

# Garden of the Gods Encroachment Correction

Parks, Recreation and Cultural Services Advisory Board

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# Overview Map



# Land Exchange Transaction Elements



## To the City of Colorado Springs

- To receive +/-2.62 acres of land to the west of Beckers Lane, that will be incorporated into the Garden of the Gods Park.

## The Trading Post

- To receive +/-1.63 acres of land within two parcels to formalize their uses on existing park land depicted on Exhibit A in red.

A portion of the existing deeded right-of-way will be vacated and incorporated into the exchange parcel.

Professional appraisal supports the land exchange, like for like exchange of properties of equal value





# Land Exchange Transaction Elements

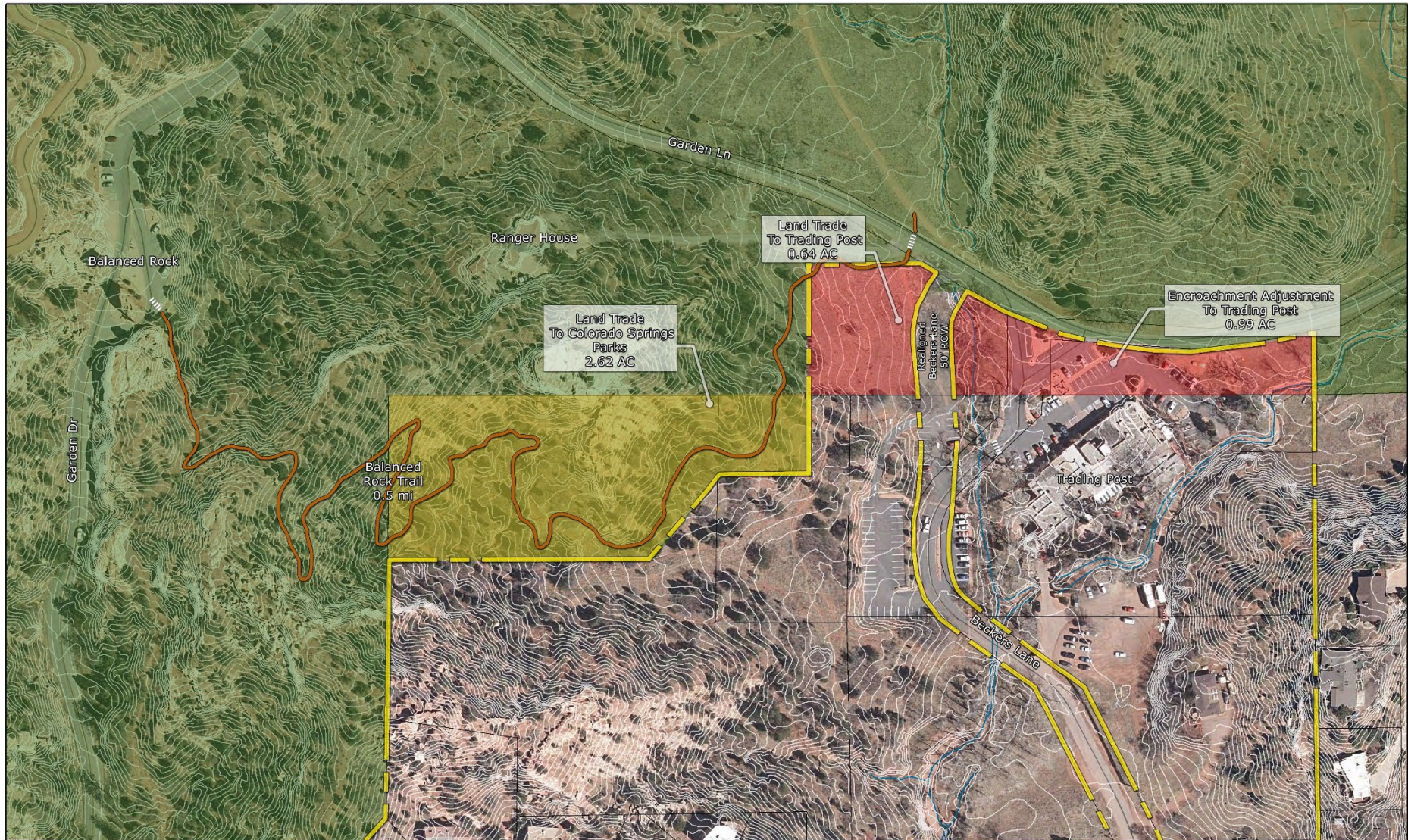
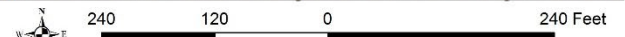


Exhibit A - Garden of the Gods Park and Garden of the Gods Trading Post





# Land Exchange Transaction Elements



The encroachment correction addresses four primary goals:

- Corrects the encroachment of the Trading Post parking lot on the Garden of the Gods Parks,
- Provides for expanding parking opportunities to support park visitation, user experience and a possible future shuttle stop at the Trading Post,
- Expands the Garden of the Gods Parks by approximately 1 acre
- To reduce parking congestion at Balanced Rock, the proposed park parcel will provide for an opportunity to establish a natural surface trail connecting Balanced Rock to the Trading Post parking lot.



# Land Exchange Transaction Elements



## **Protect our Parks Ordinance No 20-55**

The proposal does not require an election under the Charter of the City of Colorado Springs, § 11-80 Conveyance of Parkland Requiring Vote, because it is less than two acres of parkland and less than five percent of the total acreage of the entire Garden of the Gods Park and therefore a *de minimus* conveyance.

## **Real Estate Manual (revised in 2021) Land Exchanges**

On occasion, the City may agree to convey property to an identified party in exchange for acquiring other property. These Land Exchanges must be reviewed by City Council and approved by resolution. City Council may impose conditions on the Land Exchange. 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. Any Land Exchange approved by City Council must comply with the provisions of this Manual pertaining to the Acquisition and Disposition of property.

# Next Actions

## January Parks Board Meeting



- Recommend a City Council Resolution to authorize the land exchange components for Parks
- City Council Approval in First Quarter of 2023



# Discussion



1937 Aerial Photo



← Trading Post