

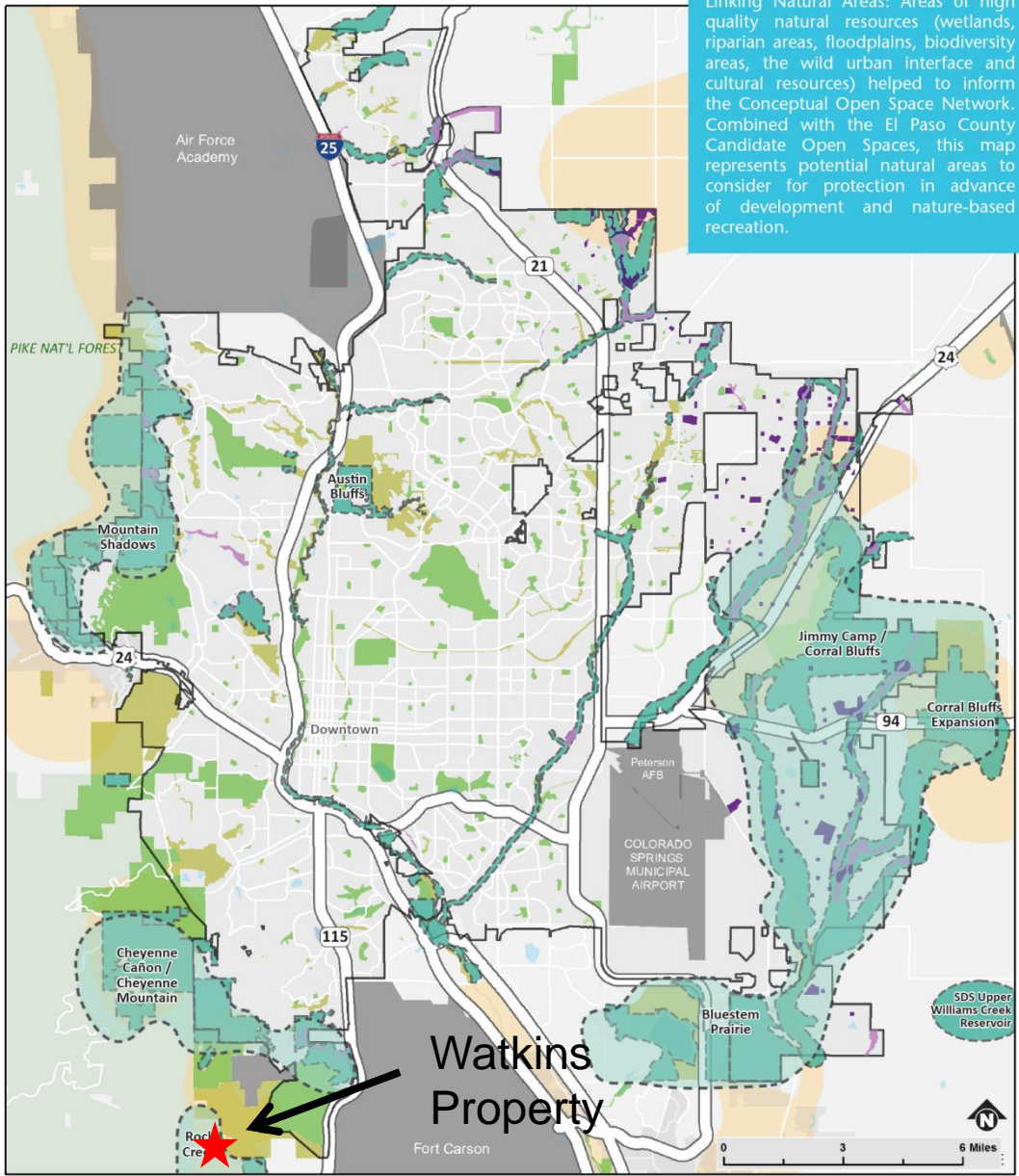
TOPS Open Space Acquisition

Watkins Property

Colorado Springs City Council
February 23, 2016

Presented By: Chris Lieber, Park Development Manager/TOPS Program Manager

Linking Natural Areas: Areas of high quality natural resources (wetlands, riparian areas, floodplains, biodiversity areas, the wild urban interface and cultural resources) helped to inform the Conceptual Open Space Network. Combined with the El Paso County Candidate Open Spaces, this map represents potential natural areas to consider for protection in advance of development and nature-based recreation.



Open Space Candidate Areas

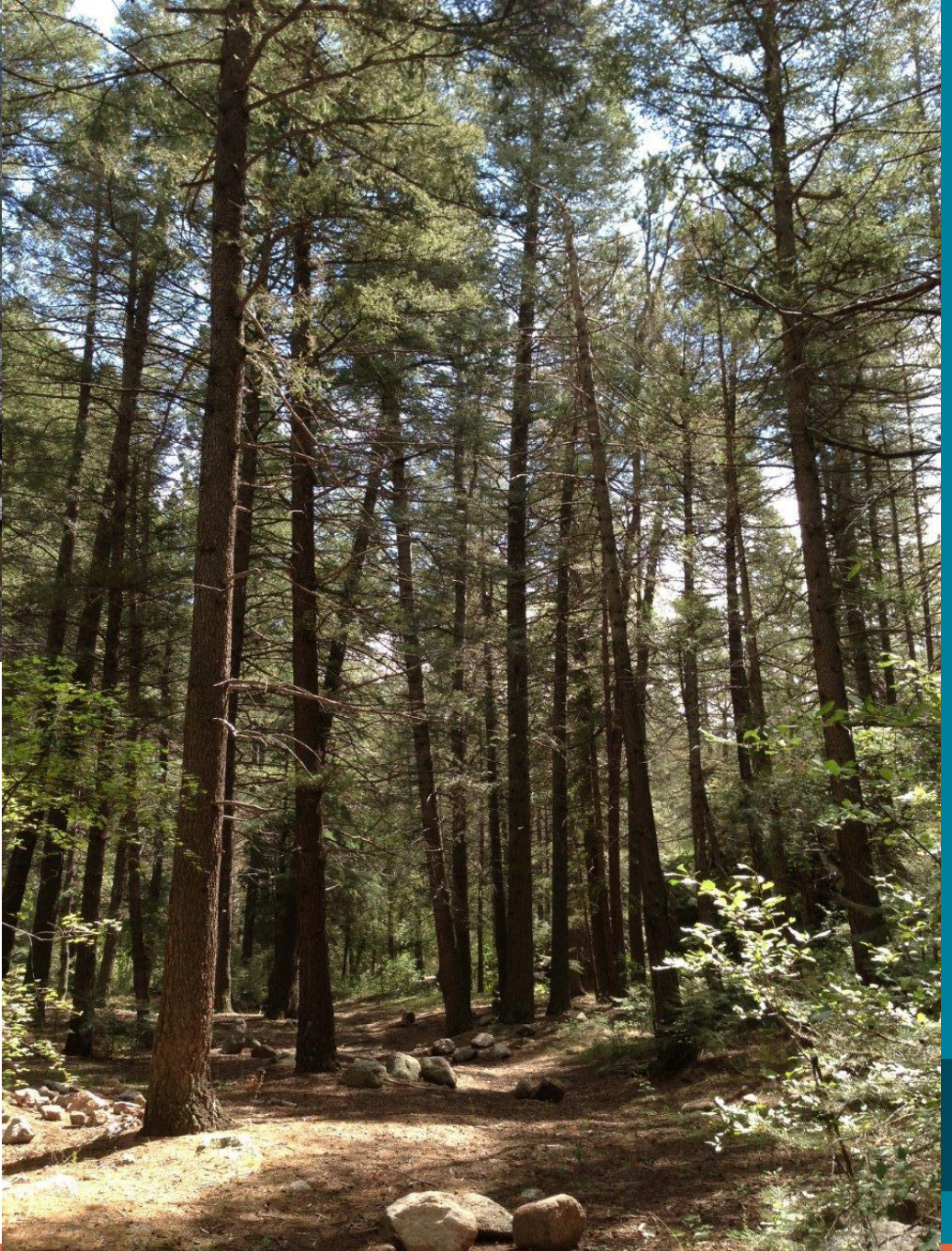
Source: Colorado Springs Park System Master Plan

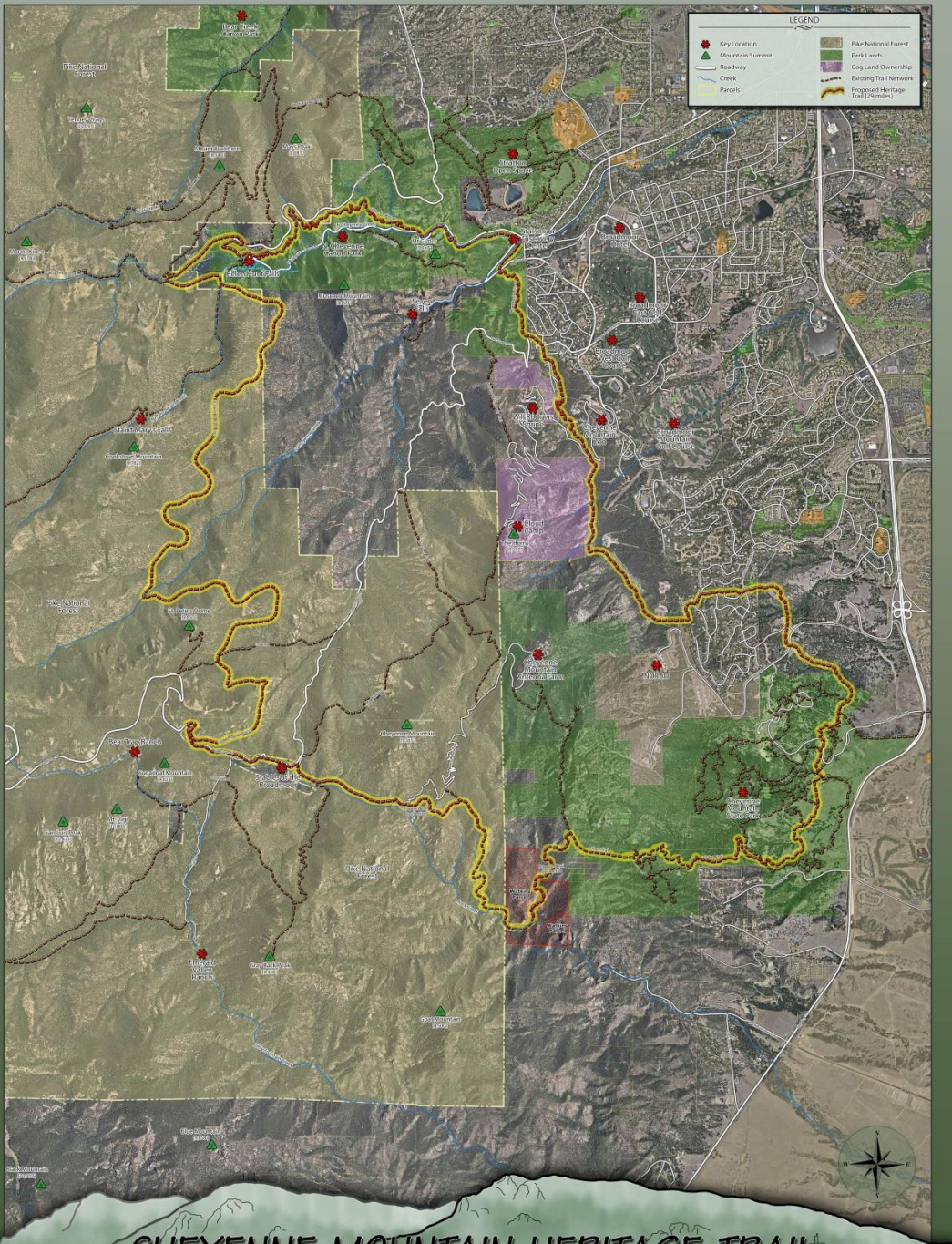
- Candidate Open Space Area
- Pike National Forest
- El Paso County Candidate Open Space
- Park Lands (City and Special District)
- Open Space/Special Resource Area/Greenway
- Undeveloped Park Land (City and Special District)
- Conceptual Open Space Network
- City Limits
- Master Planned Future Park
- Master Planned Future Open Space



Natural Resource Values

Future Trail Connectivity

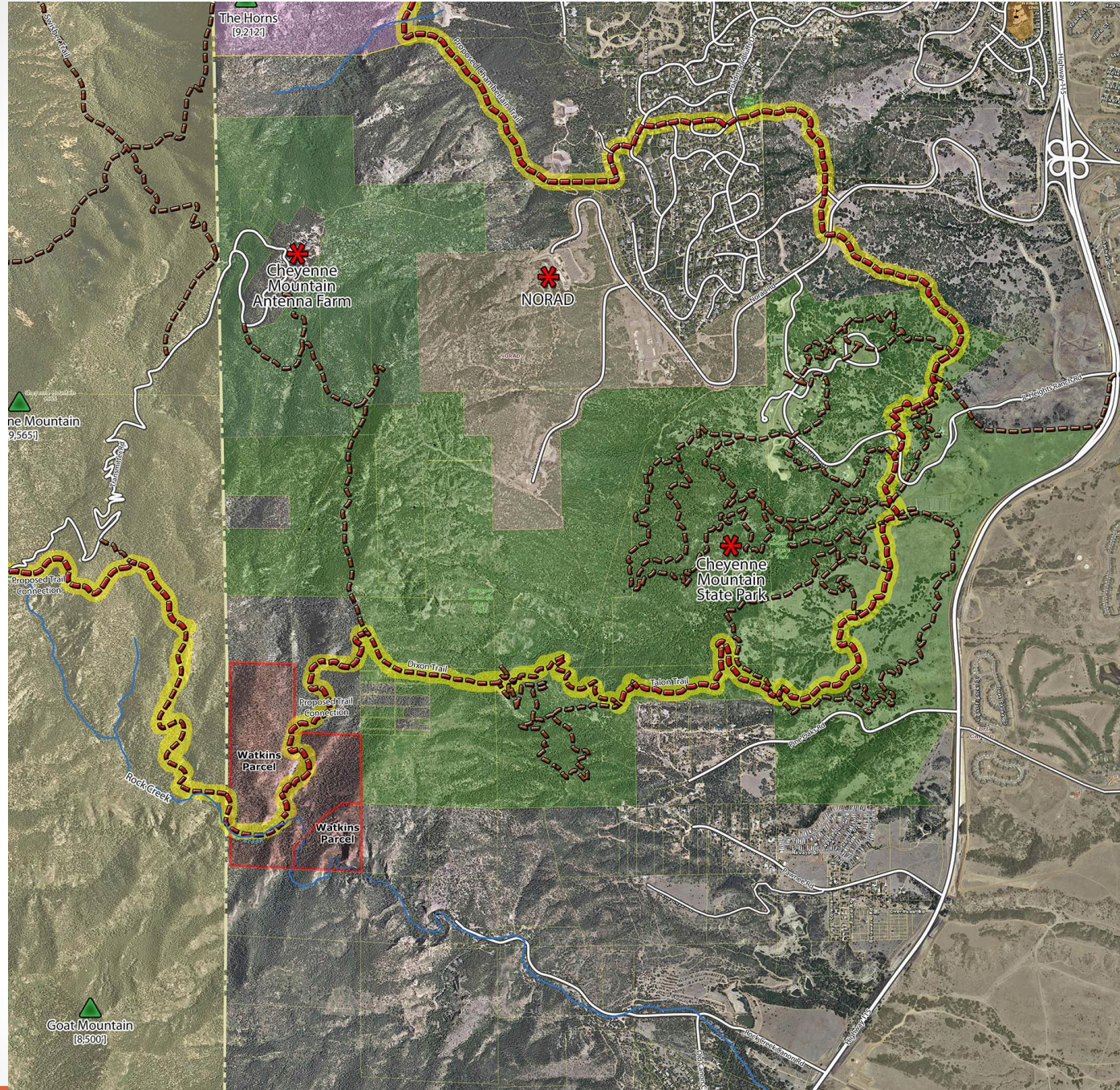


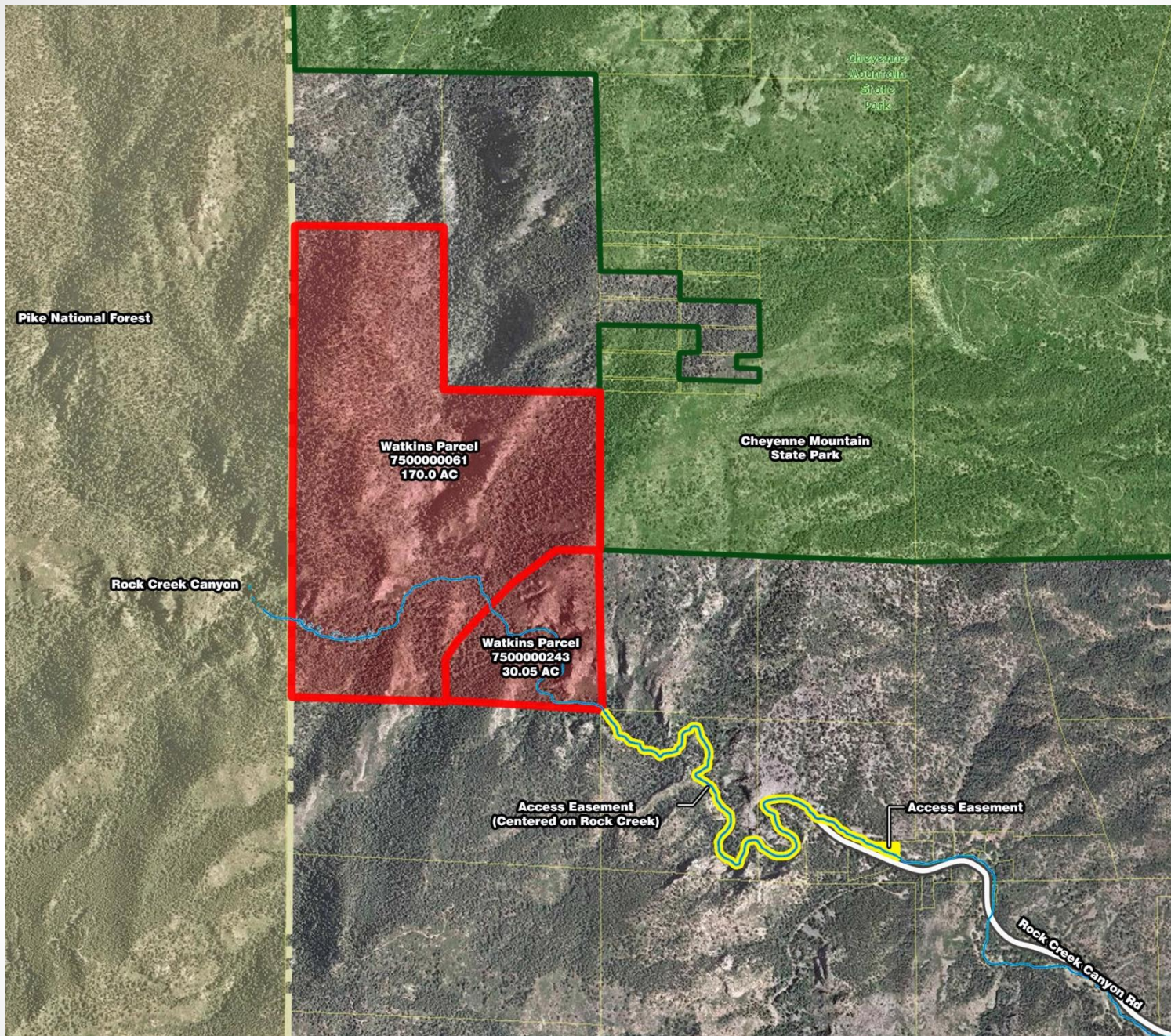


Future Recreation Opportunities:

Important link in proposed Cheyenne Mountain Heritage Trail

CHEYENNE MOUNTAIN HERITAGE TRAIL





Project Summary

Ownership: Joanne R. Watkins

Parcel size: 200 acres

Transaction: Fee Simple Acquisition

Special Considerations:

- Identified for Potential Conservation in Park System Master Plan
- Potential Trail Corridor identified in Park System Master Plan
- TOPS Working Committee has toured the property - recommends acquisition

Terms:

Purchase Price: \$980,000 or \$4,900 per acre

Access:

- Public access to the Property will be via Cheyenne Mountain State Park
- Maintenance and Management access will be via the existing Rock Creek easement
- Seller will convey an easement for maintenance and management purposes on an adjacent property

Operations and Management:

- Colorado State Parks to manage and maintain the property in accordance with the TOPS Ordinance as an extension of Cheyenne Mountain State Park.

TOPS Fund Balance*	
TOPS Fund Balance Available for Supplemental Appropriation as of January 1, 2016	\$6,316,700
The 2016 TOPS budget includes a \$1,678,277 contribution to the fund balance	\$1,678,277
Total Projected Fund Balance Available for Supplemental Appropriation	\$7,994,977

TOPS Fund by Category*			
Cumulative TOPS Revenue – 1997-2016 (includes projected revenue through end of 2016)	\$122,332,714		
	Current Commitments and Cumulative Expenditures	Current Commitments and Cumulative Expenditures By Percentage	Projected 2016 end of year Fund Balance by Category
Trails (Maximum of 20%)	\$22,002,297	19.45%	\$578,356
Parks (Maximum of 20%)	\$21,924,739	19.38%	\$665,914
Open Space (Minimum of 60%)	\$60,981,254	<u>53.91%</u>	<u>\$6,760,706</u>
Summary of Total Funds projected through end of 2016 <i>(Includes Admin and Park Maintenance Categories)</i>		93.42%	\$7,994,977

* Source: Finance Department and 2016 Budget

Process and Recommendations

- TOPS Working Committee: Recommended Approval of the Watkins Property Acquisition on June 3, 2015.
- Parks and Recreation Advisory Board: Recommended Approval of the Watkins Property Acquisition on October 8, 2015.

Questions?