

Proposed Land Exchange

Parks and Recreation Advisory Board
April 14, 2016



Proposed Land Exchange



To City of Colorado Springs

- +- 371.21 AC
- +- 115.4 AC New Public Trail Easements

To Broadmoor

- +- 190.05 AC

Achieve several goals on the Colorado Springs Parks System Master Plan including:

- Preserving and expanding our open space system,
- Connecting our trail system,
- Securing public access and ownership of valued recreational trail corridors that currently traverse private lands,
- Providing additional recreational opportunities within our community for horseback riding and picnicking.

Proposed Land Exchange

To the City:

Manitou Incline Property	154.6 acres
Barr Trail Easement	8.6 acres
Bear Creek Property	8.61 acres
North Cheyenne Cañon Property	208 acres
Chamberlain Trail Easement (north)	4.4 acres
Chamberlain Trail Easement (south)	74.1 acres

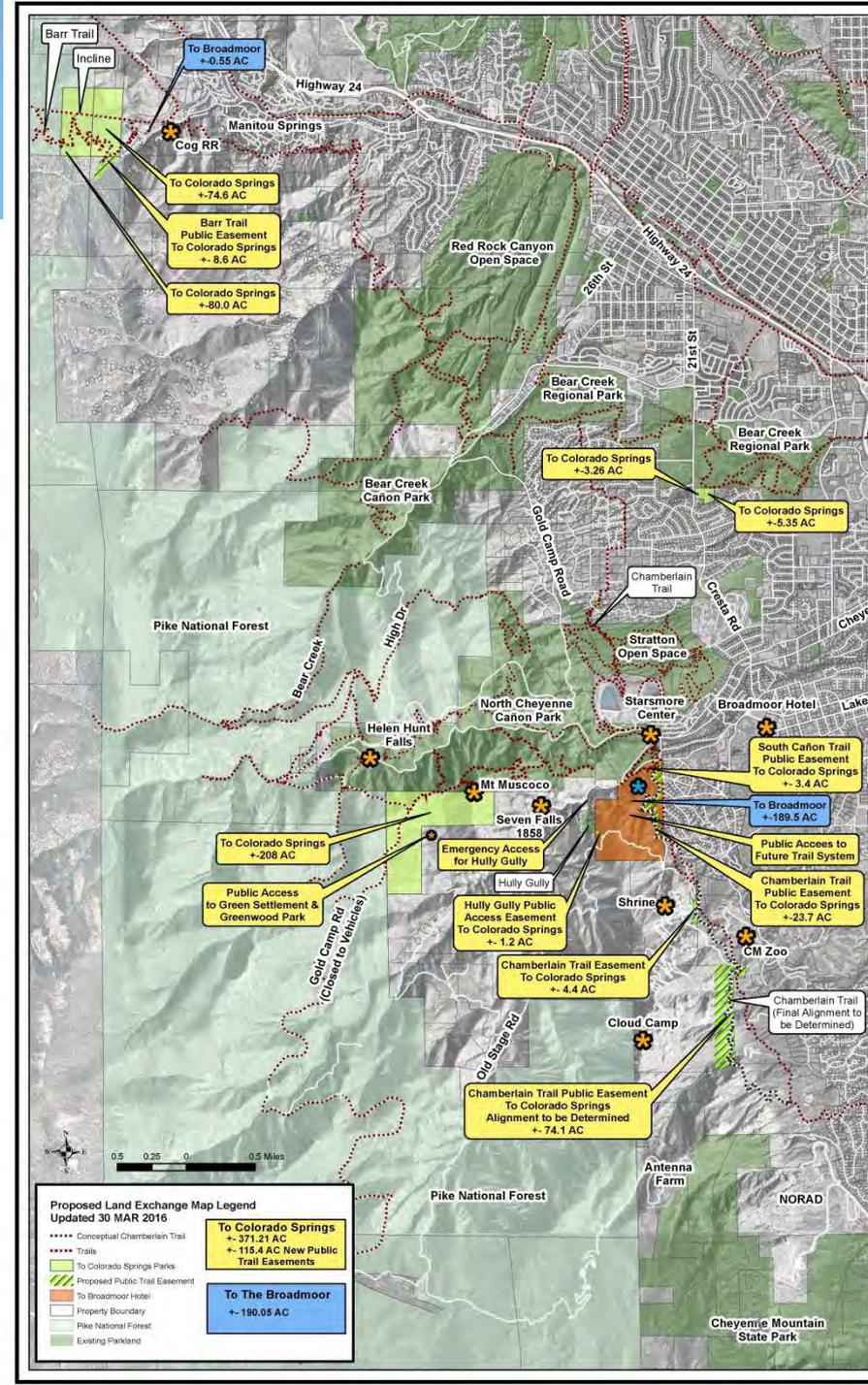
To the Broadmoor:

Utility Property at COG* .55 acres

*Community Retains: Deed Restriction
Utility Easements

North Cheyenne Cañon (Strawberry Hill)* 189.5 acres

*Community Retains: Deed Restriction (PK Zone)
Hully Gully Easement
South Cañon Trail Easement
Chamberlain Trail Easement
Utility Easements
Old Stage Rd. Public Access Easement
Conservation Easement
First Right of Refusal
Public Access



Proposed Land Exchange

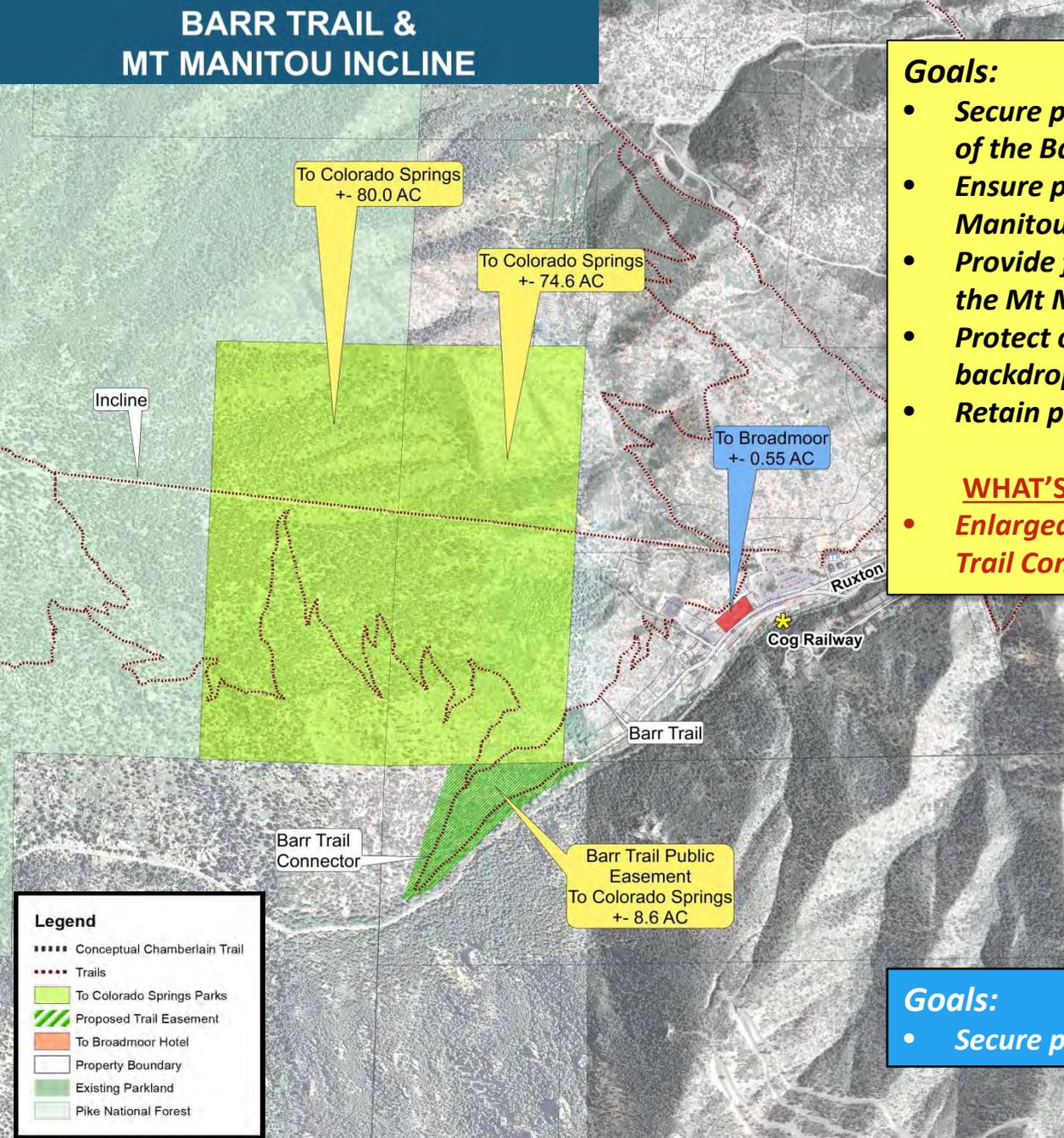
LEGAL BASIS FOR EXCHANGE



Park Property Implications:

- Does the proposed Land Exchange require a community vote?
- City's Real Estate Manual Requirements
- Consistency with previous Land Exchanges
- Proposed Resolution

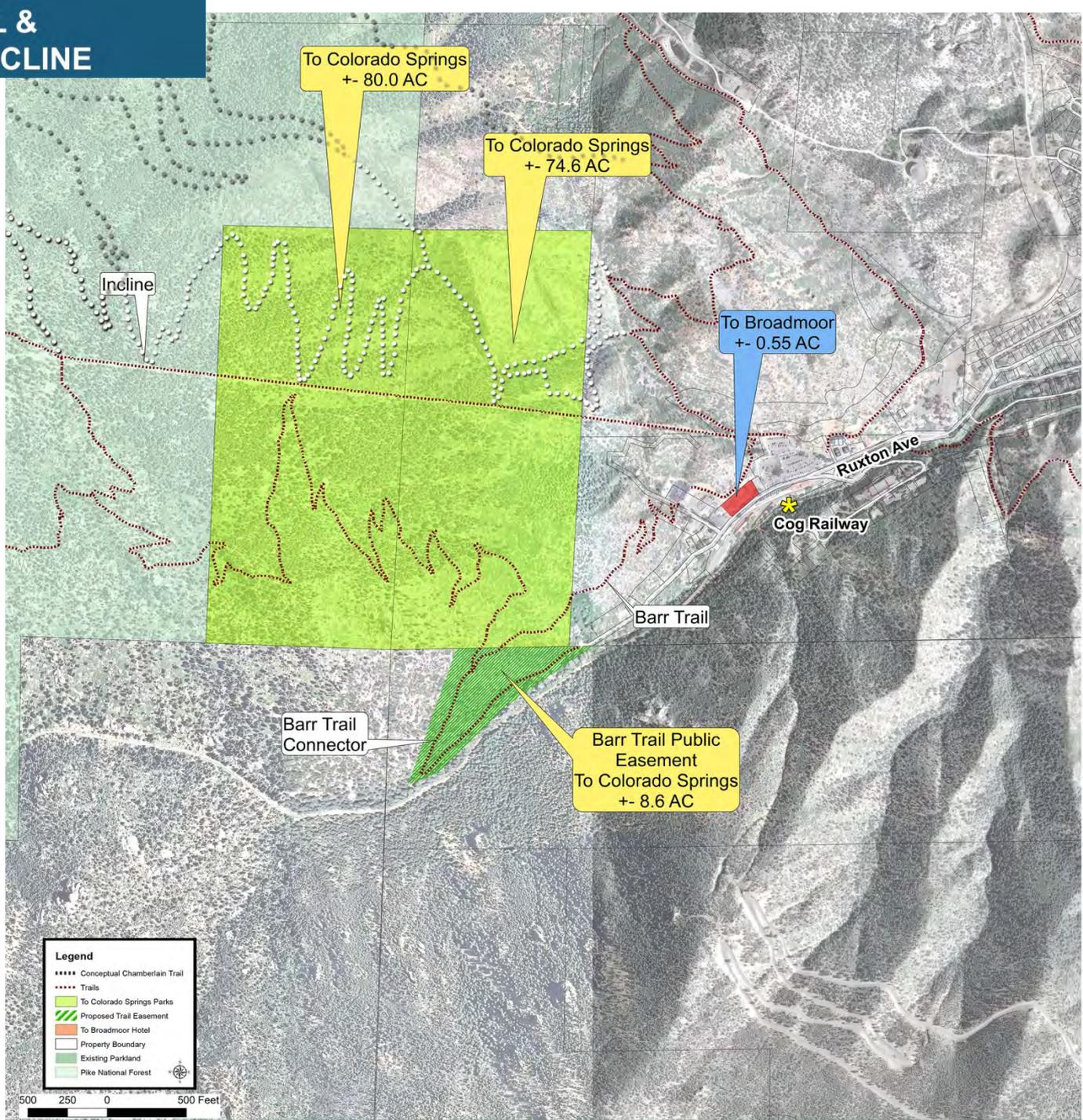
BARR TRAIL & MT MANITOU INCLINE



- Goals:**
- *Secure public access and public ownership of the Barr Trail*
 - *Ensure public ownership of the Mt Manitou Incline*
 - *Provide for future north access trail from the Mt Manitou Incline*
 - *Protect open space and the mountain backdrop*
 - *Retain public utility access*
- WHAT'S CHANGED DURING PROCESS**
- *Enlarged public access easement for Barr Trail Connector*

- Goals:**
- *Secure parking for the Cog Railway*

BARR TRAIL & MT MANITOU INCLINE



To Colorado Springs
+/- 80.0 AC

To Colorado Springs
+/- 74.6 AC

To Broadmoor
+/- 0.55 AC

Barr Trail Public Easement
To Colorado Springs
+/- 8.6 AC

Incline

Cog Railway

Ruxton Ave

Barr Trail

Barr Trail Connector

Legend

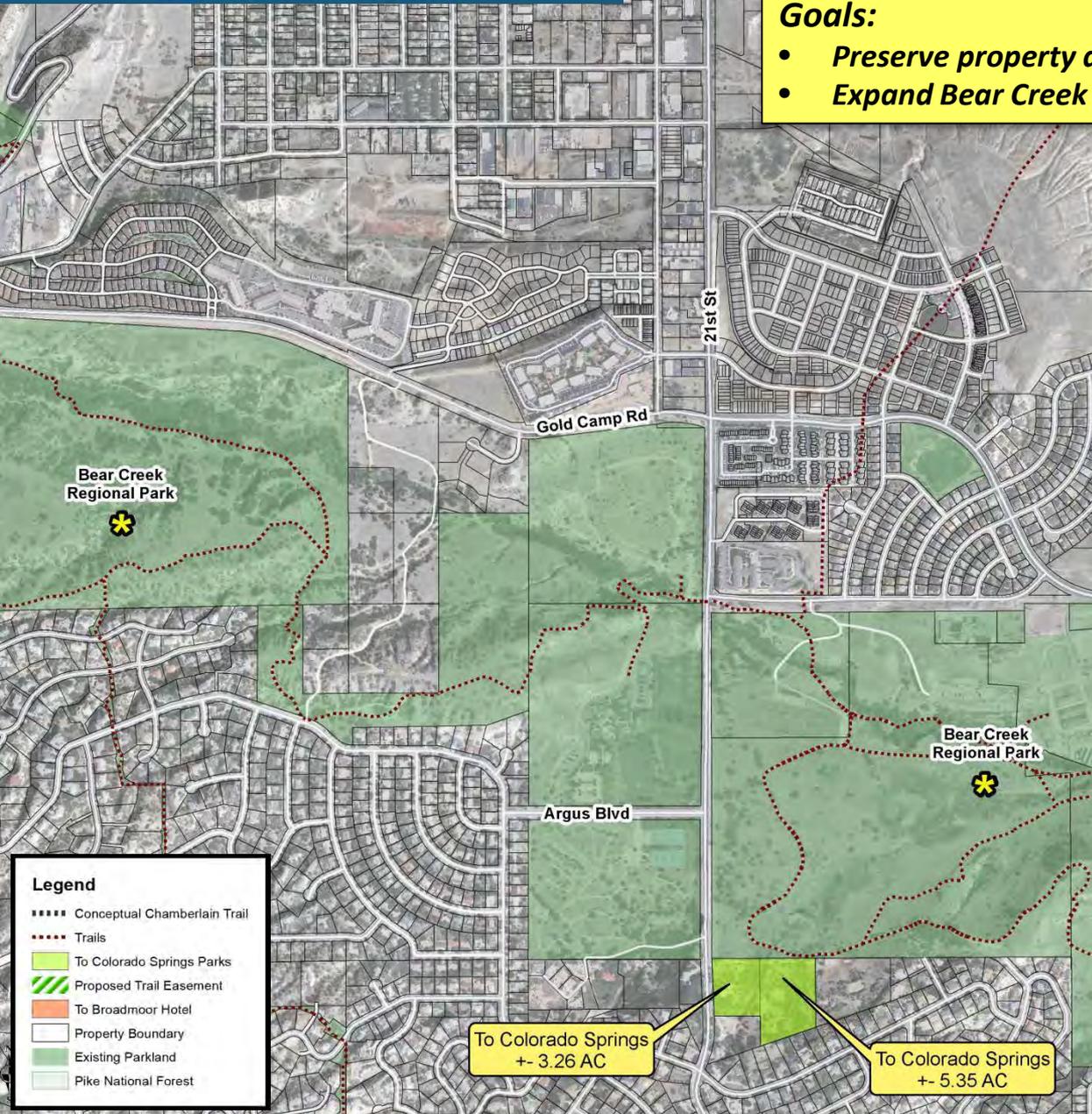
- Conceptual Chamberlain Trail
- Trails
- To Colorado Springs Parks
- Proposed Trail Easement
- To Broadmoor Hotel
- Property Boundary
- Existing Parkland
- Pike National Forest



BEAR CREEK

Goals:

- *Preserve property as public open space*
- *Expand Bear Creek Regional Park*



CHAMBERLAIN TRAIL

Chamberlain Trail Easement
To Colorado Springs
+- 4.4 AC

Shrine

CM Zoo

Marland Rd

The Mtn Zoo Rd

Goals:

- *Secure trail easements for the future development of the Chamberlain Trail and Cheyenne Mountain Heritage Trail.*

Proposed Chamberlain
Trail

Stone Manor Heights

Cheyenne Mtn Highway

Chamberlain Trail Easement
To Colorado Springs
+- 74.1 AC

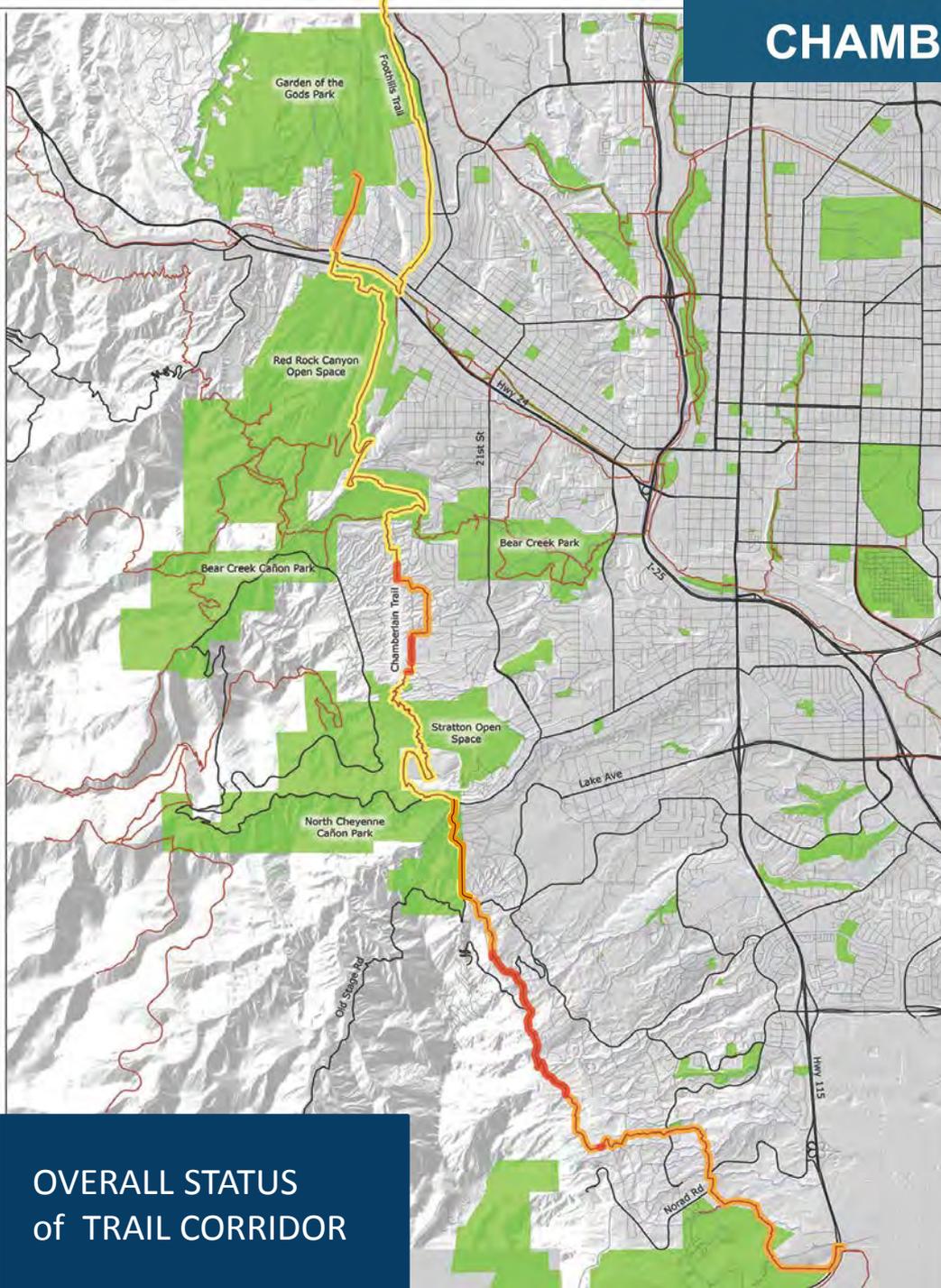
Cloud Camp

Former Master Planned
Chamberlain Trail.

Conceptual Chamberlain
Trail. Final Alignment to
be Determined

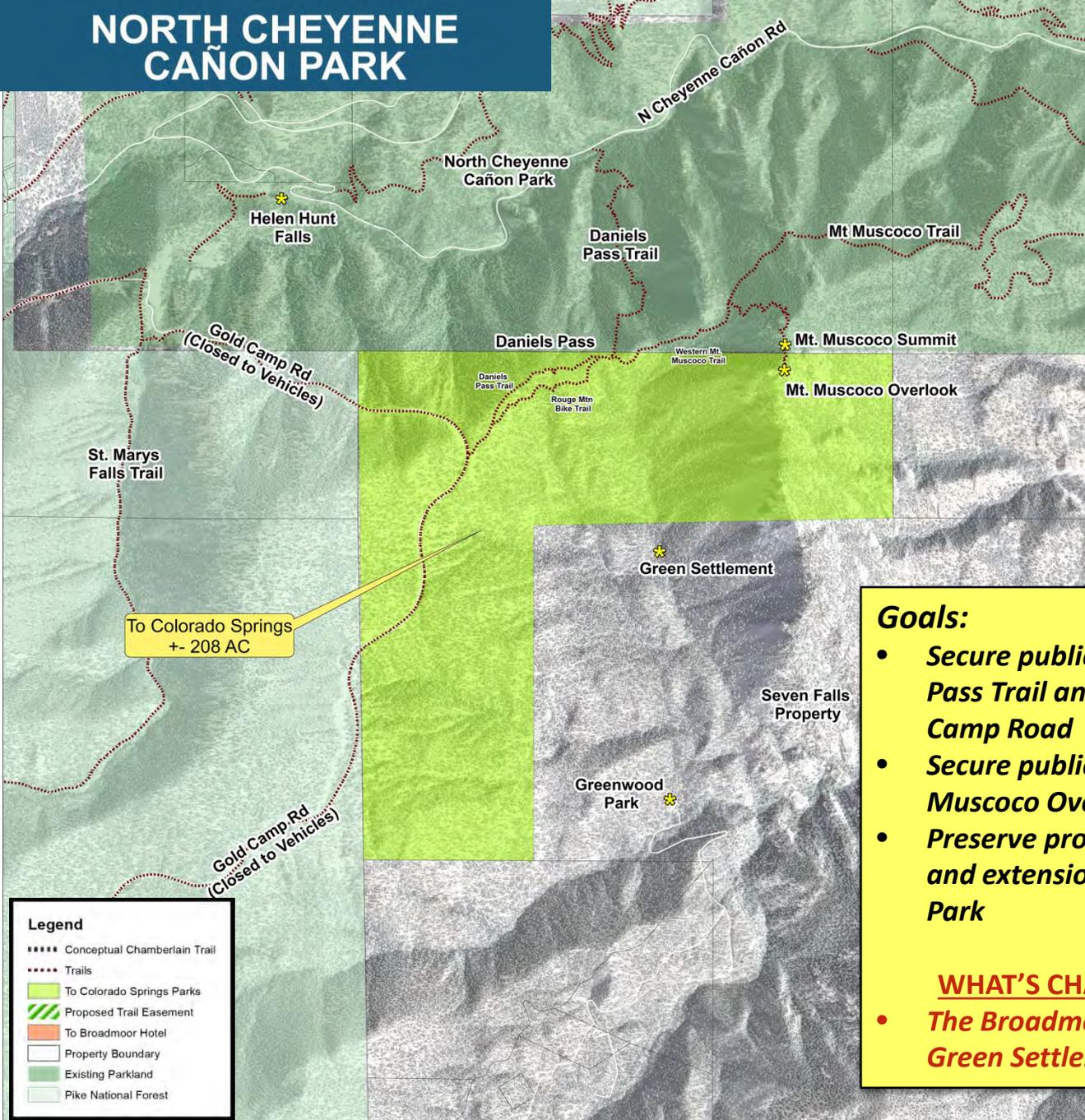
CHAMBERLAIN TRAIL





OVERALL STATUS
of TRAIL CORRIDOR

NORTH CHEYENNE CAÑON PARK



Goals:

- **Secure public ownership from the Daniels Pass Trail and the Muscoco Trail to Gold Camp Road**
- **Secure public ownership to the Mount Muscoco Overlook**
- **Preserve property as public open space and extension of North Cheyenne Cañon Park**

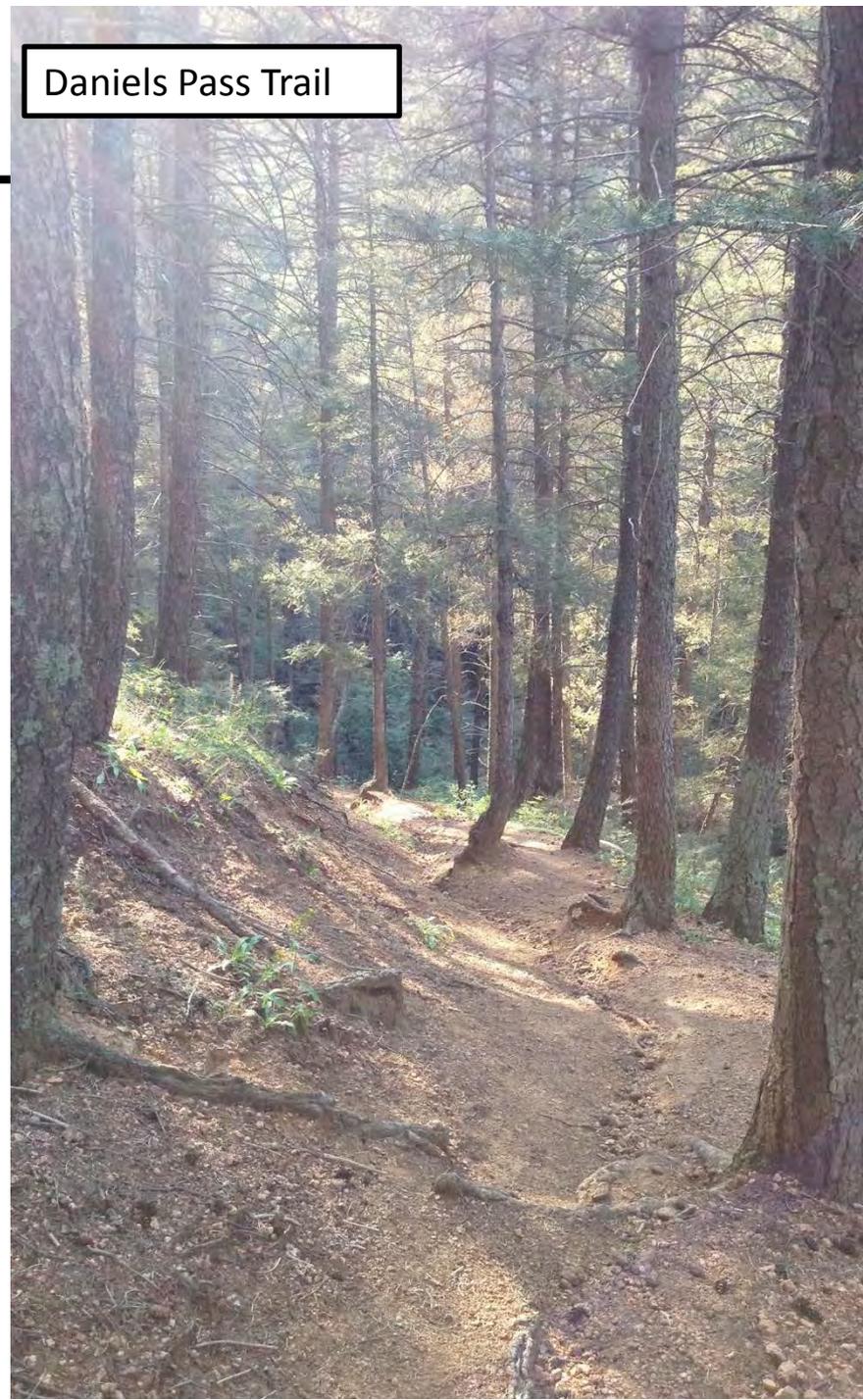
WHAT'S CHANGED DURING PROCESS

- **The Broadmoor will allow public access to Green Settlement and Greenwood Park**

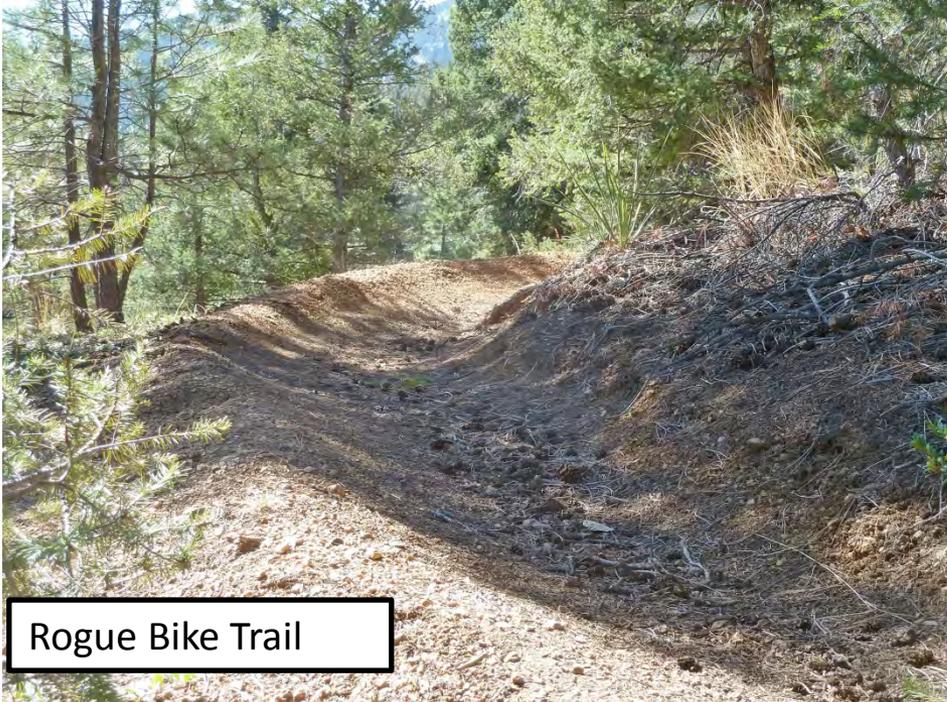


Muscoco Trail

Daniels Pass Trail



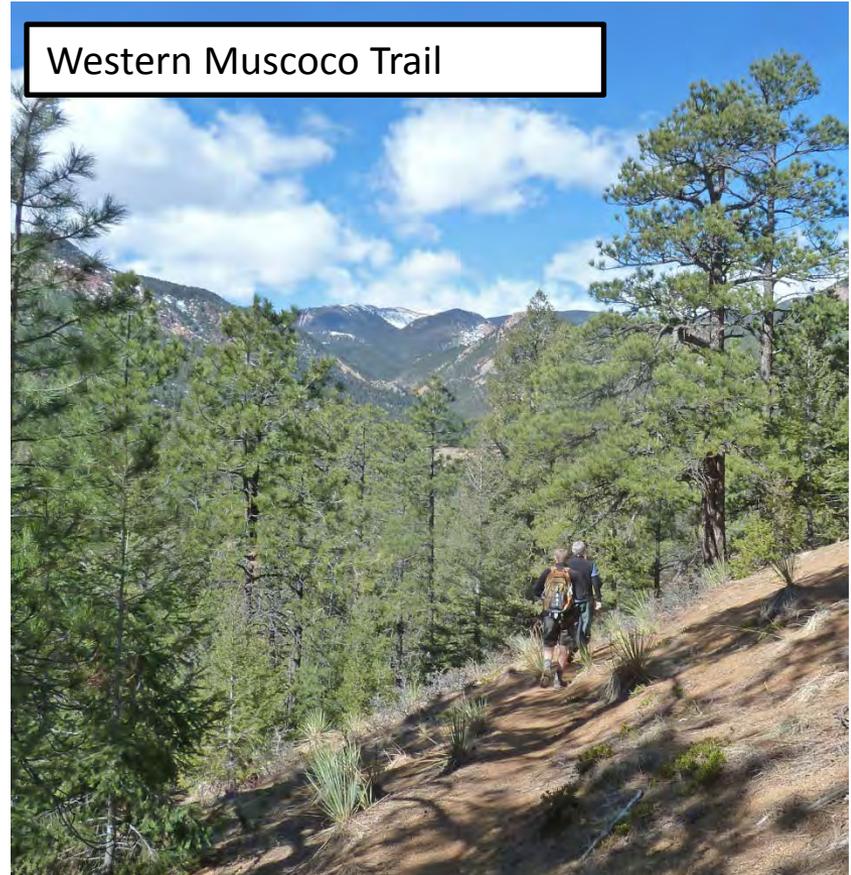
Muscoco Trail



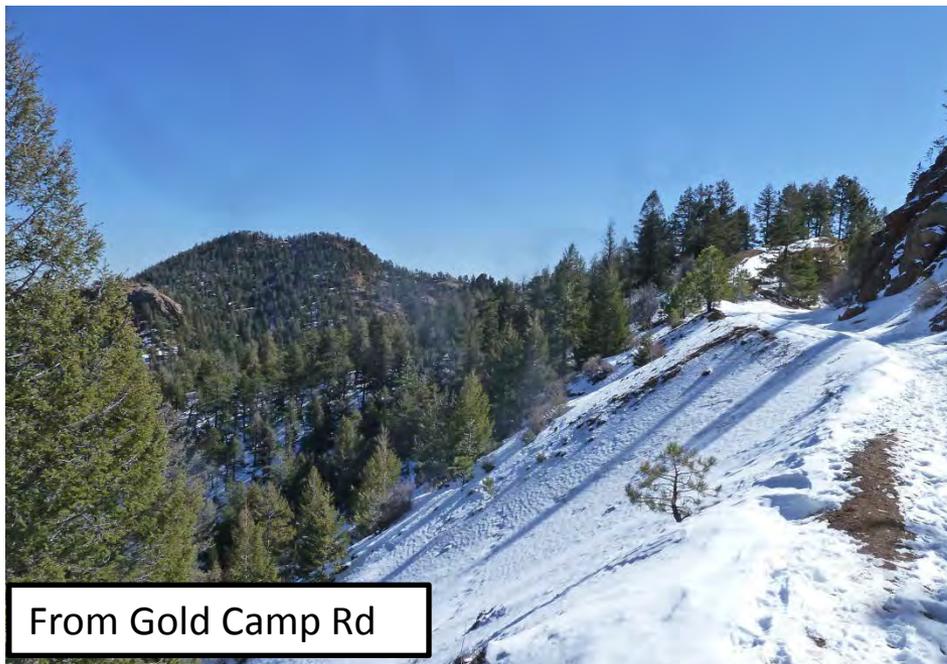
Rogue Bike Trail



Daniels Pass Trail



Western Muscoco Trail



From Gold Camp Rd

Gold Camp Rd

N. Cheyenne Cañon Rd

Starsmoor Center

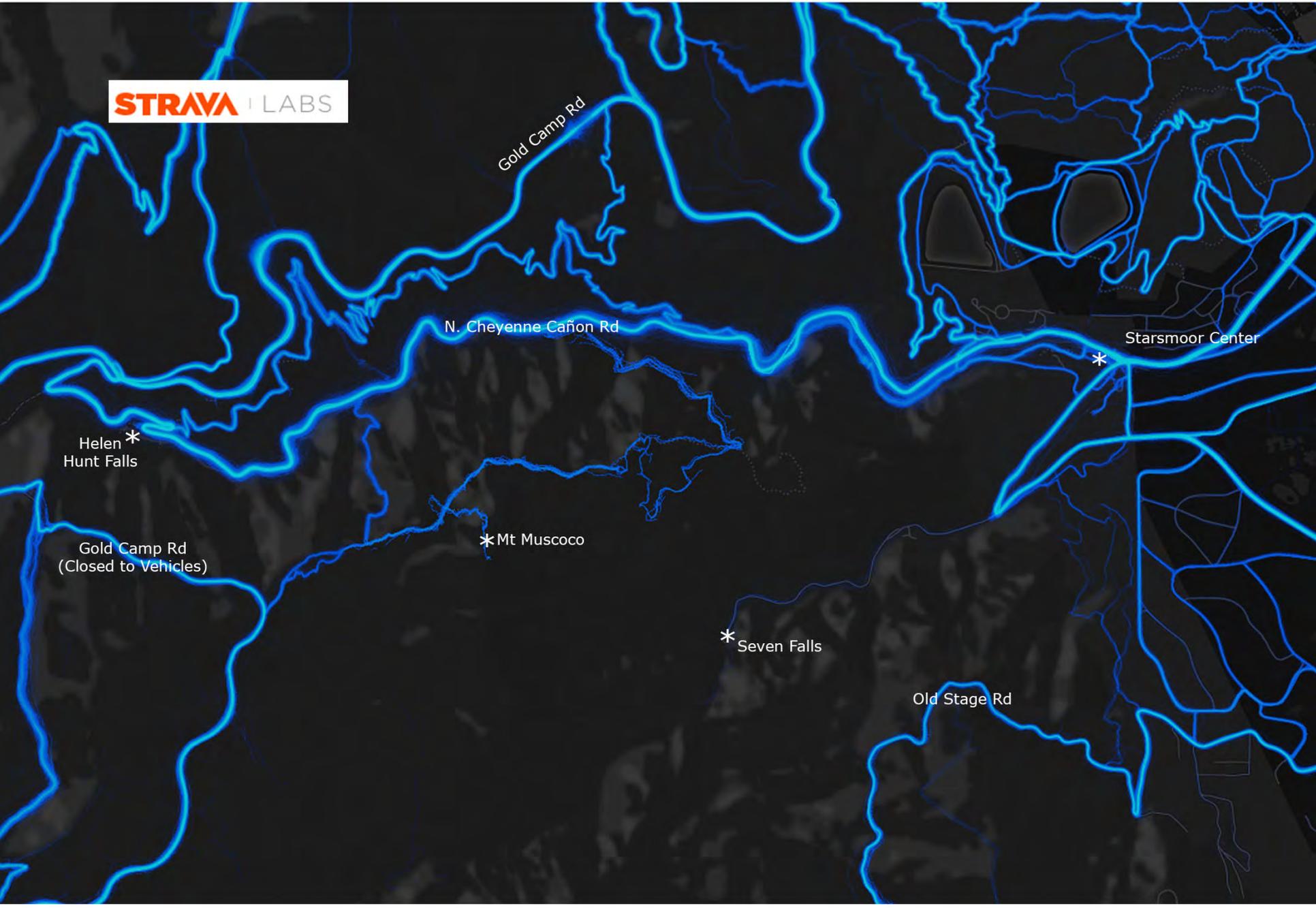
Helen *
Hunt Falls

* Mt Muscoco

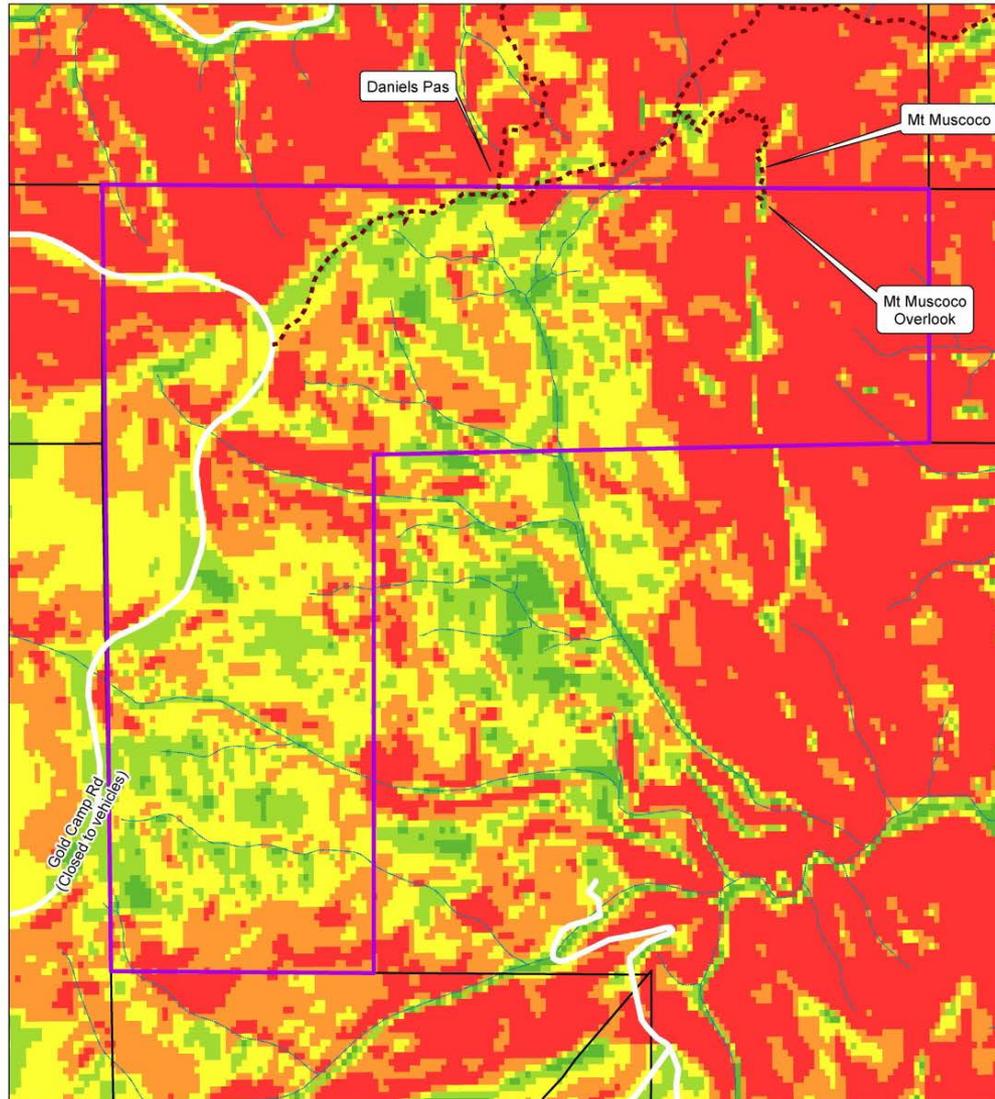
* Seven Falls

Old Stage Rd

Gold Camp Rd
(Closed to Vehicles)



North Cheyenne Cañon - Western Section



Legend

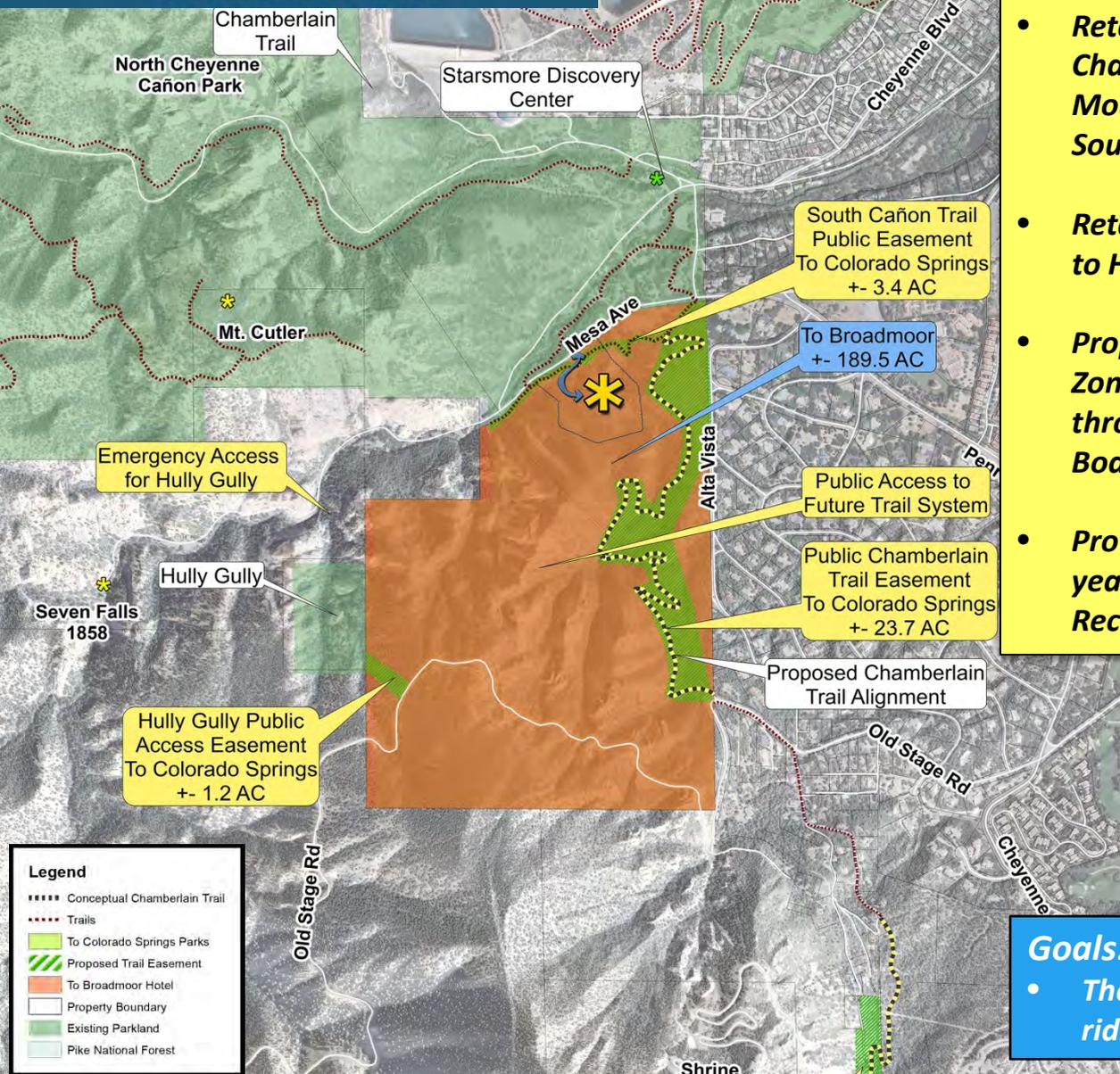
- Trails
- Roadways
- ▭ Proposed To Parks
- ▭ Parcel Boundaries
- Inter. & Ephem. Drainages

Slope Analysis

- % Slope
- 0 - 15
 - 16 - 25
 - 26 - 35
 - 36 - 45
 - 46 - 100



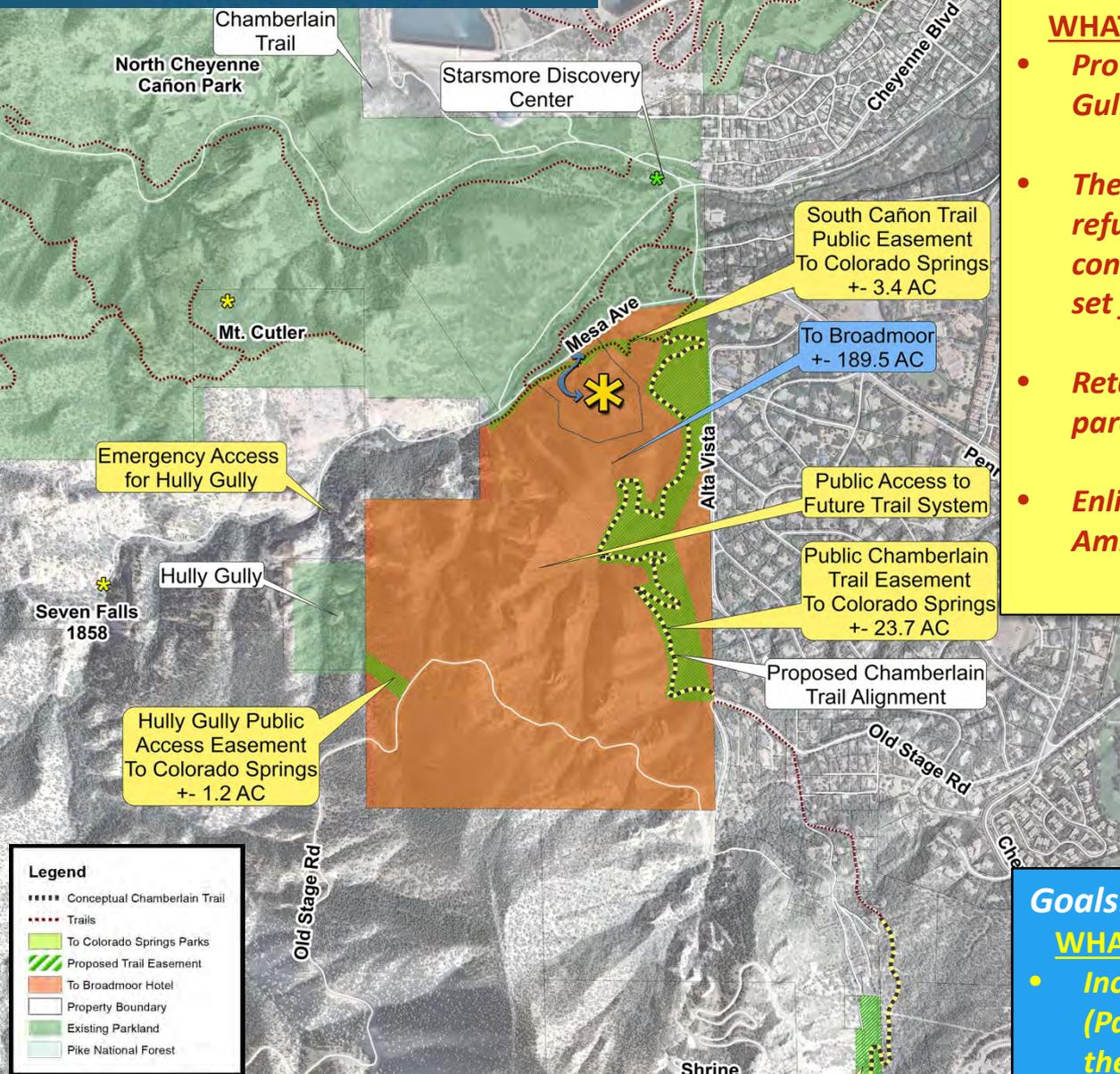
NORTH CHEYENNE CAÑON PARK



- Goals:**
- Retain public easement for the Chamberlain Trail (Cheyenne Mountain Heritage Trail) and the South Cañon Trail
 - Retain ownership and public access to Hully Gully for ice climbing
 - Property will remain in the PK (Park) Zone and uses will be approved through normal Parks Advisory Board process
 - Provide a fundraising venue twice a year annually for the Parks, Recreation and Cultural Services

- Goals:**
- The Broadmoor may develop a riding stable and picnic area.

NORTH CHEYENNE CAÑON PARK



Goals:

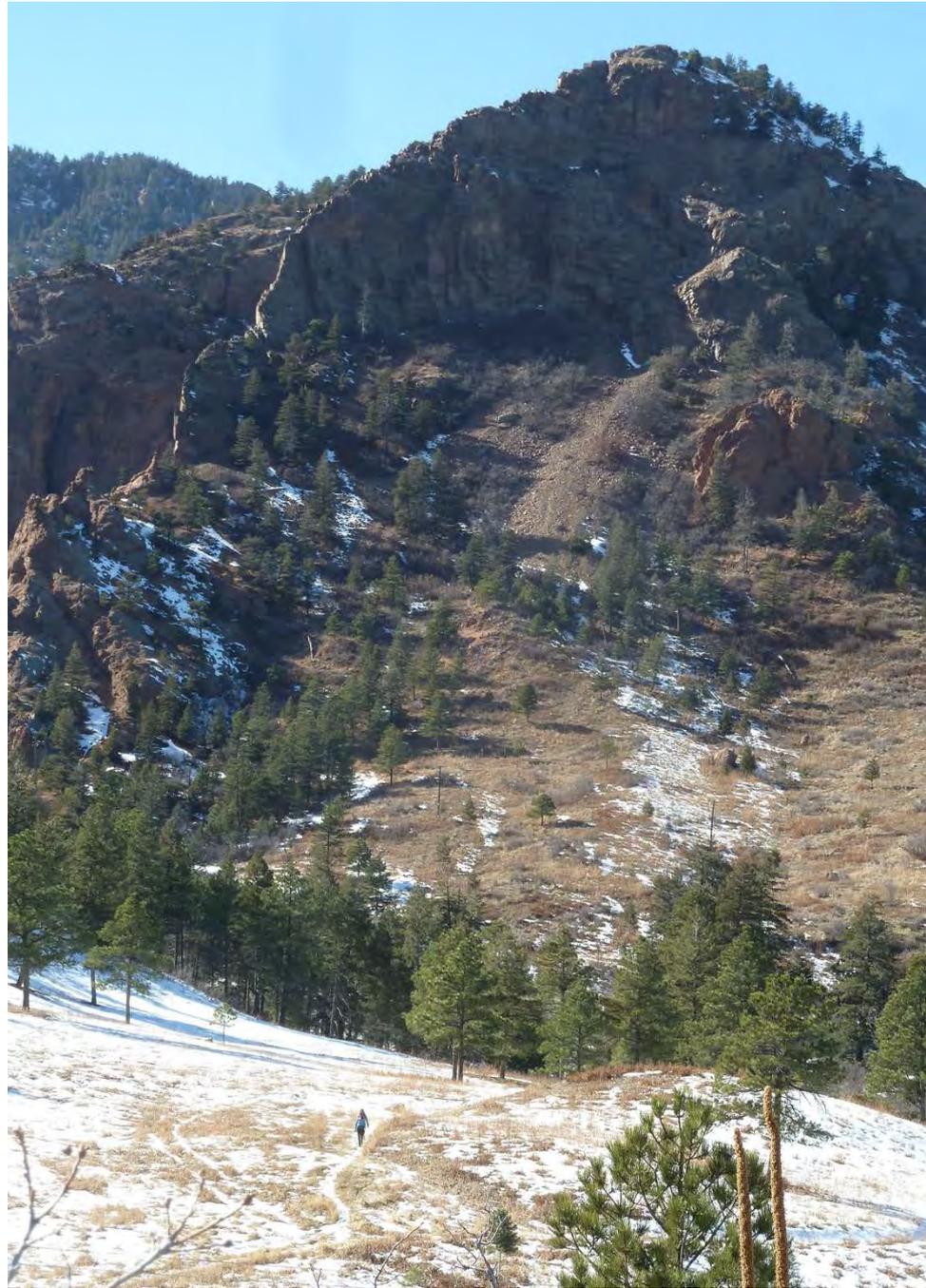
WHAT'S CHANGED DURING PROCESS

- Provide emergency access for Hully Gully on Seven Falls
- The City will retain the first right of refusal if the property is ever considered for sale. Purchase price set from 2016 appraisal value
- Retain public access to the 189 acre parcel (Strawberry Hill)
- Enlist the support of the Parks Ambassador program

Goals:

WHAT'S CHANGED DURING PROCESS

- Increase stewardship through the PK (Park) zoning deed restriction and the Conservation Easement





Proposed Land Exchange COMMUNITY FEEDBACK



SpeakUP! Colorado Springs Survey

115 Completed Surveys

Community Open House Jan 28, 2016

87 Comment Cards and

85 Post-It note Comments

Community Meeting Feb 24, 2016

48 Comment Cards

TOPS Working Committee Mar 2, 2016

1 Comment Card

Parks Board Mar 10, 2016

4 Comment Cards

Council Member King's Listening and Discussion Session Mar 14, 2016

50 Comment Cards

Community Meeting Mar 30, 2016

67 Comment Cards

TOPS Working Committee April 6, 2016

0 Comment Cards

Email submissions

254 email Comments

Total Comment Submissions To Date: 626

Proposed Land Exchange

PUBLIC FEEDBACK IMPACT



Concern/Feedback

We want an additional Barr Trail Easement at the end of Ruxton Avenue



Addressed in Proposal

A public trail easement is now included to provide access along traditional Pikes Peak Marathon and Ascent Route

We would like to have public access to Greenwood Settlement and Greenwood Park



Public access is now provided onto Broadmoor/Seven Falls Property for access to Greenwood Settlement and Greenwood Park.

Request for Emergency Access to Hully Gully



Emergency access through Seven Falls has been included.

What if the Broadmoor sells the 189-acre property in the future?



The City will retain a first right of refusal if the property is ever considered for sale. Purchase price set from 2016 appraisal value

We want to continue to access the 189-acre property for hiking and biking on the property



Free public access will be retained on the 189 acre parcel (except in building envelope). The Broadmoor will construct additional trails for hiking, biking and equestrian use

Proposed Land Exchange

IMPACT OF PUBLIC FEEDBACK



Concern/Feedback

We want the 189-acre parcel to remain as open space



Addressed in Proposal

The property will be protected by Deed Restriction and a Conservation Easement. Only the portion of the property within the 8.5 acre building envelope will be developed with a picnic pavilion and horse stable.

We don't want a fence around the 189-acre property



The perimeter of the property will not be fenced, except for fencing with building envelope

We are concerned about increased traffic in the Cañon and near our homes.



To reduce traffic in the park and on neighborhood streets, users of the picnic pavilion and stables will be shuttled to the 189-acre property from the Broadmoor Hotel. The use of the shuttles to serve Seven Falls has already significantly reduced the amount of traffic in in the Cañon.

Proposed Land Exchange

COMMON THEMES TO FEEDBACK



- **Principle and Process**
- **National Historic Registry**
- **Trash**
- **Traffic**
- **Conservation Easement / Long Term Commitment**
- **Appraisals / Valuation**
- **Legal Basis for Land Exchange**
- **Equestrian Use, Building Envelope, and Site Concept**

Proposed Land Exchange

LAND EXCHANGES AND PRECEDENT



~Each Land Exchange is Unique~

Garden of the Gods

In 1993, City traded 4.7 acres for 4.7 acres with Hill Development Group for the private construction of the Garden of the Gods Visitor and Nature Center

North Cheyenne Cañon

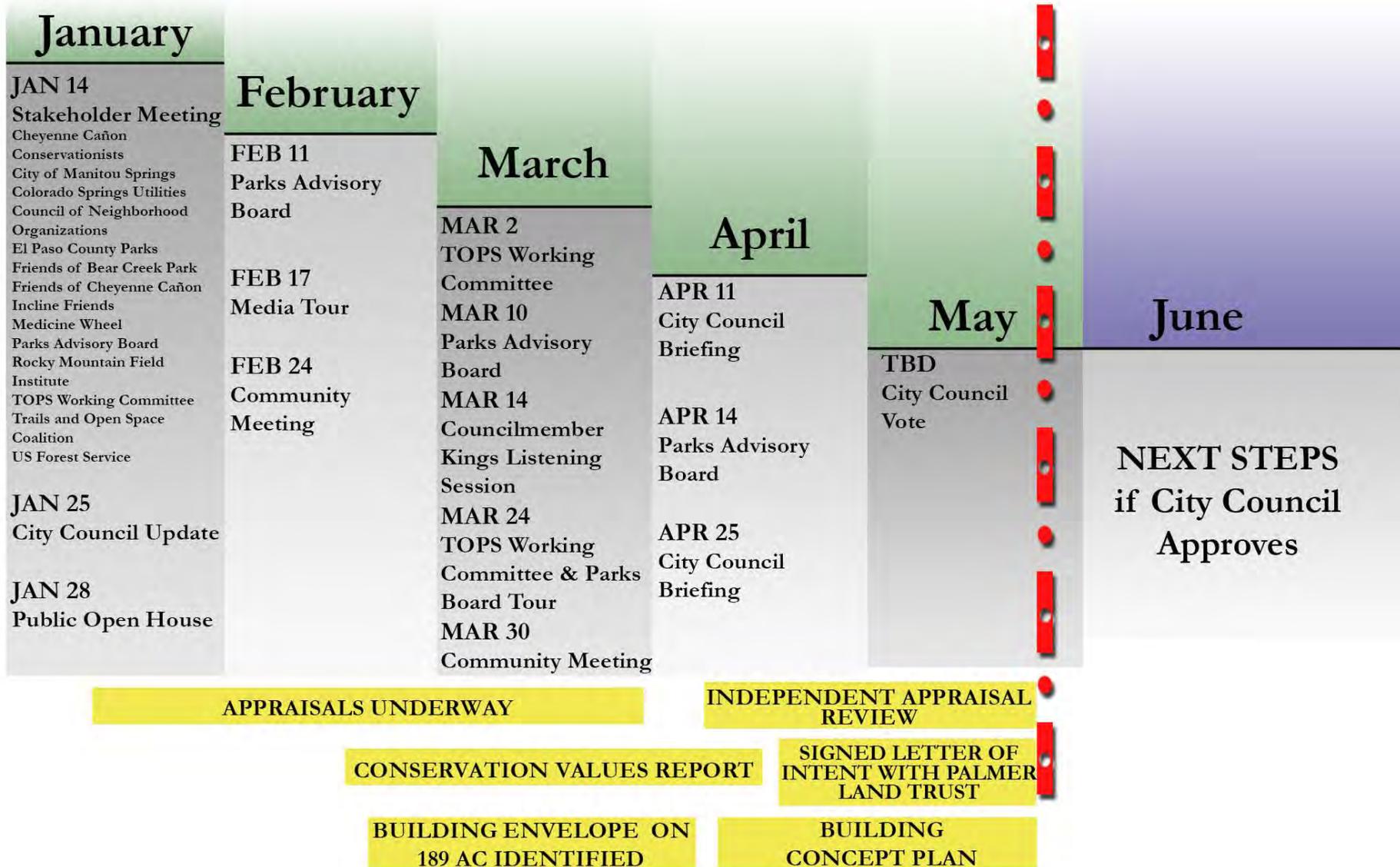
In 2000, City traded 15.5 acres for 34.1 acres to Seven Falls to address entrance road encroachment – also gained easement to Daniels Pass Trail

Research has identified:

- Examples of 15 exchanges
- Examples of Private/Public Partnerships (Sky Sox, Switchbacks, YMCA, etc...)

Proposed Land Exchange

THE PROCESS



Proposed Land Exchange

THE PROCESS



May

If City Council Approves

TBD
City Council
Vote

June 2016

January 2017

June 2017

REAL ESTATE DOCUMENTS AND CLOSING
- Title Work, Legal Descriptions, Boundary Survey

DEED RESTRICTION
(Strawberry Hill and Bear Creek Parcels)

CONSERVATION EASEMENT
- Management Plan, Base Line Inventory Report
(Strawberry Hill)

**SITE PLANNING & MASTER PLAN
PUBLIC PROCESS** (Strawberry Hill)

**CITY/COUNTY MANAGEMENT
AGREEMENT FOR BEAR CREEK**

**CHAMBERLAIN TRAIL
CONSTRUCTION**
(Strawberry Hill)

**BROADMOOR FACILITIES
& TRAIL CONSTRUCTION**
(Strawberry Hill)

**NORTH CHEYENNE
CANON MASTER PLAN UPDATE**

**MT MANITOU INCLINE
NORTHERN TRAIL
PLANNING**

Proposed Land Exchange



Process Steps

May

TBD
City Council
Vote

If City Council Approves

June 2016

Jan

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CONSERVATION EASEMENT
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(Strawberry Hill)

**SITE PLANNING & MASTER
PUBLIC PROCESS** (Strawberry Hill)

**CITY/COUNTY MANAGEMENT
AGREEMENT FOR BEAR CREEK**

REAL ESTATE DOCUMENTS

- Real Estate Land Exchange Agreement
- Complete Title Work
- Complete Boundary Surveys
- Prepare Legal Descriptions and Exhibits for:
 - Parcels
 - Trail Easements
 - Access Easements
 - Utility Easements
 - Building Envelope
- Conduct Environmental Report
- Title Insurance
- Closing
- Recording of Deeds, Easements and Deed Restrictions

Proposed Land Exchange



Process Steps

May

If City Council Approves

TBD
City Council
Vote

June 2016

January

REAL ESTATE DOCUMENTS AND CLOSING
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SITE PLANNING & MASTER PLAN
PUBLIC PROCESS (Strawberry Hill)

CITY/COUNTY MANAGEMENT
AGREEMENT FOR BEAR CREEK

CONSERVATION EASEMENT

- Determine Conservation Values (Complete)
- Title Commitment
- Title Insurance Policy
- Obtain Appraisal to value conservation easement
- Conduct Baseline Inventory (Natural and Cultural Resource Assessment)
- Conservation Easement Approval

(Strawberry Hill)

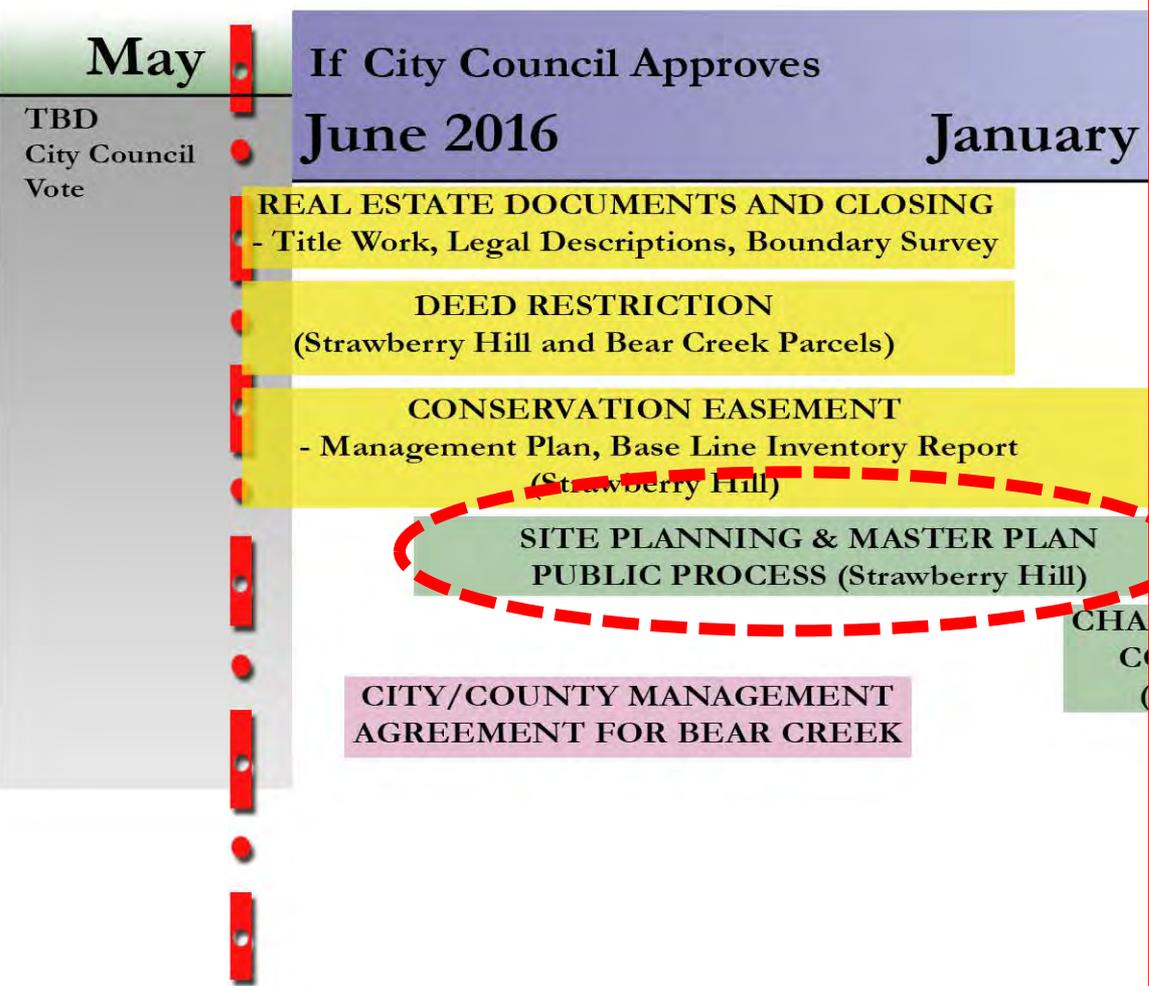
NORTH CHEYENNE
CANON MASTER PLAN UPDATE

MT MANITOU INCLINE
NORTHERN TRAIL
PLANNING

Proposed Land Exchange



Process Steps



MASTER PLAN PROCESS

- Broadmoor Prepares Draft Master Plan subject to Conservation Easement Requirements and Deed Restrictions
- Community Notification
- 1st Community Meeting Learn about Proposal and Respond to Plans
- Broadmoor Responds to Community Comments
- 2nd Community Meeting to Respond to Plan
- Land Trust Review of Proposed Plan
- Parks and Recreation Advisory Board Reviews and Considers Plan

Proposed Land Exchange

NATIONAL REGISTER IMPACT



- Transfer of ownership would not impact National Register Designation
- Section 106 review is triggered by federal funding or federal agency involvement in a specific project. This condition does not apply to this land exchange proposal
- Past, current or future federal funding for other City projects have no impact in relation to this land exchange proposal
- City staff completed a State of Colorado file search and no archaeological surveys or sites are recorded for the Strawberry Hill parcel
- Conservation easement process will include a cultural survey as part of the base line inventory



Proposed Land Exchange

TRASH CONCERNS



- City Staff focus on North Cheyenne Canon, Mesa Avenue, Gold Camp Road
- City Staff responsibilities include Bear Creek Canon Park, Stratton Open Space, Cresta Open Space, Neal Ranch Open Space, Cheyenne Meadows Open Space, Harlan Wolfe Park
- Old Stage effort primarily based on notification
- GoCo Springs app



Proposed Land Exchange

TRAFFIC COMMENTS



Average Annual Vehicle Trips to Seven Falls (one-way)

Before shuttle buses:

High (2009)	57,491 trips
Low (2013)	45,399 trips
Average (6 years)	51,584 trips

With Shuttle Bus Service

Average based on 6 month peak season	22,995 trips
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RESULT: Reduction in annual trips

55% reduction

Proposed Land Exchange **CONSERVATION EASEMENT**



Conservation Purposes:

- Preservation of Open Space
- Preservation of Public Access for Recreation



Proposed Land Exchange

CONSERVATION EASEMENT



Prohibited Uses

- New structures (except inside building envelope)
- Subdivision of the Property
- Commercial Timber Harvesting
- Mining
- Road Construction and/or Paving (except inside building envelope)
- Trash and Dumping
- Transfer of Water Rights
- Alteration of Watercourses and Topography (except inside building envelope)
- Water Pollution
- Industrial Activity
- Motor Vehicle Use (except inside building envelope)
- Billboards
- Hazardous Materials
- Wind and Solar Energy Generation
- Feedlots
- Grazing
- Active Recreation (passive recreation such as hiking, mountain biking, horseback riding, nature study, etc... will be allowed)
- Cell Phone Towers/ Transmission Towers
- Residential Development
- Commercial Development (except within building envelope associated with PK zone uses)

Proposed Land Exchange CONSERVATION EASEMENT



Allowable Uses and Activities

- Public recreation – specifically walking, hiking, mountain biking, horseback riding, picnicking, environmental education and other passive recreation uses
- Forestry and open space management activities
- Build and maintain trail system
- Install minor improvements such as wayfinding signage, interpretive signage, benches
- Control soil erosion
- Invasive weed control
- Maintain and repair existing utilities
- Bury existing 3-phase overhead electric line
- 8.5 acre building envelope limited to park uses (PK Zone)



Proposed Land Exchange APPRAISALS REPORT



City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests

Chapter 4 – Real Property Acquisition 4.5 – Land Exchanges

The City may agree to convey property to an identified third party in exchange for acquiring other property from that same third party. These “land exchanges” must be reviewed by City Council and approved by resolution. City Council may impose reasonable conditions on the transfer or acquisition of any property by the City. If an advisory board has oversight or advisory responsibilities for the property to be conveyed or to be acquired, the advisory board must also review and make a recommendation to City Council prior to City Council consideration of the land exchange proposal.

Chapter 8 – Valuing Real Property Interests 8.1 – Fair Market Value

Real Estate Services, in cooperation with the Project Manager, shall be responsible for determining the fair market value for each real property or interest to be acquired or disposed. The manner in which the determination of fair market value is established shall be considered on a project-by-project basis.

Appraisals were Conducted by two separate Appraisers:

Third Party - Independent, Licensed and Accredited

Independent Appraisal Review

Proposed Land Exchange APPRAISALS REPORT



Property To The City of Colorado Springs

Incline Parcel 1	76.4 AC	\$626,500
Incline Parcel 2	80 AC	\$656,000
Bear Creek Parcels	9 AC	\$1,400,000
N. Cheyenne Cañon	208 AC	\$634,000

Total Appraised Value **\$ 3,316,500**

Trail Easement Parcels To The City of Colorado Springs

Barr Trail Connector	8.6 AC	\$35,600
Chamberlain Trail (North)	4.4 AC	\$19,000
Chamberlain Trail (South)	74.1 AC	\$240,100

Total Appraised Value **\$ 294,700**

Property To The Broadmoor

Strawberry Hill	189.5 AC	\$1,581,000*
Parking Lot	0.55 AC	\$580,000

**Preliminary appraisal: Pending further review of easements*

Total Appraised Value **\$ 2,161,000**

**Total Appraised Property Value
To the Broadmoor:**

\$ 2,161,000

**Total Appraised Property and
Trail Easement Value To The City
of Colorado Springs:**

\$ 3,611,200

Proposed Land Exchange



TOP 10 ISSUES FOR THE PARK SYSTEM MASTER PLAN

1. **Insufficient and uncertain funding**
2. **Park Structures and facilities in poor condition**
3. **Natural and historic resource conservation, restoration and management needs**
4. **Gaps in the trail system**
5. **Some parks are loved to death (over used)**
6. **Flood, fire and drought impacts**
7. **Lack of public awareness about the contributions and benefits of parks, trails and open space**
8. **High cost of water for park maintenance**
9. **Safety concerns and the need for park rule enforcement**
10. **Priorities and values of community members need to be determined**

Proposed Land Exchange

WHAT'S NEXT



City Council Briefing

Monday April 25, 2016

1pm at City Hall

City Council Hearing

MAY - TBD

Online Survey

www.ColoradoSprings.gov/ProposedLandExchange