

Parks, Recreation & Cultural Services Advisory Board

Coleman Park Encroachment Project

December 9, 2021

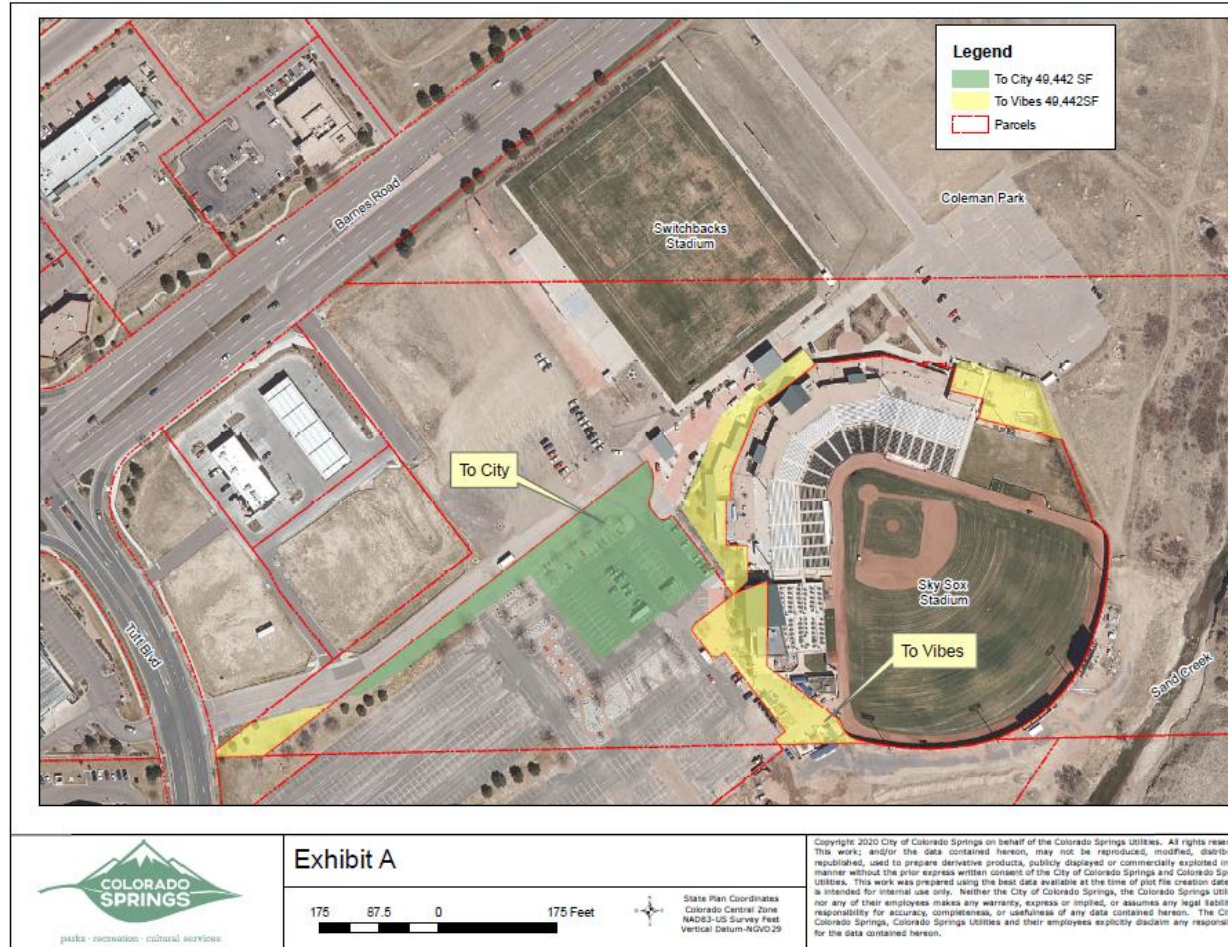
Karen Palus, Director

Britt Haley- Parks Design & Development Manager



Coleman Park Encroachment Project

- An exchange of just over 1 acre for the same to clean up encroaching uses around the Vibes Stadium
- Acreage total on each side of the exchange is 49,442 square feet
- 1 acre = 43,560 square feet



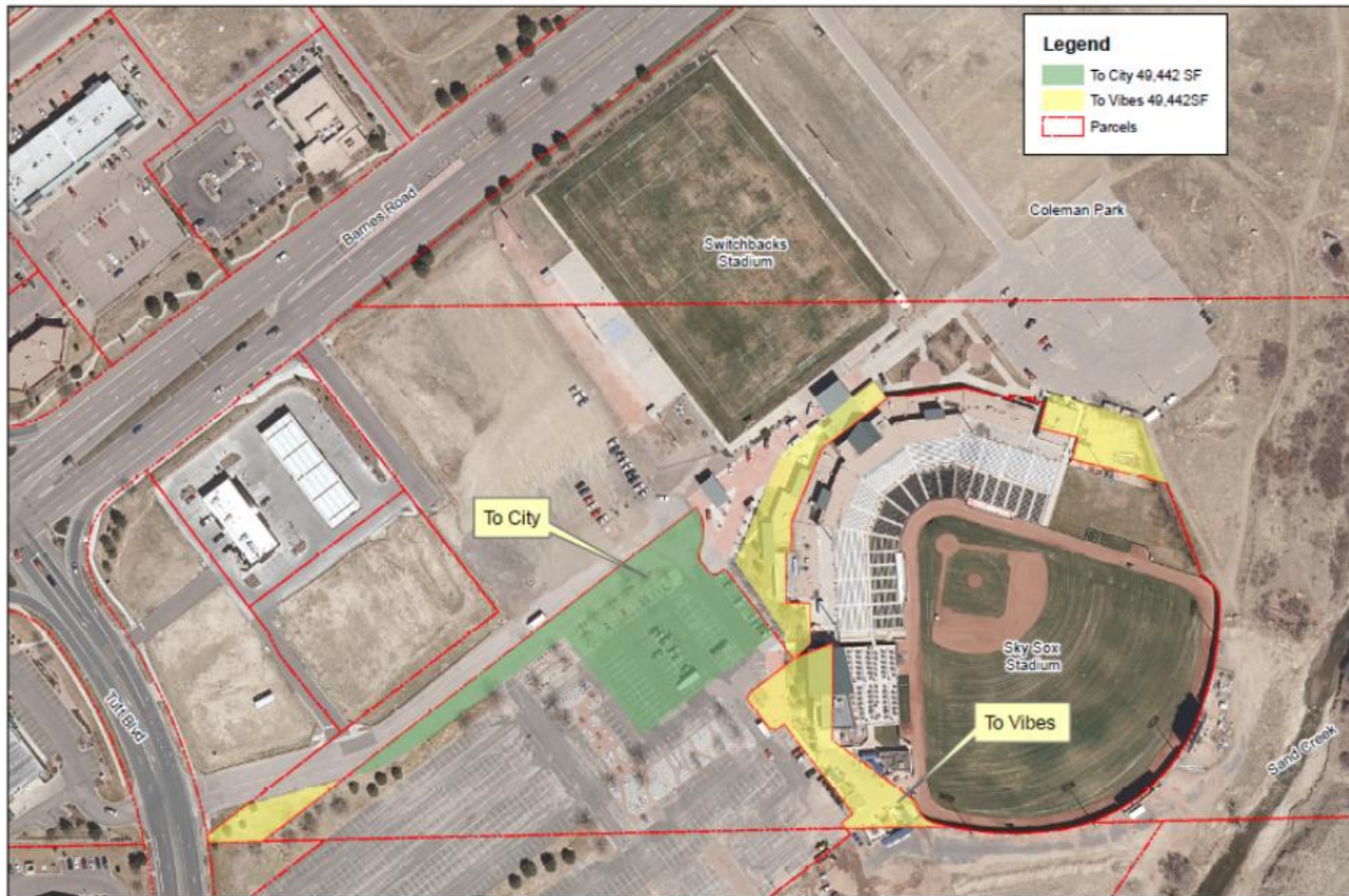


Exhibit A



State Plan Coordinates
Colorado Central Zone
NAD83-US Survey Feet
Vertical Datum-NGVD 29

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Project Elements



- Prepare for the master planning and completion of Coleman Community Park
- Clean up encroaching uses on park land via land exchange with an equal property exchange of just over 1 acre
- Request City Council waive the appraisal requirement to reduce transaction costs because the property is an equal sized exchange of areas within the same location
- Provide an agreed upon process to release the restrictive covenant on the property and reconcile parkland dedication requirements similar to the Springs Ranch Golf Course property next door
- Amend the parking lease agreement to reflect acreage changes and uses

Questions?

