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Title:	A Resolution Authorizing a Land Exchange Between the City of Colorado Springs and Interquest Westside LLC, a Delaware Limited Liability Company				

Presenter:
Karen Palus, Director - Parks, Recreation and Cultural Services
Sarah Bryarly, Park Development Interim Manager - Parks, Recreation and Cultural Services

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2/14/2017	1	City Council	adopted	Pass
1/23/2017	1	Council Work Session	referred	

A Resolution Authorizing a Land Exchange Between the City of Colorado Springs and Interquest Westside LLC, a Delaware Limited Liability Company

Presenter:

Karen Palus, Director - Parks, Recreation and Cultural Services
Sarah Bryarly, Park Development Interim Manager - Parks, Recreation and Cultural Services

Summary:

The City of Colorado Springs Parks, Recreation and Cultural Services Department (Parks Department) has proposed a land exchange between the City of Colorado Springs and the Interquest Westside LLC, a Delaware Limited Liability Company (Interquest Westside LLC). The proposed land exchange provides an opportunity to achieve several major goals identified in the Colorado Springs Parks System Master Plan including: providing additional sport complexes, providing additional fields in the north portion of Colorado Springs, conservation of water through the use of artificial turf, and to enhance and formulate strong and broad partnerships.

Previous Council Action:

N/A

Background:

In January 2013 representative from the Robert Scott Hall Field of Dreams Foundation (Scott Hall Foundation) approached the Parks Department to discuss potential locations for a new sports

complex within Colorado Springs. The Scott Hall Foundation arose after the untimely death of Scott Hall, in 2012. He was a champion of youth sports, primarily baseball, on Colorado Springs' north side. It was a dream of his, and others on the Scott Hall Foundation, to have a baseball/softball/soccer park in the north part of Colorado Springs to complement the El Pomar Youth Sports Complex within the southern part of Colorado Springs. Over the next several years the Parks Department and the Scott Hall Foundation worked together to develop a partnership and agreement to work together. The Scott Hall Foundation during this time also worked to assemble a team of professionals to develop the design of the sports complex. In the fall of 2015 a press conference was held on the Larry Ochs Sports Complex site to kick start the master planning process.

The first public meeting was held on November 12, 2016. There were about 65 community members who attended this meeting. At this meeting the Parks Department introduced the project and the project team. Immediately concerns were raised by the surrounding neighborhood about traffic, congestion, noise and light pollution. Upon hearing the concerns, the Parks Department and Scott Hall Foundation, conducted a traffic study and worked with City Traffic Engineers, worked with industry leaders in the sport lighting field, examined potential uses within the Preble Meadow's Jumping Mouse habitat, and access off of Powers Boulevard. In addition the Scott Hall Foundation continued to develop the sports complex design to better articulate to the community how the fields could be aligned and their proximity to surrounding homes.

During the January 20, 2016 meeting Staff presented the information collected. The industry leaders were invited to engage the community. During the meeting the community expressed their concerns and requested the Parks Department to explore alternative access to the property or find a new location. Currently the only access into the Larry Ochs Sports Complex is off of Chapel Ridge Drive. Due to the concern raised by the community, the Parks Department took a break during the master planning process to explore the alternatives proposed by the community. The major options explored including looking at vehicular access from Powers Boulevard (right in, right out), an overpass over Powers, a bridge over Kettle Creek or an alternative site.

Staff contacted the Colorado Department of Transportation (CDOT) to understand the feasibility of these options. CDOT will not allow any additional access or overpasses off Powers. Due to the cost of construction and the Prebles Meadow Jumping Mouse Habitat the bridge over Kettle Creek was not possible. During this time Interquest Westside LLC, the property owner of Colorado Crossing, at Voyager Parkway and Interquest Parkway, and the Parks Department engaged in potential opportunities to exchange the existing Larry Ochs Sports Complex site for property within Colorado Crossing. Although the existing Larry Ochs Sports Complex is still a very viable location for the sports complex, citizens during the public process specifically asked Staff to look at different locations for the sports complex.

The proposed exchange advances the needs for a sports complex within the northern part of our community and the desire from the adjacent neighborhood to relocate the sports complex. Although the existing Larry Ochs site is still a very viable location for the sports complex, citizens during the public process specifically asked Staff to look at different locations for the sports complex. There are two potential outcomes for this exchange:

1. The Larry Ochs Sports Complex remains in its current location.
2. The Larry Ochs Sports Complex is relocated to an alternative Location.

If the sports complex remains in its current location the Parks Department will continue the master

plan process to develop the park. The master plan will be presented to Parks Board for formal consideration.

If the sports complex is relocated the Parks Department will submit a rezone application to the Planning Department to change the PK zone to a residential PUD zone. A community meeting will be held for this application. The rezone will be presented to the Parks Board as an information item, Planning Commission and City Council for approval.

During this time the Parks Department will reengage the community in master planning the Interquest Westside LLC site as a sports complex. The final design will be presented to Parks Board for approval.

This item supports the City's strategic goal relating to investing in infrastructure by increasing the number of sports complexes within the community. This proposal also supports the goal of building community and collaborative relationships through the partnership with the Scott Hall Foundation.

Financial Implications:

The costs associated with exchanging properties, include appraisals, surveys and title work. The Parks Department is working with Interquest Westside LLC to share the costs of rezoning the 57.82-acre parcel. Cost sharing includes traffic studies, drainage studies, etc. The Parks Department will spend up to \$60,000, from the Public Space and Development (PLDO) Fund to assist with these studies.

Board/Commission Recommendation:

Staff presented the land exchange proposal to the Parks and Recreation Advisory Board on December 8, 2016 as an information item and January 12, 2017 as an action item. Public comment was taken during these meetings. The Parks and Recreation Advisory Board voted to recommend that City Council approve the Resolution authorizing a Land Exchange between the City of Colorado Springs and Interquest Westside LLC.

Stakeholder Process:

The Parks Department has engaged the public in three public meetings, November 12, 2015, January 20, 2016 and November 17, 2016. Between the January public meeting and the November public meeting, the Parks Department explored alternatives that were raised by the public.

Alternatives:

Decline the proposed land exchange and the Parks Department will continue the master planning efforts for the sports complex at the existing Larry Ochs Sports Complex site.

Proposed Motion:

Move to approve the Resolution authorizing a land exchange between the City of Colorado Springs and Interquest Westside, LLC.

N/A