

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, September 7, 2016

7:30 a.m.

Open Space Room

Agenda Preview

Committee and Staff

Announcements

Staff

Approval of Minutes – July 6, 2016

Committee

Citizen Discussion

Citizens

Action Item

1. Rock Island Trail – Numismatic Property Acquisition

Chris Lieber

Presentations

2. Ethics Training
3. Ring the Peak GOCO Grant

Britt Haley
Tilah Larson

Committee Business

4. TOPS Working Committee Pictures

David Deitemeyer

Citizen Discussion

Citizens

Closed Executive Session: Discussion pertaining to a property matter

Chris Lieber

COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT
PARKS AND RECREATION ADVISORY BOARD

Date: September 8, 2016

Item Number: Action Item # 4

Item Name: **ACQUISITION OF APPROXIMATELY 0.80 ACRES OF REAL PROPERTY KNOWN AS THE NUMISMATIC PROPERTY FOR THE ROCK ISLAND TRAIL CORRIDOR**

SUMMARY: The Parks and Recreation Department, through the City's Trails, Open Space and Parks Program ("TOPS") is recommending the acquisition of approximately 0.80 acres of real property currently owned by the American Numismatic Association ("Seller") located at 2415 Beacon Street for an extension of the Rock Island Trail and key connection for the Legacy Loop.

The City's Park System Master Plan identifies the completion of the Rock Island Trail Corridor and the Legacy Loop as high priorities for trail development. The acquisition of the Numismatic Property is necessary for the development of this missing segment of trail.

PREVIOUS COUNCIL ACTION: N/A

BACKGROUND: The Property (the "Property"), currently owned by the American Numismatic Association (Seller), more specifically known as Tax Schedule Number 6331338011, consists of approximately 0.80 acres. The Property is located along the Rock Island Railroad Corridor near the north end of Monument Valley Park, just east of the Popcycle Bridge.

The Seller has agreed to sell the property to the City for trail purpose for the amount of \$424,900. The purchase price of \$424,900 is supported by an appraisal obtained by the City in accordance with the City's Real Estate Manual. The purchase is subject to the approval of the Mayor, Trails Open Space and TOPS Working Committee, the City Parks and Recreation Advisory Board, and the City Council of Colorado Springs. Based upon approval of the property acquisition, staff will move forward with developing a purchase contract including standard due diligence provisions.

The 1983 City of Colorado Springs Trails Master plan first identified the Rock Island corridor as an important east-west trail link. The current 2015 Park System Master Plan identifies this section of missing trail as a top priority to advance the completion of the Rock Island Trail and the northern portion of the Legacy Loop Project. This corridor is also identified as a key missing link in the City's Bike Plan.

The Rock Island Trail is an existing east-west multiuse trail that begins in eastern Colorado Springs and terminates short of the Pikes Peak Greenway. This trail has been recognized nationally as part of the coast to coast America the Beautiful Millennium Trail. Acquiring the 'missing gap' and connecting the existing Rock Island Trail with the Greenway has been a goal of the City for over 20 years.

The Rock Island Corridor has also been identified in the City's East-West Mobility Study as a future road corridor for the extension of Constitution Avenue from I-25 to Templeton Gap Road. Park staff has work closely with City Engineering to ensure the acquisition of property along the corridor for trail purposes with TOPS funding does not preclude the future extension of Constitution

Avenue. Acquisition of the Property for trail purposes neither precludes nor advances the future development of Constitution Avenue.

The property includes an existing 6,744 SF warehouse. The warehouse may provide an opportunity for adaptive reuse. Once the property is acquired by the City, the City will solicit proposals to gauge community interest in leasing the property for adaptive reuse in a manner consistent with the vision for the Legacy Loop and requirements of the TOPS Ordinance. If an acceptable proposal is received and lease terms negotiated, a draft lease agreement will be presented for review, recommendation and approval by the TOPS Working Committee, Parks and Recreation Advisory Board, City Council and Mayor. If a lease or partnership agreement is not determined to be acceptable, the building may be demolished.

Based upon approval of the property acquisition, staff will move forward with developing a purchase contract including standard due diligence provisions.

FINANCIAL IMPLICATIONS:

Acquisition:

Acquisition of the Property will require \$424,900 from the TOPS Trails account. Funding necessary to complete the acquisition has already been appropriated from the TOPS Trails account for this purpose. No additional funding appropriation is necessary to complete the transaction.

Relocation Costs:

The American Numismatic Association currently occupies the warehouse on the property. The Association is currently pursuing acquisition of a replacement property. The TOPS Program will provide up to \$25,000 to assist the Association with relocation costs.

Capital Improvements and Construction:

Funding to construct the trail across the Numismatic Property is estimated to cost up to \$120,000. The City has secured construction funding for this segment of the Rock Island Trail from the following sources: Great Outdoors Colorado (Grant), TOPS Trails Category and PPRTA. In addition, the TOPS Working Committee and the Parks and Recreation Advisory Board have recommended additional TOPS funding for construction of the Rock Island Trail Corridor as part of the 2017 CIP Budget.

Adaptive Reuse or removal of the Warehouse:

The amount of funding required for adaptive reuse of the warehouse is undetermined at this time. The City will solicit proposals from interested parties and negotiate terms. It is anticipated that the lessee will be responsible for renovation and operational costs associated with the building. In accordance with the TOPS Ordinance, any revenue generated on TOPS funded property must be returned to the TOPS fund.

If it is determined that demolition and removal of the structure is the best alternative, additional funding in the amount of up to \$85,000 will be required from the TOPS Program or other funding source.

Operations:

Cost to maintain this short missing segment of trail is expected to be minimal. Annual operating costs are expected to be less than \$1,500. These costs can be partially offset through the City's successful "Adopt-a-Trail" program.

BOARD/COMMISSION RECOMMENDATION: N/A

ALTERNATIVES: The TOPS Working Committee could decline to approve the acquisition of the Property.

RECOMMENDATION: Staff recommends approval of the acquisition of the Property, from the American Numismatic Association, in the amount of \$424,900 with TOPS Trails funds for the advancement of the Rock Island Trail and the Legacy Loop Project.

PROPOSED MOTION: Move approval of the acquisition of the Property, from the American Numismatic Association, in the amount of \$424,900 with TOPS Trails funds for the advancement of the Rock Island Trail and the Legacy Loop Project.

Attachments:

- Overall Property Depiction
- Aerial Map of Overall Acquisition



Rock Island Trail Numismatic Parcel





Rock Island Trail Numismatic Parcel

