



Arapahoe County

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Board Summary Report

File #: 21-232

Agenda Date: 4/13/2021

Agenda #:

To: Board of County Commissioners

Through: Shannon Carter, Director, Open Spaces and Michelle Halstead, Director, Commissioners' Office

Prepared By:

City of Centennial

Presenter: Jenny Houlne, Principal Planner, City of Centennial and Neil Marciniak, Economic Development Director, City of Centennial

Subject:

1:00 PM *Dove Valley Regional Park Annexation

Purpose and Request:

This item is for information purposes and includes a request for Board of County Commissioner (BOCC) action at a future meeting to fulfill certain terms of the Dove Valley Regional Park/Lone Tree Creek Trail Reciprocal Funding Intergovernmental Agreement (IGA). The City of Centennial (Centennial) is requesting the BOCC take necessary action to submit a voluntary annexation petition to the City to begin the process of annexing the Dove Valley Regional Park into Centennial.

During this Study Session, Centennial will provide background on Centennial and Arapahoe County (County) land use planning efforts in the Dove Valley area as well as next steps for annexation of the Dove Valley Regional Park per the terms of the IGA.

Background and Discussion: The area known as Dove Valley extends from Arapahoe County's southern boundary, north to East Arapahoe Road and is bounded on the east by South Jordan Road and Centennial Airport (APA) on the west. This area is within Centennial's 3 Mile Plan (Figure 1) as required by C.R.S. 31-12-105 that outlines where municipalities intend to annex property and describes how they will ensure the adequate provision of services within the newly annexed territory and the remainder of the existing

municipality.

Through the IGA entered into by Centennial and the County on January 17, 2019 and amended on June 10, 2020 the County agrees to submit a voluntary petition for annexation of Dove Valley Regional Park and a parcel west of the Arapahoe County Sheriff's office north of East Broncos Parkway. Centennial is requesting the BOCC take action, by Resolution, at a future meeting April 27, 2021 to submit a voluntary petition for annexation for the Dove Valley Regional Park properties. The parcel west of the Arapahoe County Sheriff's office is not able to be annexed at this time due to lack of contiguity, as defined in State annexation laws (reference CRS§ 31-12-104(1)(a)), with the Centennial's existing municipal boundaries. Centennial may request annexation of the remaining parcel at a later date.

The Dove Valley Regional Park property is planned to be included in an annexation that includes additional Dove Valley properties and public rights-of-way as shown in Figure 2. As a result of this annexation Centennial will assume maintenance responsibilities for East Broncos Parkway from South Potomac Street to South Jordan Road, approximately 6,000 feet of roadway, in addition to 800 feet of South Blackhawk Street.

Centennial has been actively annexing properties in Dove Valley since our incorporation. The County benefits from annexations as the County receives the same property tax mills without having to provide direct services like street maintenance. The County further benefits when development occurs on annexed property that increases real and personal property assessed values, generating increased property tax revenues for the County.

Centennial and the County have been in dialogue for many years around annexation, specifically in Dove Valley. More than half of Dove Valley's approximately 2,000 acres is within Centennial's municipal boundaries. Recognizing that Dove Valley is a critical part of Centennial and the County from a recreation perspective, transportation network, and growth opportunity, Centennial and the County have collaborated on a long-term land use vision for Dove Valley in order to create some predictability in land use and increase the overall quality of land uses.

Centennial intends to extend Open Space Recreation (OSR) zoning to Dove Valley Regional Park as part of the annexation process.

Fiscal Impact: The County should realize a reduction in street maintenance expenditures as a result of Centennial taking on maintenance responsibility for portions of East Broncos Parkway and South Blackhawk Street. Additionally, the County will receive reciprocal funding in the amount of \$3,000,000 for upgrades to Dove Valley Regional Park as a result of the IGA.

Alternatives: Submission of a voluntary petition for annexation of Dove Valley Regional Park is a term of the IGA entered into by Centennial and the County.

Alignment with Strategic Plan:

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

Staff Recommendation: County staff supports the City of Centennial's request.

Concurrence: Open Spaces Department, Public Works & Development