

DRAFT

CITY OF COLORADO SPRINGS REAL PROPERTY ASSETS SEPTEMBER, 2008

GENERAL COMMENTS

1. The following information is provided as an overview of the facilities and real property currently owned by the City of Colorado Springs. The information was compiled from El Paso County Assessor Records, and is based on information currently available.
2. The City Council has adopted a Procedure Manual for the Acquisition and Disposition of Real Property Interests. This document includes procedures for determining value, identifying purchasers, bidding procedures, clearing title issues, retaining easements, funding concerns and approval procedures. Should City Council choose to dispose of any real property asset, the Procedures manual must be followed.
3. **The City owns significant real property and buildings that are subject to deed restrictions, bond or COP covenants, federal funding requirements, leasehold interests and voter-approved restrictions. The proposed sale or disposition of any Utilities, Memorial Health System or municipal enterprise property, or any other property subject to these types of special conditions will require extensive review by the City Attorney and bond counsel before any recommendations can be made.**
4. The City owns approximately 2,019 properties in El Paso County with tax schedule numbers. These include the larger parcels detailed below and platted parcels which include drainage tracts and open space. The City also owns property interests (fee and easement) dedicated or deed to the City that do not have tax schedule numbers. The City has no reliable listing of these “unnumbered” interests and can only locate them by reviewing approved plat documents or searching the official records of the El Paso County Clerk and Recorder.
5. The lists of assets contained in this document are not exclusive, and are not intended to reflect every property owned by the City of Colorado Springs or controlled by each department listed.

COLORADO SPRINGS UTILITIES

	Building Sq. ft.	Land Acres
North Slope (TSN 8400000012 & 8400000006)		8,628
Ray Nixon Power Plant (Clear Springs Ranch, Hanna Ranch and Pinello Ranch)		7,257.51
Ray Nixon Power Plant – 14020 Ray Nixon Road (11 Buildings)	28,025	3,108.26
Old Pueblo Road (Exit 122 and I-25)		1,308.36
Storage Buildings (9) - 2855 Mesa Road	27,707	99.6
Wastewater Treatment Plant and buildings – 701 – 1000 East Las Vegas Street	105,097	74.79
Drake Power Plant - 700 South Conejos	57,716	66.16
Treatment Mesa Facilities - 2715 Mesa Road		56.98
Engineering Standards Lab, Meter Shop, Transformer Shop, Underground Maintenance, City Utilities Warehouse, Water Construction, Property Disposal Building, Radio Shop, Machine Weld Shop - 404 West Fontanero	71,965	50.13
3670 Meridian Road	3,024	45

D R A F T

3890 S. Highway 85-87	8,252	44.09
2720 Meridian Road	2,120	40
2740 Meridian Road	2,627	40
3390 Meridian Road	1,686	40
Treatment/Filtrating Ute Pass - 9875 W Highway 24	7,976	34.29
2980 Meridian Road	1,888	25
10950 South Blaney Road	2,153	25
North Service Center, Pinkerton Warehouse - 7710 - 7790 Durant Drive and 7650 Duryea	59,806	21.21
3550 North Marksheffel Road		19.8
Leon Young Service Center - 1400-1590 South Hancock	295,460	15.45
575 Cheyenne Mountain Zoo Road	4,708	14.87
Birdsall - System Energy Center/Operations/Electric Service Storage Facility - 215 Nichols Boulevard	80,802	14.45
SECC Radio Site - 215 Nichols Boulevard	80,002	14.45
2890 Meridian Road	2,134	10
North Carefree (TSN 5329400005)		9.58
Franklin School/East Service Center-Body Shop - 2910 East Willamette	78,572	8.15
Carpenter Shop - 350 Karen Lane	9,565	5.55
10980 South Blaney Road	1,400	5
Railroad Engine House and Metal Warehouse - 2329 Steel Drive	17,155	4.31
Hydro Plant, and Caretakers Houses– Ruxton Street		4.16
4424 Stanton Street		2.3
Broadmoor Tank Site – Marland Road		1.81
Customer Service/Accounting - 111 South Cascade	65,673	1.75
Treatment/Filtrating Woodmen - 7513 Stinson	3,449	1.21
Roxbury Pump Station - 3855 Broadmoor Valley Road		.5
2 Lots – Fairview Avenue		.34
6336 Highway 115 (TSN 651730101)	296	.26
901 Conejos Street	1,033	.22
925 Conejos Street		.17
911 Conejos Street		.12
Candlewood Substation		.07
Plaza Of The Rockies - 121 South Tejon, Suite 2-A	10,967	.02
Plaza Of The Rockies - 121 South Tejon, Suite 6-B	13,267	.0
Treatment/Filtrating House - Northfield		

RESERVOIRS:

Austin Bluffs
 Beaver Creek
 Briargate
 Highline
 Mesa
 Montgomery

DRAFT

Pikes Peak Area
Powers Pump Station & Reservoir Site
Rockrimmon
South Suburban and Gold Camp
Sunrise
Templeton Heights Water Tank
West Ramona
Williams Creek
Woodmen Valley Reservoir
Upper Woodmen Valley Reservoir
Wilson Reservoir
Centennial Reservoir

Restrictions and Conditions on Colorado Springs Utilities property:

- In April, 1995, voters approved a ballot issue requiring voter approval of any proposed sale of Colorado Springs Utilities
- City Council would be required to adopt an ordinance proposing or approving the sale of all or part of Colorado Springs Utilities
- The sale of Colorado Springs Utilities is prohibited by existing Utility Revenue Bond ordinances unless the outstanding revenue bonds are redeemed, paid in full or by defeasance
- Preexisting contracts may inhibit the sale of Colorado Springs Utilities
- Undepreciated value of state and federal grants must be paid prior to sale

MEMORIAL HEALTH SYSTEM

	Bldg. Sq. ft.	Land Acres
Memorial Hospital Central – 1440 East Boulder Street	1,072,186	15.14
Memorial Hospital North – 8910 North Union		8.85
Memorial Hospital North – 4050 Briargate	249,532	59.11
Memorial Administrative Center – 2420 East Pikes Peak Avenue	129,918	12.17
KidsKare Center – 2050 KidsKare Point	16,850	2.33
50 Printers Parkway		6.27
150 Printers Parkway		7.00

- The City acquired the Hospital in 1943, and in 1949 voters approved ordinances requiring the City to continue operation and maintenance of the Hospital.
- Ordinances requiring the City to continue operation and maintenance may only be amended or repealed with voter approval
- Any disposition of Health System assets will require City Attorney and bond counsel review and recommendation.

DRAFT

AIRPORT

	Bldg. Sq. ft.	Land Acres
Airport Cargo Building – 7664 East Drennan Road	10,650	
Airport Equipment Storage Building – 5730 East Drennan Road	12,160	
Airport Office – Maintenance – 5750 East Drennan Road	13,600	
Airport Storage Building D – 5720 East Drennan Road	22,000	
Airport Terminal Building - 5750 East Fountain Boulevard	15,950	
East Unit Connector – 7770 East Drennan Road	7,900	
East Unit Terminal Building – 7770 East Drennan Road	27,088	
New Passenger Terminal – 7770 East Drennan Road	270,000	
Lot 1, Colorado Springs Airport Subdivision, Filing No. 1		4,004.57

Restrictions and Conditions on Airport property:

- Outstanding revenue bonds requiring defeasance could interfere with existing airline use and lease agreements.
- The City may be required to reimburse the Federal Aviation Administration (“FAA”) for federally funded airport improvements.
- Any disposition of Airport assets will require City Attorney and bond counsel review and recommendation.

CITY ADMINISTRATION

	Bldg. Sq. ft.	Land Acres
City Administration Building – 30 South Nevada Avenue	130,451	.66
City Hall - 107 North Nevada Avenue	28,298	.76
Robert Isaac Municipal Court Building – 224 East Kiowa Street	28,500	1.63

COLORADO SPRINGS FIRE DEPARTMENT

	Bldg. Sq. ft.	Land Acres
Fire Department Complex – 375 Printers Parkway	48,120	13.65
Lot 2, Wagner Park Subdivision – Stanford Street		6.89
Tract A, Wagner Park - 3639 Bijou Street		5.03
Fire Maintenance Center – Lot 1, Wagner Park Subdivision	24,450	4.54
Fire Station #01 – 29 South Weber Street	11,964	.39
Fire Station #02 – 314 East San Miguel	4,542	.21
Fire Station #03 – 922 West Colorado Avenue	4,368	.35
Fire Station #04 – 2280 Southgate Rd	4,223	.81
Fire Station #05 – 2830 West Colorado Avenue	8,640	.17
Fire Station #06 – 2430 North Union Boulevard	6,000	.68
Fire Station #07 – 3901 Palmer Park Boulevard	6,369	1.45
Fire Station #08 (old) – 3602 Airport Road	5,534	.38
Fire Station #08 – 3737 Airport Road	12,589	1.52
Fire Station #09 – 622 Garden of the Gods Road	5,500	1.01
Fire Station #10 – 3730 Meadowland Boulevard	5,220	.35
Fire Station #11 – 3810 Jet Wing Drive	5,220	.7
Fire Station #12 – 445 Rockrimmon Boulevard	4,908	.83

D R A F T

Fire Station #13 – 1475 Cresta Road	5,087	.69
Fire Station #14 – 1875 Dublin Road	11,938	1.38
Fire Station #14 – Hazmat Garage – 1875 Dublin Boulevard	1,024	.67
Fire Station #15 – 4770 Scarlet Drive	5,897	.70
Fire Station #16 – 4980 Farthing Drive	5,454	1.26
Fire Station #17 – 3750 Tutt Boulevard	6,605	2.35
Fire Station #18 – 6830 Hadler View	11,316	2.25
Fire Station #19 – 2490 Research Parkway	11,813	2.79
Fire Station #20 – 6755 Rangewood Drive	11,821	1.54
Fire Station #21 – Not yet built		2.00

PARKING ENTERPRISE

	Bldg. Sq. ft.	Land Acres
Garage I – 127 East Kiowa Street	179,118	.87
Garage II – CAB – 130 South Nevada	420,063	2.31
Garage III – 215 North Cascade Avenue	79,038	.92
Lot IV – Old Colorado City Surface Lot – 2613 West Cucharas		.58
Lot V – City Hall Surface Lot – 217 North Nevada Avenue		.33

- Payment of Series 1999 and Series 2006 Revenue Bonds – all indebtedness must be paid off.
- Time restrictions placed on revenue bonds.
- Financial test must be passed before any of these assets are sold and if they are sold, all proceeds will be applied to repayment of the bonds.
- The Transit terminal is included at Garage I and a sale may result in complications with the terminal lease if owned by private sector.

PARKS

	Bldg. Sq. ft.	Land Acres
Bear Creek Canyon Caretakers House – 501 Bear Creek Road		
Beidleman Environmental Center – 740 West Caramillo Street	2,855	82.6
City Auditorium - 221 East Kiowa Street	28,307	1.09
Cottonwood Creek Park – 7040 Rangewood Drive	21,206	
Deerfield Community Center – 4290 Deerfield Hills Rd.	4,948	
East District HQ's – 4585 Old Farm Circle West	3,988	
El Pomar Youth Sports Complex – 2 main buildings – 2230 Executive Circle	4,261	
Forestry Operations Center – 1601 Recreation Way		
Gossage Sports Complex – Concession and Maintenance Buildings – 3225 – 3950 Mark Dabbling Boulevard	1,380	
Hillside Community Center – 925 South Institute Street	13,700	
Leon Young Sports Complex – Concession and Maintenance Buildings – 1335 South Chelton Road	2,000	
Memorial Park - 9 Buildings including Sertich Ice Center, Bath House, Aquatics & Fitness Center, concessions, restrooms and maintenance	83,098	
Sports Office- Memorial - 1605 East Pikes Peak Avenue	504	
Meadows Community Center – 1939 S. El Paso Avenue	11,405	
Monument Valley Park, Parks Administration Building, Forestry Operations and Maintenance Facilities – 1401 – 1601 Recreation Way - 170 West Cache La Poudre Street	10,743	
North Cheyenne Canyon Buildings - 2110 North Cheyenne Canyon Road	5,411	
Otis Park Community Center - 731 North Iowa Street	3,678	
Palmer Park Caretakers House – 3650 Maizeland Road	1,223	

D R A F T

Pioneer Museum – 215 South Tejon Street	58,105	
Portal Park – Pool House – 3535 North Hancock Avenue	1,766	
Quail Lake (South Dist) – Maintenance Building and Caretakers Residence – 915 East Cheyenne Mountain Boulevard	10,468	
Rock Ledge Ranch and Garden of the Gods – Orchard House, Staff House, Barn, Rock Ledge House, Maintenance Buildings and Caretakers Houses – 3130 North 30 th Street	27,494	
Sky View Sports Complex – Concession and Maintenance Buildings – 2890 Resnick Drive	7,734	
Starsmore Discovery Center – 2120 South Cheyenne Canyon Road	1,800	
Wilson Ranch Park – Pool House – 2335 Allegheny Drive	5,101	
Regional Park Preserves (owned and joint use)		7,390.58
Community, Neighborhood, Special Purpose, Sports Centers, and Mini Parks		1946.45
Open Space, and Special Resource Areas		5,364.24
110 Urban Trails and Park Trails and Walks consisting of 263.17 miles		525.19

PARKS – CEMETERY ENTERPRISE

	Bldg. Sq. ft.	Land Acres
Evergreen Cemetery – 3 main buildings	8,328	178.06
Fairview Cemetery – 2 main buildings	1,463	28.63

- Any sale of cemetery property would require voter approval.
- There could be legal liability associated with endowment fund and perpetual care of gravesites.
- There are deed restrictions and reverters associated with several of the cemetery parcels.

PARKS - GOLF COURSE ENTERPRISE

	Bldg. Sq. ft.	Land Acres
Patty Jewett Golf Course and Clubhouse (9 buildings)	27,532	237.28
Valley Hi Golf Course, Clubhouse and Pool House (4 buildings)	23,020	173.76

- **Patty Jewett Golf Course** was deeded to the City in 1919 with the restriction that “. . . it shall be kept and maintained in perpetuity by the City for playground and park purposes and shall be primarily devoted to golf. . .” The City’s failure to comply would result in the property reverting to the ownership of the Jewett family heirs. The City Attorney should be consulted prior to any recommendation on the sale or disposition of this property.
- Conservation Trust Funds were used for capital improvements and must be repaid.
- **Valley Hi Golf Course** would have the following conditions upon sale:
 - 1975 agreement stipulates all lifetime members shall retain their lifetime membership and privileges.
 - Conservation Trust Funds were used for capital improvements and must be repaid.

PARKS - HUMAN SERVICES COMPLEX (GOLF ACRES SHOPPING CENTER)

	Bldg. Sq. ft.	Land Acres
Golf Acres Shopping Center – 1440 – 1514 North Hancock	47919	3.67

- This property has environmental issues requiring remediation.
- Portions of this property are leased to third parties. The City Attorney should be consulted prior to any recommendation on the sale or disposition of this property to evaluate any landlord-tenant issues.

D R A F T

- The City has received several bequests and monetary gifts for the benefit of the Senior Center located in Golf Acres. The City Attorney should be consulted regarding these funds should Senior Center assets be proposed for sale or disposition.

POLICE DEPARTMENT

	Bldg. Sq. ft.	Land Acres
Falcon Substation – 7850 Goddard Street	16849	2.21
Gold Hills Police Substation - 955 West Moreno	31,369	4.87
Police Department Offices – 115-119 North Nevada	625	.33
Police Evidence Building – 224 East Rio Grande	11,689	.74
Police Hangar – 950 Aviation Way (on Airport property)	14,000	***
Police Impound Lot – 2725 East Las Vegas	2,127	6.15
Police Operations Center – 705 South Nevada	226,707	3.25
Stetson Hills Substation – 4140 Tutt Avenue	31,201	5.08
Sand Creek Substation – 4125 Centre Park Drive	17,500	2.63
Storage Impound Lot – 4315 Mark Dabling	800	12.6
Training Facility - 725 North Murray	31,233	1.34

*** The land underlying the Police Hangar is included in the listing of Airport assets.

STREETS MAINTENANCE

	Bldg. Sq. ft.	Land Acres
Salt and Sand Dome – 3640 Out West Drive		1.25
Streets Division Administrative Offices and Salt and Sand Shed – 698 Geiger Court	26,415	5.67
Traffic Engineering Building - 404 West Fontanero (6 buildings)	69365	49.29
Traffic Operations Center – 234 West Colorado Avenue	9,899	.22
Street Crew Assembly – 2385 Briargate Boulevard	19130	3.65
Salt and Sand Shed	2,576	3

TRANSIT

	Bldg. Sq. ft.	Land Acres
Transit Administration Building – 1015-1075 Transit Drive	13,640	3.68
Maintenance Building – 1155 Transit Drive	20,494	3.99
North Bus Storage – 1210 South Hancock	33,014	6.2

CITY URBAN REDEVELOPMENT

	Bldg. Sq. ft.	Land Acres
Administration Building – 702 East Boulder	2,928	.172
Administration Building – 704 East Boulder	2,027	.172
Central Barricading Building – 101 South Conejos	1,033	.22
Lot 1, Confluence Park – 125 Cimino Drive (Park)	809	16.91
Lot 2, Confluence Park – 125 Cimino Drive (Gas Operations Bldg)	25,110	2.23
Lot 3, Confluence Park – 30 Cimino Drive	40,763	3.14
Lot 4, Confluence Park – 25 Cimino Drive	2,178	3.35

DRAFT

Tract A, Confluence Park	.05
Tract B, Confluence Park	.04

MISCELLANEOUS

	Bldg. Sq. ft.	Land Acres
Tract A, Pikeview Reservoir	621	2.89
Tract B, Pikeview Reservoir		.12
Tract C, Pikeview Reservoir		5.42
Lot 2, Pikeview Reservoir	6,834	1.86
Lot 3, Pikeview Reservoir	34,443	5.14
Lot 1, Hewlett-Package Subdivision No. 2	2,098	12.46