

# Cherokee Trail Park Project Fact Sheet



## Property History

The eastern portion of the Bow Tie property was acquired by the City of Centennial through a real estate transaction facilitated by the Trust for Public Lands. The western portion was acquired by the State. The following is a summary timeline of the events leading to the acquisition of the property:

- September 6, 2002 - The City of Centennial entered into a purchase agreement for the eastern portion of the "Bow Tie Property," with the Trust for Public Lands.
- February 24, 2003 - The purchase agreement was amended (First Amendment) to specify immediate improvements that were to be made to the park (phase I improvements), and add covenants on the development of the property if it were to be developed as an "active park," (phase II improvements).
- March 28, 2003 - The property was conveyed to the City with the Special Warranty Deed, which included the covenants.
- In 2004, the property was included into the Arapahoe Parks and Recreation District, who would assume maintenance responsibilities for phase I of the park improvements.

## Property Development

The covenant provisions outlined that the property was to be developed in two phases.

### Phase I

- The Trust for Public Lands removed concrete pads and other remaining improvements located on the property. The Trust also rough-graded the property. This occurred within 90 days of closing on the property.
- Within one year of the closing, the City was required to install and maintain certain the following improvements:
  - ▶ Seeding of native grasses and installation of irrigation
  - ▶ Landscaping along Fraser Court to match existing landscaping along the western side of Fraser Court adjacent to the existing ranch.
  - ▶ Installation of fencing in accordance with the agreement.
- Optional improvements for Phase I (these were not completed):
  - ▶ A parking lot with up to 12 parking spaces
  - ▶ Park Pavilion
  - ▶ Hiking Trail(s)
  - ▶ Picnic Benches or tables



### Phase II

The City may elect to build an "active recreation" park per the covenants. The "active recreation" park is subject to the following design parameters:

- Construction of a 6 foot berm and trees along the southern boundary of the property. Trees shall consist of a row of 8' high Colorado Blue Spruce planted at 15' intervals. The berm shall be irrigated.
- Park improvements are restricted as follows:
  - ▶ Only one light in any park pavilion and one exterior parking lot light. All lights are downcast, non-glare fixtures with maximum 250 watt lighting source.
  - ▶ No more than 40 parking spaces
  - ▶ Park shall be closed at dusk
  - ▶ Any play fields shall be for practice only and shall not be used for any scheduled games.
  - ▶ Any basketball court will be restricted to a half court
  - ▶ Any soccer field shall not be painted and be smaller than regulation size
  - ▶ Any playground equipment to be installed will be designed for use by children in the age groups of 2 - 5 and 5 - 12 years
  - ▶ The park shall be seeded and irrigated