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RESOLUTION NO 19-343

**BOARD OF COUNTY COMMISSIONERS COUNTY
OF EL PASO, STATE OF COLORADO**

**RESOLUTION TO APPROVE A PARK LANDS AGREEMENT BETWEEN MURRAY FOUNTAIN,
LLC, LORSON RANCH METROPOLITAN DISTRICT, AND EL PASO COUNTY FOR LORSON
RANCH EAST FILING NO. 4**

WHEREAS, a Park Lands Agreement has been proposed between Murray Fountain, LLC ("Property Owner"), Lorson Ranch Metropolitan District ("District") and El Paso County ("County"); and

WHEREAS, pursuant to the requirements of the El Paso County Land Development (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for Lorson Ranch East Filing No. 4 to be \$70,848; and

WHEREAS, the Property Owner and the District provided a Landscape Plan outlining the development of an urban park featuring a playground, picnic tables, grills, bike rack, and trail to be installed within the Lorson Ranch East Filing No. 4 Property, which will provide urban recreation opportunities for residents living within Lorson Ranch and the general public; and

WHEREAS, the El Paso County Parks proposes to grant the Property Owner \$70,848 in Urban Park Credits, provided that the Property Owner and the District installs urban park improvements of an equal or greater value in Tract G in Lorson Ranch East Filing No. 4; and

WHEREAS, the El Paso County Park Advisory Board endorsed the Park Land Agreement at their meeting on August 14, 2019; and

WHEREAS, the Board of County Commissioners has reviewed and supports the proposed Park Lands Agreement.

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of El Paso County, Colorado, hereby approves the attached Park Lands Agreement and authorizes the Chairperson to execute all required documents.

DONE THIS 10TH DAY OF SEPTEMBER, 2019 at Colorado Springs, Colorado.

ATTEST:

By: *Chuck Broerman*
County Clerk and Recorder

**BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO**

By: *L. M. J.*
Vice Chair

Chuck Broerman
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El Paso County, CO



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PARK LANDS AGREEMENT

LORSON RANCH EAST FILING NO. 4

THIS PARK LANDS AGREEMENT (“the Agreement”) is made and entered into this ____ day of _____, 2019, by and between MURRAY FOUNTAIN, LLC. (“Property Owner”), LORSON RANCH METROPOLITAN DISTRICT (“District”) and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO (“County”).

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado, consisting of approximately 1,412 acres and commonly known and described as Lorson Ranch (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County in 2000.

B. Property Owner is in the process of completing the Final Plat application for a portion of the Property to be platted as Lorson Ranch East Filing No. 4 for development of 246 single-family residential lots, whose application is anticipated to go before the Planning Commission and the Board of County Commissioners in 2019.

C. Pursuant to the requirements of the El Paso County Land Development Code (the “Code”), the El Paso County Community Services Department estimates the Urban Park Fees for Lorson Ranch East Filing No. 4 to be \$70,848.

D. The County desires to grant the Property Owner \$70,848 in Urban Park Fee Credits, as the Property Owner or District has installed urban park improvements of an equal or greater value to certain parcels identified as Tract G, Lorson Ranch East Filing No. 4, owned by District, which will provide urban recreation opportunities for residents living in Filing No. 4.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County, District and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner has satisfied its urban park development requirements and obligations for Lorson Ranch East Filing No. 4 through the installation of urban park on Tract G of Lorson Ranch East Filing No. 4. The County further recognizes that Park located in Lorson Ranch East Filing No. 4 is owned by the District for the purpose of providing recreational opportunities and maintenance of the East Tributary of Jimmy Camp Creek. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for Lorson Ranch East Filing No. 4, the Property Owner, through cooperation with the District, has installed or cause to be installed certain urban park improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the improvements installed is equal to or greater than \$70,848. The contribution toward improvements provided under this Agreement is in addition to any other Urban Park Fee Credits granted for the same improvements.
- c. The Property Owner, in coordination with District, will provide a site plan and a design and construction cost estimate for the urban park improvements to the County for review and approval prior to the recording of the Final Plat for Lorson Ranch East Filing 4.
- d. El Paso County Parks staff will conduct an inspection of the site(s) to finalize the conditions of this Parks Lands Agreement. The improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$70,848 will be immediately paid to the County by Property Owner. If the above mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within Property Owner until such the improvements have been completed or fees have been paid.
- e. The park and trails will be governed by the Rules and Regulations of the District with the understanding that the park and trails will remain open for public use in perpetuity and the trails will allow pedestrian, bicycle and equestrian use. The use will be consistent with the zoning of the property identified in the approved Lorson Ranch East PUD Development Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the District for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the District. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

Fountain Murray, LLC.

By: _____
Chair

By:  _____

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

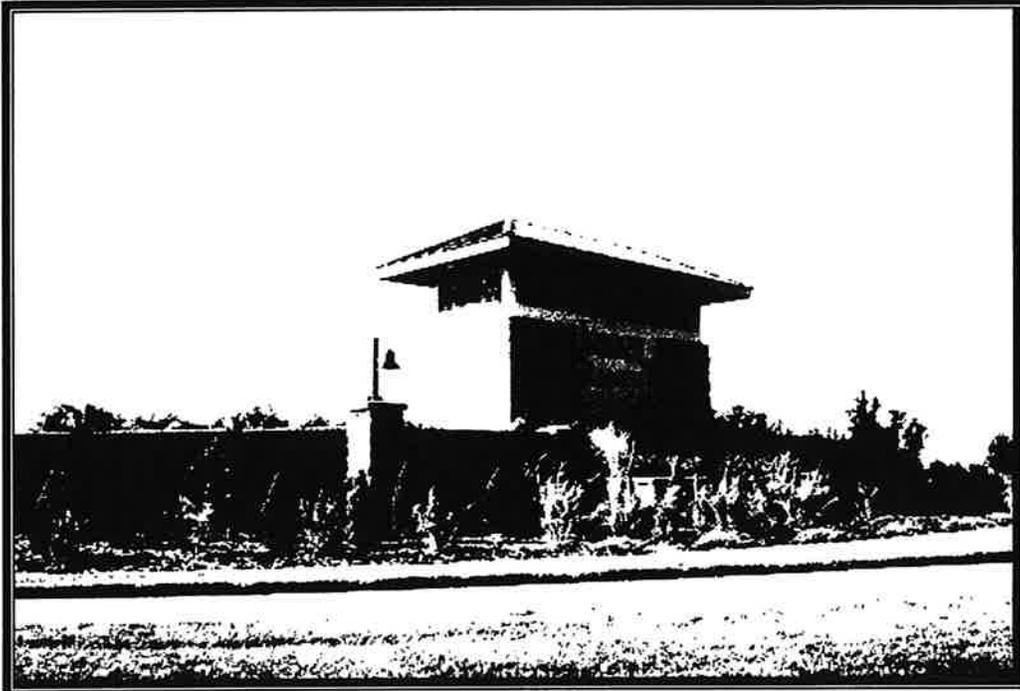
County Attorney's Office

LORSON RANCH METROPOLITAN DISTRICT

 _____
President

ATTEST:

 _____
Secretary



LORSON EAST FILING NO. 4

**PARK LANDS AGREEMENT
FOR
URBAN PARK AMENITIES**

***SUBMITTED TO
EL PASO COUNTY***

URBAN PARK LAND AGREEMENT REQUEST
EL PASO COUNTY

History of Lorson Ranch

Lorson Ranch represents the pride and quality of homeownership. This 1,400-acre community is located in southeast Colorado Springs at Marksheffel Road and Fontaine Boulevard.

Lorson Ranch is located at the epicenter of military operations: located 6 miles southwest of Schriever Air Force Base, 4 miles south of Peterson Air Force Base, 6 miles east of the Colorado Springs Airport and 5 miles east of Fort Carson Military Base.

In addition to the approximate 1,800 homes constructed, Lorson Ranch offers 169 acres of open space to include parks and trails. Total build out of Lorson Ranch will be approximately 4,500+ homes. Most of the residents are young with children. Within the past few years, Lorson Ranch has constructed two miles of regional and local walking trails, nearly two and one-half miles of bicycle trails and has added several miles of sidewalks that are utilized for walking and jogging. Two playgrounds were constructed in 2012 and 2014 in the northern part of the subdivision. A neighborhood park was constructed in the southern part of the subdivision in 2016. A park lands agreement for a neighborhood park within Lorson Ranch East Filing No. 2 was approved in 2019. This project will provide one additional park within Lorson Ranch East Filing No. 4.

Project Need

The Lorson Ranch Master Plan identified multiple sites for potential future outdoor recreation facilities or amenities. Murray Fountain, LLC (Property Owner) intends to construct one park within Lorson Ranch East Filing 4.

Project Goals

The long- term goal of Murray Fountain, LLC is to provide a wide range of recreation facilities. The Lorson Ranch master plan indicates several proposed park spaces.

Proposed playgrounds are age appropriate for the 2 to 12-year old's and are ADA accessible. They will feature picnic tables, park benches, bike racks, swing sets, and age specific playground equipment.

Population to be Served

There are approximately 1,200 homes within a 1/2-mile radius of the site. This park will welcome visitors from throughout Lorson Ranch and El Paso County.

Maintenance Responsibility Commitment

The Lorson Ranch Metropolitan District will be responsible for the maintenance of the parks and funding is supplied by a mill levy collected from the residents of the subdivision. Maintenance will be accomplished through a contract by a private landscape maintenance company.

Lorson Ranch Park Timeline

Start Date: September 1, 2019 Install all concrete, seed, playground equipment and park fixtures

Completion Date: September 30, 2019

Attachments

- 1. Figure 1- Cost Estimate**
- 2. Figure 2- Proposed Site Plan**
- 3. Figure 3- Lorson Ranch Map**
- 4. Figure 4- Equipment**

Figure 1- Cost Estimate

**COST ESTIMATE
LORSON EAST FIL NO 4**

PARK

Description	Quantity	Rate	Total Cost
Playscape	1	\$30,000.00	\$30,000.00
Picnic Table	6	\$800.00	\$40,000.00
Bi-level Grill	2	\$850.00	\$1,700.00
Trash Cans	4	\$600.00	\$2,400.00
Bike Rack	2	\$250.00	\$500.00
Playground Chips (Certified)	130	\$75.00	\$9,750.00
Bobcat Services/ Auger	45	\$150.00	\$6,750.00
Concrete Pads/walks and Playground mulch	1	\$16,000.00	\$16,000.00
General Laborer	250	\$50.00	\$12,500.00
Foreman Labor	50	\$75.00	\$3,750.00
Shipping Estimated	1	\$4,000.00	\$4,000.00
Kentucky Blue Grass Sod	4,000	\$1.15	\$4,600.00
Hydro Mulching with Tachfire per Acre'	0.15	\$3,500.00	\$525.00
Irrigation for trees, sod, and native	9	\$2,595.00	\$23,355.00
Water Tap Fee ¾	1	\$13,161.00	\$13,161.00
Meter connections and pit installation	1	\$6,568.50	\$6,568.50
Electric Tap for timer	1	\$5,525.00	\$5,525.00
Plant Material (see Plan)	3	\$450.00	\$1,350.00
Brown Steel Edging 14 Gauge	150	\$19.81	\$2,971.50

Total

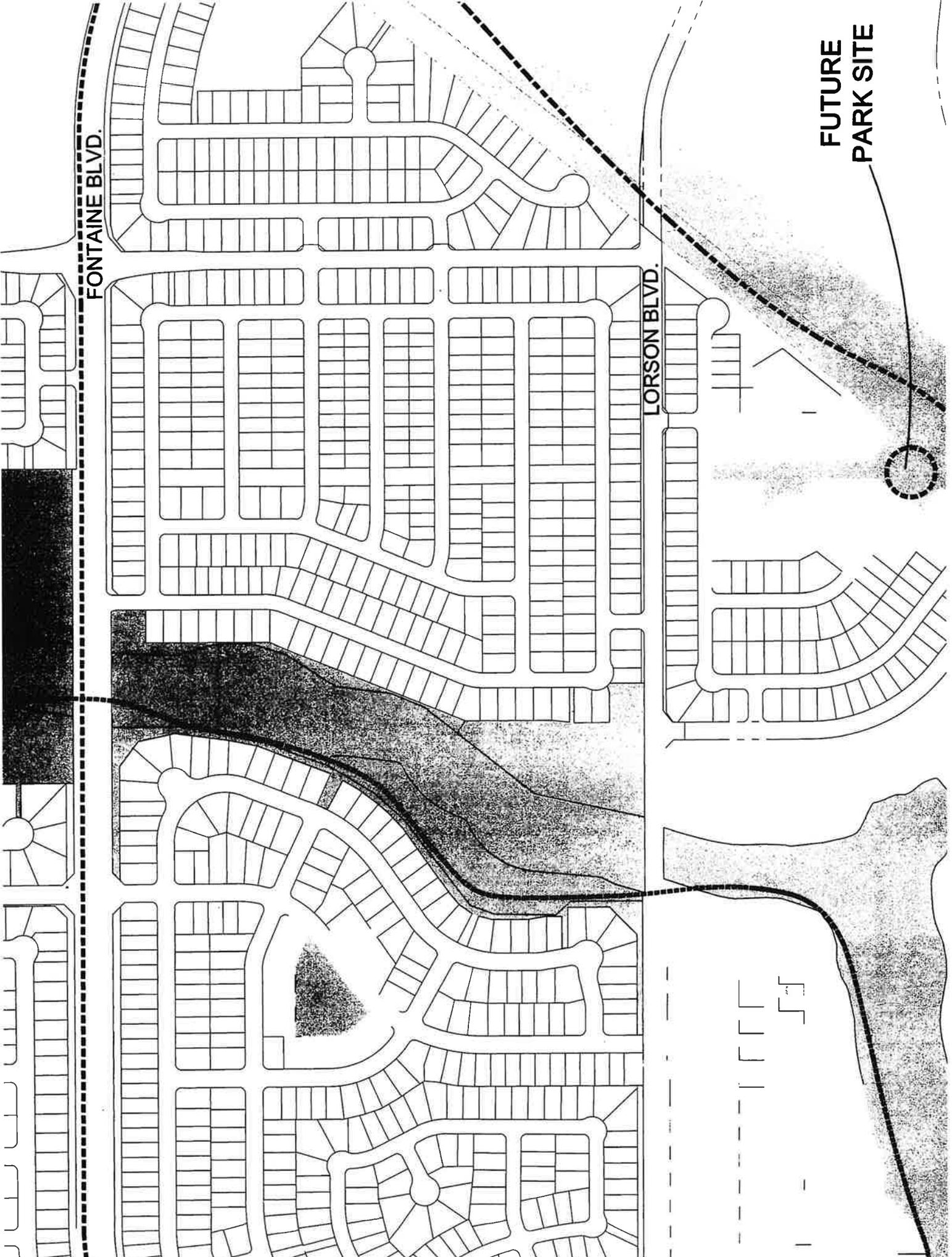
\$150,206.00

Figure 2- Proposed Site Plan

FONTAINE BLVD.

LORSON BLVD.

FUTURE
PARK SITE

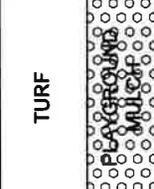


LORSON EAST

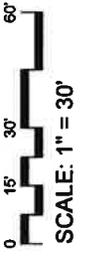
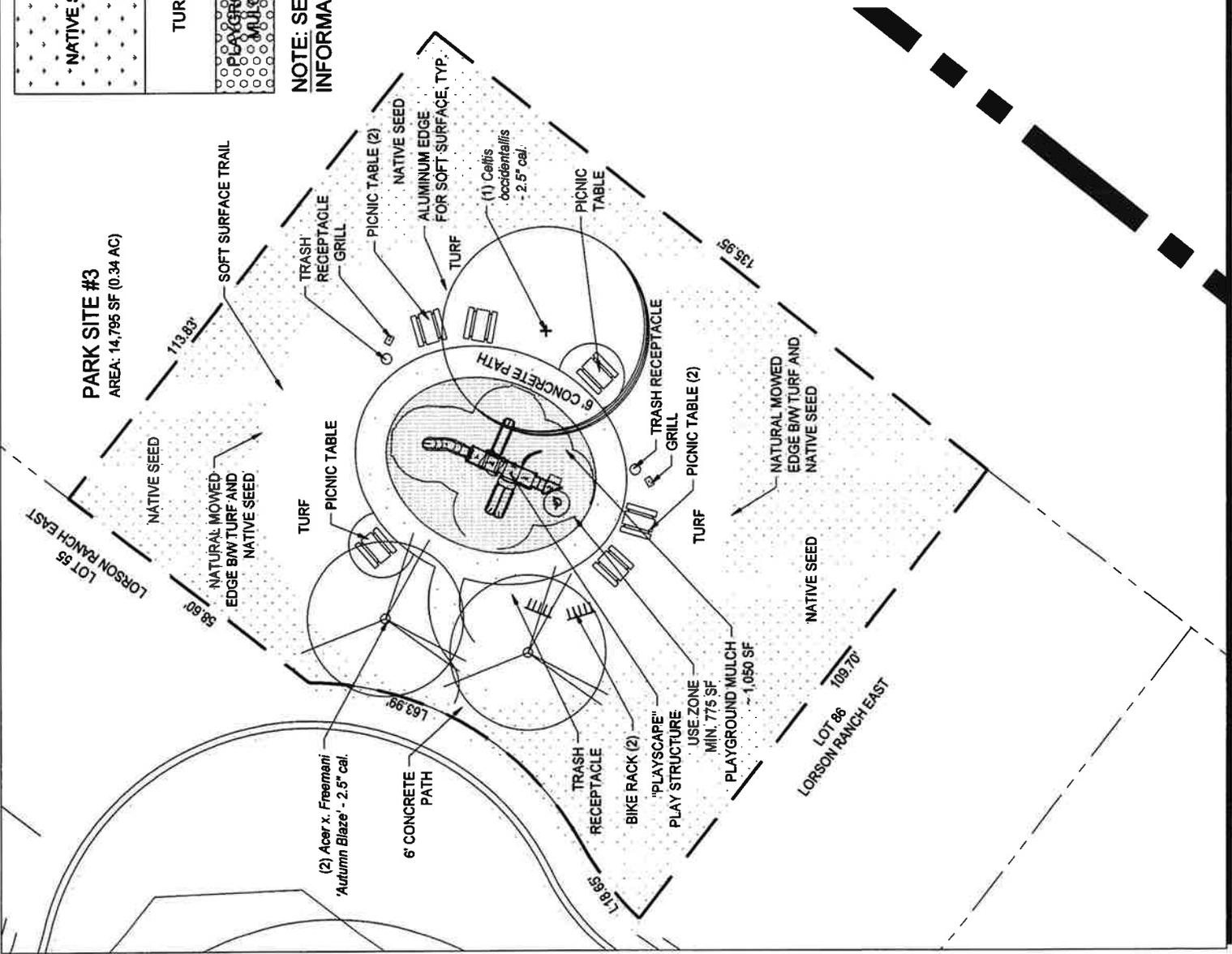
PARK #3 SITE PLAN

DESIGNED	SB	06.24.19
DRAWN	SB	06.24.19
CHECKED	JH	06.24.19
PROJECT NUMBER: 2816.13		

SCALE: 1" = 20'

 <p>NATIVE SEED</p>	To be PAWNEE BUTTES SEED INC. Native Prairie Mix: Blue Grama 29%, Buffalo Grass 25%, Sideoats Grama 20%, Western Wheatgrass 20%, Green Needlegrass 5%, Sand Dropseed 1%
<p>TURF</p>	To be PAWNEE BUTTES SEED INC. Rocky Mountain Fairway Mix: Kentucky Bluegrass & Perennial Ryegrass
 <p>PLAYGROUND MULCH</p>	PLAYGROUND MULCH: Installed to a compacted depth of 12".

**NOTE: SEE PROVIDED PRODUCT SHEETS FOR
INFORMATION ON PROPOSED SITE FURNISHINGS.**



AMERICAN PARKS COMPANY

Building Better Parks for Children of all ages 1-800-381-4491

Playscape 689-10/022

👤 Ages: 5-12

📏 Use Zone: 41' x 31'

👥 Child Capacity: 45

📏 Fall Height: 6'0"

🎯 Activities: 9

★ ADA	Elevated	Accessible by Transfer	Ground	Type
★	7	7	2	2

