



CITY COUNCIL ACTION FORM

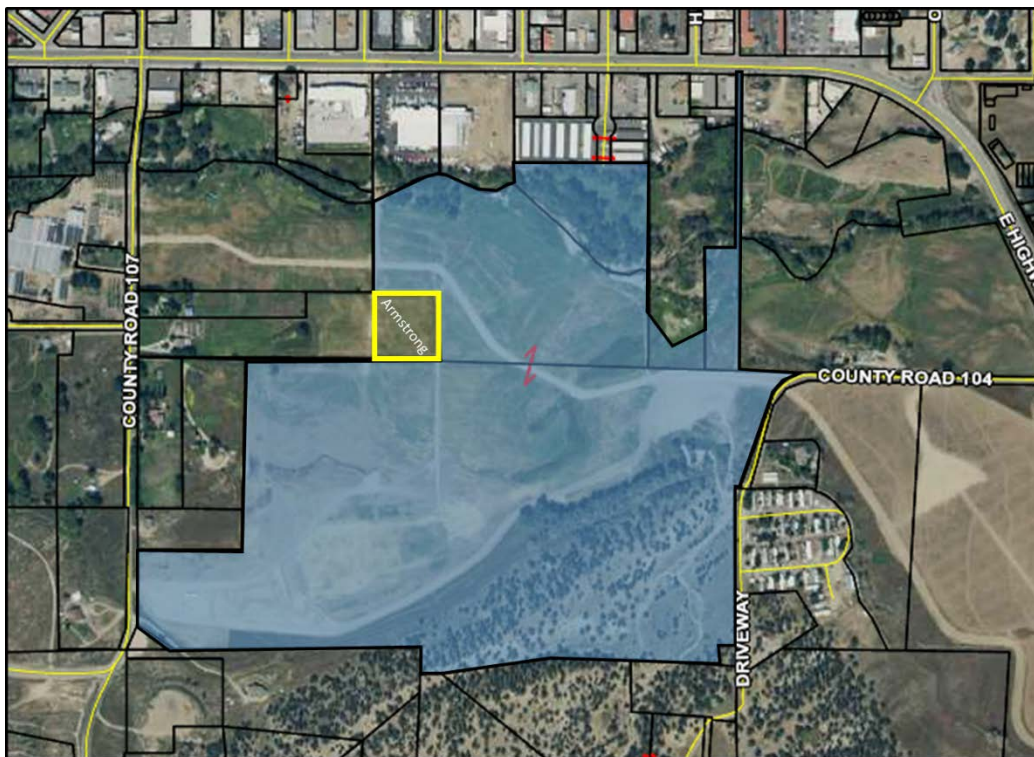
DEPARTMENT	PRESENTED BY	DATE
Planning	Nina P. Williams - City Attorney	June 21, 2022

ITEM

Resolution 2022-33: A Resolution of the City Council of the City of Salida, Colorado, Approving a Contract to Purchase Approximately Two (2) Acres of Real Property Contiguous with the City-Owned Vandaveer Planned Development Area from David and Kathleen Armstrong for Inclusion in Future Development of Said Area.

BACKGROUND

The City of Salida is the owner of roughly 97.5 contiguous acres within the Vandaveer Planned Development area, just south of the South Arkansas River, between CR 107 to the west and CR 104 to the east. This property has long been eyed for a variety of uses, including but not necessarily limited to: residential housing (inc. affordable housing), natural open space areas, and active recreation spaces. Staff recognizes that there is an opportunity to optimize the potential usability and connectivity of the western portion of the site with the purchase of a two-acre parcel located just outside City limits that protrudes into the Vandaveer area.



City-Owned Vandaveer Property (Blue) with ~2 acre Portion of Armstrong Property (Outlined Yellow)



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Though certainly not a given, it is anticipated that the bulk of the City property north and northeast of the parcel in question will remain primarily in natural open space use, and that there will be a gradual transition from that open space to active recreational uses (multi-use fields, etc.) towards the center, and eventually to housing and other development in the central/southwestern portions of the site. Much of this conceived layout is based off of existing natural resource locations, on-site water resources, topography, and feasible utility and infrastructure locations, among other factors. Acquisition of this two-acre parcel would allow for the creation of much-needed multi-use recreational field space and related access that could otherwise limit other potential uses if located elsewhere on the site. Furthermore, these 2 acres are essential to preserving some iconic views between the Gentlemen of the Road trail/bridge and the Sangre de Cristo range, as well as the anticipated developed area and areas to the north such as the Arkansas Hills.



Views looking south from Gentlemen of the Road Trail/Bridge and City-owned property towards Sangre de Cristos with 2-acre parcel in red.

City staff and the Attorney's Office have been discussing the possibility of such an acquisition with the Armstrongs dating back to summer of 2021 and recently came to an agreement on a sales price



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and terms of the sale. The Armstrongs are willing to sell the parcel for a total of \$175,000 (which corresponds to \$87,500 per acre) with stipulations regarding the use of the parcel specifically for recreational purposes for active park and recreation purposes such as multi-use fields, and other incidental or access-related purposes (i.e. virtually no vertical development). Staff will also work with the sellers to determine the style and design of future fencing that will be installed by the City to delineate the new property boundary.

Following approval of this resolution, the City will initiate a boundary line adjustment with the County to move the boundaries of the City-owned parcel. That will be followed by an Annexation of the two acres and, eventually, a PD modification to include it in the rest of the Vandaveer Planned Development. Coupled with the earlier land swap of the Snyder property on the east side, this acquisition will round out the entire site in preparation of moving forward with the Vandaveer master planning process.

FISCAL NOTE

Cost to City will be \$175,000 plus additional survey, title work, and recording expenses, etc. City will also pay for installation of boundary line fencing (design to be agreed upon by buyer and seller). Overall cost of purchase and additional expenses is anticipated to be less than \$200,000.

STAFF RECOMMENDATION

Staff recommends approval of Resolution 2022-33.

SUGGESTED MOTION

"I move to approve Resolution 2022-33 approving a contract to purchase approximately two (2) acres of real property contiguous with the City-owned Vandaveer Planned Development Area from David and Kathleen Armstrong for inclusion in future development of said area."

ATTACHMENTS

Resolution 2022-33

Contract to Buy and Sell Real Estate