

# Acquisition of up to 246 acres for the expansion of the Corral Bluffs Open Space

City Council  
Regular Session  
August 28, 2018



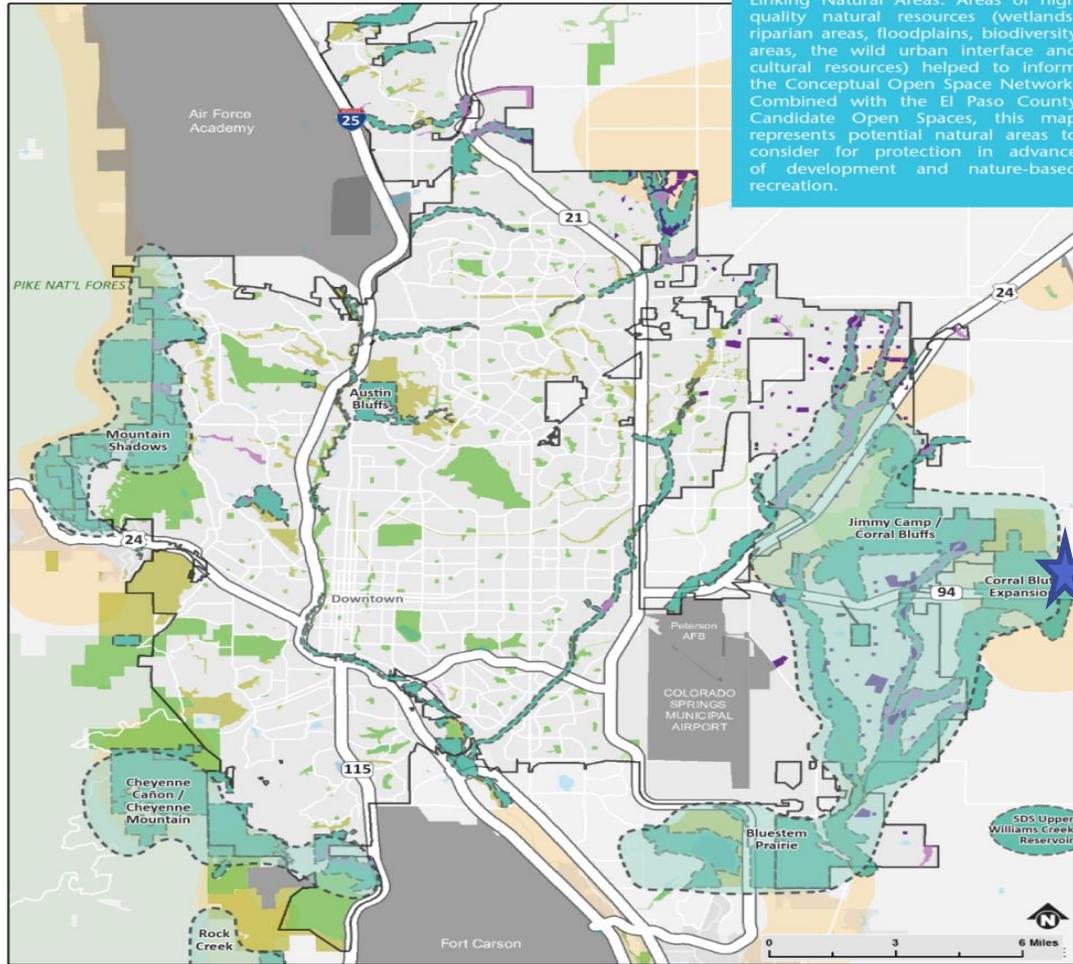
# Project Summary



Ownership:

Larry Bishop and Loretta Branham-Co-Representatives Estate of Everett Bishop

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

# Project Summary



Ownership: Larry Bishop and Loretta Branham-Co-Representatives Estate of Everett Bishop  
Size: approximately 246 ac  
Transaction: Fee Simple Acquisition

## Terms:

- Offer price based on appraisal
- Requesting appropriation authority for the fair market value plus \$32,000 for transaction costs
  - Appraisal, Survey, Fencing, Sign or Monument recognizing the Bishop family, Title Insurance, Environmental Review if necessary, Closing Costs and Recording Fees

## Special Considerations:

- Identified as Candidate Open Space Area in Park System Master Plan
- Natural Resource Target Areas: Bluffs and Mesa Areas, Grassland, Prairie Ecosystems
- Interior property within Corral Bluffs Open Space
- Long-term vision for this Open Space Property

## Access:

- Provides access at State Highway 94

# Bishop Parcels

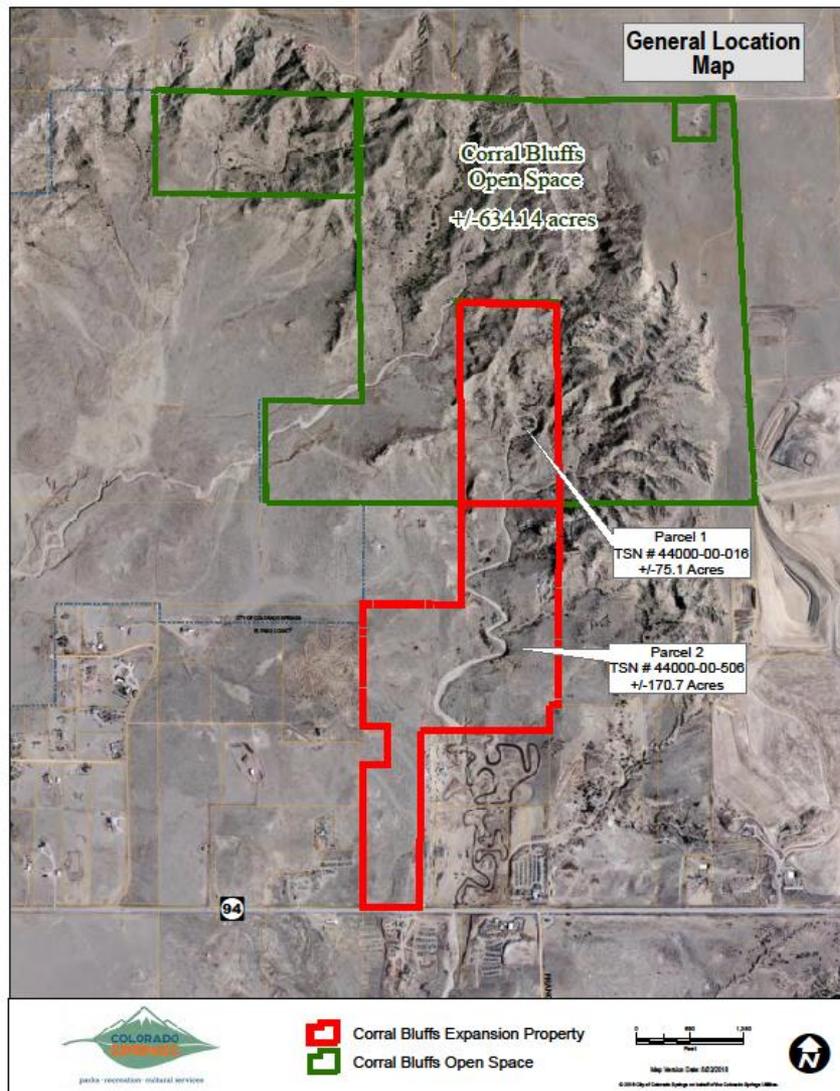




Photo Credit  
Bill Koerner

# Updated 2018 TOPS Revenue



<b>TOPS Funding Category</b>	<b>Restrictions</b>	<b>2018 Approx. Annual Revenue</b>
TOPS - Admin	Max. 3% Administration – Limited to TOPS Projects	\$275,040
- Maintenance	Max. 6% Maintenance - Limited to TOPS Projects	\$550,080
- Open Space	Min. of 60% - Limited to Open Space Acquisition and Open Space Stewardship of TOPS acquired open space	\$5,005,728
, - Trails	Max. of 20% - Limited to new trail construction	\$1,668,576
- Parks	Max. of 20% - Can be used for park acquisition, development, renovation, and maintenance	\$1,668,576
<b>TOTAL ANNUAL ESTIMATED REVENUE:</b>		<b>\$9,168,000</b>
		6

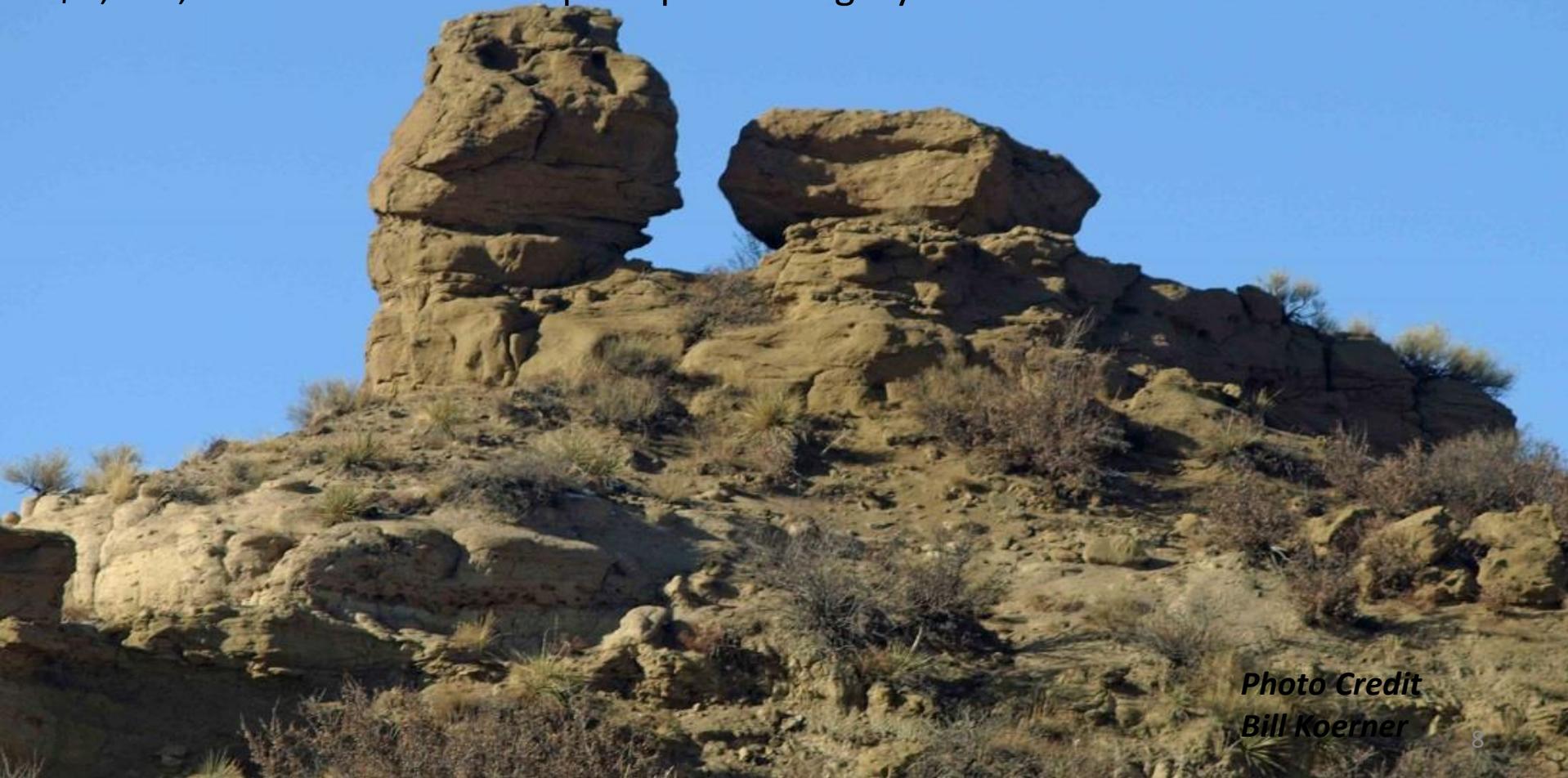


## Timeline / Approval Process

- TOPS Working Committee: June 6, 2018
- Parks and Recreation Advisory Board: Presentation - June 14, 2018
- Parks and Recreation Advisory Board: Action - July 12, 2018
- City Council Work Session: Presentation - July 23, 2018
- City Council Regular Session: Resolution Action - August 28, 2018
- City Council Regular Session: Appropriation 1<sup>st</sup> Reading – September 11, 2018
- City Council Regular Session: Appropriation 2<sup>nd</sup> Reading- September 25, 2018

# Recommendation

A motion to approve the acquisition of up to 246 acres of property as an expansion of the Corral Bluffs Open Space in the amount of up to \$1,078,000 from the TOPS Open Space Category.



*Photo Credit  
Bill Koerner*



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