

O-2025-35

AN ORDINANCE

AUTHORIZING THE SALE OF REAL PROPERTY LOCATED AT 1275 S. TELLER ST., LAKEWOOD, COLORADO TO OPERATE AS A COMMUNITY SERVICE FACILITY, INCLUDING A DEED RESTRICTION THEREFOR

WHEREAS, the City of Lakewood (the "City") desires to sell approximately nine point eight three (9.83) acres of land generally located in the Northeast one-quarter of Section 23, Township 4 South, Range 69 West, of the 6th Principal Meridian, City of Lakewood, County of Jefferson, State of Colorado, and as identified in Attachment A (the "Property");

WHEREAS, the City intends to acquire the Property from the Jefferson County School District R-1 and immediately sell it to The Action Center to be used as a Community Service Facility;

WHEREAS, a "Community Service Facility" is defined, in part, in the updated Zoning Code as "a building or campus used by a government, non-profit organization, or non-commercial institution that offers a collective public or social benefit by providing free goods, services, support, or assistance to and for vulnerable populations;"

WHEREAS, the Action Center desires to purchase the Property to continue its mission of providing resources and services to the City's most vulnerable populations by providing free clothing, free food and nutrition, family services, support groups, financial and benefits assistance, and more;

WHEREAS, the City will sell the Property in accordance with the terms of a Purchase and Sale Agreement between the City and The Action Center (the "Agreement");

WHEREAS, the 9.83 acre site will be deed restricted by the Jefferson County School District R-1 and the City to ensure the site shall be used for its intended purpose;

WHEREAS, the sale price for the Property is one million dollars (\$1,000,000.00) which may be deferred or offset by the acquisition of the current Action Center property by the City located at 8745 and 8755 W. 14th Ave., Lakewood, Colorado;

WHEREAS, the City is selling this Property in "as-is" condition;

WHEREAS, the City Attorney's Office will prepare, review, and approve the final Agreement as to form;

WHEREAS, approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies any particular proposal related to this proposal identified herein; and

WHEREAS, Jefferson County School District R-1 will record a “Restrictive Covenant and Deed Restriction” against the Property setting forth the limited permitted use of the Property and the consequences of failing to use the Property as a Community Services Facility, to assure this property is used to the benefit of families served by the Jefferson County School District R-1.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, State of Colorado:

SECTION 1. The City Council for the City of Lakewood hereby declares its intent to sell the Property at 1275 S. Teller St., Lakewood, Colorado, identified in Attachment A, attached hereto and incorporated herein, in fee simple to The Action Center for use as a Community Service Facility.

SECTION 2. The sale of the Property will serve a public purpose and further the health and welfare of the residents of the City by providing necessary services and resources to the City’s most vulnerable residents.

SECTION 3. The City Council hereby authorizes the City Manager or designee to execute all documents necessary to finalize the Agreement and other documents related to the sale of the Property and directs the City Manager to ensure language is included within the deed prohibiting the use of this property for overnight sheltering, camping or any similar use, and both parties acknowledge the “Restrictive Covenant and Deed Restriction” recorded against the Property by the Jefferson County School District R-1 setting forth the limited permitted use of the Property and the consequences of failing to use the Property as a Community Services Facility (or equivalent).

SECTION 4. The City Council grants the City Manager or designee the authority to defer or offset the one million dollar (\$1,000,000.00) sale price for the sale of the Property pending the acquisition of the current Action Center property.

SECTION 5. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided such remaining portions or application of the Ordinance are not determined by the court to be inoperable.

SECTION 6. This Ordinance shall take effect thirty (30) days after final publication.

I hereby attest and certify that within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 13th day of October, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 16th day of October, 2025; set for public hearing to be held on the 27th day of October, 2025; read, finally passed and adopted by the City Council on the 3rd day of November, 2025; and signed by the Mayor on the 4th day of November, 2025.



Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

ATTACHMENT A

LAND DESCRIPTION

PARCEL 2

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23, THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER, S89°10'20"W A DISTANCE OF 1535.74 FEET;
THENCE S00°35'45"E A DISTANCE OF 130.00 FEET TO A POINT ON THE NORTHERLY LINE OF GREEN GABLES TOWNHOUSE RECORDED JULY 19, 1966 AT RECEPTION NO. 196806 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY LINE, S74°45'31"E A DISTANCE OF 24.90 FEET;
THENCE S10°32'36"E A DISTANCE OF 627.48 FEET TO A POINT ON THE NORTHERLY LINE OF THE BARGAIN AND SALE DEED RECORDED JANUARY 30, 1995 AT RECEPTION NO. F0010642;
THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FIVE (5) CONSECUTIVE COURSES:

- 1) N63°25'49"W A DISTANCE OF 104.70 FEET;
 - 2) THENCE N10°25'54"W A DISTANCE OF 24.44 FEET;
 - 3) THENCE S80°15'43"W A DISTANCE OF 75.16 FEET;
 - 4) THENCE S30°00'49"W A DISTANCE OF 126.02 FEET;
 - 5) THENCE S20°47'11"W A DISTANCE OF 284.63 FEET TO A POINT ON THE NORTHERLY LINE OF GREENWOOD LANE FILING NO. 1 RECORDED APRIL 03, 1963 AT RECEPTION NO. 971724;
- THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES:

- 1) N79°48'36"W A DISTANCE OF 70.40 FEET;
 - 2) THENCE N66°32'36"W A DISTANCE OF 90.00 FEET;
 - 3) THENCE N54°07'36"W A DISTANCE OF 148.40 FEET;
 - 4) THENCE N88°55'36"W A DISTANCE OF 244.87 FEET TO THE SOUTHEAST CORNER OF THE WARRANTY DEED RECORDED APRIL 11, 2000 AT RECEPTION NO. F1040731;
- THENCE ALONG THE EASTERLY LINE OF SAID WARRANTY DEED, N01°28'36"W A DISTANCE OF 445.65 FEET TO A POINT ON THE SOUTHERLY LINE OF THE JEFFERSON RECORDED DECEMBER 27, 1973 AT RECEPTION NO. 613009;

THENCE ALONG SAID SOUTHERLY LINE OF THE JEFFERSON AND THE SOUTHERLY AND SOUTHEASTERLY LINE OF RICHTERS SUBDIVISION RECORDED JUNE 11, 1951 AT RECEPTION NO. 51504755 FOUR (4) CONSECUTIVE COURSES:

- 1) N89°10'24"E A DISTANCE OF 374.77 FEET;
- 2) THENCE N53°14'24"E A DISTANCE OF 300.87 FEET;
- 3) THENCE N25°14'24"E A DISTANCE OF 174.80 FEET;
- 4) THENCE N71°53'24"E A DISTANCE OF 37.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9.825 ACRES OR 427,993 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89°10'20"E AND BEING MONUMENTED BY A FOUND 3" ALUMINUM CAP PARTIALLY ILLEGIBLE AT THE NORTH QUARTER CORNER A AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP IN RANGE BOX PLS #25636 AT THE NORTHEAST CORNER.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO. 80215
303-431-6100
JULY 15, 2025
PROJECT NO. 25.0567

