

Parks, Recreation & Cultural Services

PR&CS Administration, 1401 Recreation Way, Colorado Springs, CO 80905



Agenda TOPS Working Committee

Wednesday, April 3, 2024

7:30 a.m.

1401 Recreation Way

How to call in to the meeting for citizens:

Please dial +1 (720) 617-3426 Conference ID: 494 055 957#

How to comment:

- *For Citizen Discussion concerning items that are not on the agenda please email your comments to PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov in advance of the meeting.*
- *For Agenda Items - Before the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment to PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov. If you are a participant in Microsoft TEAMS please use the chat function to indicate you would like to comment. If you have joined the meeting via conference call, please listen for your opportunity to comment. You will be called upon to comment using the last four digits of your telephone number. Please limit your comment to three minutes.*
- *Additional information and FAQ's can be found here: <https://coloradosprings.gov/parks/page/tops-working-committee>*

Agenda Preview

Board Chair

Announcements

Staff and Committee

Approval of Minutes

Committee

Citizen Discussion

Citizens

Action Items

Blodgett Open Space Master Plan

David Deitemeyer

Presentation Items

Property Acquisition

Lonna Thelen

Citizen Discussion

Citizens

Adjournment

TOPS Working Committee

3 April 2024 Action Item

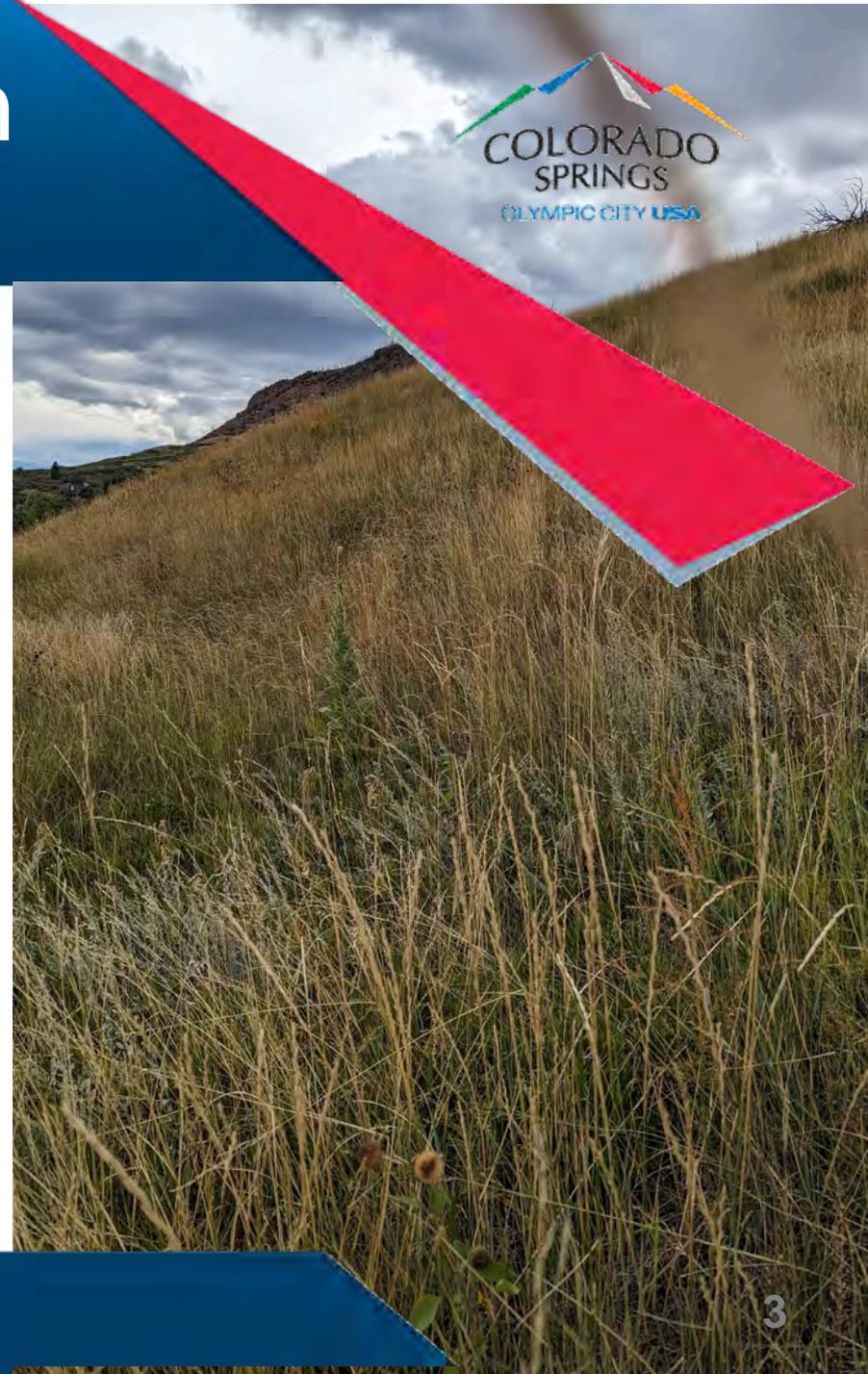


Blodgett Open Space Master and Management Plan

Blodgett Open Space Master Plan



- ❑ Encompass **increased** Open Space acreage
- ❑ **Balance** current and future recreational needs of the community with conservation of resources
- ❑ Establish a **comprehensive long-range plan** (15-20 years) for Blodgett Open Space
- ❑ Establish expectations based on **resource assessment, Parks' experience, and community values**
- ❑ Guide the **enhancement and management** of the Open Space
- ❑ Address **public access, habitat protection, resource management, public safety, and neighborhood concerns**



Where we are in the Process



Public Engagement Process

Quick Stats

- Four (4) Community-wide Pop-up events
- Five (5) Online surveys
- Five (5) SAC meetings
- Four (4) Agency Partner Meetings
- Three (3) Community Workshops in person and available online
- Two (2) Informational updates to TOPS and PAB

- One (1) Neighborhood Informational Meeting
- One (1) Online review of the Public Review Master and Management Plan

- Two (2) TOPS presentations
- One (1) PAB presentation
- One (1) Action Item for Plan Adoption by the PAB



- ❑ **1,919 Directly Engaged Citizens. Plus participants at TOPS and PAB meetings**

Total number of community members reached that include 536 people in-person. Of the 2,111 online responses, 728 were identical duplicates from the same email or unconfirmed (i.e. robot, automatic generation, no email). Best estimate is 1,384 unique online responses.

Public Engagement Process

Quick Stats

- Four (4) Community-wide Pop-up events
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- One (1) PAB presentation
- One (1) Action Item for Plan Adoption by the PAB



Plan changes from March 2024 TOPS WC and Parks Advisory Board

- Clarified language on additional public process requirements and format;
- Clarified definition for **illegal trails**;
 - *“include routes that are non-designated, non-sanctioned user-created trails, pre-open space acquisition existing trails and social trails.”*
 - *Forward thinking term for management purposes*
 - *Strong term to demonstrate importance and seriousness*
- Added **permanent closure** of system trails to actions **requiring additional public process**

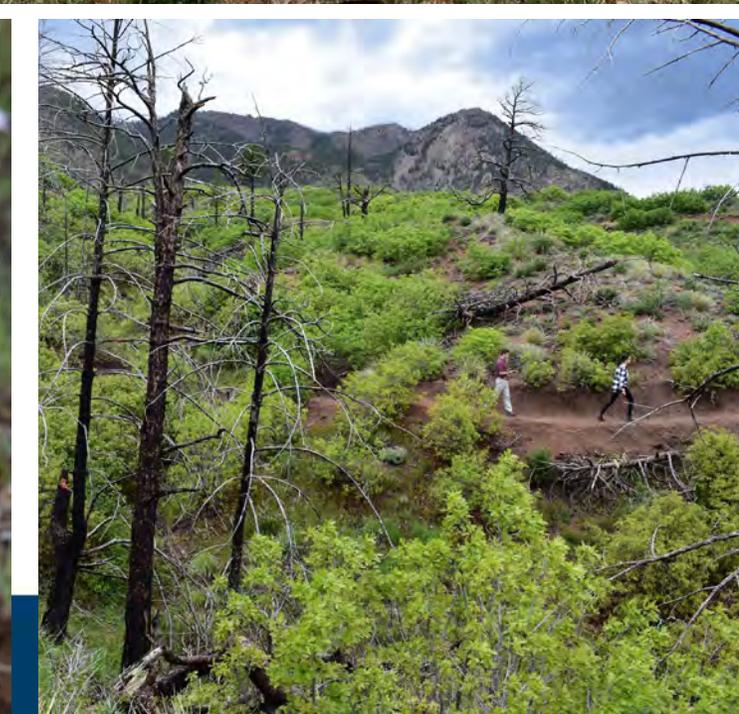
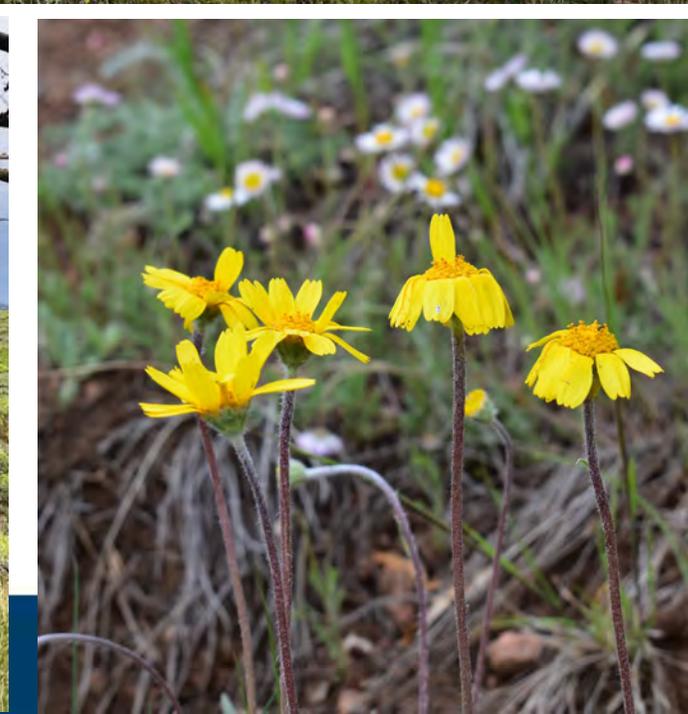
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Property Overview



- ❑ 384 Acres TOPS Acquired Open Space (20-year acquisition history)
- ❑ Significant high-value natural and cultural resources
- ❑ Wildlife habitat (burned and non-burned areas)
- ❑ Highly used for passive recreation and wildlife viewing
- ❑ Provides gateway into National Forest Lands
- ❑ Two Trailheads with 24 parking stalls (21 -23 on Woodmen Rd)
- ❑ 7.1 Miles of trail (7.1mi designated, 9.4 mi illegal)

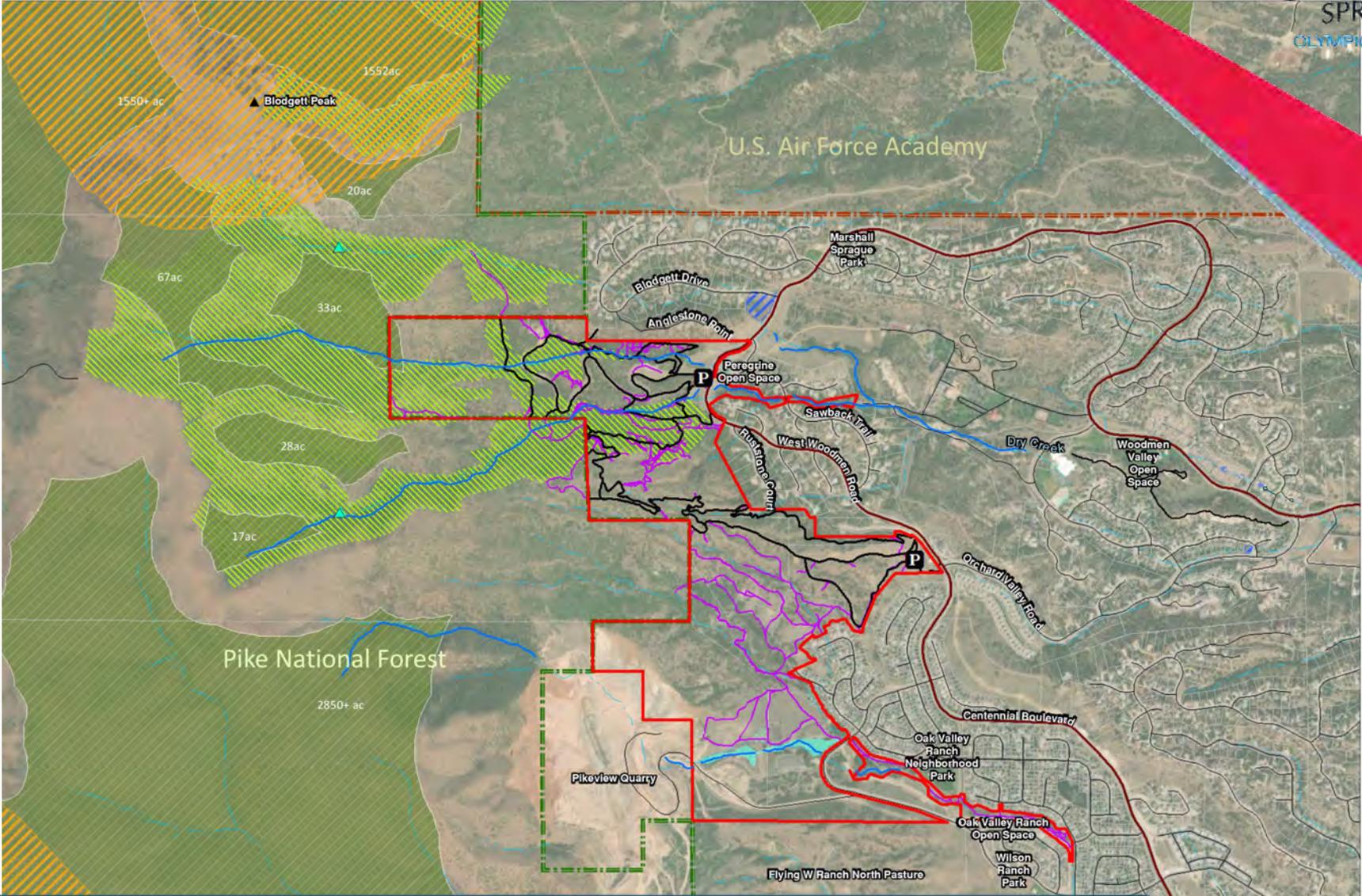




Site Assessment – Key Habitat Areas



- Legend
- Parking/Trailhead
 - Blodgett Open Space
 - Designated Trail
 - Undesignated Trail
 - Parcel Boundary
 - Water Crossing
 - Perennial Stream
 - Intermittent Stream
 - Intermittent Poond
 - Pond
 - Pike National Forest
 - U.S. Air Force Academy
 - Riparian
 - Bighorn Production Area
 - Core Habitat
 - Conifer Forest



Recommended Master and Management Plan



Master Plan

Table of Contents

- Introduction
- Planning and Engagement Process
- Existing Conditions and Site Assessment
- Site Enhancement Recommendations
- Regional Connectivity Recommendations
- Interpretive and Educational Opportunities

Appendix

Table of Contents

- Stakeholder Groups
- Brief History of the Property
- Existing Conditions and Site Assessment
- Existing Legal Documents (electronic)
- Drainage Observations
- Blodgett Open Space Trail Standards
- Master and Management Plan Maps 11”x17”
- Universally Accessible Trail Design
- Colorado Springs Utilities – Notes on Electrical Service



Blodgett Open Space Master and Management Plan Overview

Expand and Enhance Wildlife Habitat Areas

- Manage users with strategically planned trail system
- Expand habitat areas and promote wildlife corridors
- Restoration of habitat areas through improved management

Establish a Sustainable Trail System

- 14.2 miles master planned trail
- 11.3 miles closure and restoration
- ~22% Net reduction of trails (illegal & existing) within the open space

Non-motorized Recreational Use (mileage approximate)

- 9.9 miles of multi-use trail
- 0.5 miles of multi-use trail with uphill bike only
- 2.3 miles of Directional downhill bike trail
- 1.5 miles of Hiking only trail
- Paragliding access, programming area, track chair access



Blodgett Open Space Master and Management Plan Overview

Designate, Enhance and Improve Access

- **Open space amenities**
 - Trailheads
 - Neighborhood access
 - Trails
 - Interpretative
 - Wayfinding/Signage
- **Regional connectivity**
 - USFS preferred alternative plan
 - Connectivity to other Parks and Open Spaces

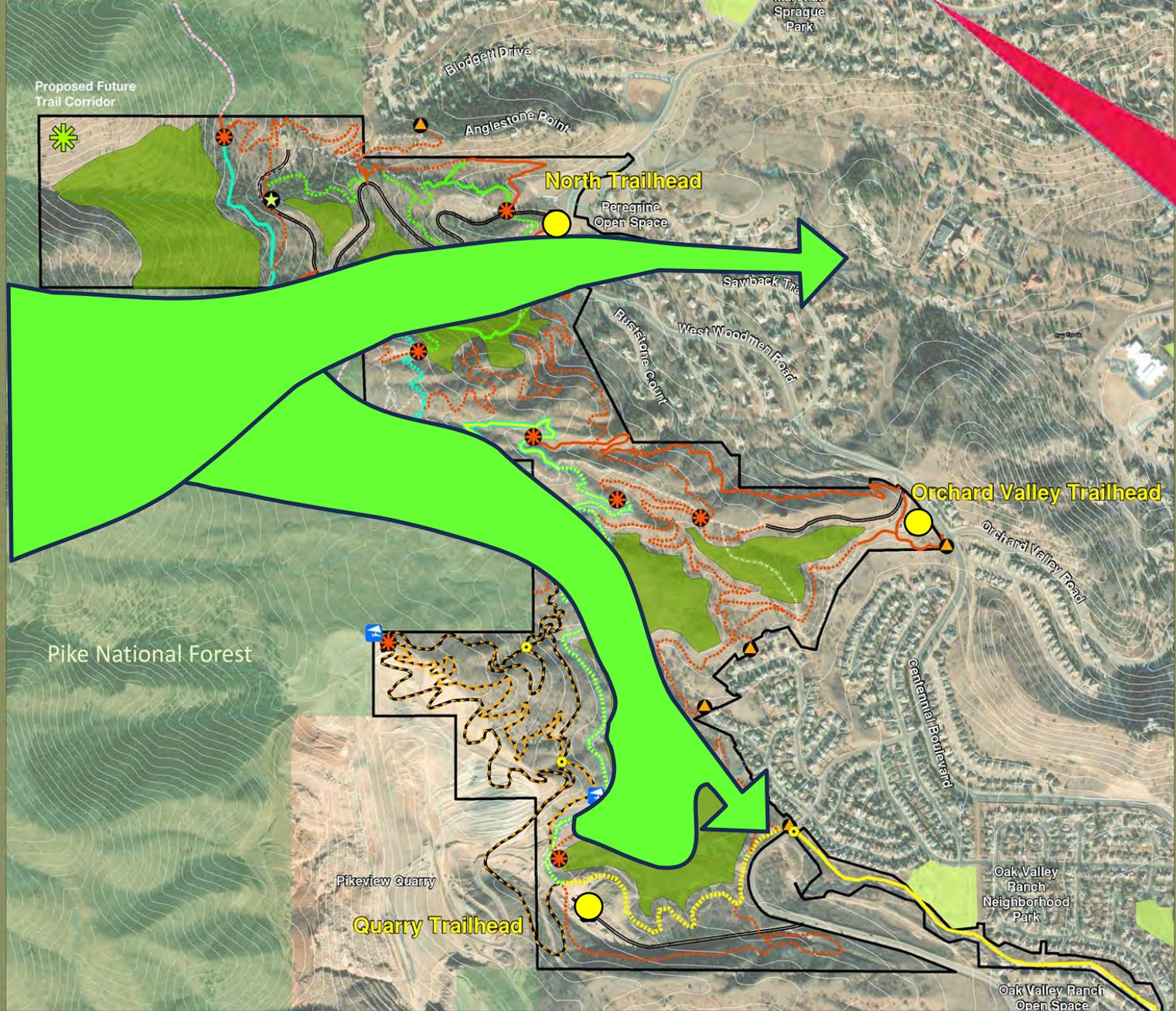
Holistic and Adaptative Management Approach

- Habitat enhancement, resource protection
- Forest health and noxious weeds
- Adapt to changing conditions, impact and trends



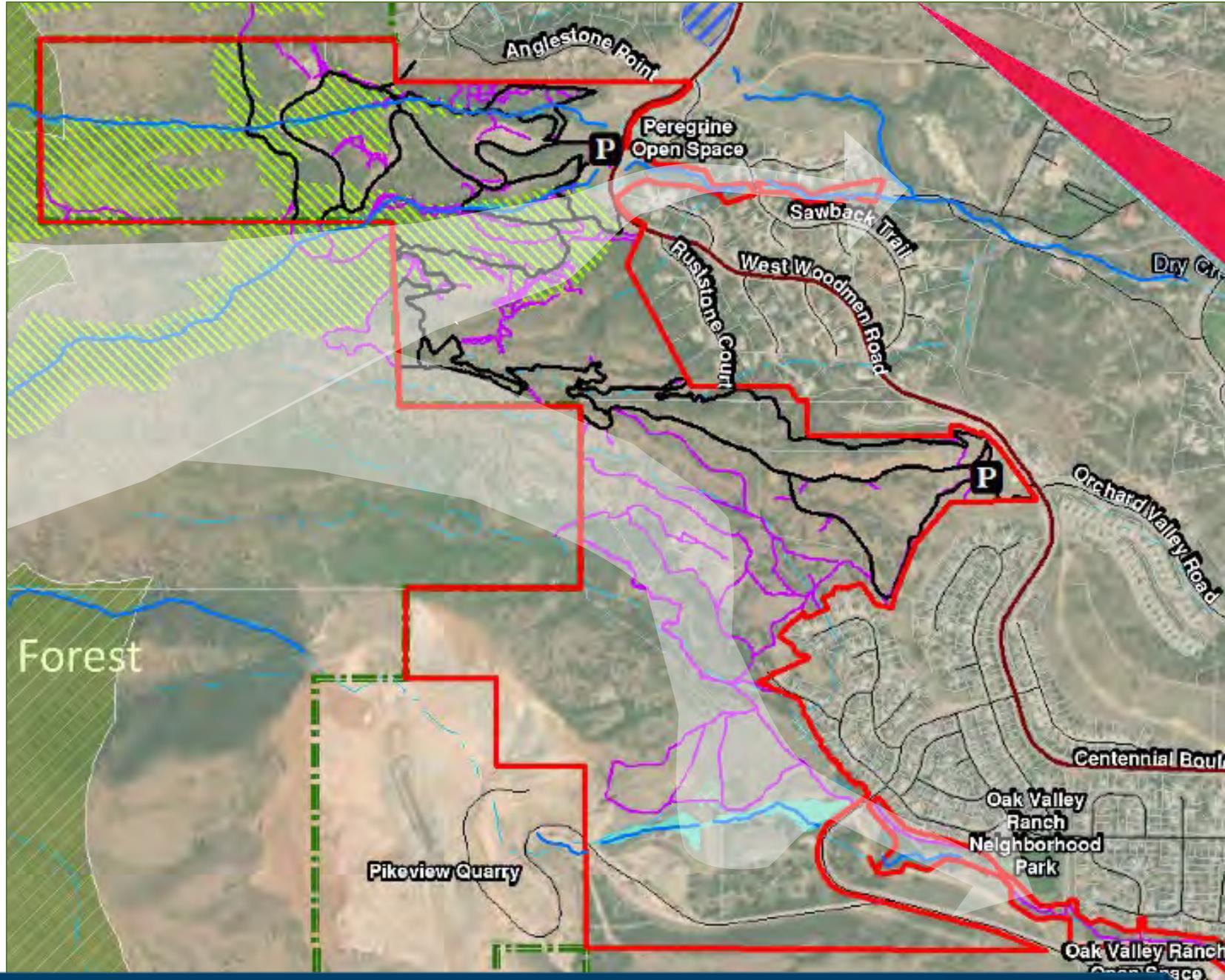
Recommended Master Plan

Wildlife Corridors and Trailheads



Recommended
**Master
Plan**

**Wildlife
Corridors
And
Existing
Social
Route
Network**



Recommended Master Plan

Trailheads



North Trailhead

1. Potential future parking includes Utilities access, landscape islands and possible retaining walls
2. Utilities Access Gate
3. Trailhead Amenities: Restroom, Signage, Maps, Bike rack
4. Nighttime Closure Gate.



Orchard Valley Trailhead

1. Existing Parking with up to 2 additional spaces
2. Nighttime Closure Gate
3. Telecommunications Access Gate
4. Trailhead Amenities: Restroom, Signage, Maps, Bike rack
5. Potential future trailhead area includes landscape islands and landscape berms - subject to additional public process
6. Potential Future Trailhead Driveway and Nighttime Closure Gate - subject to additional public process



Quarry Trailhead

1. Quarry Access Gate
2. Trailhead Amenities: Restroom, Signage, Maps, Bike rack
3. Limit of public vehicle gate
4. Initial Parking Area
5. includes landscape islands
6. Potential Future Parking Expansion
7. Nighttime Closure Gate at Allegheny

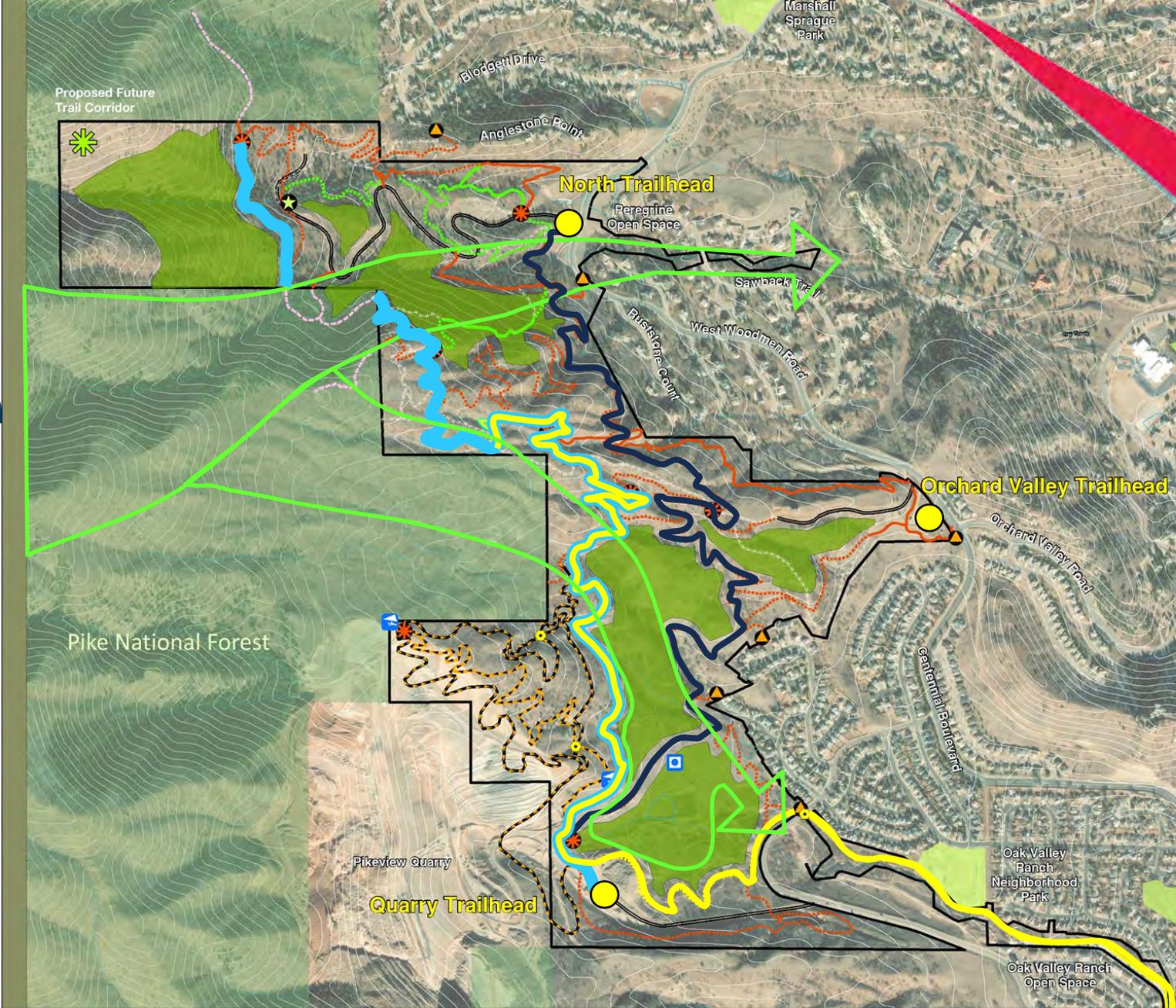
Woodmen Rd Parking

- ❑ Current on-street allows 21-23 vehicles legally
- ❑ Vehicles illegally park in bike lane at high visitation times
- ❑ Initial master plan concept for North Lot considered future decommissioning of existing on-street parking
- ❑ Public Works plans to implement removal of on-street parking following phase 1 North Lot [2025]



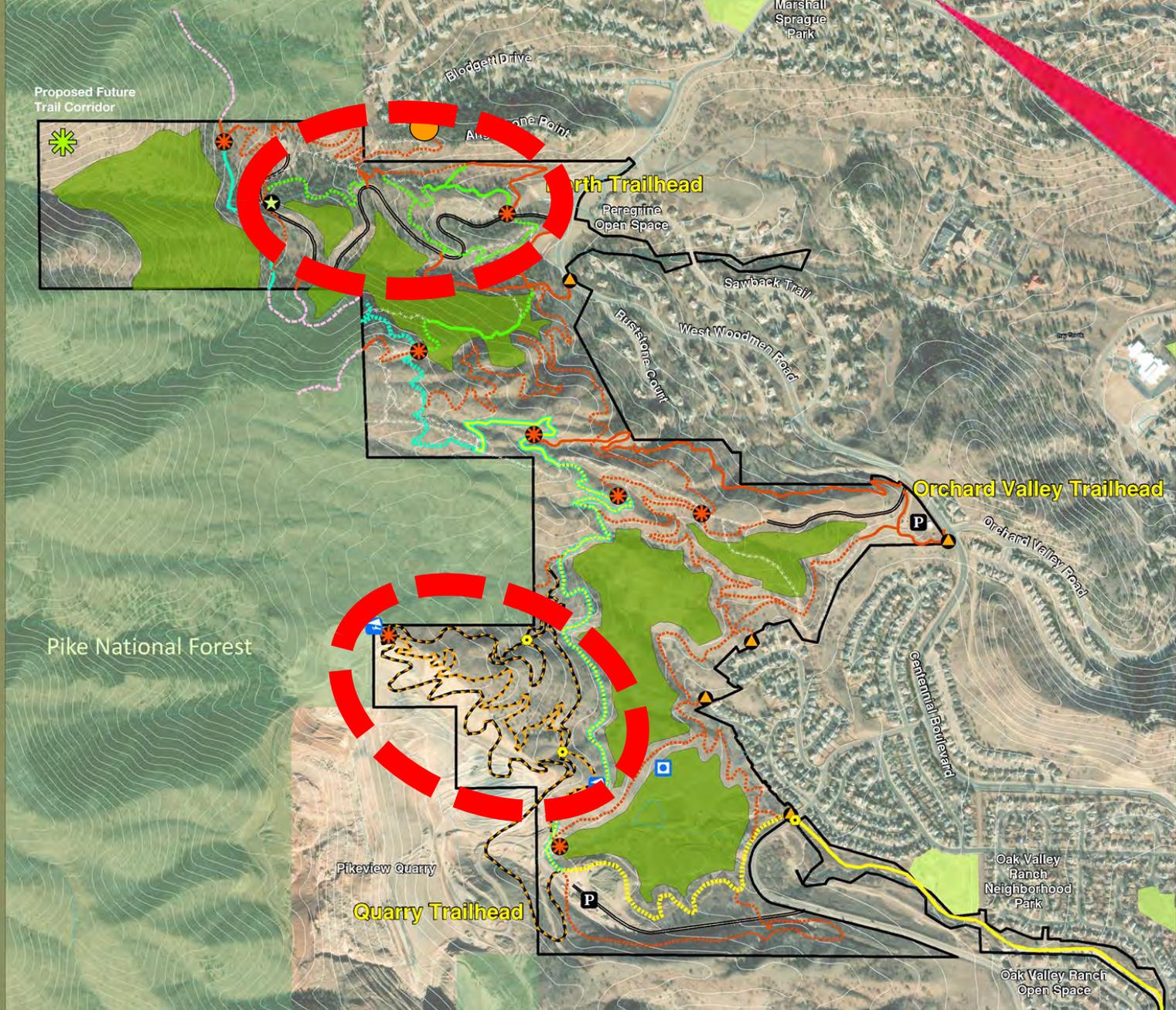
Recommended Master Plan

Chamberlain Trail
Park to
Peak Trail
and a
NS Trail



Recommended Master Plan

Multi-Use, Single-Use and Directional Trails



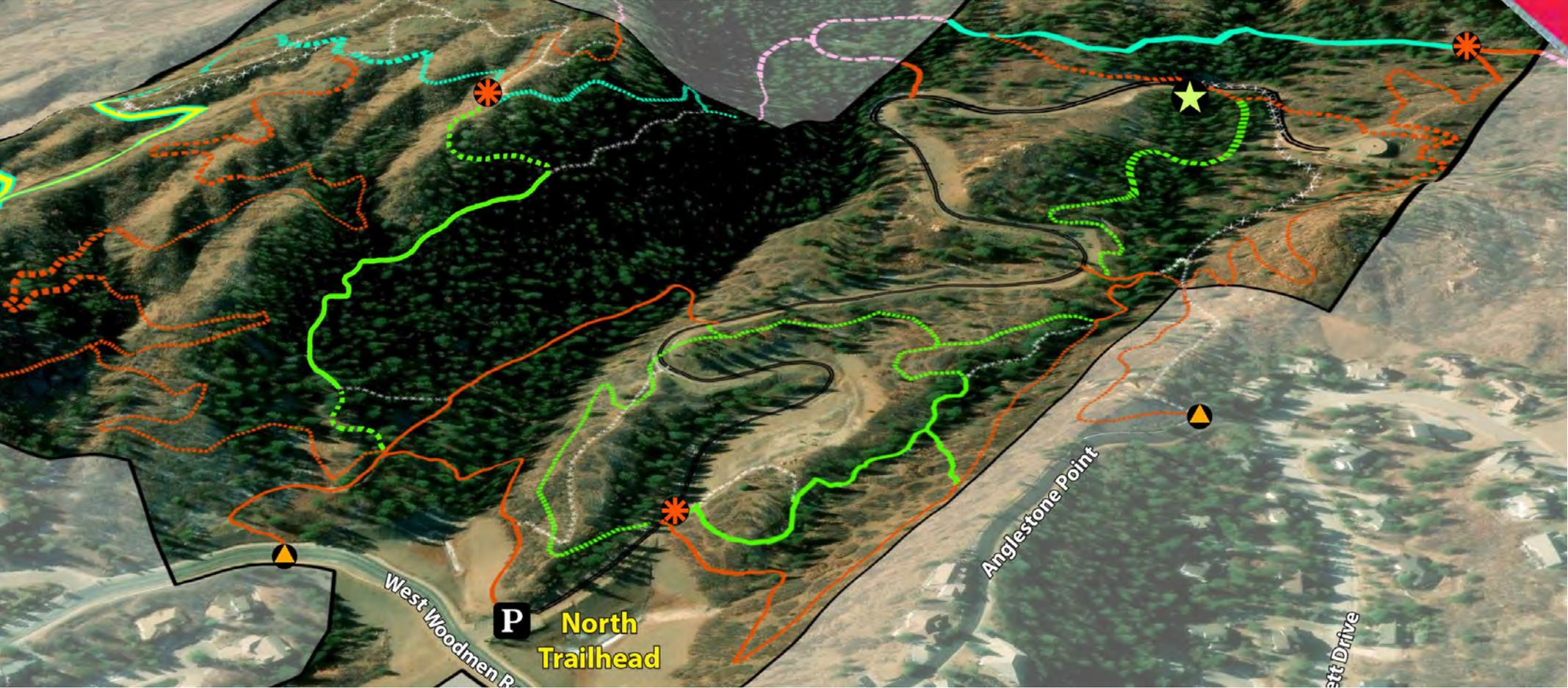
Recommended Master Plan

Single-Use Hiking Trails



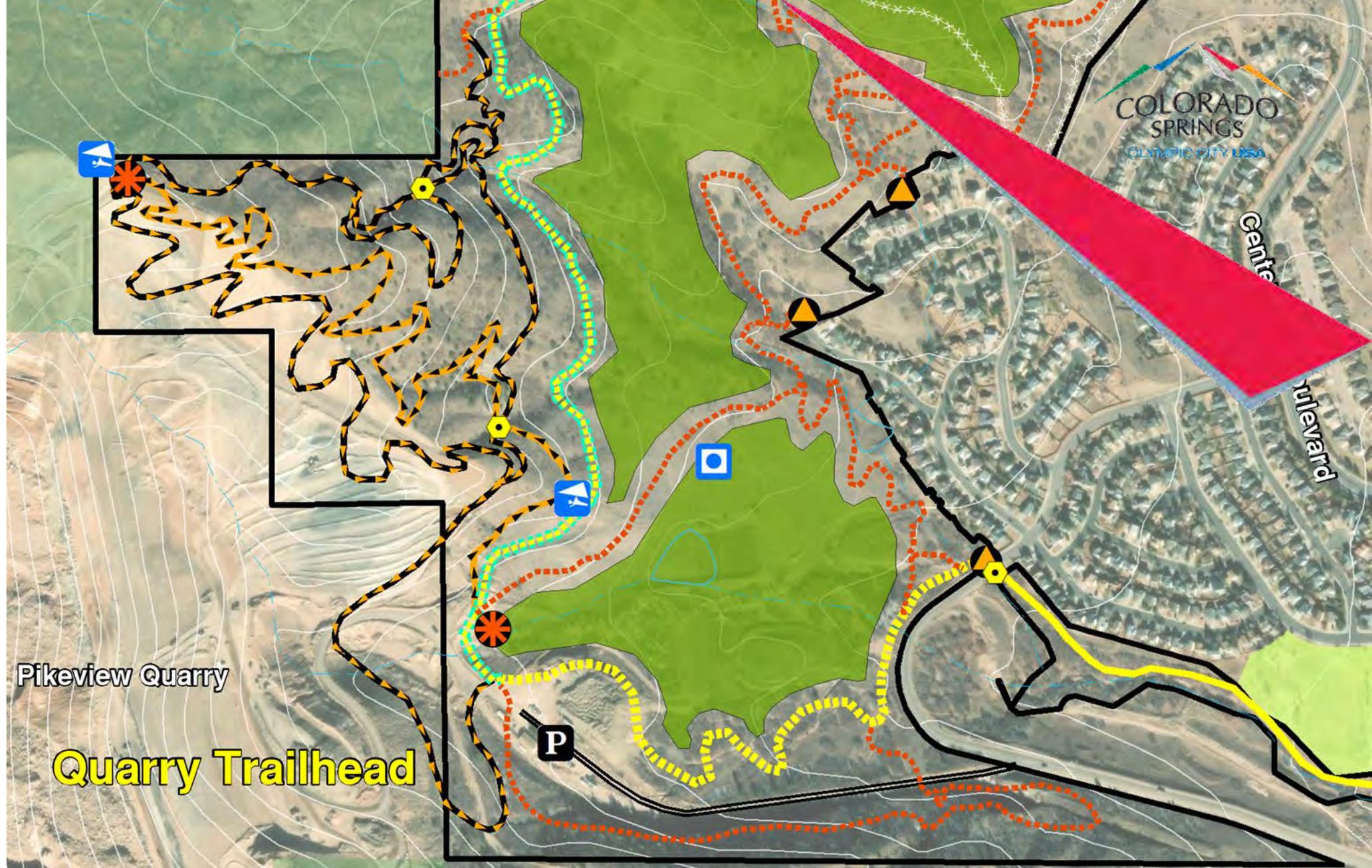
Recommended Master Plan

Single-Use Hiking Trails



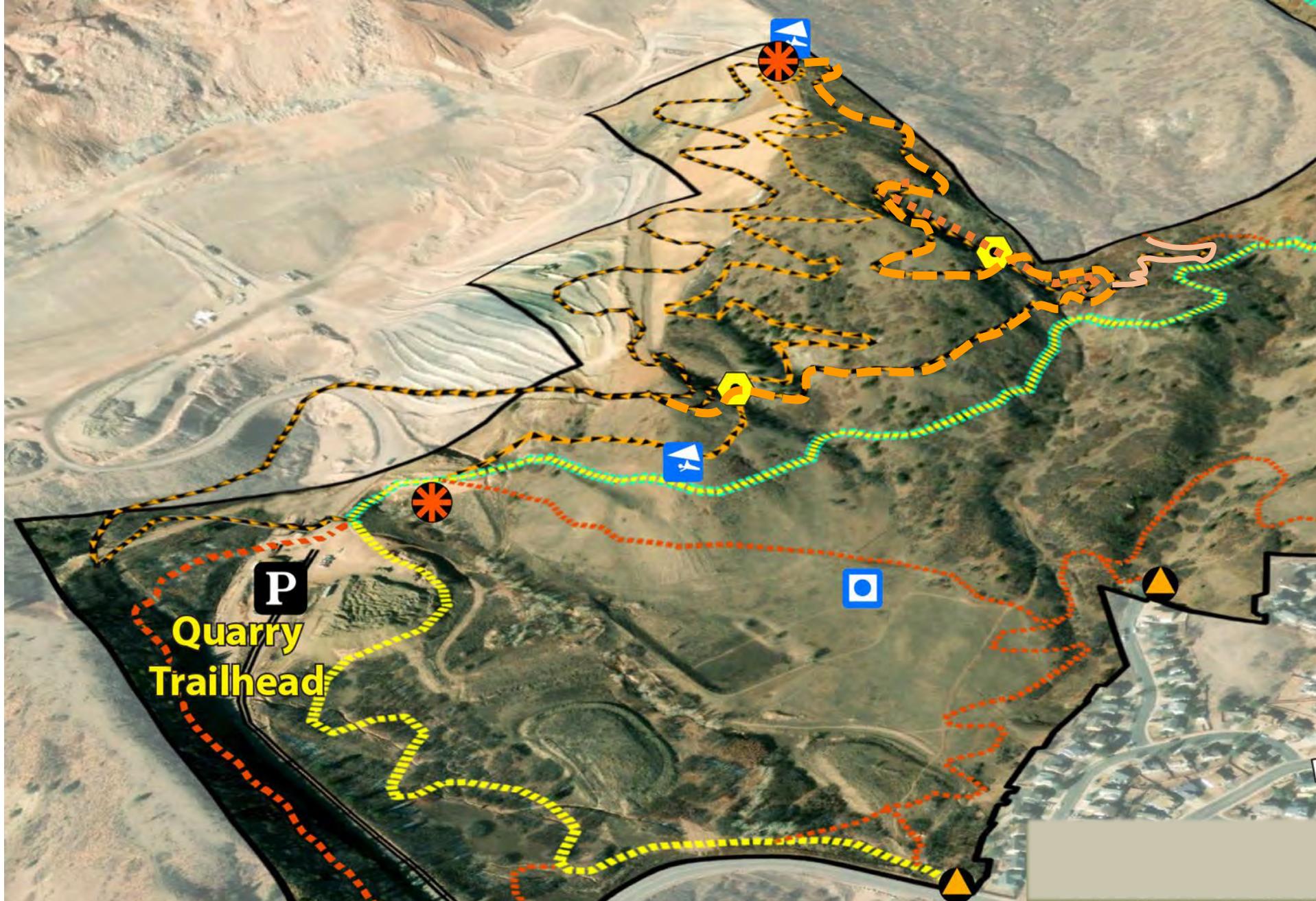
Recommended
**Master
Plan**

**Multi-Use,
and
Mountain
Bike
Single-Use
and
Directional
Trails**



Recommended
**Master
Plan**

**Multi-Use,
and
Mountain
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Legend

- | | | |
|--------------------------|-------------------------------------|---|
| Blodgett Open Space | Existing Designated Multi-Use Trail | Proposed Park to Peak Trail |
| Parking/Trailhead | Proposed Multi-Use Trail | Existing Park to Peak and Chamberlain Trail |
| Special Use Area | Existing Hiking Only Trail | Proposed Park to Peak and Chamberlain Trail |
| Neighborhood Access | Proposed Hiking Only Trail | Proposed Downhill Mtn. Biking Only Trail |
| Wayfinding Node | Existing Chamberlain Trail | Proposed Uphill Mtn. Biking and Multi-Use Trail |
| Grade Separated Crossing | Proposed Chamberlain Trail | Access Road |
| Paragliding Launch Area | Existing Park to Peak Trail | Designated Trail to be Closed |
| Paragliding Landing Area | User-Created Illegal Trail* | Note: All illegal trails to be closed |
- *subject to possible future Forest Service NEPA process

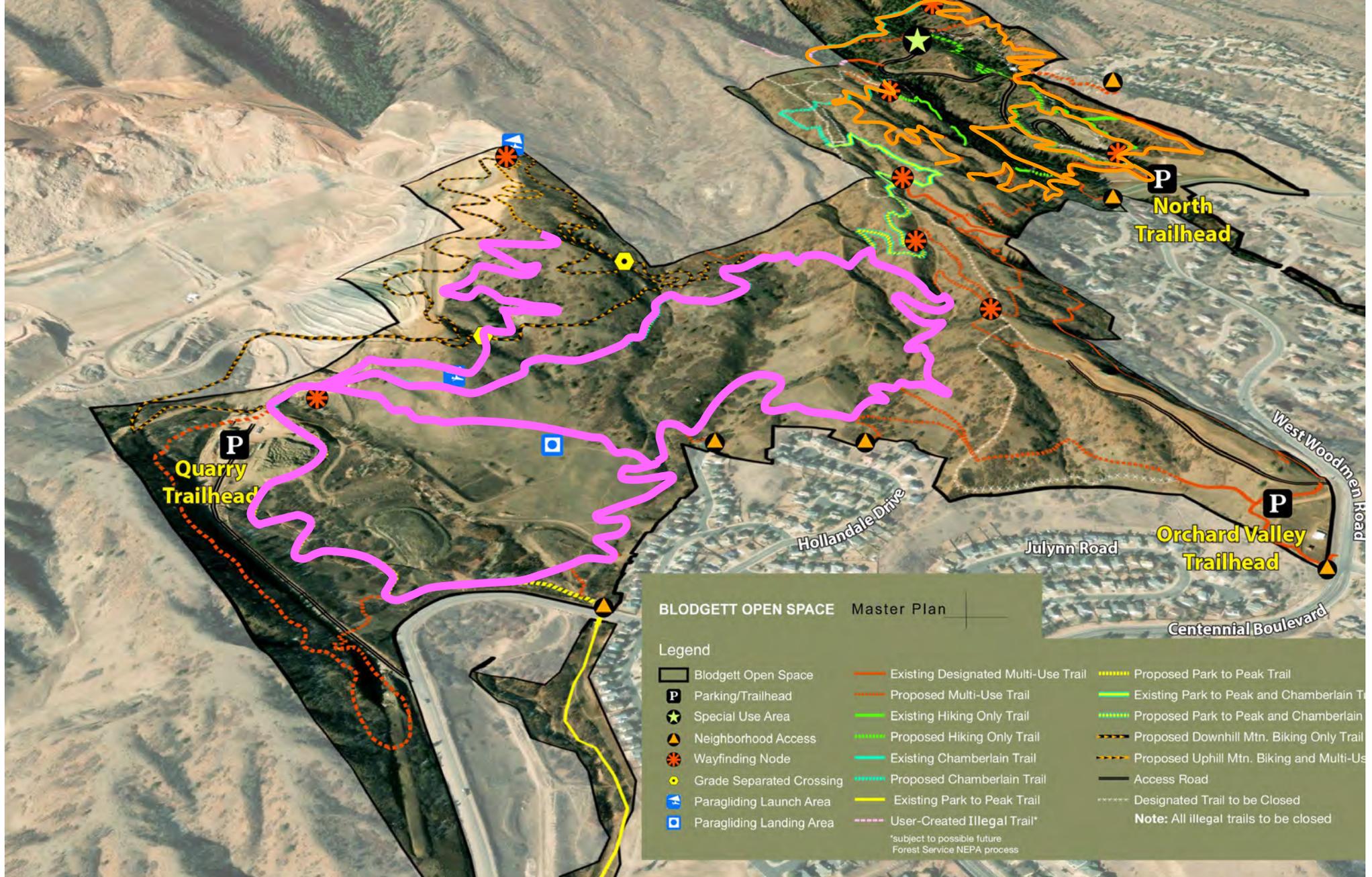
Recommended Master Plan

Trail Loop Options and Connections from the North Trailhead



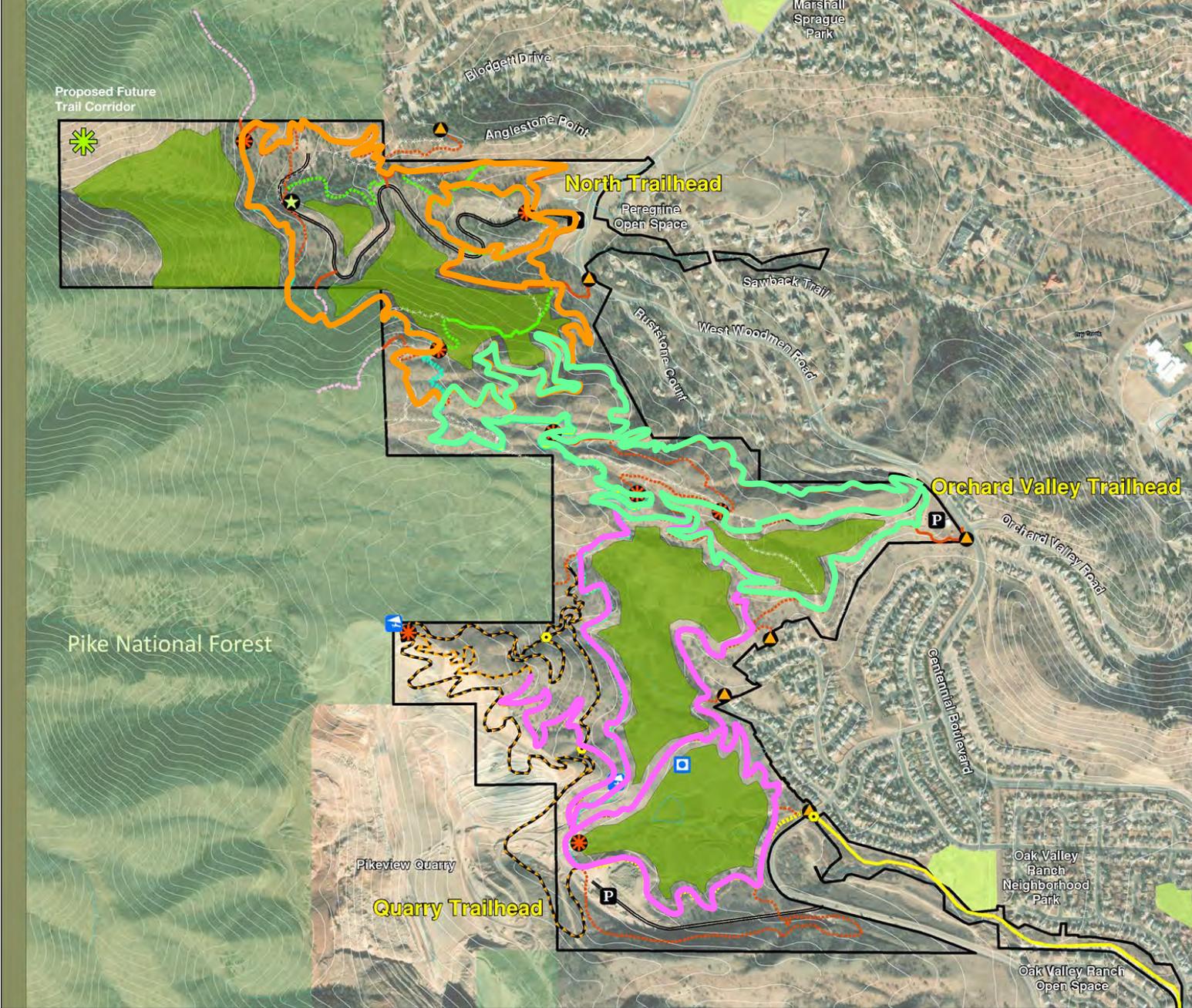
Recommended Master Plan

Trail Loop Options and Connections from the Quarry Trailhead

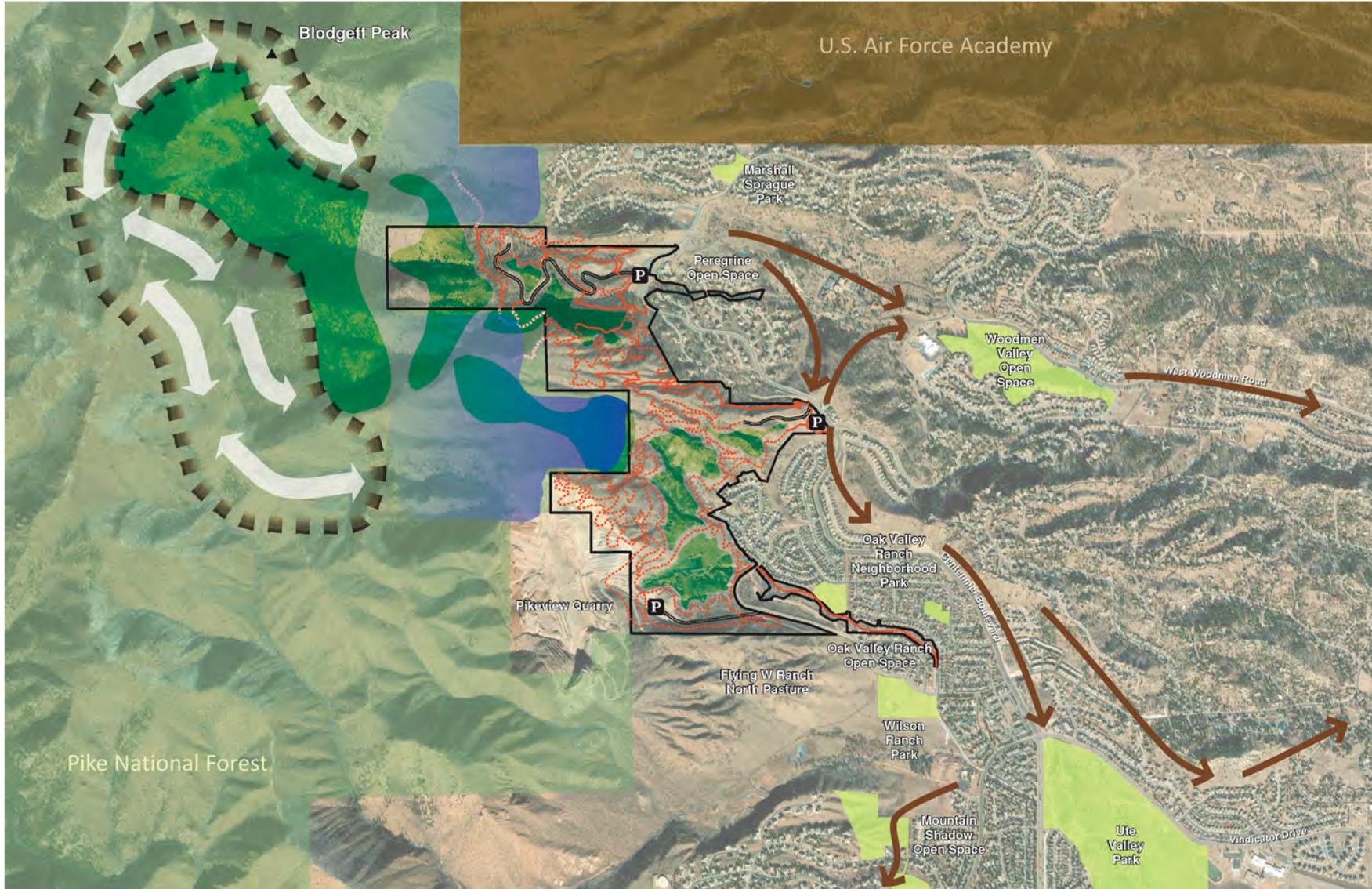


Recommended Master Plan

Trail Loop Options and Connections from the Orchard Valley Trailhead



Recommended Connectivity Plan



Neighborhood Connectivity Goals

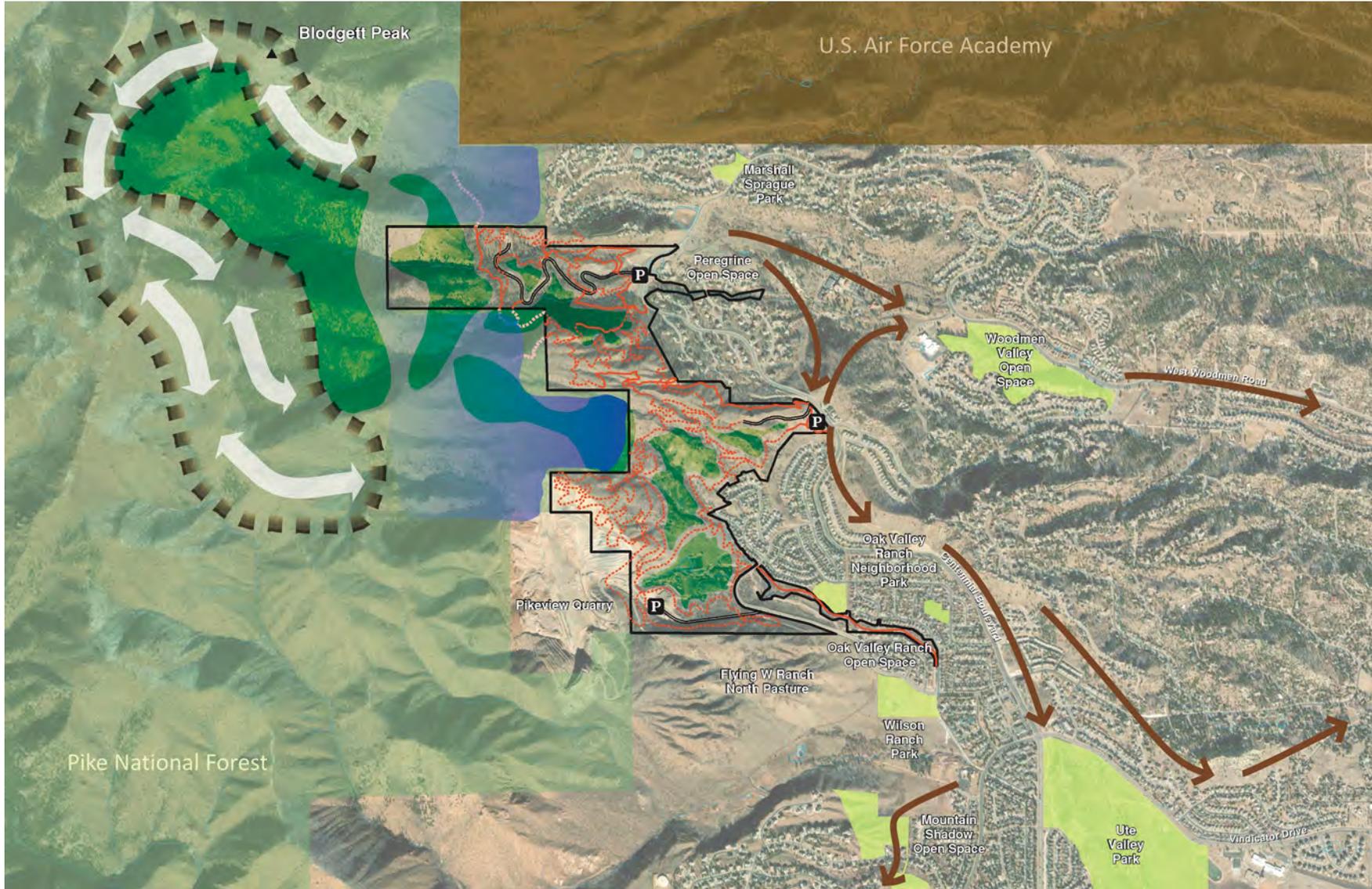
Non-motorized access options to Blodgett OS.

Park to Peak - Palmer Park - ABOS - UteVP – Blodgett OS.

Connectivity to neighborhood schools.

Connectivity to neighborhood parks and open spaces.

Recommended Connectivity Plan



Community Vision for adjacent USFS Lands

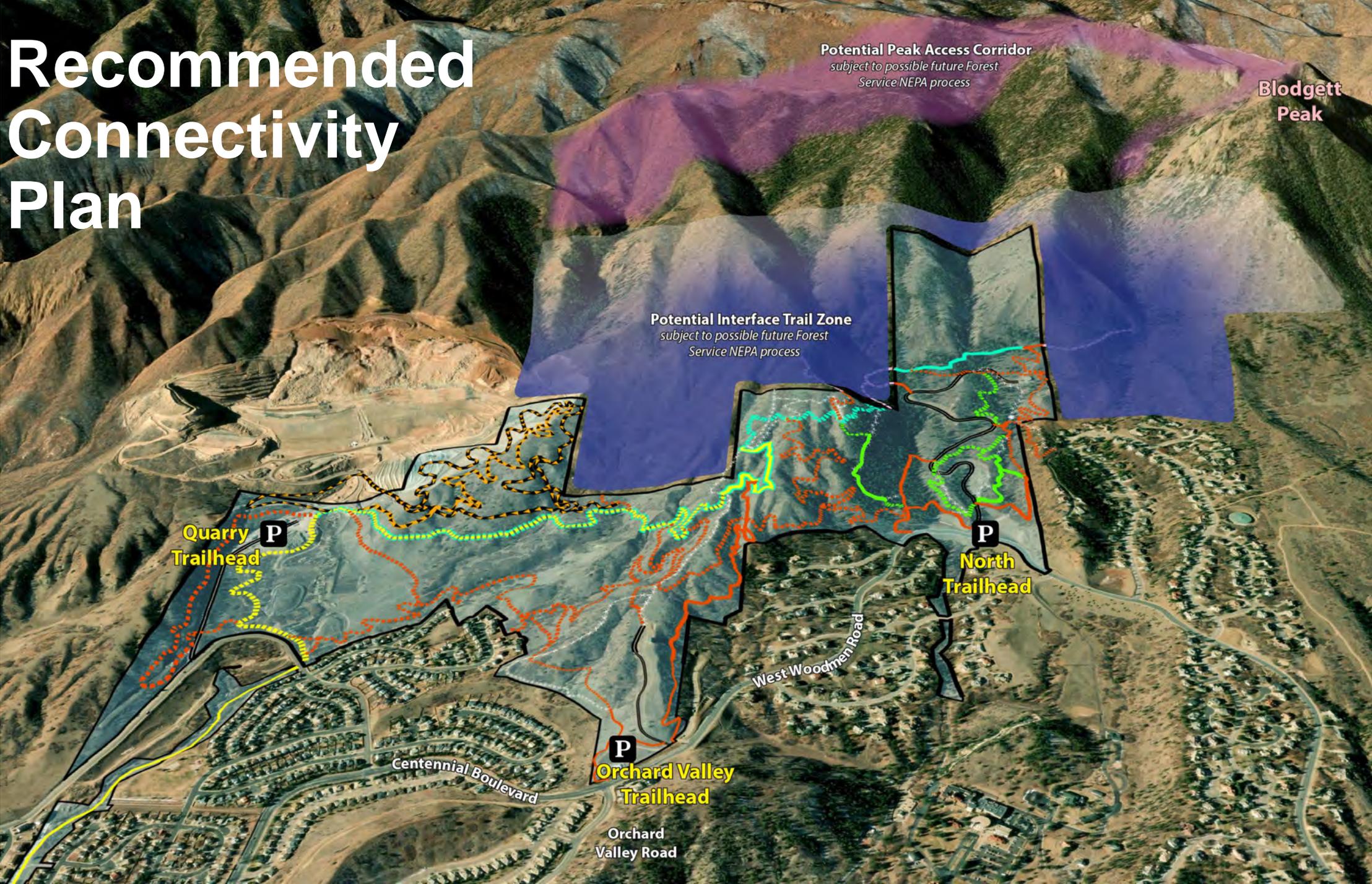
Multiuse BOS interface connections.

Multiuse Park to Peak Regional Trail Palmer Park to Blodgett Peak.

Decommissioning social routes, and consolidating habitat.

Hiking Route to Blodgett Peak.

Recommended Connectivity Plan



Management Plan

Integrating an Adaptive Management Approach



Adaptive management is a structured approach to decision making that:

1. Provides the ability to adjust to changing circumstances over time,
2. Builds on existing and enhances formal monitoring networks and processes, and
3. Maximizes opportunities to learn from experience.

Blodgett Open Space Management Goals

The following goals were drawn from consistent responses received during the public engagement and planning process. They are intended to serve as guideposts during implementation of the Master and Management Plan.

Preserve and Protect the Open Space's Natural Character

- Maintain the rustic nature
- Preserve the natural beauty
- As good stewards, preserve the Open Space for future generations with sustainable use today

Manage the Trail System

- Establish a well-defined and well-maintained trail system
- Using sustainable design and decision-making principles, establish a trail system that supports current and future recreation
- Meet a variety of users' needs that promote use and compliance of designated trails
- Connect to the regional trail system
- Pursue connections with the USFS lands
- Plan for appropriate recreational uses that complement the natural environment

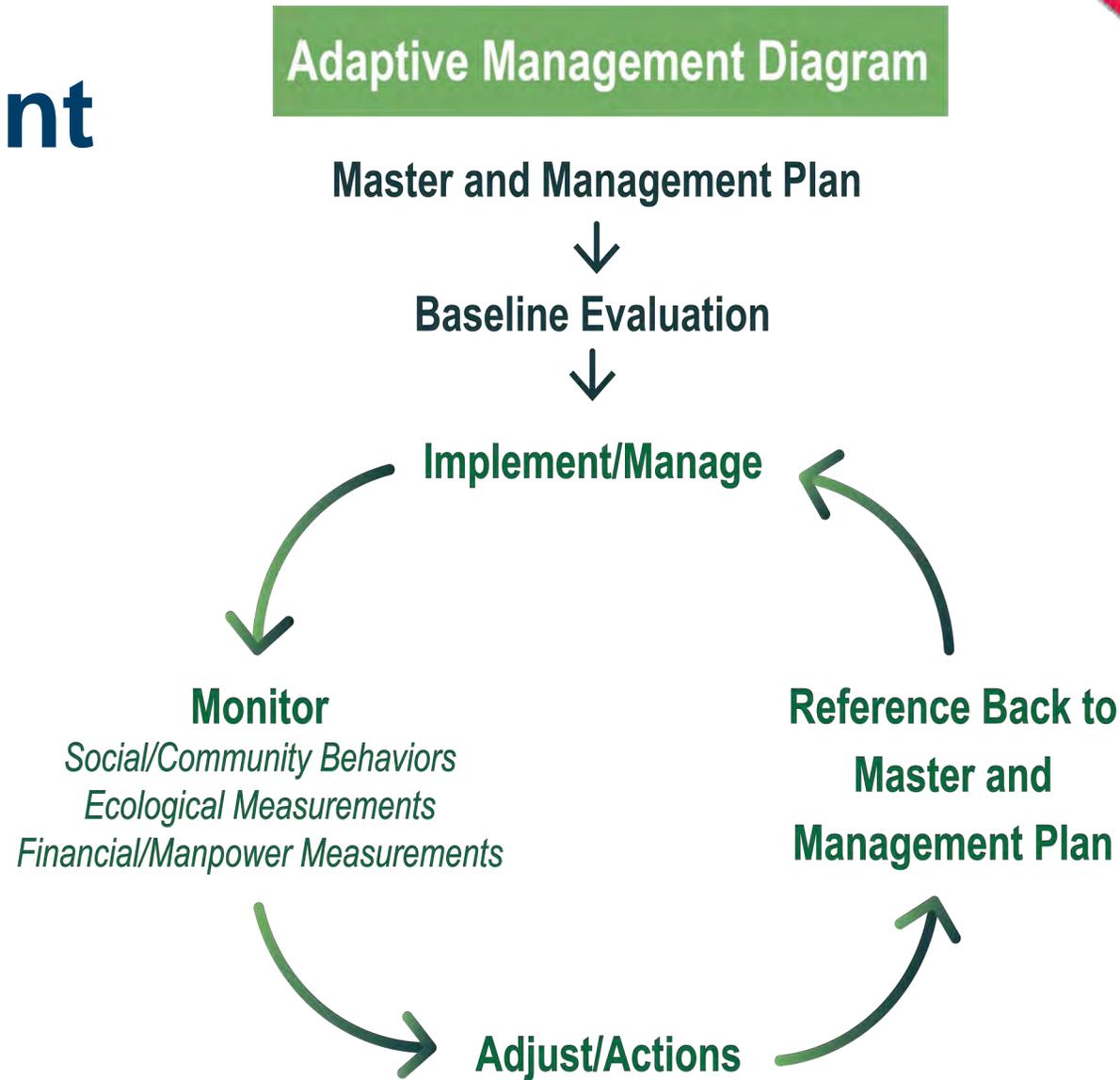
Manage and Sustain the Open Space

- Implement the Master and Management Plan
- Enhance and implement a monitoring and maintenance plan
- Manage and mitigate erosion throughout the Open Space
- Establish forest restoration and forest health strategies including long-term wildfire mitigation
- Enforce Open Space rules
- Create a safe Open Space where all users can get along
- Anticipate and manage increased use
- Provide adequate parking

Involve the Public

- Solicit and value public input
- Support the Open Space with volunteers and partnerships focused on preservation and recreation

Adaptive Management Diagram



Management Plan

Integrating an Adaptive Management Approach



- ❑ Introduction
- ❑ Resource Management
- ❑ Trails and Recreation Management
- ❑ Neighborhood Access and Trailhead Management
- ❑ Perimeter Management
- ❑ Regulatory and Policy Management
- ❑ Implementation Priorities and Costs

Management Plan Introduction
Blodgett Open Space Master and Management Plan

The Blodgett Open Space Master and Management Plan represents the continued commitment by the PRCS Department to simultaneously create the master plan and management plan for their regional open space properties. This joint document improves the resulting plans by capitalizing on the close relationship between the two plans. In addition, this management plan benefits from the public engagement process and the input gathered as part of the master and management planning process.

The Blodgett Open Space Management Plan emphasizes natural and cultural resource protection and restoration while accommodating sustainable recreational and interpretive opportunities. The TOPS conservation mandates cover the entire property. An additional easement, held by El Paso County, mandates specific stewardship on one portion of the property through annual monitoring and reporting of the conservation values; copies of the conservation easement can be found in Appendix D.

Ultimately, the Blodgett Open Space Master and Management Plan aims to protect this regional Open Space for future generations.

Mission Statement for Regional Parks, Trails and Open Space Division

Regional Parks, Trails and Open Space is an experienced and diverse team of passionate individuals. We are dedicated to each other in our pursuit to preserve and steward world-class natural resources, enhance the quality of life in the Pikes Peak Region, and provide appropriate recreational opportunities.

Throughout this Plan Colorado Springs Parks, Recreation, and Cultural Services Department is referred to as "Parks," or "PRCS." Colorado Springs Utilities is referred to as "Utilities," the Pike-San Isabel National Forest & Cimarron and Comanche National Grasslands leadership is referred to as "USFS," Colorado Parks and Wildlife is referred to as "CPW," and the United States Air Force Academy is referred to as "USAF.""

45

Management Plan Introduction
Blodgett Open Space Master and Management Plan

How the Plans Work Together

As part of the 700-acre planning area, Blodgett Open Space is a 384-acre portion of the City of Colorado Springs. It is owned and managed by PRCS. Regional Parks, Trails and Open Space Division (RPTOS) will employ adaptive management following the recommendations of the 2024 Blodgett Open Space Master Plan and thresholds set forth herein. Adaptive management is a structured approach to decision making.

- Provides the ability to adjust to changing circumstances over time,
- Builds on existing and enhances formal monitoring networks and processes, and maximizes opportunities to learn from experience.

Adaptive management is a tool to inform future decision making. It will not result in permanent or substantial changes to the Blodgett Open Space Master Plan. Utilizing adaptive management strategies can be considered, assessed, and adjusted as conditions/use/resources change.

Blodgett Open Space Management Goals

The following goals were drawn from consistent responses received during the public engagement and planning process. They are intended to serve as guideposts during implementation of the Master and Management Plan.

- Preserve and Protect the Open Space's Natural Character
 - Maintain the rustic nature
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 - As good stewards, preserve the Open Space for future generations with sustainable use today
- Manage the Trail System
 - Establish a well-defined and well-maintained trail system
 - Using sustainable design and decision-making principles, establish a trail system that supports current and future recreation
 - Meet a variety of users' needs that promote use and compliance of designated trails
 - Connect to the regional trail system
 - Pursue connections with the USFS lands
 - Plan for appropriate recreational uses that complement the natural environment.
- Manage and Sustain the Open Space
 - Implement the Master and Management Plan
 - Enhance and implement a monitoring and maintenance plan
 - Manage and mitigate erosion throughout the Open Space
 - Establish forest restoration and forest health strategies including long-term wildfire mitigation
 - Enforce Open Space rules
 - Create a safe Open Space where all users can get along
 - Anticipate and manage increased use
 - Provide adequate parking
- Involve the Public
 - Solicit and value public input
 - Support the Open Space with volunteers and partnerships focused on preservation and recreation

Adaptive Management Diagram

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graph TD
    A[Master and Management Plan] --> B[Baseline Evaluation]
    B --> C[Implementation/Management]
    C --> D[Reference Back to Master and Management Plan]
    D --> A
  
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Management Plan

Resource Management

- Noxious weed monitoring and reduction strategies
- Forest health management and Wildfire mitigation
- Drainage evaluation, restoration and improvements
- Sensitive habitat protection
- Cultural Resource Management and protection
- Monitor, implement and adjust



Management Plan

Trails and Recreation Management

- Trail system management
- Sustainable trail system standards
- Special use areas
- Trail monitoring
- Monitoring land health and visitor



Management Plan

Neighborhood Access and Trailhead Management



- Trailhead management and security improvements
- Adaptive strategies and phased implementation
- Sustainable neighborhood access



Management Plan Perimeter Management

- Encroachments monitoring, correction
- Open Space connectivity
- Neighborhood connections
- USFS gateway
- Pikeview Quarry donation (new public process)



Management Plan

Regulation and Policy Management

- Agreements and partnerships with CSU and USFS
- Department Policies and Practices recommendations
- Enforcement recommendations



Management Plan

Implementation Priorities and Costs



- High Priorities
- Medium Priorities
- Low Priorities
- Flexible to changing priorities and funding

Estimated Implementation Costs

- Site Improvements [\$2,569,100]
- Forestry [\$595,000]
- Drainage [\$2,050,000]
- Design, Engineering, Contingency [\$1,681,530]
- Total Estimate \$6,895,630



2024 Projects

- Management projects
- Resource monitoring
- Trailhead management
- Forestry planning
- Open Space trails, single use trail project

Implementation Plan

\$450,000 Project Budget

\$250,000 Grant Request

\$200,000 TOPS Trails (City of Colorado Springs)

\$50,020 – Quarry Trailhead Improvement [50 stalls]

- Surfacing, Fencing and Signage

\$382,895- Trail Construction [estimated at 7.6 miles]

- Multi-use Open Space Trails, Bike Only Trails
- Chamberlain Trail, Park to Peak Trail
- Illegal trail closure

\$15,000 Wayfinding improvements [384 ac open space]

- Kiosk and Trail Markers

\$2,085 Stormwater Permit

- Application and document review for disturbance over 1 ac



Recommendation

A motion to approve and adopt the Blodgett Open Space Master and Management Plan as presented.





Thank You!

COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

TOPS WORKING COMMITTEE

Date: April 3rd, 2024

Item Number: Action Item # 1

Item Name: **Presentation of the Recommended Blodgett Open Space Master and Management Plan**

SUMMARY:

Through an extensive public process, park staff and the consultant team (Tapis Associates) have prepared the Proposed Blodgett Peak Open Space Master and Management Plan for consideration by the TOPS Working Committee.

PREVIOUS COUNCIL ACTION:

N/A

BACKGROUND:

Blodgett Open Space, located on the northwest side of Colorado Springs, consists of multiple parcels of Trails, Open Space and Parks (TOPS) program acquired land over the past 20 years. The original Blodgett Open Space was first acquired in 2001. In recent years, the City of Colorado Springs Parks, Recreation and Cultural Services Department (PRCS) purchased additional land in 3 phases for the expansion of the open space. The most recent purchase on 153 acres occurred in the spring of 2021. The entirety of Blodgett Open Space comprises of 384 acres.

Blodgett Open Space has been used for passive recreation, including hiking, mountain biking and wildlife viewing. The open space also serves as a gateway to the Pike National Forest and several undesignated illegal trails, including access to Blodgett Peak. With the increase in visitation, newly acquired properties, creation of illegal trails and an outdated master plan for the open space, the necessity for the comprehensive planning and resource oversight was critical.

To establish a holistic new plan for the long-range enhancement and management of Blodgett Open Space, PRCS selected Tapis Associates to lead and facilitate an Open Space Master Plan and a Maintenance Management Plan (Management Plan). The combination of these plans will guide efforts to develop improvements and appropriately manage the open space over the next 15 to 20 years to meet today's and tomorrow's demands for the Colorado Springs Community and Pikes Peak Region. Staff and the consultant team have prepared the Proposed Plan for the Blodgett Open Space Master and Management Plan for review and input by the public, the TOPS Working Committee and the Parks and Recreation Advisory Board.

The Blodgett Open Space Master and Management Plan seeks to create a balance between the need to protect and maintain the open space's historic and natural resource integrity with the need to serve the current and future recreational users. At the start of this planning process, the City determined that natural/cultural resource management and public access could be most effectively balanced by managing the open space properties together. The properties are being collectively named and managed as Blodgett Open Space.

The master plan process began in February 2023 with the City working with a variety of technical experts to conduct baseline surveys of the property. Data was collected to inform the plan through a variety of methods including numerous site visits, an active stakeholder action committee, online surveys, in person meetings, and review of existing resource studies.

To help guide the planning process project givens were presented and adopted by participants of the community meetings. They represent the responsibilities of PRCS and provide the parameters for the decisions that were made through the Blodgett Open Space master planning process. From within this framework, master plan participants and the project team identified the key issues to be addressed throughout the process and established the project and management goals served as the guidepost in the decision-making process for the master and management plan.

These goals will provide management and stewardship of the open space through preservation of the natural and cultural resources, balancing wildlife with management practices, implementing a sustainable trail system, improving forest health, and involving the public.

A total of nine (9) public in-person meetings including two community workshops, five (5) stakeholder action committee meetings, three (3) agency meetings, three (3) online project surveys, three (3) online plan review surveys with 30-day comment periods, and the TOPS and Parks Advisory Board meetings. The public engagement process discussed the issues, challenges, opportunities, and possibilities within Blodgett Open Space. With a hands-on activity during each meeting, the public had an opportunity to hear the information that was presented and provide feedback on how that information was incorporated into the overall master and management plan.

Over 1,900 citizen engagements were recorded during the master plan process. The community meetings concluded with the addition of one neighborhood focus meeting on January 22, 2024 to address neighborhood concerns. The community plan review was posted Jan 17th, 2024 with a corresponding survey that was open for 31 days. Comments were reviewed by the planning team and modifications were made to the plan for further refinement of the proposed master and management plan. Although not all requests could be accommodated, the planning team did their very best to address and include all suggestions that were voiced within the context of the established Givens and plan goals. All of the input received from the public can be found within the appendix of the document.

The Blodgett Open Space Master and Management Plan represents a significant collaboration between the planning team, staff, agency partners, stakeholders, numerous partnership organizations, and the public. This comprehensive plan will guide the future of this important park resource for the next 15-20 years.

As a summary overview of the Blodgett Open Space Master Plan, the following are the list of recommendations:

1. Commitment to habitat protection.
2. Commitment to Natural and Cultural Resource Stewardship
3. Improved trail system, trail experience and trail connectivity
4. Enhanced interpretive and educational opportunities
5. Improved trailhead management, resource management and policy recommendations
6. Adaptive Management strategies for park staff to support a phased implementation and future management decision making.

The recommended Blodgett Open Space Master and Management Plan was presented to the TOPS Working Committee and the Parks Advisory Board in March 2024. Based on discussions and member input, the following revisions were made:

- Clarified language on additional public process requirements and format.
- Clarified definition for illegal trails.
- Added permanent closure of system trails to actions requiring additional public process.

The recommended Blodgett Open Space Master and Management Plan is being presented to the TOPS Working Committee for final consideration and recommendation to the Parks, Recreation and Cultural Services Advisory Board in April 2024.

FINANCIAL IMPLICATIONS:

The responsibility to own, design, construct and maintain Blodgett Open Space is with the City of Colorado Springs Parks, Recreation and Cultural Services Department.

BOARD/COMMISSION RECOMMENDATION:

N/A

ALTERNATIVE:

The Board can recommend approval, changes, postponement, or disapproval.

RECOMMENDATION:

Staff recommends the approval and adoption of the Blodgett Open Space Master and Management Plan.

PROPOSED MOTION:

A motion to approve and adopt the Blodgett Open Space Master and Management Plan as presented.

ACTION NEEDED BY THE BOARD:

A motion to recommend approval, disapproval, postponement, or an amendment to the Blodgett Open Space Master Plan and Management Plan.

Attachments:

Blodgett Open Space Master and Management Plan presentation
Recommended Blodgett Open Space Master and Management Plan
Recommended Blodgett Open Space Master and Management Plan Appendices

All public meeting material to date for the Blodgett Open Space Master and Management Plan, along with compiled comments received throughout the public process, can be reviewed at:
www.coloradosprings.gov/BlodgettMasterPlan

PARTIES NOTIFIED OF THIS MEETING:

Participants of the Blodgett Open Space Master and Management Plan Process
Blodgett Open Space Stakeholder Action Committee
Project Partners
Trails and Open Space Coalition



PROPERTY ACQUISITION

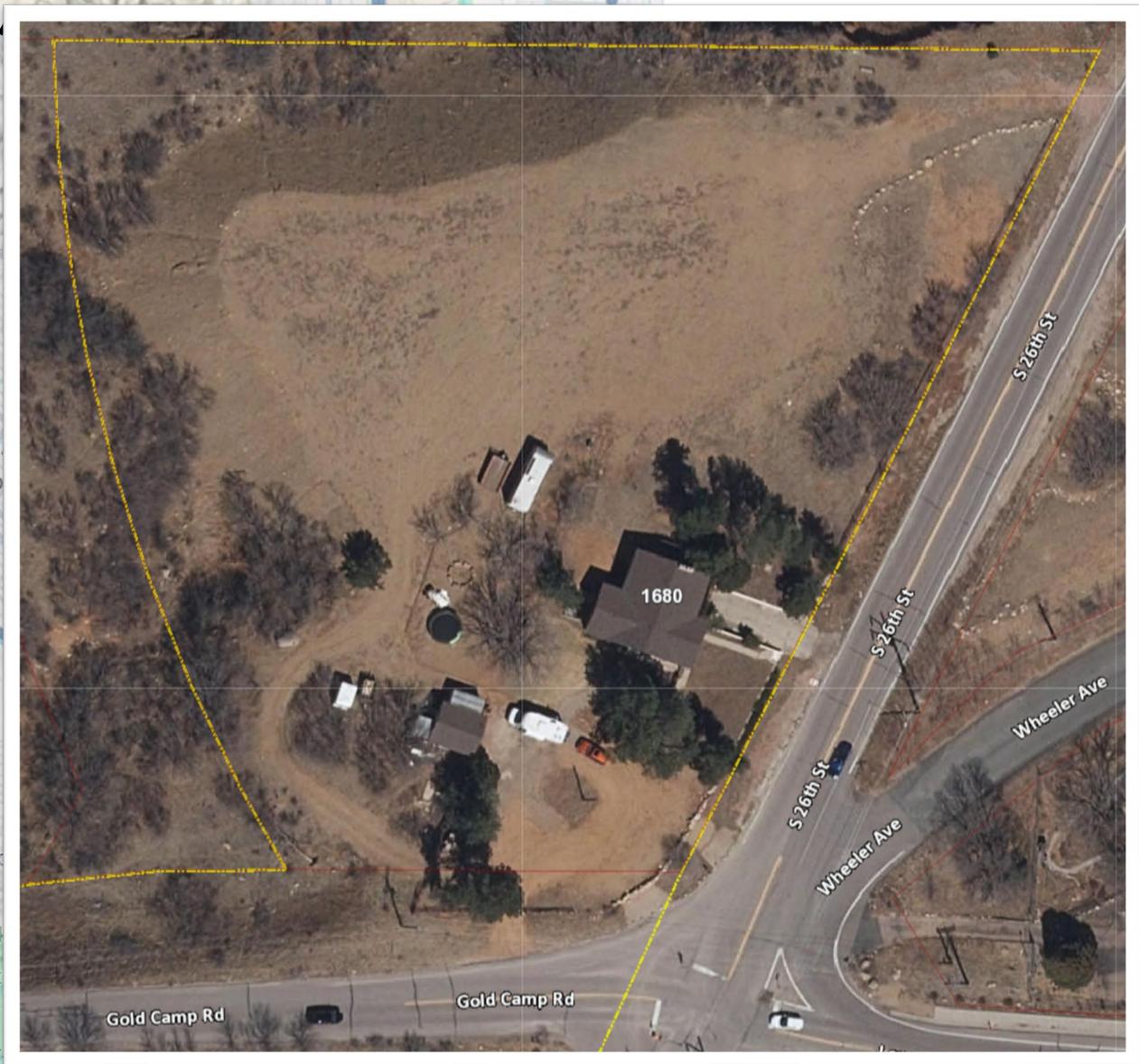
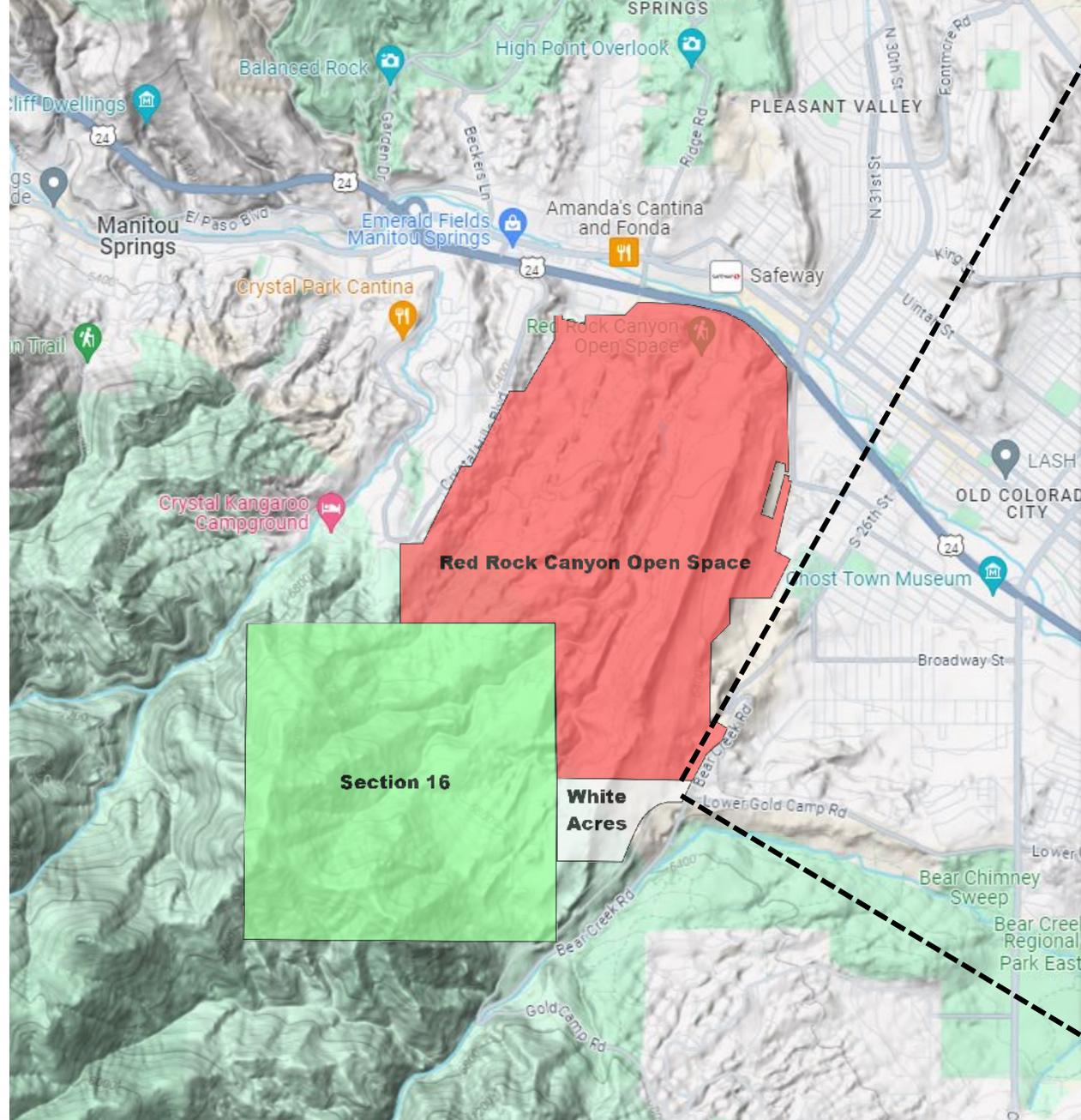
1680 S 26TH STREET

TOPS Working Committee

4/3/24

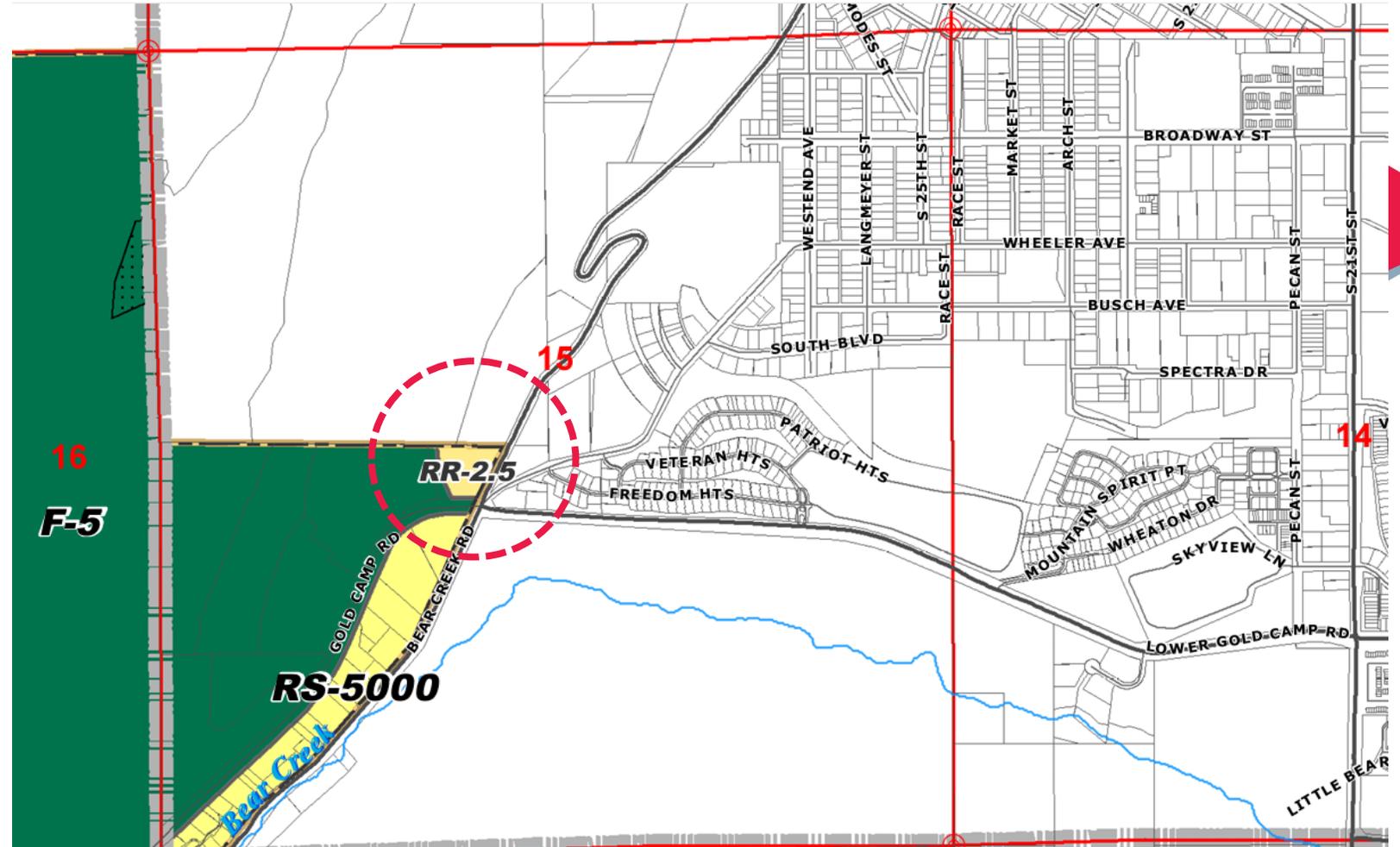
Lonna Thelen – TOPS Manager

David Deitemeyer – Sr Landscape Architect



1680 S 26TH STREET

- ❖ Nearest Location:
 - ❖ Gold Camp Road and 26th Street
- ❖ Property Size:
 - ❖ 2.54 Acres
 - ❖ 1,922 sf house
 - ❖ Built in 1955
- ❖ Adjacent Park:
 - ❖ Red Rock Canyon Open Space
 - ❖ Originally part of White Acres
- ❖ El Paso County
 - ❖ Zoned RR- 2.5



1680 S 26TH STREET

❖ Opportunity:

- ❖ Extension of existing Red Rock Canyon Open Space,
- ❖ Complete open space network
- ❖ Large level space to create parking lot Trailhead
- ❖ Chamberlain Trail access

❖ Residence:

- ❖ Decision on use of facility to be determined at a future time



1680 S 26TH STREET



1680 S 26TH STREET



TENTATIVE SCHEDULE



- ❖ April 3, 2024 – TOPS Working Committee Presentation
- ❖ April 11, 2024 – Parks Advisory Board Presentation
- ❖ May 1, 2024 – TOPS Working Committee Action Item
- ❖ May 8, 2024 - Parks Advisory Board Action Item
- ❖ May/June 2024 – City Council Process
- ❖ Closing Date: TBD

Subject to City Council Approval Process.

QUESTIONS

