

Acquisition of 193.47 acres at the Black Canyon Quarry and 148.02 acres of Pikeview Quarry Frontage Property

City Council-Work Session

June 8, 2020

Britt Haley- TOPS Program Manager

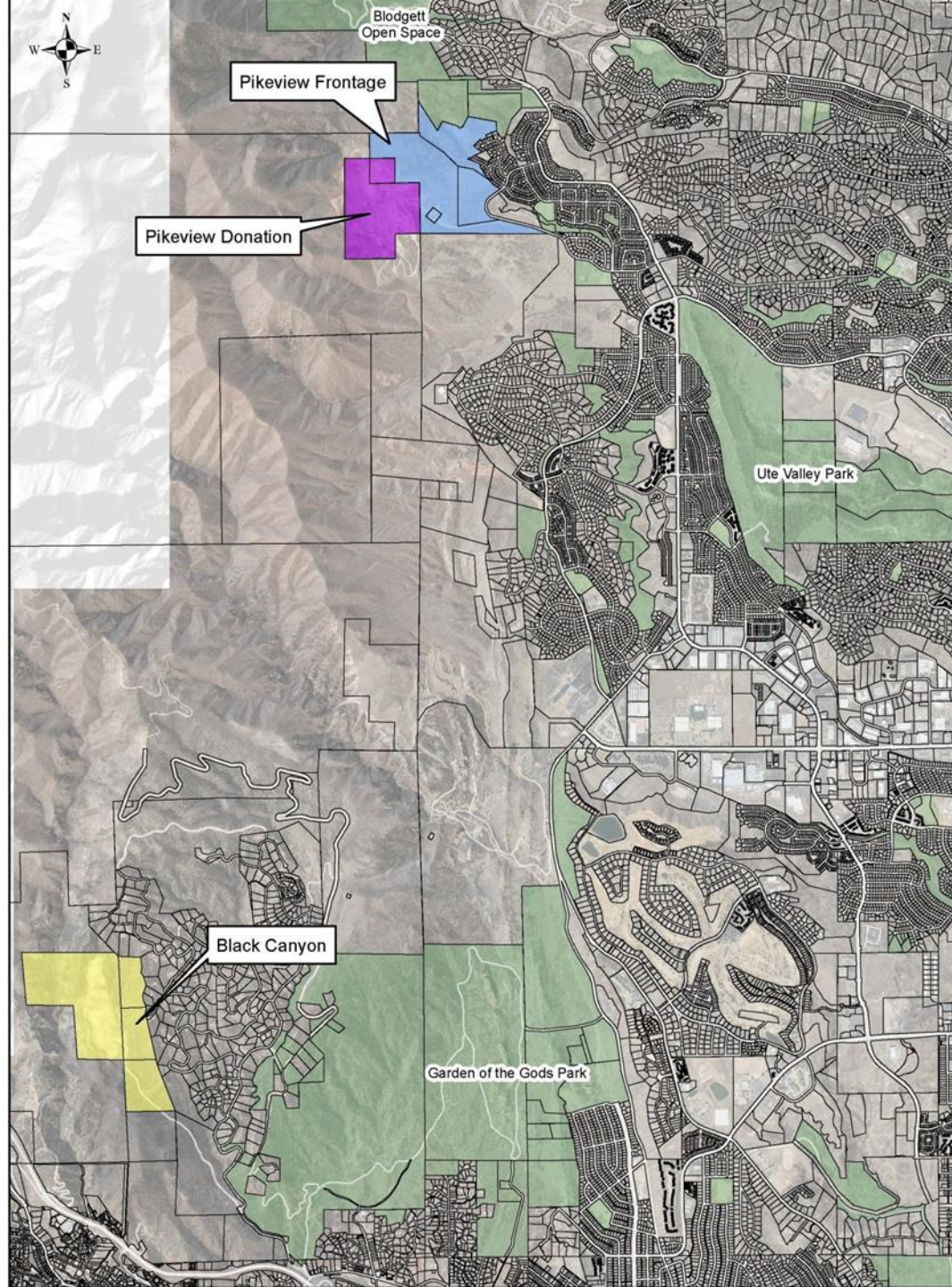


Vicinity map

Two properties are proposed for acquisition from Castle Concrete.

In light blue are 148.02 acres of property between Blodgett Open Space and the Flying W Ranch purchased by Castle Concrete to buffer the Pikeview Quarry in purple from the developing neighborhood (Oak Valley Ranch subdivision).

In yellow are the 193.47 acre Black Canyon Quarry Parcels west of the Cedar Heights neighborhood and adjacent to Williams Canyon north of State Highway 24.



Aerial View Black Canyon Quarry



Black Canyon Quarry Properties

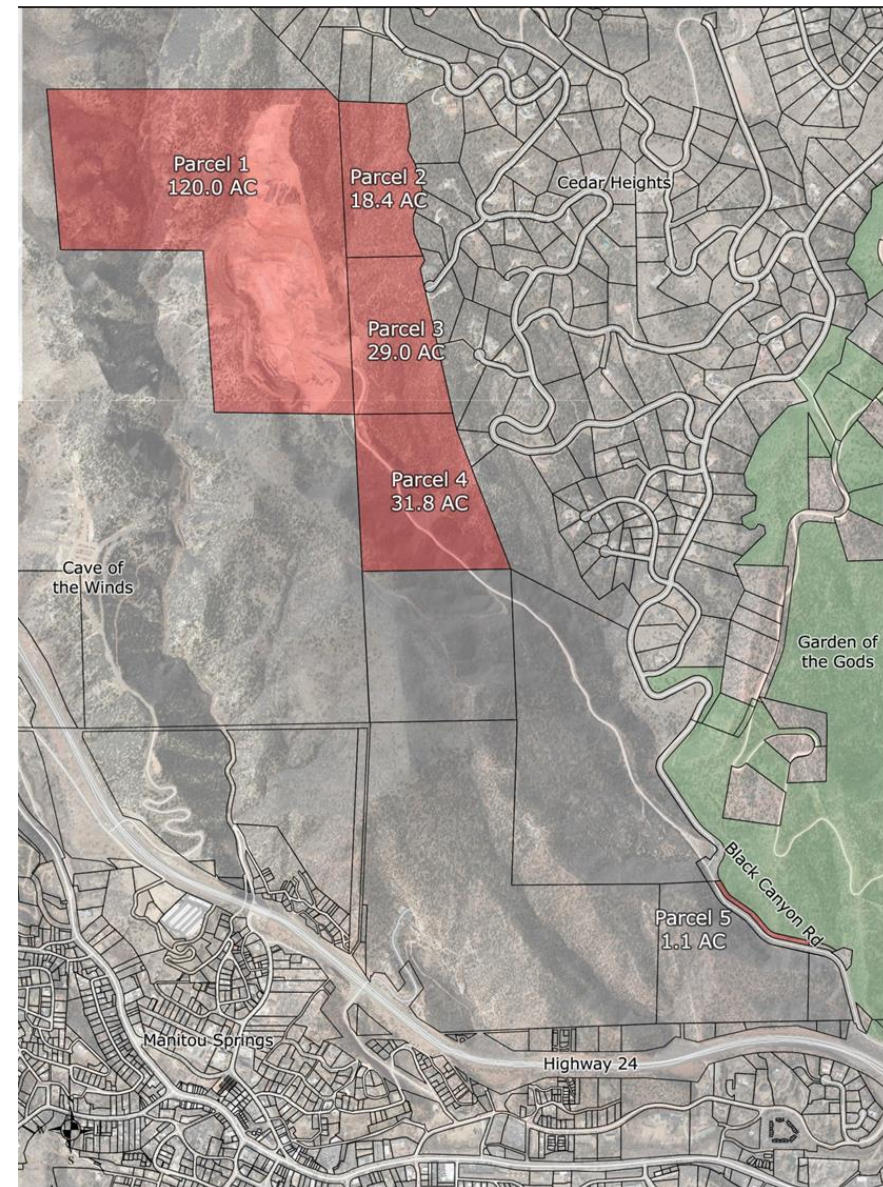


Black Canyon Quarry Parcels (appraised value \$ 1,712,500)

It features impressive wildlife habitat, and expansive views over the City of Colorado Springs to the east and south. Looking to the west are beautiful views of Pikes Peak.

From a regional perspective, this property offers the potential to provide trail access to the Pike National Forest's Waldo Canyon area. This area is in a planning process with the United States Forest Service to reopen to the public.

This property could be an important component to a successful reopening of Waldo Canyon for community recreation because the one trailhead for that area has been eliminated on State Highway 24 due to significant safety concerns.



Black Canyon Quarry Properties Reclamation



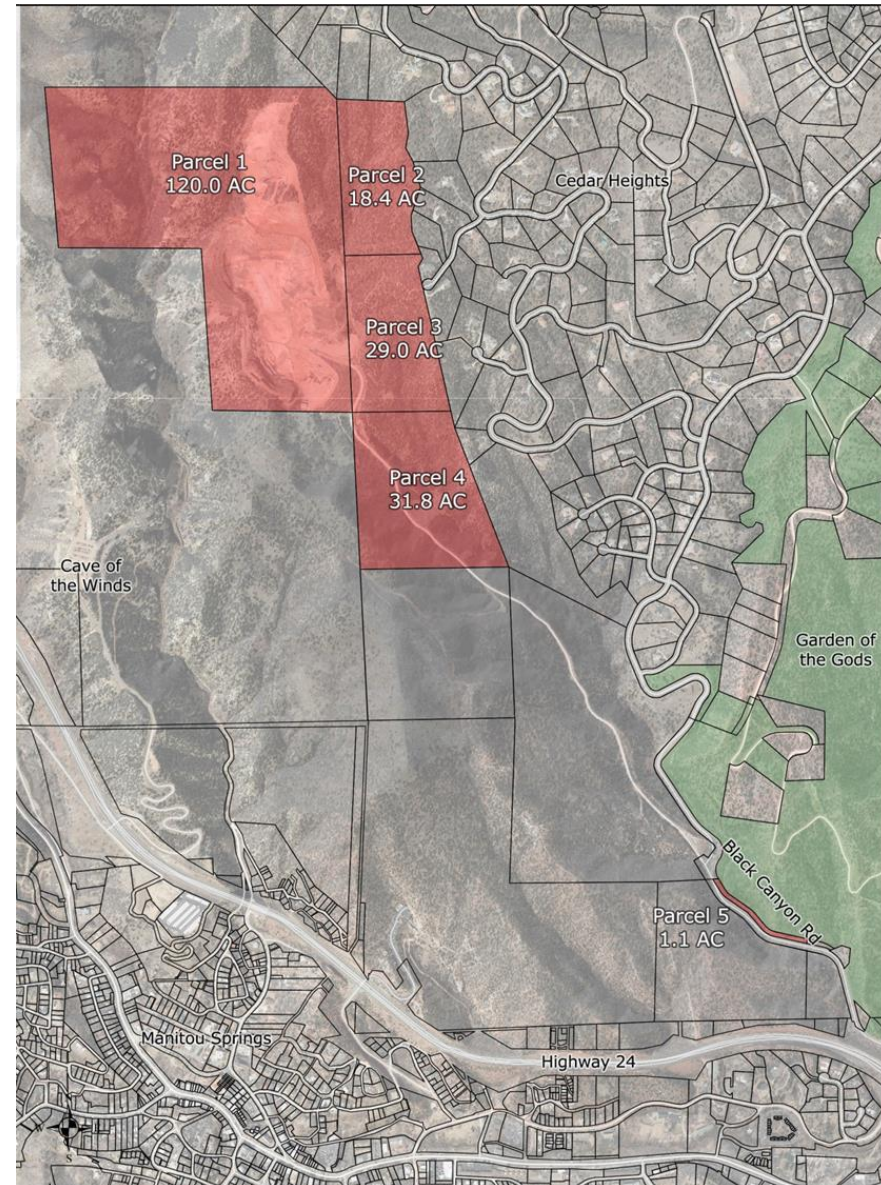
Under the contract City would take over the remaining reclamation work.

The City's cost is likely very close to the State's cost to do it. The State estimated that they would need to spend \$340,000 to move dirt to smooth the slopes and for seeding for native grass to grow.

I indicated that the City's cost could be as much as \$400,000 to provide for some space in that number but the cost could also be lower.

Upon transfer of the permit, and a commitment that the City does not intend to continue mining, the City will have five (5) years to conduct reclamation.

During that time we would work with the Division of Reclamation, Mining and Safety to determine if we can convert some aspects of the reclamation plan to recreational uses such as leaving the area where we would construct a trailhead parking area without new vegetation, that would then be destroyed for the parking area.



Department of Local Affairs

Mineral Impact Assistance Fund

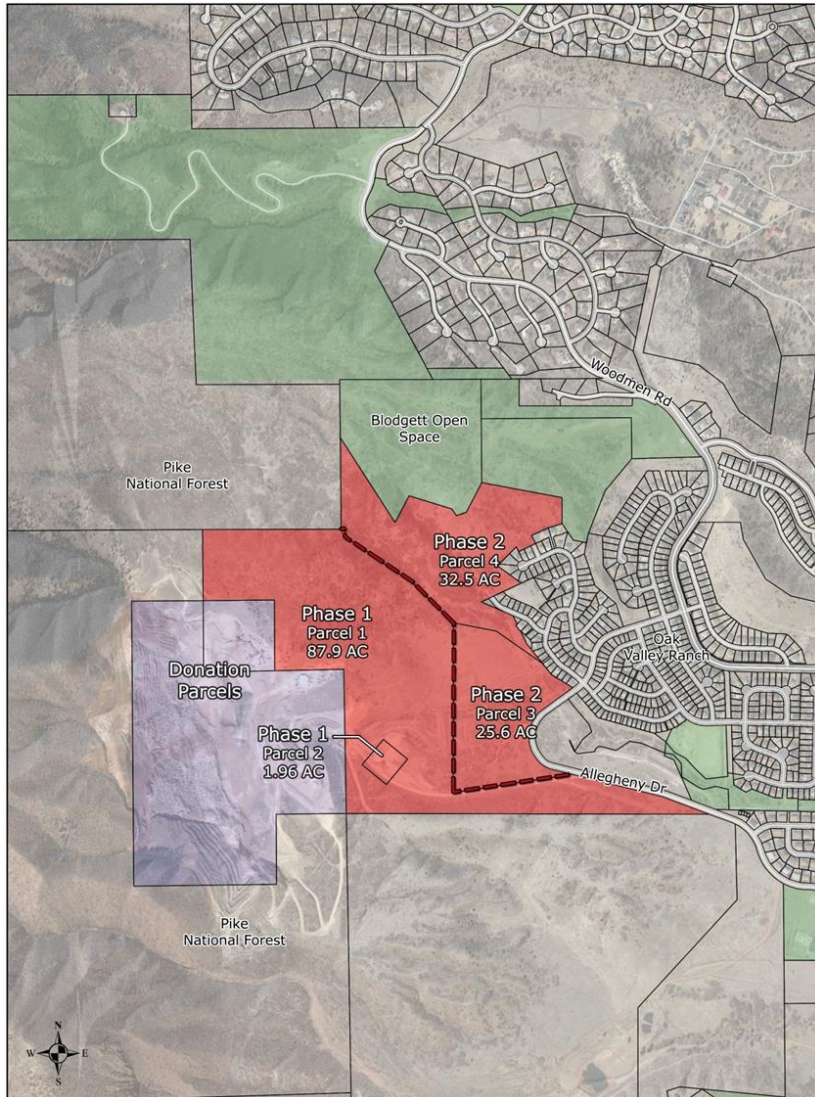


- The purpose of the EIAF Program is to assist political subdivisions that are socially and/or economically impacted by the development, processing, or energy conversion of minerals and mineral fuels. Funds come from the state severance tax on energy and mineral production and from a portion of the state's share of royalties paid to the federal government for mining and drilling of minerals and mineral fuels on federally-owned land.
- Tier 1: up to \$200,000; Tier 2: up to \$1M
- 1:1 match required – Can use land acquisition cost as a match for up to a year
- 2020 deadlines:
 - August 1, 2020 - Hearings conducted in November.
 - December 1, 2020 - Hearings conducted in March 2021.

Pikeview Frontage Property

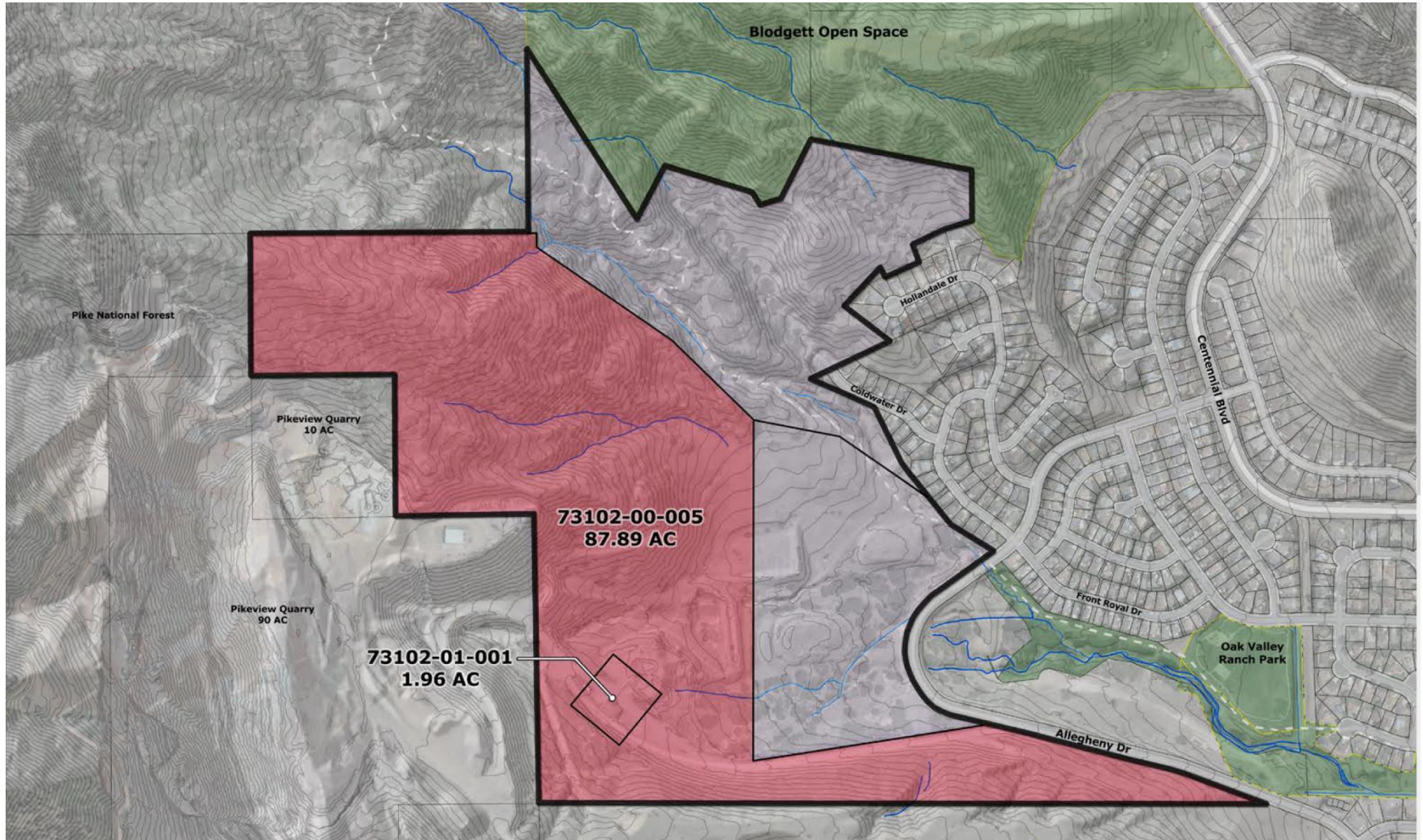


Pikeview Frontage Properties



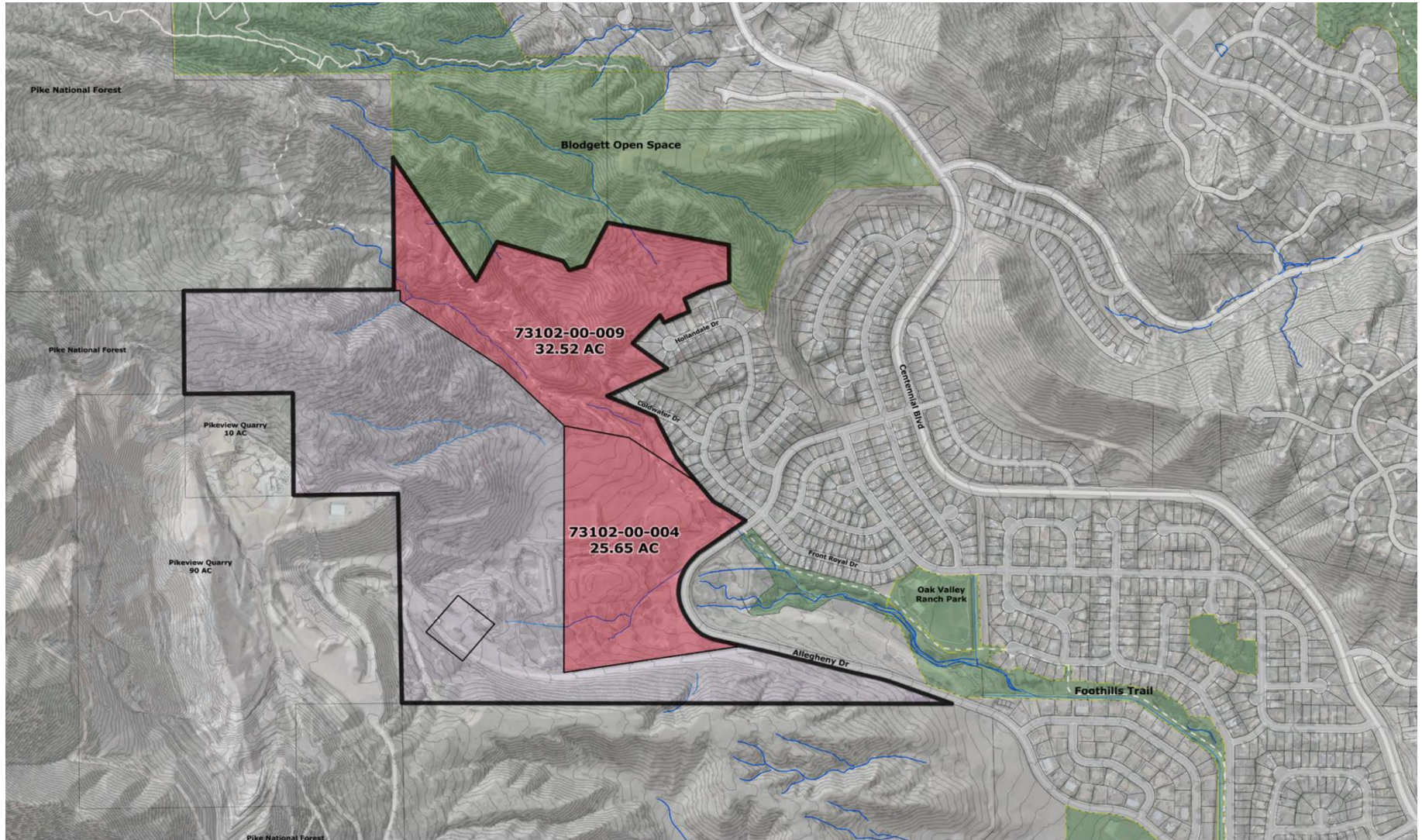
- Acquisition of the 148.02 acre Pikeview Frontage Property will require the appraised value of \$6,660,000 from the TOPS Open Space Category.
- These acres will be acquired with the assistance of The Conservation Fund and TCF will immediately transfer the Phase I property to TOPS for a cost of \$4,043,250.
- Finally, TCF agreed to reduce its standard professional service fee from 5% to 1.5% of the total value of the Phase I Frontage Property purchase which is approximately \$60,650.00. For the Phase II acquisition of the Frontage Property the standard 5% will apply and that equals approximately \$130,865.00.
- Phase I frontage acquisition total cost \$4,103,900
- Phase II frontage acquisition total cost \$2,747,615

Pikeview Frontage Phase I



3.50 x 11.00 in <

Pikeview Frontage Phase II



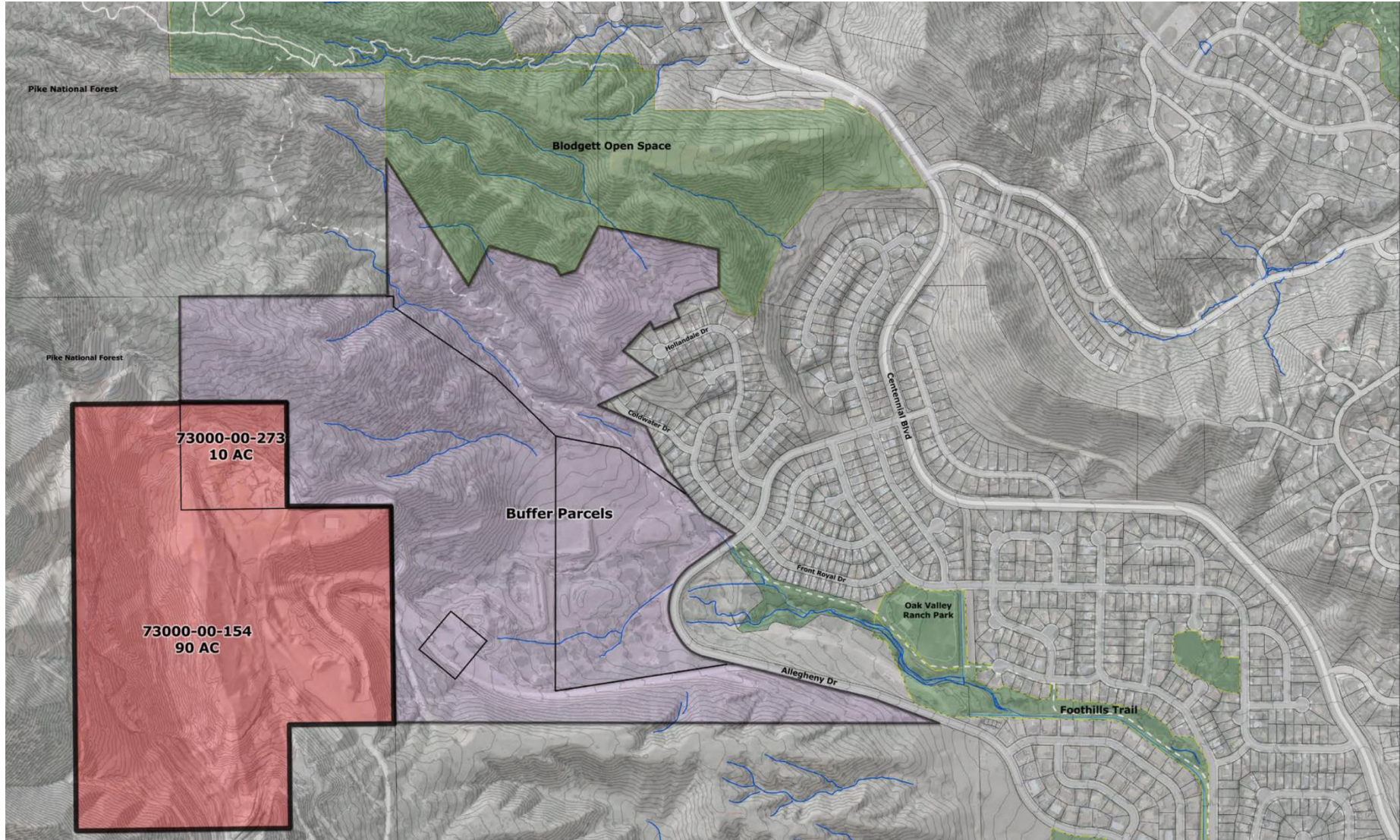




Donation Property



Donation Property



Two Reclamation Approaches



- The City's Open Space acquisitions are contingent on State approval of a proposed change to the method of reclamation at the Pikeview Quarry.
- Reclamation
 - Prior Plan: Blow up the highwalls with explosives and collapse them into the pit. Old school std. approach, called by some Permit Amendment 3
 - New Plan: The highwalls are a stable limestone formation..its best to not touch that so slowly build it up from the bottom with fill that is compacted each step of the way. There won't be voids and the top is not destabilized. This called Permit Amendment 4.
 - Castle Concrete has persuasive engineering to back this up including Dr. Schaller Stanford Phd. with Exponent Engineering
 - Doubled up with Stantech Engineering often used by City Public Works. Stantech has deployed their recreation planning division on this project in preparation for the possible end use as a bike park
 - At the conclusion of the state "Adequacy Review" State DRMS engineers have determined this approach is acceptable. They prepared a staff determination with the rationale responding to each element of the objection lodged by Mr. Warren Dean.
 - Now it is a battle of the experts. The Mined Land Reclamation Board will make the decision whether to approve or disapprove Permit Amendment 4 in late June.
- Questions about cost: Castle Concrete received bids from several qualified companies to complete the reclamation proposed in Permit #4. They have indicated a cost under the \$15 million held in a financial assurance by the State of Colorado.

Draft Concept Plan



COLORADO SPRINGS BIKE PARK CONCEPT PLAN DRAFT - OCTOBER 3, 2017

LEGEND

- | | |
|---|--|
| 1 DAY LODGE PLAZA / MAINTENANCE FACILITY | 14 DOWNHILL JUMP & FLOW TRAIL - Intermediate/Adv |
| 2 TOT TRACK / KIDS PUMP TRACK | 15 DOWNHILL FLOW TRAIL - Beginner/Intermediate |
| 3 SKILLS LOOP - Beginner/Intermediate | 16 CLIFFSIDE FREEFIDE TRAILS - Intermediate/Advanced |
| 4 FLOW TRAIL DESCENT - Beginner/Intermediate | 17 ALL-MOUNTAIN PERIMETER TRAIL - Bidirectional |
| 5 DUAL SLALOM RACE TRACK - Beginner-Advanced | 18 MULTI-USE ACCESS TRAIL - Bidirectional |
| 6 FLOW/SKILLS TRAIL DESCENT - Beginner/Intermediate | 19 OPEN SPACE TRAIL CONNECTIONS |
| 7 PUMP PARK - Beginner - Advanced | 20 DOG PARK |
| 8 DIRT JUMP ZONE - Beginner-Advanced | 21 RIDE-ALONG TRAINING LOOP |
| 9 SLOPESTYLE JUMP ZONE - Beginner-Advanced | 22 MAIN BIKE/PEDESTRIAN ACCESS |
| 10 PROGRESSIVE DROP TRAIL - Beginner-Advanced | 23 CYCLE CROSS COURSE |
| 11 RETURN/ACCESS TRAIL | 24 BIKE POLO FIELD |
| 12 PINEVIEW GRAVITY TRAILHEAD | 25 SPECTATOR TRAIL w/VIEWING PLATFORMS |
| 13 KIEWIT CLIFFS DOWNHILL TRAILS - Advanced | 26 BMX RACE TRACK |



TOPS Estimated Fund Balance Summary



TOPS 2020 Fund Balance Analysis		TOPS Fund			
Projected ending 2019/beginning 2020 Fund Balance All Funds Summary table	10,613,367	page 83 of budget book			
Actual preliminary available 2019 fund balance*	10,350,705				
2020 Budgeted Revenue	9,884,000				
2020 Expenditure Budget-Operating and CIP	(6,883,826)	page 91 of budget book			
Available for appropriation (projected) for 2020	13,350,879				
Less: Jimmy Camp Creek Supplemental Approp-early 2020	(3,603,900)				
Less: Projected 2020 Revenue Reduction - 10%	(988,400)				
Available for appropriation as of 5/1/20	8,758,579				
Mountain Shadows Open Space Acquisitions	(6,243,900)				
Available balance after Mtn Shadows Acquisitions-Summer 2020	2,514,679				

*unaudited, provided by the Accountants

TOPS Fund Balance by Category Analysis					
Category	% Allowed by TOPS Ordinance	% Expended Life-to-Date			
Administration	3% off top	2.65%			
Maintenance	6% off top	5.36%			
Trails	20% Maximum	16.45%			
Open Space	60% Minimum	50.01%			
Parks	20% Maximum	19.62%			

Proposed Timeline for Approvals



- May 6, 2020 TOPS Working Committee
(7 in favor/1 opposed)
- May 12, 2020 City Council Budget Committee
- May 14, 2020 Parks, Recreation and Cultural Services Advisory Board
(Unanimous recommendation for approval)
- June 8, 2020 City Council Work Session
- June 9, 2020 City Council Regular Session
- June 23, 2020 City Council Second Reading Supplemental Appropriation

Questions?

