

RESOLUTION NO. 38-18

A RESOLUTION RECOGNIZING THE UNIQUE
NATURAL CHARACTERISTICS WITHIN BANNING
LEWIS RANCH

WHEREAS, the City of Colorado Springs Park System Master Plan acknowledges the importance of expanding the City's open space network for the benefit of existing and future residents of the City; and

WHEREAS, the City Council of the City of Colorado Springs finds there is significant community interest in preservation of certain areas of that part of the City of Colorado Springs commonly referred to as the Banning Lewis Ranch, particularly in the vicinity of the Corral Bluffs Open Space and Jimmy Camp Creek Regional Park noted within the Park System Master Plan; and

WHEREAS, the City Council acknowledges the need to accommodate the projected growth within the municipal boundaries; and

WHEREAS, by separate Resolution, City Council has approved an Amended and Restated Banning Lewis Ranch Annexation Agreement which addresses requirements for park land dedication as required by the City's Park Land Dedication Ordinance; and

WHEREAS, Nor'wood Development Group, owner of certain areas of interest within Banning Lewis Ranch for open space acquisition by the City, has acknowledged its desire to create a meaningful open space system that improves connectivity of existing City-owned parks, trails, and open space, provides multi-use trail access, integrates into future development patterns, and protects sensitive landscapes and creek corridors.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF COLORADO SPRINGS:**

Section 1. The City Council of the City of Colorado Springs, having reviewed the Park System Master Plan, acknowledges the benefits of expanding open space areas in Banning Lewis Ranch in support of the unique features in the vicinity of the Corral Bluffs Open Space and Jimmy Camp Creek Regional Park. The development of trail access between these areas and the greater City trail network is also recognized.

Section 2. Nor'wood Development Group has agreed to invite City Council representatives to participate in a thorough planning effort that will result in a Vision Plan for its property within Banning Lewis Ranch that balances the following principles:

- Responsible stewardship of the property's unique features.
- Provision of open space areas for the City's growth and development.
- Efficient provision of public services and facilities infrastructure to ensure high quality, cost effective City services.
- The long-term viability of the Peterson and Schriever Air Force installations.
- Greater and more meaningful outdoor educational and recreational opportunities for the Pikes Peak region.

Section 3. Nor'wood Development Group, in collaboration with the City of Colorado Springs, has agreed to identify initial open space preservation areas in the vicinity of the Corral Bluffs Open Space and Jimmy Camp Creek Regional Park at the conclusion of the Vision Plan effort. Additional open space areas may be identified when specific development applications are prepared.

Section 4. City Council may pursue acquisition of the initial open space areas, as identified in Section 3 above subject to mutually agreed upon terms by both the property owner and the City and shall be completed within five (5) years after completion of the Vision Plan, subject to the availability of funding. All properties outside of the initial open space area shall be available for use consistent with the Amended and Restated Banning Lewis Ranch Annexation Agreement.

DATED at Colorado Springs, Colorado, this 24th day of April, 2018.



Council President

ATTEST:



Sarah B. Johnson, City Clerk

