

Parks, Recreation & Cultural Services

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



Agenda

TOPS Working Committee

Please silence your phone during the meeting.

Wednesday, December 5, 2018 **7:30 a.m.** **Open Space Room**

Agenda Preview Committee and Staff

Announcements Staff

Approval of Minutes Committee

Citizen Discussion Citizens

Action Items

Rampart Range Road Property Acquisitions Britt Haley

Executive Session Britt Haley

In accord with the City Charter Art. III, §3-60(d) and the Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(a and e), the TOPS Working Committee, in Open Session, is to determine whether it will hold a Closed Executive Session. The issues to be discussed involve determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators regarding a land acquisition matter. The Chair shall poll the TOPS Working Committee members, and, upon consent of two-thirds of the members present, may hold a closed executive session. If consent to the closed executive session is not given, the item may be discussed in open session or withdrawn from consideration.

Citizen Discussion Citizens

Adjournment

COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

PARKS AND RECREATION ADVISORY BOARD TOPS WORKING COMMITTEE

Date: December 5, 2018

Item Number: Action Item #1

Item Name: Rampart Range Road Property Acquisitions

SUMMARY:

Two properties that are bounded by the Garden of the Gods Regional Park have become available for acquisition by the Parks, Recreation and Cultural Services Department ("Parks Department"). A 2.54 acre parcel was proposed and accepted as a donation to the City and a 3.34 acre parcel is proposed for a sale. At its November 13, 2018 regular session, City Council approved a donation of property from the Webster family to the Parks Department consisting of 2.54 acres on Rampart Range Road. This property is nearly completely surrounded by the Garden of the Gods Regional Park. It is adjacent to a parcel that the City purchased in 2015. Additionally, a property owner in that same area approached the Parks Department with another parcel consisting of 3.34 acres on Rampart Range Road with their interest in a sale.

BACKGROUND:

As guided by the Parks System Master Plan and direction from the Parks, Recreation and Cultural Services Advisory Board, the staff of the Parks Department and the TOPS Program have previously focused on land acquisitions to fill in gaps in our Regional Park ownership. Over time as parcels become available for sale in this portion of the Garden of the Gods Regional Park, the staff has worked to acquire the parcels. The most recently acquired parcel was sold to the Parks Department in 2015 for the value identified by the county assessor. Recently the Parks Department was approached by the owners of two separate parcels to learn if the Parks Department had any interest in the parcels. One is a 2.54 acre parcel adjacent to the parcel purchased in 2015. This parcel was proposed for donation to the Parks Department by the owners. The other is a proposed sale. This parcel consists of 3.34 acres and is identified by tax schedule number 73333-00-003. It is surrounded on three sides by the Garden of the Gods Regional Park. Neither parcel is considered buildable due to site constraints which include steep terrain, and significant barriers to providing utilities to the parcels. Park assemblage is the most likely use for the properties.

City staff in the Real Estate Services Division completed a value finding of \$14,550.00 for the 3.34 acre parcel using the 2015 comparable sale, other comparable sales and a 2018 appraisal conducted for the TOPS Program on a neighboring property.

FINANCIAL IMPLICATIONS:

The City is under contract to acquire the 3.34 acre parcel, contingent on Parks, Recreation and Cultural Services Advisory Board approval, for \$14,550.00 from TOPS Open Space Category revenue to purchase the property. The TOPS Open Space Category would also fund the City's portion of the transaction costs associated with the acquisition such as recording fees, title insurance and similar costs.

ALTERNATIVE:

Do not recommend approval of this acquisition to the Parks, Recreation and Cultural Services Advisory Board or suggest that staff pursue an alternative.

RECOMMENDATION:

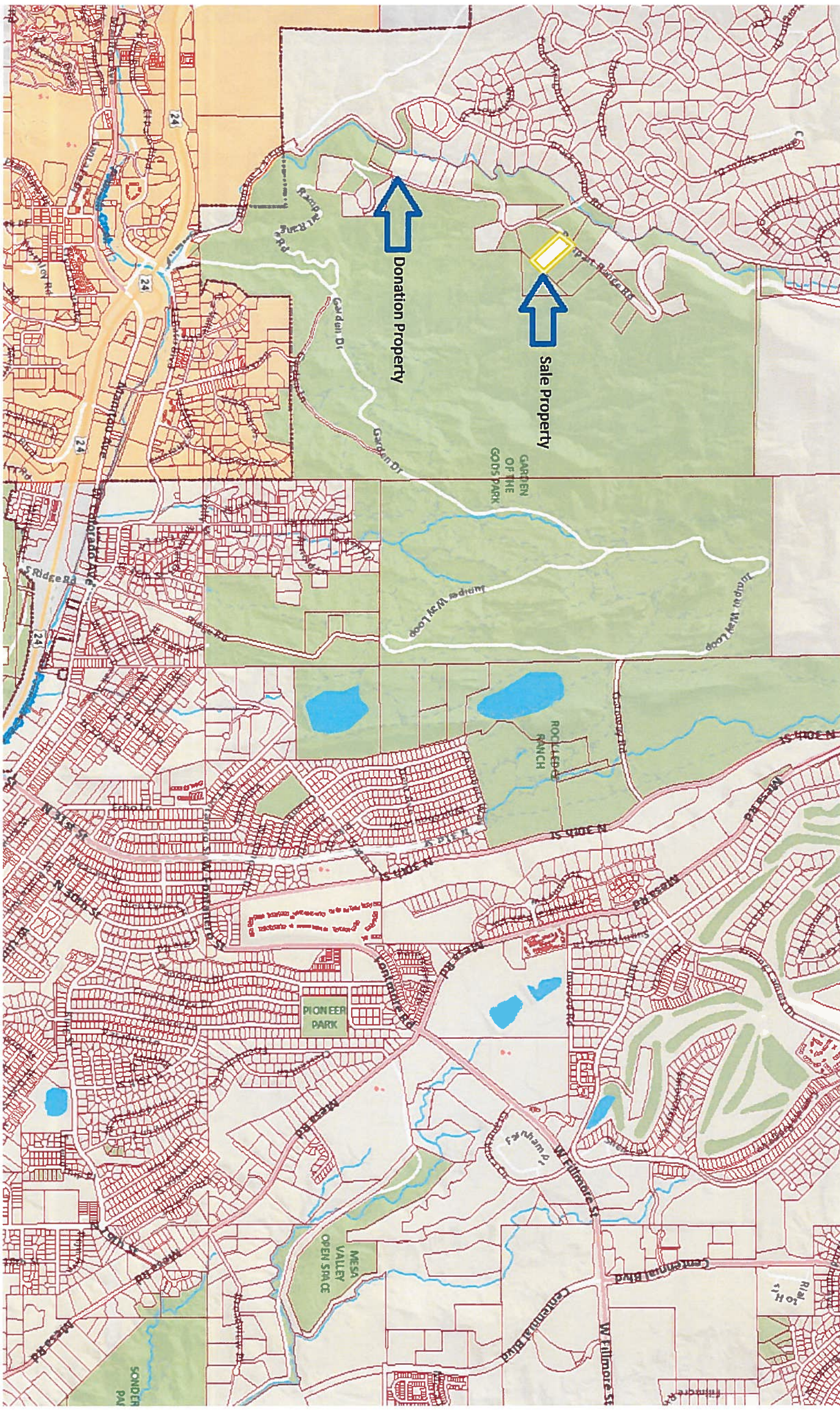
TOPS staff recommends approval of an acquisition of the 3.34 acre Rampart Range Road property for the market value determined by the value finding conducted by the City of Colorado Springs Real Estate Services Division.

PROPOSED MOTION:

Move to recommend approval of an acquisition of approximately 3.34 acres of property identified by tax schedule number 73333-00-003 and approval to expend \$14,550.00 plus the associated transaction costs from TOPS Open Space Category revenues.

Attachments:

Map depiction



Sale Property



Donation Property

GARDEN OF THE GODS PARK

ROCKLEDGE RANCH

PIioneer PARK

MESA VALLEY OPEN SPACE

GARDEN DR

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SONDER PARK

Rialto Hill

Fillmore Rd

Centennial Blvd

W Fillmore St

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