



## Board Summary Report

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**File #:** 21-769

**Agenda Date:** 11/16/2021

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**To:** Board of County Commissioners

**Through:** Shannon Carter, Open Spaces Department, Director

**Prepared By:**

Josh Garcia, Open Spaces Planner, Open Spaces

**Presenter:** Roger Harvey, Open Spaces Planning Administrator, Open Spaces

**Subject:**

2:00 PM \*Cheyenne-Arapaho Park - Open Spaces Sales Tax Construction Funding and Cash in Lieu Funding Request

**Purpose and Request:**

Staff will provide an overview of the Cheyenne-Arapaho Park project and request funding from Open Spaces Fund and Cash in Lieu (CIL) Funds for the Cheyenne-Arapaho Park project.

**Background and Discussion:** In June 2017, a contract was awarded to Stream Landscape Architecture to provide professional park/open space master planning, design development, construction document development, and construction administration services for Long's Pine Grove Open Space and the west side of Cheyenne-Arapaho Park, located approximately .75 miles apart within the Four-Square Mile Neighborhood. Open Spaces undertook a master planning process for both parks, building on the March 2015 Recreation Needs and Opportunities Assessment for the Four-Square Mile neighborhood. The goals of the master planning process were to define park uses, program elements, and facility locations in accordance with best practices for park planning and public input. Public outreach included four public meetings, an interactive commenting website, and surveys for feedback on park concepts which led to final conceptual master plans. Long's Pine Grove Open Space was completed and opened in the summer of 2020. Open Spaces has now completed Design Development and 100% Construction Documents of Cheyenne-Arapaho Park. With BoCC approval for funding, Open Spaces will advertise for Requests for Proposals and contract with a construction company to complete the park in fall 2022. Two popular park amenities that the public desired in both the Needs and Opportunities Assessment and Master Plan public feedback were a dog park and community garden. Once constructed, the community garden and dog park would be the first of their kind for the Four-Square Mile

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Community and for Open Spaces. For this reason, Open Spaces is requesting CIL funds through the budget request process as allowed. The request for funding for construction at Cheyenne-Arapaho Park the culmination of an intensive, thorough public outreach process. This amenity has been long awaited and desired by the local residents. It will not only provide a great neighborhood park, but it will also provide a community garden and a dog park area, along with trails through the park and a unique new playground for the Four-Square Mile Neighborhood residents. With BoCC approval construction of the park is slated to begin early spring of 2022 with completion in early fall 2022.

**Fiscal Impact:** County OS Sales Tax support for this project for \$2,400,000 will come from the Open Space Acquisition and Development fund. The fund balance exceeds this amount. Cash in Lieu support for this project in the amount of \$308,000 will come from the Four-Square Mile CIL fund. The fund balance exceeds this amount.

**Alternatives:** Delay, modify, or deny funding.

**Alignment with Strategic Plan:**

- Be fiscally sustainable
- Provide essential and mandated service
- Be community focused

**Staff Recommendation:** Open Spaces staff and the Open Space and Trails Advisory Board (OSTAB) recommendation to the Board of County Commissioners is to approve the expenditure of up to \$2,400,000.00 in Open Space Acquisition and Development funding for the construction of the Cheyenne-Arapaho Park. And request the approval of \$308,000.00 in Cash in Lieu from the Four-Square Mile Neighborhood location CIL fund to build the dog park amenity.

**Concurrence:** This item was recommended by OSTAB for BoCC approval on Feb.2, 2020.