

Solterra Community Property Information

Who Owns What?

The attached map shows the boundaries of property owned by the City of Lakewood (shaded in **GREEN**). Basically, Lakewood owns the property between W. Alameda Pkwy and the Solterra Community, as well as the eastern walkway from the dog park to Coyote Gulch Park. Lakewood also owns most of the land along the Bear Creek Tributary from W. Evans Ave to Wesley and from Wesley to beginning of the rocks at the large retention pond/water feature just north of Yale Ave. On the west side of Solterra, Lakewood's property also includes the gulch between S. Orchard St./ W. Auburn Ave and the Brookfield homes along S. McIntyre St.



Fossil Ridge Metropolitan District 1 (the District, shaded in **ORANGE**) owns the detention (Indiana) pond along S. Indiana St. and the large retention (Tributary) pond north of Yale Ave. The District also owns all the open space between homes, the Retreat area, the parks and playgrounds, along with the common areas along Indiana, W. Iliff, Wesley, and Yale. General Shale owns the clay mine to west of Solterra (shaded in **BLUE**), and CDN Red Rocks (shaded in **PINK**) owns the property at the corner of Yale and McIntyre.

It is not clear from the reduced version of the map, but the District owns strips of land within the townhome area. Properties within the community which are owned by Solterra LLC (Brookfield) are not showed on this map.

Who Maintains What?

During the development of Solterra, the roads, sidewalks, the open spaces, the dog park, and the landscaping were all completed in stages, which are identified by the Solterra Filings 1-21. Once construction of the roads, sidewalks, open spaces, and common area landscaping is completed, it must be reviewed and accepted by both Lakewood and the District. There is an intergovernmental agreement between the District and Lakewood defining who has the maintenance responsibilities for all the improvements within Solterra. For all the property owned by the District, there is no question that the District will maintain the landscaping. For the Lakewood-owned property shown in green on the map above, the maintenance agreement requires that the District will maintain the property for three years after acceptance by the city. The maintenance includes mowing, weed control, irrigation including water, and electric costs and plant material replacement. Lakewood now maintains the native area north of the Retreat and along the eastern corridor (sidewalk/pathway) to Coyote Gulch Park.

The agreement states, in summary, that the District will always maintain the city-owned landscaped areas along Indiana and within the tributary. This land is owned by Lakewood but maintained by the District. The District also maintains all the landscaping along the rest of Indiana, W. Iliff, Wesley, Yale, and McIntyre. Additionally, the path connections between the Lakewood open spaces and the nearby Solterra streets are also the District's responsibility to maintain

Once the Bear Creek Tributary (the central corridor) property and all the features are accepted by Lakewood, maintenance will revert to them after three years. After acceptance, the property will be maintained by Lakewood including mowing, weed control, and sidewalk maintenance. However, in contrast to the other corridors, the District will continue to maintain the permanent landscaping and irrigation to include tributary turf areas, trees, and shrubs.

The stormwater detention and water quality ponds along the tributary are maintained by the District. The detention pond structure north of Wesley is maintained by Lakewood. The large pond area in at the end of the tributary and north of Yale is owned by the District, and the water feature, pond and pump will be solely maintained by the District. The stormwater detention pond area along S. Indiana is owned by the District. The Indiana pond structure is maintained by Lakewood.

Since the gulch area west of S. Orchard St. and NE of McIntyre has not been developed yet, it is not possible to define responsibilities there at this time.

The community parks and playgrounds within Solterra are maintained by the District once the park warranty period has expired.

Who Does What?

There are a number of contractors who provide services within the accepted District grounds and properties. These include the maintenance and operation of the Retreat, landscape maintenance, as well as water and wetlands maintenance in the Bear Creek Tributary.

The District has employed Schultz Industries, Inc. for landscape maintenance in the accepted filings. Maintenance includes turf grass mowing, edging, blowing, weed control, fertilization, aeration, maintenance of the rock beds, flower beds, control of insect infestations, tree maintenance and irrigation of all turf, plants, shrubs and trees. Native grass areas are normally cut once per year after the warm season grasses have produced seed heads. Beauty bands (the two-foot-wide strip along the sidewalks) are cut on a regular schedule. The Schultz contract also includes emptying the trash bins along the walks, refilling the dog waste dispensers, trash and debris pickup in the common areas, and removing dead shrubs or trees.

If you have questions or concerns with the landscaping of District areas within Solterra, please contact CRS at 303-381-4960