



Legislation Text

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A Resolution Authorizing Acquisition of a 0.789 Acre Parcel for the Sand Creek Trail

Presenter:

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Summary:

Parks, Recreation and Cultural Services Department staff requests approval of an acquisition of a 0.789 acre parcel containing an existing Sand Creek Trail segment and a budget transfer within the Trails, Open Space and Parks (TOPS) Fund to provide continued legal public access on the Sand Creek Trail. This request would transfer \$85,000 from the TOPS Legacy Loop project to the TOPS Sand Creek Trail Planning, Acquisition and Development project. This property acquisition will provide continuous trail access under Dublin Boulevard for the Sand Creek Trail.

Background:

The property proposed for acquisition is a 0.789 acre unplatted parcel which includes a reach of the Sand Creek Trail, providing underpass connectivity at Dublin Boulevard. In the fall of 2019, the owner approached the City of Colorado Springs Parks, Recreation and Cultural Services Department with his interest in selling this property to the City. Currently, the property is owned by Ridgeview Development, LLC, Swat I LLC, and Rocolo I LLC. This property was previously pursued for acquisition to formalize public access, but liens registered against the property prevented finalizing a transaction. A review of the property's title has confirmed that the liens have now been satisfied and the property can be purchased by the City. In February of 2020, the property was appraised for a value of \$81,000. The transfer of \$85,000 will cover the cost of the appraisal and closing costs associated with acquisition.

As of July 31, 2020, the TOPS Legacy Loop project has a balance of approximately \$1.9 million. As part of the 2020 Pikes Peak Rural Transportation Authority (PPRTA) Budget, the Pikes Peak Greenway Trail, a significant portion of Legacy Loop, received an additional \$1.2 million, which will be used for grant purposes and construction costs for portions of the Legacy Loop. The Legacy Loop is also a candidate for additional funding for the 2021 TOPS Trails category budget.

Previous Council Action:

N/A

Financial Implications:

In February of 2020, the property was appraised for a value of \$81,000. The transfer of \$85,000 will cover the acquisition, the cost of the appraisal and closing costs associated with acquisition.

The TOPS Legacy Loop Project balance as of July 31, 2020 was \$1,962,341. A temporary \$85,000

reduction in the project balance for Legacy Loop will not negatively impact or delay any project build out in 2020 or 2021 for the Legacy Loop. Additional funds for the Pikes Peak Greenway portion of the Legacy Loop Project became available through Pikes Peak Rural Transportation Authority funding in the amount of \$1.2 million which will replenish the transfer of \$85,000. In addition, staff has requested that the Legacy Loop Project receive additional TOPS Trails Category Funding for the 2021 budget cycle.

City Council Appointed Board/Commission/Committee Recommendation:

The TOPS Working Committee considered this request on August 5, 2020 and unanimously recommended approval of the acquisition to the Parks, Recreation and Cultural Services Advisory Board (Parks Board). Additionally, the Parks Board considered this request on August 13, 2020 and unanimously voted to support the acquisition. This project transfer request was also presented to the City Council Budget Committee at the August 11, 2020 meeting.

Stakeholder Process:

The TOPS Working Committee received a presentation concerning this request on July 1, 2020 and the Parks Board received a presentation at its public meeting on July 9, 2020. The TOPS Working Committee considered this acquisition for action on August 5, 2020 and the Parks Board considered the acquisition at its August 13, 2020 meeting. TOPS Working Committee meetings and Parks Board meetings are public meetings and provide opportunities for public comment.

Alternatives:

Staff considered an alternative route that would bypass this location for the Sand Creek Trail if this parcel is not acquired. This alternative is less desirable because it utilizes sidewalk along Dublin Boulevard and requires a street crossing at a busy intersection at Dublin Boulevard and Peterson Road. This alternative would also require additional trail construction. Based on current construction costs, staff estimates this alternative route to cost \$91,200.

Proposed Motion:

A motion to approve a resolution authorizing acquisition of a 0.789 acre parcel for the Sand Creek Trail

N/A