



## Legislation Text

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**File #:** 16-411, **Version:** 1

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Town Hall meeting regarding the proposed land exchange between the City of Colorado Springs and the Manitou and Pike's Peak Railway Company, COG Land and Development Company, PF LLC, and The Broadmoor Hotel, Inc., collectively referred to as "Broadmoor"

### **Presenter:**

Councilmember Bill Murray

### **Summary:**

Councilmember Murray will host a town hall meeting for public comment on the proposed land exchange with the Broadmoor.

### **Previous Council Action:**

An initial briefing of the proposed land exchange was brought before City Council on January 25, 2016. Before the second briefing, there were multiple opportunities for public comment and questions. A second briefing was brought before City Council on April 11, 2016 to provide an update on the community process and proposed resolution regarding the land exchange. Council discussed the appraisal process at its work session meeting on May 9, 2016.

### **Background:**

The Parks, Recreation and Cultural Services Department have conducted a comprehensive public process. The following list shows the opportunities to date for public education and comment regarding the proposal:

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|--------|---|
| Jan 14 | - Stakeholder Meeting                                 |
| Jan 25 | - City Council Briefing                               |
| Jan 28 | - Community Meeting - Open House                      |
| Feb 11 | - Parks and Recreation Advisory Board Meeting         |
| Feb 17 | - Media Tour  |
| Feb 24 | - Community Meeting                                   |
| Mar 2  | - TOPS Working Committee Meeting                      |
| Mar 10 | - Parks and Recreation Advisory Board Meeting         |
| Mar 14 | - Council Member King's Listening Session             |
| Mar 24 | - TOPS Working Committee Meeting and Parks Board Tour |
| Mar 30 | - Community Meeting                                   |
| Apr 11 | - City Council Briefing                               |
| Apr 14 | - Parks and Recreation Advisory Board Meeting         |
| Apr 20 | - Colorado Springs Utility Board Meeting              |
| Apr 25 | - City Council Briefing                               |
| May 9  | - City Council Briefing                               |

### **Financial Implications:**

Except for the costs associated with exchanging properties, such as appraisals, surveys and title work, there are no monetary commitments required. The City has had an independent appraiser evaluate its properties resulting in a total appraised value of \$2,161,000. The Broadmoor has also had an independent appraiser evaluate its properties and easements resulting in a total appraised value of \$3,609,800.

### **Board/Commission Recommendation:**

Staff presented the land exchange proposal to the Parks and Recreation Advisory Board on February 11, 2016 and March 14, 2016 as informational items. Public comment was taken during these meetings. On April 4, 2016, the TOPS Working Committee recommended the Parks and Recreation Advisory Board delay action on the Land Exchange until more information could be provided and considered. On April 14, 2016, 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 the Broadmoor. On April 20, 2016, the Colorado Springs Utilities Board of Directors voted to recommend the exchange of the .55 acre parcel located at the base of the Manitou Incline authorizing a land exchange between the City of Colorado Springs and the Broadmoor.

### **Stakeholder Process:**

There has been an extensive public process which began on January 14, 2016, at the onset of the project, when staff sought input from key stakeholders including the City of Manitou Springs, Colorado Springs Utilities, Canon Conservationist, Council of Neighbors and Organizations, El Paso County, Friends of Bear Creek Regional Park, Friends of Cheyenne Canon, Friends of the Peak, Incline Friends, Medicine Wheel, Parks and Recreation Advisory Board, Pikes Peak Climbers Alliance, Rocky Mountain Field Institute, Trails and Open Space Coalition, TOPS Working Committee, and the U.S. Forest Service.

Since this initial gathering, there have been a total of fifteen meetings and/or property tours to date. Additional outreach efforts through social media outlets, including the City's website, have also been pursued. A resolution approving the exchange is scheduled to appear on a regular City Council agenda on May 24, 2016.

### **Alternatives:**

N/A

### **Proposed Motion:**

N/A

N/A