

TOUR ITINERARY OUTLINE
Capital Development Committee

Northwest Colorado
June 6-8, 2015

Monday, June 6

- 9:00 a.m. Tour Georgetown Loop Railroad
- 3:00 p.m. CDC Meeting
University Center Room 213, Colorado Mesa University, Grand Junction
- 4:30 p.m. Tour Colorado Mesa University
- 7:45 p.m. Overnight in Grand Junction

Tuesday, June 7

- 8:00 a.m. Tour National Guard Armory One-Stop Remodel, Grand Junction
- 9:00 a.m. Tour Grand Junction Regional Center Campus and Group Homes
- 1:30 p.m. Tour Grand Junction Colorado Bureau of Investigation Lab
- 4:00 p.m. Tour Rifle Veterans Community Living Center
- 6:45 p.m. Overnight in Rifle

Wednesday, June 8

- 8:00 a.m. Tour Rifle Correctional Center
- 10:00 a.m. Tour Rifle Gap State Park, Rifle Falls Hatchery, and Rifle Falls State Park
- 12:00 p.m. Depart for State Capitol

AGENDA

CAPITAL DEVELOPMENT COMMITTEE

University Center Room 213
Colorado Mesa University

Monday, June 6, 2016

- 3:00 p.m. Call to Order**
- 3:00 p.m. Welcome and Consideration of Revised Two-Year Cash List, Colorado Mesa University**
- *Tim Foster, President*
- 3:15 p.m. Consideration of Revised Two-Year Cash List, University of Colorado**
- *Teresa Osborne, Senior Director of Capital Assets*
- 3:25 p.m. Consideration of Emergency Supplemental Request, Submitted by the Department of Personnel and Administration on Behalf of the Department of Revenue**
- *Lance Shepherd, Architect, Capitol Complex*
- 3:35 p.m. Overview Presentation and Consideration of Property Transactions, Colorado Parks and Wildlife (3)**
- *Anne Kelson, Real Estate Section Manager*
 - *Renzo Delpiccolo, Area Wildlife Manager*
 - *Lyle Sidener, Area Wildlife Manager*
 - *Zach Taylor, Park Manager*
- ✓ Cerro Reservoir Public Access Easement (160 acres) and Chipeta Lakes State Wildlife Area Disposition (21 acres)
 - ✓ Parsons-Brown Ranch Perpetual Conservation Easement (2,773 acres)
 - ✓ Staunton State Park Berrien Property Fee Title Acquisition (160 acres)
- 4:25 p.m. Other Business**
- 4:30 p.m. Adjourn**

Revised Two-Year Projection of Cash Need (CY 2016)

Colorado Mesa University

Monday, June 06, 2016

SUGGESTED MOTION:

Approve the new project listed on the Colorado Mesa University two-year projection of cash need.

New Project List, Requires Approval

Project Name	LEED Certification	Amount	Fund Source
Engineering Building 2017-012	Yes	\$26,003,676	CF
<p>The project constructs a new, 66,084-GSF building west of campus to house the Engineering Department and the John McConnell Math and Science Center. The building will include academic classrooms; teaching, open, and research labs; academic and administrative support spaces; and collaborative work and gathering spaces. The McConnell Center will occupy 19,800 GSF within the building; this initiative provides STEM programming to K-12 students and their families from the 14-county Western Colorado region. The university initially requested state funds and cash funds spending authority for FY 2016-17 to build a facility to house both the Engineering and Computer Science Departments, along with the McConnell Center, but has since rescoped the project to exclude the computer science component and fund the project solely from cash sources. The university says the project will help to alleviate demand for additional educational programming as its student population grows, particularly in the Engineering Department, and will meet the needs of the rapidly growing McConnell Center programs.</p> <p>The source of cash funds for the project is debt previously issued under the Higher Education Bond Intercept Program, short-term borrowing, funds currently held by the university, and private funds. The McConnell Center will service debt associated with its portion of the building. The previously issued intercept debt will be redirected largely from the Kinesiology Expansion project, a two-year cash project approved by the committee in January 2016 which sought to replace the multi-use Maverick Pavilion. The Kinesiology Expansion project has since been rescoped to perform minimal renovations to the Maverick Pavilion by fall 2016, and to replace the pavilion in the future as funding becomes available.</p>			
Date Authorized Until:	TBD		

Subtotal: New Project List, Requires Approval

\$26,003,676

Active Project List

Project Name	LEED Certification	Amount	Fund Source
Kinesiology Expansion 2017-059	Yes	\$9,997,913	CF
<p>See the Engineering Building project description above for information on a planned rescoping of this project.</p> <p>The project replaces the current Maverick Pavilion with a new, 32,893-GSF pavilion. The new, two-story Maverick Pavilion will house the marching band, which is vacating space in the Moss Performing Arts Center, as well as the Kinesiology Department, intramural sports, and athletic programs. The new pavilion will be located on the south side of the existing Maverick Student Recreation Center, and will replace a temporary pavilion constructed in 2009 to accommodate needed classroom and student life space. The university may decide to reuse the temporary pavilion at another location on campus. The new facility will feature four gymnasiums, a running track, a climbing wall, support facilities, informal student gathering spaces, and instrument storage space for the CMU marching band. CMU says the project is necessary to accommodate recent enrollment growth. Between 2008 and 2013, graduates in the Kinesiology Department increased by 111 percent. Established in 2011, the marching band program has grown by 75 percent in its first three years.</p> <p>The source of cash funds is unrestricted enterprise cash reserves and proceeds from bonds to be issued under the Higher Education Revenue Bond Intercept Program.</p>			
Date Authorized Until:	January 6, 2018		

SUGGESTED MOTION:

Approve the new project listed on the Colorado Mesa University two-year projection of cash need.

Student Housing Phase VII

Yes \$12,649,630 CF

2017-060

The project constructs a 43,330-GSF residence hall that will house 149 student beds. The project is also known as Garfield Hall Phase 3A. The project will include 35 four-bed rooms, 5 two-bed rooms, 2 computer rooms, 3 conference rooms, 5 resident assistant rooms, 10 bathrooms, 5 laundry rooms, gathering spaces, and a main entry. The Garfield Housing Complex includes four residence halls. Garfield Halls 1 and 2 were completed in 2013 and 2015, respectively. Garfield Hall 3 will be located immediately west of Garfield Hall 1.

The source of cash funds is unrestricted enterprise cash reserves and proceeds from bonds to be issued under the Higher Education Revenue Bond Intercept Program.

Date Authorized Until: 1/6/2018

Student Parking Structure

TBD \$13,950,000 CF

2013-024

The project constructs a four-floor, 600-space student parking structure estimated to be 180,000 GSF. The university says the parking structure will be available both for commuter students and students living in campus housing, and is necessary to serve increasing enrollment.

The source of cash funds is bonds to be repaid with parking revenues and other auxiliary funds.

Date Authorized Until: 1/6/2018

Subtotal: Active Project List

\$36,597,543

Grand Total, All Projects: \$62,601,219

Revised Two-Year Projection of Cash Need (CY 2016)

University of Colorado at Boulder

Monday, June 06, 2016

SUGGESTED MOTION:

Approve the new project listed on the University of Colorado at Boulder two-year projection of cash need.

New Project List, Requires Approval

Project Name	LEED Certification	Amount	Fund Source
Laboratory for Astrophysics and Space Astronomy (LASP) Cleanroom	N/A	\$9,000,000	CF

2017-101

The project constructs 3,400 GSF and renovates 1,700 GSF for a new cleanroom and testing areas that will be used to design and fabricate scientific equipment for an upcoming space launch. The university is partnering with the United Arab Emirates to develop a Mars orbiter for launch in January 2020. According to the university, the project strengthens its position as a global leader in the planetary sciences and supports outreach to international student populations.

The source of cash funds is a direct grant from the Emirates Institute for Advanced Science and Teaching.

Date Authorized Until: *TBD*

Subtotal: New Project List, Requires Approval

\$9,000,000

Active Project List

Project Name	LEED Certification	Amount	Fund Source
Athletics Complex	Gold	\$166,199,173	CF

2015-108

The project received \$142.2 million in cash funds spending authority in January 2014. The total cost has increased because of construction inflation, scope changes, and weather delays. Under current law, the university is authorized to spend 15 percent more than the approved amount (\$163.5 million). This request is for an additional \$2.6 million above the allowable 15 percent.

The project builds a new athletic complex and includes: an indoor practice facility; renovations to the Dal Ward Athletics Center; an Olympic sports strength training room; locker rooms and an equipment room; expansion of the sports medicine facility and department office space; a leadership development center; an end-zone club; a high-performance sports center; and a rooftop terrace.

According to the university, the project maximizes the competitiveness and academic performance of student athletes, consolidates offices for coaches and staff, supports student athlete academic performance, enhances recruitment, assists in retaining athletic talent, and fosters an environment to support ongoing fundraising for intercollegiate athletics.

The source of cash funds is revenues earned by the Department of Intercollegiate Athletics, which earns revenues through ticket and athletic retail sales; gifts, grants, and donations; and distributions from the Pacific (PAC) 12 Conference.

Date Authorized Until: *February 25, 2018*

SUGGESTED MOTION:

Approve the new project listed on the University of Colorado at Boulder two-year projection of cash need.

Carlson Gymnasium Renewal and Renovation

Gold

\$31,075,000

CF

2016-023

The project renovates 61,630 GSF in the Carlson Gymnasium and an addition to the gymnasium to address a number of deferred maintenance issues associated with the building's mechanical systems. Specific issues to be corrected under the project include limited mechanical ventilation and power distribution, as well as ADA accessibility and other code issues. Carlson Gymnasium was built in 1924 and has a Facility Condition Index (FCI) score of 35. FCI is a measure of a building's deficiencies, and the Office of the State Architect (OSA) suggests a target FCI of 85 for state buildings, with 100 being the highest score. The Carlson Gymnasium renovation is one of two projects in the first phase of a comprehensive effort to address a \$439.0 million deferred maintenance backlog on the Boulder Campus. The projects undertaken in this effort will be similar to projects subject to the OSA's capital renewal process.

Carlson Gymnasium is used by the Integrative Physiology, Intercollegiate Athletics, Theatre and Dance, and Student Recreation Center programs.

The source of cash funds for the project is an internal loan to be repayed through cost savings associated with efficiencies to be realized as a result of the project, along with institutional revenues.

Date Authorized Until: **December 17, 2016**

Subtotal: Active Project List

\$197,274,173

Grand Total, All Projects:

\$206,274,173

Revised Two-Year Projection of Cash Need (CY 2016)

University of Colorado System

Monday, June 06, 2016

**SUGGESTED
MOTION:**

Approve the new project listed on the University of Colorado System two-year projection of cash need.

New Project List, Requires Approval

Project Name	LEED Certification	Amount	Fund Source
<i>Transfer of 1800 Grant Street LLC</i> 2017-102	N/A	\$0	

The project transfers interest in the 18th Avenue, LLC from the University of Colorado (CU) Real Estate Foundation to the CU Board of Regents. The sole holding of the 18th Avenue, LLC is a 121,000-GSF building at 1800 Grant Street, which houses the Board of Regents, the Office of the President, and the systemwide administration offices. The transfer is being made at no additional cost to the CU Board of Regents; however, the Board of Regents will assume the outstanding debt of about \$11.5 million associated with the original purchase of the property. The appraised value of the property is \$20 million.

The transaction is being conducted at no cost to the CU Board of Regents. Legal costs and a building condition assessment were paid from the CU Real Estate Foundation reserve fund. The Office of the President will pay ongoing operating costs from internal lease payments, parking fees, and rooftop antenna rental revenue. Operating costs include ongoing bond payments, regular operating costs, a controlled maintenance reserve fund, and staffing costs for the Real Estate Advisory Committee.

Date Authorized Until: *TBD*

Subtotal: New Project List, Requires Approval

\$0

Grand Total, All Projects:

\$0

FY 2015-16 Emergency Supplemental Capital Construction Request

Revenue

Replace Cooling System, Annex Building

Motion:

Approve the supplemental request from the Department of Personnel and Administration (submitted on behalf of the Department of Revenue) to replace the cooling fan in the Annex Building (\$628,000 CCF).

GENERAL INFORMATION

2017-103

1. Which supplemental criterion does the request meet?

Emergency

There is an immediate risk of loss of use of the Annex Building if the cooling fan further deteriorates or fails during the hot summer months.

2. Which projects will be restricted to fund the supplemental request?

The following project was identified by DPA: Human Resource Information System. Staff has confirmed that there are sufficient funds to restrict.

3. Has the request been approved by OSPB?

Yes

PRIOR APPROPRIATION AND SUPPLEMENTAL REQUEST INFORMATION

The appropriation to be amended was authorized in the following bill:

<u>Fund Source</u>	<u>Prior Appropriations</u>	<u>Supplemental Request</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$0	\$628,000	\$0	\$628,000
	\$0	\$628,000	\$0	\$628,000

REASON FOR SUPPLEMENTAL REQUEST

If the supplemental request for emergency funding is denied, DPA and the Department of Revenue will cancel or delay the Replace HVAC System, 1881 Pierce Street project in order to address the emergency repairs in the Annex Building.

SUMMARY OF PROJECT

The project purchases a roof-top cooling unit to replace an 85-year-old cooling fan in the Annex Building, which houses the taxation, finance, administration, and executive offices within the Department of Revenue. According to the Department of Personnel and Administration (DPA), which maintains the building, the fan cannot be operated at full capacity and is at imminent risk of failure.

While conducting routine seasonal maintenance in April, DPA staff discovered that the fan vibrates excessively when operated at full capacity. DPA subsequently cleaned the cooling unit and had the fan serviced and balanced to reduce the vibration. None of the mitigating efforts reduced the vibrations. According to DPA, the fan cannot be operated at full capacity without risk of structural damage to the building. Additionally, the cooling fan appears to be failing. The fan is currently operating at two-thirds capacity. At partial capacity, the fan has only been able to cool the building to around 78 degrees. DPA estimates that under current conditions the temperature in the building may

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reach 85 degrees or more during the hottest summer months. If the fan fails, it is likely that the building will not be usable on the hottest summer days.

The cooling fan replacement project was not submitted through the regular controlled maintenance process because DPA anticipated that the repairs would be addressed through the Capitol Annex Building (1375 Sherman Street) Renovation project listed on its outyear projection of need.

Project funding. DPA is requesting partial funding for the project. The total project cost is \$1,668,000. In addition to the requested state funding (\$628,000), the department plans to use moneys from the Emergency Controlled Maintenance Account (\$450,000), anticipated reversions from the FY 2015-16 Capitol Complex utilities operating line (\$300,000), and the remaining, unspent appropriation from the Upgrade Public Restrooms and Wheelchair Lifts for ADA Compliance, State Capitol Building controlled maintenance project (\$290,000).

QUESTIONS / OUTSTANDING ISSUES

All responses to questions have been incorporated into the project write-up.

June 6, 2016 -- Property Transaction Proposal

Colorado Parks and Wildlife

Cerro Reservoir Public Access Easement and Chipeta Lakes State Wildlife Area Disposition

Montrose County

160 acres (easement) and 21 acres (disposition)

near Montrose

Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [Parks and Wildlife] Commission plans to acquire the fee title to any real property or to acquire an easement for a period to exceed 25 years or at a cost to exceed \$100,000 or to enter into any lease agreement for the use of real property for a period to exceed 25 years or at a cost to exceed \$100,000, or to sell or otherwise dispose of the fee title to any real property which has a market value in excess of \$100,000, the Commission shall first submit a report to the Capital Development Committee [CDC] which outlines the anticipated use of the real property, the maintenance costs related to the property, the current value of the property, any conditions or limitations which may restrict the use of the property, and, in the event real property is acquired, the potential liability to the state which will result from such acquisition. The CDC shall review the reports submitted by the Commission and make recommendations to the Commission concerning the proposed land transaction within 30 days from the day on which the report is received. The Commission shall not complete such transactions without considering the recommendations of the CDC, if such recommendations are timely made.

The required report is attached. CDC staff questions about the report are listed below.

Action Required

Recommend support for the fee title disposition of the Chipeta Lakes State Wildlife Area (21 acres) in exchange for a permanent public access easement for Cerro Reservoir (160 acres).

CDC Staff Notes

1. Since the City of Montrose will continue to hold fee title to Cerro Reservoir, will it continue to serve as a back-up water source for the city? How might the city further use or develop the reservoir property in the future once the easement is in place? Would the city be able to drain the reservoir entirely in the event of a drought emergency?

Answers were provided by the City of Montrose Public Works Director:

Cerro Reservoir is the only emergency water supply source in the region and it will continue to function as such.

The City will minimally improve Cerro Reservoir as required by CPW (i.e. small parking lot for public use, bathroom, and trail to the reservoir).

I've polled City staff and none remember a time when Cerro Reservoir was entirely drained. That said, it could be drained to provide emergency source water. CWCB recently issued conditional approval of the City's first Water Conservation Plan. The plan includes Drought Mitigation Procedures that would restrict water use during periods of significant drought. Following this procedure, it is unlikely that the reservoir would be entirely drained.

Capital Development Committee

June 6, 2016—Property Transaction Proposal

Department of Natural Resources Division of Parks and Wildlife

Action Required	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife’s proposal to acquire a public access easement from the City of Montrose on their property know as Cerro Reservoir in exchange for CPW deeding fee title to 21 acres to the City known as Chipeta Lakes SWA.
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General Information	
Name	Cerro Reservoir – Chipeta Lakes SWA Exchange – City of Montrose
Number of acres	Disposition of 21 acres in exchange for public access easement on 160 acres
Location	Chipeta SWA – south end of Montrose; Cerro Reservoir – 14 miles east of Montrose off Hwy 50
County	Montrose

Costs / Source of Funding			
Purchase Price	NA – even exchange	Funding Source	NA
<i>Spending authority has already been approved for this project in the Long Bill.</i>			
	Fiscal Year		
	Line Item		
	Appropriation		
	Remaining Unexpended Balance		
Annual Monitoring and Operation Costs	~ \$5,340 for reg enforcement, weed control, litter pickup, maintenance.	Funding for the monitoring and operation costs of the property will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	
Development Costs	~\$3,200 for fish stocking of Cerro Reservoir and signage. City of Montrose providing all other infrastructure needed.	The development costs will come from the Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	
* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.			

Summary of Proposal:

This is a permanent fee title transfer of Chipeta Lakes SWA (21 acres) to the City of Montrose in exchange for a permanent public access easement for fishing and hunting on the City's 160 acre property known as Cerro Reservoir. Since CPW acquired Chipeta Lakes in 1958 for fishing and hunting, it has become surrounded by development which creates greater challenges and fewer benefits as a SWA. The conveyance of this property to the City of Montrose is important to CPW

because this property no longer makes sense to be managed as a State Wildlife Area and is much better suited to be a city park. The city's Cerro Reservoir property contains an approximately 40 acre reservoir that has never had public access and is used as a back-up source of water for the City. CPW has tested the reservoir and concluded the conditions are right for sustaining a good recreational fishery with stocking. The remaining 120 acres will support limited hunting opportunities.

Current Use of Property: Back-up source of City water.

Proposed Future Use of the Access Easement: To be managed as the Cerro Reservoir SWA for public recreational access.

Date Landowner Purchased the Property: 1918

Renewable Energy

According to a review of the maps referenced below, the Property lies outside the scope of regions of known or potential geothermal resources, the Central Solar Power, and the Wind Resource Generation Development areas.

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

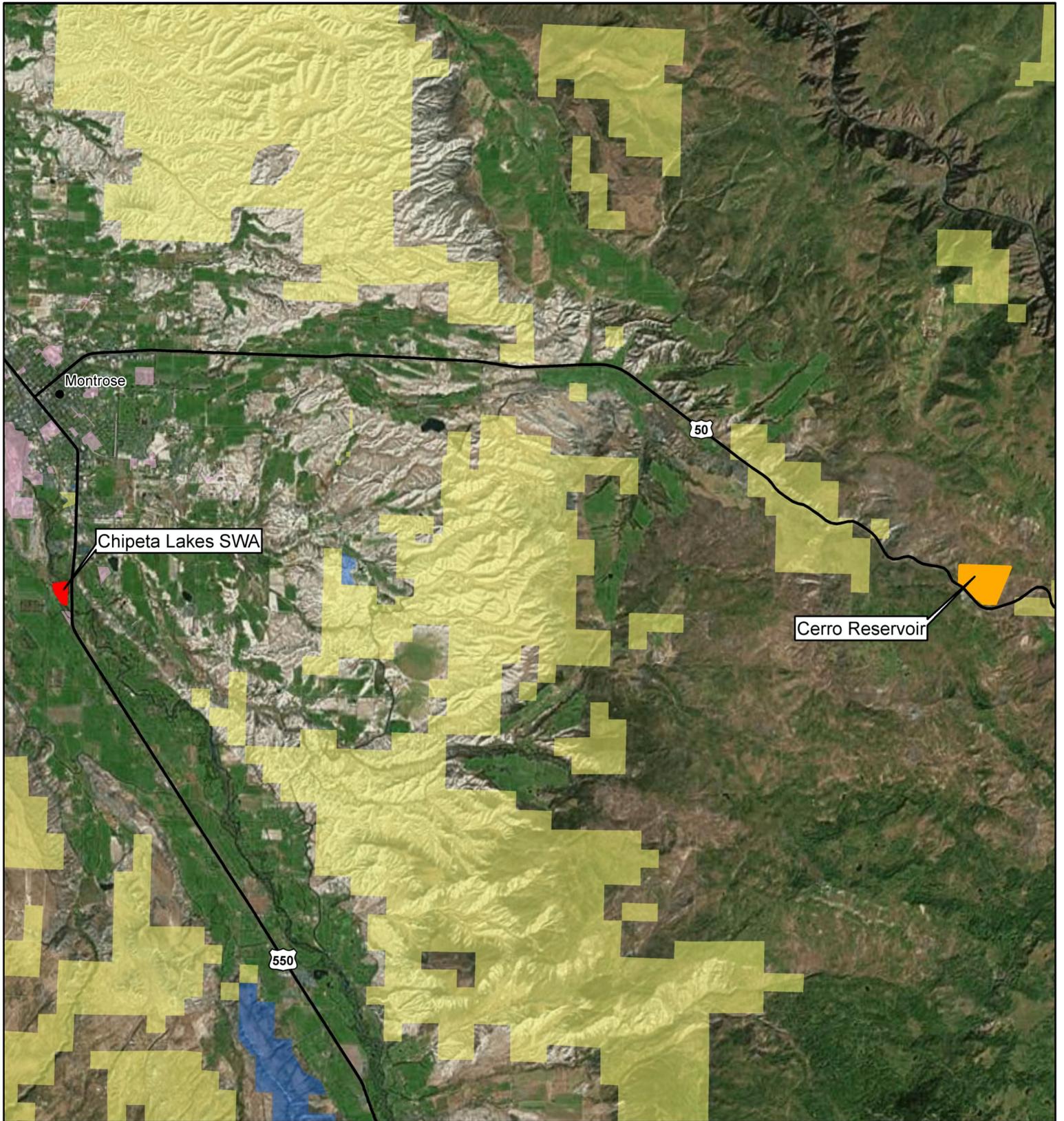
Wind and Solar: A map entitled "SB07-91 Renewable Resource Generation Development Areas" from "Renewable Energy Development Structure," a report of the Colorado Governor's Energy Office dated December 2009.

Mineral Interest Ownership:

NA - access easement

Attachments:

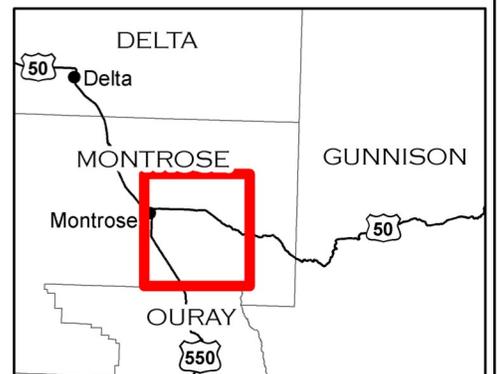
- Maps
- Concurrence letters

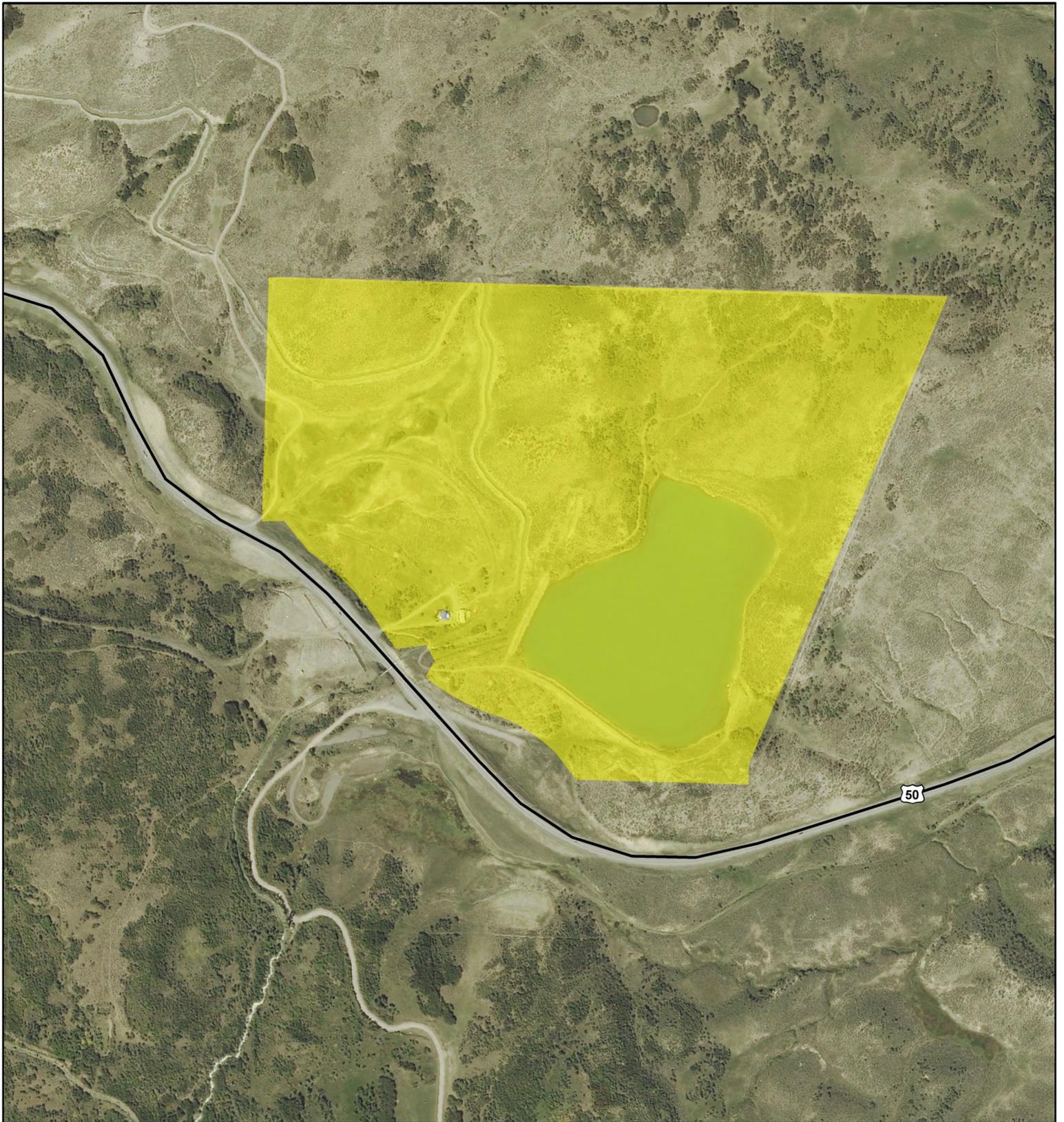


Cerro Reservoir Access Easement and Chipeta Lakes SWA Montrose County



- | | |
|--|---|
|  Cerro Reservoir |  Bureau of Land Management |
|  Chipeta Lakes SWA |  City/County Property |
|  CPW Property and Easements | |





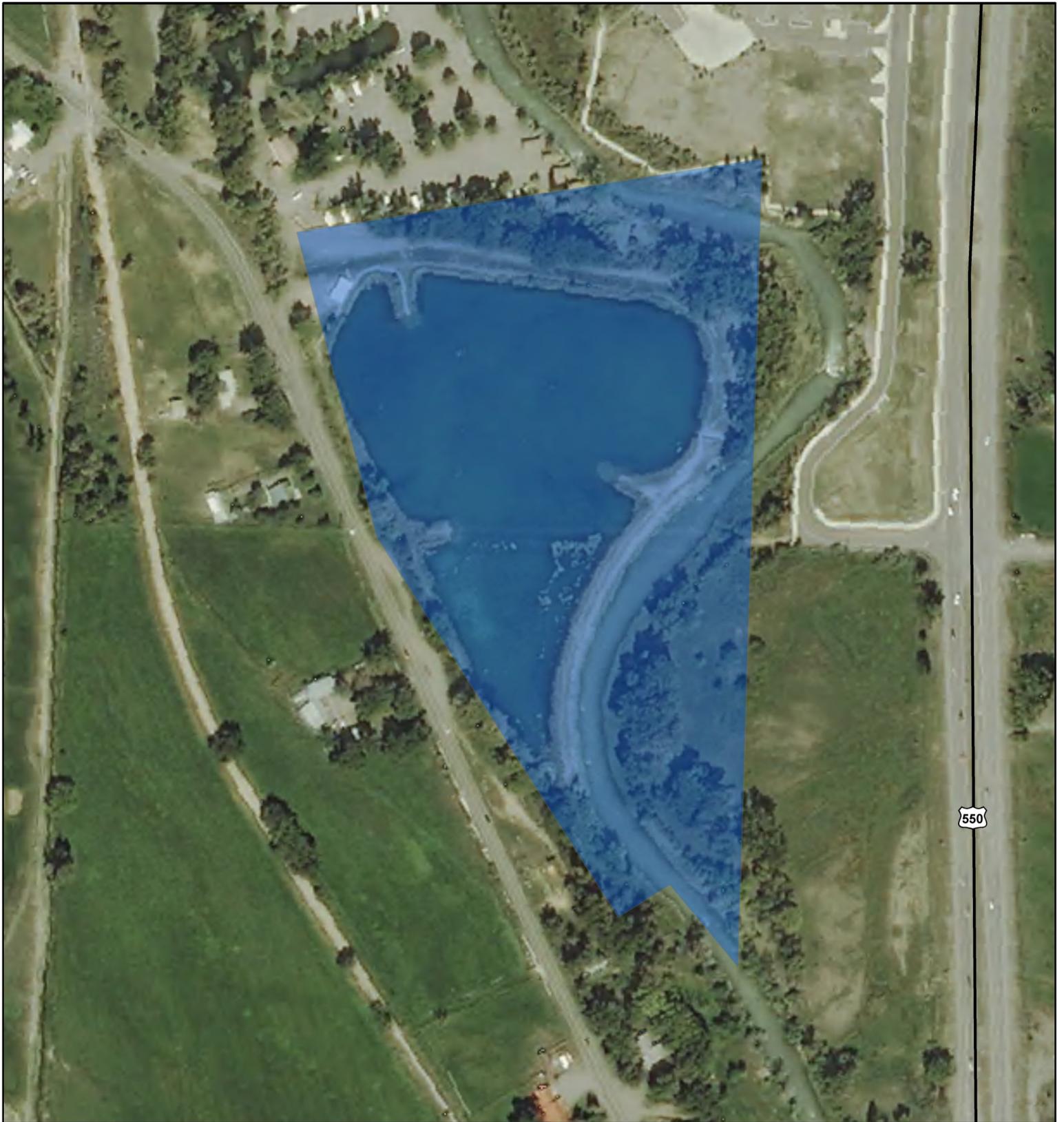
GIS Unit

Cerro Reservoir Access Easement City of Montrose Montrose County

 Cerro Reservoir

0 375 750 1,500 2,250 3,000 Feet





GIS Unit

Chipeta Lakes SWA Montrose County

Chipeta Lakes SWA





COLORADO

Parks and Wildlife

Department of Natural Resources

Montrose Office
2300 S. Townsend Avenue
Montrose, CO 81401
P 970.252.6000 | F 970.252.6053

April 18, 2016

Board of Montrose County Commissioners
317 S. 2nd Street
Montrose, CO 81401

RE: Colorado Parks and Wildlife land exchange with the City of Montrose.

Dear Montrose County Commissioners,

Colorado Parks and Wildlife (CPW) is working with the City of Montrose on a land exchange in Montrose County. CPW currently owns the Chipeta Lakes State Wildlife Area (SWA) south of the City of Montrose. This is a 21 acre parcel of property which includes a 9 acre lake and approximately 1400 ft of access along the Uncompahgre River. CPW would like to exchange this property (fee title) to the City of Montrose in return for a permanent public fishing and hunting access easement on the Cerro Reservoir property currently owned by the city. The Cerro Reservoir property is approximately 162 acres and includes a 40 acre reservoir. The Cerro Reservoir property is located approximately 14 miles east of the City of Montrose along Highway 50 on Cerro Summit.

This land exchange will not only benefit CPW in our mission and the City of Montrose mission, but the local economy and a multitude of outdoor recreationists. The Chipeta Lakes SWA has become surrounded by developments which present greater challenges and fewer benefits as a SWA. This SWA was originally purchased in 1958 primarily for fishing and waterfowl hunting with boat access to the river. The conveyance of this property to the City of Montrose, via land exchange, will mean that the area will continue to be a popular fishing destination in perpetuity, but more appropriately managed by the city as a city park instead of an SWA. Additionally, Chipeta Lakes can then become a key element in the City's ongoing vision to create outdoor recreation opportunities locally.

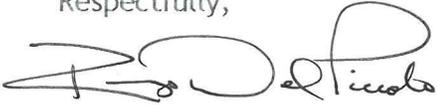
The Cerro Summit Reservoir property is currently closed to the public. The access easement will open this property to the public for hunting and fishing. CPW will be working to create a quality fishery in the reservoir to further generate fishing opportunities in the area and increase visitation to our community. This property will also be managed for a hunting opportunity for the public.

In order to continue this project, CPW respectfully requests your concurrence on this land exchange. This project is scheduled for review by the Capitol Development Committee in June 2016. If you support or do not oppose this project please forward a copy of this letter with your signature to me by May 15, 2016 either by mail or PDF on e-mail.



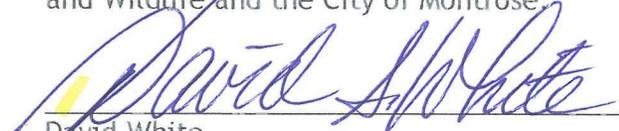
Thank you for your consideration on this land exchange project with the City of Montrose. If you have any questions, please contact me at (970)-252-6010.

Respectfully,



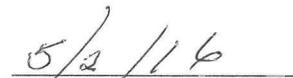
Renzo DelPiccolo: (Area Wildlife Manager)
Colorado Parks and Wildlife
2300 S. Townsend Ave.
Montrose, CO 81401
renzo.delpiccolo@state.co.us

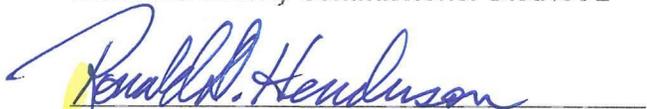
I support/do not oppose the above referenced land exchange project between Colorado Parks and Wildlife and the City of Montrose.



David White
Montrose County Commissioner District 3

Date

Glen Davis
Montrose County Commissioner District 2

Date

Ron Henderson
Montrose County Commissioner District 1

Date



COLORADO

Parks and Wildlife

Department of Natural Resources

Montrose Office
2300 S. Townsend Avenue
Montrose, CO 81401
P 970.252.6000 | F 970.252.6053

April 18, 2016

State Senator Ellen Roberts
200 East Colfax
Denver, CO 80203

RE: Colorado Parks and Wildlife land exchange with the City of Montrose.

Dear Senator Roberts,

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This land exchange will not only benefit CPW in our mission and the City of Montrose mission, but the local economy and a multitude of outdoor recreationists. The Chipeta Lakes SWA has become surrounded by developments which present greater challenges and fewer benefits as a SWA. This SWA was originally purchased in 1958 primarily for fishing and waterfowl hunting with boat access to the river. The conveyance of this property to the City of Montrose, via land exchange, will mean that the area will continue to be a popular fishing destination in perpetuity, but more appropriately managed by the city as a city park instead of an SWA. Additionally, Chipeta Lakes can then become a key element in the City's ongoing vision to create outdoor recreation opportunities locally.

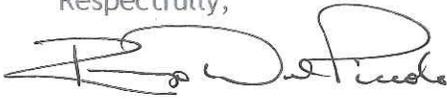
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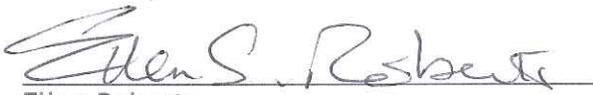
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Respectfully,



Renzo DelPiccolo: (Area Wildlife Manager)
Colorado Parks and Wildlife
2300 S. Townsend Ave.
Montrose, CO 81401
renzo.delpiccolo@state.co.us

I support/do not oppose the above referenced land exchange project between Colorado Parks and Wildlife and the City of Montrose.



Ellen Roberts
Colorado State Senator District 6

4/27/16
Date



COLORADO

Parks and Wildlife

Department of Natural Resources

Montrose Office
2300 S. Townsend Avenue
Montrose, CO 81401
P 970.252.6000 | F 970.252.6053

April 18, 2016

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200 East Colfax
Denver, CO 80203

RE: Colorado Parks and Wildlife land exchange with the City of Montrose.

Dear Representative Coram,

Colorado Parks and Wildlife (CPW) is working with the City of Montrose on a land exchange in Montrose County. CPW currently owns the Chipeta Lakes State Wildlife Area (SWA) south of the City of Montrose. This is a 21 acre parcel of property which includes a 9 acre lake and approximately 1400 ft of access along the Uncompahgre River. CPW would like to exchange this property (fee title) to the City of Montrose in return for a permanent public fishing and hunting access easement on the Cerro Reservoir property currently owned by the city. The Cerro Reservoir property is approximately 162 acres and includes a 40 acre reservoir. The Cerro Reservoir property is located approximately 14 miles east of the City of Montrose along Highway 50 on Cerro Summit.

This land exchange will not only benefit CPW in our mission and the City of Montrose mission, but the local economy and a multitude of outdoor recreationists. The Chipeta Lakes SWA has become surrounded by developments which present greater challenges and fewer benefits as a SWA. This SWA was originally purchased in 1958 primarily for fishing and waterfowl hunting with boat access to the river. The conveyance of this property to the City of Montrose, via land exchange, will mean that the area will continue to be a popular fishing destination in perpetuity, but more appropriately managed by the city as a city park instead of an SWA. Additionally, Chipeta Lakes can then become a key element in the City's ongoing vision to create outdoor recreation opportunities locally.

The Cerro Summit Reservoir property is currently closed to the public. The access easement will open this property to the public for hunting and fishing. CPW will be working to create a quality fishery in the reservoir to further generate fishing opportunities in the area and increase visitation to our community. This property will also be managed for a hunting opportunity for the public.

In order to continue this project, CPW respectfully requests your concurrence on this land exchange. This project is scheduled for review by the Capitol Development Committee in June 2016. If you support or do not oppose this project please forward a copy of this letter with your signature to me by May 15, 2016 either by mail or PDF on e-mail.



Thank you for your consideration on this land exchange project with the City of Montrose. If you have any questions, please contact me at (970)-252-6010.

Respectfully,



Renzo DelPiccolo: (Area Wildlife Manager)
Colorado Parks and Wildlife
2300 S. Townsend Ave.
Montrose, CO 81401
renzo.delpiccolo@state.co.us

I support/do not oppose the above referenced land exchange project between Colorado Parks and Wildlife and the City of Montrose.



Don Coram
Colorado State Representative District 58

5/19/2016
Date

June 6, 2016 -- Property Transaction Proposal

Colorado Parks and Wildlife

Parsons-Brown Ranch Perpetual Conservation Easement

Grand County

2,773 acres

11 miles northwest of Kremmling

Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [Parks and Wildlife] Commission plans to acquire the fee title to any real property or to acquire an easement for a period to exceed 25 years or at a cost to exceed \$100,000 or to enter into any lease agreement for the use of real property for a period to exceed 25 years or at a cost to exceed \$100,000, or to sell or otherwise dispose of the fee title to any real property which has a market value in excess of \$100,000, the Commission shall first submit a report to the Capital Development Committee [CDC] which outlines the anticipated use of the real property, the maintenance costs related to the property, the current value of the property, any conditions or limitations which may restrict the use of the property, and, in the event real property is acquired, the potential liability to the state which will result from such acquisition. The CDC shall review the reports submitted by the Commission and make recommendations to the Commission concerning the proposed land transaction within 30 days from the day on which the report is received. The Commission shall not complete such transactions without considering the recommendations of the CDC, if such recommendations are timely made.

The required report is attached. CDC staff questions about the report are listed below.

Action Required

Recommend support for the acquisition of a perpetual conservation easement on the Parsons-Brown Ranch property (\$3,630,132 CF for 2,773 acres).

CDC Staff Notes

None.

Capital Development Committee

June 6, 2016 —Property Transaction Proposal

Department of Natural Resources Division of Parks and Wildlife

Action Required	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife’s proposal to acquire a perpetual conservation easement on the Parsons-Brown Ranch.
------------------------	--

General Information	
Name	Parsons-Brown Ranch
Number of acres	2,773
Location	11 miles NW of Kremmling and south of Rabbit Ears Pass off Hwy 40
County	Grand

Costs / Source of Funding			
Purchase Price	\$3,630,132	Funding Source	Cash Funds, from Habitat Stamp Revenues which are earmarked for the benefit of wildlife habitat or access to wildlife habitat, pursuant to C.R.S. 33-4-102.7 and GOCO Wildlife Purpose
Habitat Stamp	<i>Spending authority has already been approved for this project in the Long Bill.</i>		
	Fiscal Year	2015-16	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$5,500,000	
	Remaining Unexpended Balance	\$4,982,299	
GOCO	GOCO Funds are not appropriated in the Long Bill		
	Fiscal Year	2014-15 - GOCO Wildlife Purpose	
	Line Item	GOCO14150	
	Appropriation	\$3,800,000	
	Remaining Unexpended Balance	\$2,249,614	
Annual Monitoring and Operation Costs	\$500.00	Funding for the monitoring and operation costs of the property will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	
Development Costs	None		
* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.			

Summary of Proposal:

CPW proposes to acquire a perpetual conservation easement on approximately 2,773 acres located within the Southern Rockies Ecoregion and consists of mixed sagebrush, aspen/conifer, irrigated meadows, riparian, and shrub habitats. The property borders 1000s of acres of BLM land and is close to 1000s of acres of State Trust Lands. The valley along Hwy 40 serves as an important wildlife corridor between the Routt National Forest to the west and the Arapahoe National Forest to the east. The Property is important habitat for Greater sage-grouse-production, brood-rearing, winter, and overall range. Two leks have been monitored on the Property for decades by CPW. The Property is mapped by CPW as elk and mule deer winter range, an elk winter concentration area, moose summer and overall range, and pronghorn overall range. Bobcat, coyotes, mountain lions and black bear all frequent or inhabit the Property. The Property contains approximately 17 miles of perennial and intermittent streams providing important riparian habitat.

Current Use of Property: Livestock grazing, irrigated hayfields.

Proposed Future Use of Property: Same.

Date Landowner Purchased the Property: 2001

Renewable Energy

According to a review of the maps referenced below, the Property lies outside the scope of Regions of Known Central Solar Power, the Wind Resource Generation Development areas, and Regions of Known or Potential Geothermal Resources.

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

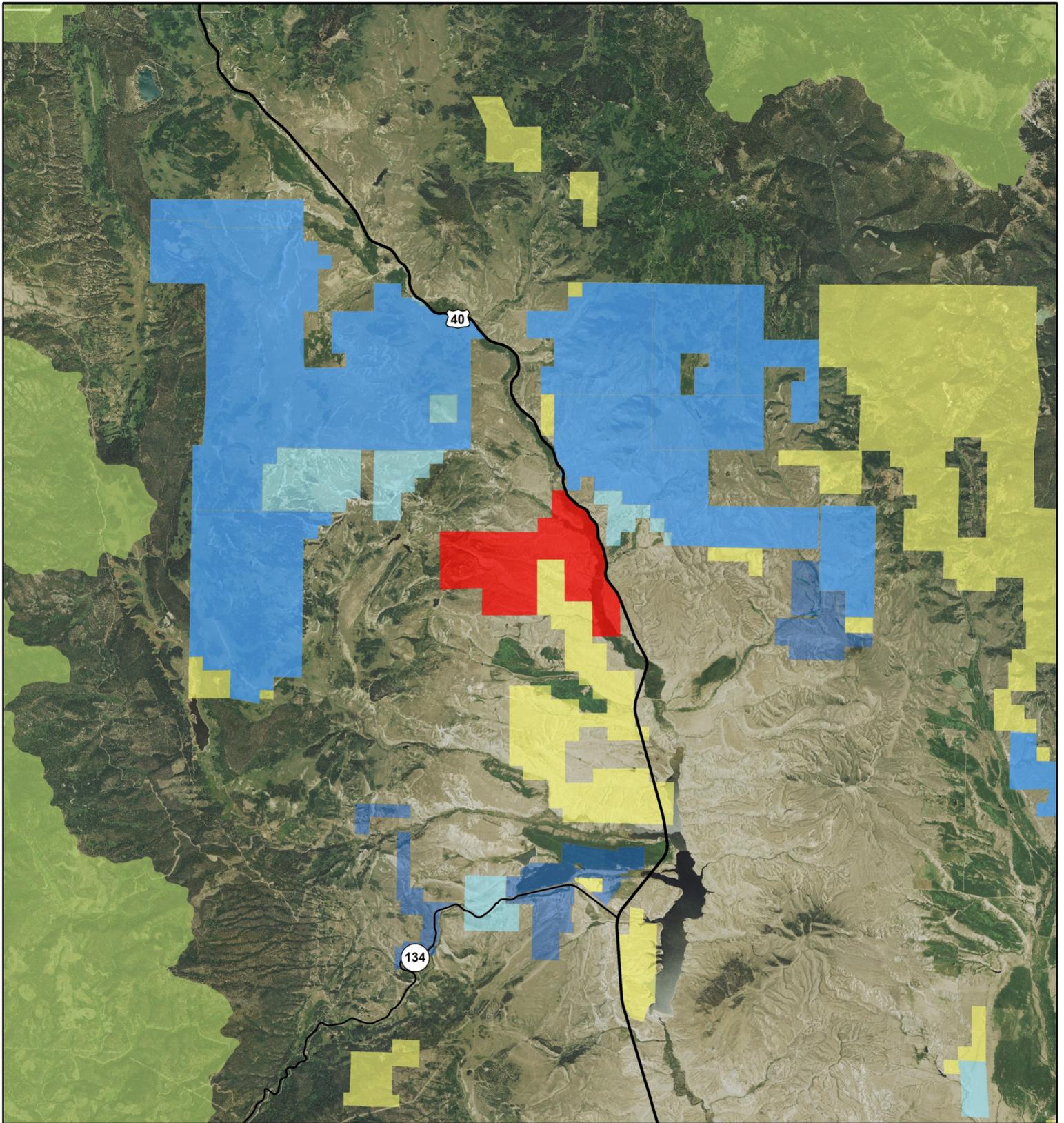
Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Mineral Interest Ownership:

The title report indicates most of the mineral interests have been severed from the surface estate. No oil & gas or other mineral development has occurred on the Property. The Mineral Report concluded that “the probability of extraction or removal of minerals by any surface mining method at the site is so remote as to be negligible.”

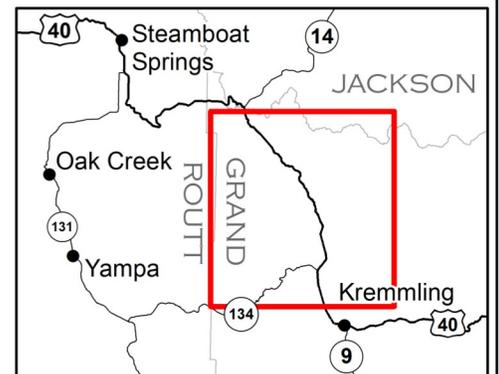
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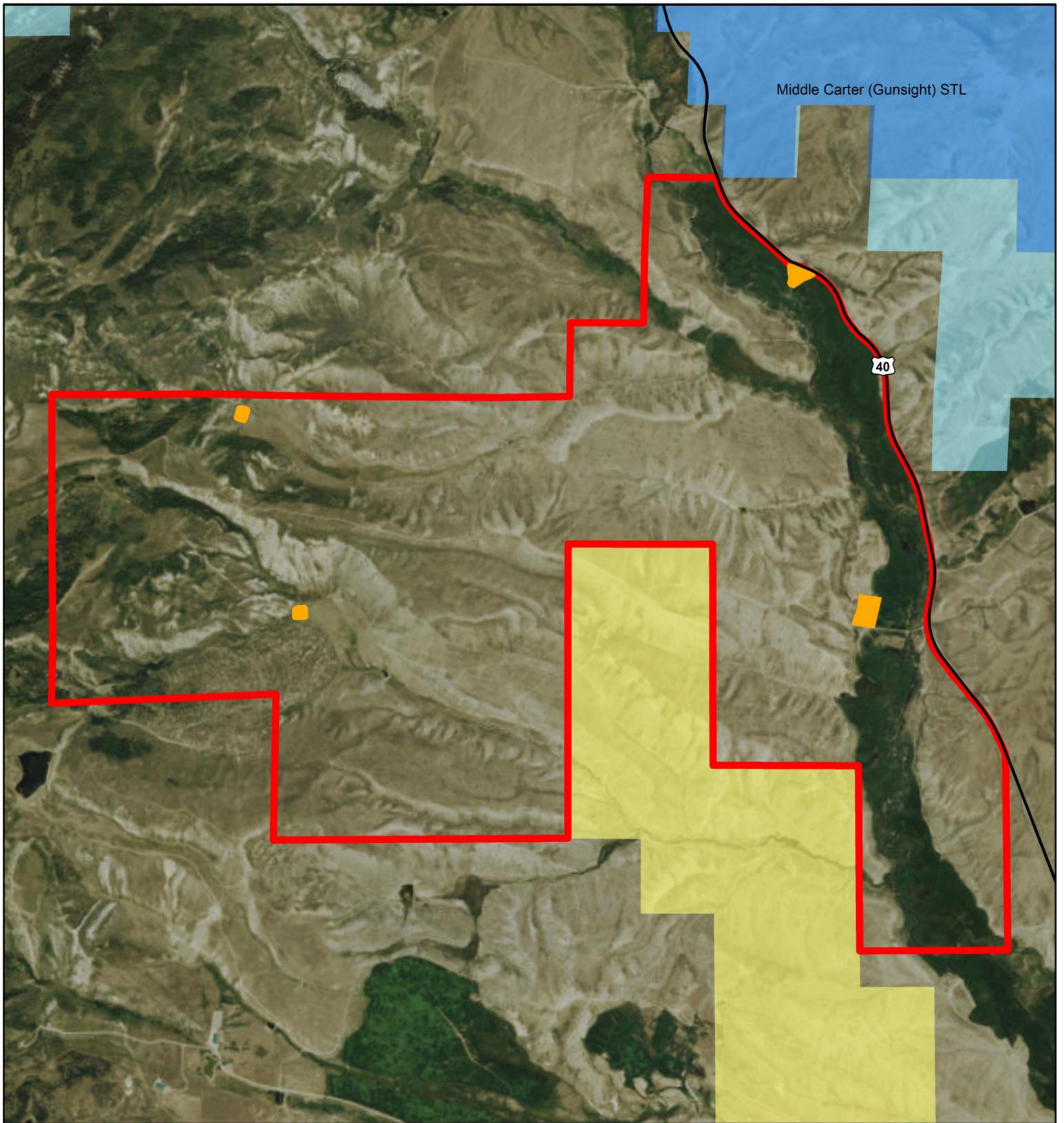
- Maps
- Concurrence letters



Parsons-Brown Conservation Easement Grand County

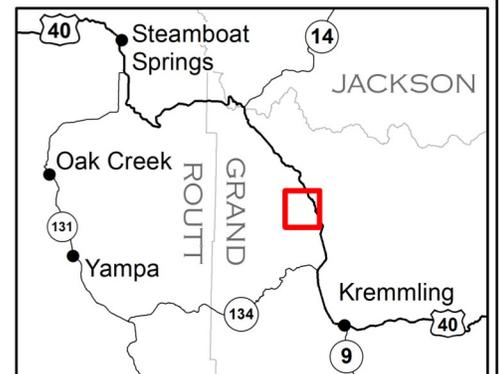
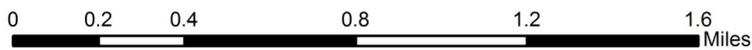
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|--|----------------------------|---|---------------------------|
|  | Parsons-Brown CE |  | Bureau of Land Management |
|  | CPW Property and Easements |  | US Forest Service |
|  | State | | |





Parsons-Brown Conservation Easement Grand County

- Parsons-Brown CE
- Building Envelopes
- State
- Bureau of Land Management
- CPW Property and Easements



RANDY BAUMGARDNER
State Senator
Majority Whip
State Capitol
200 E. Colfax Avenue
Denver, Colorado 80203
randy.baumgardner.senate@state.co.us



COMMITTEES
Chair of:
Transportation
Vice Chair of:
Capital Development
Member of:
Agriculture
Business, Labor and Technology

**SENATE
STATE OF COLORADO
DENVER**

April 27, 2016

Mr. Lyie Sidener
Area Wildlife Manager
Colorado Parks and Wildlife
PO Box 216
Hot Sulphur Springs, CO 80451

Dear Mr. Sidener,

I have been made aware that Colorado Parks and Wildlife is entertaining a proposal to acquire a conservation easement on a portion of The Peak Ranch in Grand County. This property is referred to as the Brown and Parsons parcels. This property is important to big game wildlife and is significant for greater sage-grouse. Wildlife and their habitats are an important legacy to the people of Grand County and the State of Colorado. Preserving this important habitat with its benefits to wildlife will serve well the people of Grand County, State of Colorado, and the people that visit here.

I am excited that the Colorado Parks and Wildlife is interested in preserving the natural qualities of this property and adding to the existing conserved properties in Grand County. This will preserve the natural qualities that currently exist with the present land management and perpetuate those qualities into the future.

Sincerely,

A handwritten signature in cursive script that reads "Randy L. Baumgardner".

Randy Baumgardner
Colorado State Senator
Senate District 8



BOARD OF COMMISSIONERS

E. JANE TOLLETT
District I, Tabernash 80478
MERRIT S. LINKE
District II, Granby 80446
KRISTEN MANGUSO
District III, Kremmling 80459

E-Mail: grndcty1@co.grand.co.us
PHONE: 970/725-3100
Fax: 970/725-0565
EDWARD T. MOYER
Interim County Manager
ALAN N. HASSLER
County Attorney

May 3, 2016

Mr. Lyle Sidener
Area Wildlife Manager
Colorado Parks and Wildlife
P.O. Box 216
Hot Sulphur Springs, CO 80451

Dear Mr. Sidener,

The Grand County Board of County Commissioners appreciates you taking the time to discuss the Colorado Parks and Wildlife proposal to acquire a conservation easement on a portion of the Peak Ranch in Grand County, known as the as the Brown and Parsons parcels. We understand this property is important to big game wildlife and includes significant habitat for greater sage-grouse. As discussed, wildlife and their habitats are an important legacy to the people of Grand County and the State of Colorado. Preserving this important habitat with its benefits to wildlife will serve well the people of Grand County, State of Colorado, and the people that visit here.

We support Colorado Parks and Wildlife in preserving the natural qualities of this property and adding to the existing conserved properties in Grand County. This proposed conservation easement will not only preserve the existing natural qualities provided through present land management, but also perpetuate those qualities into the future.

Sincerely,

E. Jane Tollett
Chair

Kristen Manguso
Commissioner

Merrit Linke
Commissioner

June 6, 2016 -- Property Transaction Proposal

Colorado Parks and Wildlife

Staunton State Park Berrien Property Fee Title Acquisition

Park County

160 acres

6 miles northwest of Conifer

Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [Parks and Wildlife] Commission plans to acquire the fee title to any real property or to acquire an easement for a period to exceed 25 years or at a cost to exceed \$100,000 or to enter into any lease agreement for the use of real property for a period to exceed 25 years or at a cost to exceed \$100,000, or to sell or otherwise dispose of the fee title to any real property which has a market value in excess of \$100,000, the Commission shall first submit a report to the Capital Development Committee [CDC] which outlines the anticipated use of the real property, the maintenance costs related to the property, the current value of the property, any conditions or limitations which may restrict the use of the property, and, in the event real property is acquired, the potential liability to the state which will result from such acquisition. The CDC shall review the reports submitted by the Commission and make recommendations to the Commission concerning the proposed land transaction within 30 days from the day on which the report is received. The Commission shall not complete such transactions without considering the recommendations of the CDC, if such recommendations are timely made.

The required report is attached. CDC staff questions about the report are listed below.

Action Required

Recommend support for the fee title acquisition of the Staunton State Park Berrien property (\$560,000 CF for 160 acres).

CDC Staff Notes

1. Has an appraisal been performed on the property or has CPW considered the value of other comparable properties? If so, please provide estimated property values.

Appraisal was obtained by CPW - sales price equals the appraised value.

2. When does CPW plan to exchange the Berrien property for the adjacent United States Forest Service (USFS) land? Have negotiations begun with the USFS? Is the USFS supportive of this exchange?

USFS supports this exchange, but their real estate section is very understaffed and they informed us that their 65 step process to exchange property will likely take 2 to 3 years to complete. That process cannot begin until CPW owns the Berrien parcel. We hope to close in August and begin the exchange process with USFS soon thereafter.

Capital Development Committee

June 6, 2016 —Property Transaction Proposal

Department of Natural Resources
Division of Parks and Wildlife

Action Required	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife’s proposal to purchase a 160 acre parcel that is wholly surrounded by USFS land and connected to Staunton State Park by one corner.
------------------------	--

General Information	
Name	Staunton State Park – Berrien Property- Fee Title Acquisition
Number of acres	160
Location	Staunton State Park – about 6 miles NW of Conifer
County	Park

Costs / Source of Funding			
Purchase Price	\$560,000	Funding Source	Parks GOCO Real Estate and Unallocated Lottery
Lottery	Lottery funds are not appropriated in the Long Bill		
	Fiscal Year	Lottery revenue from various years	
	Line Item	n/a	
	Appropriation	n/a	
	Remaining Unexpended Balance	\$4,630,851	
GOCO	GOCO Funds are not appropriated in the Long Bill		
	Fiscal Year	2015-16 - GOCO Parks Purpose	
	Line Item	GOCO15171	
	Appropriation	\$350,000	
	Remaining Unexpended Balance	\$350,000	
Annual Monitoring and Operation Costs	\$500	Funding for the monitoring and operation costs of the property will come from State Park Operations Line Item under the Division Operations Group in the Long Bill. This cost includes an annual estimated Impact Assistance Grant payment of approximately \$126 for this property.	
Development Costs	None planned to the Berrien Parcel; USFS parcel already developed with a multi-use trail through the SW corner.		
* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.			

Summary of Proposal:

CPW proposes to acquire a 160-acre parcel from the Berrien family located north of the park. This private parcel is accessed through Staunton State Park on what is currently a public multi-use trail called the “Staunton Ranch and Bugling Elk Trail” as shown on the attached map. The property is adjacent to the North Elk Creek trail, which at this time is one of sixteen projects identified as priorities on Governor Hickenloopers Colorado Beautiful 16 in 2016 trail initiative. This year a trail connection will be constructed between the North Elk Creek Trail to the north of the park and the Bugling Elk Trail. Purchase of this property by CPW will ensure that this new trail connection will not be impacted by private vehicular use.

After purchase, CPW will pursue a land swap with the USFS for 160 acres of FS land that borders the park. As shown on the map, a park multi-use trail crosses through the SW corner of this FS parcel. The exchange of the FS parcel would improve operations at the park by providing additional land for the future layout of the park trail system. The acquisition of the Berrien parcel provides permanent protection from sale to a developer or other private land owner who may increase private vehicle use of the access road/trail that bisects the park.

Current Use of Property: Periodic timber harvest and recreation.

Proposed Future Use of Property: Recreational (public)

Date Landowner Purchased the Property: 1930

According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

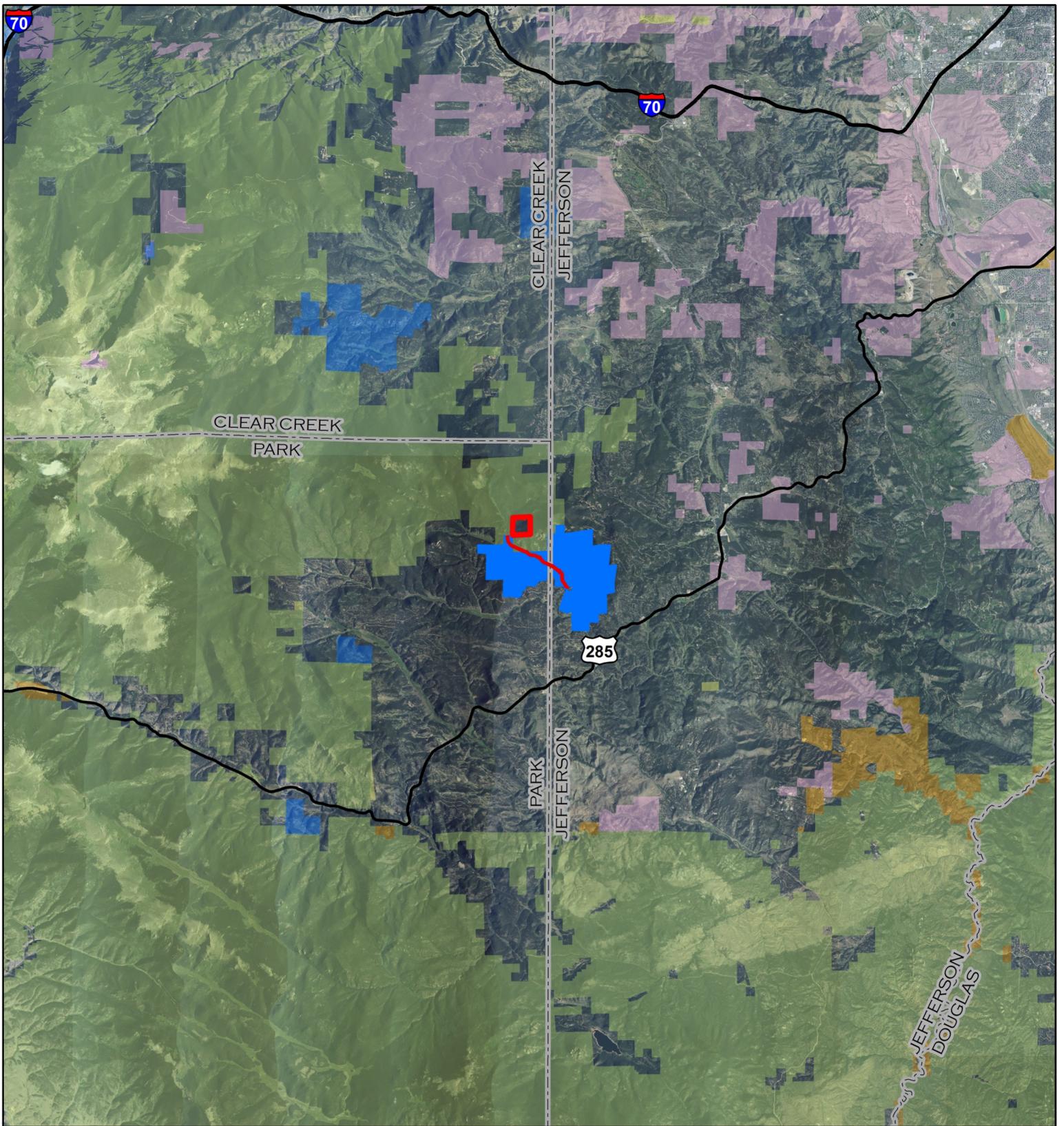
Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Mineral Interest Ownership:

The Title Commitment indicates that the mineral interests were not severed from the land. Mineral rights will transfer to CPW upon purchase of the property.

Attachments:

- Map
- Concurrence letters

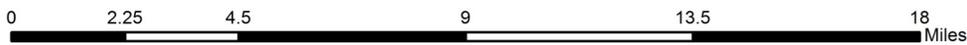
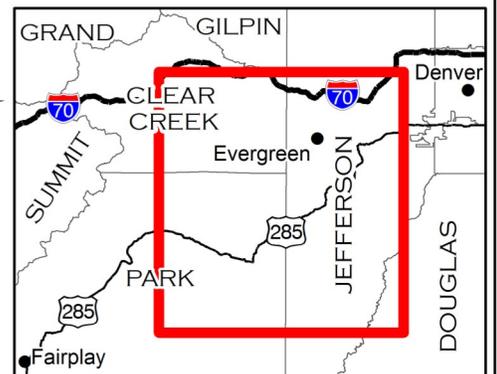


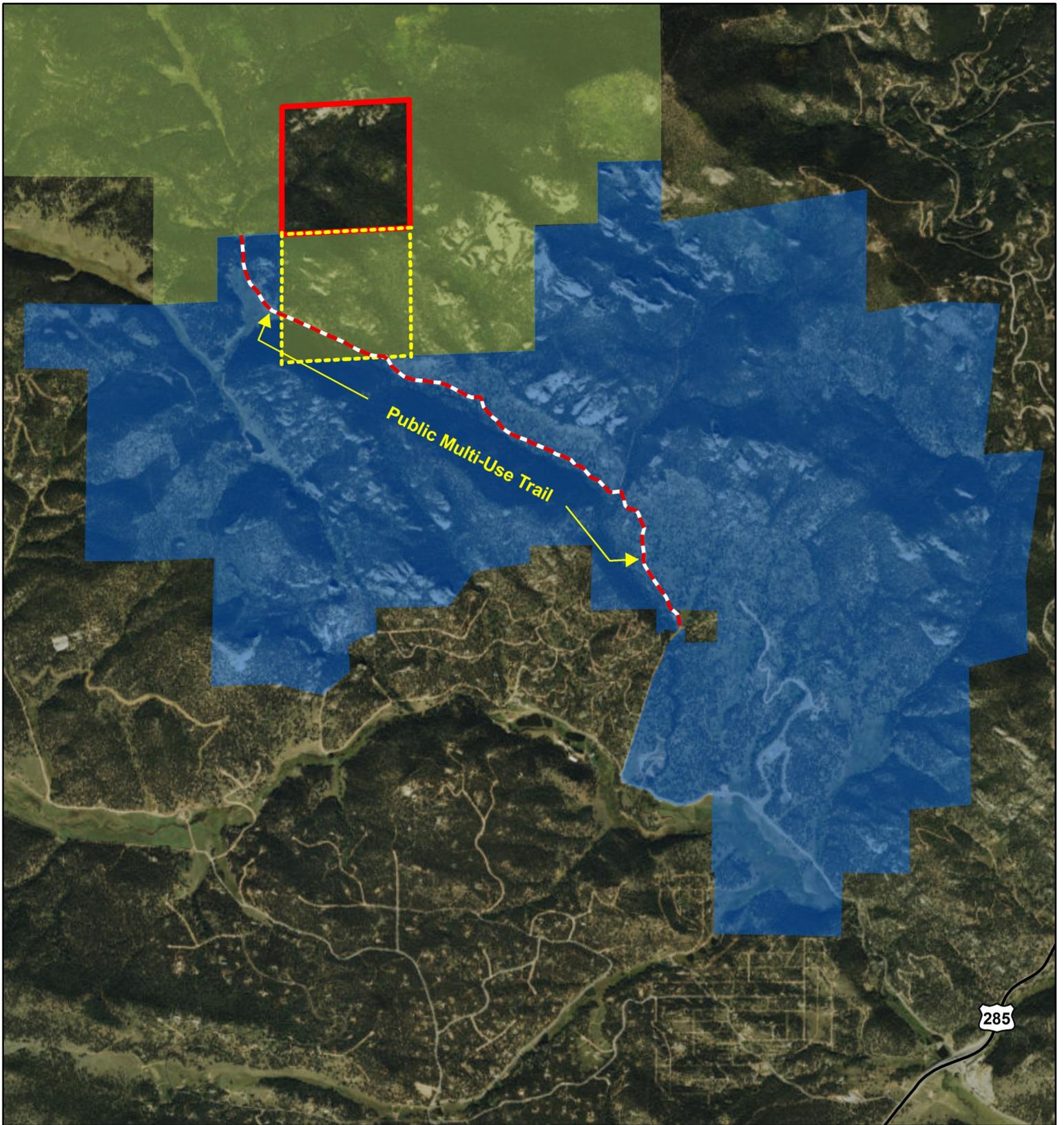
GIS Unit

Staunton State Park Berrien Property and Access Road Park County



- Access to Subject Property
- County Boundary
- Berrien Property
- CPW Properties and Easements
- Staunton State Park
- BLM
- USFS
- County/City
- NGO



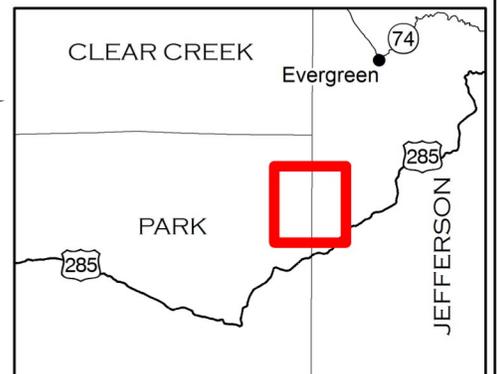
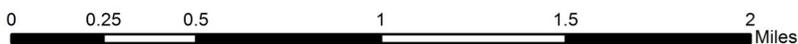


GIS Unit

Staunton State Park Berrien Property and Access Road Park County



- - - Access to Subject Property
- USFS exchange parcel - 160 acres
- Berrien Property
- Staunton State Park
- USFS





COLORADO

Parks and Wildlife

Department of Natural Resources

Staunton State Park
11559 Upper Ranch Drive
Pine, CO 80470
P 303-816-0912 | F 303-816-4514

April 15, 2016

Representative James Wilson
200 East Colfax
Denver, CO 80203

RE: Berrien Property fee purchase

Dear Representative Wilson

Colorado Parks and Wildlife (CPW) is working with the Berrien Family to acquire a 160 acre parcel located North of Staunton State Park in Park County within Pike National Forest as shown on the attached map. The Berrien family has owned this parcel of undeveloped forested land for over 80 years. Funding for this project is anticipated to be through GOCO.

The purchase of this property will provide benefits to the public, to wildlife and to the agency by enhancing park and trail management and increase acreage open to the public for hiking. The property is surrounded on all sides by the Pike National Forest adjacent to the State Park. This private parcel is accessed through Staunton State Park on what are currently two public multi-use trails called "Staunton Ranch trail and Bugling Elk trail". The purchase of this property will ensure future safe travel by park visitors and trail users by eliminating vehicle use by anyone other than the occasional park staff for maintenance.

This property sits adjacent to the North Elk Creek trail, which at this time is one of sixteen projects identified as priorities on Governor Hickenloopers Colorado Beautiful 16 in 2016 trail initiative. This year a trail connection will be constructed between North Elk Creek trail and Bugling Elk trail. Purchase of this property by CPW will ensure that this new trail connection will not be impacted by private vehicle use.

Once acquired, CPW will work with the USFS to eventually swap the Berrien parcel for 160 acres owned by the FS located directly adjacent and south of the Berrien parcel that borders as shown on the map.

CPW and the Berrien Family are working on the final details of the fee purchase, and to facilitate closure we are requesting a letter of support or no opposition from you. This letter will be included in the real estate package to be sent to members of the Capital Development Committee for their consideration at the June meeting. I am sending a similar request to Senator Grantham and the Park County Commissioners.

If you support or do not oppose this project please forward a copy of this letter with your signature on the following page to me by May 16th.



Thank you for your consideration of this land protection and public access project. If you have any questions, please do not hesitate to contact me at (303) 816-0912

Sincerely,



Zach Taylor
Park Manager
Staunton State Park
11559 Upper Ranch Dr
Pine CO 80470
zach.taylor@state.co.us

I support/do not oppose the above referenced fee purchase of 160 acres in Park County by Colorado Parks and Wildlife from the Berrien Family.



Representative Wilson, District 60

5/13/16
Date

Cc: S.Yamashita, M. Leslie, T. Kroening



COLORADO

Parks and Wildlife

Department of Natural Resources

Staunton State Park
11559 Upper Ranch Drive
Pine, CO 80470
P 303-816-0912 | F 303-816-4514

RECEIVED

APR 27 2016

BY BOCC

April 15, 2016

Board of Park County Commissioners
501 Main Street
Fairplay, CO 80440

RE: Berrien Property fee purchase

Dear Park County Commissioners

Colorado Parks and Wildlife (CPW) is working with the Berrien Family to acquire a 160 acre parcel located North of Staunton State Park in Park County within Pike National Forest as shown on the attached map. The Berrien family has owned this parcel of undeveloped forested land for over 80 years. Funding for this project is anticipated to be through GOCO.

The purchase of this property will provide benefits to the public, to wildlife and to the agency by enhancing park and trail management and increase acreage open to the public for hiking. The property is surrounded on all sides by the Pike National Forest adjacent to the State Park. This private parcel is accessed through Staunton State Park on what are currently two public multi-use trails called "Staunton Ranch trail and Bugling Elk trail". The purchase of this property will ensure future safe travel by park visitors and trail users by eliminating vehicle use by anyone other than the occasional park staff for maintenance.

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Once acquired, CPW will work with the USFS to eventually swap the Berrien parcel for 160 acres owned by the FS located directly adjacent and south of the Berrien parcel that borders as shown on the map.

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If you support or do not oppose this project please forward a copy of this letter with your signature on the following page to me by May 16.



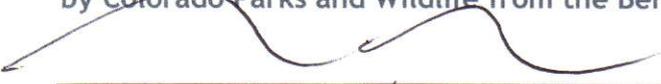
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Sincerely,



Zach Taylor
Park Manager
Staunton State Park
11559 Upper Ranch Dr
Pine CO 80470
zach.taylor@state.co.us

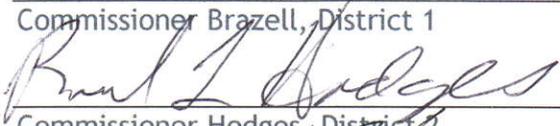
I support/do not oppose the above referenced fee purchase of 160 acres in Park County by Colorado Parks and Wildlife from the Berrien Family



Commissioner Brazell, District 1

Date

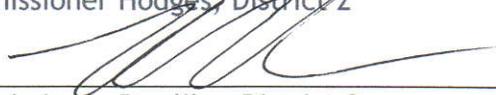
5/12/2016



Commissioner Hodges, District 2

Date

5/12/2016



Commissioner Dowliby, District 3

Date

5/12/2016

Cc: S.Yamashita, M. Leslie, T. Kroening



COLORADO

Parks and Wildlife

Department of Natural Resources

Staunton State Park
11559 Upper Ranch Drive
Pine, CO 80470
P 303-816-0912 | F 303-816-4514

April 15, 2016
Senator Kevin Grantham
200 East Colfax
Denver, CO 80203

RE: Berrien Property fee purchase

Dear Senator Grantham

Colorado Parks and Wildlife (CPW) is working with the Berrien family to acquire a 160 acre parcel located North of Staunton State Park in Park County within Pike National Forest as shown in the attached map. The Berrien family has owned this parcel of undeveloped forested land for over 80 years. Funding for this project is anticipated to be through GOCO.

The purchase of this property will provide benefits to the public, to wildlife, and to the agency by enhancing park and trail management and increasing acreage open to the public for hiking. The property is surrounded on all sides by the Pike National Forest adjacent to the State Park. This private parcel is accessed through Staunton State Park on what is currently a public multi-use trail called the "Staunton Ranch and Bugling Elk Trail". The purchase of this property will ensure future safe travel by park visitors and trail users by eliminating vehicle use by anyone other than occasional park staff use for maintenance.

This property sits adjacent to the North Elk Creek trail, which at this time is one of sixteen projects identified as priorities on Governor Hickenloopers Colorado Beautiful 16 in 2016 trail initiative. This year a trail connection will be constructed between the North Elk Creek Trail and the Bugling Elk Trail. Purchase of this property by CPW will ensure that this new trail connection will not be impacted by private vehicular use.

Once acquired, CPW will work with the USFS to eventually swap the Berrien parcel for 160 acres owned by the FS located directly adjacent and south of the Berrien parcel that borders the park as shown on the map.

CPW and the Berrien family are working on the final details of the fee purchase, and to facilitate closure we are requesting a letter of support or no opposition from you. This letter will be included in the real estate package to be sent to members of the Capital Development Committee for their consideration at the June meeting. I am sending a similar request to Representative Wilson and the Park County Commissioners.

If you support or do not oppose this project please forward a copy of this letter with your signature on the following page to me by May 16th.



Thank you for your consideration of this land protection and public access project. If you have any questions, please do not hesitate to contact me at (303) 816-0912

Sincerely,



Zach Taylor
Park Manager
Staunton State Park
11559 Upper Ranch Dr
Pine CO 80470
zach.taylor@state.co.us

I support do not oppose the above referenced fee purchase of 160 acres in Park County by Colorado Parks and Wildlife from the Berrien Family.



Senator Grantham, District 2

May 19, 2016

Date

Cc: S. Yamashita, M. Leslie, T. Kroening