

CHEYENNE MOUNTAIN STATE PARK (CMSP) EXTENSION

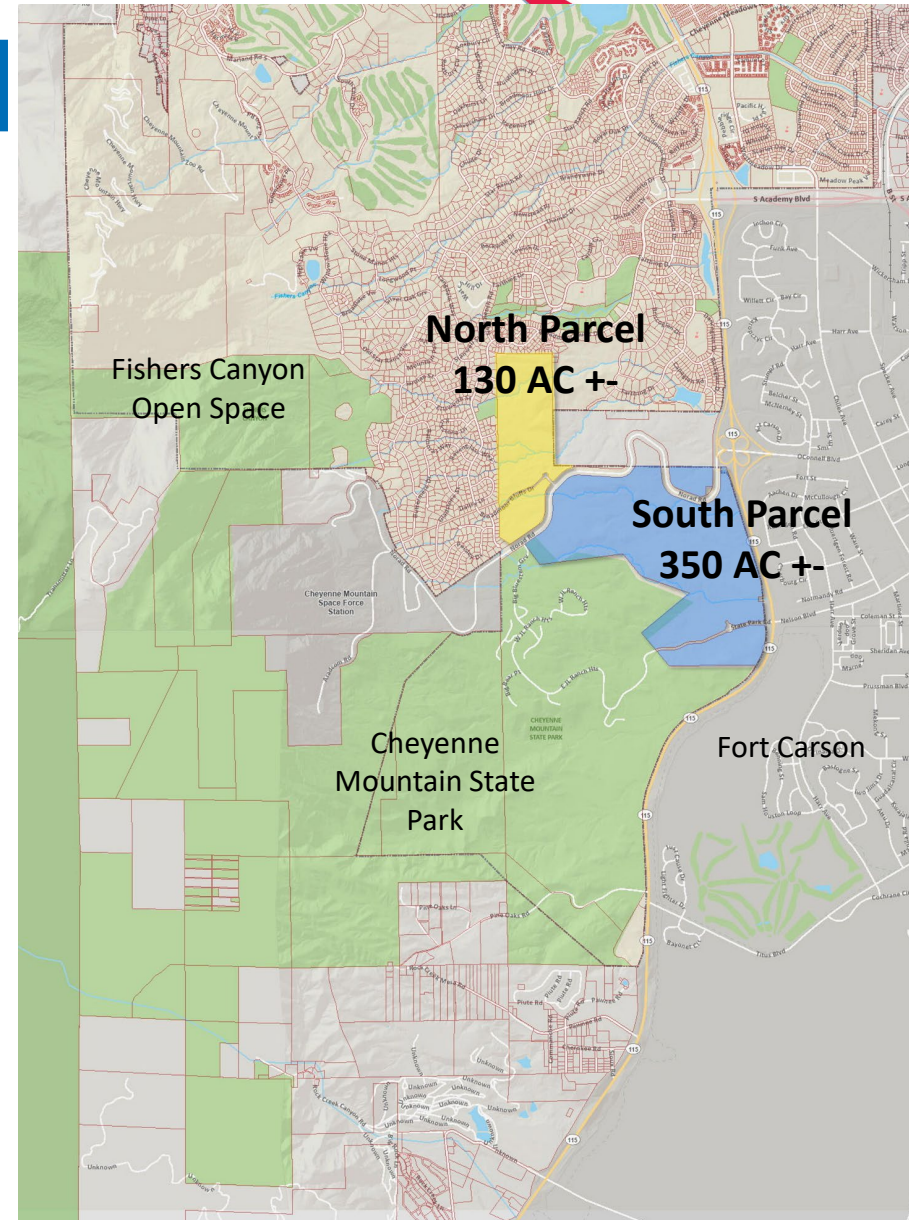


Lonna Thelen- Trails, Open Space & Parks
Program Manager

11/10/25

CMSP EXTENSION

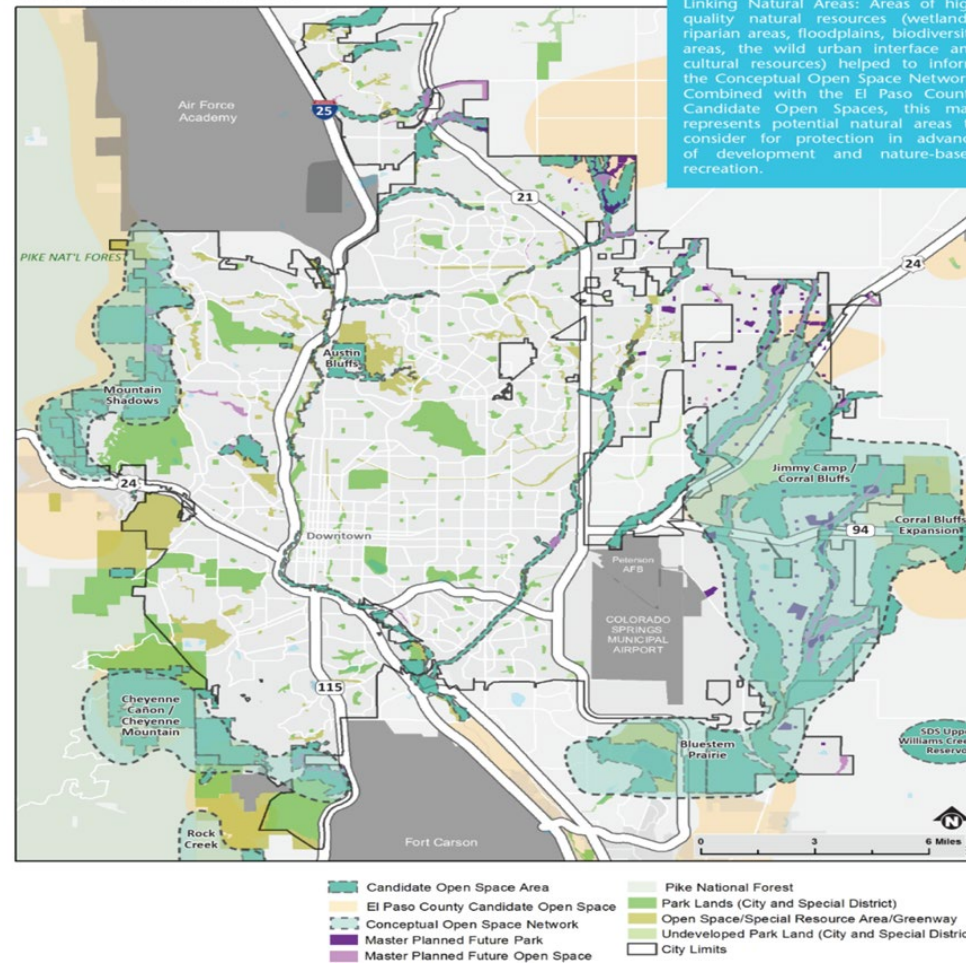
- Three-Party Collaboration with City of Colorado Springs, Colorado Parks and Wildlife (CPW) and The Trust for Public Land (TPL)
- TOPS Program acquisition of 130 acres north of Norad Road
- CPW acquiring 350 Acres South of Norad Road
- Total of 480 acres added to CMSP
- Conservation that would have been developed into 95 single-family homes
- Protection of land near Military bases - CMSPS and Fort Carson
- Connectivity of Fishers, CMSP, and Chamberlain Trail



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

Map 27: Open Space Candidate Areas



TOPS OPEN SPACE EVALUATION

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

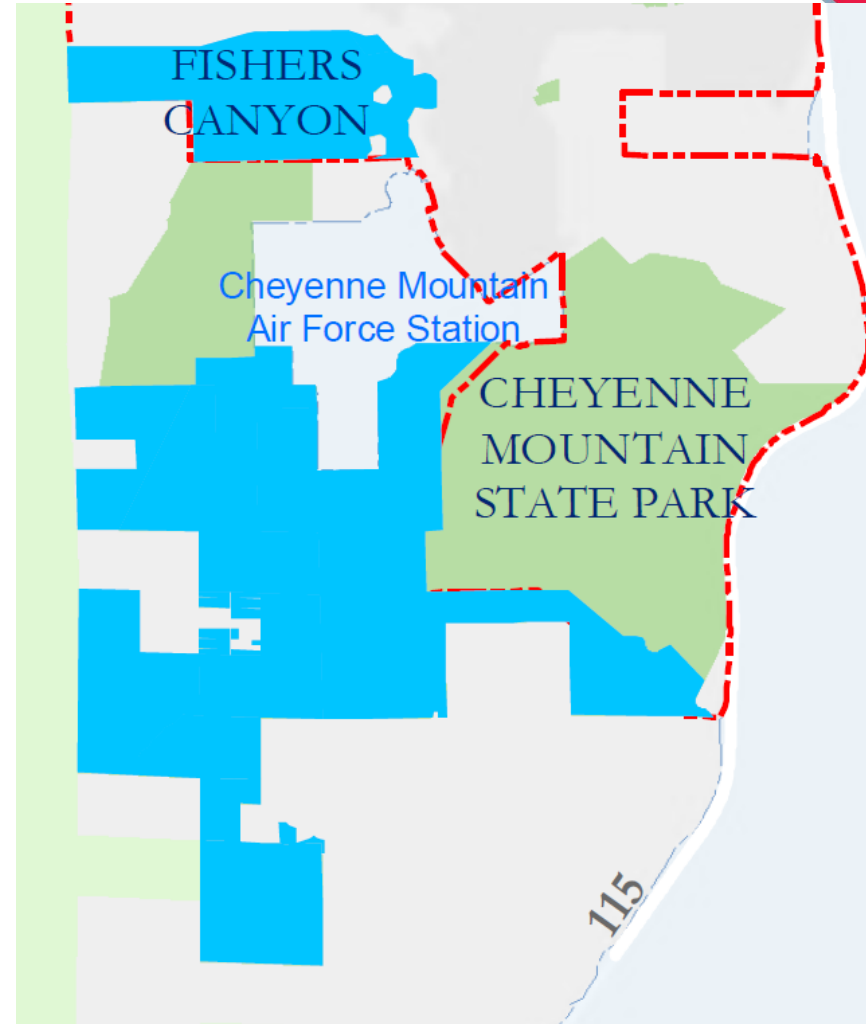
TRAILS, OPEN SPACE AND PARKS POLICIES AND PROCEDURES MANUAL

SEPTEMBER, 1997
Revised June, 2016



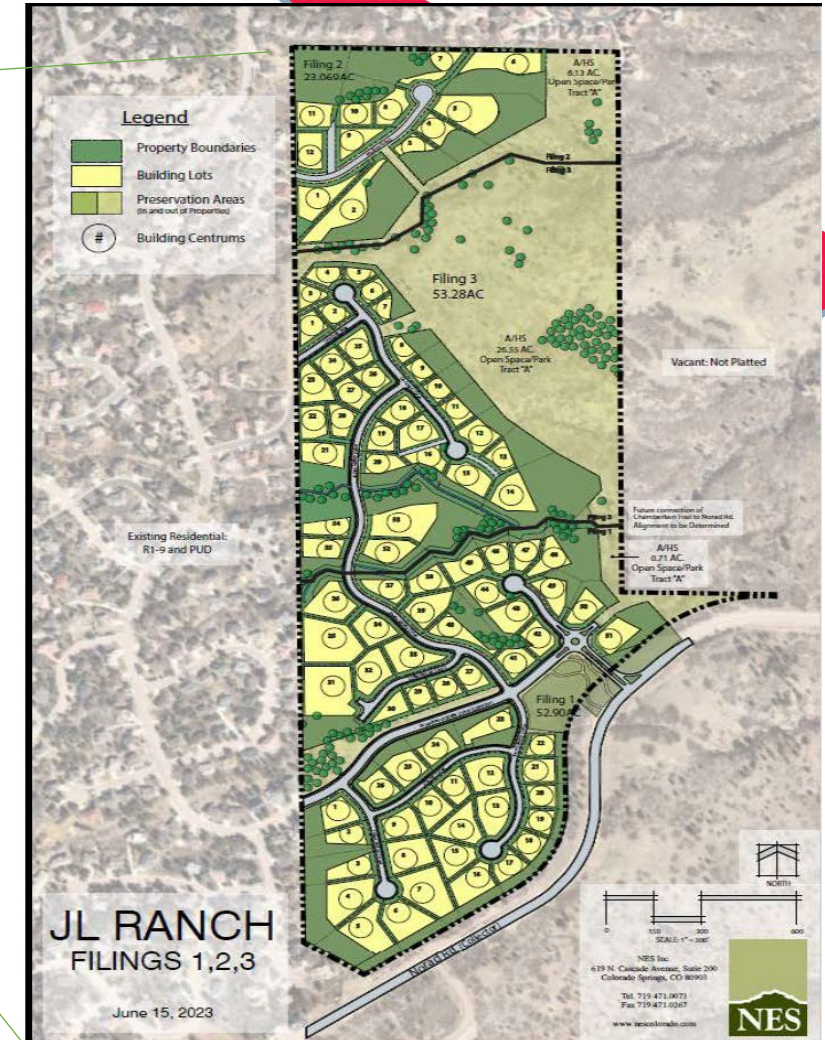
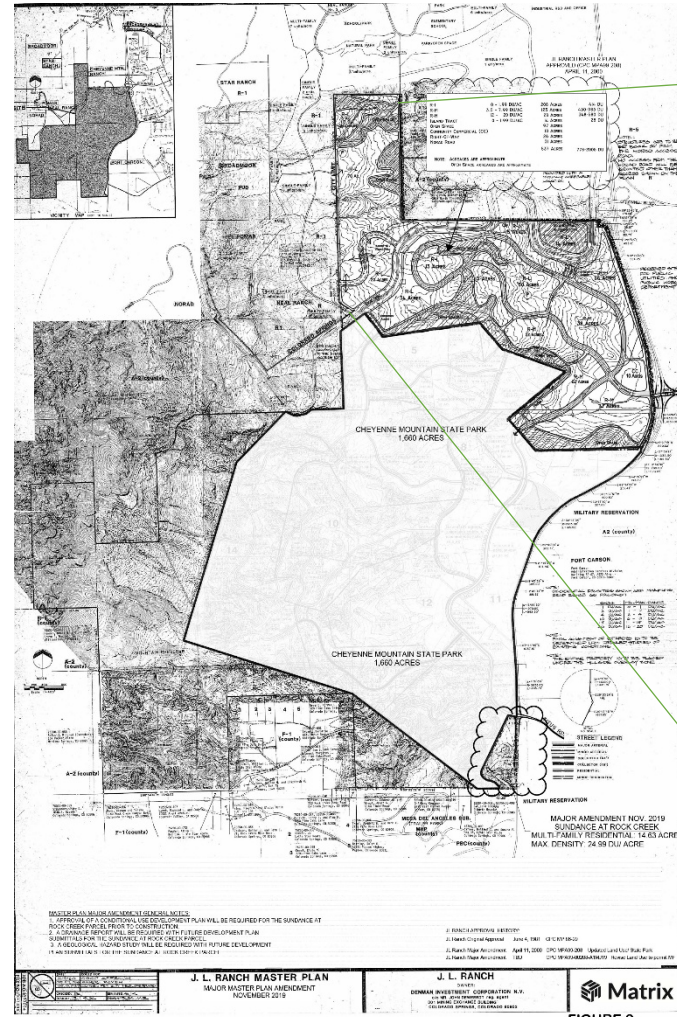
CMSP EXTENSION

- Initial development of CMSP in 2000 was a partnership between CPW, PRCS and TPL.
- City currently owns approx. 60% of CMSP
- CPW willing to engage in MOU for management and maintenance of CMSP extension



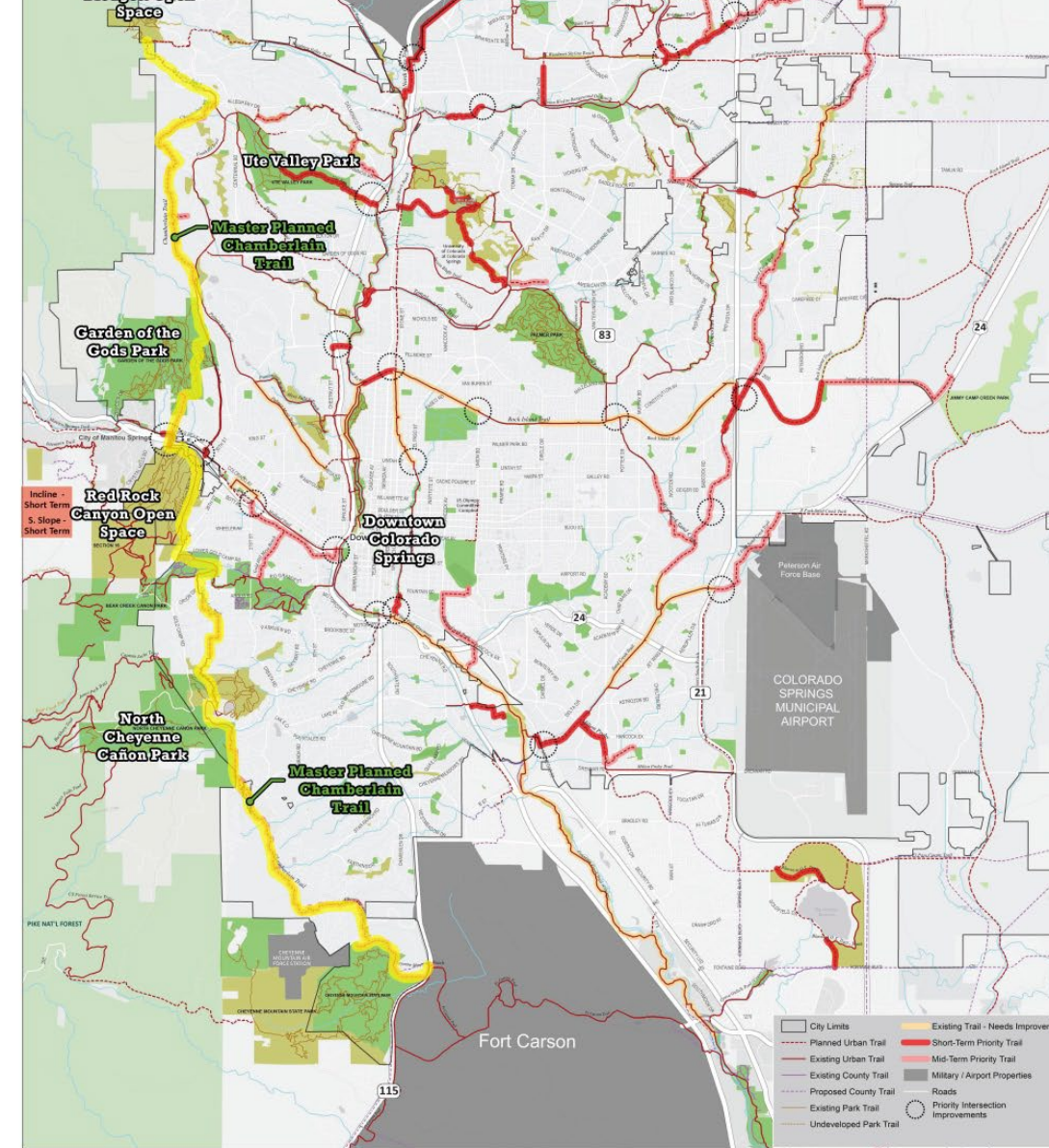
CMSP EXTENSION

- Included in the J.L. Ranch Master Plan
- Active Approved Development Plan
- Total **95 Lots** in 3 Filings
 - Filing 1 55 lots – 49.47 acres
 - Filing 2 12 lots – 23.05 acres
 - Filing 3 28 lots – 53.29 acres
- Development Plan provided open space dedication of 37.6 Acres



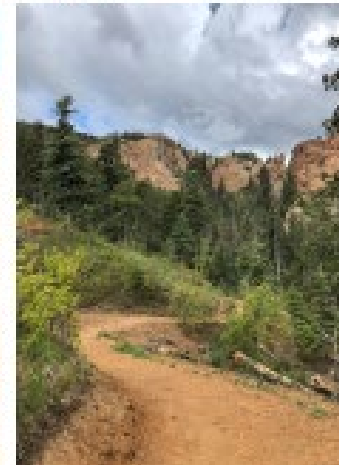
CHAMBERLAIN TRAIL MASTER PLAN

- Trail Along the Foothills
- Blodgett Open Space to Cheyenne Mountain State Park
- 32 miles master planned



COLORADO SPRINGS
PARKS, RECREATION, TRAILS & OPEN SPACE MASTER PLAN
Trail Connections and Priorities

CHAMBERLAIN TRAIL MASTER PLAN



CSMP EXTENSION







TRANSACTION OVERVIEW



- Appraisal dated June 2025- \$31,000 per acre
- The Trust for Public Land (TPL) is partnering with City of Colorado Springs to purchase and hold the property for the City of Colorado Springs
- Two Step Acquisition- TPL to purchase from landowner, then will sell each portion to City of Colorado Springs and Colorado Parks and Wildlife

FUNDING



TOPS Estimated Open Space Category Fund Balance - 2025	
Estimated 2024 Fund Balance	\$12,144,744
Q2 2025 Est Available Revenue for open space purchases	\$3,857,087
Total Available	\$16,001,831
10% Reserve Funds	(\$1,600,183)
Total available for Acquisitions	\$14,401,648

TENTATIVE TIMELINE



- October 1th - TOPS Working Committee Presentation
- October 9th – Parks Board Presentation
- November 5th – TOPS Working Committee Recommendation
- November 13th – Parks Board Recommendation
- November 10th - City Council Work Session
- November 25th and December 9th - City Council Regular Session Votes
- Closing first quarter of 2026

MOTIONS



Supplemental Appropriation:

A motion to approve a supplemental appropriation up to \$4,150,000 for the acquisition of approximately 130 acres of property known as the Cheyenne Mountain Park State Park Extension 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 approximately 130 acres of property from Trust for Public Lands through the Trails, Open Space, and Parks (TOPS) Program.

QUESTIONS?

