

City Council Work Session

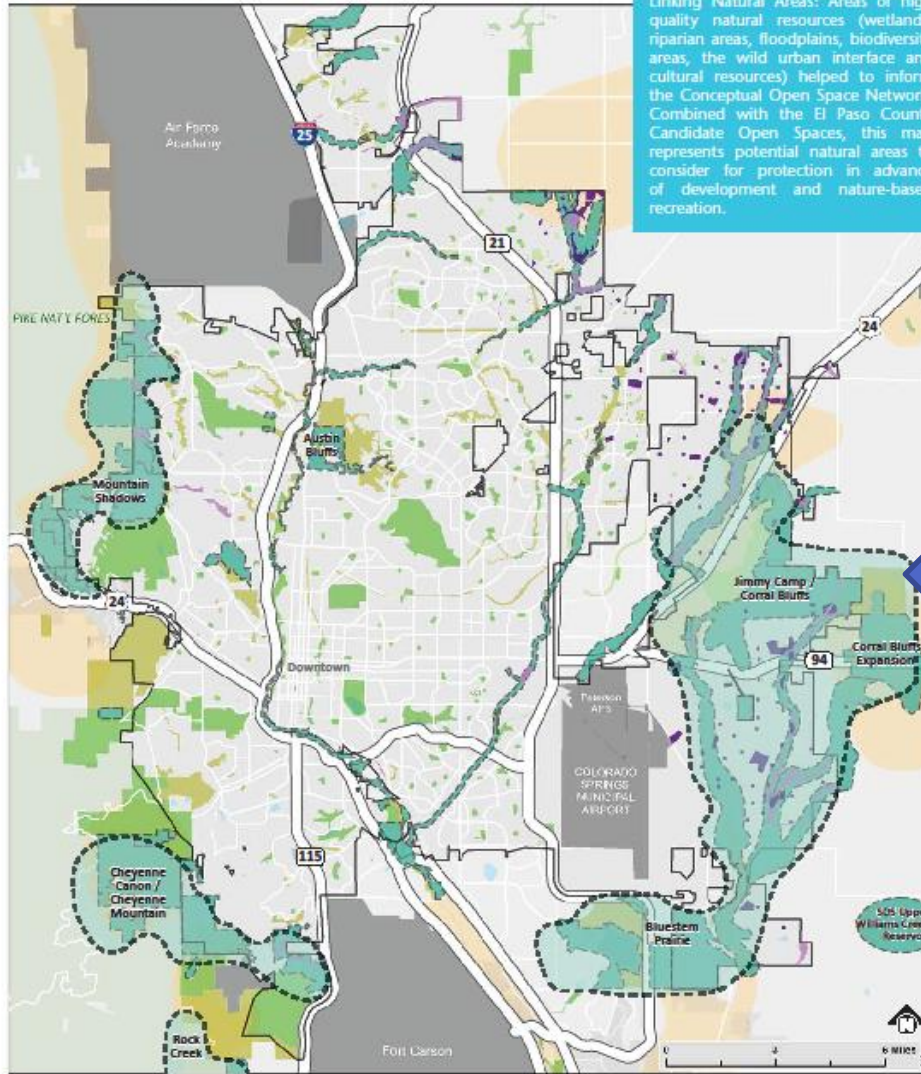
Corral Bluffs Addition – 5.74 Acres

February 27, 2023

Britt Haley- Director
Parks, Recreation & Cultural Services Department



Map 27: Open Space Candidate Areas



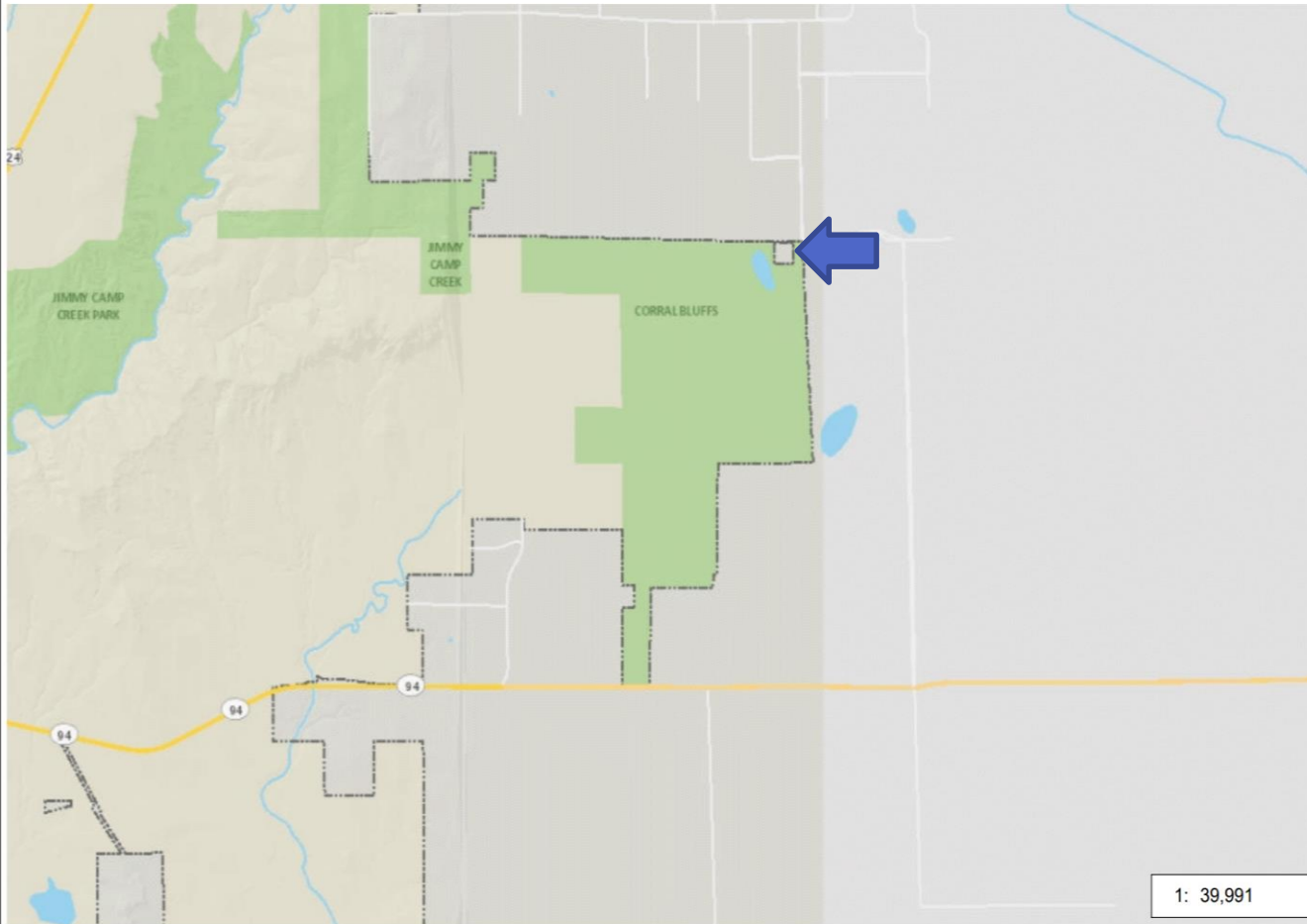
Linking Natural Areas: Areas of high quality natural resources (wetlands, riparian areas, floodplains, biodiversity areas, the wild urban interface and cultural resources) helped to inform the Conceptual Open Space Network. Combined with the El Paso County Candidate Open Spaces, this map represents potential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



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



City of Colorado Springs



1: 39,991



NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
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Unprecedented fossil discoveries from 66 million years ago



Details

- Strategic acquisition of a 5.74 acre inholding at the Corral Bluffs Open Space.
- TOPS has been working to acquire the parcel since 2010 when it was able to secure a right of first refusal for \$2,000.00.
- Most recent appraised value \$195,000.00.
- Parcel was originally part of the approximately 80 acre Anderson Property on the top of the mesa, which was acquired by TOPS.
- Parcel has an exclusive ingress and egress easement through the Corral Bluffs entrance at the corner of Davis and Hoofbeat Roads.
- Features a renewable cell tower lease that produces a revenue stream back to the TOPS program of \$1,201.94 per month.

TOPS Fund Balance



TOPS Estimated Open Space Category Fund Balance-2023

2022 Est Fund Balance	5,114,020.00		from TOPS Tracking sheet updated through 1/24/2023
2023 Est Available revenue for open space purchases	4,514,456.00		from 2023 budget -revised
Total available for current acquisition	9,628,476.00		



Questions?

