



Arapahoe County

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Board Summary Report

File #: 22-548

Agenda Date: 9/27/2022

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To: Board of County Commissioners

Through: Shannon Carter, Director, Open Spaces

Prepared By:

Michele Frishman, Grants and Acquisitions Manager

Subject:

Funding for Reynolds Landing River and Park Improvements

Purpose and Request:

During a study session on September 12, 2022, Mile High Flood District presented a joint project funding proposal to construct numerous improvements at Reynolds Landing Park along the South Platte River. At that meeting, BOCC approved adding this item to consent for approval. Staff and the Open Space and Trails Advisory Board (OSTAB) support the proposed project and recommend that the Board of County Commissioners (BOCC) approve \$3,900,000 in Open Space Acquisition and Trail Development funding over three years.

Background and Discussion: Reynolds Landing is a popular destination for river, trail, and park users along the South Platte River. As of 2018, the park saw 1,000 to 1,500 visitors per week in the summer months. The Mary Carter Greenway Trail, which runs through the park, is used by 580,000 people per year. More park visitors are expected in the future with additional developments planned west of Santa Fe Drive from C-470 to Mineral Avenue.

Between 2009 and 2016, the County and other members of the South Platte Working Group contributed to and constructed improvements at Reynolds Landing and the city's adjacent Superchi property, including \$1,726,000 by the County for trail projects and other site improvements. Additionally, in 2019 and 2020, the County made two planning grants to Littleton for further improvements at the sites. Those planning efforts and the updated master plan for Reynolds Landing have resulted in a proposed multi-year, phased approach to implement the additional improvements. Littleton is partnering with the Mile High Flood District, which will manage the engineering and construction, as well as South Suburban Parks and Recreation.

Littleton is seeking \$3,900,000 in funding for one phase of the work - including in-river elements, realignment of the Mary Carter Greenway Trail and other trails, upland improvements, and parking lot construction - over

three years as follows:

- 2022: \$1,200,000
- 2023: \$1,200,000
- 2024: \$1,500,000

This phase is expected to be completed by the summer of 2025. The County's funding would be matched with \$6,510,000 from Littleton, South Suburban, and the Mile High Flood District, for a total project cost of \$10,410,000.

Future phases of improvements at Reynolds Landing are anticipated, and Open Spaces may receive additional requests for joint project and grant funding.

Building on the previous improvements at Reynolds Landing and recognizing that use of the park and river will likely grow, additional investments are needed to achieve the property's full potential. Littleton and its partners have conducted a comprehensive planning process, beginning in 2015, to make that happen. This next phase of work will enhance recreation, increase access to the river and through the park, improve the health of the river, and address existing safety concerns.

The South Platte Working Group supports the project.

Alternatives: Approve, modify, or deny the funding request.

Fiscal Impact: Approximately \$3,900,000 from the Open Space Acquisition and Trail Development fund awarded to the City of Littleton over three years. The fund balance exceeds this amount.

Alignment with Strategic Plan:

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

Concurrence: On June 27, 2022, OSTAB voted to recommend the project to the BOCC for funding.

Resolution: Attached is a copy of the draft resolution.