

## STAFF MEMO

**DATE OF COUNCIL MEETING: February 22, 2021/ AGENDA ITEM NO. 9**

To: Mayor and City Council

From: Kit Newland, Director Department of Community Resources, 303-987-7822

Subject: **A Resolution Authorizing the Purchase of Real Property from Quantovations, L.L.C., for Open Space and Park Purposes, Including Acceptance of a Deed Therefor**

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**SUMMARY STATEMENT:** A resolution declaring the intent to purchase of 6.92 acres of land adjacent to the Bear Creek Greenbelt from Quantovations, L.L.C., for open space and park purposes.

**BACKGROUND INFORMATION:** The City of Lakewood has been acquiring land along Bear Creek since 1974 to preserve the flood plain, protect wildlife habitat and provide recreational opportunities to the Lakewood Community. Most of the desired acquisitions have been accomplished, with a few remaining opportunities.

The Quantovations acquisition is one of the remaining opportunities. This parcel is the remainder of an earlier acquisition where the then-landowner had desired to keep a portion of the property for their residence. It has since changed hands several times and is currently available for acquisition.

The Bear Creek Greenbelt improvement project, [www.LakewoodTogether.org/BearCreekTrail](http://www.LakewoodTogether.org/BearCreekTrail), identified this parcel as an opportunity to remedy trail issues that impact safety along the heavily used and popular Bear Creek Trail.

The Department of Community Resources has been in negotiations with the current property owner for several months and believes the terms of the purchase are in the best interest of the City.

**BUDGETARY IMPACTS:** The City Council has appropriated \$8,500,000 for park acquisitions from the first installment of TABOR refund recaptures.

Plans for the use of the property will require removal of structures and other site clean-up. There will also be costs associated with the construction of improvements. These costs will be covered by the funds budgeted for the Bear Creek Greenbelt improvement project.

Ongoing maintenance will be minimal following construction and will include mowing, snow removal and enforcement activities aligning with the adjacent Bear Creek Greenbelt.

**STAFF RECOMMENDATIONS:** The Department of Community Resources recommends the adoption of the attached resolution and approval for acquisition of this parcel of land for open space or park property.

**ALTERNATIVES:** The alternative to this proposal would be to let the property be sold to a private entity. The current owner is not interested in selling the property in pieces. The property is currently zoned R-1-43, One Acre Lot-Residential.

**PUBLIC OUTREACH:** This item has been promoted through the regular communication channels for an item coming before City Council.

**NEXT STEPS:** Upon adoption of the resolution, the City will proceed with the acquisition of the property and begin plans for clearing and development of trails.

**ATTACHMENTS:** Resolution 2021-9  
Site map

**REVIEWED BY:** Kathleen E. Hodgson, City Manager  
Benjamin B. Goldstein, Deputy City Manager  
Allison McKenney Brown, City Attorney