

WEST CHEYENNE MOUNTAIN STATE PARK (CMSP) EXTENSION OF APPROXIMATELY 80 ACRES



Lonna Thelen- Trails, Open Space & Parks - Program Manager
David Deitemeyer – Senior Program Administrator

5/11/26

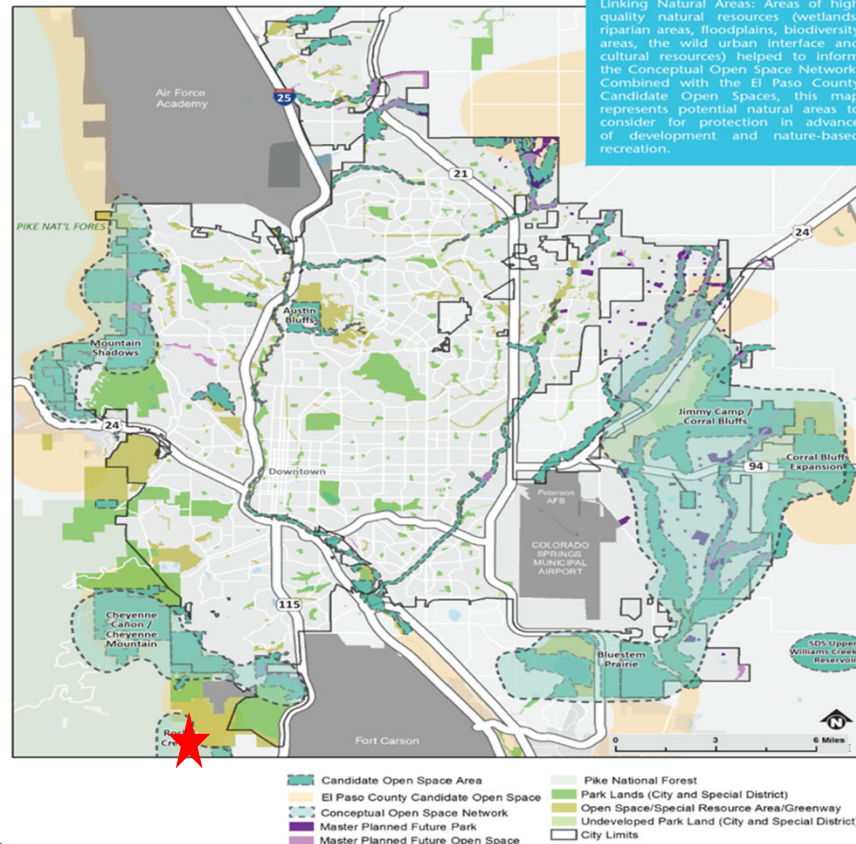
Parks Department – Design and Development

2014 PARK SYSTEM MASTER PLAN GUIDANCE



- Candidate Open Space area in blue green areas around the City
- Recommendation: Expand the open space network by filling in its gaps
- Recommendation: Continue to pursue opportunities for partnerships
- Natural Resource Target Areas:
 - Foothills, Mountain Backdrop

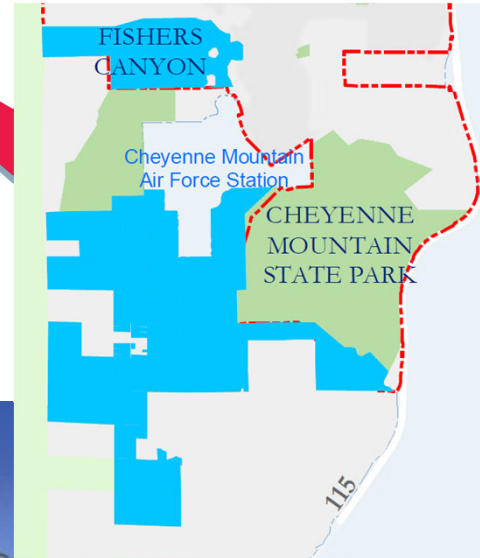
Map 27: Open Space Candidate Areas



West CMSP Extension

CMSP

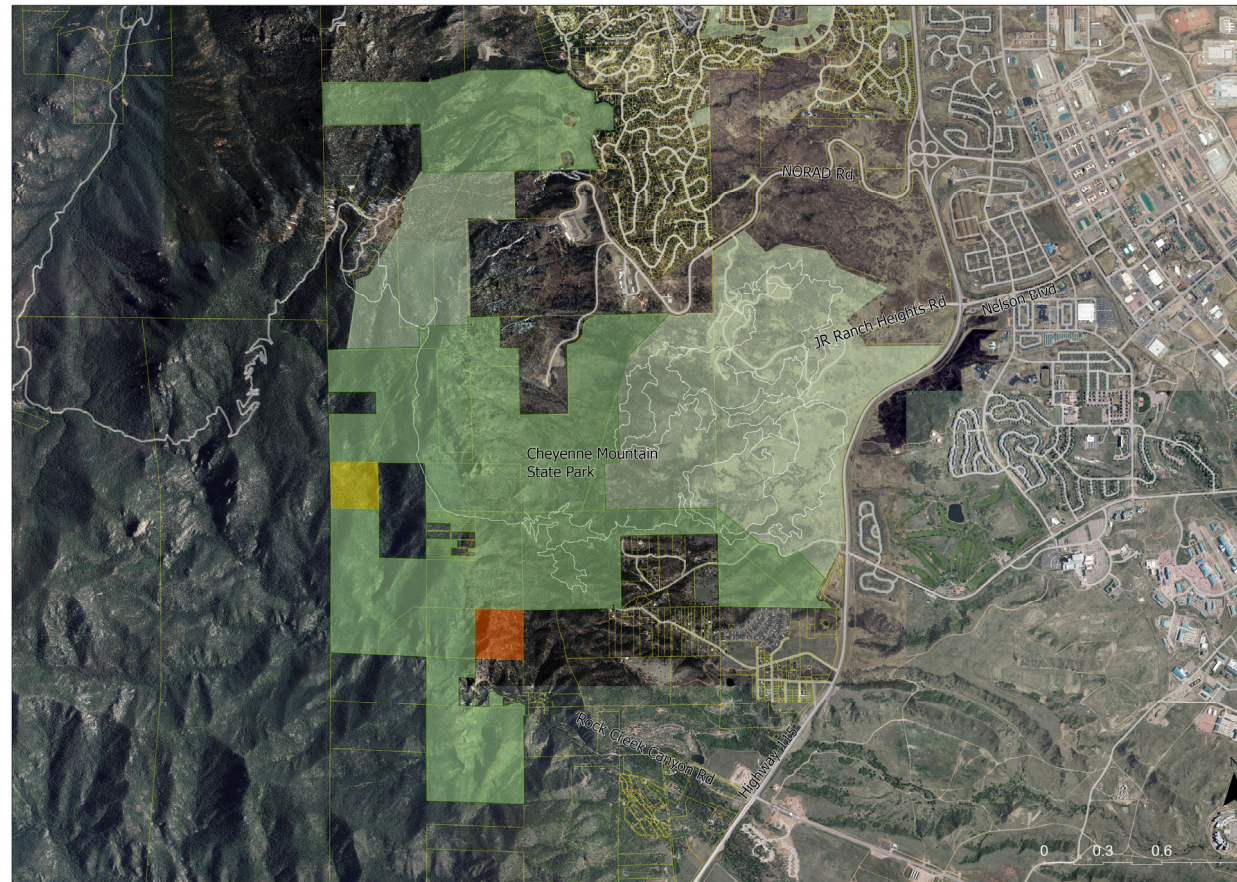
- City currently owns approx. 60% of CMSP
- Recently partnered for the 490 Acres of the JR Ranch Property acquisition
- Colorado Parks and Wildlife (CPW) willing to engage in MOU for management and maintenance of CMSP extension



WEST CMSP EXTENSION

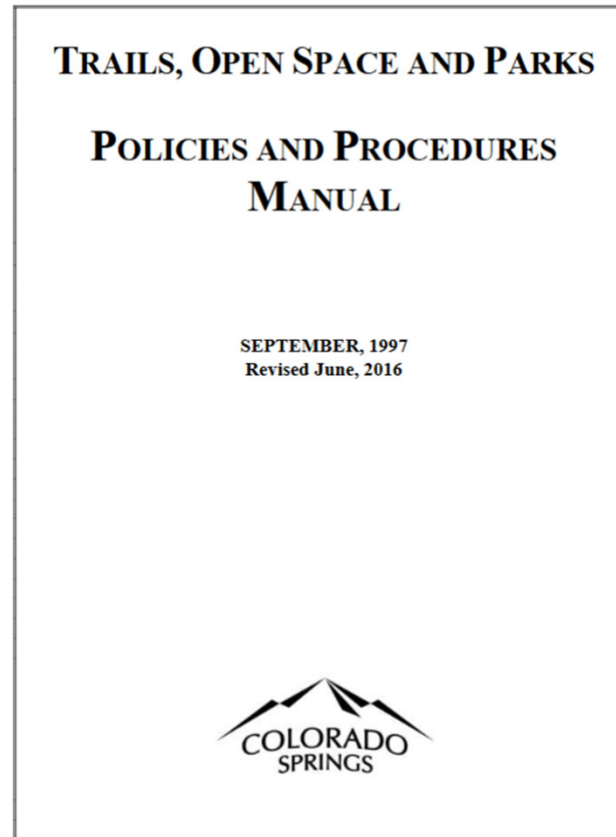


- Two individual property owners
- Each at 40 Acres
- Expansion of Cheyenne Mountain State Park Assemblage
- Protection of land near Military bases - CMSFS and Fort Carson
- Connectivity of Fishers, CMSP, and Chamberlain Trail, Cheyenne Mountain Heritage Trail



TOPS OPEN SPACE EVALUATION

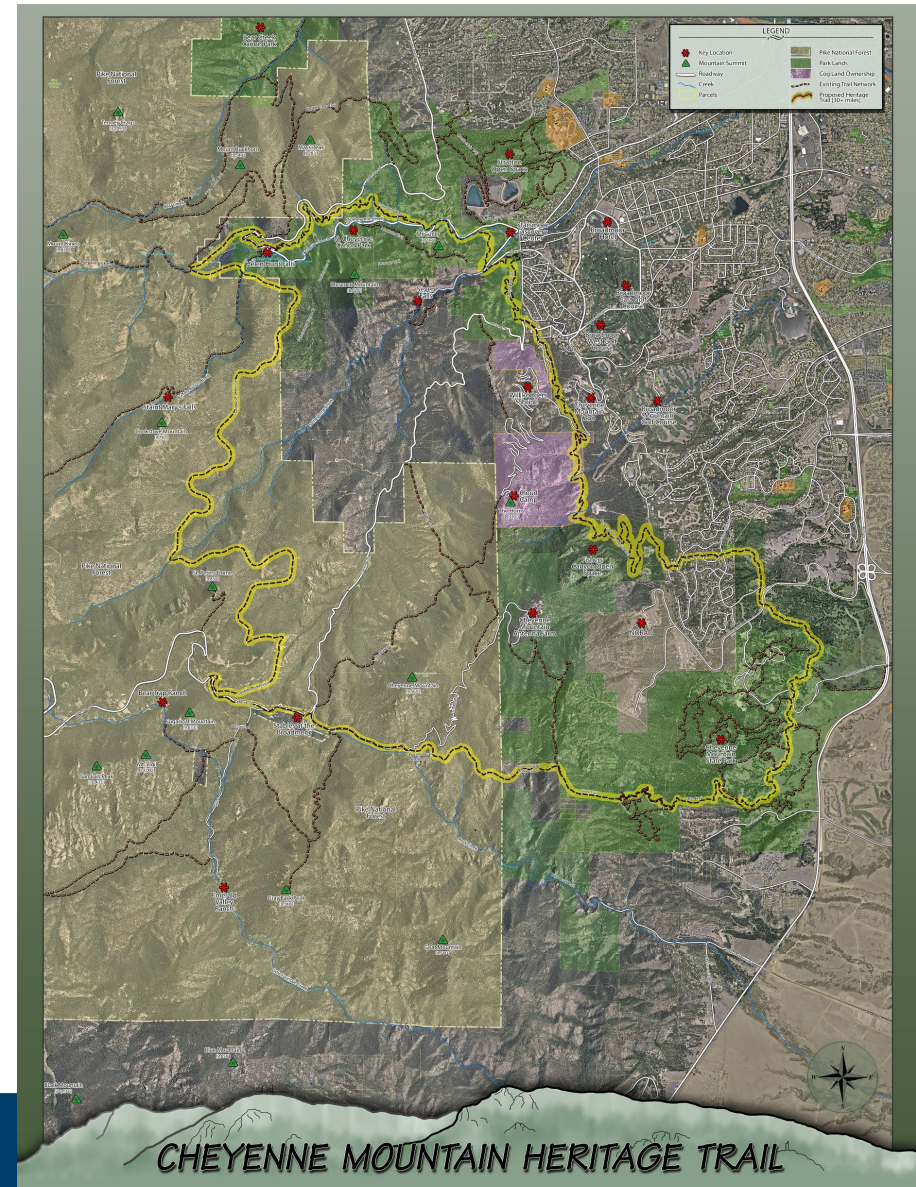
- Wildlife habitat/corridor
- Water resources
- Significant vegetation
- Scenic quality
- Open space linkages and trail connections
- Passive recreational opportunities
- Community support/partnership



CHEYENNE MOUNTAIN HERITAGE TRAIL

- 30-mile proposed loop
 - Roughly 21 miles existing
- Circumnavigates Cheyenne Mountain
 - Old bridal trails from Penrose
 - Rock Creek route
 - *Subject to NEPA process
- Figure 8 of Fishers Canyon-MacNeill Loop
 - Interconnected middle loop at short distances
 - *Subject to NEPA process
- Side spur to Ring the Peak Trail
 - Proximity in Cheyenne Cañon

West CMSP Extension



40 ACRE PARCEL (#1)

TSN - 7500000059

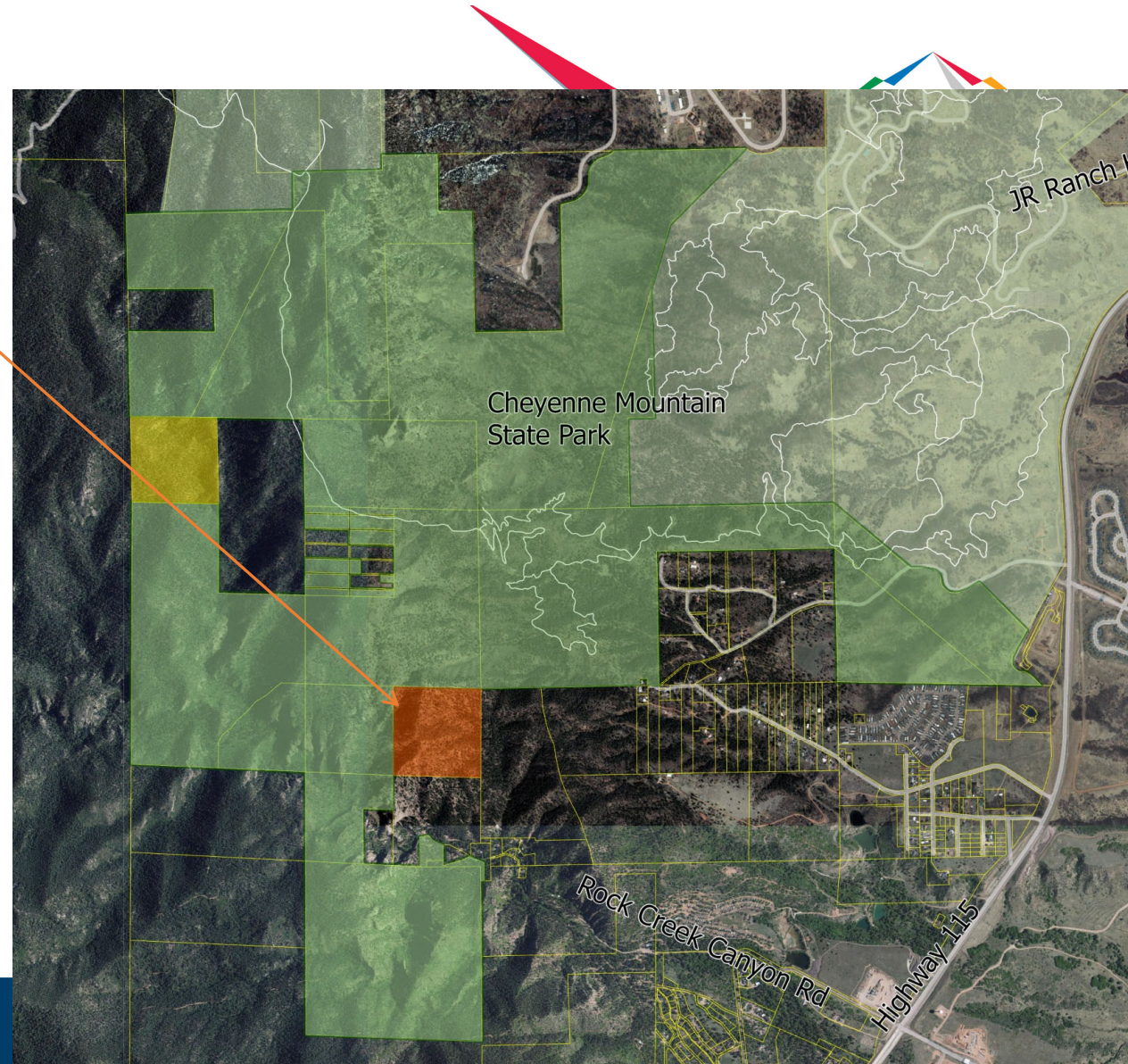
40 Acres

Proximity to Rock Creek and CMSP parcels

Appraised at \$160,000

- Opportunity:
 - Mountain Backdrop
 - Trail Connections
 - Wildlife Habitat
 - Regional Partnerships

West CMSP Extension





West CMSP Extension



40 ACRE PARCEL (#2)

TSN - 7500000151

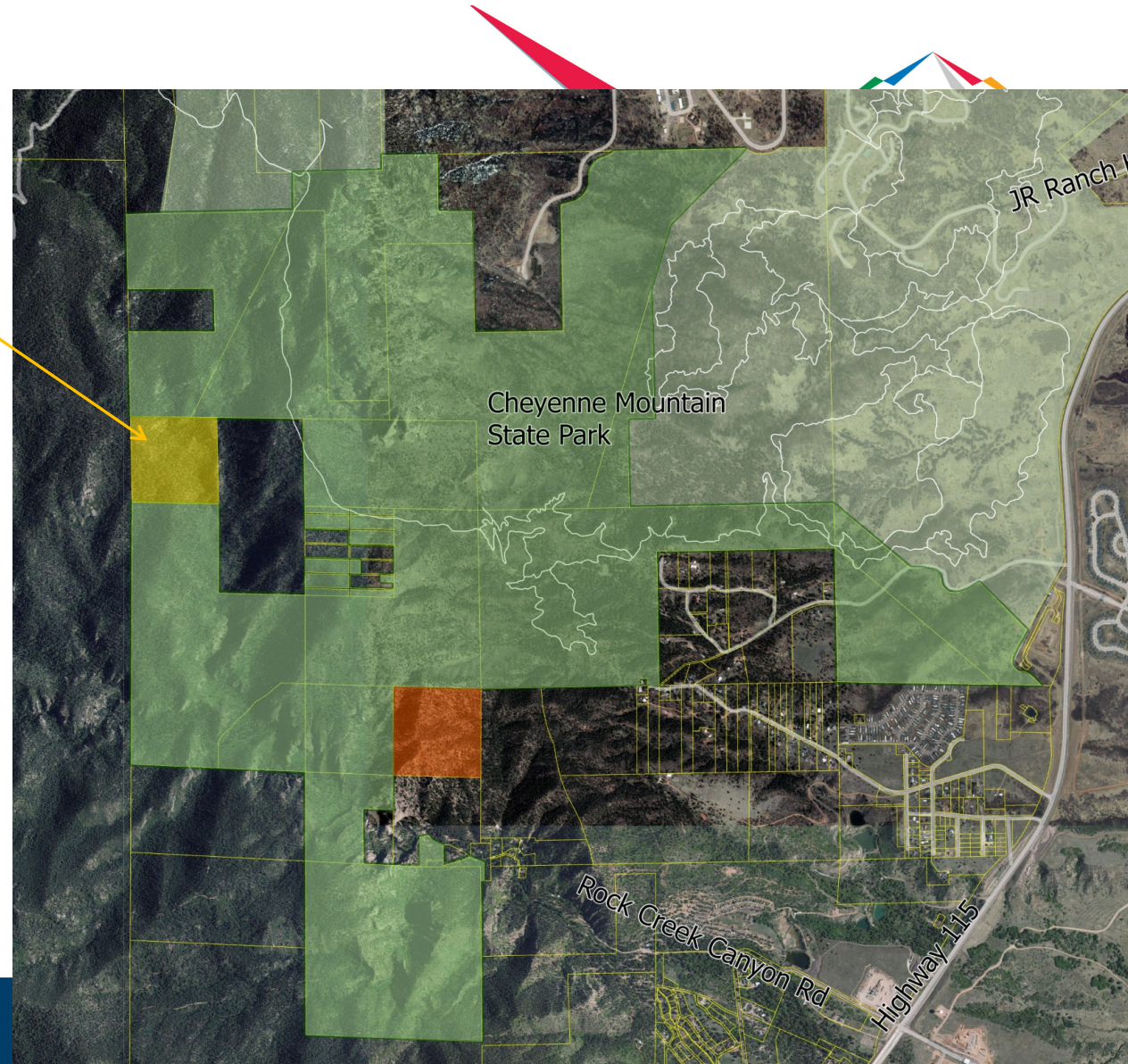
40 Acres

Proximity to Rock Creek and CMSP parcels

Appraised at \$160,000

- Opportunity:
 - Mountain Backdrop
 - Trail Connections
 - Wildlife Habitat
 - Regional Partnerships

West CMSP Extension





FUNDING



TOPS <u>Estimated</u> Open Space Category Fund Balance - 2026	
Estimated 2025 Fund Balance	\$10,426,841
Q1 2026 Est Available Revenue for open space purchases	\$1,364,454
Total Available	\$11,791,295
10% Reserve Funds	(\$1,179,129)
Total available for Acquisitions	\$10,612,166

TENTATIVE TIMELINE

Presentations

- April 1st - TOPS Working Committee Presentation
- April 9th – Parks Board Presentation

Recommendations

- May 6th – TOPS Working Committee Recommendation
- May 14th – Parks Board Recommendation

City Council Approval

- May 11th - City Council Work Session
- May 26th and June 9th - City Council Regular Session Vote
- Closing by third quarter of 2026



MOTION PARCEL 1



Supplemental Appropriation:

A motion to approve a supplemental appropriation up to \$162,000 for the acquisition of a forty (40) acre parcel known as tax schedule 75000-00-059 as an extension of Cheyenne Mountain State park which includes the appraised value and closing costs with revenues from the Trails, Open Space, and Parks (TOPS) Program.

Purchase Requisition:

A motion to approve a resolution authorizing the acquisition of a forty (40) acre parcel known as tax schedule number 75000-00-059 as an extension of Cheyenne Mountain State Park through the Trails, Open Space, and Parks (TOPS) Program.

MOTION PARCEL 2



Supplemental Appropriation:

A motion to approve a supplemental appropriation up to \$162,000 for the acquisition of a forty (40) acre parcel known as tax schedule 75000-00-151 as an extension of Cheyenne Mountain State park which includes the appraised value and closing costs with revenues from the Trails, Open Space, and Parks (TOPS) Program.

Purchase Requisition:

A motion to approve a resolution authorizing the acquisition of a forty (40) acre parcel known as tax schedule number 75000-00-151 as an extension of Cheyenne Mountain State Park through the Trails, Open Space, and Parks (TOPS) Program.

QUESTIONS?

West CMSP Extension