

Stratton Park Acquisition (PEO Chapter House)

City Council Work Session

November 22, 2021

**Karen Palus, Parks, Recreation and Cultural
Services Department Director**

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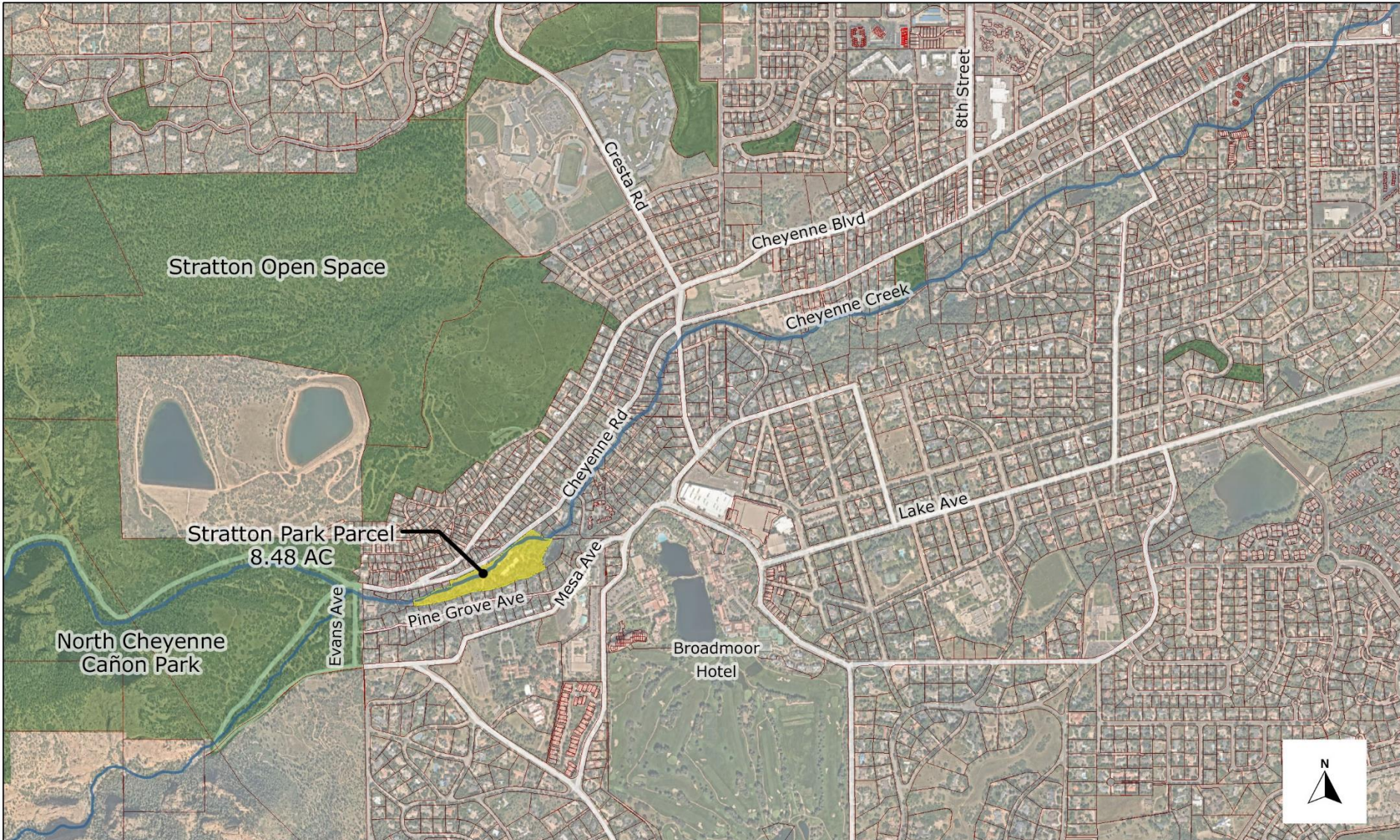
**Britt Haley – Parks Design and
Development Manager**



Stratton Park



Stratton Park



Stratton Park



Stratton Park History

1900 – WS Stratton purchases the Colorado Springs street railway company

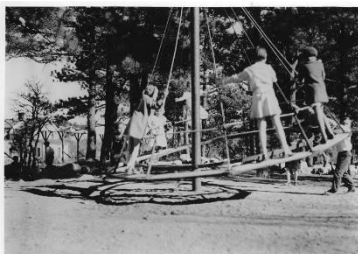
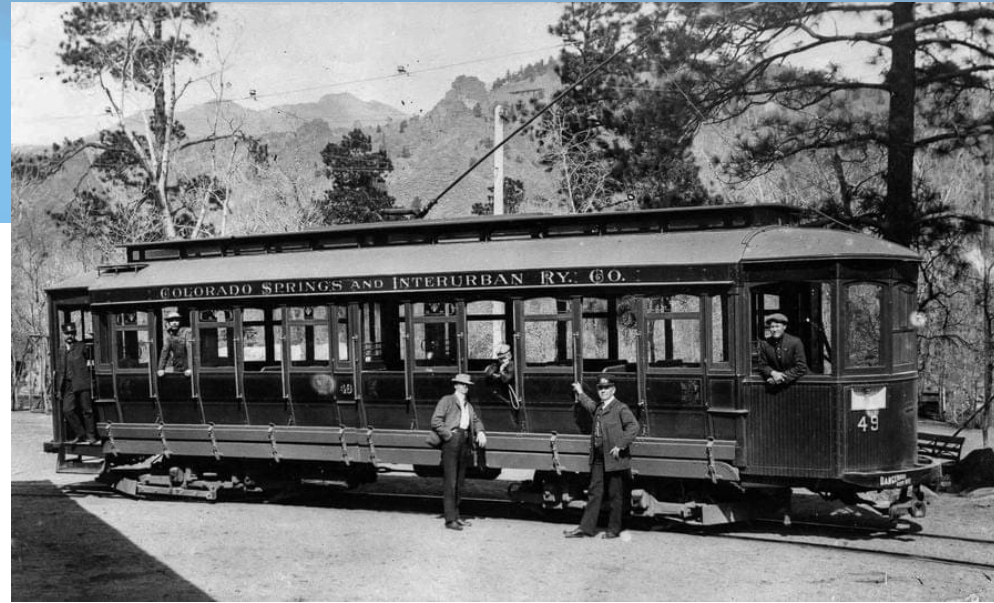
1901 – Park construction began by the Colorado Springs and Interurban Railway Co.

1902 – Park dedication on June 12. Amenities in the park at the time included \$6,000 pavilion where refreshments are served, a bandstand with reception room and toilet, eight rustic bridges crossed the creek

1902 – WS Stratton dies on September 14.

1906 – Sculpture of WSS is placed in Stratton Park. This sculpture was moved to Nevada Ave. and Vermijo St. in 1923 and later to the Stratton Home. A copy of the sculpture was later made and donated to the City by the Home. This is located at the corner of Nevada Ave and Pikes Peak Blvd.

1907 – A new pavilion is erected at the cost of \$20,000.



Stratton Park History

1924 – The Stratton estate sells land on the south side of Stratton Park with a half mile frontage on Dixon avenue. Pierce Kampe, the new owner plans to create a residential district known as Stratmoor.

February 1925 – The Stratton Home sells a 20 acre parcel of Stratton Park to real estate developer Pierce Kampe. The tract will have space for 60 lots. It included the site of the park pavilion, which was being torn down and relocated to the Stratton Home property for use a community center. The section of the park that included the bandstand will be retained by the Stratton estate as a public park and thoroughly renovated.

1954 – In discussing the future of Stratton Park, Carl Chamberlain, trustee of the Stratton Home, said “We prefer to see Stratton Park preserved as a park if arrangements can be made for its maintenance and improvements.” At that time the park was described as containing a small pavilion that is used by park visitors. (Gazette, 4/6/1954)

1966 – The PEO Chapter house is dedicated. The house is located on 8.55 acres of Myron Stratton Home property. It was bought with the condition that it must retain the property as a natural park where possible, plans must be submitted to the Myron Stratton Home, and trees, with the exception of cottonwoods and willow, must be preserved. (Gazette, 10/23/1966, “Dream Comes True for 166 PEO Chapter House...”)



Stratton Park



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Stratton Park



Transaction Overview



Partnership with the Golden Lotus Foundation, a local 501c3 organization

- Golden Lotus Foundation secured the purchase contract –Offer at \$2.3 M subject to appraisal
- City brings funding to help acquire the park land
- City owns and controls the land
- Golden Lotus Foundation operates the property in its interim stage
- Golden Lotus Foundation raises funds for construction and development of Asian Heritage features.

Asian Heritage Center

- Botanical Garden
- Tea House
- Space for an International Cultural Center to publicize and promote Asian Cultural activities

Agreements for the partnership

- Memorandum of Agreement for acquisition
- Operational Agreement for the interim use of the property and building
- Capital Development and Operational Agreement for future improvements and long-term use of the property





Our Mission

Celebrate tradition and inspire passion for Asian heritage through community resources, education programs, and expand support for culture projects.

Our Vision

Golden Lotus Foundation seeks to provide premier opportunities for all generations to experience Asian heritage and traditions.

Seattle's 3.5 Acre Japanese Garden



Seattle Example



- Seattle Japanese Garden is 3.5 acre urban sanctuary. Winding paths and benches invite you to view the garden slowly and mindfully, in all of its detail - stones, water, lanterns, bridges, buildings, plants and animals.
- Seattle also partnered with a nonprofit organization to operate the Garden
- In January 2016, the Arboretum Foundation became the primary support organization to Seattle Parks and Recreation in the operations of Seattle Japanese Garden. A 501 (c) 3 nonprofit organization, the Arboretum Foundation provides programming, community outreach and fundraising for the garden.



2021 Park Land Dedication Funding Available



2021 Estimated Available Fund Balance

\$ 2,274,845

10% 2021 Reserve

\$231,400

Total

\$ 2,506,245

Proposed Timeline



- November 9th- City Council Budget Committee review
- November 18th - Parks Board Consideration
- November 22nd - City Council Work Session
- November 23rd and December 14th - City Council Regular Session Votes
- December 2021- Closing if possible



Questions?

