

A RESOLUTION AUTHORIZING THE ACQUISITION  
OF REAL PROPERTY USING PPRTA FUNDS FOR  
THE ALTERNATIVE TREATMENT SITE – AUSTIN  
BLUFFS AND WOODMEN PROJECT

WHEREAS, in connection with the Alternative Treatment Site – Austin Bluffs and Woodmen Project ("Project"), the City of Colorado Springs Public Works Department has identified the need to acquire real property from Austin Bluffs Pkwy LLC ("Property Owner"); and

WHEREAS, the real property is identified as El Paso County Tax Schedule Number 6302400009 and is further described and depicted in the attached Exhibits A & B (the "Property"); and

WHEREAS, the acquisition of the Property will allow Public Works to construct an Alternative Treatment Site to provide an estimated 1.87 Acre-Feet of water quality treatment to the following projects: 30th Street Corridor Improvements, Fillmore St Bridges Replacements, Marksheffel Road Bridge over Cottonwood Creek, Nevada Ave Reconstruction, Old Ranch Road Improvements, and other qualifying projects within the same Hydraulic Unit Code (HUC) basin; and

WHEREAS, ballot-authorized Pikes Peak Rural Transportation Authority ("PPRTA") A-list projects would be eligible to utilize the Alternative Treatment Site within the HUC to meet the required water quality treatment volume; and

WHEREAS, there are times when it is technically infeasible or impractical to provide stormwater treatment on project sites, which creates the need for a water quality treatment facility on other property; and

WHEREAS, the Alternative Treatment Site provides a cost-effective means for the City to manage stormwater and perform maintenance at a centralized location that benefits multiple City project; and

WHEREAS, the City of Colorado Springs, on behalf of its Public Works Department, desires to purchase and the Property Owner desires to sell the Property to the City for a total purchase price of \$1,380,000, which is supported by a real estate appraisal conducted by an independent real estate appraiser.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. City Council finds the acquisition of the Property to be in the best interest of the citizens of Colorado Springs.

Section 2. Pursuant to the City of Colorado Springs Procedural Manual for the

Acquisition and Disposition of Real Property Interests, Revised 2021, City Council hereby authorizes the acquisition of the Property for the amount of \$1,380,000.00.

Section 3. The City of Colorado Springs Real Estate Services Manager and the Public Works Director are authorized to execute all documents necessary to complete the conveyance.

Section 4. This Resolution is contingent on funding of the acquisition by PPRTA.

Section 5. This Resolution shall be in full force and effect immediately upon its adoption.

Dated at Colorado Springs, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Lynette Crow-Iverson, Council President

ATTEST:

\_\_\_\_\_  
Sarah B. Johnson, City Clerk

**Exhibit A**  
Map Depiction of the Property



## EXHIBIT B

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE NORTH END BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "19586" AND AT THE SOUTH END BY A 2" ALUMINUM SURVEYORS CAP STAMPED:19586", IS ASSUMED TO BEAR N00°00'16"W, A DISTANCE OF 1317.01 FEET.

COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY BOUNDARY OF TRACT B AS PLATTED IN WOODSIDE FILING NO. 5 RECORDED MARCH 30, 2001 UNDER RECEPTION NO. 201038861, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING.

THENCE N89°28'45"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 AND THE BOUNDARY OF SAID WOODSIDE FILING NO. 5, A DISTANCE OF 134.41 FEET TO THE WESTERLY RIGHT OF WAY LINE OF AUSTIN BLUFFS PARKWAY DESCRIBED IN A DOCUMENT RECORDED JULY 14, 1997 UNDER RECEPTION NO. 97079953;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING SEVEN (7) COURSES; S12°33'38" E, A DISTANCE OF 139.48 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°15'00", A RADIUS OF 860.00 FEET AND A DISTANCE OF 604.15 FEET TO A POINT OF TANGENT; S52°48'38"E, A DISTANCE OF 182.91 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 52°15'04", A RADIUS OF 500 FEET AND A DISTANCE OF 455.98 FEET TO A POINT OF TANGENT; S00°33'34"W, A DISTANCE OF 156.92 FEET; S44°26'26"W, A DISTANCE OF 14.14 FEET; S00°33'34"E, A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION OF SAID SECTION 2;

THENCE S 89°26'26"W, ON SAID SOUTH LINE, A DISTANCE OF 819.40 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 2;

THENCE N 00°00'16"W, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, ON THE EASTERLY BOUNDARY OF WOODSIDE AT BRIARGATE FILING NO. 1 AS RECORDED AUGUST 13, 1984 UNDER RECEPTION NO. 1149081 IN BOOK W-3 AT PAGE 110 AND THE EASTERLY BOUNDARY OF SAID WOODSIDE FILING NO. 5, A DISTANCE OF 1317.01 FEET TO THE POINT OF BEGINNING.