

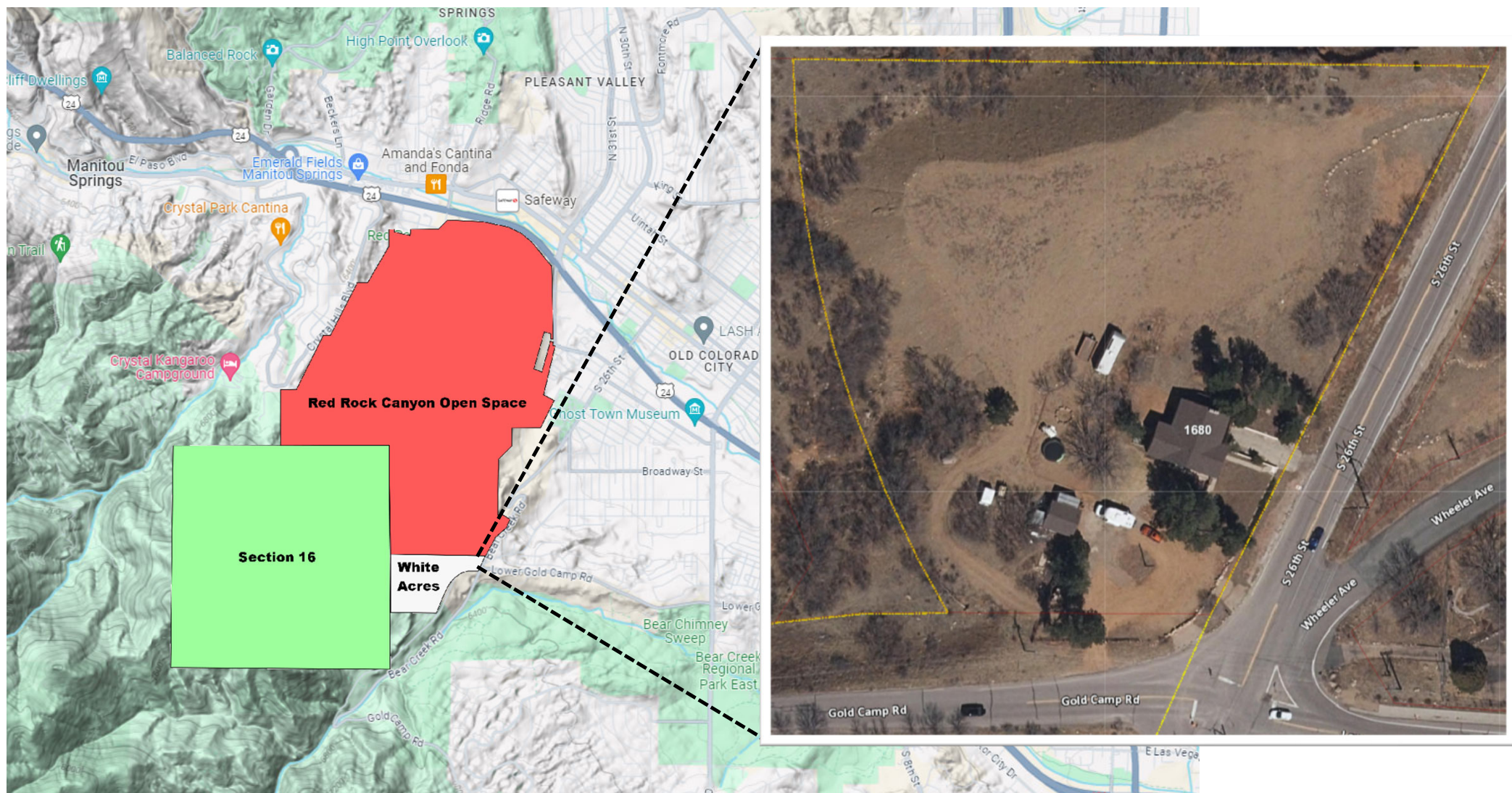
RED ROCK CANYON OPEN SPACE EXTENSION PROPERTY ACQUISITION

City Council Work Session



6/10/24

Lonna Thelen – TOPS Manager



Property Review

EXTERIOR PHOTOS



INTERIOR PHOTOS

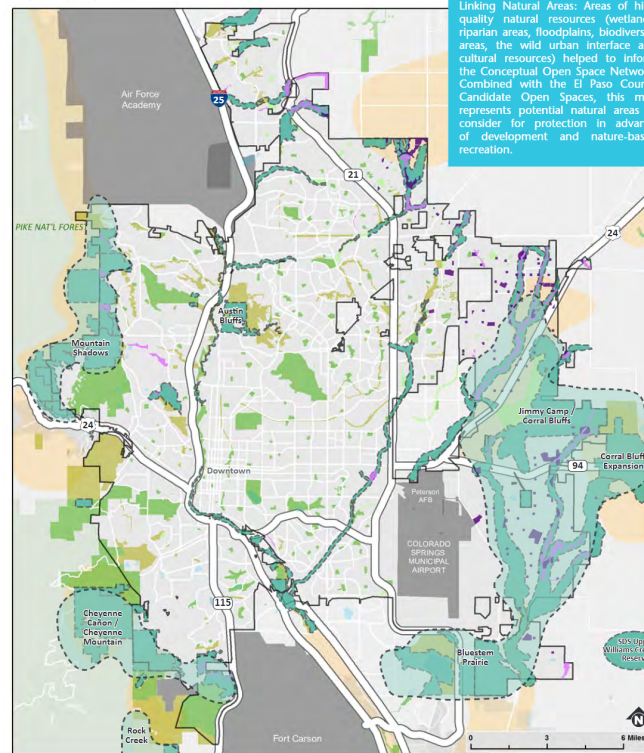


RED ROCK CANYON OPEN SPACE EXTENSION



- ❖ Adjacent to Open Space area in 2014 Park System Master Plan
- ❖ Meets Master Plan goal to Fill in the Gaps in the Open Space Network

Map 27: Open Space Candidate Areas



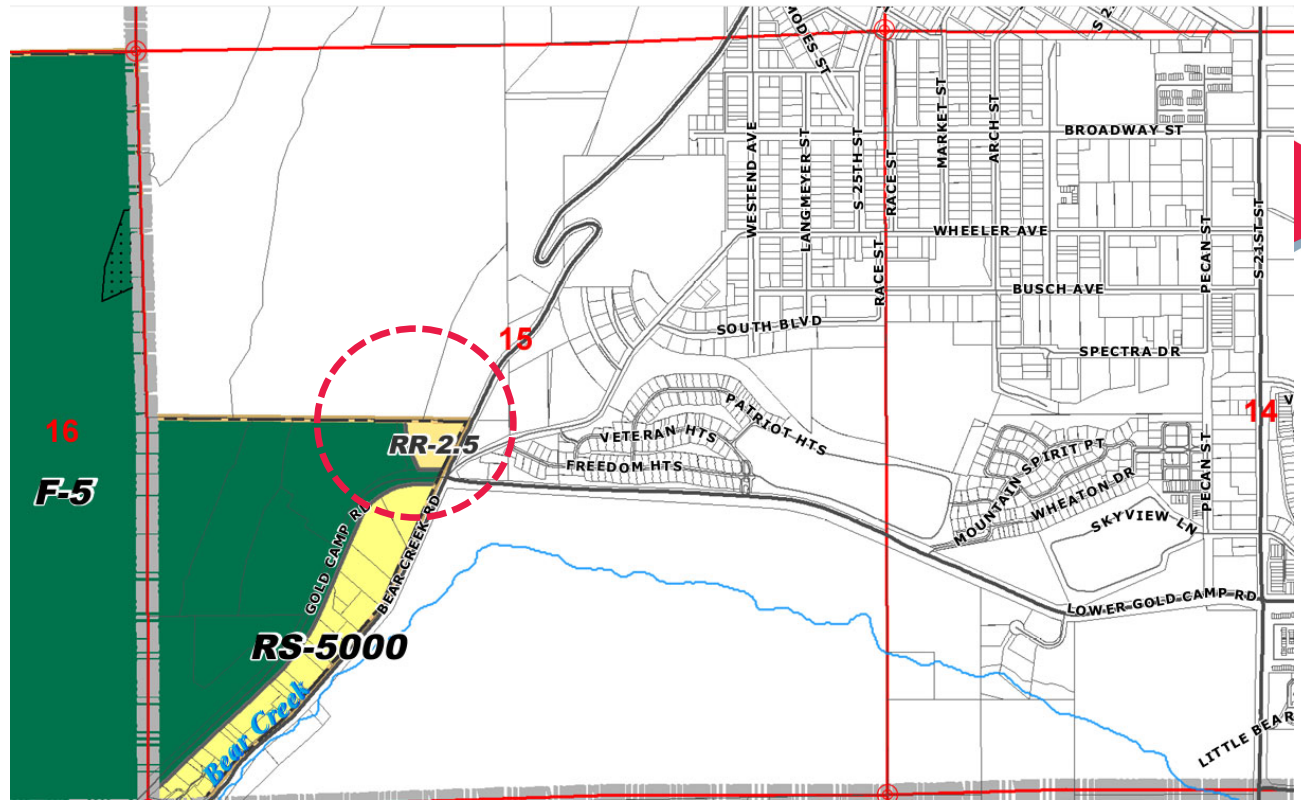
Linking Natural Areas: Areas of high quality natural resources (wetlands, riparian areas, floodplains, biodiversity areas, the wild urban interface and cultural resources) helped to inform the Conceptual Open Space Network. Combined with the El Paso County Candidate Open Spaces, this map represents potential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

RED ROCK CANYON OPEN SPACE EXTENSION



- ❖ Nearest Location:
 - ❖ Gold Camp Road and 26th Street
- ❖ Property Size:
 - ❖ 2.54 Acres
 - ❖ 1,922 sf house
 - ❖ Built in 1955
- ❖ Adjacent Park:
 - ❖ Red Rock Canyon Open Space
 - ❖ Originally part of White Acres
- ❖ El Paso County
 - ❖ Zoned RR- 2.5
- ❖ Current Condition
 - ❖ Disturbed property with house and garage



TRANSACTION INFORMATION

- ❖ 2.54 Acres located at 1680 S 26th Street
 - ❖ Property includes house and garage structure
- ❖ Appraised value \$872,000 as of January 29, 2024
- ❖ Value per acre - \$343,307
 - ❖ Value includes a house and garage
- ❖ Total Supplemental Appropriation request \$875,000
 - ❖ Contract price - \$872,000
 - ❖ Closing costs - \$3,000



TOPS OPEN SPACE FUND BALANCE



TOPS Estimated Open Space Category Fund Balance - 2024	
Estimated Q1 2024 Fund Balance	\$10,604,447.00
2024 Est Available Revenue for open space purchases	\$5,510,584.00
Total Available	\$16,115,031.00
10% Reserve Funds	(\$1,611,503.10)
Total available for Acquisitions	\$14,503,527.90

Figures are preliminary and unaudited

RED ROCK CANYON OPEN SPACE EXTENSION



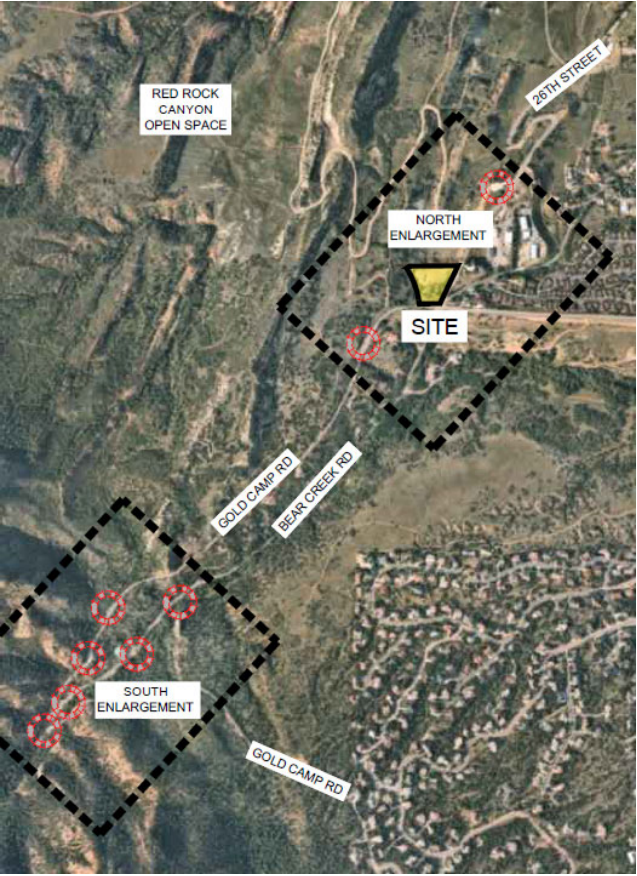
❖ Site Opportunities:

- ❖ Extension of existing Red Rock Canyon Open Space,
- ❖ Complete open space network
- ❖ Large level space to create parking lot Trailhead
- ❖ Chamberlain Trail access
- ❖ TOPS Ranger offices
- ❖ Maintenance storage
- ❖ Picnic opportunities
- ❖ Restrooms
- ❖ Interpretive educational opportunities
- ❖ Open space hub
- ❖ Stewardship

❖ Public Process to follow to discuss opportunities



RED ROCK CANYON



RED ROCK CANYON



TENTATIVE TIMELINE

- ❖ April 23, 2024 – City Council Budget Committee Review
- ❖ May 1, 2024 – TOPS Working Committee – Unanimous Approval
- ❖ May 9, 2024 – Parks Board – Unanimous Approval
- ❖ June 10, 2024 – City Council Work Session
- ❖ June 25, 2024 and July 9, 2024 City Council Regular Session Votes
- ❖ Closing – No later than September 30, 2024



RECOMMENDATION

At the June 25 Regular Session City Council meeting staff will recommend acquisition of Red Rock Canyon Open Space Extension for the appraised value of \$872,000 plus the associated transaction costs. The acquisition would purchase 2.54 acres for \$875,000 using revenues from the TOPS Open Space Category.



QUESTIONS

