22).
3. Identifies the cost of facility development (page 23).
4. Outlines budget allocations necessary to complete a phased four-year development program (page 24).
5. Identifies operational and personnel costs necessary to manage the recreational activities (page 25).

Recreation Products:

The following recreation products if managed appropriately are both compatible with the resource and desired by the public. They include six that were identified as needed in the region per the 1976 and 1981 SCORP data (Appendix, page 62).

1. Picnicking.
2. Developed camping.
3. Undeveloped camping (backcountry).
4. Hiking.
5. Horseback riding.
6. Nature study (interpretation through formal nature walks and campfire programs).
7. Hunting (for wildlife management purposes).
8. Crosscountry skiing.
9. Snowmobiling.
10. Outdoor education (formal classes in the natural sciences taught by qualified instructors for both college credit and noncredit).
11. Sightseeing (other than general by means of guided tours and the placement of overlooks, the visitor center, and other park facilities).
12. Fishing.

Mueller Capital Construction Program

Facilities and Structures

- Entrance station (1)
- Contact station (campground entrance) (1)
- Park headquarters/visitor center (1) with 50 vehicle parking area
- Day-use picnic area (1) with the following:
 - 76 picnic sites (approx.)
 - 1 group picnic area with pavilion/40 vehicle parking area
 - 3 water wells
 - 5 vault toilets
- Hike-in campground (1) with approx. 25 sites
 - 1 water well
 - 1 vault toilet
 - 20 vehicle parking area
- Horse concession (1) with 40 vehicle parking area
- Snack bar (1) with parking area (same as horse concession, above)
- Dump station (1) (vault type)
- High-use campground (1) with the following:
 - 103 campsites (approx.)
 - 6 water wells
 - 5 vault toilets
 - 3 comfort stations each with the following:
 - 8 showers M/F
 - 8 lavatories
 - 4 urinals
 - 8 toilets
 - 1 group camping area (10 units)
 - 3 tent camping areas (20 units)
- Outdoor education center (1) with the following:
 - assembly/dining hall (1)
 - primitive cabins (5)
 - amphitheater (1) approx. 100 seats
 - parking area (50 vehicles)
- Totals:
 - vault toilets -12
 - flush toilets/showers - 3
 - water wells -12
 - vehicle parking - 200 vehicles (counting picnic & campsites--375)
- Paved roads: 5 miles
- Land acquisitions:
 - Hattan inholdings consisting of 400 acres

Mueller Property
Development Costs

1. 103 site improved campgrounds (includes roads, site development, comfort stations)	\$ 1,030,000.00
2. 76 day-use picnic sites (site development only)	112,500.00
3. 25 site unimproved campground (includes site development only)	37,500.00
4. 12 vault toilets	275,000.00
5. 12 wells	46,800.00
6. 4 miles of paved road (includes all roads except campground)	1,700,000.00
7. 272 parking spaces (includes all except campground)	317,000.00
8. Visitor center/park headquarters	225,000.00
9. Outdoor Education Center with 5 primitive cabins	425,000.00
10. 1 Group Picnic Pavilion	75,000.00
11. 2 Entrance Stations	60,000.00
12. Utilities	196,200.00
	4,500,000.00**

** Cost estimates based on 1984 construction costs

MUELLER BUDGET REQUEST

	<u>Phase I</u>	<u>Phase II</u>	<u>Phase III</u>	<u>Total</u>
<u>Wapiti Entrance/Day Use Picnic Development:</u>	1,100,000	0	0	1,100,000
Includes roads, parking, entrance station, picnic areas, trails, toilets, utilities (water, sewer), group picnic pavillion				
<u>Park HQ/Visitor Center, Concession and Maintenance Area Development:</u>	120,000	530,000	0	650,000
Includes roads, parking, Park head-quarters/visitor center building, overlook, trails, landscaping, utilities (water, sewer, electrical)				
<u>Campground & Outdoor Education Center:</u>	0	1,265,000	880,000	2,145,000
103 unit campground, utilities (water & sewer), toilets, outdoor educ. center with 5 cabins, amphitheater, trails				
Sub-total Development	1,220,000	1,795,000	880,000	3,895,000
Contingency	120,000	175,000	90,000	385,000
Architectural/Engr. Svcs.	160,000	30,000	30,000	220,000
<u>Total</u>	<u>1,500,000</u>	<u>2,000,000</u>	<u>1,000,000</u>	<u>4,500,000</u>

Mueller Property

Annual Operating Costs
at Full Development

Operating

Telephone	\$ 1,800.00
Fuel	12,000.00
Vehicle Maintenance & Repair	5,000.00
Ground Maintenance & Repair	4,500.00
Building Maintenance & Repair	4,500.00
Equipment Maintenance & Repair	5,000.00
Trash Removal	3,700.00
Miscellaneous Supplies	1,500.00
Interpretive Supplies	3,000.00
Sign Maintenance	1,000.00
Trail Maintenance	<u>2,000.00</u>
	\$ 44,000.00

Utilities

Heat, Light, and Power	\$ 23,000.00
------------------------	--------------

Personnel

Seasonal Employees (9 man years)	80,000.00
Permanent Employees (5)	<u>147,660.00</u>
	\$ 227,660.00

TOTAL YEARLY COST: \$ 294,660.00

Part IV

Part IV contains the actual conceptual maps outlining the scope of the development.

1. The Park Development Plan (Figure 8, page 27).
2. The Recreational Youth Plan (page 27a)
3. Detail concept of the entrance and day-use picnic area (Figure 9, page 28).
4. Detail concept of visitor-center concession area (Figure 10, page 29).
5. Detail concept of the developed campground and outdoor education center (Figure 11, page 30).
6. Detail of the road system throughout the development (Figure 12, page 31).

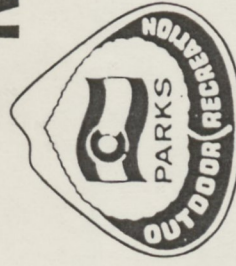
**part IV
master plan
map folio**

Part IV

Part IV contains the actual conceptual maps outlining the scope of the development.

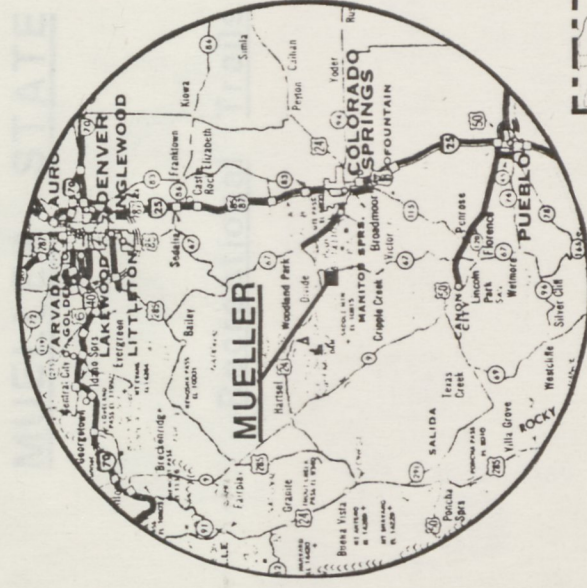
1. The Park Development Plan (Figure 8, page 27).
2. The Recreational Trails Plan (page 27a)
3. Detail concept of the entrance and day-use picnic area (Figure 9, page 28).
4. Detail concept of visitor center concession area (Figure 10, page 29).
5. Detail concept of the developed campground and outdoor education center (Figure 11, page 30).
6. Detail of the road system throughout the development (figure 12, page 31).

MUELLER STATE PARK

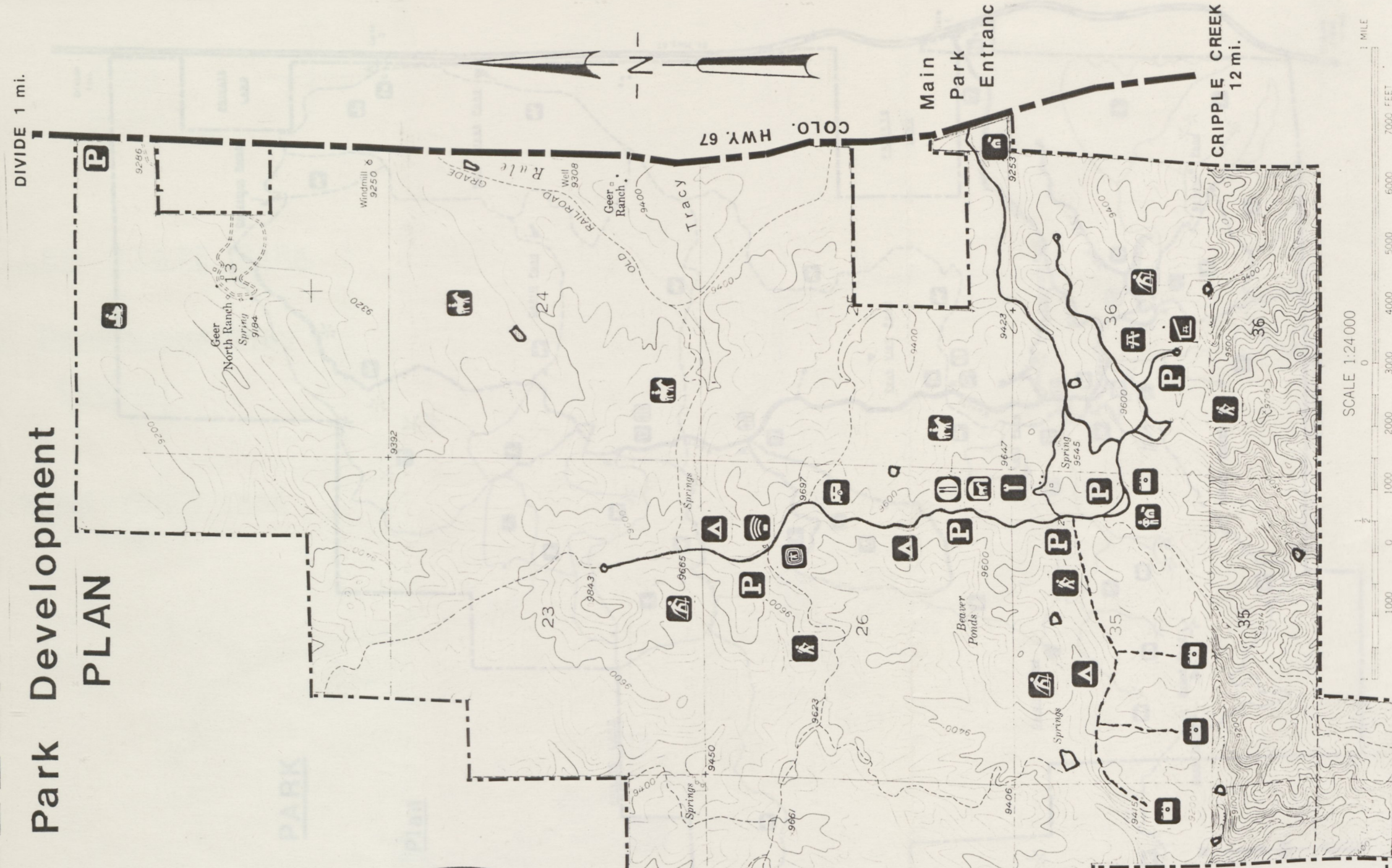


Park Development PLAN

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION



LOCATION MAP



- TOTAL ACRES: 5,382
- PAVED ROAD: 5 miles
- TRAILS: 20 miles (+)
- PICNIC SITES: 76
- CAMPSITES: 103
- GROUP PICNIC PAVILION: 1
- BACKCOUNTRY CAMPSITES: 25
- OUTDOOR EDUCATION CTR.: 1
- VISITOR CENTER: 1
- PRIMITIVE CABINS: 5

RECREATIONAL TRAILS PLAN (Page 27a)

LEGEND			
	Entrance Station		Horseback Riding Trails
	Park Hq./Visitor Center		Visitor Parking Area
	Picnic Area		Park Boundary
	High-Use Campground		Paved Road (gravel existing)
	Hike-In Campground		Pond
	Group Picnic Area		State Highway 67
	Group Camping Area		
	Scenic Overlook		
	Snack Bar		
	Amphitheater		
	Horse Concession		
	Outdoor Education Center		
	Snowmobile Area		
	Park Maintenance Area		
	Hiking Trails (-----)		
	Crosscountry Skiing Trails		

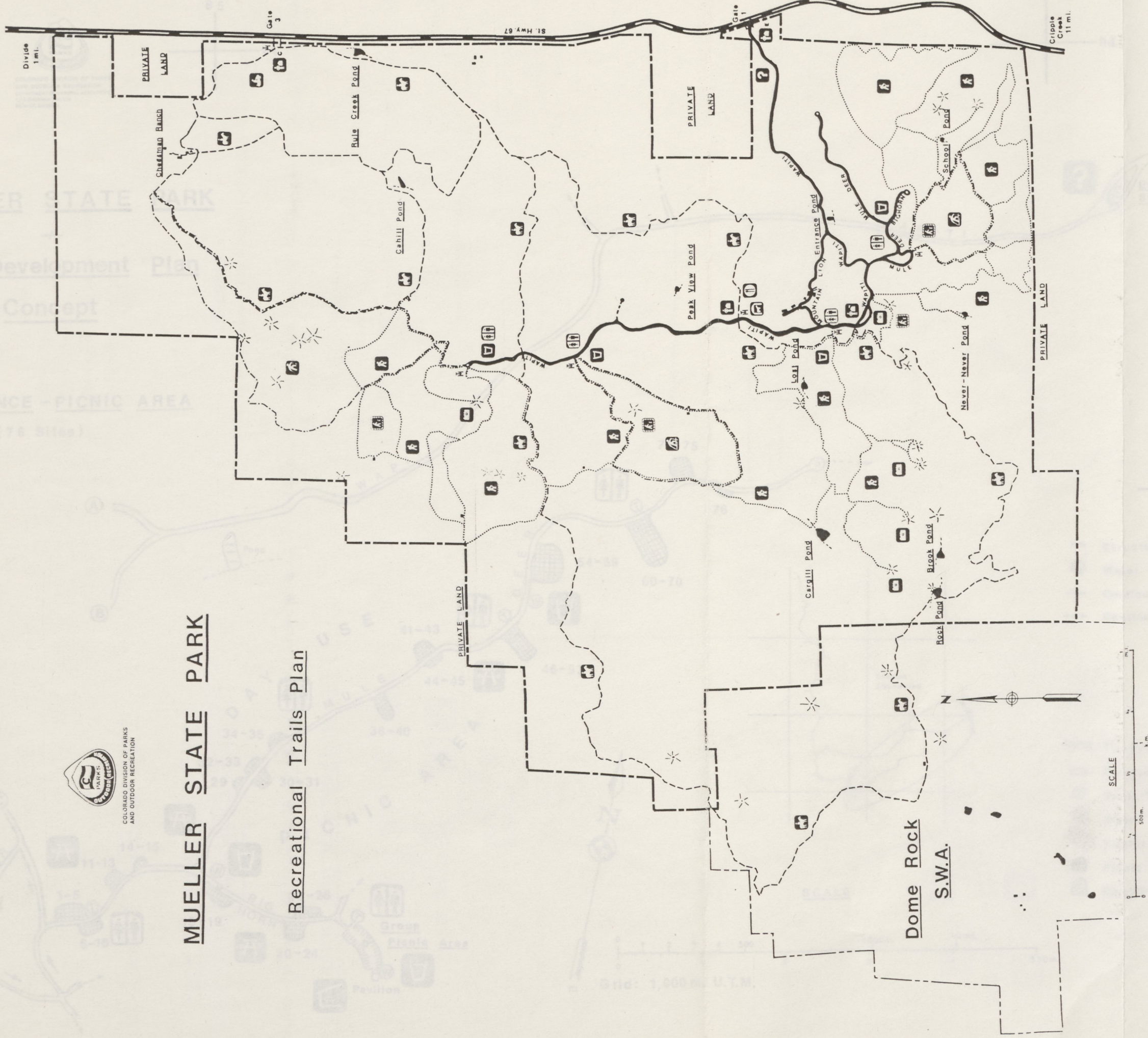
Figure 8



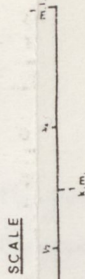
COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

MUELLER STATE PARK

Recreational Trails Plan



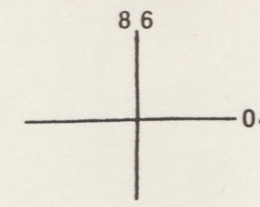
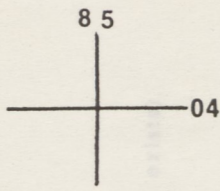
TRAIL LENGTHS
 HIKING - 20 mi.
 EQUESTRIAN - 17 mi.
 SKI TOURING - 8 mi.



- LEGEND**
- PARK BOUNDARY
 - WILDLIFE AREA BOUNDARY
 - PRIMARY PARK ROAD
 - TRAILHEAD
 - HIKING TRAIL
 - EQUESTRIAN TRAIL
 - SKI TOURING TRAIL
 - INTERPRETIVE TRAIL
 - SNOWMOBILING
 - STRUCTURE
 - BOULDER/ROCK OUTCROP (SCENIC)
 - POND
 - ENTRANCE STATION
 - VISITOR CENTER/HEADQUARTERS
 - CONTACT STATION
 - CONTACT STATION (CONDITIONAL)
 - INFORMATION
 - HORSE CONCESSION
 - SNACK BAR
 - TOILET
 - DRINKING WATER
 - SCENIC OVERLOOK



COLORADO DIVISION OF PARKS
AND OUTDOOR RECREATION
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN, Rm. 618
DENVER, CO 80203



MUELLER STATE PARK

Park Development Plan Concept

ENTRANCE - PICNIC AREA (76 Sites)



Entrance Station

Divide (4 mi.)

Gate 1

COLO. HWY. 67

to Cripple Creek (12 mi.)

LEGEND

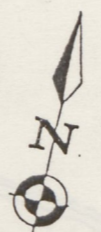
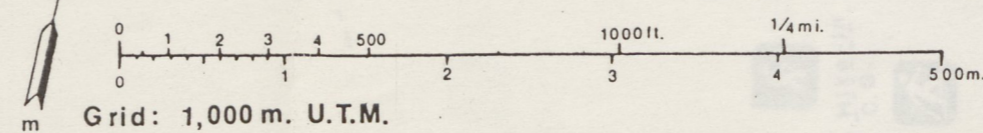
EXISTING

- Structure
- ⊙ Water Well
- Continues as a gravel (DCG) road.
- - - Continues as a trail.

PROPOSED

- ▬ Two-lane paved road. (single-lane gravel road exists).
- Structure
- ⊕ Vault Toilet
- ⊙ Water Well
- ⊙ Visitor Parking Area.
- ▨ Picnic Node
- ▨ Camping Node

SCALE



Grid: 1,000 m. U.T.M.



COLORADO DIVISION OF PARKS
 AND RECREATION
 DEPARTMENT OF NATURAL RESOURCES
 1313 SHENKMAN, RM. 118
 DENVER, CO 80202

MUELLER STATE PARK

Park Development Plan

Concept

PARK HQ / VISITOR CENTER

CONCESSION AND MAINTENANCE AREA

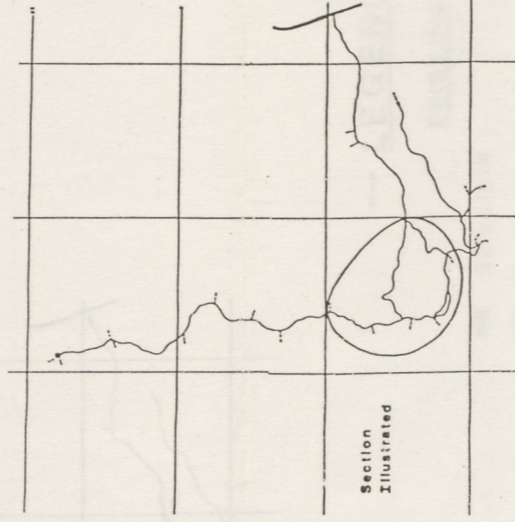
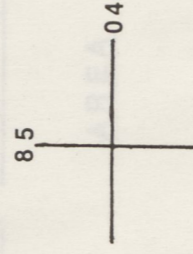
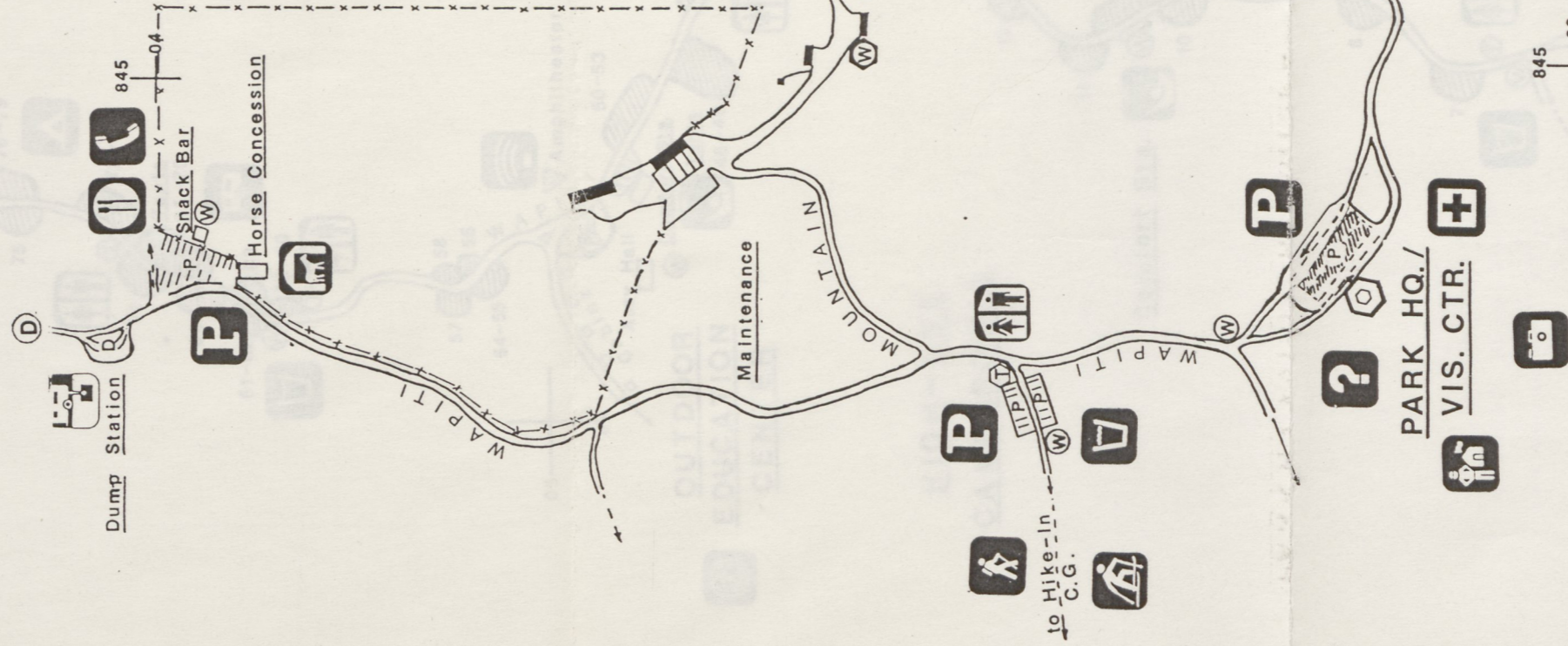
LEGEND

EXISTING

- Structure
- Water Well
- Continues as a gravel (DCG) road.
- Continues as a trail.

PROPOSED

- Two-lane paved road. (single-lane gravel road exists).
- Structure
- Vault Toilet
- Water Well
- Visitor Parking Area.
- Picnic Node
- Camping Node



SCALE

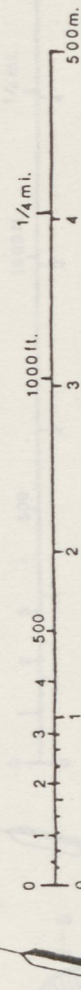


Figure 10



**HIGH - USE
CAMPGROUND**

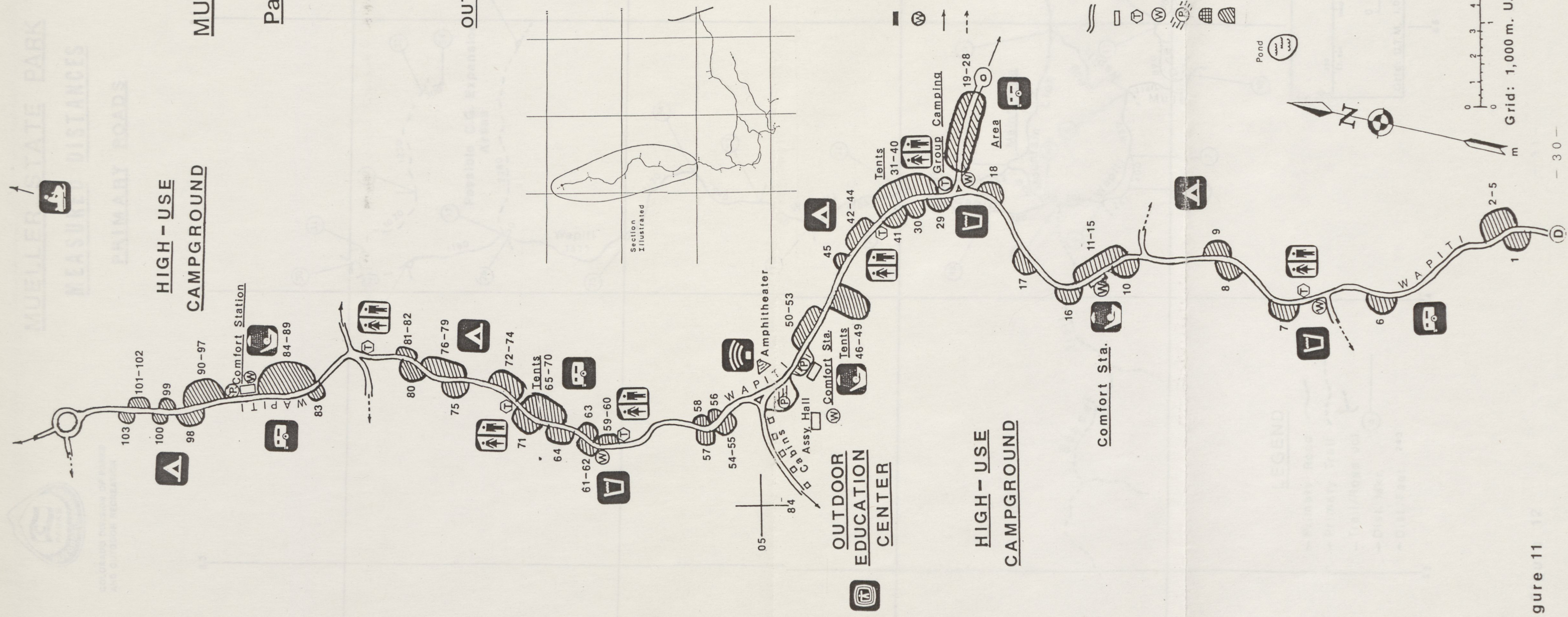
MUELLER STATE PARK

**Park Development Plan
Concept**

**HIGH - USE CAMPGROUND
(103 Sites)**

OUTDOOR EDUCATION CENTER

AREA



**OUTDOOR
EDUCATION
CENTER**

**HIGH - USE
CAMPGROUND**

LEGEND

EXISTING

- Structure
- Water Well
- Continues as a gravel (DCG) road.
- Continues as a trail.

PROPOSED

- Two-lane paved road. (single-lane gravel road exists).
- Structure
- Vault Toilet
- Water Well
- Visitor Parking Area.
- Picnic Node
- Camping Node

SCALE

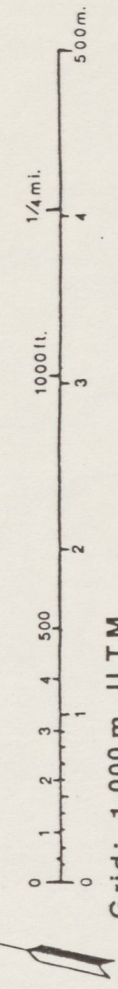


Figure 11



COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

MUELLER STATE PARK MEASURED DISTANCES

PRIMARY ROADS

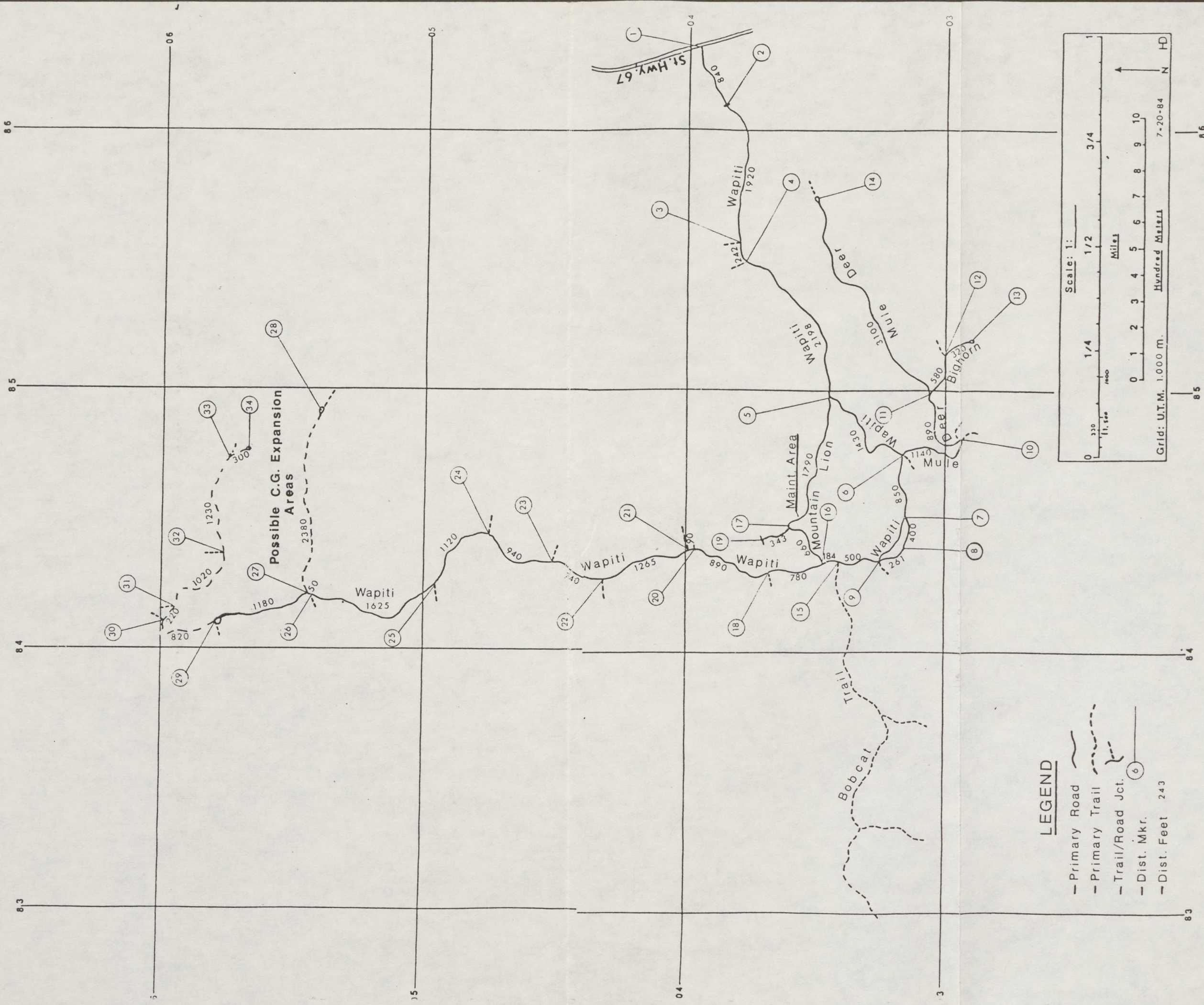


Figure 12

Appendix

The following Appendix contains specific data referenced in the preceding text.

It does not contain important resource documents that are too voluminous to be included but are an important part of the reference base.

They are located in the Appendix file and include the following:

1. The first volume of the Nature Conservancy Publication titled "The Tallahatchee, a Natural Mountain Park" coordinated by James W. Merrill, Ph.D., February, 1971.
2. The publication titled "Designing for Recreation in the Natural Environment: An Analysis of the Conflict Between Perpetuation and Change" by Bill Barry, May, 1973.
3. Several written responses as the result of public hearings, tours, and requests for information.

There is a special check to both the Nature Conservancy and Bill Barry regarding to certain sections of their literature and publications.

part V
appendix

Appendix

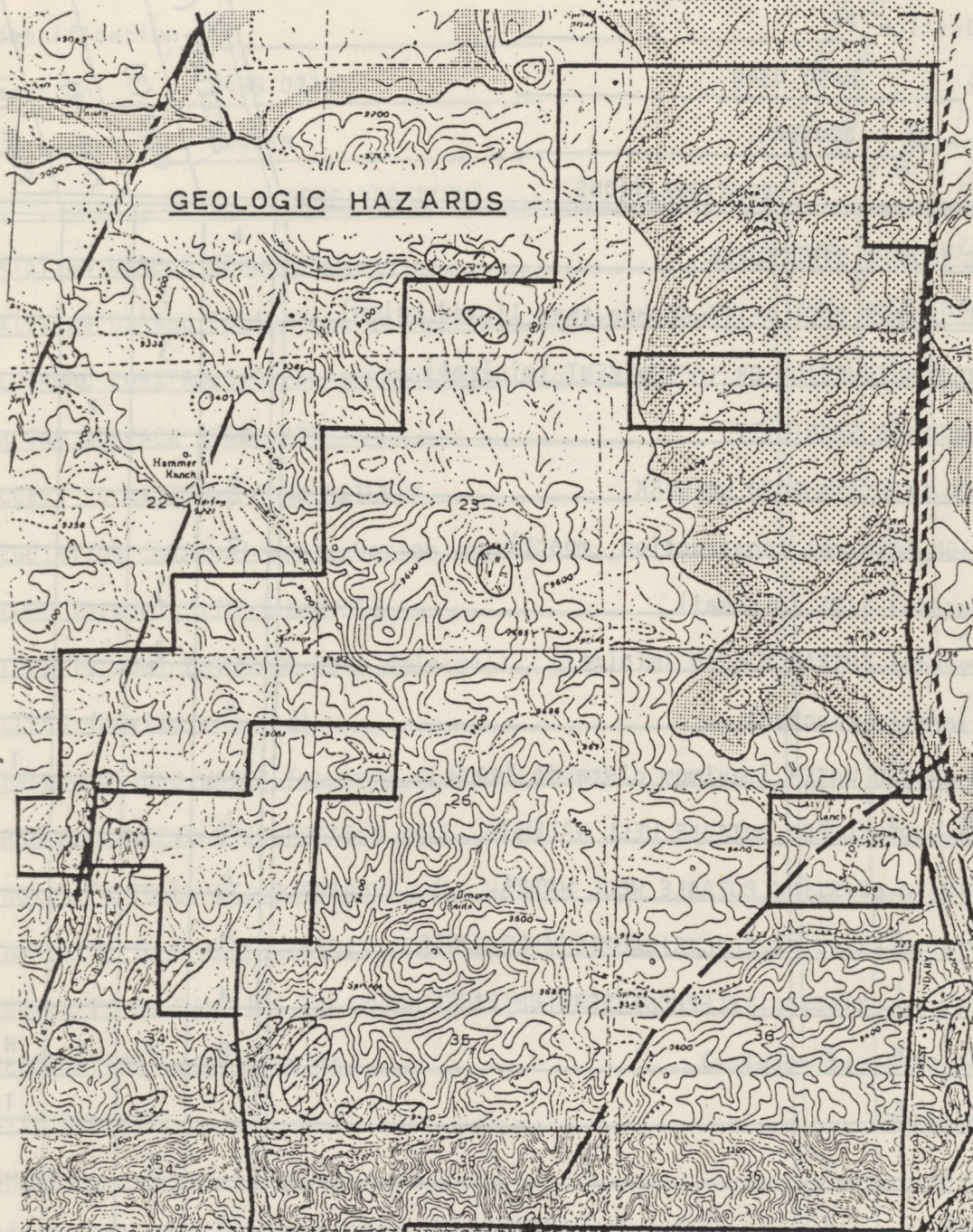
The following Appendix contains specific data referenced in the preceding text.

It does not contain important resource documents that are too voluminous to be included but are an important part of the reference base.

They are located in the Appendix file and include the following:

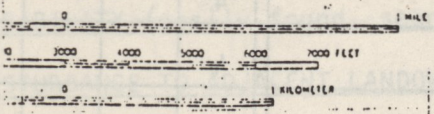
1. The four volumes of the Nature Conservancy Publication titled "The Mueller Ranch, a Unique Mountain Park" coordinated by Barbara Winternitz, Ph.D., February, 1981.
2. The publication titled "Designing for Recreation in the Natural Environment: the Mueller Ranch as a case Study in the Conflict between Perpetuation and Use" by Gail Barry, May, 1979.
3. Over 280 written responses as the result of public hearings, tours, and newspaper coverage.

I wish to express a special thanks to both the Nature Conservancy and Gail Barry for permission to reprint portions of their literature and illustrations.



GEOLOGIC HAZARDS

SCALE 1:24000



SOURCE

TELLER COUNTY GEOLOGIC HAZARD STUDY
TELLER COUNTY, COLORADO

EXPLANATION

	Faults		Mining Area
	Concealed Fault		Prospect Area
	Inferred Fault		Potential Avalanche Area
	Rockfall Area		Potential Landslide Area
	Landslide Area		Potentially Swelling Soil

P H Y S I C A L

SITE EVALUATION RECORD

SITE: Considered for MAINTENANCE AREA

10/13/83
(date)

Identification # 1

Location 8450 0360

Evaluator(s) DOWNER

CONSIDERATIONS

	EXCELLENT (4)	GOOD (3)	FAIR (2)	POOR (1)	NOTES
1. EXISTING USABLE STRUCTURES	4				
2. EXISTING USABLE FACILITIES (other than listed below)		3			
3. NEW ROAD CONSTRUCTION OR IMPROVEMENT (minimal)		3			
4. GROUND SURFACE STABILITY			2		
5. ACCESS TO EXISTING ROAD NETWORK	4				
6. VEGETATION (minimal construction impact)	4				
7. SLOPE (grade) SITE (minimal)		3			
8. SLOPE (grade) ENTRANCE ROAD (minimal)		3			
9. ACCESS (easily reached)	4				
10. SHALLOW GROUND WATER (maximum distance from)				1	
11. PROBABLE UNDEVELOPED POTABLE WELL WATER	4				
12. PROXIMITY TO EXISTING POTABLE WELL WATER	4				
13. PROXIMITY TO EXISTING ELECTRICAL SERVICE LINES	4				
14. PROXIMITY TO EXISTING TELEPHONE SERVICE LINES	4				
15. PERCOLATION (test results)	N	N	N	N	
16. SITE DRAINAGE				1	
17. SHADE		3			
18. ADDITIONAL LAND ACQUISITIONS NEEDED (minimal)	4				
19. SITE SIZE (adequate)	4				
20. VISIBILITY (easily found, seen)	4				
21. DISTURBANCE TO ADJACENT LANDOWNERS (minimal)	4				
22. AESTHETICS (view, etc.)		3			
23. ECOLOGICAL DISTURBANCE (minimal)	4				
TOTALS	52	18	2	2	
	74	GRAND TOTAL			

NOTE: Enter evaluation number in appropriate box
N = Not Evaluated N/A = Not Applicable

REMARKS: NONE _____

ATTACHED _____

P H Y S I C A L

S I T E E V A L U A T I O N R E C O R D

SITE: Considered for PICNIC AREA (DAY USE) 10/13/83
(date)

Identification # 1

Location 8495 0310

Evaluator(s) DOWNER

EXCELLENT (4)

GOOD (3)

FAIR (2)

POOR (1)

NOTES

CONSIDERATIONS

	EXCELLENT (4)	GOOD (3)	FAIR (2)	POOR (1)	NOTES
1. EXISTING USABLE STRUCTURES	N/A	N/A	N/A	N/A	
2. EXISTING USABLE FACILITIES (other than listed below)	N/A	N/A	N/A	N/A	
3. NEW ROAD CONSTRUCTION OR IMPROVEMENT (minimal)		3			
4. GROUND SURFACE STABILITY		3			
5. ACCESS TO EXISTING ROAD NETWORK		3			
6. VEGETATION (minimal construction impact)		3			
7. SLOPE (grade) SITE (minimal)		3			
8. SLOPE (grade) ENTRANCE ROAD (minimal)			2		
9. ACCESS (easily reached)			2		
10. SHALLOW GROUND WATER (maximum distance from)		3			
11. PROBABLE UNDEVELOPED POTABLE WELL WATER	N	N	N	N	
12. PROXIMITY TO EXISTING POTABLE WELL WATER				1	
13. PROXIMITY TO EXISTING ELECTRICAL SERVICE LINES		3			
14. PROXIMITY TO EXISTING TELEPHONE SERVICE LINES		3			
15. PERCOLATION (test results)	N	N	N	N	
16. SITE DRAINAGE		3			
17. SHADE	4				
18. ADDITIONAL LAND ACQUISITIONS NEEDED (minimal)	4				
19. SITE SIZE (adequate)		3			
20. VISIBILITY (easily found, seen)		3			
21. DISTURBANCE TO ADJACENT LANDOWNERS (minimal)	4				
22. AESTHETICS (view, etc.)	4				
23. ECOLOGICAL DISTURBANCE (minimal)		3			
TOTALS	16	36	4	1	
	57	GRAND TOTAL			

NOTE: Enter evaluation number in appropriate box
N = Not Evaluated N/A = Not Applicable

REMARKS: NONE

ATTACHED

P H Y S I C A L

S I T E E V A L U A T I O N R E C O R D

SITE: Considered for VISITOR CENTER/PARK HEADQUARTERS 10/13/83
(date)

Identification # 1

Location 8435 0315

Evaluator(s) DOWNER

EXCELLENT (4)

GOOD (3)

FAIR (2)

POOR (1)

NOTES

CONSIDERATIONS

	EXCELLENT (4)	GOOD (3)	FAIR (2)	POOR (1)	NOTES
1. EXISTING USABLE STRUCTURES	N/A	N/A	N/A	N/A	
2. EXISTING USABLE FACILITIES (other than listed below)	N/A	N/A	N/A	N/A	
3. NEW ROAD CONSTRUCTION OR IMPROVEMENT (minimal)		3			
4. GROUND SURFACE STABILITY	4				
5. ACCESS TO EXISTING ROAD NETWORK	4				
6. VEGETATION (minimal construction impact)	4				
7. SLOPE (grade) SITE (minimal)	4				
8. SLOPE (grade) ENTRANCE ROAD (minimal)			2		
9. ACCESS (easily reached)		3			
10. SHALLOW GROUND WATER (maximum distance from)	4				
11. PROBABLE UNDEVELOPED POTABLE WELL WATER	N	N	N	N	
12. PROXIMITY TO EXISTING POTABLE WELL WATER			2		
13. PROXIMITY TO EXISTING ELECTRICAL SERVICE LINES		3			
14. PROXIMITY TO EXISTING TELEPHONE SERVICE LINES		3			
15. PERCOLATION (test results)	N	N	N	N	
16. SITE DRAINAGE	4				
17. SHADE			2		
18. ADDITIONAL LAND ACQUISITIONS NEEDED (minimal)	4				
19. SITE SIZE (adequate)		3			
20. VISIBILITY (easily found, seen)	4				
21. DISTURBANCE TO ADJACENT LANDOWNERS (minimal)	4				
22. AESTHETICS (view, etc.)	4				
23. ECOLOGICAL DISTURBANCE (minimal)	4				
TOTALS	44	15	6		
	65	GRAND TOTAL			

NOTE: Enter evaluation number in appropriate box
N = Not Evaluated N/A = Not Applicable

REMARKS: NONE

ATTACHED DATA

P H Y S I C A L

SITE EVALUATION RECORD

SITE: Considered for HIKE-IN CAMPING AREA 10-13-83
 Identification #1 (date)
 Location 8430 0370
 Evaluator(s) Downer

EXCELLENT (4)

GOOD (3)

FAIR (2)

POOR (1)

NOTES

CONSIDERATIONS

	EXCELLENT (4)	GOOD (3)	FAIR (2)	POOR (1)	NOTES
1. EXISTING USABLE STRUCTURES	N/A	N/A	N/A	N/A	
2. EXISTING USABLE FACILITIES (other than listed below)	N/A	N/A	N/A	N/A	
3. NEW ROAD CONSTRUCTION OR IMPROVEMENT (minimal)	N/A	N/A	N/A	N/A	
4. GROUND SURFACE STABILITY		3			
5. ACCESS TO EXISTING ROAD NETWORK	4				
6. VEGETATION (minimal construction impact)		3			
7. SLOPE (grade) SITE (minimal)		3			
8. SLOPE (grade) ENTRANCE ROAD (minimal)		3			
9. ACCESS (easily reached)	4				
10. SHALLOW GROUND WATER (maximum distance from)		3			
11. PROBABLE UNDEVELOPED POTABLE WELL WATER	N	N	N	N	
12. PROXIMITY TO EXISTING POTABLE WELL WATER				1	
13. PROXIMITY TO EXISTING ELECTRICAL SERVICE LINES	N/A	N/A	N/A	N/A	
14. PROXIMITY TO EXISTING TELEPHONE SERVICE LINES	N/A	N/A	N/A	N/A	
15. PERCOLATION (test results)	N	N	N	N	
16. SITE DRAINAGE		3			
17. SHADE	4				
18. ADDITIONAL LAND ACQUISITIONS NEEDED (minimal)	4				
19. SITE SIZE (adequate)	4				
20. VISIBILITY (easily found, seen)	4				
21. DISTURBANCE TO ADJACENT LANDOWNERS (minimal)	4				
22. AESTHETICS (view, etc.)	4				
23. ECOLOGICAL DISTURBANCE (minimal)		3			
TOTALS	32	21		1	
	54	GRAND TOTAL			

NOTE: Enter evaluation number in appropriate box
 N = Not Evaluated N/A = Not Applicable

REMARKS: NONE

ATTACHED

P H Y S I C A L
SITE EVALUATION RECORD

SITE: Considered for HORSE CONCESSION 10/13/83
(date)
 Identification #1
 Location 8440 0395
 Evaluator(s) DOWNER

EXCELLENT (4)

GOOD (3)

FAIR (2)

POOR (1)

NOTES

CONSIDERATIONS

	N/A	N/A	N/A	N/A
1. EXISTING USABLE STRUCTURES				
2. EXISTING USABLE FACILITIES (other than listed below)		3		
3. NEW ROAD CONSTRUCTION OR IMPROVEMENT (minimal)		3		
4. GROUND SURFACE STABILITY		3		
5. ACCESS TO EXISTING ROAD NETWORK	4			
6. VEGETATION (minimal construction impact)		3		
7. SLOPE (grade) SITE (minimal)		3		
8. SLOPE (grade) ENTRANCE ROAD (minimal)	4			
9. ACCESS (easily reached)	4			
10. SHALLOW GROUND WATER (maximum distance from)		3		
11. PROBABLE UNDEVELOPED POTABLE WELL WATER			2	
12. PROXIMITY TO EXISTING POTABLE WELL WATER			2	
13. PROXIMITY TO EXISTING ELECTRICAL SERVICE LINES		3		
14. PROXIMITY TO EXISTING TELEPHONE SERVICE LINES		3		
15. PERCOLATION (test results)	N	N	N	N
16. SITE DRAINAGE	4			
17. SHADE			2	
18. ADDITIONAL LAND ACQUISITIONS NEEDED (minimal)	4			
19. SITE SIZE (adequate)		3		
20. VISIBILITY (easily found, seen)	4			
21. DISTURBANCE TO ADJACENT LANDOWNERS (minimal)	4			
22. AESTHETICS (view, etc.)		3		
23. ECOLOGICAL DISTURBANCE (minimal)	4			
NOTE: Enter evaluation number in appropriate box N = Not Evaluated N/A = Not Applicable	TOTALS	32	30	6
		68	GRAND TOTAL	

REMARKS: NONE _____

ATTACHED _____

P H Y S I C A L

S I T E E V A L U A T I O N R E C O R D

SITE: Considered for CAMPGROUND (HIGH USE)

10/13/83
(date)

Identification # 1

Location 8440 0400

Evaluator(s) DOWNER

EXCELLENT (4)

GOOD (3)

FAIR (2)

POOR (1)

NOTES

CONSIDERATIONS

	EXCELLENT (4)	GOOD (3)	FAIR (2)	POOR (1)	NOTES
1. EXISTING USABLE STRUCTURES	N/A	N/A	N/A	N/A	
2. EXISTING USABLE FACILITIES (other than listed below)	N/A	N/A	N/A	N/A	
3. NEW ROAD CONSTRUCTION OR IMPROVEMENT (minimal)		3			
4. GROUND SURFACE STABILITY		3			
5. ACCESS TO EXISTING ROAD NETWORK	4				
6. VEGETATION (minimal construction impact)		3			
7. SLOPE (grade) SITE (minimal)		3			
8. SLOPE (grade) ENTRANCE ROAD (minimal)	4				
9. ACCESS (easily reached)	4				
10. SHALLOW GROUND WATER (maximum distance from)		3			
11. PROBABLE UNDEVELOPED POTABLE WELL WATER	N	N	N	N	
12. PROXIMITY TO EXISTING POTABLE WELL WATER				1	
13. PROXIMITY TO EXISTING ELECTRICAL SERVICE LINES			2		
14. PROXIMITY TO EXISTING TELEPHONE SERVICE LINES			2		
15. PERCOLATION (test results)	N	N	N	N	
16. SITE DRAINAGE		3			
17. SHADE	4				
18. ADDITIONAL LAND ACQUISITIONS NEEDED (minimal)	4				
19. SITE SIZE (adequate)		3			
20. VISIBILITY (easily found, seen)	4				
21. DISTURBANCE TO ADJACENT LANDOWNERS (minimal)	4				
22. AESTHETICS (view, etc.)	4				
23. ECOLOGICAL DISTURBANCE (minimal)	4				
NOTE: Enter evaluation number in appropriate box N = Not Evaluated N/A = Not Applicable	TOTALS	36	21	4	1
		62	GRAND TOTAL		

REMARKS: NONE _____

ATTACHED _____

P H Y S I C A L
SITE EVALUATION RECORD

SITE: Considered for SNOWMOBILE AREA 10/13/83
 Identification #1 (date)
 Location 8630 0850
 Evaluator(s) DOWNER

EXCELLENT (4)
GOOD (3)
FAIR (2)
POOR (1)
NOTES

CONSIDERATIONS

	EXCELLENT (4)	GOOD (3)	FAIR (2)	POOR (1)	NOTES
1. EXISTING USABLE STRUCTURES			2		
2. EXISTING USABLE FACILITIES (other than listed below)	N/A	N/A	N/A	N/A	
3. NEW ROAD CONSTRUCTION OR IMPROVEMENT (minimal)	4				
4. GROUND SURFACE STABILITY		3			
5. ACCESS TO EXISTING ROAD NETWORK	4				
6. VEGETATION (minimal construction impact)	4				
7. SLOPE (grade) SITE (minimal)	4				
8. SLOPE (grade) ENTRANCE ROAD (minimal)	4				
9. ACCESS (easily reached)	4				
10. SHALLOW GROUND WATER (maximum distance from)			2		
11. PROBABLE UNDEVELOPED POTABLE WELL WATER	4				
12. PROXIMITY TO EXISTING POTABLE WELL WATER			2		
13. PROXIMITY TO EXISTING ELECTRICAL SERVICE LINES	4				
14. PROXIMITY TO EXISTING TELEPHONE SERVICE LINES	4				
15. PERCOLATION (test results)	N	N	N	N	
16. SITE DRAINAGE		3			
17. SHADE				1	
18. ADDITIONAL LAND ACQUISITIONS NEEDED (minimal)	4				
19. SITE SIZE (adequate)		3			
20. VISIBILITY (easily found, seen)	4				
21. DISTURBANCE TO ADJACENT LANDOWNERS (minimal)			2		
22. AESTHETICS (view, etc.)		3			
23. ECOLOGICAL DISTURBANCE (minimal)	4				
TOTALS	48	12	8	1	
	69	GRAND TOTAL			

NOTE: Enter evaluation number in appropriate box
 N = Not Evaluated N/A = Not Applicable

REMARKS: NONE _____ ATTACHED _____

DPOR High Priority Need Activities by Region - 1981 SCORP

DPOR Administrative Region	North			Metro	South					West			
State Planning Region	1	2	12	3	4	5	6	7	13	8	9	10	11
Picnicking	*	*	*	*	*			*		*	*	*	*
Swimming	*	*		*				*		*	*	*	*
Developed Camping	*	*	*	*	*			*		*			
Fishing		*		*	*			*		*		*	*
Hiking	*	*	*	*	*								
Nature Study			*		*						*	*	*
Bicycling	*	*		*				*					
Bk. Ctry. Camping			*		*								*
Waterskiing		*									*		
Lake Boating										*			*
Horseback Riding	*												
Hunting			*										

Source: 1981 Colorado Outdoor Recreation Plan (SCORP)

SCORP Identified Activity Needs

The State Comprehensive Outdoor Recreation Plan (SCORP) is a planning implementation tool developed in 1965 with the enactment of the federal Land and Water Conservation Fund Program. The SCORP's function is to assess statewide outdoor recreation issues and needs, and to develop agency roles, responsibilities and strategies for resolving them. Responsibility for preparation of the SCORP for Colorado rests with the Division. It should be noted that, while the responsibility for the preparation of the SCORP rests with the Division, the document's recommendations are not listed according to Division priorities. Therefore, the Division must evaluate SCORP's recommendations against all Division priorities to determine which ones it has the ability to carry out. The following table summarizes the activities that, through the SCORP planning process, the Division was recommended to focus priorities on for making direct provision of additional recreational opportunities. The activities identified are those that most significantly receive greater public use than the current state planning region recreational facilities can accommodate.

PHYSICAL
SITE EVALUATION RECORD

SITE: Considered for SNOWSHOE

REVISIONS

8/26/85

<u>PAGE(S)</u>	<u>REVISION</u>	<u>REASON</u>
Cover	Title: "Proposed Development Plan" changed to read "Development Plan"	Parks Board approved plan
Cover Title 27	Title: "Mueller Property" changed to read "Mueller State Park"	Parks Board Action-Nov.16,1984
Title	"Presented to" changed to read "Approved by".	Parks Board Action-Nov.16,1984
Table of contents	Added: "Revisions.....63"	Revisions page added
23	Item #7 cost revised from \$353,600.00 to \$317,000.00	Cost adjustment
23	Deleted: Item #13	Funds not appropriated. Land trade feasible.
24	Withdrawn: Proposed Development/ Cost Schedule	Outdated
24	Added: Mueller Budget Request	New Budget Request Developed
27	"Proposed Park Development Plan" changed to read "Park Development Plan"	Parks Board Approved Plan
27	Added: Recreational Trails Plan (page 27a)"	To reference added page
27a	Added: Recreational Trails Plan	Recently Developed
63	Added: <u>Revisions</u> page	To record revisions
26	Added as item #2 "The Recreational Trails Plan (page 27a)." Subsequent numbers adjusted.	Page 27a added, list revised.

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