



To: Open Space Advisory Committee

From: Joy Lucisano, Real Estate Program Manager

Through: Tom Hoby, Director

Subject: City of Lakewood – 11050 West 20th Avenue Land Conservation Partnership Program JCOS23-09, Resolution #23-11

Date: November 2, 2023

Description

The City of Lakewood (Lakewood) has come to an agreement with Denver Water to purchase 9.06 acres of the former YMCA property located at 11050 West 20th Avenue and is requesting funding from the Jeffco Open Space Land Conservation Partnership Program (LCPP).

Background

Lakewood has leased 0.8 acres of the property from Denver Water since 2018, which includes a city-improved multi-use path from 20th Avenue to Quail Street and a new playground. The remainder of the property is open space and a loop trail. The purchase price is \$5,540,000 based on the appraised value and Lakewood is requesting a \$1,385,000 (25% match) contribution from the LCPP. The grant shall be made to Lakewood toward the purchase of the Property and the Jeffco Open Space Reverter will be placed on the property to ensure it is used for public park and open space purposes.

Recommendation

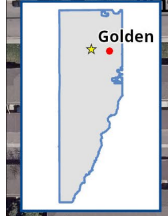
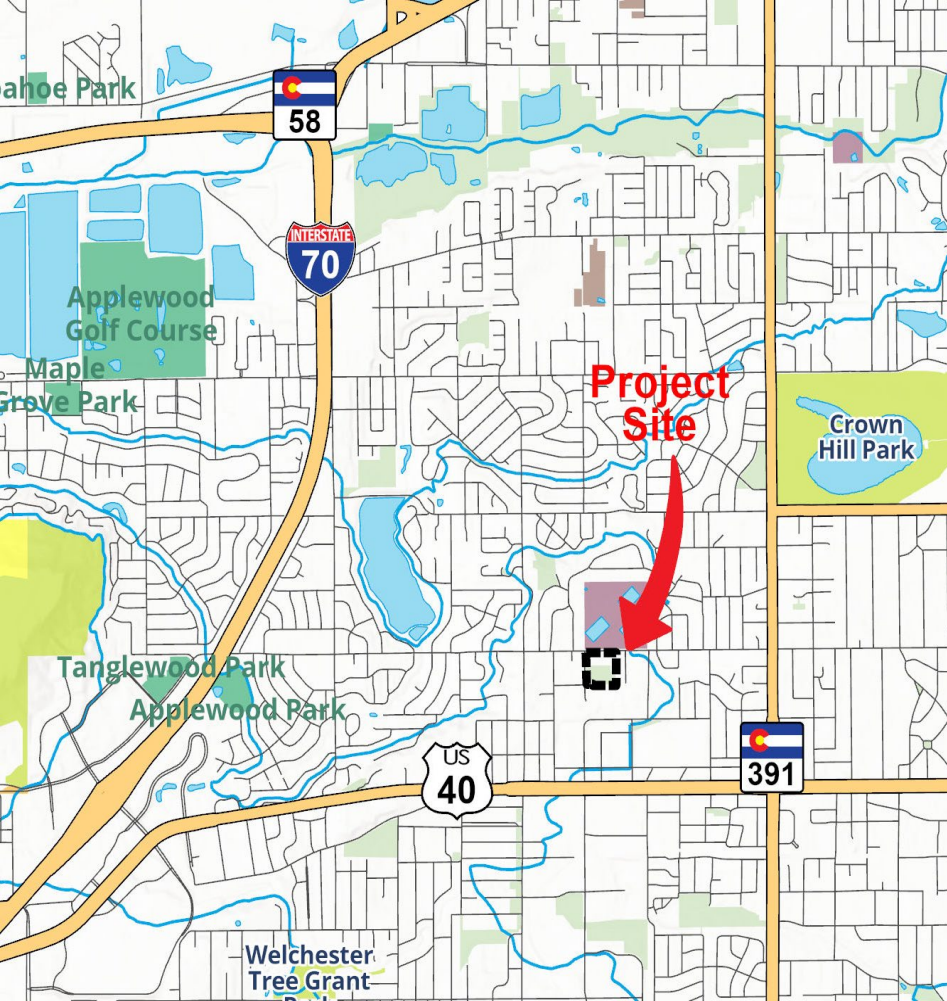
Staff recommends that the Advisory Committee adopt Resolution #23-11, approving the \$1,385,000 contribution from the Jeffco Open Space Land Conservation Partnership Program, and recommending the proposal to the Board of County Commissioners for approval.



City of Lakewood – 11050 West 20th Avenue Land Conservation Partnership Program
JCOS23-09, Resolution #23-11



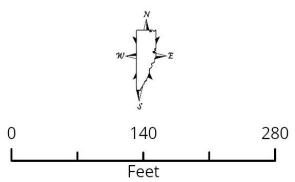
JEFFERSON
COUNTY COLORADO
Open Space



-  Project Site
-  Major or Park Access Road
-  Local Road
-  Non-Government Organization
-  JCOS Park Labels
-  Jeffco Open Space
-  Jeffco Open Space Jointly Owned in Fee
-  Jeffco Open Space Owned in Fee Managed by Other
-  Jeffco Open Space Conservation Easement
-  Agreement Held by Jeffco Open Space

SURVEY ACREAGE

9.06 Acres



Scale is 1:1,960 when printed at 8.5"x11"
Last Revised 10/9/2023



Data Sources: USGS, Jeffco ITS, Jeffco Open Space, NHD, CDOT

jeffco.us/open-space

Land Conservation Partnership Program Project

- Approximately 9.06 acres, 0.8 acres has been leased by Lakewood from Denver Water since 2018.
- The Property has a city-improved multi-use path and new playground. The remainder of the property includes open space and a loop trail.
- Purchase Price \$5,540,000
- Requesting \$1,385,000 (25% match) JCOS contribution
- Subject to Jeffco Open Space Reverter



Questions?



JEFFERSON
COUNTY COLORADO
Open Space

_____ moved that the following Resolution be adopted:

**BEFORE THE JEFFERSON COUNTY
OPEN SPACE ADVISORY COMMITTEE
OF THE COUNTY OF JEFFERSON
STATE OF COLORADO
Resolution #23-11**

RE: City of Lakewood – 11050 West 20th Avenue Land Conservation Partnership Program JCOS23-09

WHEREAS, the Jefferson County Open Space Advisory Committee (Advisory Committee), as duly constituted and authorized by the voters of Jefferson County, was appointed to make recommendations to the Jefferson County Board of County Commissioners regarding the use and allocation of Open Space funds and specifically to make recommendations regarding the acquisition, maintenance, preservation and disposition of open space land; and

WHEREAS, Jeffco Open Space (JCOS) staff presented Open Space Proposal Number JCOS23-09 (Proposal) to the Advisory Committee at its regularly scheduled meeting on November 2, 2023; and

WHEREAS, the Advisory Committee reviewed the Proposal at this meeting and made certain findings, including the following:

- A) The Proposal is within the purpose and intent of the Board of County Commissioners' Open Space Enabling Resolution dated September 26, 1972, and amended September 29, 1980.
- B) The Proposal falls within the criteria, purpose and intent set forth in the current Jeffco Open Space Conservation Greenprint.
- C) The Proposal property (Property) is located at 11050 West 20th Avenue and is approximately 9.06 acres, 0.8 acres of the property has been leased by the City of Lakewood (Lakewood) from Denver Water since 2018.
- D) The Property has a city-improved multi-use path from 20th to Quail Street and a new playground. The remainder of the property is open space and a loop trail.
- E) Lakewood has come to an agreement with Denver Water to purchase the former YMCA property for \$5,540,000 based on the appraised value and is requesting a \$1,385,000 (25% match) contribution from the Jeffco Open Space County Open Space Land Conservation Partnership Program.
- F) The major terms for the Proposal have been negotiated; and

WHEREAS, at least six Advisory Committee members present viewed the Property by field trip, video or other electronic or visual media.

NOW, THEREFORE BE IT RESOLVED, that the Advisory Committee recommends that the Board of County Commissioners approve a Jeffco Open Space Land Conservation Partnership Program grant of \$1,385,000 to Lakewood for its purchase of the Proposal Property, subject to the following terms:

1. The grant shall be made to Lakewood toward the purchase of the Property.

2. When the grant is disbursed to Lakewood the Jeffco Open Space Reverter will be placed on the Property ensuring that it will be used for public park and open space purposes.
3. Acquisitions costs the County agrees to incur, including, but not limited to, purchase price and transaction fees, shall be paid from the Open Space Funds or other available sources.
4. Other terms and conditions shall be included as deemed necessary by the Open Space Division and the County Attorney's Office.

_____ seconded the adoption of the foregoing Resolution.
 The roll having been called; the vote was as follows:

	Vote	Absent		Vote	Absent
Kathleen Staks, Chair			Janet Shangraw		
Karin Rueff			Mandy Jeffcoat		
Cindy Baroway			Chris O'Keefe		
Mike Dungan			Jeremy Hakes		
Amy Heidema			Danielle DiMauro		

the Resolution was adopted by _____ vote of the attending members of the Jefferson County Open Space Advisory Committee of the County of Jefferson, State of Colorado.

DATED: November 2, 2023

I, Jeremy Hakes, Secretary of the Jefferson County Open Space Advisory Committee of Jefferson County, Colorado, certifies that the above is a true and correct copy of a Resolution adopted at the Regular Meeting of the Jefferson County Open Space Advisory Committee held on November 2, 2023.

By: _____
 Jeremy Hakes, Secretary
 Jefferson County Open Space Advisory Committee
 Jefferson County, Colorado