

# Reynolds Landing River and Park Improvements

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*Joint Project Application*

***City of Littleton***

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Heather Ferrari

***Heather Ferrari***

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hferrari@littletongov.org

# Application Form

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## *Application Summary*

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### Grant Category\*

Select One:

Joint Project

### Primary Contact Information\*

Please provide information for the primary contact for this project in the following format.

Agency:

Name:

Title:

Telephone:

Email:

City of Littleton  
Keith Reester  
Public Works Director  
303-795-3866  
kreester@littletongov.org

### Project Type\*

Select One:

- **Trail Project:** Trail/trailhead construction or improvement, including stream/road crossings and trailhead amenities (such as parking, restrooms or shelters)
- **Site Improvement Project:** New construction, improvement, repair, or replacement of passive outdoor recreation amenities
- **Acquisition Project:** Eligible projects include fee simple acquisition of land for public open space or trails; acquisition of buffer land; acquisition of a conservation easement; and/or acquisition of water rights
- **Other Project:** Other allowable projects include stream/habitat restoration, natural re-vegetation, and water quality improvement

Site Improvement Project

### Project Title\*

Reynolds Landing River and Park Improvements

**Project Address**

6745 S Santa Fe Dr, Littleton CO 80120

**Project Location\***

Select all that apply:

Littleton

**GPS Coordinates (Latitude in Decimal Degrees)\***

Example: Dove Valley Regional Park

Latitude: 39.577303

39.591

**GPS Coordinates (Longitude in Decimal Degrees)\***

Example: Dove Valley Regional Park

Longitude: -104.828850

-105.028

**Grant Request Amount\***

\$3,900,000.00

**Cash Match Amount\***

\$6,510,000.00

*Comment: updated per revised budget*

**Total Project Amount\***

Total project amount includes grant request and cash match only. Please do not include in-kind match.

\$10,410,000.00

*Comment: updated per revised budget*

**Cash Match Percentage\***

Calculate cash match as % of total project cost.

63

**Comment:** *updated per revised budget*

## Project Partners

List partner agencies if applicable.

Mile High Flood District, South Suburban Parks and Recreation District, South Platte Working Group

## Executive Summary\*

Highlight key points of your proposal, such as project description, components, deliverables, need, goals, beneficiaries, planning, etc.

This joint project application is requesting funding assistance to complete a Priority Project including final engineering and construction of river and park improvements at Reynolds Landing Park and the adjacent Superchi property. The funding would be utilized for the Base Project Phase elements in-river work, realignment of the Mary Carter Greenway Trail and other trails, upland improvements and parking lot construction. Project partners include South Suburban Parks and Recreation, City of Littleton, Mile High Flood District, Colorado Water Conservation Board, Arapahoe County and the South Platte Working Group.

Millions of uses per year occur on the Mary Carter Greenway Trail (running through the Park) and in South Platte Park (adjacent to the Park), that make Reynolds Landing Park an important recreational hub serving the region. Reynolds Landing is a unique and special place offering great views into South Platte Park and intimacy with the South Platte River which creates opportunity to be a renowned park with broad appeal to diverse users while restoring the river and connecting the community. Various phases of the overall master plan have been constructed starting in 2009, and the master plan updated since then. The City of Littleton has taken possession of the Superchi Property and, through recent outreach, the public and stakeholders have expressed a desire to consider additional amenities not in the 2015 master plan for Reynolds Landing. This project will be primarily focused on improvements to the river and trail network, and the Superchi Property site. The project team identified objectives of:

- Recreational Enhancement
- Community Connectivity
- River Health
- Safety
- Maintain Flood Protection
- Lower Future Flows
- Channel Stability
- Improve Aesthetics
- Promote Economic Development

To meet these objectives, the following elements are planned:

The Superchi property will include trail connections to park, interpretive elements, maintenance/vendor building space, existing building demolition or renovations, gathering areas, landscaping, additional parking, outdoor education space, outdoor gathering space, general site cleanup, supporting stormwater features, utilities (water, sewer, gas, power).

More connections to the river including overlooks, terraced seating areas, river access trails, water put-ins, beach areas for wading, creation of a river loop trail to allow floating of the river downstream with walking back upstream to float again.



Trail improvements will include re-alignment of Mary Carter Greenway trail to reduce trail user conflicts, add trail crossings with traffic calming features. Additional park trails including connections with existing trails, points of interest, parking, and river accesses.

The South Platte River will be restored with improved fish passage and fish habitats, reshaping of low flow channel, deep pools, and revegetation of the channel and banks. Eight new, shorter, drop structures will replace the 3 existing larger structures, with low hazard whitewater features to accommodate tubers, kayakers, rafters, Standup Paddle Boards, and surfers.

The addition of diverse recreation features that engage the water and river for users of all ages, and trees to provide increased shaded areas.

Currently, Reynolds Landing Park is a park amenity that attracts many trail and park users, a testament to the planning and improvements already completed. However, there remains needed improvements to support the overall park vision, address current challenges, and fully realize its potential.

## *Authorized Signature*

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### **Certification and Authorized Signature Form\***

Please attach completed Certification and Authorized Signature Form as a PDF document. Form must be signed by highest authority in agency or authorized individual. *Staff will email you the form.*

Please name your file as follows: *Applicant\_CertificationandAuthorizedSignatureForm.pdf*

Applicant\_CertificationandAuthorizedSignatureForm.pdf

## *Project Timeline*

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### **Project Timeline Form\***

Please attach completed Project Timeline Form as a PDF document. *Staff will email you the form.*

Please name your file as follows: *Applicant\_TimelineForm.pdf*

Applicant\_TimelineForm.pdf

## *Project Budget*

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### **Budget Forms\***

Please attach completed Summary Budget Form and Detailed Expense Budget Form as a single PDF document. *Staff will email you the form.*

Please name your file as follows: *Applicant\_BudgetForms.pdf*

Applicant\_BudgetForms.pdf

## *Project Narrative*

### **Question 1\***

Describe the project goals, scope, expected results, and deliverables. Discuss the current condition of the project site and what improvements, if any, are proposed and why. Discuss how this project preserves open space, improves access to the outdoors, creates connectivity, and/or provides educational opportunities.

There are exciting opportunities to significantly improve the reach of the South Platte River and park spaces at Reynolds Landing Park creating “A place to gather, play, and explore the waters of the South Platte River”. Millions of uses per year occur on the Mary Carter Greenway Trail (running through the Park) and in South Platte Park (adjacent to the Park) make Reynolds Landing Park an important recreational hub serving residence of Littleton, Arapahoe County, and the region. Reynolds Landing is a unique and special place offering great views into South Platte Park and intimacy with the South Platte River which creates opportunity to be a renowned park with broad appeal to diverse users while restoring the river and connecting the community.

Project partners including South Suburban Parks and Recreation, City of Littleton, Mile High Flood District, Colorado Water Conservation Board, Arapahoe County and the South Platte Working Group, have been planning and constructing improvements at Reynolds Landing since the mid 2000s. Phase 1 was constructed in 2009 which included a new parking lot, trail connection with the Mary Carter Greenway, and picnic shelter. In 2016, Phase 2 was completed with a parking lot expansion, restroom, playground, new trails, and connections to Breckenridge Brewery. Initial master planning for Phase 3 was completed in 2015. Since then, the City of Littleton has taken possession of the Superchi Property and, through recent outreach, the public and stakeholders have expressed a desire to consider additional amenities not in the 2015 master plan. Phase 3 will be primarily focused on improvements to the river and the Superchi Property site. These improvements are depicted on the attached plan.

Currently, Reynolds Landing is a special park amenity that attracts many trail and park users, a testament to the planning and improvements already completed. However, there remains needed improvements to support the overall park vision, address current challenges, and fully realize its potential.

Project objectives have been collaboratively developed with the project partners to promote, over the long-term, positive social, environmental, and economic benefits for the community:

- Recreational Enhancement – In-river and upland, trails & access, diverse uses with broad appeal
- Community Connectivity – Access throughout the river corridor and to the river’s edge
- River Health – Improve ecological functions and system resiliency by incorporating more natural stream elements that reflect a healthy river system – wetland and riparian habitat, sediment transport, aquatic organism movement, water quality
- Safety – improve existing safety problems; create low hazard river recreation
- Maintain Flood Protection
- Lower Future Flows – Confronting flow regime changes and the effect on the river health and function because of the Chatfield Reallocation Project and natural flow hydrology
- Channel Stability – Modify or replace drop structures, reduce erosion
- Improve Aesthetics – Natural river appearance blending with South Platte Park
- Promote Economic Development – Enhance livability & draw of residents/businesses to Littleton

To accomplish project goal and objectives, specific improvements have been identified:

- Superchi Property – trail connections to park, interpretive elements, maintenance/vendor building space, existing building demolition or renovations, gathering areas, landscaping, additional parking, outdoor

education space, outdoor gathering space, general site cleanup, supporting stormwater features, utilities (water, sewer, gas, power).

- Connection to the river – overlooks, terraced seating areas, river access trails, water put-ins, beach areas for wading, creation of a river loop trail to allow floating of the river downstream with walking back upstream to float again.
- Re-Alignment of Mary Carter Greenway trail – “flipping” soft surface trail to be on the river side to reduce trail user conflicts, trail crossings with traffic calming features such as highly visible visual cues in the form of decorative plazas, low walls and landscaping
- Park trails including connections with existing trails, points of interest, parking, river accesses
- River restoration – improved fish passage and fish habitats, reshaping of low flow channel, vegetated terraces along banks, smaller boulder drops in river with deep pools, revegetation of channel and banks
- Boulder drop structures in river – 8 new drop structures to replace 3 existing large structures, low hazard whitewater features/waves to accommodate tubers, kayakers, rafters, Standup Paddle Boards, and surfers.
- Diverse recreation that engages the water and river for users of all ages – gathering areas, beach areas, natural play elements
- Interactive art/sculpture that is integrated into the design of site features
- Trees added along top of bank and in park to provide increased shaded areas

## Question 2\*

Describe the community/neighborhood and user groups the project will serve. Discuss the type of users (children, families, seniors, etc.), and estimate the number of users that will benefit annually. How did you arrive at this estimate? *Include up to five community support letters in the Attachments section. Support letters should come from users, working groups, community members, volunteers, schools, etc. Letters should be dated within the last six months.*

The MCG is a regional trail that serves the entire south metro area and Reynolds Landing is situated about halfway through the city of Littleton limits. The communities and neighborhoods using the MCG are especially diverse due to the length of the trail and its many trail connections. Reynolds Landing is a trailhead for the MCG, as well as a local destination for river access, tubing, fishing, and wildlife viewing. The users include a wide variety of age groups and demographics. Some key user groups include, bike clubs, school groups, recreation seekers and commuter traffic. The neighboring areas and both local and regional trail connections bring many people to and through Reynolds Landing Park. Based on 2018 data, there are 1000-1500 visitors a week to Reynolds Landing (parking lot) in the summer months. Annual users count on the Mary Carter Greenway Trail in Littleton is estimated at 580,000 people. These numbers are very likely to increase in the coming years with additional development planned on the west side of Santa Fe Drive from C470 to Mineral Avenue. Heavy river use through the upstream South Platte Park has taken its toll on the river environment and bank habitats. River and park improvements at Reynolds Landing have the ability to alleviate overuse upstream.

## Question 3\*

Discuss the need and urgency for this project and why it is a priority. Was the project prioritized in a master plan or other planning document (including County Comprehensive Plan, County Open Space Master Plan, etc.), an independent community planning process, a working group, etc.? Is this part of a larger phased project? What opportunities will be lost if this project is not funded now?

The river is environmentally degraded, lacks access from the park, is recreationally under utilized, and can be hazardous at times due to aging, large rock drop structures in the river. In addition, the City of Littleton has recently taken possession of the Superchi Property which has tremendous potential as a special

amenity once developed and integrated with the park. The proposed project will holistically address these identified deficiency and issues and, in doing so, will aim to realize the parks full potential.

With hundreds of new residential units planned along the trail to the south, capacity of the MCGT and South Platte Park has become a concern. Each of these new developments are anticipated to create new trail connections, further stressing an already crowded trail system. This project will assist in relieving these stresses and distribute recreational use and separate users within Reynolds Landing for safety and enhanced enjoyment.

This project meets objectives and priorities identified in the 2021 Arapahoe County Open Spaces Master Plan. This area is identified in that plan as a priority area for trails, wildlife, and riparian corridor. The project will enhance the Mary Carter Greenway Trail and associated trails and the South Platte River corridor, encourage more recreational use, and conserve and enhance riparian and wildlife habitat. By separating Mary Carter Greenway trail users and other pedestrian and river user trails in the park, goals of the 2017 Bicycle and Pedestrian Master Plan are met. This project is specifically identified in the 2013 South Platte River Corridor Vision plan.

#### Question 4\*

Summarize any planning completed prior to submitting this Joint Project proposal. Is design and engineering complete? Does the project necessitate a zoning change? List any permits that need to be obtained and status of obtaining those permits (Federal 404, County or City, Storm Water Drainage, etc.).

Planning and conceptual design, stakeholder coordination, and most of the public outreach, has been completed. An updated conceptual design/master plan is attached, and is being presented for approval before the Littleton City Council and the South Suburban Parks and Recreation Board. Engineering is at the final stage with preparation of detailed construction drawings and hydraulic modeling, and a contractor has been selected and is engaged in cost estimating and determining of project phases. No zoning change is needed. USACE Flood Readiness Branch coordination and associated 408 permitting, and 404 permit applications are already underway.

#### Question 5\*

Describe the timeframe needed to complete the project. Discuss the agency's capacity to complete the project, including project management, resources, and experience implementing similar projects.

The overall project schedule for this project's outreach, planning, design, approvals, permitting, and construction started in 2021 and will continue until construction is completed in early summer of 2025. The updated master plan/conceptual design is scheduled to be presented to the South Suburban Park and Recreation District Board, and the Littleton City Council, during the weeks of June 6 and 13. Assuming approval to proceed from SSPR Board and Littleton Council, the following tasks remain:

- Preliminary Design Drawings Submitted to all Review Agencies, SSPRD, Littleton, CWCB
- Presentation of Preliminary Design for approval by CWCB Board
- Final Design Approved by SSPRD, CWCB, Littleton, Local Review Agencies & Stakeholders
- Signed Easements, Permits and Approvals to Build Improvements
- USACE Readiness Branch and 404 permit approvals
- Signed Inter-Governmental Agreement to fund construction
- Partners Agree to a Management, Operations, and Maintenance Plan
- Construction
- Ribbon Cutting and Grand Opening to the Public

Mile High Flood District will manage the engineering and construction of this project. Naranjo Construction has been selected as contractor for this project, through the Mile High Flood District's project partners program. MHFD has been implementing projects such as this throughout the metro area for decades, and Naranjo has been a frequent partner.

### Question 6\*

Summarize any efforts to obtain public input, disseminate information to the public, develop partnerships, and garner community support for this project. List the stakeholders that are involved. Discuss any known or anticipated opposition to this project and how this will be addressed. *Include letters, petitions, news articles, or other documents evidencing opposition in the Attachments section.*

Stakeholders include South Suburban Parks and Recreation, City of Littleton, Mile High Flood District, Colorado Water Conservation Board, Arapahoe County, and the South Platte Working Group, and various park and river users.

Public and stakeholder outreach has occurred on a number of occasions over several years. Most recently in the summer of 2021, this included a community web-based survey, and in person sessions at the park along the Mary Carter Trail, with Breckenridge Brewery, and Littleton's Meet Greet and Eats. All travelers on the Mary Carter were able to scan a QR code on banners posted at the park during this outreach effort to access the survey. Concepts were further refined in a design workshop with project partners in February 2022.

There is no known or anticipated opposition to this project.

### Question 7\*

How much of your planned cash match is secured? If applicable, what are your plans for raising additional funds? Describe cash and in-kind match partnerships established for the project. Explain if partnerships were not possible or necessary for this project. *Include partner support letters in the Attachments section and include match from partners on the Budget Forms. Joint Project recipients are responsible for project cost overruns.*

The project is requesting funding over 2-3 years for a total of \$3,900,000. These funds will be cash matched and exceeded by the partnership of City of Littleton, MHFD, and SSPR. Funds through 2023 are secured and budgeted at City of Littleton through its Open Space Fund, and MHFD through the South Platte River capital projects fund. The remaining funds from all 3 agencies are in the process of being secured for 2024. There are no planned in-kind partnerships. The project team is evaluating possible partnerships with private entities and other grant opportunities to raise additional funds for implementation of the full vision and future phases.

MHFD, SSPRD and Arapahoe County have previously collaborated on several projects including: River Run Park, East Bank Trail System, and the In-River Improvements at South Platte Park. MHFD is responsible for maintenance of the river and flood control structures that are accessed by the trails and in the park.

### Question 8\*

Describe any scenic, historic, or cultural values associated with the project site. Will they be preserved or restored? Discuss specific natural resources at the site (including habitat, water, wildlife, and vegetation) and impacts to

these resources as a result of this project. If applicable, discuss environmental sustainability benefits of this project (such as energy or water conservation, water quality improvement, etc.).

Reynolds Landing Park and the Superchi property offer high scenic value, with views of the river, the riparian corridor, and mountains to the west. This value will be preserved and enhanced with the project. Scenic value, wildlife habitat, and water quality of the river will be improved with the aesthetics of the new drop structures, river shaping with deeper pools and terraces offering variable habitat zones for different species, and the enhanced vegetation and trees will do the same. Wildlife habitat includes fish, large and small mammals, and birds. While temporarily impacted during construction, these values will be greatly enhanced upon completion and will continue to improve over time as vegetation and trees mature.

The South Platte River along Reynolds Landing Park has long provided a trail corridor serving wildlife, Native Americans, early settlers, industrial endeavors, agriculture and irrigation, etc. The 1965 flood was the biggest and most costly flood on the South Platte River. While the frequency of flooding may have washed away anthropological artifacts, the corridor's history and importance is well documented. (Source: South Platte Park Master Plan, Littleton History Museum, and Colorado Encyclopedia).

In early 1980's Mary Hampton Carter, the trail's namesake, saw the value in creating a greenway and the improving the conditions along the river and trail. This proposed project continues to improve safety and meet the growing recreational demand along the trail in this area, while maintaining and protecting the vegetation, wildlife habitat, waterways, and natural environment along the South Platte River.

### Question 9\*

Discuss ownership and legal access at the proposed project site. Detail any third-party rights, easements, or other encumbrances that exist.

The project is located on public parcels owned by either the City of Littleton, South Suburban Park and Recreation District, or Colorado Water Conservation Board. South Suburban Park and Recreation is the manager of the park and has access to all parcels through agreements with the owners. Mile High Flood District is responsible for the maintenance of the South Platte River and its features, and also has legal access to perform these functions. There are easements for Southwest Metro Water and Sanitation District's sanitary sewer lines, and access to this easement will be maintained. There are no other known encumbrances.

### Question 10\*

Describe long-term plans for maintaining the project. Who will be responsible for maintenance? Estimate annual costs to maintain the site, and explain how maintaining this project site affects your agency's budget.

Maintenance of this project will be a joint effort between South Suburban Park and Recreation District (SSPR) and Mile High Flood District (MHFD). SSPR has a robust maintenance program and is well prepared to maintain any additional improvements in Reynolds Landing Park and the Superchi property including the upland vegetated areas, trails, parking lots, and facilities. SSPR is maintaining the MCG corridor and Reynolds Landing Park already. MHFD is responsible for the maintenance of the South Platte River in this area, and this includes maintenance of the drop structures themselves. Other routine maintenance includes trash and debris cleanup, weed control, and any necessary mowing in the river itself. MHFD also has a robust maintenance program for the South Platte River with dedicated funds. Estimated annual SSPR costs are \$115,000, and estimated annual MHFD routine maintenance costs are \$5000. Should maintenance on drop structures be required, this amount would increase.

### Question 11\*

If applicable, describe how this project will address inclusivity per Americans with Disabilities Act guidelines.

The project will strive to meet as many ADA standards as possible, where feasible. If, because of existing conditions or grade limitations, improvements are unable to meet ADA standards, then we will strive to meet the American Barriers Act (ABA) and American Association of State Highway and Transportation Officials (AASHTO) standards for multi-mobility trails to provide maximum accessibility within the constraints of existing conditions.

### Question 12\*

If successful in obtaining Joint Project funding, how will the agency use this project to inform citizens about the value of the Arapahoe County Open Space Sales and Use Tax? Discuss plans for public outreach, signage, celebration, dedication, etc. *You are required to inform the County of any press about the project and any related events (ribbon cutting ceremonies, etc.). Additionally, acknowledgement of County support must be included in any press about the project.*

At project dedication and ribbon cutting, through distributed printed and digital materials, with on-site project signage, and through press releases, the project team will inform citizens of the value of the Arapahoe County Open Space Sales and Use Tax for projects such as this. Signage will be displayed on the site, recognizing the County's funding through this tax program.

The city of Littleton will recognize the County's joint project program and support through press releases, and in answering inquiries from the press regarding this project. We invite the County, its elected officials, and citizen volunteers to dedications and other celebrations for this project. The project team will recognize the Open Spaces program during any public statements.

## ***Acquisition Narrative: Complete This Section ONLY if Project Type is Acquisition***

Applications for acquisition projects must include a copy of the Title Commitment. Contact the title company early in the process since it may take some time to get the commitment. Please answer each question to the best of your knowledge, and contact staff if you have any questions or concerns.

### Question 1: Transaction Details

- a. What type of property interest will you acquire (fee simple, trail easement, conservation easement, etc.)?
- b. Describe the property as it is now, including the number of acres, key features, zoning, and current uses. Discuss planned uses of the property, including any proposed amenities. What makes this property ideal for the proposed uses and amenities? Do current or proposed uses of neighboring properties negatively impact any proposed recreational development or conservation values on the site?
- c. Discuss connectivity to local and regional parks and trail systems.



d. Describe the structure of the transaction. What is the status of the acquisition or negotiations with the landowner? When do you anticipate closing on the property?

e. What is the appraised or estimated full fair market value of the property? If no appraisal has been done but a purchase price has been determined, how did you arrive at your estimate of value? *Include a copy of the appraisal in the Attachments section.*

## Question 2: Encumbrances

a. Disclose any known encumbrances on the property. For example, include information on mortgages, utility easements, agricultural or other leases, or liens.

b. Are there any access easements on the property? If so, where are they located and to which neighboring properties do they provide access?

c. Are there any existing or potential boundary disputes with neighbors? *Include a site map in the Attachments section with the locations of any easements or boundary disputes clearly labeled.*

## Question 3: Environmental Hazards

a. Describe all known historic uses of the property and any hazardous conditions that may exist.

b. Has a hazardous materials assessment been performed? If so, what were the results? What actions were recommended and what remedial activities have occurred?

## Question 4: Mineral Rights

a. Have any mineral rights been severed from the surface fee title to the property, including sand and gravel, oil and gas, and other mineral rights? If yes, describe the severed rights and identify who currently owns the rights, if current ownership is known. If no, skip to question 4.b.

i. Will these rights be acquired or otherwise controlled or restricted when the property interest is acquired?

ii. Has a professional geologist issued a mineral statement about the possibility of extracting minerals, and if so, what were the results of that opinion?

b. Are there any active mining permits or leases on the property?

c. Is mineral development currently occurring on the property? If so, what kind? *Include a site map in the Attachments section with the locations of any ongoing mineral development clearly labeled.*

## Question 5: Experience

Describe the applicant's experience with and/or any consultations you have had with outside experts, other communities, or knowledgeable individuals about completing this type of acquisition. Who, if anyone, will assist with this transaction and how?

## Question 6: Conservation Values

If this is a conservation easement acquisition project, describe the conservation values and public benefits of the project.



## Attachments

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### Attachment 1: Evidence of Support from Highest Authority\*

Please attach evidence of support from the agency's highest authority (official letter or resolution) as a PDF document. At a minimum, this document must include: project title, amount of grant funds requested, statement that matching funds are secured and/or efforts to secure funds are underway (include the amount of matching funds committed), and certification that the project will be open to the public or serve a public purpose upon completion. *A sample resolution is available on the Open Space website.*

Please name your file as follows: *Applicant\_SupportfromHighestAuthority.pdf*

Applicant\_SupportfromHighestAuthority.pdf.pdf

### Attachment 2: Evidence of Community Support

Please attach letters of support from users, working groups, community members, volunteers, schools, etc. (maximum of 5) as a single PDF document. Letters should be dated within the last 6 months.

Please name your file as follows: *Applicant\_CommunitySupport.pdf*

Applicant\_CommunitySupport.pdf

### Attachment 3: Documentation of Opposition

Please attach documentation of opposition as a single PDF document. If there is no known opposition to this project, please attach a page stating that this section is not applicable.

Please name your file as follows: *Applicant\_Opposition.pdf*

Applicant\_Opposition.pdf

### Attachment 4: Evidence of Commitment from Project Partners

Please attach evidence of commitment from project partners (such as partner support letters or commitment to provide cash/in-kind match) as a single PDF document. There is no maximum allowable number of partner support letters. If there are no partners for this project, please attach a page stating that this section is not applicable.

Please name your file as follows: *Applicant\_PartnerCommitments.pdf*

Applicant\_PartnerCommitments.pdf

### Attachment 5: Primary Project Photo\*

Please attach one high resolution photo in JPG format. Please choose the photo that provides the best overall representation of your project. This photo will be used for presentations and/or publications.

Please name your file as follows: *Applicant\_PrimaryPhoto.jpg*

Applicant\_PrimaryPhoto.JPG

### Attachment 6: Photos

Please attach photos of existing conditions at the project site (including captions) as a single PDF document. Include conceptual drawings if applicable.

Please name your file as follows: *Applicant\_Photos.pdf*

Applicant\_Photos.pdf

### Attachment 7: Maps\*

Please attach a site map and a vicinity map as a single PDF document.

Please name your file as follows: *Applicant\_Maps.pdf*

Applicant\_Maps.pdf

### Attachment 8: Other Attachments

Please attach additional supporting documentation (news article, cost estimate, appraisal, title commitment, etc.) as a single PDF document.

Please name your file as follows: *Applicant\_OtherAttachments.pdf*

Applicant\_otherattachments.pdf

## Confirmation

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Please click the "I Agree" button below to certify that your application is complete and ready to submit. Once submitted, applications are final and cannot be returned.\*

I agree

## File Attachment Summary

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### *Applicant File Uploads*

- Applicant\_CertificationandAuthorizedSignatureForm.pdf
- Applicant\_TimelineForm.pdf
- Applicant\_BudgetForms.pdf
- Applicant\_SupportfromHighestAuthority.pdf.pdf
- Applicant\_CommunitySupport.pdf
- Applicant\_Opposition.pdf
- Applicant\_PartnerCommitments.pdf
- Applicant\_PrimaryPhoto.JPG
- Applicant\_Photos.pdf
- Applicant\_Maps.pdf
- Applicant\_otherattachments.pdf



## Certification and Authorized Signature Form

*Please attach this form to grant and joint project applications submitted through the Arapahoe County Open Spaces Online Grant Portal.*

**By signing this form, I certify that:**

- The information included in this application is true to the best of my knowledge.
- If funded, the applicant commits to completing the proposed project.
- If funded, the applicant accepts responsibility for any cost overruns necessary to complete the project.
- If funded, the completed project will be open to the public or will otherwise serve a public purpose.
- If funded, the applicant agrees to maintain the completed project site or to continue its maintenance agreement with a partner agency as outlined in the application.

**I am authorized to sign on behalf of the applicant.**

  
06B7E48E124E4FC...

Authorized Signature (highest authority in agency or authorized individual)

Doug Stephens, Interim City Manager

Printed Name and Title

Reynolds Landing River and Park Improvements

Grant Project or Joint Project Name

6/8/2022

Date



### Joint Project Timeline Form

Use the sample timeline below as a guide to complete your proposed project timeline. Rows or columns may be added as necessary to include any milestones specific to your project. Timeline must be detailed, realistic, and coincide with details provided in the narrative portion of the grant application. Timeline must conclude within two years of project start date.

Task	Sep 2022	Dec 2022	March 2023	Sep 2023	March 2024	Sep 2024	August 2025	Sep 2025
Grant Award Notification								
IGA Executed / Project Start Date								
Design								
Receive Permits								
Construction								
Grand Opening								
Final Report								

## Summary Budget Form - Joint Project Application

Source of Funds	Date Funds Secured	Grant Request	Cash Match	Total Project Funds
Arapahoe County Open Spaces Grant	\$1,200,000: 2022 \$1,200,000:2023 \$1,500,000: 2024	\$3,900,000		<b>\$3,900,000</b>
Applicant Cash Match	secured now 2022-2023		\$2,700,000	<b>\$2,700,000</b>
South Suburban Park and Rec District Cash Match	2024 TBD		\$500,000	<b>\$500,000</b>
Mile High Flood District Cash Match	2022-2023 secured now, 2024 TBD		\$3,310,000	<b>\$3,310,000</b>
(Specify) Partner Cash Match/Other Funding Source				<b>\$0</b>
<b>Totals</b>		<b>\$3,900,000</b>	<b>\$6,510,000</b>	<b>\$10,410,000</b>

<b>MATCH REQUIREMENTS</b>	Total Project Cost:	\$10,410,000.00
	Cash Match % Required:	50%
	<b>Required Cash Match Amount:</b>	<b>\$5,205,000.00</b>
	Project Cash Match Budgeted:	\$6,510,000.00
	<i>* Please note that applicants typically provide 50% match for joint projects. Matches less than 50% may be considered, but will be pre-approved by County staff before submitting an application.</i>	

**Applicant:** City of Littleton

**Project Title:** Reynolds Landing River and Park Improvements

*\* Please do not include in-kind match on the Budget Forms. Describe in-kind match in the budget narrative and project narrative.*





**City Manager**

2255 West Berry Avenue  
Littleton, Colorado 80120  
303-795-3720

June 9, 2022

Arapahoe County Open Space and Trails Advisory Board  
c/o Arapahoe County Open Spaces Program  
6934 S. Lima St., Unit A  
Centennial, CO 80112

Dear Members of the Open Space and Trails Advisory Board:

RE: Reynolds Landing River and Park Improvements

The City of Littleton enthusiastically supports the proposed project Reynolds Landing River and Park Improvements. The project includes final engineering and construction of an initial phase including in-river work, trail network improvements, and a parking lot. The city is submitting a request for a joint project from Arapahoe County Open Spaces with contributing funds of \$3,900,000.

The city, and project partners Mile High Flood District and South Suburban Park and Recreation District, will match this dollar amount and more, for a total project cost of \$8,700,000. These matching funds are secured or planned to be secured. Matching funds for 2022 and 2023 are already budgeted and committed with City of Littleton and Mile High Flood District, and 2024 funds are in process of being secured.

Upon completion, this project will be open for public enjoyment of this unique recreational site along the South Platte River.

Sincerely,

DocuSigned by:  
A stylized, handwritten signature of Doug Stephens in blue ink.  
95B7E48E124E4FC...

Doug Stephens  
Interim City Manager



## SOUTH PLATTE WORKING GROUP

June 8, 2022

Arapahoe County Open Space and Trails Advisory Board  
c/o Arapahoe County Open Spaces Program  
6934 S Lima St. Unit A  
Centennial, CO 80112

Dear Members of the Open Space and Trails Advisory Board:

As members of the South Platte Working Group, we are writing in support of the City of Littleton's joint project application to the Arapahoe County Open Spaces Program for funding of final design and construction of the ***Reynolds Landing River and Park Improvements project***. The project partners also include South Suburban Parks and Recreation District and Mile High Flood District.

The improvements at Reynolds Landing Park (and adjacent Superchi property) are part of a larger vision, both for the site and the reach of the South Platte River from C470 to W. Oxford Avenue, which envisions the river with improved access and safety, whitewater recreation, trails, landscaping and other features.

The Reynolds Landing project was identified as an important opportunity in the working group's 2013 visioning charrette that engaged major stakeholders and landowners. Additionally, the improvements at Reynolds Landing meet the working group's goals found in our 2012 Statement of Purpose. They include:

- To enhance the South Platte corridor as a recreational resource for the entire region;
- To restore and revitalize the river and its habitat while maintaining its role as a flood conveyance;
- To encourage and improve opportunities for education and understanding of the South Platte River's health and its tributaries;
- To connect the communities to the river – through more consistent land use, economic development and coordinated policies.

The projects at and around Reynolds Landing are outstanding examples of leveraging resources and interagency cooperation to provide the greatest benefits to our communities and the entire metro area. The success of this important effort depends on the timely securing of funds from the key partners. Award of this joint project from Arapahoe County is a crucial part of ensuring that this ambitious, multifaceted project can move forward.

Sincerely,

*The South Platte Working Group*

June 8, 2022

Arapahoe County Open Space and Trails Advisory  
Board c/o Arapahoe County Open Spaces Program  
6934 S Lima St. Unit A  
Centennial, CO 80112

Dear Members of the Open Space and Trails Advisory Board:

As members of the South Platte Working Group, we are writing in support of the City of Littleton's joint project application to the Arapahoe County Open Spaces Program for funding of final design and construction of the ***Reynolds Landing River and Park Improvements project***. The project partners also include South Suburban Parks and Recreation District and Mile High Flood District.

The improvements at Reynolds Landing Park (and adjacent Superchi property) are part of a larger vision, both for the site and the reach of the South Platte River from C470 to W. Oxford Avenue, which envisions the river with improved access and safety, whitewater recreation, trails, landscaping, and other features.

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- To enhance the South Platte corridor as a recreational resource for the entire region.
- To restore and revitalize the river and its habitat while maintaining its role as a flood conveyance.
- To encourage and improve opportunities for education and understanding of the South Platte River's health and its tributaries.
- To connect the communities to the river – through more consistent land use, economic development and coordinated policies.

The projects at and around Reynolds Landing are outstanding examples of leveraging resources and interagency cooperation to provide the greatest benefits to our communities and the entire metro area. The success of this important effort depends on the timely securing of funds from the key partners. Award of this joint project from Arapahoe County is a crucial part of ensuring that this ambitious, multifaceted project can move forward.

Sincerely,  
*The South Platte Working Group*

A handwritten signature in black ink, appearing to read 'Laura A. Kroeger', with a long, sweeping horizontal line extending to the right.

Laura A. Kroeger  
Executive Director  
Mile High Flood District

4810 East County Line Road  
Littleton, CO 80126  
303.798.5131

June 10, 2022

Open Space and Trails Advisory Board  
Arapahoe County Open Spaces  
Arapahoe County Open Spaces  
6934 S Lima Street  
Centennial, CO 80112

RE: Reynolds Landing River and Park Improvements Joint Projects Application

Dear Open Space and Trails Advisory Board:

Please accept this letter of support for the City of Littleton's Reynolds Landing River and Park Improvement Joint Project Application. South Suburban Parks and Recreation is pleased with the opportunity to partner again with Arapahoe County, the City of Littleton, and Mile High Flood District for the third phase of development at Reynolds Landing Park.

South Suburban is the property owner of the portion of Reynolds Landing that is currently developed, and we hold a recreational lease from the Colorado Water Conservation Board for the Mary Carter Greenway. As the park and recreation provider for the City of Littleton, South Suburban anticipates providing maintenance and management of the expanded park and proposed amenities.

South Suburban has committed \$100,000 to the design work that is currently underway. A request for \$500,000 will be included 2023-2027 Five-Year CIP Plan for the construction of park improvements. Appropriation of the funds would be subject to the Board of Directors' approval of the 2024 Budget, which is expected to occur in November 2023.

We urge the Open Space and Trails Advisory Board to recommend the Reynolds Landing River and Park Improvement Joint Project Application for approval.

Sincerely,



Rob Hanna  
Executive Director

This section is not applicable, as there is no known opposition to this project.

June 9, 2022

Arapahoe County Open Space and Trails Advisory  
Board c/o Arapahoe County Open Spaces Program  
6934 S. Lima Street, Unit A  
Centennial, CO 80112

Re: Joint Project Application for Reynolds Landing River and Park Improvements

Dear Members of the Open Space and Trails Advisory Board:

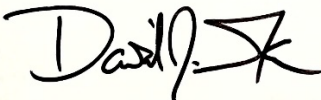
I'm writing on behalf of the Mile High Flood District for two reasons – to show support for this wonderful project and to demonstrate our financial commitment to helping bring the project fruition.

The Reynolds Landing River and Park Improvements project will improve the South Platte River by replacing several aging grade control structures, replacing them with safer and more functional structures that will also better facilitate in river recreation. The project will also improve traffic and safety conditions along the very busy Mary Carter Greenway trail, a trail we use for maintenance access to the river.

The Mile High Flood District has provided \$2,357,500 towards this project to date, with an additional \$1,600,000 budgeted in the next two years, and additional funds we are looking to add during our next budgeting cycle.

The project has attracted an impressive list of stakeholders to date, but the joint project funds are vital to helping us bring this multi-objective and transformative project into reality.

Sincerely,



David Skuodas, PE, CFM, LEED AP  
Design, Construction, and Maintenance Director  
Mile High Flood District

4810 East County Line Road  
Littleton, CO 80126  
303.798.5131

June 10, 2022

Open Space and Trails Advisory Board  
Arapahoe County Open Spaces  
Arapahoe County Open Spaces  
6934 S Lima Street  
Centennial, CO 80112

RE: Reynolds Landing River and Park Improvements Joint Projects Application

Dear Open Space and Trails Advisory Board:

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We urge the Open Space and Trails Advisory Board to recommend the Reynolds Landing River and Park Improvement Joint Project Application for approval.

Sincerely,



Rob Hanna  
Executive Director







Reynolds Landing Park and Superchi property – River and Park Improvements  
Existing Conditions Photographs



Steep, riprap channel banks that are not conducive to water access.  
High traffic Mary Carter Greenway in close proximity to social footpaths used by those accessing the river.  
Lee Gulch Overlook pond in background/left. Project to evaluate engage and increase trails to/from this amenity.



Drop Structure 1 (downstream end). Exposed angular riprap rocks and unnatural appearance.  
Poor accessibility in/out of water.





**Drop structure 2. Angular riprap and unnatural appearance, and large vertical drop.  
Steep slopes in/out of water.**



**Drop structure 3 (upstream end). Angular riprap and unnatural appearance, large vertical drop.  
Poor accessibility in/out for waders or river users (rafters, kayak)**



Poor/unsafe access to river.





Project proposes to improve existing wildlife habitat in the river with river grading and reshaping, reconfiguring drop structures, enhancing vegetation and water depths and velocities



River bottom reshaping will allow for deeper and faster flows when river levels are low, limiting temperature, algae growth and improving habitat in addition to water quality. Add pools for fish.



The house at the Superchi site, as seen from the Mary Carter Greenway trail

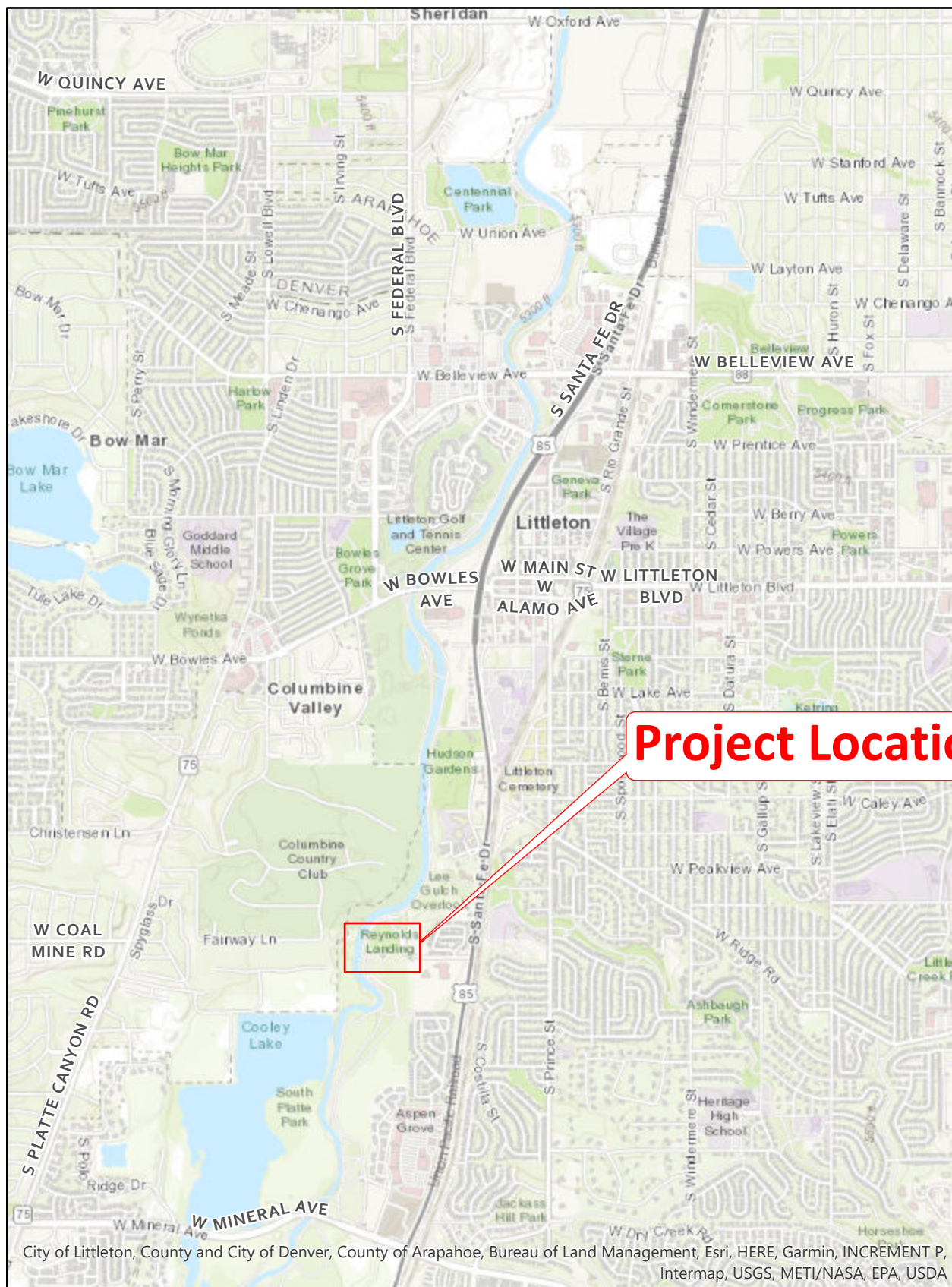


The Superchi site structures, as seen from adjacent open space in Reynolds Landing Park





The Superchi site, as seen from the end of Brewery Lane, adjacent to Breckenridge Brewery

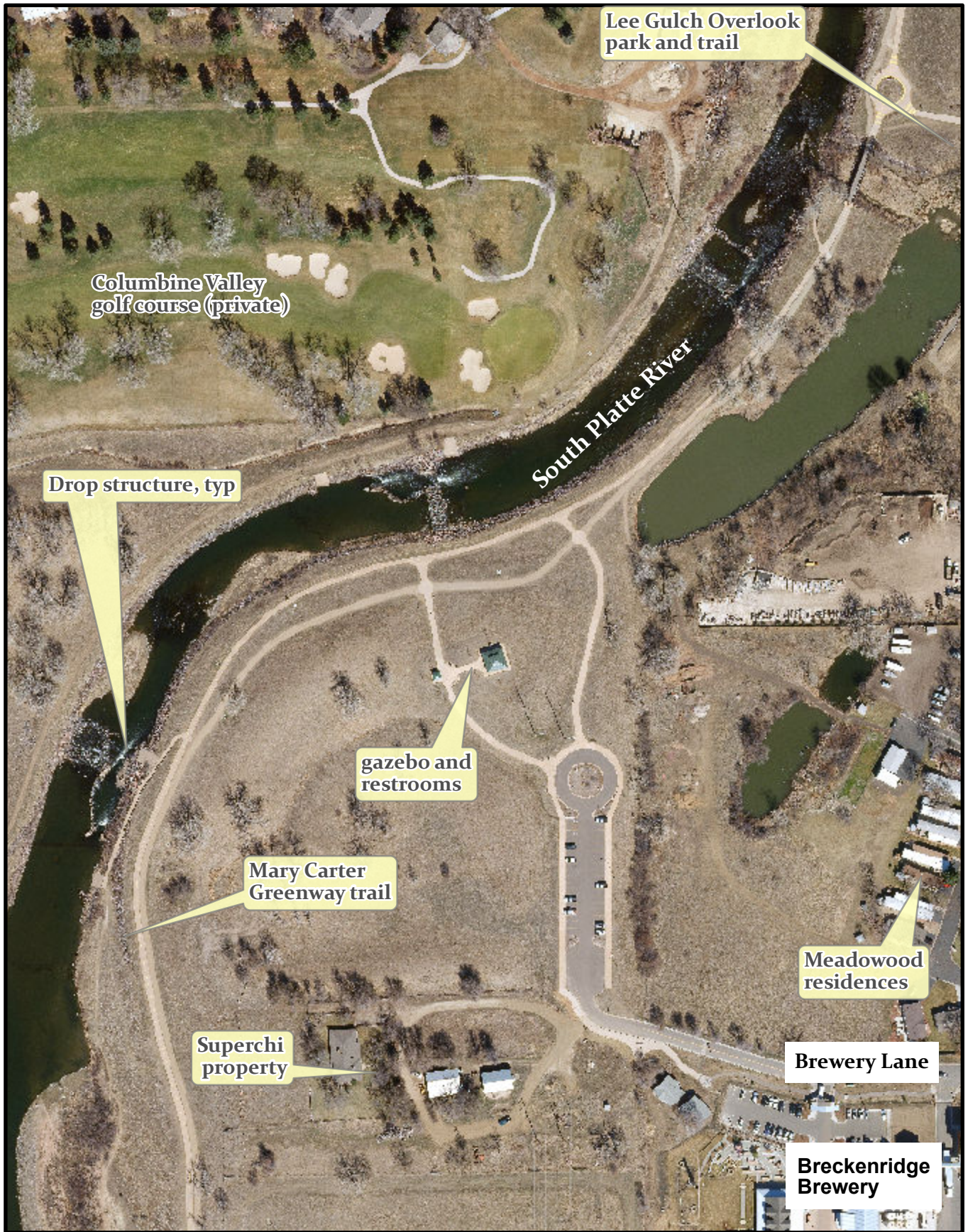


0 0.28 0.55 1.1 Miles



## Reynolds Landing Location Map





0 100 200 400 US Feet



## Reynolds Landing Park Site Map





SCALE: 1:1000 0 50 100 150



# PROJECT PHASING PLAN

