

RESOLUTION NO 18-297

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

**RESOLUTION TO APPROVE A PARK LANDS AGREEMENT
BETWEEN GTL, Inc. AND EL PASO COUNTY FOR WINDINGWALK FILING #1**

WHEREAS, a Park Lands Agreement has been proposed between GTL, Inc. ("Property Owner") 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 2018 Urban Park Fees for WindingWalk Filing No. 1 to be \$93,840; and

WHEREAS, the Property Owner provided a conceptual park plan outlining the development of the WindingWalk Park and surrounding open space, which includes such outdoor recreational amenities as outdoor exercise equipment, sod, trees, shrubs, irrigation, and multi-use trails to be installed within and immediately adjacent the WindingWalk property, which will provide urban recreation opportunities for residents living within WindingWalk and the public; and

WHEREAS, the County desires to grant the Property Owner \$93,840 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements of an equal or greater value to certain parcels identified as the Enclaves at Stonebridge Filing No. 4 Tract A, and WindingWalk Filing No. 1 Tracts A, D, and G; and

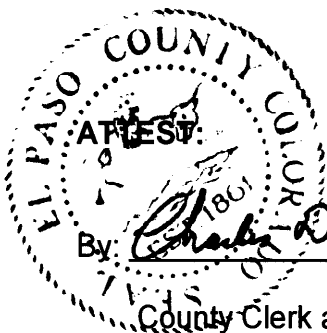
WHEREAS, the El Paso County Park Advisory Board unanimously endorsed the Park Land Agreement at their meeting on June 13, 2018; and

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 President to execute all required documents.

DONE THIS 24th DAY OF JULY, 2018 at Colorado Springs, Colorado.

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



By: Chuck Broerman

County Clerk and Recorder

By: Paul G. Horn

President

PARK LANDS AGREEMENT
WINDINGWALK FILING NO. 1

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this _____ day of _____, 2018, by and between GTL, Inc. ("Property Owner") 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 2,650 acres and commonly known and described as Meridian Ranch, which was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Meridian Ranch platted as WindingWalk Filing No. 1 (the "Property") for development of 345 single-family lots, whose application is anticipated to go before the Planning Commission and the Board of County Commissioners in 2018.

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 the WindingWalk Filing No. 1 to be \$93,840.

D. The County desires to grant the Property Owner \$93,840 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements of an equal or greater value to those certain parcels identified as Tract A in the Enclaves at Stonebridge Filing No. 4, and Tracts A, D, and G in WindingWalk Filing No. 1, and which urban park improvements will provide urban recreation opportunities for residents living in WindingWalk Filing No. 1.

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 and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as the Enclaves at Stonebridge Filing No. 4 Tract A, and WindingWalk Filing No. 1 Tracts A, D, and G, located northwest of the intersection of Stapleton Drive and Eastonville Road. 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 the Property, the Property Owner shall install or cause to be installed certain urban park improvements (the "Park Improvements") within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$93,840. The value of the contribution provided under this Agreement shall be in addition to the contribution provided under the Park Lands Agreements for The Enclaves at Stonebridge Filing No. 4 and WindingWalk Filing No. 2.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for WindingWalk Filing No. 1.
- d. The Park Improvements shall include but are not limited to open spaces and WindingWalk Park, including outdoor exercise equipment, sod, trees, shrubs, irrigation, and multi-use trails for use by the public and residents.
- e. The Park 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 \$93,840 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Meridian Ranch until such the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The site(s) will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Enclaves at Stonebridge and WindingWalk PUD Development Plans.

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 either the Property Owner or the Meridian Service Metropolitan District (the "District") for the benefit of the public.

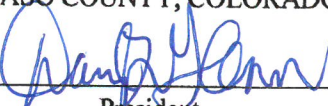
3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the 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.

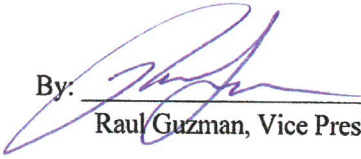
4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

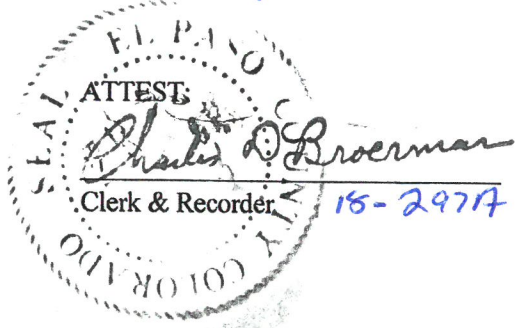
IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

GTL, INC.

By: 
President

By: 
Raul Guzman, Vice President



APPROVED AS TO FORM:

Lori L. Seago
County Attorney's Office

**GTL, INC. dba
GTL DEVELOPMENT, INC.**

Fax No. (619) 223-2865
Telephone No. (619) 223-1663

3575 Kenyon Street, Suite 200
San Diego, CA. 92110

Mailing Address
P. O. Box 80036
San Diego, CA 92138

May 10, 2018

Tim Wolken
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: WINDINGWALK FILING NO. 1 AND NO. 2 AND THE ENCLAVES AT
STONEBRIDGE FILING NO. 1 – URBAN PARK FEE CREDIT REQUEST

Dear Mr. Wolken:

On behalf of GTL, Inc., I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant GTL, Inc. Urban Park Credits in the following amounts:

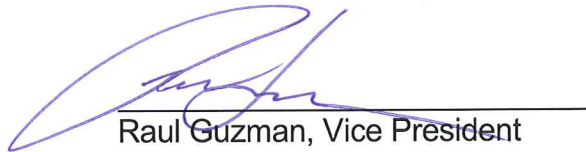
1. WindingWalk Filing No. 1, 345 Lots - \$93,840.00
2. WindingWalk Filing No. 2, 60 Lots - \$16,320.00.
3. The Enclaves at Stonebridge Filing No. 1, 209 Lots - \$56,848.00

GTL, Inc. will install improvements of an equal or greater value through the construction of paved, multi-use recreation trails along the major surrounding roads and dedicated open spaces as well as the WindingWalk park and open space system. Please see the attached exhibit for the park and trail improvements as well as the attached cost estimate. The county prepared Parks Land Agreement will cover the details of granting GTL, Inc. the Urban Park Credits.

Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

Very truly yours,

GTL, INC. dba
GTL DEVELOPMENT, INC.



Raul Guzman, Vice President

RG:nl

Cc: Andrea Barlow @ NES

Open Space Trail and Park System Costs

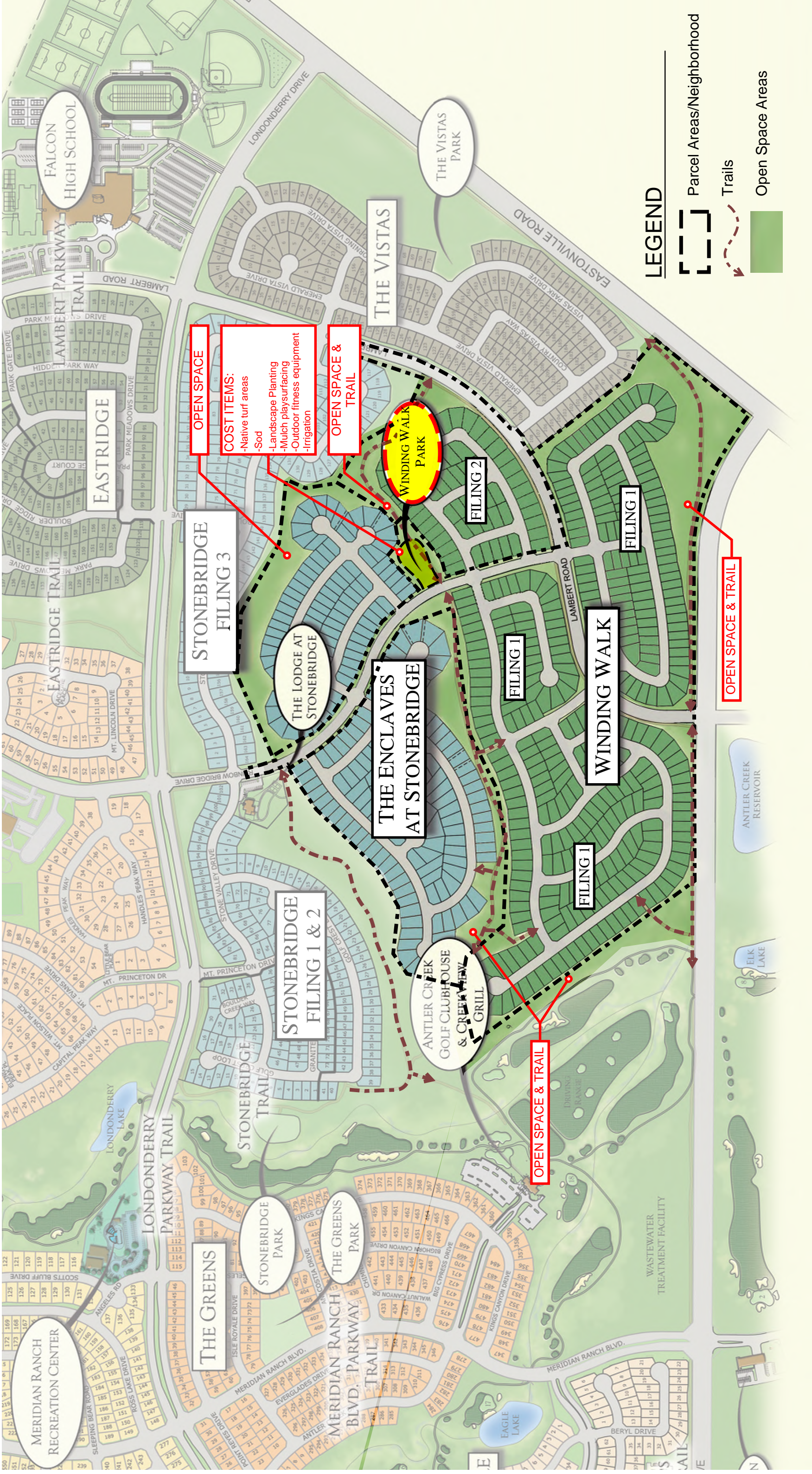
13-Apr-18

Winding Walk Open Space Trail	Qty	Units	Unit Price	Cost
OPEN SPACE/TRAIL				
Native Seed Areas	87,108	SF	\$ 0.25	\$ 21,777.00
Trails	7259	LF	\$ 3.50	\$ 25,406.50
Trees	51	EA	\$ 300.00	\$ 15,300.00
Concrete Trail Subtotal =				\$ 62,483.50

Stonebridge Enclaves Open Space Trail	Qty	Units	Unit Price	Cost
OPEN SPACE/TRAIL				
Native Seed Areas	31,644	SF	\$ 0.25	\$ 7,911.00
Trails	2637	LF	\$ 3.50	\$ 9,229.50
Trees	27	EA	\$ 300.00	\$ 8,100.00
Concrete Trail Subtotal =				\$ 25,240.50

Winding Walk/Enclaves PARK	Qty	Units	Unit Price	Cost
Native Turf Areas	37,066	SF	\$ 0.25	\$ 9,266.50
Sod	51,585	SF	\$ 0.50	\$ 25,792.50
Trees	10	EA	\$ 300.00	\$ 3,000.00
Mulch Playsurfacing	1,571	SF	\$ 1.25	\$ 1,963.75
Outdoor Fitness Equipment	1	LS	\$ 20,000.00	\$ 20,000.00
Irrigation	88,651	SF	\$ 1.25	\$ 110,813.75
Park Subtotal =				\$ 170,836.50

Total Park and Trail Costs = \$ 258,560.50



OPEN SPACE & TRAIL

COST ITEMS:

- Native turf areas
- Sod
- Landscape Planting
- Mulch playsurfacing
- Outdoor fitness equipment
- Irrigation

LEGEND

- Parcel Areas/Neighborhood
- Trails
- Open Space Areas

Winding Walk and The Enclaves at Stonebridge Open Space Trail and Park Systems Costs - EXHIBIT

