

Property Transaction Proposal Cover Sheet

Natural Resources -- Parks and Wildlife *Cheyenne Mountain State Park Denman - Fee Title Acquisition*

El Paso County

357 acres

Adjacent to Cheyenne Mountain State Park to the
northeast.

Action Required

Recommend support for the fee title acquisition of the Cheyenne Mountain State Park Denman parcel (\$8,930,500 for 357.22 acres).

Questions and Responses

None.



COLORADO

Parks and Wildlife

Department of Natural Resources

CAPITAL DEVELOPMENT COMMITTEE
DECEMBER 2025 – PROPERTY TRANSACTION PROPOSAL
Department of Natural Resources
Division of Parks and Wildlife

Action Requested

Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend support to the Colorado Parks and Wildlife Commission for the Division of Parks and Wildlife's proposal to purchase a parcel of land.

General Information

Project Name Cheyenne Mountain State Park (SP) - Denman - Fee Title Acquisition

Location Fee Title Acquisition (357.22 acres, El Paso County)
Adjacent to Cheyenne Mountain SP on the northeast portion of the park.

Funding

Consideration Appraised Value: \$8,930,500.00

- Total Consideration: \$8,930,500.00

CPW Funding Source* Denman - Fee Title: Lottery Funds

Lottery proceeds are continuously appropriated pursuant to Section 3 of Article XXVII of the State Constitution, and as such, the 10% direct distribution of Lottery proceeds to CPW is not appropriated in the Long Bill.

Fiscal Year: FY 2026
Line Item: Land and Water Acquisitions - Lottery
Appropriation: PC013LWXN
Remaining Unexpended Balance: \$11,782,621.37

* 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

For over 25 years Colorado Parks and Wildlife (CPW) and the City of Colorado Springs (the City) have been working together to establish and expand the Cheyenne Mountain SP in the heart of Colorado Springs. This successful partnership began in June of 2000 when CPW first purchased 1,680 acres for the creation of the SP. Since that time the City has also purchased parcels to add to the SP for CPW to manage on their behalf. This project continues that legacy.

This transaction will allow CPW to acquire fee title to approximately 357.22 acres of undeveloped land adjacent to Cheyenne Mountain State Park, and the city will also acquire a 125-acre parcel of land to add to the park. CPW has wanted to purchase this parcel for over twenty years, but the landowner was not interested in selling until now.

This acquisition will protect the investment that CPW and the City have made in the SP since 2000. This parcel is a prime target for development. If commercial development were to occur on the parcel it would negatively impact the character of the SP and degrade the quality of the nature experience visitors currently enjoy at the SP. This purchase by CPW, and the City, will facilitate the expansion of the 26-mile master planned Chamberlain Trail. The Trail was designed to provide an enjoyable backcountry experience along the foothills of the City and connect to the SP.

Mineral Interest Ownership

All mineral rights owned by the grantor will be conveyed as part of the transaction.

Water Rights

There are no water rights associated with the property.

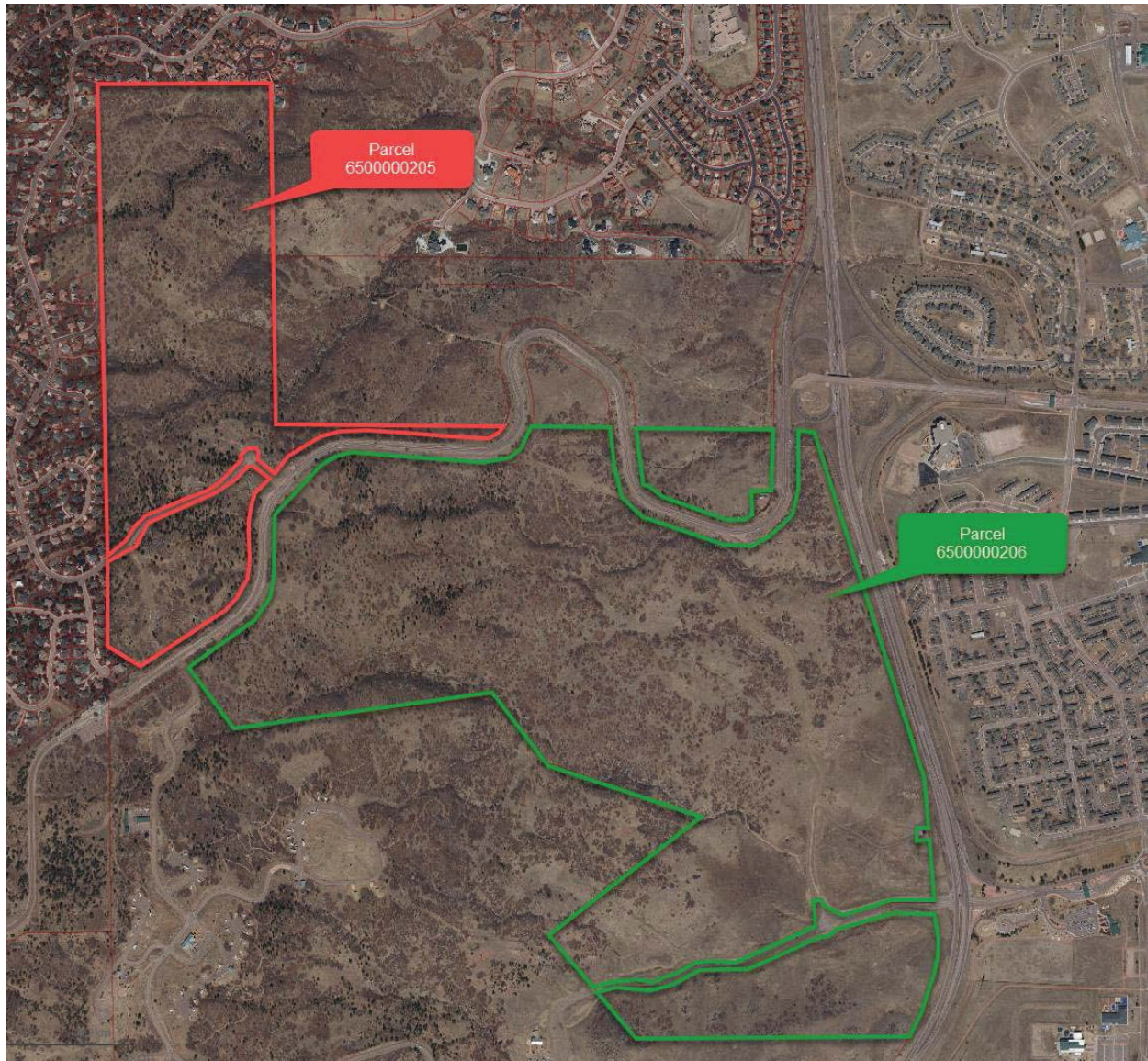
Development Costs	An extension of the Chamberlain Trail would cost approximately \$7.50 to \$8.00 per linear foot for nearly 7,500 linear feet of trail. There is a partnership funding opportunity through Trails, Open Space and Parks (TOPS). TOPS is a City of Colorado Springs sales tax program that funds trails, open spaces and parks.
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Annual Operation Costs	Minimal additional costs because the SP has a robust team of volunteers who assist with trail maintenance and fire mitigation.
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Attachments

- Map
- Photos
- Concurrence Letters

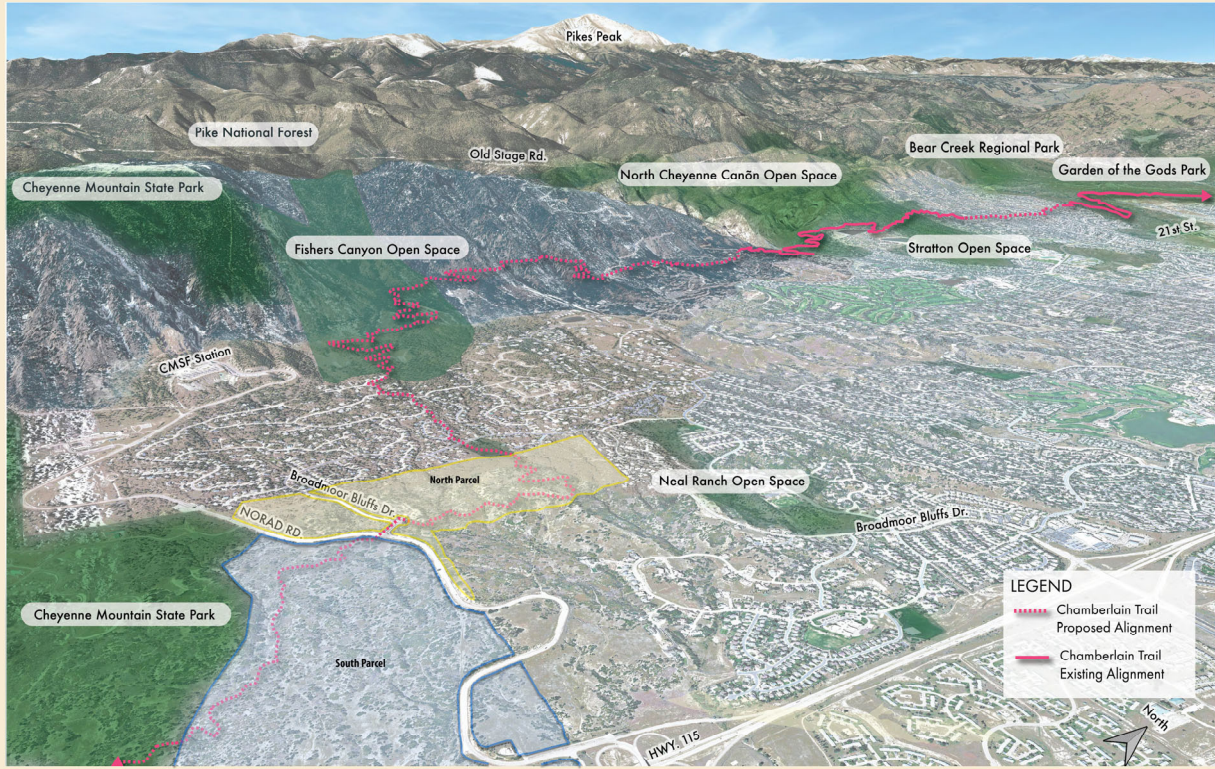
Subject Photographs



Aerial View

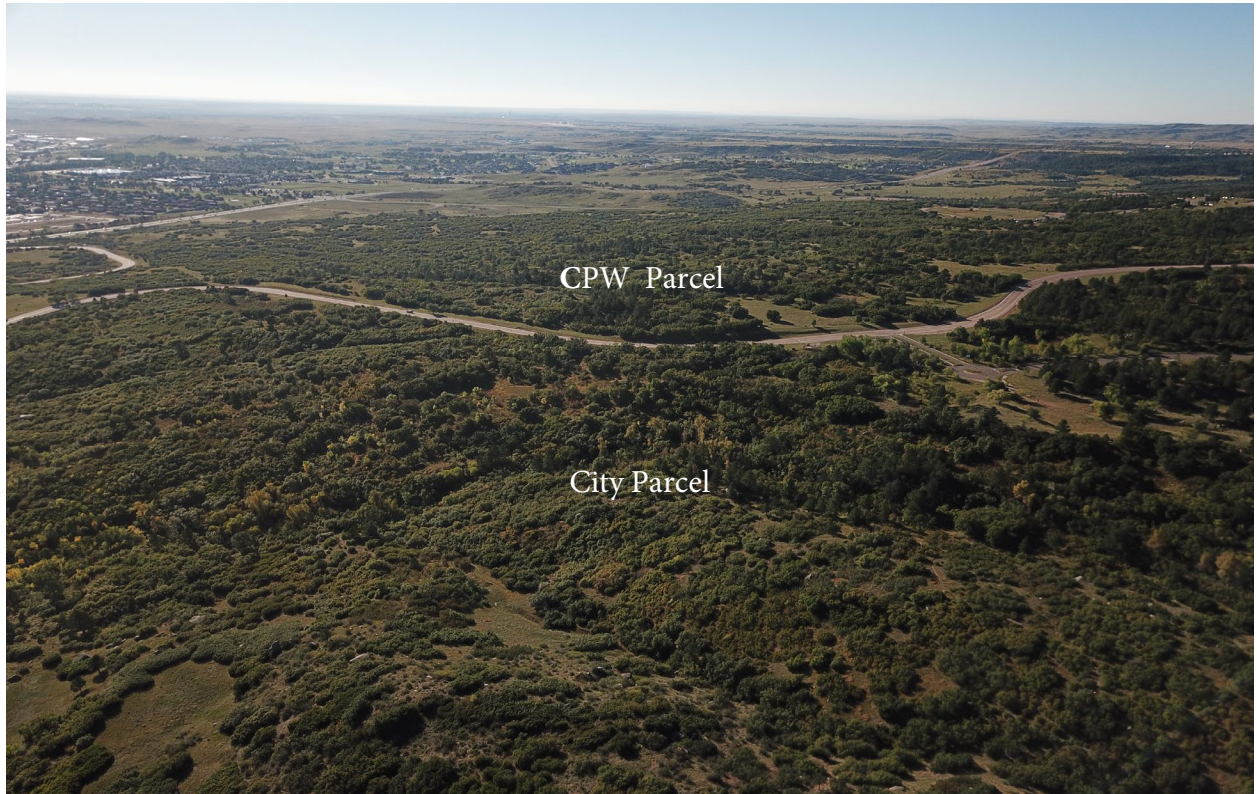
Green = CPW
Red = CO Springs

Chamberlain Trail Regional View





Aerial Photo



EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
CARRIE GEITNER (CHAIR)
HOLLY WILLIAMS (VICE-CHAIR)

CORY APPLIGATE
LAUREN NELSON

EL PASO BOARD OF COUNTY COMMISSIONERS

November 26, 2025

Colorado Parks and Wildlife
Jason Hagan, Park Manager
Cheyenne Mountain State Park
410 JL Ranch Heights
Colorado Springs, CO 80926

Re: Colorado Parks and Wildlife (CPW) fee title acquisition at Cheyenne Mountain State Park

Dear Mr. Hagan,

We wish to inform Colorado Parks and Wildlife that the Board of El Paso County Commissioners, as a body, takes no official position either in support of, or in opposition to, CPW's proposed acquisition of Parcel Number 6500000206.

We appreciate your transparency and keeping the County informed of your plans as this process moves forward.

Sincerely,

Carrie Geitner, Chair
District 2

Holly Williams, Vice Chair
District 1

Cory Applegate
District 4

Lauren Nelson
District 5

200 S. CASCADE AVENUE, SUITE 100
OFFICE: (719) 520 - 7276



COLORADO SPRINGS, CO 80903
FAX: (719) 520 - 6397

WWW.ELPASOCO.COM



DEPARTMENT OF THE ARMY
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT CARSON
1626 ELLIS STREET, SUITE 200
FORT CARSON, CO 80913-4143

October 28, 2025

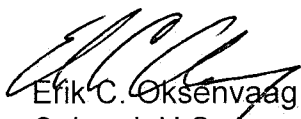
To Whom it May Concern,

We are aware of the proposed acquisition by the City of Colorado Springs Parks Department and Colorado Parks and Wildlife of certain parcels of land in the vicinity of Fort Carson. We are advised the City of Colorado Springs intends to purchase a 125 acre "north parcel" and CPW is looking to purchase a 347 acre "south parcel" on the west side of SR115. The two parcels will combine to form an extension of the existing Cheyenne Mountain State Park and prevent the possible development of 95 single-family homes on the northern parcel and an unidentified number of single-family homes and potential commercial development on the south parcel.

Based on the information provided to us, these proposed acquisitions are compatible with the military mission at Fort Carson. We foresee no adverse impacts to Fort Carson's military mission from these proposed acquisitions.

For further assistance, please contact Tony Gainey at nisit.a.gainey.civ@army.mil.

Sincerely,


Erik C. Oksenvaag
Colonel, U.S. Army
Garrison Commander



**DEPARTMENT OF THE AIR FORCE
UNITED STATES SPACE FORCE
SPACE BASE DELTA 1**

20 November 2025

To Whom It May Concern:

Space Base Delta 1 is aware of the proposed acquisition by Colorado Parks and Wildlife (CPW) and the City of Colorado Springs of two parcels along Norad Road adjacent to Cheyenne Mountain Space Force Station (CMSFS). As presented, Colorado Parks and Wildlife intend to acquire approximately 347 acres and the City intends to acquire an additional 126 acres, for a combined 473-acre expansion of Cheyenne Mountain State Park.

CMSFS is a unique and irreplaceable national asset, hosting critical missions including aerospace and missile warning, space domain awareness, communications, command and control, and joint/interagency operations. These missions rely on the mountain's natural protection, low electromagnetic interference, limited light pollution, and reliable horizon-to-horizon coverage.

We recognize that responsible land use around CMSFS is essential to preserving U.S. national security capabilities. The proposed acquisition, as presented, aligns with our long-standing emphasis on compatible development, avoidance of encroachment, and early coordination with local partners. Based on the information currently available, the proposed acquisition is compatible with the military missions executed at CMSFS.

We appreciate the continued partnership with Colorado Parks and Wildlife, the City of Colorado Springs, and local stakeholders, and we look forward to working together to safeguard both community access and national security missions.

For additional coordination, please contact John Anderson, our Civil Engineering Squadron Point of Contact, at (719) 556-7305.

KENNETH F. L. KLOCK, Colonel, USSF
Commander, Space Base Delta 1

SEMPER SUPRA

October 27, 2025



To Whom It May Concern,

On behalf of the Pikes Peak Outdoor Recreation Alliance (PPORA), we are proud to offer our strong support for the acquisition of 347 acres to expand Cheyenne Mountain State Park. This strategic addition represents a rare and vital opportunity to protect the region's outdoor heritage, enhance recreational access, and preserve the integrity of one of Colorado's most treasured landscapes.

As a coalition of outdoor businesses, nonprofits, government entities, and individuals, PPORA is deeply invested in the long-term health and sustainability of our public lands. The proposed parcel not only safeguards critical habitat and scenic viewsheds of Cheyenne Mountain State Park, it also protects the substantial investments made by Colorado Parks and Wildlife and the City of Colorado Springs in trail systems, infrastructure, and conservation stewardship.

Importantly, this acquisition secures a key segment of the Chamberlain Trail, a 32-mile master planned regional connector that links neighborhoods, parks, and open spaces across the southern Front Range. Completing this trail segment will elevate outdoor recreation opportunities for residents and visitors alike, while reinforcing our shared commitment to accessible, high-quality outdoor experiences.

This project also strongly aligns with the values expressed through the Outdoor Pikes Peak Initiative (OPPI). Through extensive community engagement, OPPI identified conservation of natural resources and connectivity as core priorities for the region's outdoor future. By preventing development and ensuring this land remains protected as open space, the acquisition directly advances those conservation goals. Additionally, by completing a crucial link in the Chamberlain Trail, it fulfills the community's vision for a more connected system of parks, trails, and natural areas that unite people with the landscapes they cherish.

PPORA urges all stakeholders to recognize the lasting value of this acquisition. It is a forward-thinking investment in ecological resilience, recreational connectivity, and community well-being. We stand ready to support this effort and celebrate the continued protection of Cheyenne Mountain State Park for generations to come.

Sincerely,

A handwritten signature in black ink, reading "Becky Leinweber". The signature is written in a cursive, flowing style.

Becky Leinweber
Executive Director, Pikes Peak Outdoor Recreation Alliance



October 17, 2025

To Whom It May Concern,

As dedicated stewards and advocates for Cheyenne Mountain State Park, the Friends of Cheyenne Mountain State Park wholeheartedly support the acquisition of the 347-acre parcel adjacent to the park. This land is more than an expansion; it is a safeguard for the park's future and a meaningful continuation of the vision that shaped it and preservation for generations to come.

For nearly two decades, our organization has worked alongside park staff, volunteers, and the community to protect the natural beauty, wildlife, and recreational opportunities that make Cheyenne Mountain State Park a regional treasure. The proposed acquisition preserves the park's northeastern boundary, ensuring that the quiet wilderness experience remains intact for hikers, campers, and families who seek refuge and inspiration in these foothills.

This land also plays a pivotal role in completing the Chamberlain Trail, a long-envisioned corridor that connects people to nature and to each other. By securing this segment, we move closer to a fully realized trail system that reflects the spirit of Colorado Springs - active, connected, and deeply rooted in the outdoors.

We urge decision makers to recognize the long-term value of this acquisition. It protects the investments already made by Colorado Parks and Wildlife and the City of Colorado Springs, while honoring the legacy of those who envisioned a park that would serve generations to come.

Lori Hawkins, Treasurer and Interim President
Friends of Cheyenne Mountain State Park



702 E. Boulder St #200
Colorado Springs, CO 80903
719.633.6884
info@trailsandopenspaces.org
www.trailsandopenspaces.org

We advocate for the creation and conservation of an interconnected network of trails, parks and open spaces across the Pikes Peak region.

To: CPW Commission
From: Trails and Open Space Coalition
Re: Cheyenne Mountain State Park Land Acquisition
October 17, 2025

I am pleased to write this letter of support for the potential acquisition of key property adjacent to Cheyenne Mountain State Park. Alongside the City of Colorado Springs Parks, Recreation, and Cultural Services (PRCS), CPW, and The Trust for Public Land, this acquisition would be one the most beneficial additions to our parks system in recent memory. As a trusted partner and collaborator in the region, the Trails and Open Space Coalition has advocated for the creation and preservation of an interconnected network of parks, trails and open spaces for nearly 40 years.

Cheyenne Mountain State Park is a best-in-class example of how close collaboration in the region benefits our residents and visitors, alike. With the rapid rate of growth in Colorado Springs, the expansion of Cheyenne Mountain State Park will alleviate and minimize overuse in other open space areas with additional options for individuals to participate in outdoor recreation.

The connection to the recently approved Fishers Canyon Open Space, connection to Cheyenne Mountain State Park, and the vital connection to the popular front range trail, the Chamberlain Trail, this acquisition is quite literally a once in a lifetime opportunity.

I fully support this project and look forward to working together through all phases and implementation.

Glenn Carlson

Glenn Carlson, Executive Director



PARKS, RECREATION AND CULTURAL SERVICES

November 12, 2025

Subject: City of Colorado Springs Parks, Recreation and Cultural Services Department
Support for CPW Acquisition

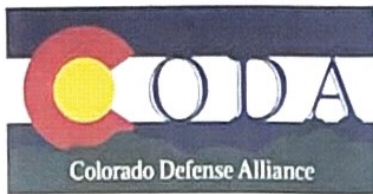
Dear Mr. Hagan,

The City of Colorado Springs Parks, Recreation and Cultural Services Department (PRCS) supports Colorado Parks and Wildlife's acquisition of approximately 350-acres north of Cheyenne Mountain State Park (CMSP). As a team player in this process, PRCS is working to purchase approximately 130-acres adjacent to the 350-acre parcel to be purchased by CPW. This partnership to acquire approximately 480 acres speaks to the mission of both CPW and PRCS in conserving lands for open space opportunities. The acquisition of these parcels would allow the expansion of CMSP and the conservation of native vegetation and significant features, in addition, these purchases provide protection of rare landscape and corridors for wildlife movement.

Sincerely,

Lonna Thelen

Lonna Thelen, AICP, LEED AP BD&C
Trails, Open Space and Parks (TOPS) Program Manager
City of Colorado Springs Parks Department



FROM THE DESK OF

Keith C. Klaehn
Chairman



07 November 2025

To Whom It May Concern;

The Colorado Defense Alliance is pleased to endorse the proposed acquisition of two land parcels by the City of Colorado Springs (TOPS) and Colorado Parks and Wildlife (CPW) totaling approximately 473 acres situated immediately to the north and south of NORAD Rd in the foothills between Cheyenne Mountain Space Force Station (CMSFS) and Ft. Carson, just to the west and above SR 115.

We applaud this collaborative effort which is precisely the type of creative approach our community, working in concert with conservation partners such as the Trust for Public Lands (TPL), the separate services and the Department of War and others must employ to provide the increasingly important open space required in immediate proximity to our military bases as a buffer. Military communities have very few tools other than properly managed open space at their disposal against the rapidly evolving threats from outside the fence-line that rise to threaten our rapidly expanding capabilities. These dynamics and protections are what fuel future mission growth opportunities, sustain the vitality of the Base's missions in order to serve our National Security interests and preserve and grow their economic viability for the benefit of our region, our state and the nation.

The Collaborative has reached out to the Command for CMSFS with a request for a statement of no adverse impact though the wait for a reply may not be quick in coming as a result of the government shutdown. While we certainly **cannot** speak for the Command it is generally accepted that for a variety of reasons properly protected and managed open space in close proximity is generally, with few exceptions, more compatible with any given base's needs than development of any kind. We might also posit that in this particular case it will be important that the ongoing conversations between CMSFS and the City, now with the potential addition of TPL, CPW and TOPS over Security and Access concerns along and across NORAD Rd. will continue in good faith post acquisition.

Please feel free to reach out with any questions.

Regards,

A handwritten signature in black ink, appearing to read 'Keith C. Klaehn', written over a horizontal line.

Keith C. Klaehn
Colorado Defense Alliance (CODA)

December 16th, 2025

To:
Capitol Development Committee
Colorado General Assembly
200 E Colfax Avenue
Denver, CO 80203



Cc:
Laura Clellan, Acting Director
Colorado Parks and Wildlife
6060 Broadway
Denver, CO 80216

Re: Support for fee title acquisition of the JL Ranch/Denman property for addition to Cheyenne Mountain State Park

Dear Capitol Development Committee Members,

[Pikes Peak Outdoor Recreation Alliance](#) (PPORA) writes in support of Colorado Parks and Wildlife's proposed fee title acquisition of approximately 350 acres of the JL Ranch/Denman property for incorporation into Cheyenne Mountain State Park (CMSP).

PPORA serves as the regional partnership organization for the Pikes Peak area and is the fiscal and administrative host of the [Outdoor Pikes Peak Initiative](#) (OPPI)—the designated Colorado Outdoor Regional Partnership that includes Teller, Fremont, and El Paso counties. Through this role, PPORA works with state agencies, local governments, land managers, and community partners to implement coordinated outdoor recreation, conservation, and access priorities across the region. Last year we completed a four-year, region-wide planning effort to create the Outdoor Pikes Peak Initiative Vision Plan. This plan included thousands of public voices, and culminated in 30 projects and 7 values of Partnership, Communication, Connectivity, Natural Resource Conservation, Recreation, Management, and Funding Sustainability. From this regional perspective, the JL Ranch/Denman acquisition represents a timely and well-aligned investment.

The proposed acquisition will deliver meaningful recreation benefits by strengthening connectivity within Cheyenne Mountain State Park and the surrounding trail and open space network. Securing this land base supports thoughtful, long-term planning for trail connections, visitor access, and resource protection in an area experiencing sustained growth in outdoor use.

PPORA, OPPI, and the public of our region also place strong emphasis on conservation and high-quality natural experiences as foundational elements of outdoor recreation. Protecting intact foothills habitat adjacent to Cheyenne Mountain State Park helps maintain wildlife movement, scenic character, and the sense of place that draws residents and visitors to the Pikes Peak region. These values are central to OPPI's regional planning efforts and to PPORA's ongoing collaboration with Colorado Parks and Wildlife and local partners.

Likewise, the JL Ranch/Denman acquisition reflects a strong partnership model. The coordinated effort between Colorado Parks and Wildlife, the City of Colorado Springs, and the Trust for Public Land ensures that two connected parcels will be conserved together and managed for long-term public benefit. This collaborative approach mirrors the successful shared-management history of CMSP and demonstrates effective alignment between local and state recreation priorities, in the same spirit as the upcoming Outdoor Opportunities legislation.

This project reflects the type of partnership-driven, landscape-scale work that PPORA has been asked to advance as a Regional Partnership. The coordinated acquisition effort involving Colorado Parks and Wildlife, the City of Colorado Springs, and the Trust for Public Land aligns closely with PPORA's past and upcoming initiatives, including current work to expand and connect priority recreation corridors such as Ring the Peak. Recent state investment in PPORA-led regional efforts further underscores the importance of aligning land protection, access, and stewardship at this scale.

PPORA appreciates the Committee's consideration of this proposal and supports approval of the CPW acquisition of the JL Ranch/Denman property. This project will advance shared regional goals for recreation access, conservation, and collaborative land management in the Pikes Peak region.

Sincerely,



Becky Leinweber
Executive Director, Pikes Peak Outdoor Recreation Alliance

Dec 15, 2025

To:

Capitol Development Committee
Colorado General Assembly
200 E Colfax Avenue
Denver, CO 80203

Cc:

Laura Clellan, Acting Director
Colorado Parks and Wildlife
6060 Broadway
Denver, CO 80216

Re: Support for fee title acquisition of the JL Ranch/Denman property for addition to Cheyenne Mountain State Park

The Colorado Mountain Bike Coalition (COMTB) writes in support of Colorado Parks and Wildlife's proposed acquisition of approximately 350 acres of the JL Ranch/Denman property for incorporation into Cheyenne Mountain State Park, as the proposal moves forward for consideration by the Committee.

COMTB is a statewide coalition of local and regional mountain bike organizations that work directly with land managers and public agencies across Colorado. One of our member organizations, Medicine Wheel Trail Advocates, is closely engaged in trail stewardship and recreation planning in the Pikes Peak region and has submitted a separate letter expressing local support for this project.

While this letter does not represent a formal policy position adopted through a full COMTB member review, COMTB regularly engages in state-level discussions to support projects led by our member organizations and to provide context on how locally supported recreation initiatives align with statewide priorities.

We recognize that the proposed acquisition aligns with our state's priorities. COMTB supports implementation of Colorado's Outdoor Strategy, which emphasizes protecting outdoor places, expanding access close to communities, and aligning state and local investments through partnerships. The coordinated effort between Colorado Parks and Wildlife, the City of Colorado Springs, and the Trust for Public Land reflects the collaborative, landscape-scale approach envisioned in the Strategy.

From a recreation planning perspective, securing land for conservation and responsible recreation, as an alternative to development, allows land managers to plan access and trail systems in a way that protects natural resources while meeting growing demand. Incorporation of the JL Ranch/Denman property into Cheyenne Mountain State Park supports this approach



and strengthens CPW's ability to manage recreation sustainably in a high-use Front Range setting.

COMTB appreciates the opportunity to provide this perspective and to reinforce the value of partnership-driven conservation and recreation planning as the Committee considers this proposal.

Sincerely,

Wendy Sweet, President

Colorado Mountain Bike Coalition (COMTB)





Dec 15, 2025

To:

Capitol Development Committee
Colorado General Assembly
200 E Colfax Avenue
Denver, CO 80203

Cc:

Laura Clellan, Acting Director
Colorado Parks and Wildlife
6060 Broadway
Denver, CO 80216

Re: Support for fee title acquisition of the JL Ranch/Denman property for addition to Cheyenne Mountain State Park

Medicine Wheel Trail Advocates (MedWheel) writes in support of Colorado Parks and Wildlife's proposed fee title acquisition of approximately 350 acres of the JL Ranch/Denman property for incorporation into Cheyenne Mountain State Park (CMSP).

MedWheel has been building, maintaining, and advocating for sustainable, conservation-focused trail systems in the Pikes Peak region since 1991. We work closely with CPW, as well as city, county and regional partners through OPPI - the Outdoor Pikes Peak Initiative - to design and steward high quality trails that support wildlife, reduce user conflicts, and protect natural resources. You can learn more at medwheel.org.

The JL Ranch/Denman addition to CMSP aligns with these values. This acquisition will deliver significant recreational benefits, most notably by supporting the long-term viability and connectivity of the Chamberlain Trail corridor. The Chamberlain Trail is a critical link in our regional trail network, providing a unique north-south soft surface trail connection from Blodgett Open Space, through multiple open spaces containing trail networks, into CMSP. When complete, Chamberlain will connect Colorado Springs residents to existing park trails, open space, and public lands. Securing this parcel will allow CPW to manage access, trail alignment, and surrounding lands in a way that improves user experience, safety, and durability while **reducing unmanaged use**.

MedWheel values recreation that is grounded in conservation and high-quality natural experiences. Our members are drawn to Cheyenne Mountain State Park because of its intact landscapes, wildlife presence, and sense of immersion in nature, close to home. Protecting this grassland-to-foothills transition helps maintain habitat for mule deer, elk, and other native species, while preserving the quiet, scenic character that makes this area meaningful for our community.



The JL Ranch/Denman acquisition also reflects a strong partnership model. The coordinated effort between Colorado Parks and Wildlife, the City of Colorado Springs, and the Trust for Public Land ensures that two connected parcels will be conserved together and managed for long-term public benefit. This collaborative approach mirrors the successful shared-management history of CMSP and demonstrates effective alignment between local and state recreation priorities, in the same spirit as the upcoming Outdoor Opportunities legislation.

MedWheel respectfully urges approval of CPW's proposed acquisition of the 350-acre JL Ranch/Denman parcel. This project will strengthen trail connectivity, protect valued natural landscapes, and support sustainable recreation in one of Colorado's fastest-growing regions.

Sincerely,

Cory Sutela

Executive Director

Medicine Wheel Trail Advocates



COLORADO
Parks and Wildlife

Department of Natural Resources

Cheyenne Mountain State Park
410 JL Ranch Heights
Colorado Springs, CO 80926
PH: (719) 576-2016

December 5, 2025

State Representative Amy Paschal
200 E Colfax Ave
Denver, CO 80203

RE: Colorado Parks and Wildlife (CPW) fee title acquisition at Cheyenne Mountain State Park (SP)

Dear Representative Paschal,

I would like to respectfully request your support for CPW's acquisition of approximately 347 acres adjacent to the existing Cheyenne Mountain SP along Highway 115 and referred to as Parcel Number 6500000206 by the El Paso County Assessor. The acquisition of this 347-acre parcel has been an objective of CPW's for over two decades and has now become a reality. Acquiring this parcel will protect the investment CPW has made over the years in Colorado Springs by ensuring that the character of the Cheyenne Mountain SP remains intact and available for all to enjoy.

For further details or information, please contact me at 719-540-5562 or jasan.hagan@state.co.us.

Sincerely,
Jason Hagan
Park Manager

I support do not object to this proposal.

Amy Paschal, State Representative

Date: Dec. 16, 2025

