

# Northeast Colorado Springs Property Exchange Project

## City Council Work Session

October 24, 2022

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Director Nominee  
Parks, Recreation & Cultural Services Department



# Overview Map



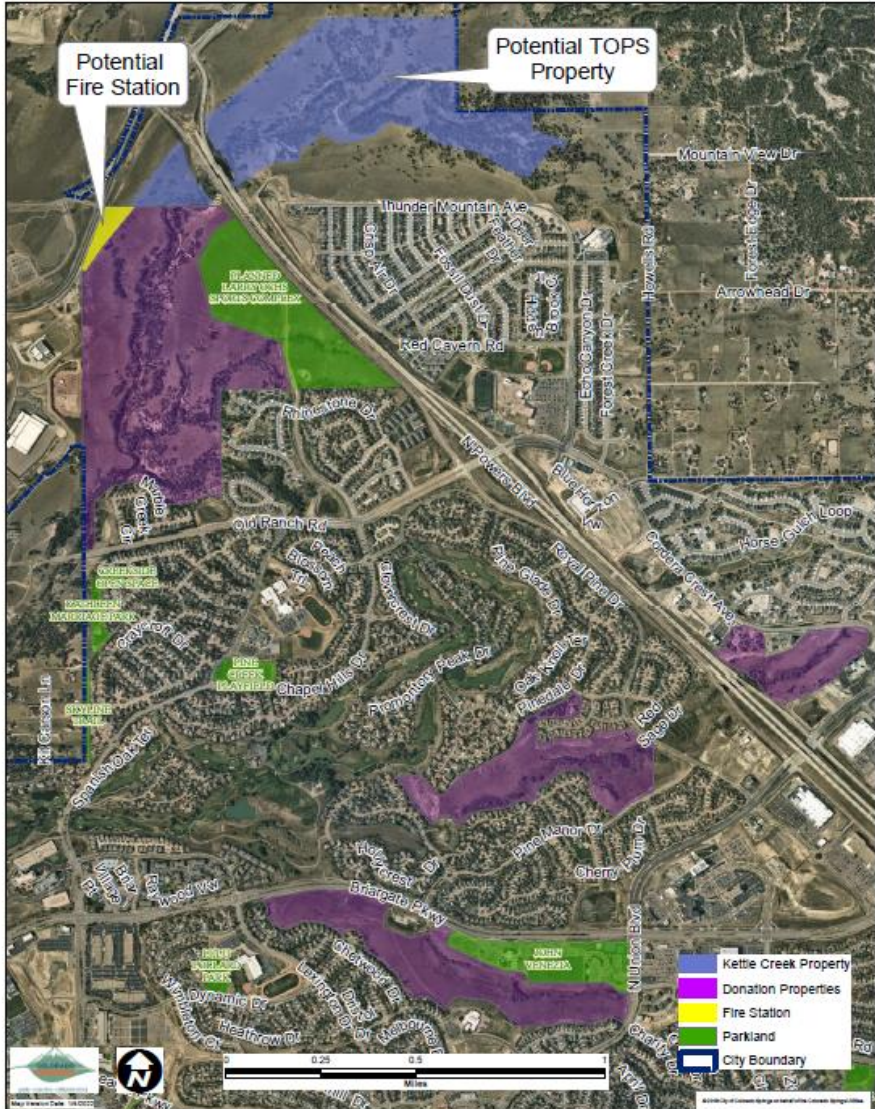
Donation Properties for Kettle Creek and Pine Creek Habitat Project

Potential NE Fire Station location

Larry Ochs Sports Complex Property

TOPS Candidate Open Space Project

John Venezia Community Park



# Land Exchange Transaction Elements



- Donation to the TOPS Program of 352.32 acres by High Valley Land Company, Inc. (“La Plata Communities”).
- Purchase by the Colorado Springs Fire Department of 4.472 acres owned by La Plata Communities for an updated appraised value of \$510,000.
- Sale to La Plata Communities of approximately 44.82 acres, at the proposed Larry Ochs Sports Complex property for a negotiated value of \$5,147,500. Parks to retain 13 acres at the south boundary of the Larry Ochs property. Provide La Plata Communities an opportunity to purchase the remaining 13 acres at appraised value. Parks originally purchased this property for \$2,657,160 from La Plata Communities in 2003 but was unable to persuade the community to accept a sports complex at this site.

## Real Estate Manual (revised in 2021) Land Exchanges

On occasion, the City may agree to convey property to an identified party in exchange for acquiring other property. These Land Exchanges must be reviewed by City Council and approved by resolution. City Council may impose conditions on the Land Exchange. If an advisory board has oversight or advisory responsibilities for the property to be conveyed or to be acquired, the advisory board must also review and make a recommendation to City Council prior to City Council consideration of the Land Exchange proposal. Any Land Exchange approved by City Council must comply with the provisions of this Manual pertaining to the Acquisition and Disposition of property.

# Kettle Creek and Pine Creek Habitat Project



- 352.32 total acres, four parcels
- Land donation by High Valley Land Co, Inc. (La Plata)
- Donation to TOPS Program
- Next to potential TOPS Program acquisition parcels in Kettle Creek Greenway and Pine Creek area
- Habitat Conservation Plan in effect for the Endangered Prebles Meadow Jumping Mouse
- Estimated yearly obligation of \$100,000 for monitoring and land management..TOPS funding proposed

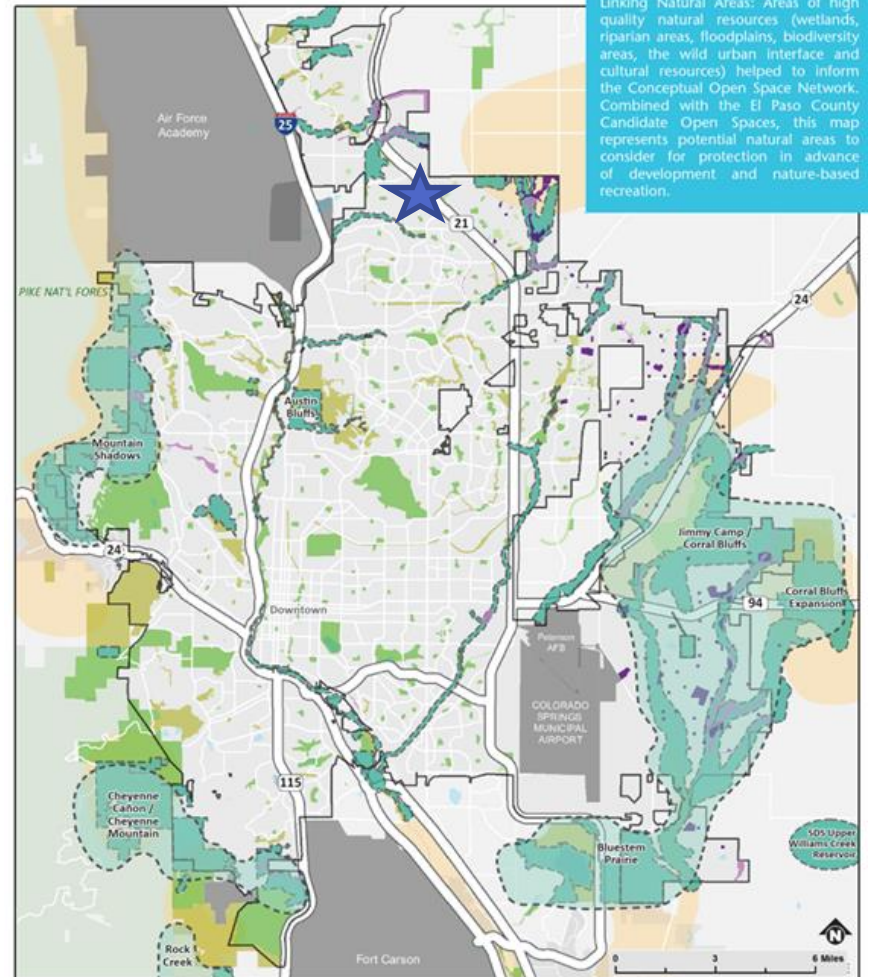


# Kettle Creek Habitat Project



2014 Park System Master Plan identifies the Kettle Creek Greenway as a candidate area for acquisition purposes

Map 27: Open Space Candidate Areas

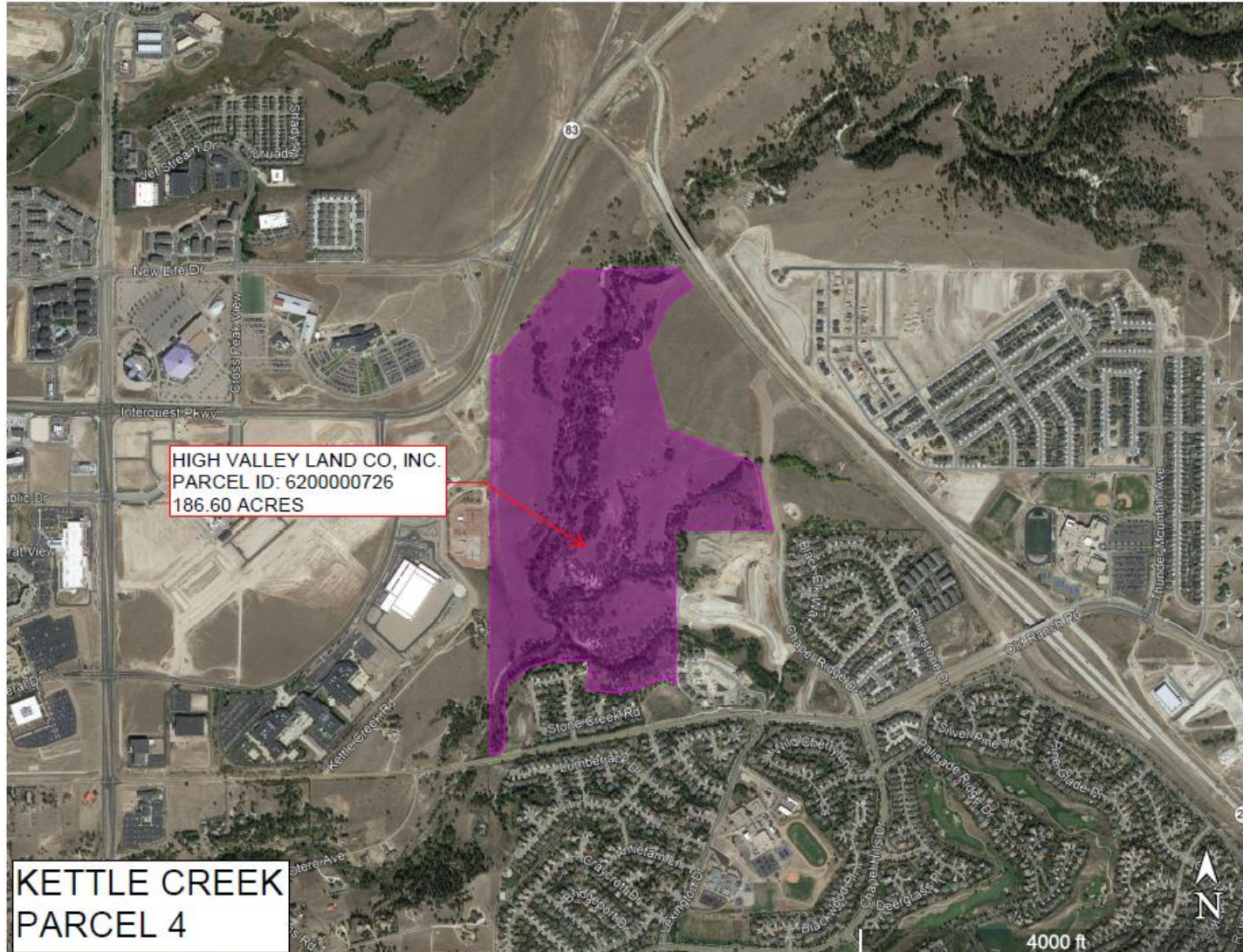


Linking Natural Areas: Areas of high quality natural resources (wetlands, riparian areas, floodplains, biodiversity areas, the wild urban interface and cultural resources) helped to inform the Conceptual Open Space Network. Combined with the El Paso County Candidate Open Spaces, this map represents potential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

# Donation Property

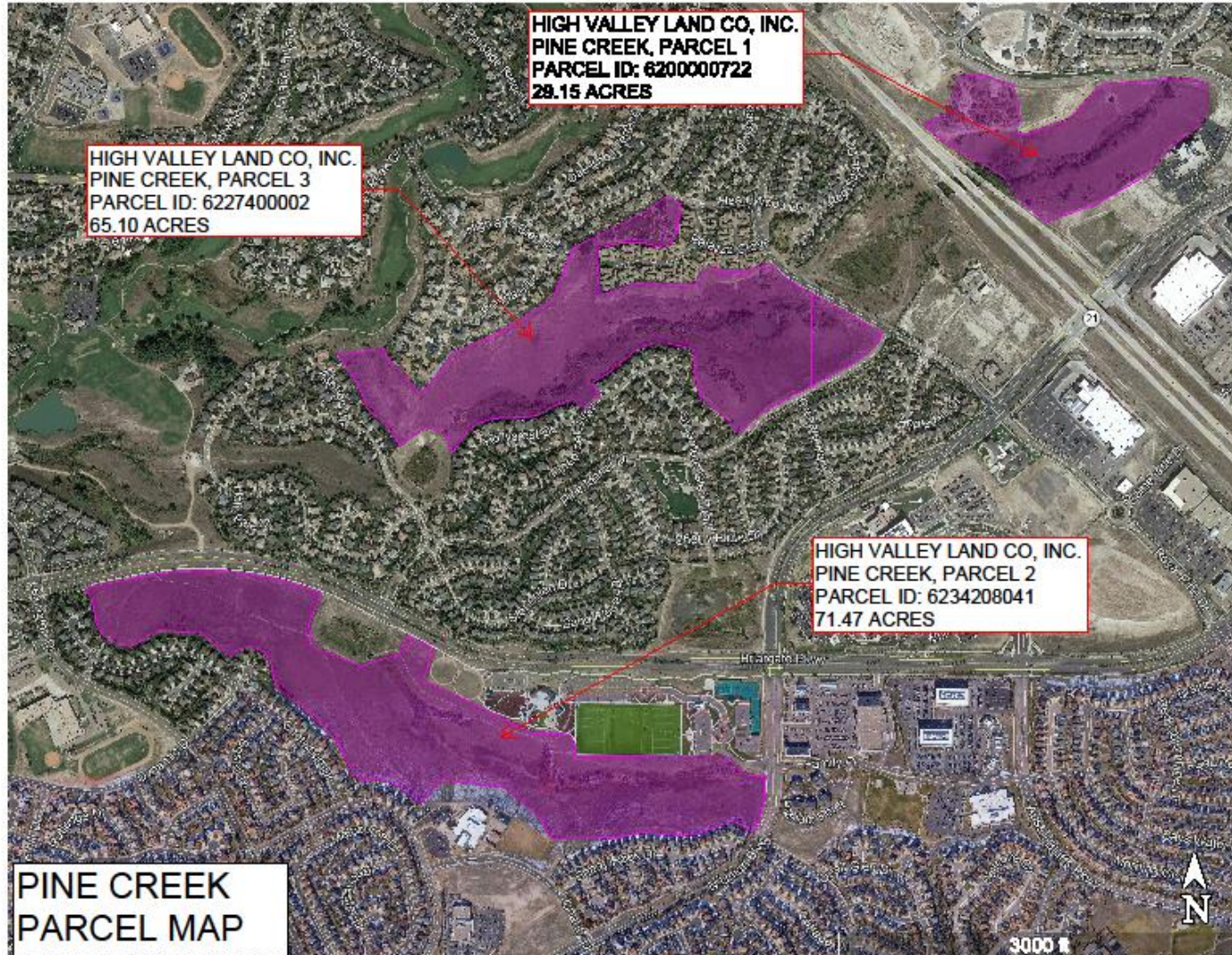
## 186.60 acres





# Donation Property

## 165.72 Acres



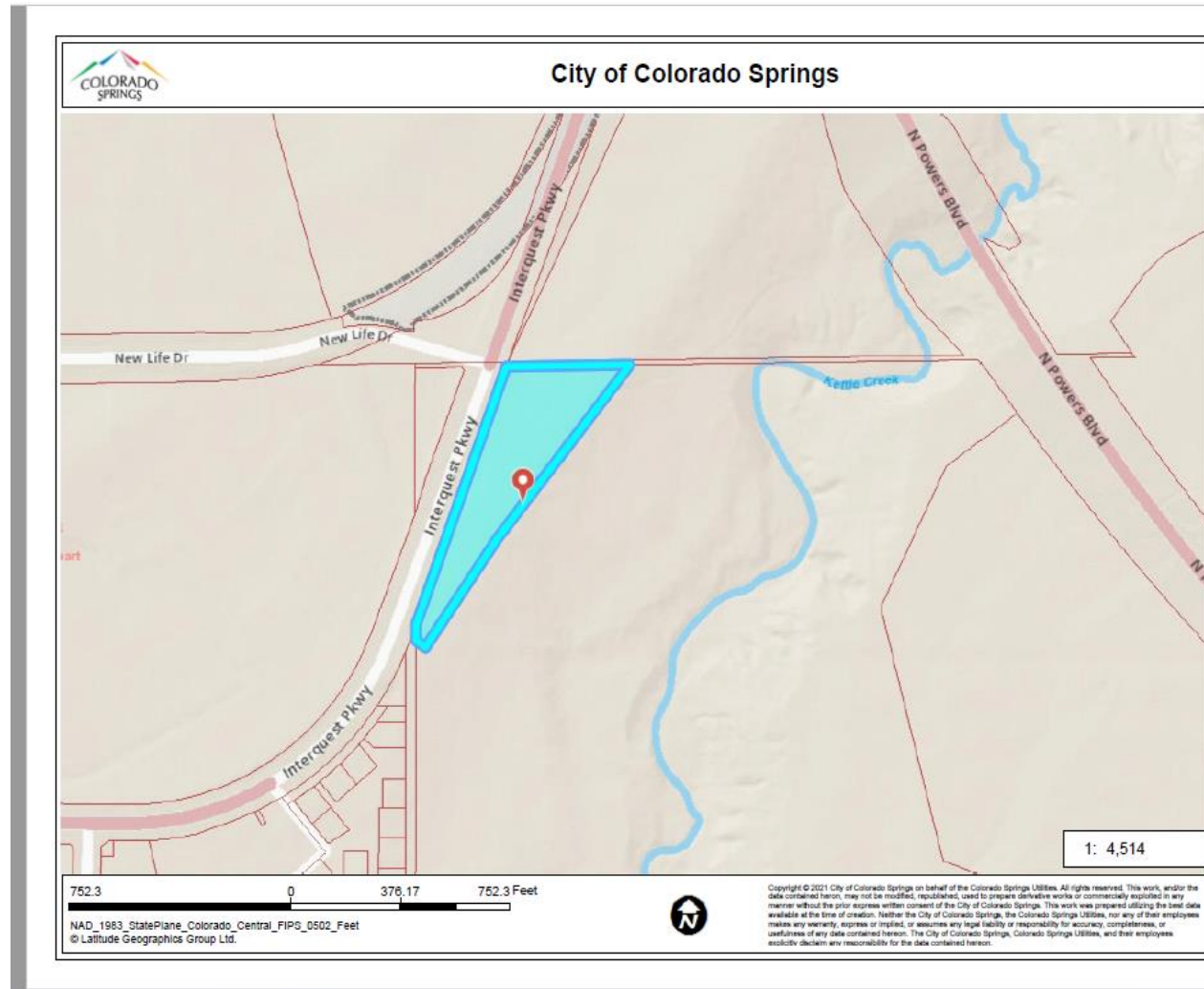
# Fire Station Site Purchase



Development in Northeast Colorado Springs requires an additional Fire Station

La Plata owns a 4.472-acre site suitable for a fire station

Located near the intersection of Powers Boulevard and Interquest Parkway





# Larry Ochs Sports Complex



Purchased with Park Land Dedication (PLDO) fees in 2003 for a Northeast Sports Complex location for \$2,657,160

Deed restricted for public park, open space, a sports complex and/or recreational facilities

Neighborhood meetings in 2016 yielded opposition to Sports Complex

Unsuccessful exchange attempt in 2017 to swap for other sports complex land at Victory Ridge

Negotiated purchase price \$5,147,500- Return to PLDO Fund





# Area to be retained by Parks





# Proposed Schedule for Consideration



- September 8<sup>th</sup> - Presentation to Parks, Recreation & Cultural Services (PRCS) Advisory Board
- September 14<sup>th</sup> - Presentation to the Trails, Open Space and Parks (TOPS) Working Committee
- October 12<sup>th</sup> - TOPS Working Committee unanimously recommended that the City accept the donation properties
- October 13<sup>th</sup>, - PRCS Advisory Board unanimously recommended that the City accept the donation properties and proceed with the proposal for the Larry Ochs Sports Complex property
- October 24<sup>th</sup> - City Council Work Session Presentation
- November 8<sup>th</sup> - City Council Consideration

# Questions?

