



Legislation Text

File #: 16-773, **Version:** 1

A Resolution Authorizing a Land Exchange between the City of Colorado Springs and the Crest at Woodmen LLC

Presenter:

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Summary:

The proposed resolution will approve a land exchange between the City of Colorado Springs and the Crest at Woodmen, LLC, which will provide a connection from Cottonwood Creek Trail north to Woodmen Road. The properties to be exchanged are of approximately equal size and equal value.

Previous Council Action:

City Council was presented the proposal at its March 27, 2017 Work Session.

Background:

The Crest at Woodmen, LLC ("Property Owner") is the owner of the former Current USA facility site located at Woodmen Road and Vincent Drive, just east of Interstate 25 ("Current Facility Site"). The Property Owner approached the Parks Department in 2016 requesting an exchange of land they owned on the eastern boundary of the Current Facility Site for a portion of City property designated as park land on the western boundary of the Current Facility Site which is adjacent to the east side of Vincent Drive, just south of Woodmen Road as depicted in Exhibit A ("City Property").

The existing park land, of which the City Property is a portion, is 2.26 acres and was donated to the City in 2002 with the intention that it would be used for the Cottonwood Creek Trailhead, including parking. In late 2011, as part of the Pikes Peak Rural Transportation Authority (PPRTA) project to improve Vincent Drive, the Cottonwood Creek channel and the Cottonwood Creek Trail, Vincent Drive was realigned to the east. The realignment allowed for the roadway to utilize an existing, structurally sound roadway crossing of Cottonwood Creek (formally on the Current Facility Site). The realignment of the roadway divided the park land on the southern section of the parcel rendering the park land east of Vincent Drive no longer useable as a trailhead.

Only a 1.489 acre portion of the park land parcel is proposed to be included in the exchange with the Property Owner. The remaining 0.77 acres of park land would remain under City ownership. During the PPRTA project, access to this 0.77 acre portion was improved with a new trail connection. Additionally two dedicated parking areas were constructed to serve the Cottonwood Creek Trail trailhead. The parking areas consist of a gravel parking area south of Cottonwood Creek and a paved strip trailhead north of Cottonwood Creek.

The Current Facility site is directly east of the City Property. Although the City Property is no longer usable as a trailhead, it could be developed by the Property Owner as part of the Current Facility Site.

The parcel of land that the City will receive in the exchange from the Property Owner is a 1.49 acre parcel that is along the eastern boundary of the Current Facility site from Cottonwood Creek north to Woodmen Road as depicted in Exhibit B (“Crest Property”). The Parks Department intends to use the Crest Property to create a new trail corridor to connect the Cottonwood Creek Trail north to Woodmen Road and to an existing 10’ wide concrete trail along the south side of Woodmen Road. The proposed trail connection will serve as an off street non-motorized recreational trail, which would improve user safety and connectivity of the trail system, which is a component of the Parks System Master Plan.

The Cottonwood Creek Trail connection between Vincent Drive and Academy Boulevard is currently not constructed, which creates a significant gap in the trail system. While the designs to connect the Cottonwood Creek Trail from Vincent Drive to Academy Boulevard are currently underway, construction of that segment of the trail is not anticipated to be completed until 2019 at the earliest. Until this segment is completed, the trail connection provided through the proposed land exchange will establish a much needed, legal, off-street access providing recreational and commuter access from the Pikes Peak Greenway Trail and Cottonwood Creek Trail to Woodmen Road and the Academy Boulevard corridor.

The properties to be exchanged are of approximately equal size and equal value. Appraisals were conducted on both parcels. The values of the parcels were comparable. This item supports the City’s strategic goal relating to investing in infrastructure by creating a trail connection between the Cottonwood Creek Trail and Woodmen Road, thus enhancing the City’s overall trail system.

Financial Implications:

The costs associated with the land exchange include appraisals, survey, title work and closing costs. The Parks Department paid for the cost of an appraisal on the Crest Property. All other fees associated with the land exchange transaction will be paid by the Property Owner.

Board/Commission Recommendation:

Staff presented the land exchange proposal to the Parks and Recreation Advisory Board on January 12, 2017, as an information item and February 9, 2017 as an action item. The Parks and Recreation Advisory Board voted unanimously to recommend that City Council approve the land exchange between the City and Crest at Woodmen, LLC.

Stakeholder Process:

City Planning and the Crest at Woodmen held a public meeting in the spring of 2016 to discuss the proposed redevelopment with the adjacent neighbors. Comments were collected specific to the proposed development and trail corridor adjacent to the neighborhood east of the development. Overall the neighborhood was in support of the development, but expressed the lack of interest for trail connections into their neighborhood.

Alternatives:

Decline the proposed land exchange. The Parks Department will continue to manage the existing City of Colorado Springs parcel located along Vincent Drive.

Proposed Motion:

Move to approve the Resolution authorizing a land exchange between the City of Colorado Springs and Crest at Woodmen, LLC.

N/A