

# WEST CHEYENNE MOUNTAIN STATE PARK (CMSP) EXTENSION OF APPROXIMATELY 80 ACRES



**Lonna Thelen**- Trails, Open Space & Parks - Program Manager  
**David Deitemeyer** – Senior Program Administrator

**5/11/26**

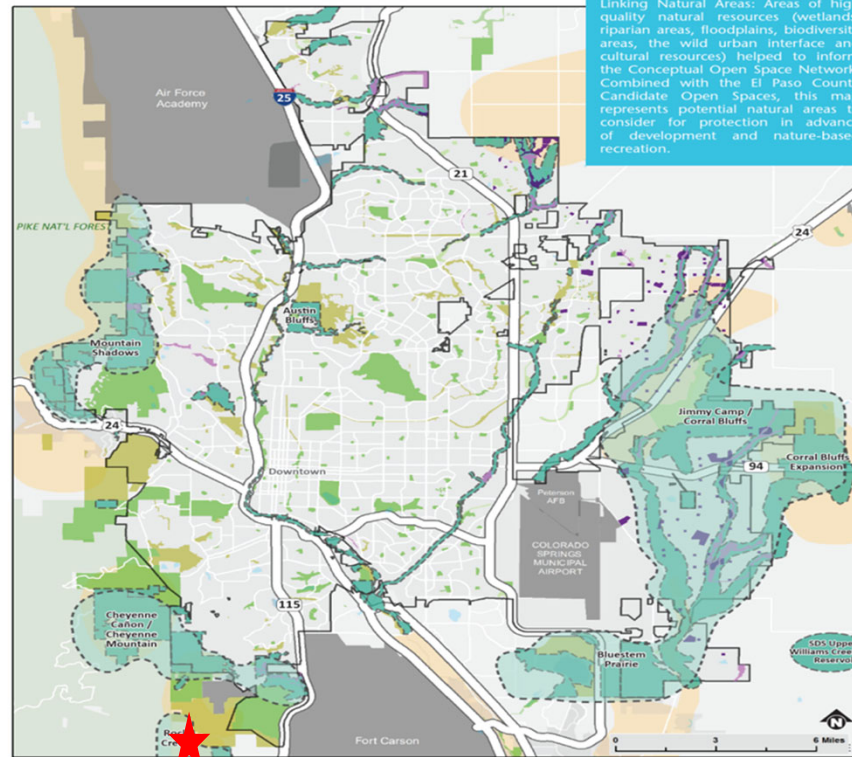
Parks Department – Design and Development

# 2014 PARK SYSTEM MASTER PLAN GUIDANCE



- Candidate Open Space area in blue green areas around the City
- Recommendation: Expand the open space network by filling in its gaps
- Recommendation: Continue to pursue opportunities for partnerships
- Natural Resource Target Areas:
  - Foothills, Mountain Backdrop

Map 27: Open Space Candidate Areas



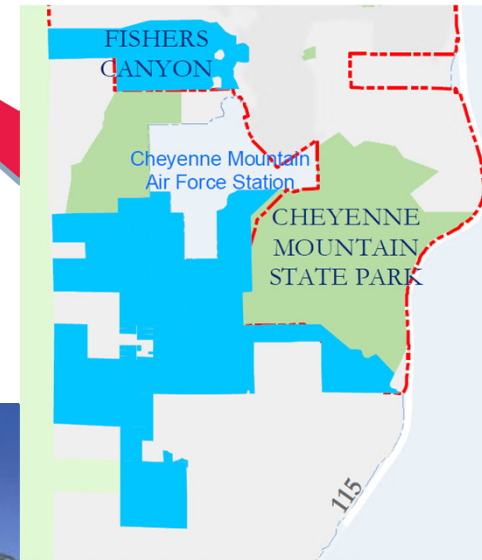
Linking Natural Areas: Areas of high quality natural resources (wetlands, riparian areas, floodplains, biodiversity areas, the wild urban interface and cultural resources) helped to inform the Conceptual Open Space Network. Combined with the El Paso County Candidate Open Spaces, this map represents potential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

## West CMSP Extension

# CMSP

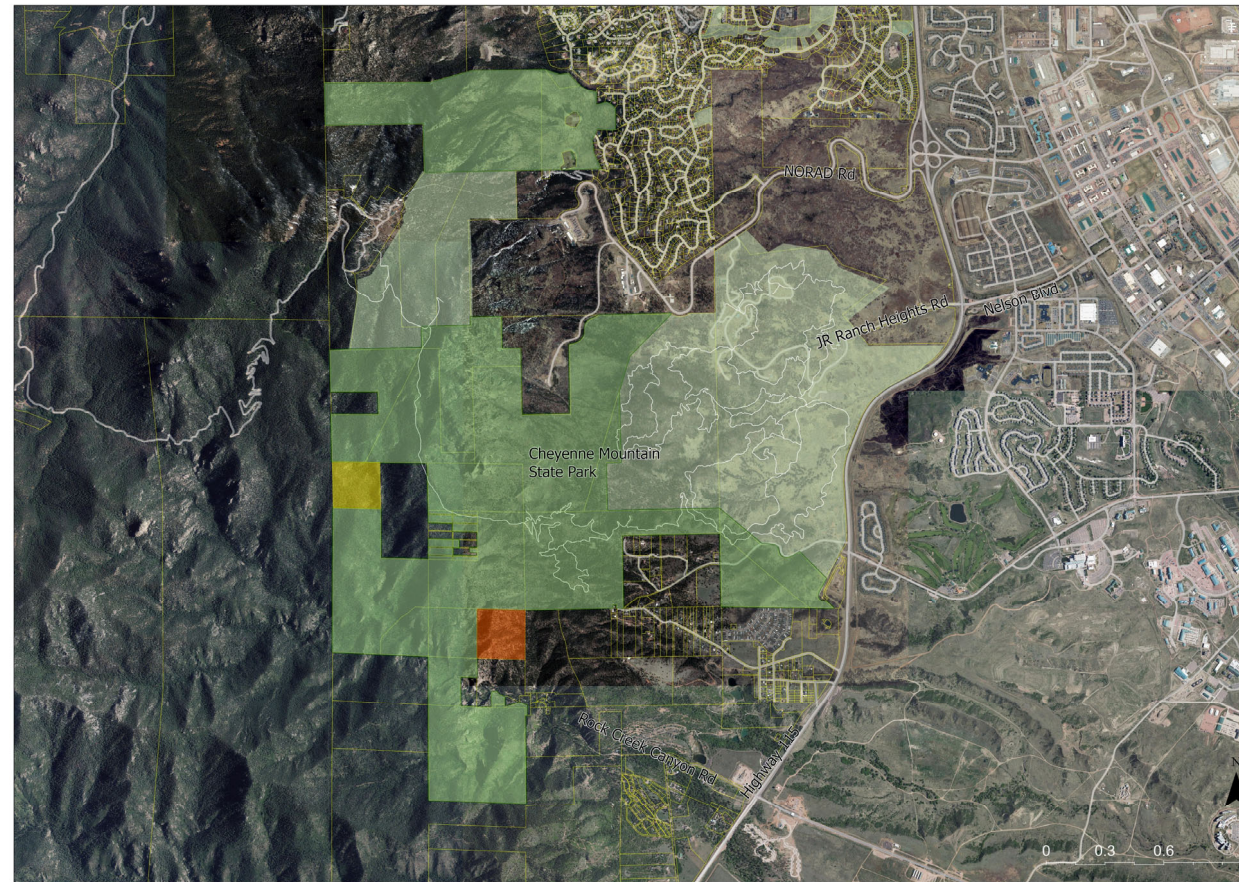
- City currently owns approx. 60% of CMSP
- Recently partnered for the 490 Acres of the JR Ranch Property acquisition
- Colorado Parks and Wildlife (CPW) willing to engage in MOU for management and maintenance of CMSP extension



# WEST CMSP EXTENSION

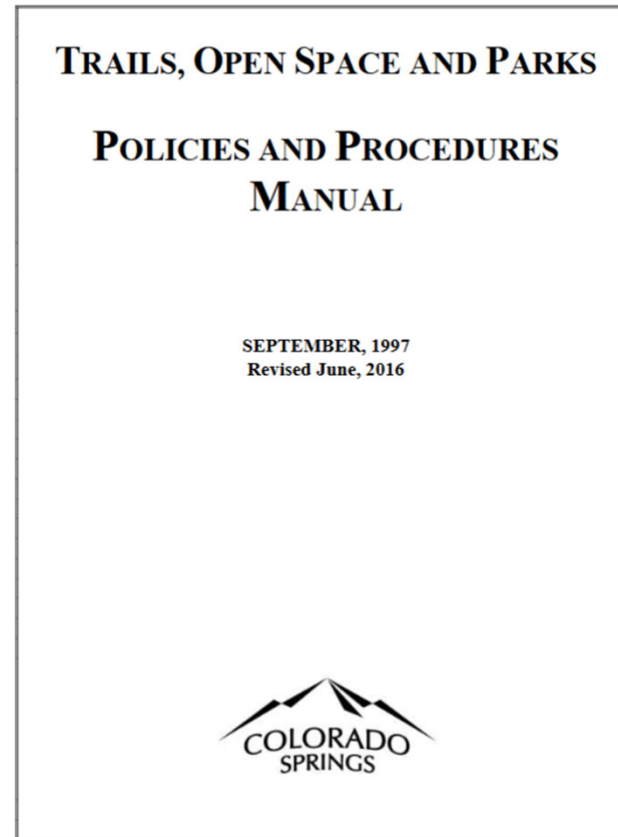


- Two individual property owners
- Each at 40 Acres
- Expansion of Cheyenne Mountain State Park Assemblage
- Protection of land near Military bases - CMSFS and Fort Carson
- Connectivity of Fishers, CMSP, and Chamberlain Trail, Cheyenne Mountain Heritage Trail



# TOPS OPEN SPACE EVALUATION

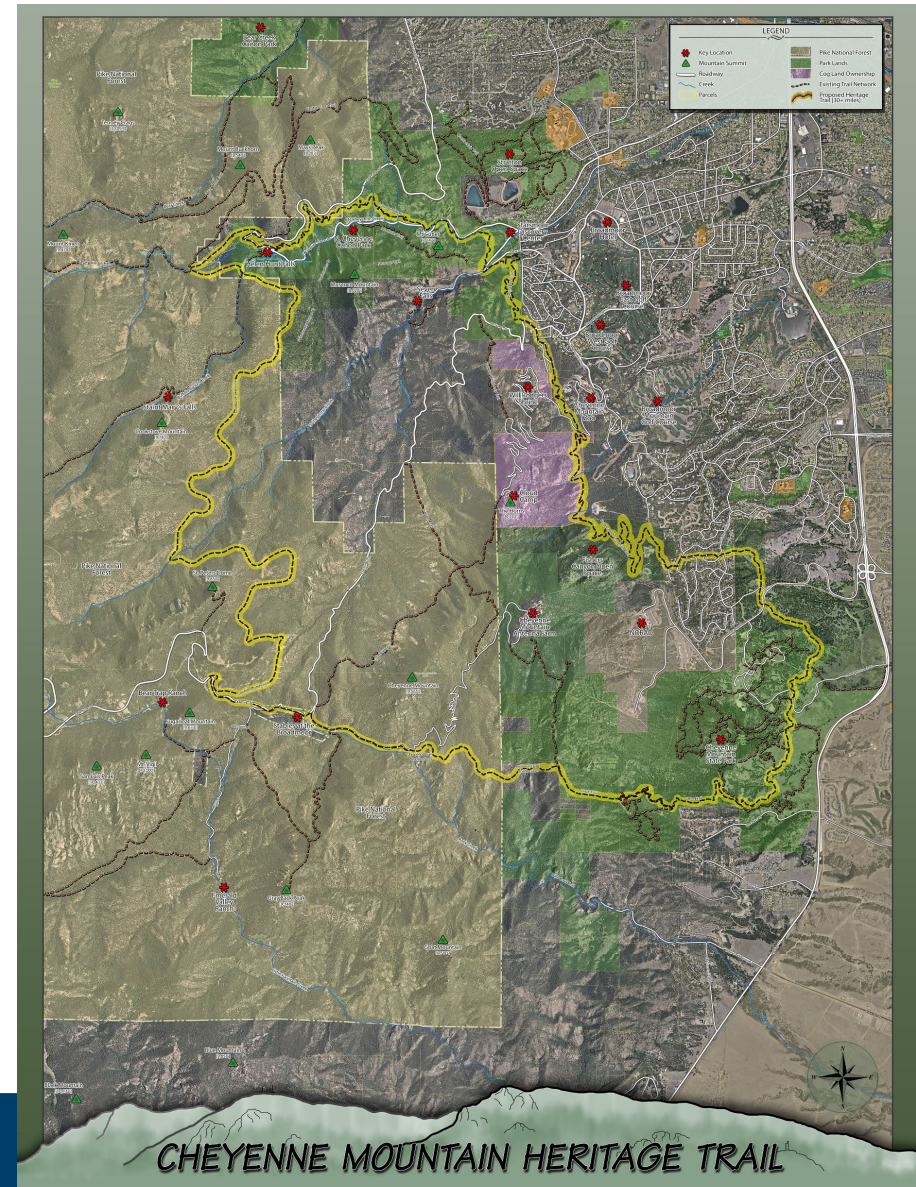
- Wildlife habitat/corridor
- Water resources
- Significant vegetation
- Scenic quality
- Open space linkages and trail connections
- Passive recreational opportunities
- Community support/partnership



# CHEYENNE MOUNTAIN HERITAGE TRAIL

- 30-mile proposed loop
  - Roughly 21 miles existing
- Circumnavigates Cheyenne Mountain
  - Old bridal trails from Penrose
  - Rock Creek route
  - \*Subject to NEPA process
- Figure 8 of Fishers Canyon-MacNeill Loop
  - Interconnected middle loop at short distances
  - \*Subject to NEPA process
- Side spur to Ring the Peak Trail
  - Proximity in Cheyenne Cañon

West CMSP Extension



# 40 ACRE PARCEL (#1)

TSN - 7500000059



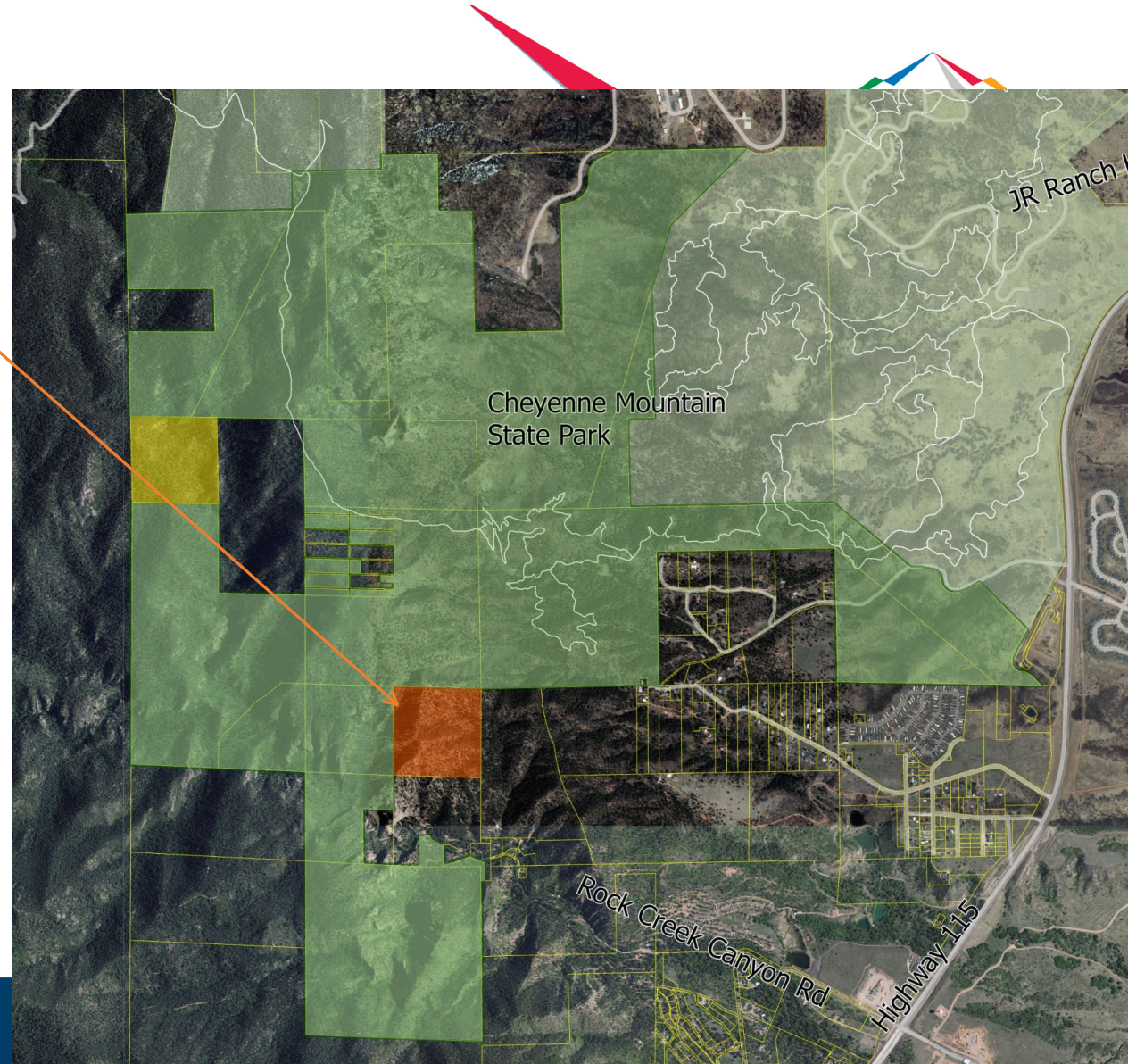
40 Acres

Proximity to Rock Creek and CMSP parcels

Appraised at \$160,000

- Opportunity:
  - Mountain Backdrop
  - Trail Connections
  - Wildlife Habitat
  - Regional Partnerships

West CMSP Extension





West CMSP Extension

# 40 ACRE PARCEL (#2)

TSN - 7500000151



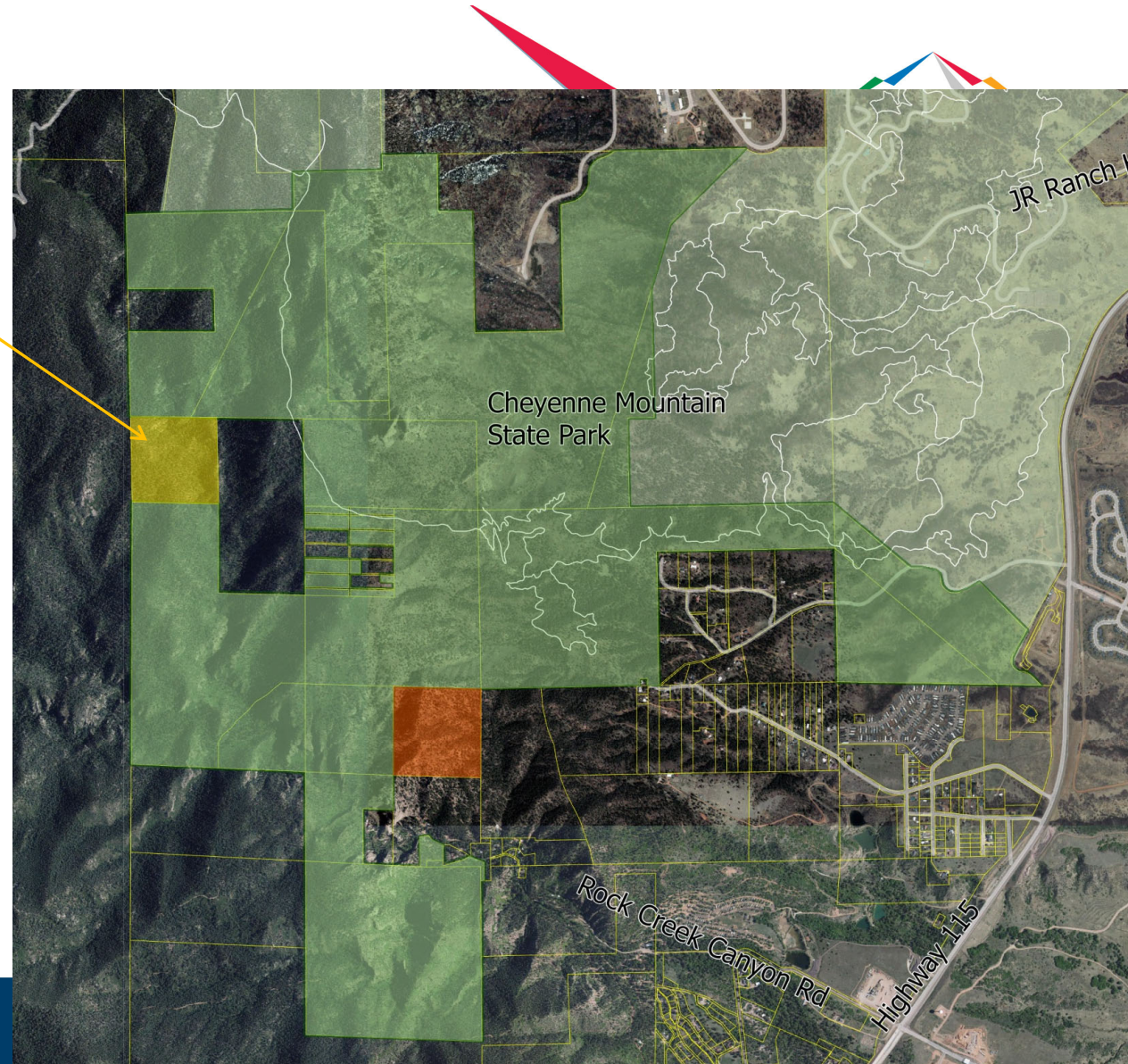
40 Acres

Proximity to Rock Creek and CMSP parcels

Appraised at \$160,000

- Opportunity:
  - Mountain Backdrop
  - Trail Connections
  - Wildlife Habitat
  - Regional Partnerships

West CMSP Extension

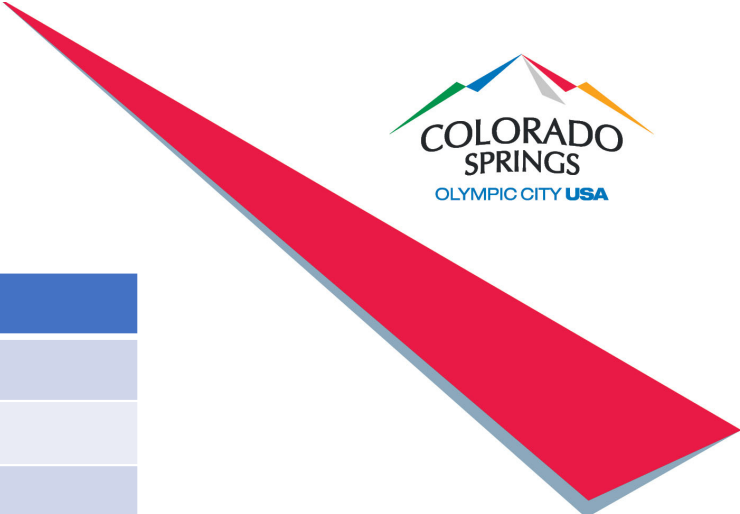




# FUNDING



TOPS <i>Estimated</i> Open Space Category Fund Balance - 2026	
Estimated 2025 Fund Balance	\$10,426,841
Q1 2026 Est Available Revenue for open space purchases	\$1,364,454
Total Available	\$11,791,295
10% Reserve Funds	(\$1,179,129)
Total available for Acquisitions	\$10,612,166



# TENTATIVE TIMELINE

## Presentations

- April 1<sup>st</sup> - TOPS Working Committee Presentation
- April 9<sup>th</sup> – Parks Board Presentation

## Recommendations

- May 6<sup>th</sup> – TOPS Working Committee Recommendation
- May 14<sup>th</sup> – Parks Board Recommendation

## City Council Approval

- May 11<sup>th</sup> - City Council Work Session
- May 26<sup>th</sup> and June 9<sup>th</sup> - City Council Regular Session Vote
- Closing by third quarter of 2026



# MOTION PARCEL 1



## Supplemental Appropriation:

A motion to approve a supplemental appropriation up to \$162,000 for the acquisition of a forty (40) acre parcel known as tax schedule 75000-00-059 as an extension of Cheyenne Mountain State park which includes the appraised value and closing costs with revenues from the Trails, Open Space, and Parks (TOPS) Program.

## Purchase Requisition:

A motion to approve a resolution authorizing the acquisition of a forty (40) acre parcel known as tax schedule number 75000-00-059 as an extension of Cheyenne Mountain State Park through the Trails, Open Space, and Parks (TOPS) Program.

# MOTION PARCEL 2



## Supplemental Appropriation:

A motion to approve a supplemental appropriation up to \$162,000 for the acquisition of a forty (40) acre parcel known as tax schedule 75000-00-151 as an extension of Cheyenne Mountain State park which includes the appraised value and closing costs with revenues from the Trails, Open Space, and Parks (TOPS) Program.

## Purchase Requisition:

A motion to approve a resolution authorizing the acquisition of a forty (40) acre parcel known as tax schedule number 75000-00-151 as an extension of Cheyenne Mountain State Park through the Trails, Open Space, and Parks (TOPS) Program.

# QUESTIONS?

