

# Garden of the Gods Encroachment Correction Land Exchange

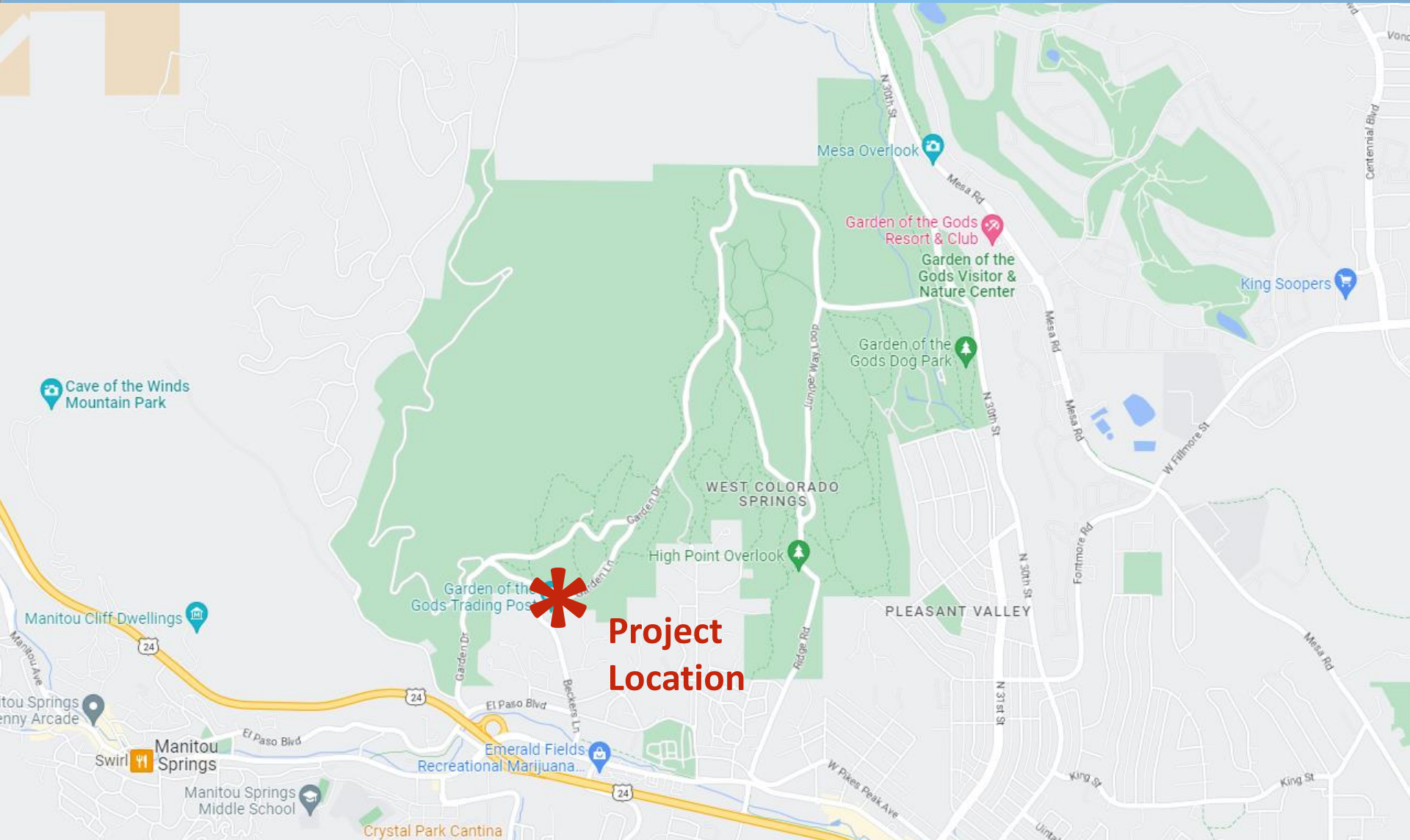
City Council

February 27th, 2023



Britt Haley, Director, Parks, Recreation & Cultural Services Department  
David Deitemeyer, Senior Landscape Architect

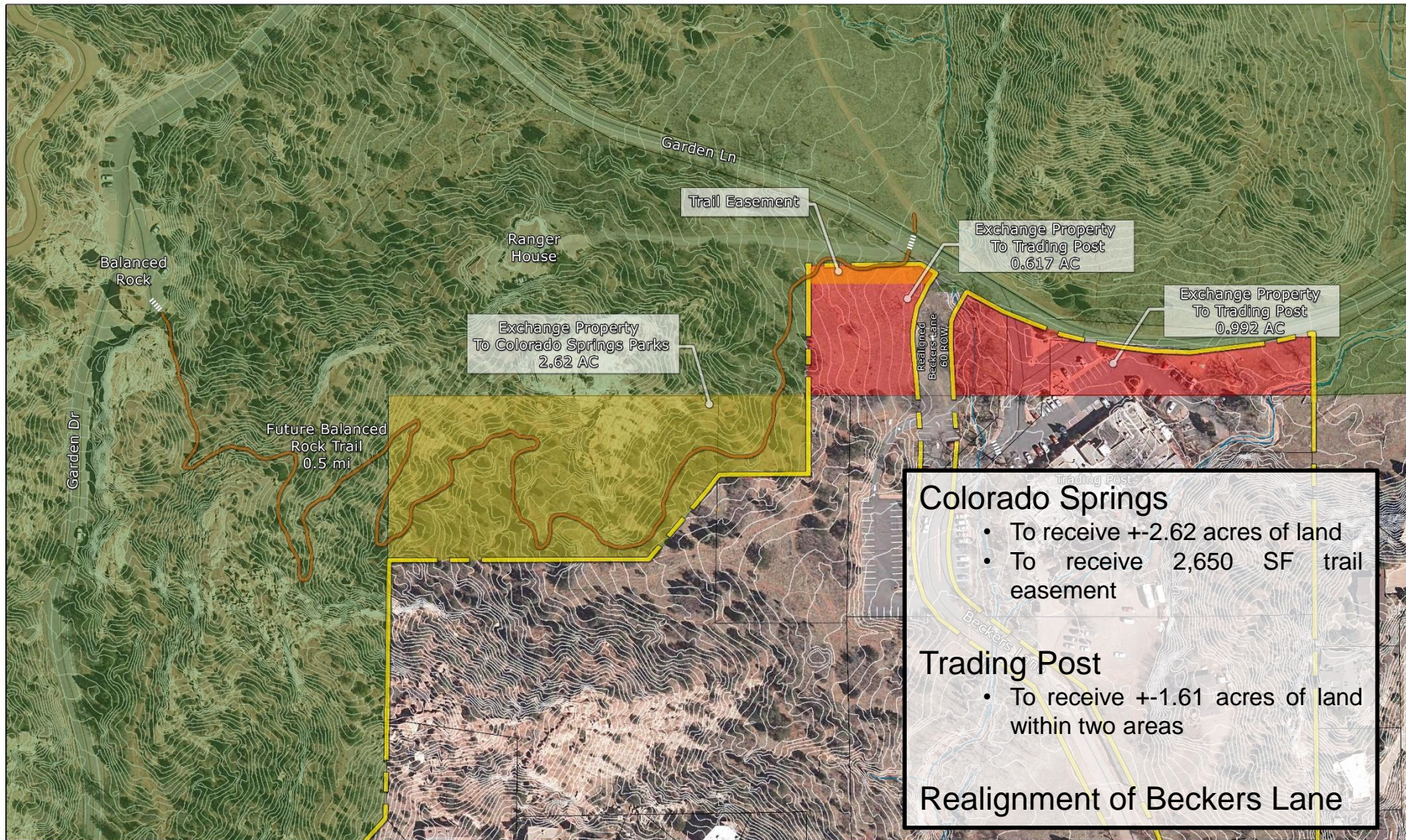
# Garden of the Gods Park



**Project  
Location**



# Land Exchange Transaction Elements



Exchange Property  
To Colorado Springs Parks  
2.62 AC

Trail Easement

Exchange Property  
To Trading Post  
0.617 AC

Exchange Property  
To Trading Post  
0.992 AC

**Colorado Springs**

- To receive +-2.62 acres of land
- To receive 2,650 SF trail easement

**Trading Post**

- To receive +-1.61 acres of land within two areas

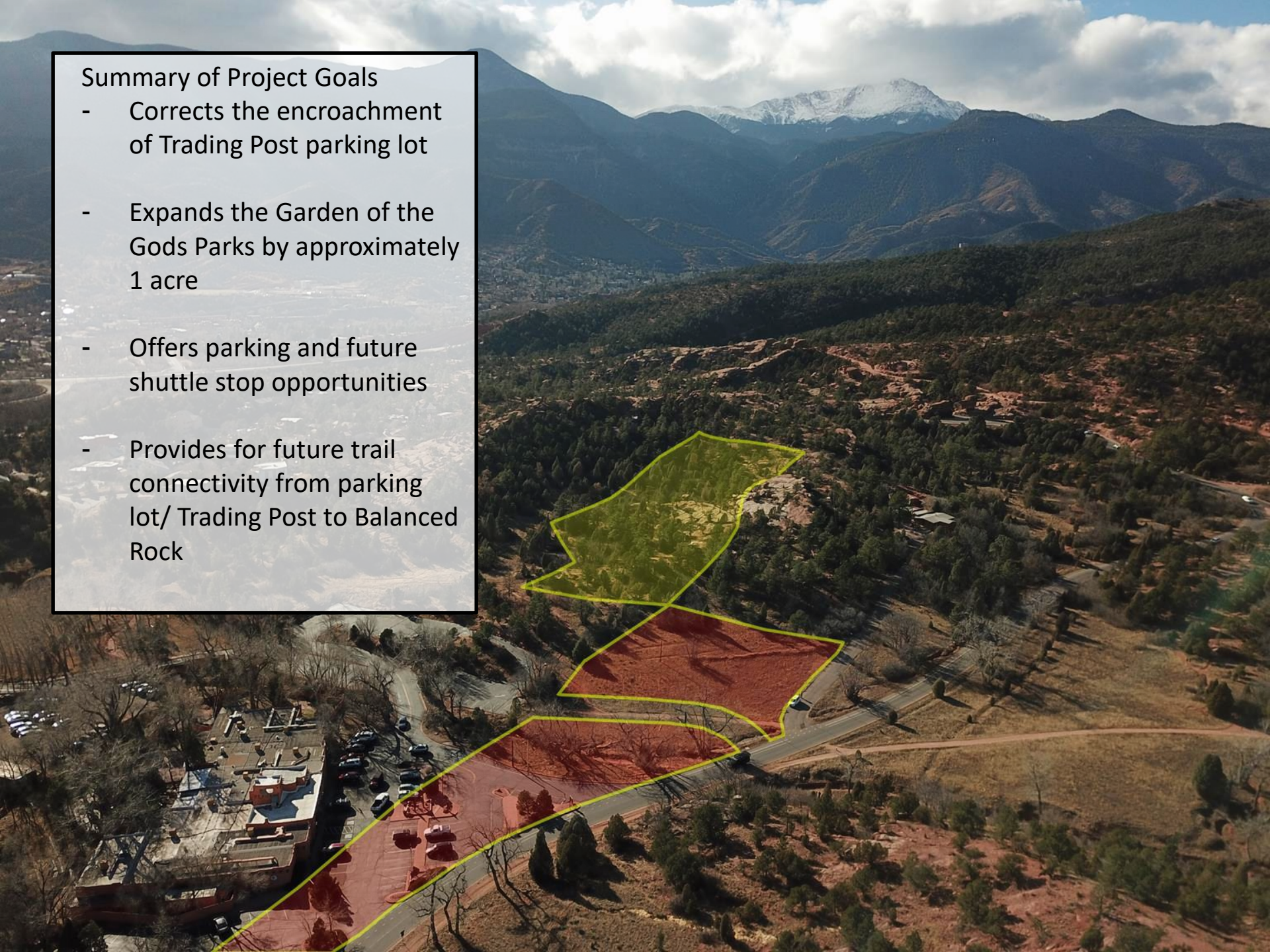
**Realignment of Beckers Lane**

Garden of the Gods Trading Post Exchange Properties



## Summary of Project Goals

- Corrects the encroachment of Trading Post parking lot
- Expands the Garden of the Gods Parks by approximately 1 acre
- Offers parking and future shuttle stop opportunities
- Provides for future trail connectivity from parking lot/ Trading Post to Balanced Rock





# Land Exchange Transaction Elements



- Land exchange does not require an election under the Charter of the City of Colorado Springs, § 11-80 Conveyance of Parkland Requiring Vote, because it is less than two acres of parkland and less than five percent of the total acreage of the entire Garden of the Gods Regional Park and therefore a *de minimus* conveyance.
- The City, pursuant to Chapter 6, Section 6.1, of *The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021*, (“RES Manual”) is authorized to complete a land exchange upon approval by City Council
- Fair Market Value determined by an appraisal and supports the land exchange
  - City Exchange Parcel valued at \$335,000
  - Trading Post Exchange Parcel valued at \$450,000
  - Acknowledge the \$115,000 difference in value

# Project Timeline



## **Parks Recreation and Cultural Service Board**

- December 2022 - Presentation
- January 4, 2023 – Unanimous Recommendation to City Council

## **City Council**

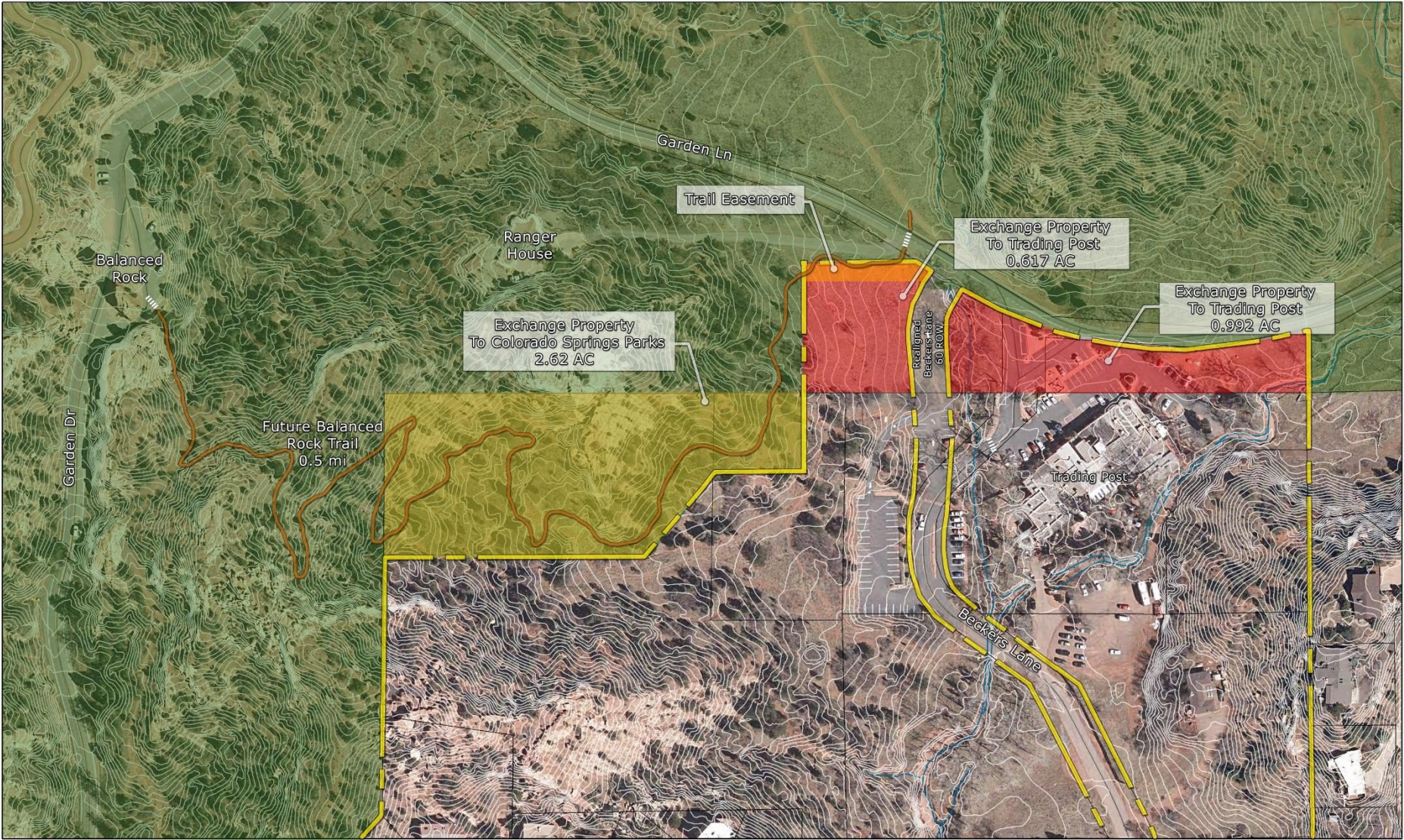
- Work Session February 27<sup>th</sup>, 2023
- Regular Meeting March 14<sup>th</sup>, 2023
  - A motion to approve a resolution authorizing an encroachment correction land exchange at Garden of the Gods Park of greater size and value to the City of Colorado Springs for property with the Garden of the Gods Trading Post

## **Real Estate Transaction**

- 2<sup>nd</sup> Quarter 2023



# Thank you!



Garden of the Gods Trading Post Exchange Properties

