

Acquisition of 64.033 acres for the expansion of the Blodgett Open Space

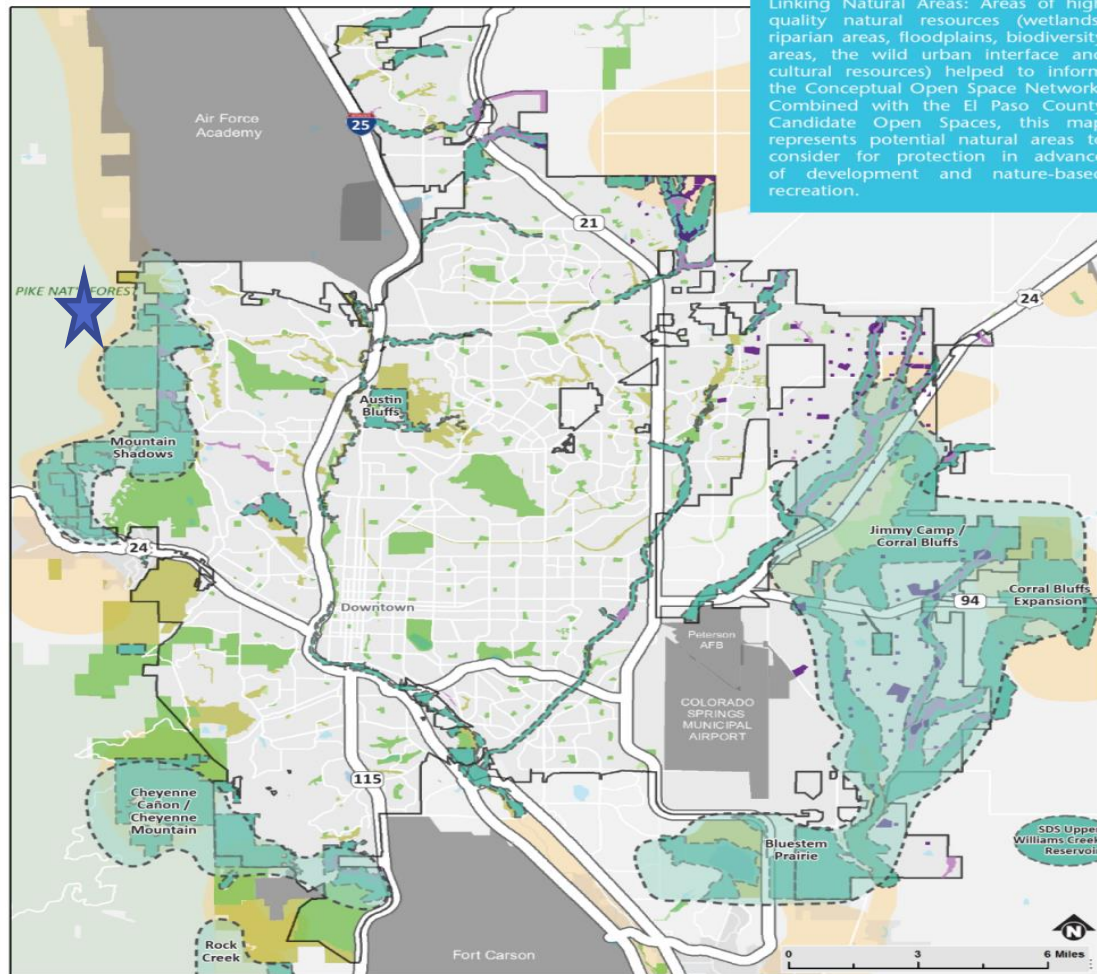
City Council
August 28, 2018



Partnership with Trust for Public Land



Map 27: Open Space Candidate Areas

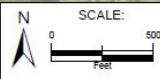
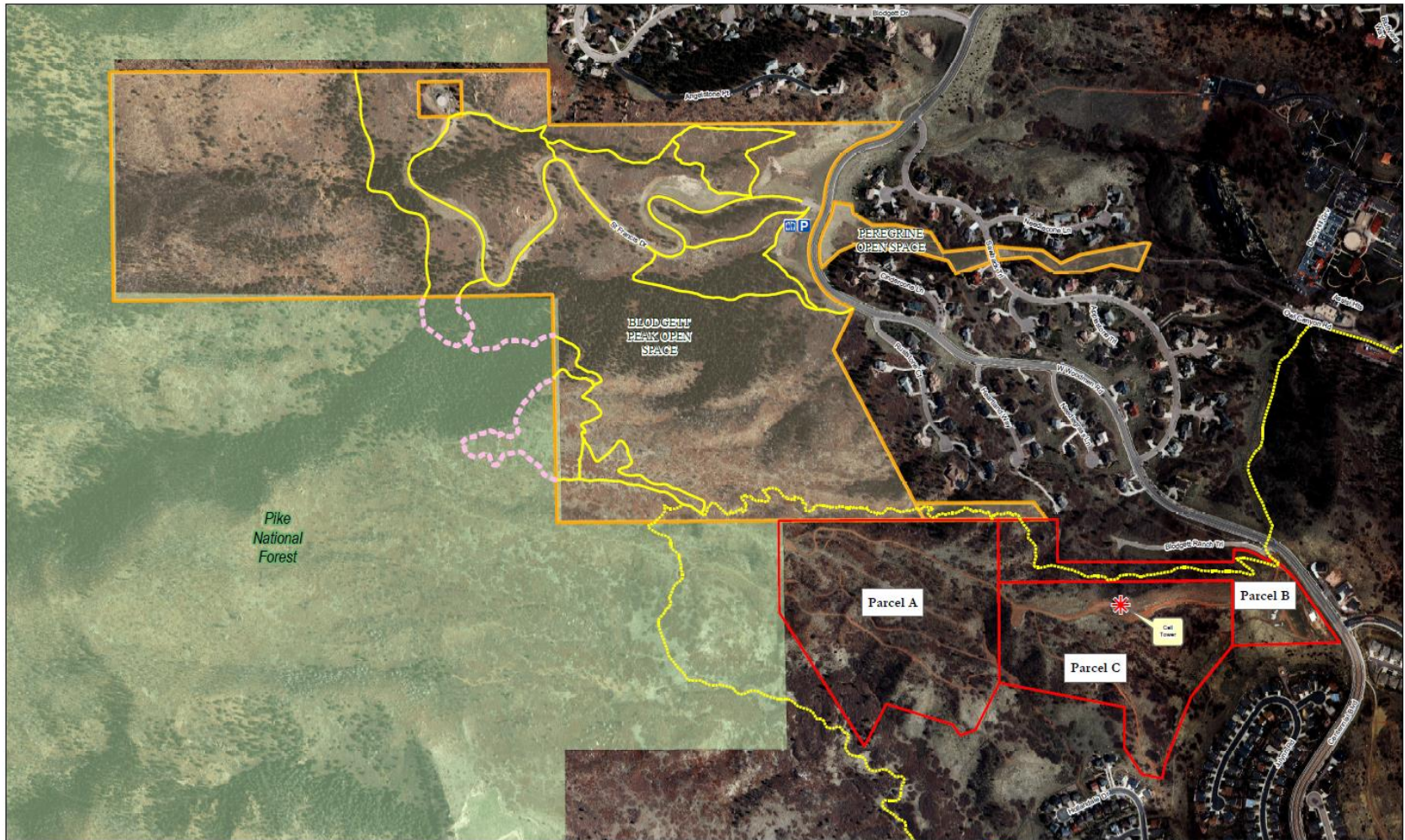


Linking Natural Areas: Areas of high quality natural resources (wetlands, riparian areas, floodplains, biodiversity areas, the wild urban interface and cultural resources) helped to inform the Conceptual Open Space Network. Combined with the El Paso County Candidate Open Spaces, this map represents potential 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

“The Trust for Public Land is protecting the places that make Colorado a great place to live, work, and play. Whether building a city playground or preserving a family ranch, we’re working to ensure the promise of livable communities for generations to come.”

Three Parcels



Blodgett Peak Open Space and Adjacent Properties

Date: 7/3/2018

State Plane Coordinates
Colorado Central Zone

NAD83 - US Survey Feet
Vertical Datum - NGVD29

Planned City Trails
Existing City Trails
Pike National Forest Trails

Open Space
Adjacent Parcels

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Project Summary

Ownership:	T Slattery LLC/ Trust for Public Land has secured an option to purchase the property
Size:	64.033 acres
Transaction:	Fee Simple Acquisition

Terms:

- Purchase price of \$768,500 based on appraisal at fair market value
- Requesting appropriation authority at fair market value plus \$10,000 for a total of \$778,500.
 - Appraisal, Survey, Title Insurance, Phase I Environmental Report, Closing Costs and Recording Fees

Special Considerations:

- Acquisition in partnership with Trust for Public Land
- Identified as Candidate Open Space Area in Park System Master Plan
- Natural Resource Target Areas: Mountain Backdrop
- Adjacent to Blodgett Open Space
- Each parcel has a conservation easement held by El Paso County
- Parcel B includes an 864 square foot barn-type structure near the frontage on West Woodmen Road
- Parcel C is encumbered by an exclusive telecommunications easement and barn structure to house the equipment. Parcel C also has a nonexclusive easement for the telecommunications facility access.

Access:

- Woodmen Road and Blodgett Ranch Trail

View from Parcel C to North/East



Telecommunications “barn”



View to the East



Looking North from Parcel C to Parcel A



Northern Boundary with Pike National Forest



View to North/East



View to East



View to the South



Updated 2018 TOPS Revenue



TOPS Funding Category	Restrictions	2018 Approx. Annual Revenue
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
TOTAL ANNUAL ESTIMATED REVENUE:		\$9,168,000
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Timeline / Approval Process

- TOPS Working Committee: Approved the acquisition on July 11, 2018
- Parks, Recreation & Cultural Services Advisory Board:
 - Presentation July 12, 2018
 - Action August 9, 2018
- City Council Work Session: Presentation – August 13, 2018
- City Council Regular Session: Action - August 28, 2018
- City Council Regular Session: Appropriation – September 11, 2018

Recommendation

A motion to approve the acquisition of 64.033 acres of property as an expansion of the Blodgett Open Space for the appraised value of \$768,500 plus \$10,000 for real estate transaction costs from the TOPS Open Space category.



*Photo Credit
David Deitemeyer*

Questions?

