

# City Council Work Session

## Fisher Canyon Acquisition

October 11, 2021

Britt Haley- Trails, Open Space & Parks  
Program Manager

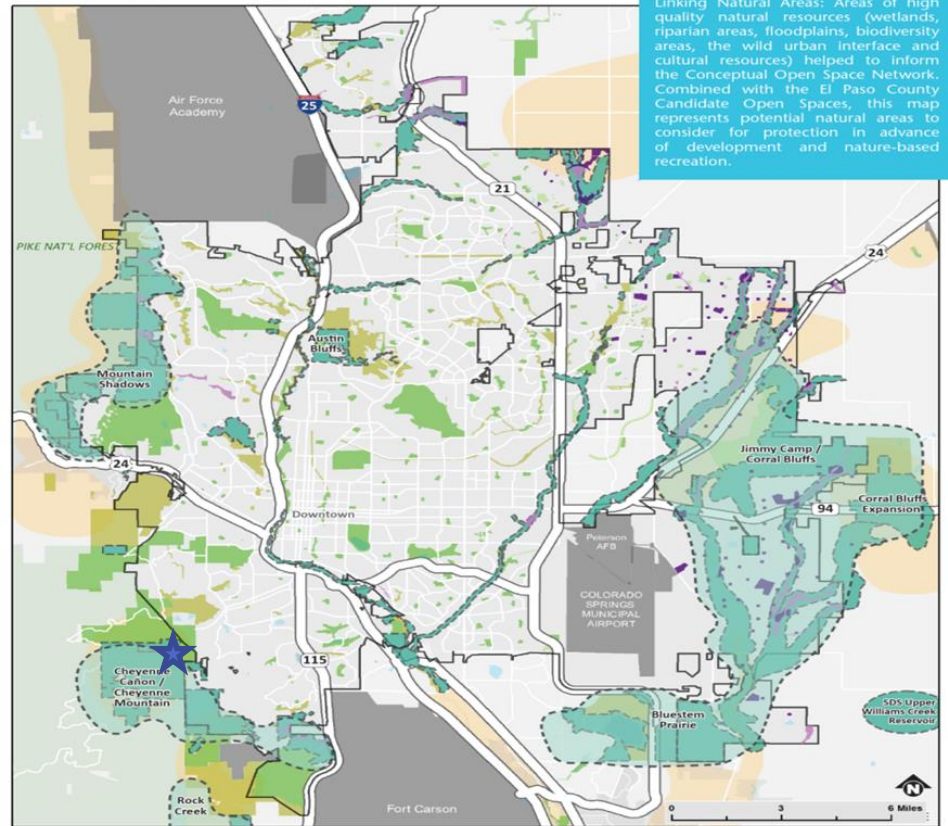
David Deitemeyer, Senior Landscape  
Architect



# 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

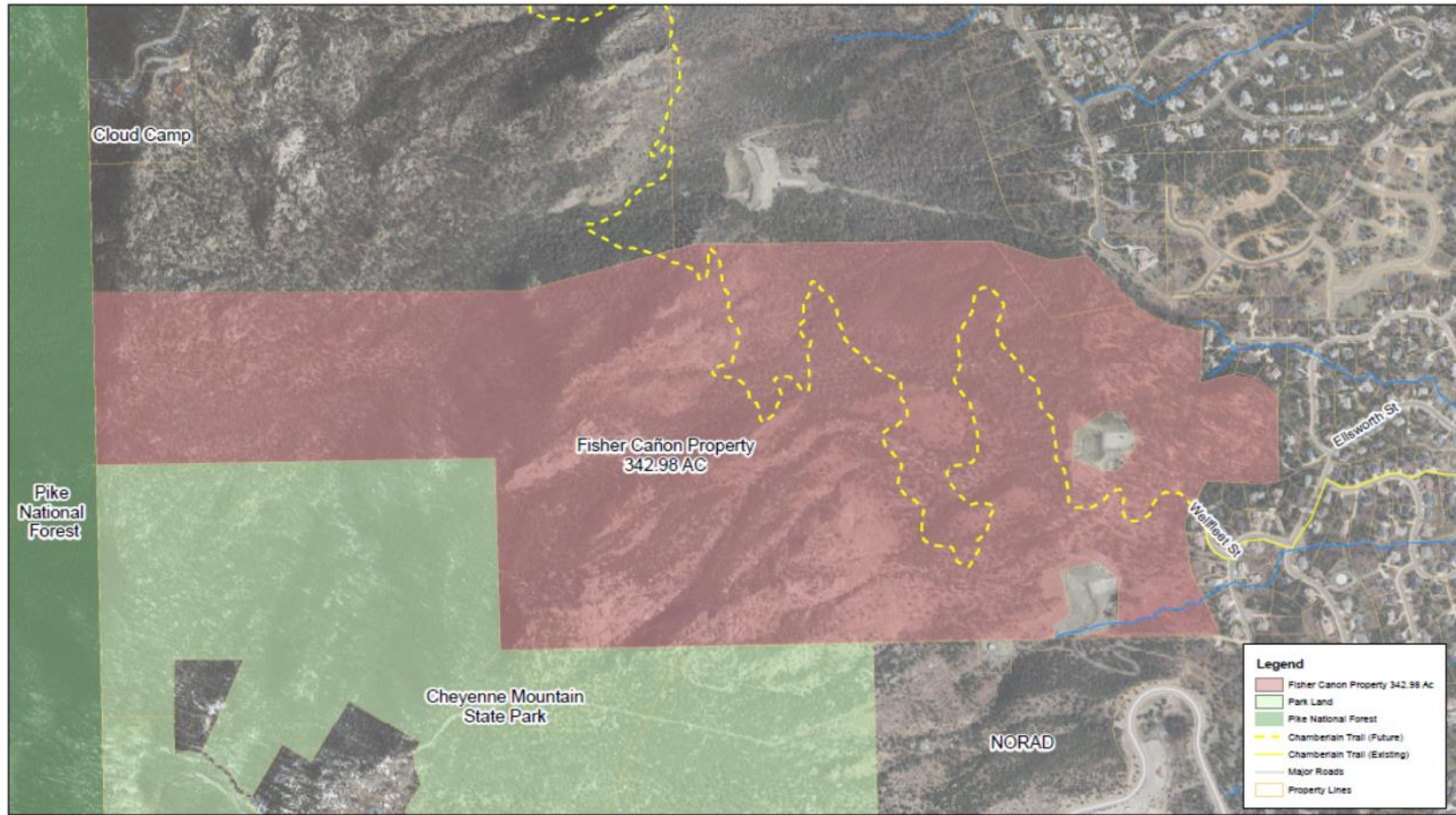
Map 27: Open Space Candidate Areas



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

# Fisher Cañon Property Acquisition

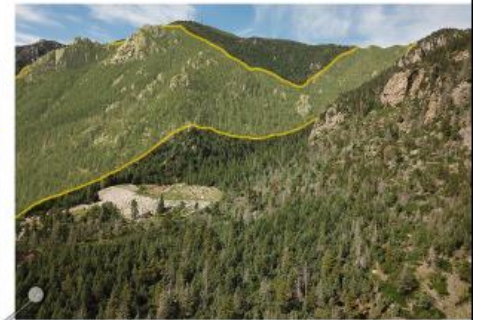
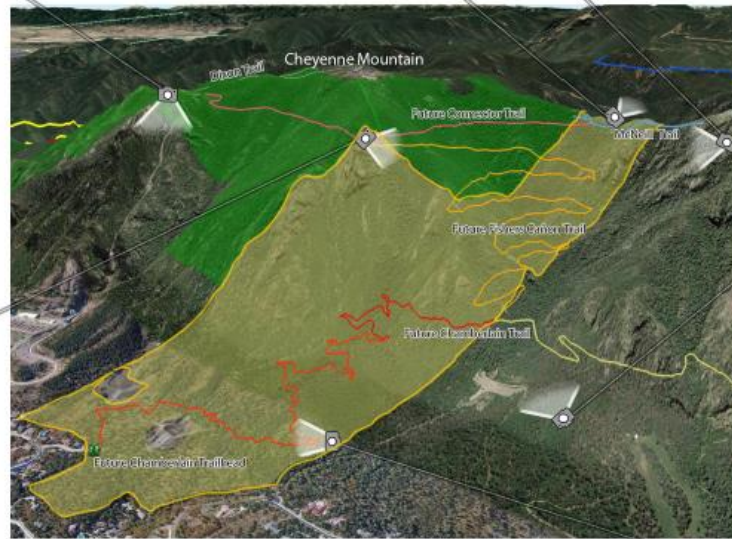


Fisher Cañon Property Site Map

900 450 0 900 Feet



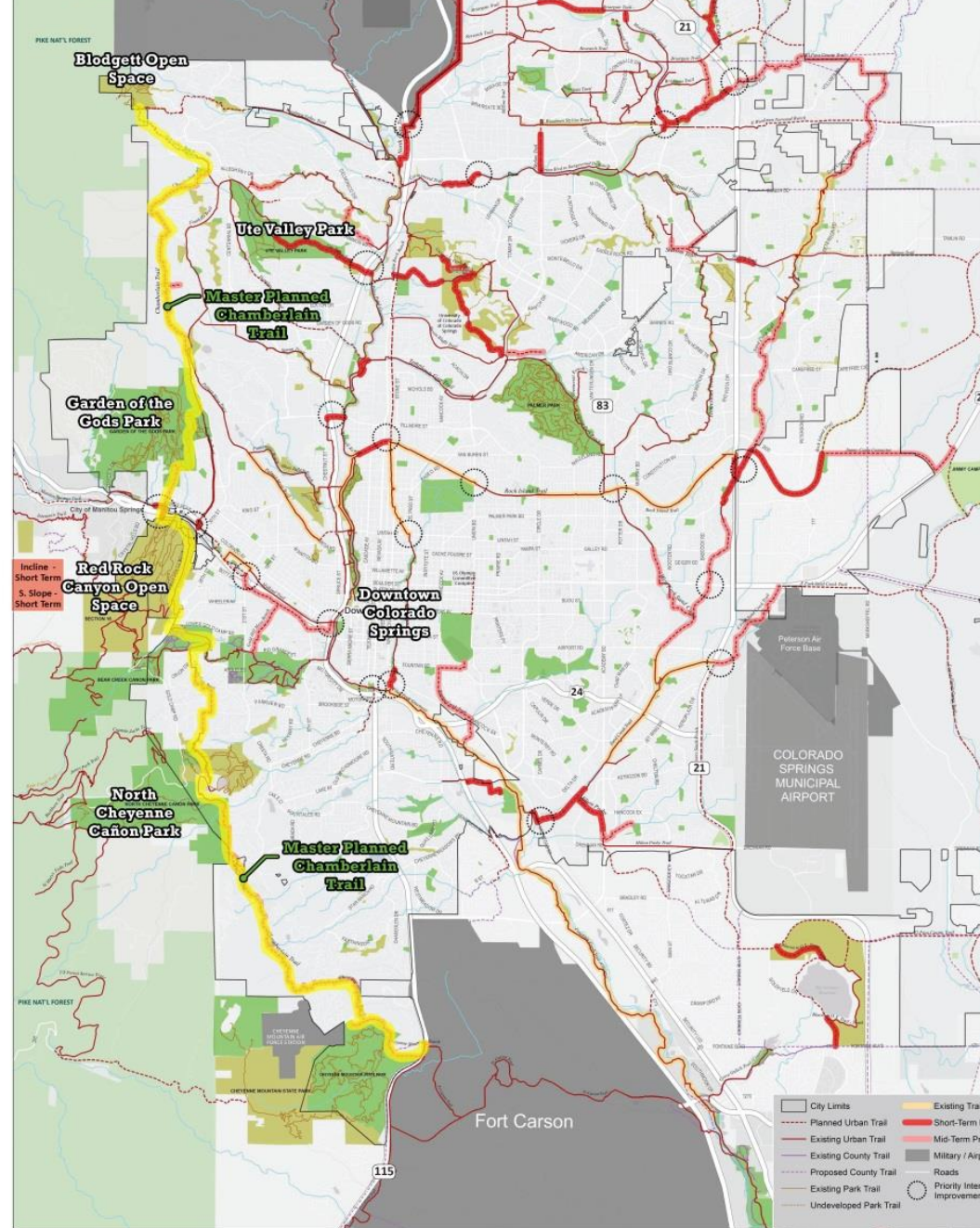
# Trail and Connection Opportunities



Fishes Cañon Conceptual Trail Planning  
Looking Southwest  
Note: Property Shown in Yellow Highlight

# Chamberlain Trail Master Plan

- Named after Dr. Fred Chamberlain
  - Associate of Gen. Palmer
  - Donated 190 acres for expansion of North Cheyenne Canon Park (1937/1938)
- Trail Along the Foothills
  - Blodgett Open Space to Cheyenne Mountain State Park
- 26 miles master planned
- 12.5 miles of Chamberlain Trail in use
  - 7 miles dedicated trail
  - 3 miles shared trails
  - 1 mile on Urban Trail
  - 1.5 miles on roadway
- Tier 3 Trail
  - 36-48" wide, natural surface
  - Intermediate difficulty trail



# Chamberlain Trail



# Transaction Overview

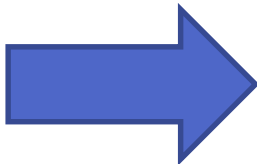


- 342.98 acres adjacent to Cheyenne Mountain State Park
- Property was nominated for acquisition by the Trails and Open Space Coalition
- The Conservation Fund (TCF) is partnering with City of Colorado Springs to purchase and hold the property for the City of Colorado Springs
- Last legal impediment to completing the Chamberlain Trail.
- Appraisal dated July 2021- \$4 million
- Letter of Intent with TCF: Direct costs reimbursed to TCF, such as the survey, appraisal, Phase I environmental report, legal work
- Professional services fee reimbursed to TCF- 5% property value
- Holding costs- Prime Rate plus 1%
- Two phases of acquisition-
  - Close on Phase I November, 2021- property acquisition plus costs to The Conservation Fund 258 acres \$1,475,000
  - Close on Phase 2 acquisition-Spring 2022 -property acquisition plus costs to The Conservation Fund 84 acres

# Funding Available



<b>2021 TOPS Open Space Budget Proposed v Actual</b>		
	<b>2021 Proposed*</b>	<b>2021 Adjusted**</b>
<b>Estimated Revenue</b>	<b>5,396,664</b>	<b>5,941,848</b>
<b>Operating:</b>		
Stewardship Budget	1,376,148	1,437,029
<b>CIP Projects:</b>		
Wayfinding	200,000	200,000
OS Acquisition	70,000	70,000
<b>Total 2021 OS Budget</b>	<b>1,646,148</b>	<b>1,707,029</b>
<b><i>Balance available for OS Purchases</i></b>	<b><i>3,750,516</i></b>	<b><i>4,234,819</i></b>
*From 2021 budget presentation		
**Final adjusted budget		





# Tentative Timeline



- City Council Budget Committee review September 28
- TOPS Working Committee Consideration -October 6
- City Council Work Session -October 11
- Parks Board Consideration -October 14
- City Council Regular Session Votes -October 26 and November 9
- Closing scheduled on November 18 for The Conservation Fund and coordination of Phase I acquisition by TOPS

# Questions?

