

APPLICANT: City of Littleton
 PROJECT TITLE: Phase I River Integration at Hudson Gardens

Exhibit A

2016 Arapahoe County Open Space Grant Application *for Standard and Small Grants* Part A – Application Summary Form

ORIGINAL

Applicant Information	
Name: City of Littleton	
Address: 2255 West Berry Avenue, Littleton CO	
Primary Contact: Mike Braaten	Title: Deputy City Manager
Telephone: (303) 795-3732	
Email: mbraaten@littletongov.org	

Primary Partner Information <i>(Additional partners should be discussed in Part F: Project Details, Question 13 of the application.)</i>	
Name: The King C. Hudson and Evelyn Leigh Hudson Foundation, Inc.	
Address: 6115 S. Santa Fe Drive, Littleton CO 80120	
Contact: Rich Meredith	Title: Chief Executive Officer
Telephone: (303) 797-8565 extension 307	
Email: rmeredith@hudsongardens.org	
Partner Responsibilities: Planning, design, construction implementation, ongoing operations and maintenance	

Project Information	
Grant Category: Standard	
Project Type: Trail	
Project Title: Phase I River Integration at Hudson Gardens	
Address: 6115 S. Santa Fe Drive, Littleton Co 80120	
City or Unincorporated Arapahoe County: City of Littleton	
GPS Coordinates: 39° 36'20.86"N 105°1'24.51"W	
Grant Request: \$400,000	
Cash Match Total: \$532,238	Percentage of Total Project: 57%
Total Project Amount: \$932,238	

Executive Summary: The Hudson Gardens & Event Center ('Hudson Gardens') is a 30-acre multiuse facility that serves as a destination for people throughout the Denver metropolitan area. It welcomes nearly 160,000 guests annually who visit for a variety of purposes including recreational opportunities, social gatherings, access to nature, learning opportunities, and entertainment experiences. Since opening in 1996, it has evolved from a gated facility with controlled entry points to a public open space that offers free admission.

The facility features two entrances; one is located along South Santa Fe Drive and the other lies along its western perimeter which is adjacent to the Mary Carter Greenway Trail ('Trail'). The Trail is a 9.8 mile paved trail located along the South Platte River corridor, enjoyed by



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approximately 577,000 users per year. It is part of the 270-mile Front Range Trail System and provides connections to many recreational destinations within the Denver Metropolitan region.

The junction between Hudson Gardens and the Trail is an existing trailhead and is a popular gathering place and hub of activity. It features a seasonal snack shop, a shaded picnic structure, movable tables and chairs, and restrooms.

Despite the high usage of this area, Trail users are not attracted into Hudson Gardens, and Hudson Gardens' visitors are not attracted onto the Trail. Contributing factors include indirect trail connections between the facility's parking lots, Santa Fe entrance, and the Trail entrance; the absence of signage and property identification at the junction between the Trail and Hudson Gardens; the small size and discreet location of the Trail entrance; and a fence along the western edge of the property that creates a physical barrier between the Hudson Gardens and the Trail.

Integrating the Trail with Hudson Gardens is the subject of this project. The project was identified as a "quick win" in the South Platte River Corridor Vision Report (2013) and identified as a priority in Hudson Gardens' ten year Facility Master Plan (2014). A visitor survey of Trail users and Hudson Gardens' visitors validated the need and community support for this project, and planning efforts began with the goals of enhancing connectivity and access to the Mary Carter Greenway Trail and South Platte River corridor, broadening the experiences of Trail users, and increasing public visitation to Hudson Gardens.

A master plan for 'River Integration' was completed in 2014. The project is composed of four phases and the improvements include:

- Phase I: The creation of direct connections between Hudson Gardens' Santa Fe entrance and its Trail entrance (the existing trailhead), the development of a new access point to the trailhead, and the construction of a new parking facility to serve Trail users;
- Phase II: The addition of nature play exhibits and site amenities that enhance the experiences of those that use the Trail and visit Hudson Gardens and the creation of additional facility access points to and from the Trail;
- Phase III: The construction of an additional direct connection to the Trail entrance from the Santa Fe entrance and improvements within Hudson Gardens that provide environmental learning opportunities;
- Phase IV: The improvement of an undeveloped parcel lying immediately north of Hudson Gardens and the existing trailhead.

It is the first phase of the River Integration project for which grant funding is requested from Arapahoe County Open Space (ACOS) in 2016. It includes the creation of a new parking lot and an ADA-accessible concrete trail along the northern property boundary that permits

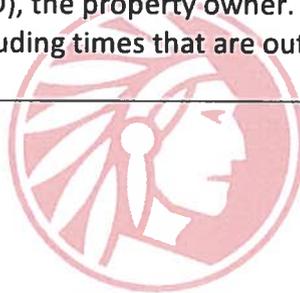
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direct pedestrian and bicycle access to and from Santa Fe to the Trail via Hudson Gardens' property. This phase also includes improved interior trail connections that enhance access to and from the Trail via Hudson Gardens' Santa Fe entrance. Both the new trail originating from the new parking facility, and the reworked interior trails, will culminate at the Trail entrance, which will be redeveloped into a more welcoming and accessible entry point to the facility.

The River Integration project will support other recent community investments along the South Platte River corridor by providing much-needed additional parking facilities and improved public access to the Trail.

The conceptual plans for River Integration have been developed by Stream Design, LLC. The construction budget for this project is \$932,238. A cash match of \$532,238 has been secured by the City of Littleton and project partner Hudson Gardens. The project is slated to begin construction in late 2016 and be completed by late fall/winter 2017. Once built, the project will be managed and maintained by Hudson Gardens and supported by the South Suburban Park and Recreation District (SSPRD), the property owner. The project will be available and open to the public at all times, including times that are outside of Hudson Gardens' normal hours of operation.



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Part B – Minimum Qualification and Eligibility Form

Certify the below minimum qualifications and eligibility criteria:

Applicant Name: City of Littleton

Application Category and Type: Standard, Trail

Project Name: Phase I River Integration at Hudson Gardens

Briefly answer the following qualification questions:

1. Is applicant in good standing with Arapahoe County Open Space? Discuss past performance (past five years); discuss all on-going Arapahoe County Open Space Grants, and the number and types of grants for which your agency is applying in this cycle.

The City of Littleton is in good standing and has a number of ongoing grants with ACOS. Some of these grants are in cooperation with SSPRD (Lee Gulch, Creekside Experience, etc.), some are its own projects (Riverside Downs, Reynolds Landing, South Platte Park/Greenway Trail Signage), and another is in partnership with Littleton Public Schools (LPS) for Centennial Elementary's Playground Improvement project. All projects are either on schedule, or those that have been delayed, have been discussed with ACOS staff and approved.

This grant cycle, in addition to this application, the City of Littleton is cooperating with LPS to address playground improvements at Runyon Elementary. In both of these applications, the City of Littleton will be the administrator of the funds with the projects managed by the respective organizations.

2. Discuss project alignment with the Arapahoe County Open Space Master Plan; local adopted Master Plan; **OR** other approved planning documents.

The Phase I River Integration project at Hudson Gardens aligns with the stated purposes of ACOS funds and the functions of open space development, which include but are not limited to enhancing the quality of life for current and future generations, promoting safe public access to recreational opportunities, enhancing the number and quality of outdoor recreational and cultural opportunities, promoting stewardship of the environment, and supporting economic growth.

In addition, it helps achieve goals stated in other related planning documents:

- Littleton Citywide Plan (City of Littleton, 2014): "Treat the South Platte River and its tributaries as one of the City of Littleton's most important assets", "Build upon the assets that are unique to Littleton, such as the South Platte River and its adjoining natural areas", and "Focus public and private investments along the River."

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- South Platte Working Group Statement of Purpose (2012): "Enhance the South Platte River Corridor as a recreational resource for the entire region" and "Connect communities to the River".
- Facility Master Plan (Hudson Gardens [adopted by SSPRD], 2014): "Maximize the use of resources", "Strengthen Hudson Gardens' visual presence and image", "Improve physical connectivity, both internally and externally" and "Develop unique learning opportunities that engage users with the natural world".

3. Describe how this project addresses specific objectives in the County Open Space Resolution #030381/#110637. *Document is posted on the Open Space Grant Program page of the County Website.*

The proposed Phase I River Integration project at Hudson Gardens addresses the following objectives of Arapahoe County Resolution #030381 as amended by Resolution #110637: "Provide, maintain, and improve neighborhood parks, open space, sports fields, picnic facilities, and biking, walking, and multi-use trails." This project primarily provides for the improvement and creation of multi-use trails, which are in open-space areas and facilities (Hudson Gardens and the Mary Carter Greenway Trail). By virtue of the project being located at Hudson Gardens, a regionally-significant open space, the project also addresses the improvement of a neighborhood or regional park.

Acknowledge the minimum qualification components listed below by checking each box. All components are required to meet minimum qualifications:

All items on the enclosed application checklist are included in the application

- All questions are answered in Part F and all supporting documents are attached in Part G
- All budget forms are attached and complete
- Application format and document order follow instructions
- Above eligibility and qualification questions are answered and meet Arapahoe County Open Space eligibility requirements
- Application is signed by agency's highest authority (or authorized individual)
- Minimum cash match requirement met (% of total project)

Applicant certifies that all of the above items are included in the application and that all information submitted is true to the best of their knowledge.

Authorized Signature: 

Date: 2/4/16

(must be signed by highest authority in agency or authorized individual)

Print Name & Title: Michael Penny, City Manager

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Part B – Minimum Qualification and Eligibility Form (cont'd)

For Arapahoe County Use Only:

Initial Review Date (pre-qualification): 2-17-16

- Minimum Qualifications Met (yes/no)? Yes
- Draft Submitted for Review (yes/no)? multiple drafts submitted over a month
- Comments: none

Grant Program Administrator Signature: _____



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Final Review Date (after evaluation and ranking): PACES

- Comments/Conditions:

Grant Program Administrator Signature: _____

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Part C – Application Checklist

Use the application checklist to verify that all of the required documents are included in this application in the order listed below. All sections are required and must be complete and signed (if applicable) to meet minimum qualifications. One original signed application and one copy must be included for all sections below. Part A through Part G of the Checklist must be included as one complete pdf document on a thumb drive and labeled with the Entity Name, Project Name, Application (ie. ArapahoeCounty.ParkPlan.Application).

X Part A – Application Summary Form

X Part B – Minimum Qualifications and Eligibility Form (*signed*)

X Part C – Application Checklist

X Part D – Project Timeline (*must be detailed*)

X Part E – Project Budget Narrative and Forms (*all forms must be completely filled out*)

X Part F – Project Details (*narrative response to project questions; include Land Acquisition section if applicable*)

X Part G – Attachments (*Identify each attachment with a table of contents cover page, prepare attachments in the following order and label each attachment page at the top with the listed attachment number and title. Print one original and one copy to submit with Part G. This section does NOT need page numbers.*)

1. Evidence of support from highest authority (*official letter or resolution*) – including commitment to complete and maintain the project; statement that matching funds are secured and/or fund-raising efforts are underway; acknowledgment of responsibility of cost overruns; and certification that the project will be open to the public or serve a public purpose upon completion. See attached sample resolution.
2. Evidence of community support (*letters of support – maximum of 5*)
3. Documentation of opposition and responses (*state if applicable*)
4. Evidence of commitment from project partners (*cash match/in-kind match support letters/partner support letters – no maximum*)
5. Photos (*pre-submittal*)
6. Maps (*include site map & vicinity map*)
7. Site Visit Form (*plan and project site visit form with driving directions*)
8. Evidence of commitment to long-term maintenance, including the maintenance budget and agency capacity to maintain (*letter from management/maintenance agency*)
9. Evidence of property ownership/legal access (*legal documentation*)
10. GIS shapefile, if applicable (*include on thumb drive*)
11. Other (*clearly title: acquisition documentation: appraisal, title commitment, contract option (if applicable) or other supporting documents*)

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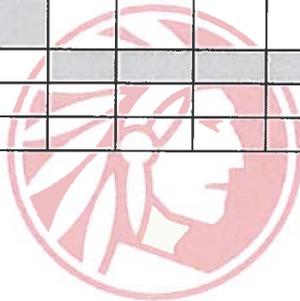
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Part D – Project Timeline

Use the below project timeline sample as a guide to complete your proposed project timeline. Project timeline must be detailed, realistic and coincide with Part F. Timeline should include the IGA execution and project start date (must be within 60 days of the award notification). Project timeline must conclude within 2 year requirement.

Project timeline: Phase I River Integration at Hudson Gardens

Task	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17
Grant Notification															
IGA Execution/Project Start Date															
Solicitation of Vendors															
Project Bid Award(s)															
Construction															
Grand Opening															
Final Report															



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Part E – Project Budget Narrative and Forms

Budget Narrative: Provide a clear and concise budget narrative for this project (300 words or less).

The estimated project budget is \$932,238, which includes eligible design and construction costs. Design expenses reflect those for consultants from Stream Design, LLC, inclusive of schematic designs, design development, construction drawings, and bidding period services. Administrative costs for the City of Littleton and Hudson Gardens are not included.

The City of Littleton and Hudson Gardens are requesting \$400,000 from ACOS and are matching the project at 57% with \$532,238 in cash. General site development costs including demolition, earthwork, mobilization, design, and construction observation will be paid by the City of Littleton's and Hudson Gardens' respective matches. The remainder of the City of Littleton's match will cover landscaping, signage, furnishings, and shade structures. Grant funds from ACOS will be allocated toward the paving and surfacing of all trails and the parking lot, furnishings, retaining walls, fencing, and stairs, expenses related to drainage and water quality, and shade structures and shelters.

Hudson Gardens has committed a total of \$227,114 towards this project, which includes \$132,238 in eligible matching funds (reflected in this grant budget) and \$94,876 in contingency funds (not included in this grant budget) to be used for unforeseen circumstances that arise during construction.

Budget Forms:

All project budget forms must be completely filled out following the rules set forth in the application guidelines and instructions. The following project budget forms are attached and required to be complete and included in the application to meet minimum qualifications:

- **Summary Budget Form:** The summary budget form must be fully completed and successfully match up with the budget narrative, the detailed budget form and the selection criteria questions.
- **Detailed Expense Budget Form:** The detailed expense budget form must be completed with sufficient detail to be accepted. Please reference the sample budget for the expected level of detail. Budget items are to be broken down into categories, and then broken down into the detailed use of funds within each category by line item and cost. The detailed expense budget form includes, grant funds, cash match (applicant and partner cash match) and in-kind match. Only cash match counts toward the percentage of match required. The minimum cash match requirement is 25% of the total project cost for Standard Grants and 10% of the total project cost for Small Grants. In-kind match is significant and shows partnership and community support for the project. Administrative costs to prepare the grant application are not an eligible expense. (Review the Grant Application Instructions for eligibility details.)

Summary Budget Form

Sources of Funds	Date Secured	County Grant Request	Cash Match	In-Kind Match	Total Project Funds
Atarahoe County Open Space	Pending	\$400,000			\$400,000
Applicant Cash Match	6/18/2015		\$400,000		\$400,000
Hudson Gardens Partner Cash Match/Other Funding Source	1/1/2016		\$132,238		\$132,238
Partner Cash Match/Other Funding Source					\$0
Totals		\$400,000	\$532,238	\$0	\$932,238

Applicant: City of Littleton **Project Title:** Phase I River Integration at Hudson Gardens **Year:** 2016

Requirements:	Total Project Amount:	\$932,238.00
<i>In-kind Match:</i>	\$0.00	
Total Project w/out In-kind:	\$932,238.00	
Cash Match Percentage Require	25.00%	
Required Cash Match Amount:	\$233,059.50	
Project Cash Match	\$532,238.00	Minimum Met: Y or N

DETAILED EXPENSE WORKSHEET

NUMBER Code	Category Description (Or In-Kind Description)	Line Item Detail Description	ACOS Grant	Grantee Cash Match	Partner Cash Match	All In-kind Match	TOTAL
	General Site Development	Demolition		\$ 25,338			\$ 25,338
		Earthwork		\$ 62,632			\$ 62,632
		Mobilization		\$ 3,211	\$ 56,995		\$ 60,206
		Design services			\$ 35,424		\$ 35,424
		Construction observation			\$ 39,819		\$ 39,819
	Paving and surfacing	Parking lot asphalt paving	\$ 58,931				\$ 58,931
		Concrete curb & gutter	\$ 19,590				\$ 19,590
		Concrete paving	\$ 60,820				\$ 60,820
		Crusher fines paving	\$ 20,698				\$ 20,698
		Cobble paving strips	\$ 1,250				\$ 1,250
	Landscaping	Sod and soil preparation		\$ 8,368			\$ 8,368
		Shrub/grass/annual beds		\$ 55,054			\$ 55,054
		Trees (52)		\$ 26,325			\$ 26,325
		Irrigation		\$ 33,609			\$ 33,609
		Slope revegetation		\$ 31,035			\$ 31,035
		Boulders		\$ 5,600			\$ 5,600
		Stairway planting bed		\$ 5,000			\$ 5,000
		Landscape edger		\$ 840			\$ 840
		Mowband		\$ 9,000			\$ 9,000
	Signage	ACOS Sign		\$ 400			\$ 400
		Trailhead signage		\$ 4,000			\$ 4,000
		Gateway signage at coffee shop		\$ 3,000			\$ 3,000
		Gateway structure		\$ 22,000			\$ 22,000
		Electronic kiosk computer and base		\$ 10,000			\$ 10,000
	Furnishings	Trash receptacles		\$ 1,000			\$ 1,000
		Benches (15)	\$ 3,112	\$ 14,888			\$ 18,000
		Picnic tables w/umbrella shade (3)		\$ 19,500			\$ 19,500
		Bike racks (16)	\$ 4,800				\$ 4,800
		Lighting	\$ 50,500				\$ 50,500
	Walls, fencing, and stairs	Retaining walls	\$ 40,500				\$ 40,500
		Fencing	\$ 18,025				\$ 18,025
		Cobble wall repair	\$ 8,000				\$ 8,000
		Railings	\$ 17,400				\$ 17,400
		Sit wall with stone cap	\$ 4,350				\$ 4,350
		Stone veneer for stairway	\$ 17,424				\$ 17,424
	Drainage and Water Quality	Drainage inlet at parking lot	\$ 2,500				\$ 2,500
		Water quality pond	\$ 15,000				\$ 15,000
		Drainage pipe	\$ 17,600				\$ 17,600
		Outlet structure	\$ 2,500				\$ 2,500
	Shelters and Structures	Arbor at Overlook	\$ 25,000				\$ 25,000

NUMBER Code	Category Description (Or In-Kind Description)	Line Item Detail Description	ACOS Grant	Grantee Cash Match	Partner Cash Match	All In-kind Match	TOTAL
		Tensile shade structures (2)		\$ 34,000			\$ 34,000
		Kiosk shelter	\$ 12,000				\$ 12,000
		Shade awning and frame		\$ 25,200			\$ 25,200
							\$ -
							\$ -
ACTUAL TOTALS			\$ 400,000	\$ 400,000	\$ 132,238	\$ -	\$ 932,238

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Project title: Phase I River Integration

Date: 1/11/2016

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Part F – Project Details

Applicants must limit this section to 10 pages and answer all questions to meet minimum qualifications. If attachments/supporting documentation apply, please fully answer the question and reference the document in Part G. Please do not answer a question as “N/A”. If a question is not applicable, please explain why it is not applicable.

Select the Grant Category:

- Standard Grant:** \$50,100 - \$400,000 funding opportunity, 25% of total project amount minimum cash match requirement
- Small Grant:** \$100 - \$50,000 funding opportunity, 10% of total project amount minimum cash match requirement

Select the Project Type:

Project Type/Project Details: The project categories for the small and standard grant applications are below:

- Trail Project:** Projects that are mostly trail construction or renovation/restoration, trail-related bridges, trail-related road crossings, or trail head parking and shelters.
- Site Improvement Projects:** Projects for site improvement, restoration and repair/replacement including: natural re-vegetation/restoration, park improvements, restoration, repair/replacement (may include playgrounds, shelters, sport fields, landscaping). This category may include interior trail segments or connections, but the majority of the project should be site improvements other than trail.
- Construction Project:** Construction projects may include new park amenities such as playgrounds, shelters, sport fields, restrooms, and interior trails or connections.
- Acquisition Project:** Eligible projects involve fee simple acquisition of land for public open space, park or trails; acquisition of buffer land; acquisition of a conservation easement and/or acquisition of water rights.
- Environmental Project/Cultural Education or Interpretation Project:** Projects focused on environmental or cultural education/interpretation installations may include associated sign bases, panels, landscaping, benches and shelters.
- Other Project:** Other allowable project categories include: stream-related projects, wildlife habitat, and water quality. These projects should not fit into any of the other project categories. Please contact the County Grants Program Administrator for questions related to allowable projects.

Selection Criteria Questions:

1. Describe the project goal, extent of scope and expected results. Be specific; discuss what the project will provide, quantities, size, project elements, useful life of project components, and deliverables. Discuss the current condition of the project site and what improvements or changes are being proposed and why. Provide detailed maps, plans and photos in Part G. Describe how the project will be designed, constructed, and managed.

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Describe how this project improves access and connectivity to any existing trail network, natural resources, and/or community resources. If this is an educational project, discuss the long-term educational outcomes expected as a result of this project and how the project connects people to each other, the natural environment and/or community resources. Complete the budget forms in Part E consistent with this narrative.

The Hudson Gardens & Event Center ('Hudson Gardens') is a 30-acre multiuse facility that serves as a destination for people throughout the Denver metropolitan area for a variety of purposes. Among its offerings are recreational opportunities, gathering spaces, access to nature, learning opportunities, and entertainment experiences. The property spans 30 acres and features horticultural collections and display beds, public art, an outdoor amphitheater, three separate event facilities, and an abundance of wildlife and native areas. It welcomes nearly 160,000 guests annually through daily Garden visitation, classes, field trips, family programs, and private and public events including a popular summer concert series and holiday light display.

Since opening in 1996, Hudson Gardens has evolved from a gated facility with controlled entry points to a public open space that offers free admission. The facility features two entrances; one is located along South Santa Fe Drive and the other is along its western perimeter which lies adjacent to the Mary Carter Greenway Trail ('Trail'). The Trail is a 9.8 mile paved trail located along the South Platte River corridor, enjoyed by approximately 577,000 users per year. It is part of the 270-mile Front Range Trail System and provides connections to many recreational destinations within the Denver Metropolitan region.

The junction between Hudson Gardens and the Trail is an existing trailhead and an important component of Hudson Gardens' connectivity to the City of Littleton and surrounding communities. The area features the entrance to Hudson Gardens, a small seasonal snack shop, a shaded picnic structure, movable tables and chairs, and restrooms. Unfortunately, unsafe conditions often arise at the junction during peak Trail-usage times, caused by the convergence of multiple types of Trail users. Nevertheless, the area remains a popular destination and hub of activity along the Trail for cyclists and other recreational users.

Despite the high usage of this area, Trail users are not attracted into Hudson Gardens, and Hudson Gardens' visitors are not attracted onto the Trail. Contributing factors include indirect trail connections between the facility's parking lots, Santa Fe entrance, and the Trail entrance; the absence of signage and property identification at the junction between the Trail and Hudson Gardens; the small size and discreet location of the Trail entrance; and a fence along the property's western edge that creates a physical barrier between Hudson Gardens and the Trail.

Eliminating these barriers and integrating the Trail with Hudson Gardens is the purpose of this project, the goals of which are to enhance connectivity and access to the Mary Carter Greenway Trail and South Platte River corridor, broaden the experiences of Trail users, and increase public visitation to Hudson Gardens. Heightened visitation will introduce new and

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expanded audiences to Hudson Gardens, enabling the institution to more widely connect its mission, exhibits, and programs with the greater public. In addition, connecting Trail users with the rich recreational, cultural, educational, and artistic amenities within Hudson Gardens will enhance the regional value of the South Platte River corridor and diversify the range of experiences available to Trail users.

With these goals in mind, a master plan for 'River Integration' was completed in 2014. The project is composed of four phases and its components include:

- Phase I: The creation of direct connections between Hudson Gardens' Santa Fe entrance and its Trail entrance (the existing trailhead), the development of a new access point to the trailhead, and the construction of a new parking facility to serve Trail users;
- Phase II: The addition of nature play exhibits and site amenities that enhance the experiences of those that use the Trail and visit Hudson Gardens and the creation of additional facility access points to and from the Trail;
- Phase III: The construction of an additional direct connection to the Trail entrance from the Santa Fe entrance and improvements within Hudson Gardens that provide environmental learning opportunities;
- Phase IV: The improvement of an undeveloped parcel lying immediately north of Hudson Gardens and the existing trailhead.

The purpose of this grant application is to request funding for Phase I of the River Integration project. This phase includes the creation of new parking lot with approximately 45 parking spaces and an ADA-accessible concrete trail along the northern property boundary that permits direct pedestrian and bicycle access to and from Santa Fe Drive to the Trail via Hudson Gardens' property. Phase I also includes improved interior trail connections that enhance access to and from the Trail via Hudson Gardens' Santa Fe entrance. Both the new trail originating from the new parking facility, and the reworked interior trails, will culminate at the Trail entrance, which will be redeveloped into a more welcoming and accessible entry point into the facility.

Phase I of the River Integration project will include redesigning the junction between Hudson Gardens and the Trail, which will address the unsafe conditions posed by the current design and blend the character of Hudson Gardens with the characteristics of the South Platte River corridor. An oval-shaped bluegrass lawn will anchor the redeveloped entryway, supported by amenities such as bench seating, shade provided by both trees and tensile shade structures, additional bike racks, and improved picnicking facilities. The area will also offer cultural elements that include artistic features, public art relocated from other areas of Hudson Gardens, horticultural display beds, and an interactive digital kiosk that acts as a guide to the adjoining areas and region.

All improvements will be congruent with open space specifications and meet accessibility standards. The project area will be available and open to the public at all times, including times that are outside of Hudson Gardens' normal hours of operation.

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The conceptual plans for River Integration, including Phase I, are attached in part G. The plans were developed by Stream Design, LLC with feedback from Hudson Gardens' personnel and users. Construction of the project will be competitively bid and managed by Hudson Gardens. Once built, ongoing maintenance will be performed by Hudson Gardens.

2. Describe the community/neighborhood and user groups the project will serve. Discuss the type of users (children, adults, seniors, families, sports leagues, youth groups, etc.) the project will serve and estimate the number of user groups annually that will benefit from the project. Be specific. How did you arrive at this estimate? Describe the service area for this project (how far will users travel to use the project site).

Because the River Integration project connects to the Trail and Front Range Trail System, the project's service area spans a wide geographic reach throughout the Denver metropolitan region. The project will serve both Trail users as well as visitors of Hudson Gardens. Recent total user-counts estimate that the Trail is utilized by approximately 577,000 users annually. This figure is based upon automated and manual user-counts conducted in 2015 near the southern terminal point of the Trail. Given Hudson Gardens' close proximity to the data collection point, the number of Trail users who pass by Hudson Gardens is assumed to be similar to the annual number of Trail users. Approximately 325,000 of the Trail users are cyclists, while the remaining 252,000 users are pedestrians (runners, walkers, or those on rollerblades or skateboards). Other common user groups along the Trail include fishermen, wildlife observers and photographers, and whitewater activity participants.

Hudson Gardens primarily serves the southwest Denver, Colorado metropolitan area. In 2014 (the most recent attendance data available), the facility welcomed 157,718 visitors, 85% of whom were from Arapahoe, Douglas, Jefferson, and Denver counties. The population demographic of these counties is generally reflective of that of the state of Colorado as a whole.

3. Describe the planning process that identified this specific project as a priority. Is this project listed as a priority in a master plan, site specific plan or other adopted planning document? If so, discuss that plan. Describe the relationship of the project to any local, regional, state or system-wide master plan. Give the name of each plan and list related element(s) within the plan. Was this project identified through an independent community planning process? Describe this process. Is this project a working group project? If so, was it prioritized? Is this project a part of a larger project or phased project? If yes, explain the whole project, other funding sources and partners involved.

Multiple planning processes have identified the River Integration project as a priority, including those by the City of Littleton, the South Platte Working Group, and Hudson Gardens.

Littleton's Citywide Plan (2014) is part of a significant planning process designed to provide direction for the city's evolution and future priorities. A collaborative effort between citizens of

APPLICANT: City of Littleton

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Littleton and the City's planning board, the Citywide Plan identifies the South Platte River as one of the City's most important assets and highlights the collective desire to focus public and private investments along the South Platte River corridor. The River Integration project is reflective of these priorities, primarily because the project site is located along the South Platte River corridor and the project improves public access to the River and enhances the experiences of those visiting the River and adjacent Trail.

The South Platte River Corridor Vision document (2013), created by the South Platte Working Group, describes the River Integration project at Hudson Gardens and identifies it as a priority project along the South Platte River corridor. The South Platte Working Group is comprised of local land officials and municipalities that work collectively to identify, advocate for, and support improvement projects along the South Platte River corridor. The Vision document describes Hudson Gardens as an important asset and missed opportunity along South Platte River. It provides a detailed description of the benefits of integrating Hudson Gardens with the Trail and outlines specific recommendations on how to structure the improvements to maximize the benefits to all users. The design of the River Integration project is a direct reflection of the recommendations cited in this document.

Hudson Gardens' Facility Master Plan (2014) outlines a strategic, phased plan for capital improvements at Hudson Gardens over the next ten years. Development of the Master Plan included active engagement and involvement from a variety of constituents including Hudson Gardens, SSPRD, key partners, neighbors, local residents, volunteers, and officials from the City of Littleton. The River Integration project was included within the Master Plan's schedule of projects for 2015-2016. The project accomplishes many strategic purposes outlined within the Master Plan including improvements to physical connectivity, the strengthening of Hudson Gardens' physical presence, the development of enhanced learning opportunities, and maximization of resources.

4. Discuss the need and urgency for this project and why it is a priority. What opportunities will be lost if this project is not funded now?

Without the improvements proposed by the River Integration project, Hudson Gardens will continue to represent a missed opportunity along the South Platte River corridor. Accessibility to the Trail from Santa Fe Drive will continue to be compromised due to parking constraints and too few public access points. Local and regional Trail users will miss the opportunity to experience Hudson Gardens, which is a vibrant element of Littleton's cultural and recreational scene, and Hudson Gardens' nearly 160,000 annual visitors will continue to be unaware of the rich recreational amenities on the opposite side of the fence line.

Receiving funding from ACOS creates the opportunity to leverage additional funds to support subsequent phases of the River Integration project, making it more likely that future phases of the project are completed, and in a shorter timeframe.

APPLICANT: City of Littleton

PROJECT TITLE: Phase I River Integration at Hudson Gardens

Failing to receive funding from ACOS would likely result in one of two scenarios for the Phase I improvements: either Phase I is divided into two or more smaller phases, dramatically extending the timeframe for completion of the project; or, the project scope for Phase I is reduced by approximately one-half (which is the extent of the project that can be completed with the funds already secured). Both scenarios reduce the project's benefit to the community and may lead to lost momentum and community support.

5. Summarize any investments made prior to submitting a grant proposal. Discuss pre-submittal meetings, dates and outcomes. Be detailed and include eligible pre-planning costs on the match section of the Detailed Expense Budget Form in Part E. (See application instructions for details. Proof of pre-submittal planning expenses must be submitted as an attachment in Part G. All attachments should be clearly labeled on the Table of Contents and on the Part G cover page.)

Planning for the River Integration project began in 2012 when Hudson Gardens began development of its Facility Master Plan, and the project was identified for inclusion within its schedule of projects. During this same time, Hudson Gardens participated in meetings of the South Platte Working Group, where the project was identified as a priority.

In July 2014, Hudson Gardens engaged the services of Stream Design, LLC to develop the initial concepts for the multi-phased project in preparation for a request to engage the City of Littleton as a project partner and secure funding support. The City of Littleton subsequently awarded Hudson Gardens \$400,000 in funding from its 2015 budget. Receipt of funds was contingent upon a 50% match (\$200,000) from Hudson Gardens, which was then budgeted by Hudson Gardens in 2015.

Hudson Gardens and Stream Design subsequently entered into contract to refine and complete the conceptual design for Phase I of the project during 2015. In that same year, the project was presented to several external stakeholders including SSPRD, the South Platte Working Group, and the Arapahoe County Open Space and Trails Advisory Board. In summer 2015, upon completion of the Phase I conceptual design, the City of Littleton committed to assist Hudson Gardens with raising the additional capital to support construction of Phase I of the project, which included the opportunity to partner for submittal of an ACOS grant application.

Prior to this application, Hudson Gardens has paid \$44,883 towards design services that were necessary to prepare for this project for funding proposals. These expenses are not included in the project budget as part of Hudson Gardens' cash match.

6. Describe how this project will be completed within the two year grant timeframe. Project timeline must begin within 60 days of the award notification. Is design and engineering complete or is there still work to be done? List any permits that will need to be obtained for implementation of the project and existing status of obtaining those permits. (Federal 404, County or City Planning or Public Works, Storm Water Drainage, etc.). If permits are needed now or in future phases, explain the process. Does the project necessitate a change

APPLICANT: City of Littleton

PROJECT TITLE: Phase I River Integration at Hudson Gardens

in zoning? Itemize anticipated costs for permits, government fees and consultants. Detail costs in the correct Part E Budget Form. Correlate response with the Project Timeline in Part D. If your project is an acquisition, complete the Land Acquisition Narrative Section at the end of Section F. Include detailed costs in Part E.

In accordance with the project timeline, Phase I of the River Integration project will be completed within two years of receiving grant funding. Preliminary design work is complete; engineering and construction documents will be completed in the coming months. Construction is anticipated to begin in fall 2016 and be completed in fall 2017, with the final report submitted in late fall/winter 2017. All permits (demolition, building, electrical, grading, and erosion control) will be obtained by the project's general contractor as part of the construction process. Permitting expenses are included within the mobilization estimates, which amount to an estimated \$60,206. The project does not require any changes in zoning and will not require a 404-permit as the only water resource affected by this project is Hudson Gardens' Wetlands, which is not considered "waters of the United States" and does not connect to the South Platte River.

7. Discuss any efforts to obtain public input, disseminate public information, develop partnerships, develop partnerships for cash funding or in-kind contributions, and garner community support specifically related to this project. Evidence of a transparent public process will be required. Discuss any objections or opposition to this project and what was done to address concerns. Include any letters, petitions, news articles, or other documents evidencing opposition.

Information about the Phase I River Integration project at Hudson Gardens was first provided to the public during a Littleton City Council study session in August 2014, and again in fall 2014 when it was included in the City of Littleton's 2015 budget which was available for public review and comment. The project has been shared and discussed at meetings of SSPRD, the South Platte Working Group, and at facility master planning meetings at Hudson Gardens, all of which included public representation and opportunities for comment.

In September 2015, a visitor intercept study of Trail users and Hudson Gardens' users was conducted to introduce the project and evaluate the conceptual design of the Phase I improvements. The survey was also made available in hard copy format at Hudson Gardens' Welcome Center and distributed electronically to segments of Hudson Gardens' audience base including members, volunteers, and donors. Responses were collected for a two week period and the feedback was used to modify and refine the conceptual design. No opposition has been received concerning this project.

8. How much of your planned cash match is secured? How much still needs to be raised and what are your plans for raising additional funds? What is your back up plan if you are unable to raise those funds? Do you understand that all overruns are the responsibility of the applicant/grantee? Describe the cash and in-kind partnerships established for this

APPLICANT: City of Littleton

PROJECT TITLE: Phase I River Integration at Hudson Gardens

project. This does not include partners who have contributed to previous phases or partners that plan to contribute to future phases. Explain if partnerships were not possible or necessary for this project. Include all partner support letters in Part G. Include match from all partners in the Part E Budget. All support letters must be dated within the last six months to be eligible.

One hundred percent of the cash match is secured. The City of Littleton committed its match, \$400,000 in cash, in its 2015 budget. Hudson Gardens has committed its \$132,238 match in its 2016 budget and will budget additional funds in its 2017 budget as necessary to complete the project. The commitment of these funds are referenced in the letters of support that are attached in Part G.

9. Briefly discuss support from entities and user groups that are supporting the project in other ways than cash or in-kind contributions. Support letters should come from users, working groups, user groups, community members, volunteers, schools, etc. A maximum of five (5) community support letters should be attached in Part G. All letters should be dated within the last six months.

Letters of support from the South Platte Working Group, Urban Drainage and Flood Control District, Southwest Metropolitan Water and Sanitation District, and the Colorado Water Conservation Board are attached in Part G.

10. Describe any scenic, historic or cultural values associated with this project. Will they be preserved or restored? Describe specific natural resources at the site, including habitat and/or water. List predominant wildlife species and vegetation on site. Discuss impacts to these resources as a result of this project. If this is a conservation easement acquisition project, describe the conservation values and public benefits/value of the land, easement or water resource.

The trail components of Phase I of the River Integration project at Hudson Gardens will occur on land currently developed as trails and service roads. The parking facility will be constructed on land currently housing Hudson Gardens' maintenance facility, and the redesigned trailhead/junction between Hudson Gardens and the Trail will be located in an area currently utilized by Hudson Gardens as a garden railroad exhibit and horticultural display beds.

The project site includes a significant natural feature, the 1.25 acre 'Wetlands'. The Wetlands is a remnant oxbow of the South Platte River and currently serves as storm water detention. Its shoreline is dominated by aquatic and terrestrial herbs, grasses, rushes, and sedges, and woody plants consisting mostly of Plains Cottonwood trees. The Wetlands also serves as habitat for a variety of fauna including raccoons, red fox, toads, Western Painted turtles, snapping turtles, muskrats, and a multitude of bird species including Great Blue heron, Black-crowned Night Heron, Northern Flicker, Belted Kingfisher, Mallard, and Wood Duck. The eastern bank of the Wetlands is currently very steep and will be slightly graded to allow for ADA accessibility of the 2016 Standard and Small Grant

Application

11.03.2015

APPLICANT: City of Littleton

PROJECT TITLE: Phase I River Integration at Hudson Gardens

interior trail improvements. Following grading for the trail, the bank will be revegetated with native plant species, which will enhance the ecological value of this area. The proposed improvements will not otherwise disturb the Wetlands or any other natural resources.

11. Discuss the ownership and legal access to the proposed project site, including right of access without trespassing on adjacent property. Detail any third-party rights, easements or other encumbrances that exist. Provide supporting documentation proving ownership, legal access or permission from landowner and a site map in Part G.

The Phase I River Integration project will occur at Hudson Gardens, which is owned by SSPRD. The District acquired the property in 1997 from the King C. Hudson and Evelyn Leigh Hudson Foundation, Inc. and entered into a management agreement with the Foundation at the same time. A copy of the management agreement and deed are attached in Part G. Executive Director Rob Hanna of SSPRD has provided a letter evidencing SSPRD's support of the project, permission to access and improve the property, and commitment to long-term maintenance, which is attached.

The Trail is constructed on a recreational easement provided by the Colorado Water Conservation Board to SSPRD. Parts of the project site are also located on an easement provided by the Southwest Metropolitan Water and Sanitation District. The project does not violate the restrictions of either easement and both groups support the project with no objection, as evidenced by their letters of support which are attached in Part G. Copies of all easements have been provided to the ACOS Grant Administrator. There are no other third-party encumbrances that will affect access to the project site during construction or after completion of the project.

ARAPAHOE COUNTY

12. Describe long-term maintenance of the project site and components. Estimate the annual costs to maintain the site, how those numbers were calculated, how you intend to fund maintenance and who is responsible for maintenance. Explain how maintaining this project site changes your agency's maintenance budget. (Provide projected budget changes, detailed cost estimates, how you plan to accommodate these changes, and explain how you arrived at those numbers.) Provide a commitment letter from the management/maintenance agency addressing long-term maintenance and include budgeting for funding maintenance in Part G.

Via a management agreement with SSPRD (attached), the King C. Hudson and Evelyn Leigh Hudson Foundation, Inc. is responsible for all maintenance requirements on the property, which will include the Phase I River Integration project. Should the Foundation cease to operate the facility, maintenance responsibilities will shift to SSPRD.

Once completed, maintenance needs for this project will consist mostly of those related to the trails and planting beds. Maintenance of the trails will not include any significant additional expense as the total linear feet of new and/or improved trails is similar to current conditions. If

2016 Standard and Small Grant
Application

11.03.2015

APPLICANT: City of Littleton

PROJECT TITLE: Phase I River Integration at Hudson Gardens

additional trail maintenance costs arise, they can be easily absorbed by the annual trail maintenance budgets of Hudson Gardens and SSPRD, who currently work jointly to perform trail maintenance at Hudson Gardens. The planting beds will require regular maintenance, which may require the addition of a seasonal employee between the months of April and October each year, incurring an additional annual expense of \$15,600. The budget impact for additional irrigation will be negligible, as Hudson Gardens has ample supply of irrigation water available at a very low annual cost. The umbrellas for the picnic tables will require periodic replacement due to wear and tear, and these additional costs can be absorbed by Hudson Gardens' annual maintenance budget.

13. Describe how this project addresses inclusivity per the Americans with Disabilities Act guidelines.

Accommodations have been made to ensure accessibility of all project areas. The proposed improvements will be designed and constructed to current ADA standards, including compliant slopes, grades, and trail widths that permit safe access for those who require mobility assistance. Signage will follow ADA guidelines for height, material, lettering, and finishes.

14. If successful in obtaining this grant, how will the agency use this project to inform citizens about the value of the Arapahoe County Open Space sales and use tax? Address the public outreach plan, signage plan, celebration, dedication, etc. Please write a brief press release statement. Explain how the County will be recognized and informed that materials, articles and ceremonies have/are taking place. This information is required to include County acknowledgement and should be relayed to the County Grants Program Administrator for review and filing.

ARAPAHOE COUNTY

The City of Littleton and Hudson Gardens will educate residents about the importance of the ACOS sales and use tax program through signage and outreach. ACOS-provided recognition signage will be purchased and placed at the trailhead entrance. Acknowledgement and information specific to ACOS programs will be distributed via the City of Littleton's and Hudson Gardens' regular communication platforms such as websites, press releases, regular newsletters, and the City of Littleton's *Littleton Report*. Opportunities to provide recognition and education about ACOS may also be available at the site of the River Integration project via the digital information kiosk. Finally, at a grand opening event following completion of the project, ACOS will be recognized for its support. The City of Littleton and Hudson Gardens will submit all press materials and recognition materials to ACOS for review prior to print, distribution, and or/fabrication.

APPLICANT: City of Littleton

PROJECT TITLE: Phase I River Integration at Hudson Gardens

Part G – Attachments

Use the application checklist to verify that all of the required documents are included in this application in the order listed below. All sections are required and must be complete to meet minimum qualifications. One original signed application and one copy must be included for all sections below. Part A through Part G must be included as one complete pdf document on a thumb drive and labeled with the Entity Name, Project Name, Application (ie. ArapahoeCounty.ParkPlan.Application).

- X Part A – Application Summary Form
- X Part B – Minimum Qualifications and Eligibility Form
- X Part C – Application Checklist
- X Part D – Project Timeline (*must be detailed*)
- X Part E – Project Budget Narrative and Forms (*all forms must be completely filled out*)
- X Part F – Project Details (*narrative response to project questions; include Land Acquisition section if applicable*)
- X Part G – Attachments (*Identify each attachment with a table of contents cover page, prepare attachments in the following order and label each attachment page at the top with the listed attachment number and title. Print one original and one copy to submit with Part G. This section does NOT need page numbers.*)
 1. Evidence of support from highest authority (*official letter or resolution*) – including commitment to complete and maintain the project; statement that matching funds are secured and/or fund-raising efforts are underway; acknowledgment of responsibility of cost overruns; and certification that the project will be open to the public or serve a public purpose upon completion. See *attached sample resolution.*
 2. Evidence of community support (*letters of support – maximum of 5*)
 3. Documentation of opposition and responses (*state if applicable*)
 4. Evidence of commitment from project partners (*cash match/in-kind match support letters/partner support letters – no maximum*)
 5. Photos (*pre-submittal*)
 6. Maps (*Include site map & vicinity map*)
 7. Site Visit Form (*plan and project site visit form with driving directions*)
 8. Evidence of commitment to long-term maintenance, including the maintenance budget and agency capacity to maintain (*letter from management/maintenance agency*)
 9. Evidence of property ownership/legal access (*legal documentation*)
 10. GIS shapefile, if applicable (*include on thumb drive*)
 11. Other (*clearly title: acquisition documentation: appraisal, title commitment, contract option (if applicable) or other supporting documents*)

Resolution from a Governing Body or an Official Letter from Highest Authority must include all listed applicable items and must designate a specific person to sign the grant agreement and related grant administration documents.

Part G – Attachments

- 1) Evidence of support from highest authority**
 - a. Resolution from Littleton City Council**
 - b. Letter from Littleton City Manager Michael Penny**

CITY OF LITTLETON, COLORADO

Resolution No. 5

Series, 2016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, SUPPORTING AN APPLICATION BY THE CITY ON BEHALF OF THE KING C. HUDSON AND EVELYN LEIGH HUDSON FOUNDATION, INC. FOR AN ARAPAHOE COUNTY OPEN SPACE GRANT FOR TRAIL AND SITE IMPROVEMENTS AND AMENITIES AT THE HUDSON GARDENS & EVENT CENTER (HUDSON GARDENS)

WHEREAS, the King C. Hudson and Evelyn Leigh Hudson Foundation, Inc. desires to integrate Hudson Gardens with the Mary Carter Greenway Trail and South Platte River Corridor through trail improvements and additional site amenities;

WHEREAS, the city has been cooperating with the King C. Hudson and Evelyn Leigh Hudson Foundation, Inc. to enhance the quality of parks, trails, and open space systems within the city;

WHEREAS, the improvements at Hudson Gardens will include the creation of a new trailhead parking facility, improved trail connections between Hudson Gardens and the Mary Carter Greenway Trail, and additional amenities including seating and picnicking areas, shade structures, bicycle parking, artistic features, and educational displays;

WHEREAS, funding these improvements at Hudson Gardens will enhance the value of the South Platte River corridor;

WHEREAS, the city council awarded \$400,000 in matching funds to Hudson Gardens from the City's 2015 budget for this project;

WHEREAS, Hudson Gardens has appropriated \$200,000 in matching funds from its fund balance for this project; and

WHEREAS, the city will act as the submitting entity for the application and should the grant be funded, will also act as the pass-through administrator of the grant;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, THAT:

The City of Littleton supports and agrees to submit on behalf of the King C. Hudson and Evelyn Leigh Hudson Foundation, Inc. a grant application for a 2016 Arapahoe County Open Space funds for trail improvements and site amenities at Hudson Gardens. Should

Resolution No. 05-2016

Page 2 of 2

47 the project be funded the city council authorizes the city manager or his designee to sign a grant
48 agreement and grant reports with Arapahoe County

49
50
51
52

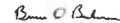
INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the

53 City Council of the City of Littleton, Colorado, on the 19th day of January, 2016, at 6:30 p.m. at

54 the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

55 ATTEST:

56 DocuSigned by:
57 
58 _____
59 Wendy Heffner
60 CITY CLERK

DocuSigned by:


Bruce C. Beckman
MAYOR

61 APPROVED AS TO FORM:

62 DocuSigned by:
63 
64 _____
65 Kristin Schedorn
66 CITY ATTORNEY
67
68



Office of the City Manager
2255 W. Berry Avenue
Littleton, Colorado 80120
303-795-3720

January 29, 2016

Arapahoe County Open Space
Attn: Lindsey Miller, Grants Program Administrator
6934 South Lima Street, Unit A
Centennial, CO 80112

RE: Evidence of Support – River Integration improvements at Hudson Gardens

Dear Ms. Miller:

The City of Littleton is pleased to submit this 2016 grant application to Arapahoe County Open Space to request funding support for Phase I of the River Integration improvements at Hudson Gardens, which includes the new trailhead parking facility, improved trails, and expanded cultural amenities.

The city fully supports this project and is committed to working with Hudson Gardens to complete the proposed project. The River Integration project is a high priority given that Hudson Gardens is a regional amenity and important source of economic development within our community. Further, by providing additional parking facilities and improved access to the Mary Carter Trail, the project supports and complements many other recent investments along the Trail and South Platte River corridor.

Together, the city and Hudson Gardens have committed \$532,238 in matching funds for the Phase I River Integration improvements. The city has contributed \$400,000; this cash match is secured and was appropriated for this project in the city's 2015 budget. Hudson Gardens has committed \$132,238 in eligible matching funds towards this project and will be responsible for any expense overruns incurred.

Hudson Gardens will oversee the planning, design, and construction, and along with the support of the South Suburban Park and Recreation District, will be responsible for maintaining the project once completed.

The city certifies that the project will be open to the public and serve public purposes by improving the quality and accessibility of the open spaces along the South Platte River corridor, including the Mary Carter Greenway Trail and Hudson Gardens.

Deputy City Manager Mike Braaten and I will serve as authorized signatories for the purposes of this application for Arapahoe County Open Space grant funds and any subsequent signature needs should it be selected for funding.

The City of Littleton and its partners on this project respectfully request your support in implementing the proposed Phase I River Integration improvements at Hudson Gardens.

Sincerely,



Michael Penny
City Manager

Part G – Attachments

2) Evidence of community support

- a. Letter from the South Platte Working Group
- b. Letter from the Urban Drainage and Flood Control District
- c. Letter from the Colorado Water Conservation Board
- d. Letter from Southwest Metropolitan Water and Sewer District

SOUTH PLATTE WORKING GROUP

February 3, 2016

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 application to the Arapahoe County Open Spaces Program for the Phase I River Integration project at The Hudson Gardens & Event Center (Hudson Gardens).

Hudson Gardens is an important asset for the South Platte River corridor but users of the Mary Carter Greenway pass within feet of the gardens without knowing that it is available to them. This proposed project would orient Hudson Gardens towards the river, realizing a longtime priority for the working group. This project was highlighted as a "quick win" in the working group's 2013 Vision Report.

The project is consistent with our vision of creating a vibrant river environment through economic, cultural, recreation and natural opportunities. It is also consistent with the working group's goals to:

- Enhance the South Platte corridor as a recreational resource for the entire region;
- Encourage and improve opportunities for education and understanding of the South Platte River's health and its tributaries; and
- Connect the communities to the river—through more consistent land use, economic development and coordinated policies.

Finally, the ACOS grant would be leveraged by the substantial contributions from the City of Littleton and Hudson Gardens. A grant from Arapahoe County is a crucial part of ensuring that this project can move forward and benefit the thousands of people who enjoy Hudson Gardens and the Mary Carter Greenway throughout the year.

We appreciate your consideration of this application and your continued support of enhancing the South Platte as a signature regional recreational resource.

Sincerely,

The Members of the South Platte Working Group
(Please see the next page for members.)

SOUTH PLATTE WORKING GROUP

Arapahoe County

Nancy Doty, Commissioner
Shannon Carter, Intergovernmental
Relations and Open Spaces Director

City of Englewood

Linda Olson, City Council
Eric Keck, City Manager

City of Sheridan

Sally Daigle, City Council
Devin Granbery, City Manager

Colorado Water Conservation Board

Joe Busto, South Platte River Coordinator

South Metro Land Conservancy

Bobbie Sheffield, Board Member

Arapahoe County Open Space & Trails Advisory Board

Bev Bradshaw, At Large Board Member

Town of Columbine Valley

Gale Christy, Mayor

City of Littleton

Debbie Brinkman, Mayor Pro Tem
Michael Penny, City Manager

South Suburban Parks & Recreation District

Sue Rosser, Board Member
Rob Hanna, Executive Director

Urban Drainage & Flood Control District

Paul Hindman, Executive Director

South Suburban Park Foundation

David Bolt, Board Member



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Paul A. Hindman, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

Telephone 303-455-6277
Fax 303-455-7880
www.udfcd.org

January 13, 2016

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

RE: Letter of Support for River Integration Improvements at Hudson Gardens

To Whom It May Concern:

The Urban Drainage and Flood Control District (District) supports the City of Littleton's request for Arapahoe County Open Space grant funding for the Phase I River Integration project at The Hudson Gardens & Event Center (Hudson Gardens). This project is in alignment with the District's mission and the South Platte Working Group's vision for the South Platte River corridor.

Currently the South Platte River and Mary Carter Greenway Trail run along the western border of Hudson Gardens' River Integration project site. It is one of several new improvements along this section of the Trail including South Platte Park, Reynold's Landing, the new Breckenridge Brewery Facility, Lee Gulch, Riverside Downs, and Creekside Experience. All of these elements represent significant investments along the corridor and the River Integration project complements them by providing much needed accessibility to the Trail. Further, it provides a unique amenity for Littleton and the surrounding communities.

The District strongly supports the City of Littleton's application for an Arapahoe County Open Space grant to provide funding for the Phase I River Integration project at Hudson Gardens.

Sincerely,

A handwritten signature in blue ink that reads "Paul A. Hindman".

Paul A. Hindman
Executive Director

PAH/LAK/mc



COLORADO
**Colorado Water
Conservation Board**
Department of Natural Resources

1313 Sherman Street
Denver, CO 80203

P (303) 866-3441
F (303) 866-4474

John Hickenlooper, Governor

Mike King, DNR Executive Director

James Eklund, CWCB Director

February 1, 2016

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

Dear Members of the Board:

We understand that the City of Littleton is applying for grant funding to support the Phase I River Integration project at Hudson Gardens, which includes trailhead parking, comfort amenities, and cultural elements. The Colorado Water Conservation Board supports this project and understands that some of the construction will occur on CWCB-owned parcels. As a South Platte Working Group member, we are aware of coordinating with all interests and support this project.

Sincerely,

Joe Busto
Colorado Water Conservation Board
South Platte River Program



February 3, 2016

Melanie Feddersen
Development Manager
The Hudson Gardens & Event Center

Re: Phase 1 River Integration Project at Hudson Gardens/Arapahoe County Open Space Funding

Dear Ms. Feddersen,

The Southwest Metropolitan Water and Sanitation District (SWMWSD) supports the City of Littleton's request for Arapahoe County Open Space grant funding for the Phase I River Integration project at Hudson Gardens.

We have reviewed the project and understand that some of the construction will occur on a SWMWSD-controlled easement. Hudson Gardens has committed to providing adequate access for SWMWSD purposes at the project site during and incorporate access as part of the design. We will coordinate with Hudson Gardens to ensure this requirement is met.

Regards,



Tony Cocozzella Project Coordinator
Southwest Metropolitan Water and Sanitation District | office: (720) 726-5030 | cell: (303)-829-9407
8739 W. Coal Mine Ave.
Littleton, CO
tpcocozzella@plattecanyon.org

Part G – Attachments

3) Documentation of opposition and responses

Not applicable. There was no opposition received regarding this project.

Part G – Attachments

4) Evidence of commitment from project partners

- a. Letter from the President of the Board of Directors of the King. C. Hudson and Evelyn Leigh Hudson Foundation, Inc., Ned White
- b. Letter from South Suburban Parks and Recreation Executive Director Rob Hanna



February 3, 2016

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

Re: Evidence of Partner Support, Commitment to Public Access and Long-Term Maintenance of Phase I River Integration Improvements at Hudson Gardens

Dear Members of the Board:

On behalf of the Board of Directors of the King C. Hudson and Evelyn Leigh Hudson Foundation, Inc., I am writing to affirm our support of the City of Littleton's grant application to Arapahoe County Open Space for funding for Phase I of the River Integration improvements at Hudson Gardens.

The neighboring Mary Carter Greenway Trail (Trail) and South Platte River are among Hudson Gardens' greatest assets, and this project represents an important opportunity for our institution to promote its mission among a much wider audience. Further, it will allow our 150,000+ annual visitors to more fully connect with and take advantage of the unparalleled regional resources that lie along the South Platte River corridor.

The Foundation greatly values its role in providing public access to culture and open space. Hudson Gardens has been operated as an open space facility since 2012; the grounds are open to the public and free of charge year-round. We are committed to maintaining Hudson Gardens and Phase I of the River Integration project as open space developments and will continue to encourage public visitation and access to the facility.

Likewise, we recognize the significant investment that this project represents and the Foundation is committed to ongoing maintenance of the project site. Upkeep of Hudson Gardens' grounds is an annually-budgeted expense and maintaining this project, once completed, will fall within our scope of responsibility.

The Foundation has approved \$132,238 in eligible matching funds from its 2016 annual budget toward this project. Additionally, the Foundation has budgeted \$94,876 as a construction contingency and will be responsible for any cost overruns that exceed the project's total budget.

Along with our partners at the City of Littleton, we appreciate the opportunity to request grant funding and support from Arapahoe County Open Space and thank you for your consideration.

Sincerely,

Ned White
President, Board of Directors
The King C. Hudson and Evelyn Leigh Hudson Foundation, Inc.



South Suburban
PARKS AND RECREATION

January 13, 2016

Arapahoe County Open Space and Trails Advisory Board
6934 South Lima Street, Unit A
Centennial, CO 80112

Re: Letter of Support/Ownership/Maintenance Responsibility-Hudson Gardens' River Integration Project

Ladies and Gentlemen,

Please consider this letter as support for the City of Littleton's application for an Arapahoe County Open Space grant to provide funding to integrate The Hudson Gardens & Event Center ('Hudson Gardens') with the Mary Carter Greenway Trail through the River Integration project.

The River Integration project aligns well with the District's goals, the South Platte Working Group's vision for the South Platte River corridor, and Hudson Gardens' facility master plan. The proposed improvements will contribute greatly to the rich character of the South Platte River corridor and the City of Littleton and will undoubtedly enrich the experiences of those visiting the Mary Carter Greenway Trail and Hudson Gardens.

South Suburban is the legal owner of Hudson Gardens and confirms permission for the Phase I River Integration project to occur on the property. Management, operation, and maintenance of the facility is performed by the King C. Hudson and Evelyn Leigh Hudson Foundation, Inc. via a management agreement with South Suburban (the agreement is included as an attachment to this application). Should the project be funded, long-term maintenance of the River Integration project site will be the responsibility of the Foundation, supported by South Suburban. Per the management agreement, should the Foundation cease to operate the facility, South Suburban will assume responsibility for upkeep and maintenance of the project site. South Suburban and Hudson Gardens will both ensure that the project site remains open and accessible to the public.

Thank you very much for your consideration of this important project, which has the full support of South Suburban Parks and Recreation.

Sincerely,

Rob Hanna
Executive Director

Administrative Office
6631 S. University Blvd.
Centennial, CO 80121-2913

phone 303.798.5131
fax 303.798.3030
ssprd.org

Board of Directors
John K. Ostermiller, Chair

Susan M. Rosser
Pamela M. Eller
Michael T. Anderson
Scott A. LaBrash

Executive Director
Rob Hanna

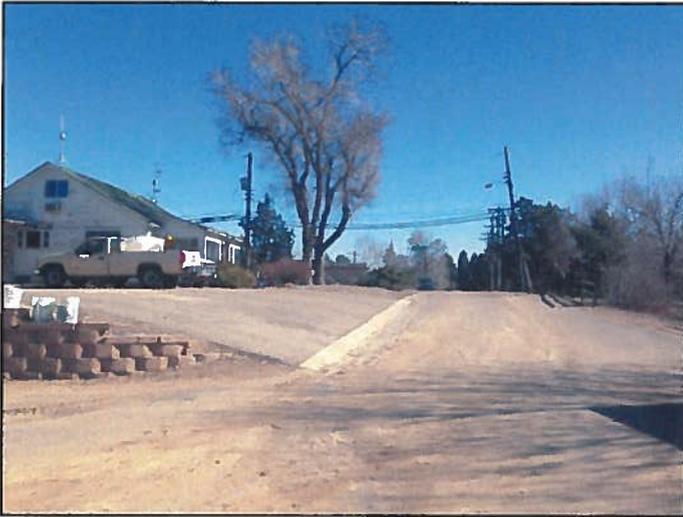
Part G – Attachments

5) Photos (*pre-submittal*)

Part G Attachment:

5. Photos (pre-submittal)

Views of Hudson Gardens' current maintenance facility, which will be demolished and the 45-space parking lot constructed in its place.



View faces east. Santa Fe Drive is in the background.



View faces northeast.



View faces west.



View faces west.

Part G Attachment:

5. Photos (pre-submittal)

Views of the current trail that will be improved to connect the proposed parking lot to the Mary Carter Greenway Trail ('Trail').



View faces west.



View faces west.



View faces east.

Part G Attachment:

5. Photos (pre-submittal)



View of the current interior trail that will be improved and lead from Hudson Gardens' main entry to the Trail entry. View faces north.

View of the proposed junction between the trail that leads from the main entry and that which originates at the proposed parking lot. Once joined, these trails will lead to the Trail. View faces southwest.



View from the current interior trail that will be improved and lead from Hudson Gardens' main entry to the Trail. View faces west, looking down upon the proposed redesigned entryway. The Trail is visible in the background.

Part G Attachment:

5. Photos (pre-submittal)

Below are views of the current area that will be developed into the redesigned entryway into Hudson Gardens from the Trail.



View faces northeast.



View faces southeast.



View faces southwest.

Part G Attachment:

5. Photos (pre-submittal)

Below are views of Hudson Gardens from the Trail.



View of the location where the redesigned entryway would reside.



View of the current Trail entry (existing trailhead) and snack shop area during a summer weekday. View faces southeast.



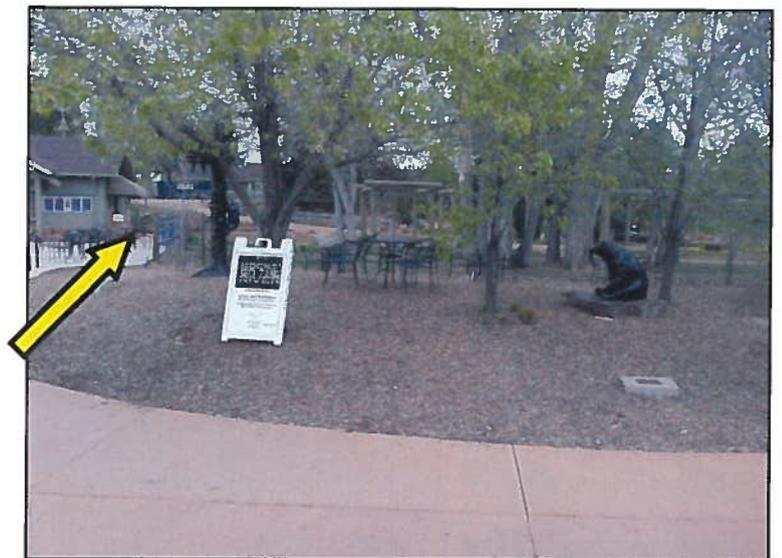
View of the Trail, facing south. Hudson Gardens is indicated with the yellow arrow.

Part G Attachment:
5. Photos (pre-submittal)

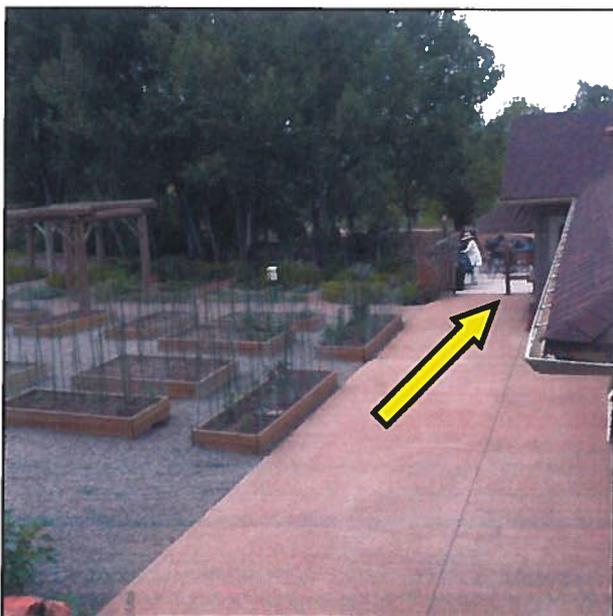
Below are views of the existing trailhead/Trail entry, indicated by yellow arrows.



View faces east.



View faces east.



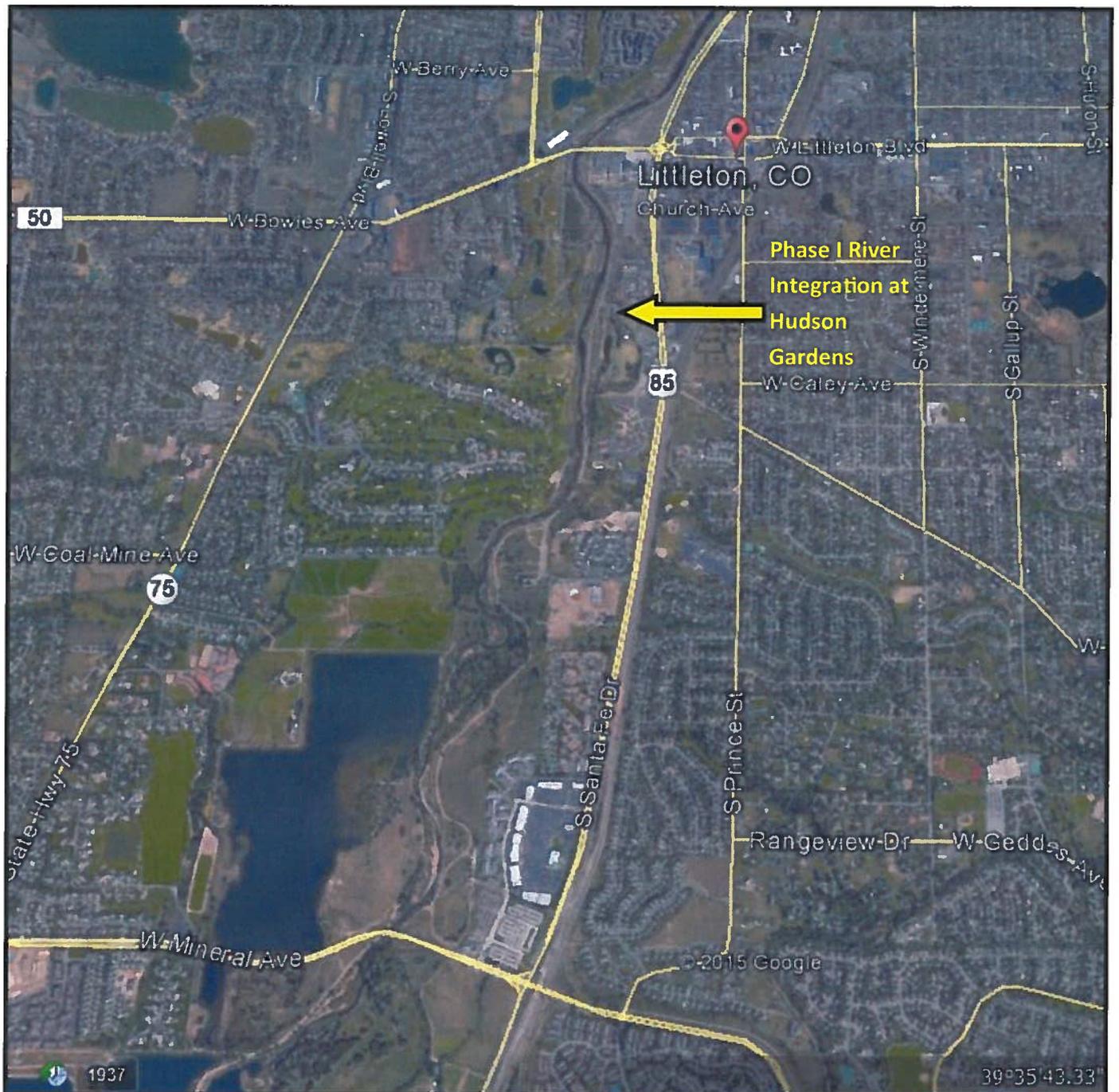
View faces west.

Part G – Attachments

6) Maps

- a. Vicinity Map
- b. Site Map

Part G Attachment:
6. Maps: Vicinity Map



Part G Attachment:
6. Maps: Site Map



Part G – Attachments

7) Site Visit Form

- a. Plan and project site visit form
- b. Yahoo driving directions

2016 ACOS Grant Applicant Site Visit Form

City of Littleton

Standard Grant, Trail Project

Name of Applicant

Grant Category and Type

Phase I River Integration at Hudson Gardens

Title of Grant

Mike Braaten, Deputy City Manager

mbraaten@littletongov.org; 720-837-5260

Primary Contact Name

Contact Email and Cell Phone

Required for Site Visits:

- 1. Please provide the project address or the closest major intersection.**
- 2. Please provide Point-To-Point Driving Directions from ACOS offices to project location. If you are providing an intersection, please provide Turn-By-Turn directions from ACOS to the intersection and then from the intersection to the project site (recommended site visit location).**
- 3. Please attach driving directions to this form (behind). Yahoo driving directions are preferred.**
- 4. Propose a meeting location at the project site.**
- 5. Other important information. (Example: parking, clean restrooms on site or nearby, necessary walking from parking to site, any clarification needed from the attached maps)**

1. Project Address: 6115 S Santa Fe Drive, Littleton, CO 80120. Hudson Gardens is located at the intersection of South Santa Fe Drive and South Sumner Street, on the western side of South Santa Fe Drive.
2. Directions from ACOS offices to project site:
Head toward E Easter Ave on S Lima St
Turn right onto E Easter Ave
Turn left onto S Havana St
Continue on E Dry Creek Rd
Turn left and take ramp onto I-25 S
Take exit 194 toward Grand Jct onto CO-470 W
Take the exit toward Santa Fe Dr onto US-85 N (S Santa Fe Dr)
Turn left onto S Vinewood St
Arrive at S Vinewood St
3. Yahoo driving directions are attached.
4. Proposed meeting location: Hudson Gardens' Welcome Center (immediately west of the main parking lot at Hudson Gardens)
5. Other important information: Hudson Gardens' primary address is that of the log cabin building located to the north of the parking lot. If turning onto Maplewood instead of Vinewood/Sumner, take your first left into the parking lot and follow the road south to Hudson gardens' main parking lot, where you'll see the Welcome Center towards the west.

Map & Directions

Map Only

Directions Only

Print

5 Hotels in Littleton CO booking.com/Littleton-Hotels Have a Great Time in Littleton for Less When You Book Online & Save!

Ad



A 6934 S Lima St, Unit a, Englewood, CO 80112-3881

Enter notes here

B 6115 S Santa Fe Dr, Littleton, CO 80120-1818

255

Total Distance: 15.35 mi — Total Time: 22 mins

Map Layout



A 6934 S Lima St, Unit a, Englewood, CO 80112-3881

Expand All

Head toward E Easter Ave on S Lima St

Go for 0.2 mi

Hide



Turn right onto E Easter Ave

Go for 0.5 mi

Hide



Turn left onto S Havana St

Go for 0.5 mi

Hide

1/15/2016

Driving directions to 6115 S Santa Fe Dr, Littleton, CO 80120-1818 on Yahoo Maps, Driving Directions and Traffic

-  Continue on E Dry Creek Rd Go for 0.5 mi [Hide](#)

-  Turn left and take ramp onto I-25 S Go for 1.3 mi [Hide](#)

-  Take exit 194 toward Grand Jct onto CO-470 W Go for 9.0 mi [Hide](#)

-  Take the exit toward Santa Fe Dr onto US-85 N (S Santa Fe Dr) Go for 3.2 mi [Hide](#)

-  Turn left onto S Vinewood St Go for 459 ft [Hide](#)

- Arrive at S Vinewood St. [Hide](#)



6115 S Santa Fe Dr, Littleton, CO 80120-1818

[Expand All](#)

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

Part G – Attachments

- 8) Evidence of commitment to long-term maintenance, including the maintenance budget and agency capacity to maintain (*letter from management/maintenance agency*)
 - a. Letter from South Suburban Parks and Recreation Executive Director Rob Hanna



South Suburban
PARKS AND RECREATION

January 13, 2016

Arapahoe County Open Space and Trails Advisory Board
6934 South Lima Street, Unit A
Centennial, CO 80112

Re: Letter of Support/Ownership/Maintenance Responsibility-Hudson Gardens' River
Integration Project

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Sincerely,

Rob Hanna
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Scott A. LaBrash

Executive Director
Rob Hanna

Part G – Attachments

- 9) Evidence of property ownership/legal access (*legal documentation*)
 - a. Warranty Deed
 - b. ArapaMap property data confirming ownership

WARRANTY DEED

THIS DEED, Made this _____ day of **November** 19 **97**
between **KING C. HUDSON AND EVELYN LEIGH HUDSON
FOUNDATION, INC.**

a corporation duly organized and existing under and by virtue of the laws of the State
of **Colorado** grantor, and
SOUTH SUBURBAN PARK AND RECREATION DISTRICT,

~~a~~ **quasi-municipal** corporation duly organized and existing under and by virtue of the laws of the State
of **Colorado** grantee, whose legal address is **6631 South University Boulevard,
Littleton, Colorado 80121**

WITNESSETH, That the grantor, for and in consideration of the sum of **Ten Dollars (\$10.00) and other
good and valuable consideration** ~~the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell,
convey and confirm, unto the grantee, its successors and assigns forever, all the real property together with improvements, if any, situate, lying and being
in the _____ County of **Arapahoe** and State of Colorado, described as follows:~~

**See Exhibit A attached hereto and incorporated herein by this
reference.**

**Use of the property described on Exhibit B attached hereto
and incorporated herein by this reference shall be restricted
perpetually to display gardens, or open space or recreation
and related operations, and to horticultural, educational,
cultural, recreational, parking and fund-raising uses,
activities, improvements and events that are compatible with
the above.**

also known by street and number as:

TOGETHER, with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and
reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor,
either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns
forever. And the grantor for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the grantee, its successors and assigns,
that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and
indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in
manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, incumbrances
and restrictions of nature soever, except **rights-of-way and easements of record.**

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee,
its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its _____ president, and its corporate
seal to be hereunto affixed, attested by its _____ secretary, the day and year first above written.

Attest:

**KING C. HUDSON AND EVELYN LEIGH
HUDSON FOUNDATION, INC., a
Colorado corporation**

Dolores Gustafson
Secretary

By: *Marilyn Schalge*
President

STATE OF COLORADO.

County of **Arapahoe**

The foregoing instrument was acknowledged before me this *27th* day of **November**, 1997, by
Marilyn Schalge as President and *Dolores Gustafson* as Secretary of **King C. Hudson and Evelyn Leigh Hudson
Foundation, Inc.**, a corporation

My commission expires *May 10, 1999*
Witness my hand and official seal.

Stephen C. Young
Notary Public
5417 S. Perry St. Littleton CO 80120
Address

*If in Denver, insert "City and."

EXHIBIT A
TO WARRANTY DEED

Parcel 1

Lot 1, Block 1, Hudson Gardens Subdivision, Arapahoe
County, Colorado

Parcel 2

Lots 19 through 25, Platte View Subdivision, Arapahoe
County, Colorado

Parcel 3

The southerly 160.00 feet of the easterly 150.00 feet
of Lots 3 and 4, Block 2, W.R. Viles Addition to
Littleton, Arapahoe County, Colorado

EXHIBIT B
TO WARRANTY DEED

Parcel 1 (portion)

Lot 1, Block 1, Hudson Gardens Subdivision, Arapahoe
County, Colorado,

EXCEPT those portions of Lot 1, Block 1, Hudson Gardens
Subdivision which are described as follows:

- (a) The building structure previously utilized as a
residence and known as 2888 West Maplewood Avenue;
and
- (b) The building structure commonly known as the Inn,
together with the following described property:

A parcel of land lying in the East one-half of the Northeast one-quarter of Section 20, Township 5 South, Range 68 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Basis of Bearings: The Westerly line of Lots 1-18 Platte View, as recorded in Plat Book 9 at Page 20, Arapahoe County Records, being monumented at each end with a No. 4, rebar with No. Survey Markings, with the line between them assumed to bear $N00^{\circ}45'04''$ E, 449.01 feet

Commencing at the Northwesterly corner of said Lot 1, Platte View; thence $N89^{\circ}55'58''$ E, along the Northerly line of said Lot 1, a distance of 210.83 feet to a point on the Westerly right-of-way line of State of Highway No. 85; thence $N07^{\circ}39'55''$ W, along said Westerly right-of-way line, a distance of 278.09 feet to the point of beginning; thence $S82^{\circ}54'50''$ W, a distance of 305.22 feet to a point on the general alignment of a four foot highway split fence as it exists, May 1997;

thence along the general alignment of said fence the following fifteen (15) courses:

1. $N19^{\circ}05'15''$ E, a distance of 30.96 feet;
2. $N26^{\circ}54'48''$ E, a distance of 49.41 feet;
3. $N27^{\circ}49'09''$ E, a distance of 15.84 feet;
4. $S88^{\circ}59'44''$ E, a distance of 49.05 feet;
5. $N00^{\circ}57'41''$ W, a distance of 49.92 feet;
6. $N85^{\circ}21'23''$ W, a distance of 85.68 feet;
7. $N79^{\circ}52'49''$ W, a distance of 15.97 feet;
8. $N48^{\circ}29'24''$ W, a distance of 18.47 feet;
9. $N17^{\circ}33'13''$ W, a distance of 25.41 feet;
10. $N11^{\circ}56'50''$ E, a distance of 27.89 feet;
11. $N43^{\circ}43'59''$ E, a distance of 20.64 feet;
12. $N64^{\circ}56'48''$ E, a distance of 22.19 feet;
13. $N73^{\circ}18'18''$ E, a distance of 11.04 feet;
14. $N19^{\circ}13'38''$ W, a distance of 16.30 feet;
15. $N24^{\circ}37'29''$ W, a distance of 40.44 feet;

thence departing the general alignment of said fence; thence following two (2) courses:

1. $N44^{\circ}11'39''$ E, a distance of 90.91 feet;
2. $N89^{\circ}20'12''$ E, a distance of 26.09 feet to a point on the general alignment of a four foot high split rail fence as it exists, May 1997;

thence N00°39'48" W, along the general alignment of said fence and along said fence line extended, a distance of 95.82 feet;

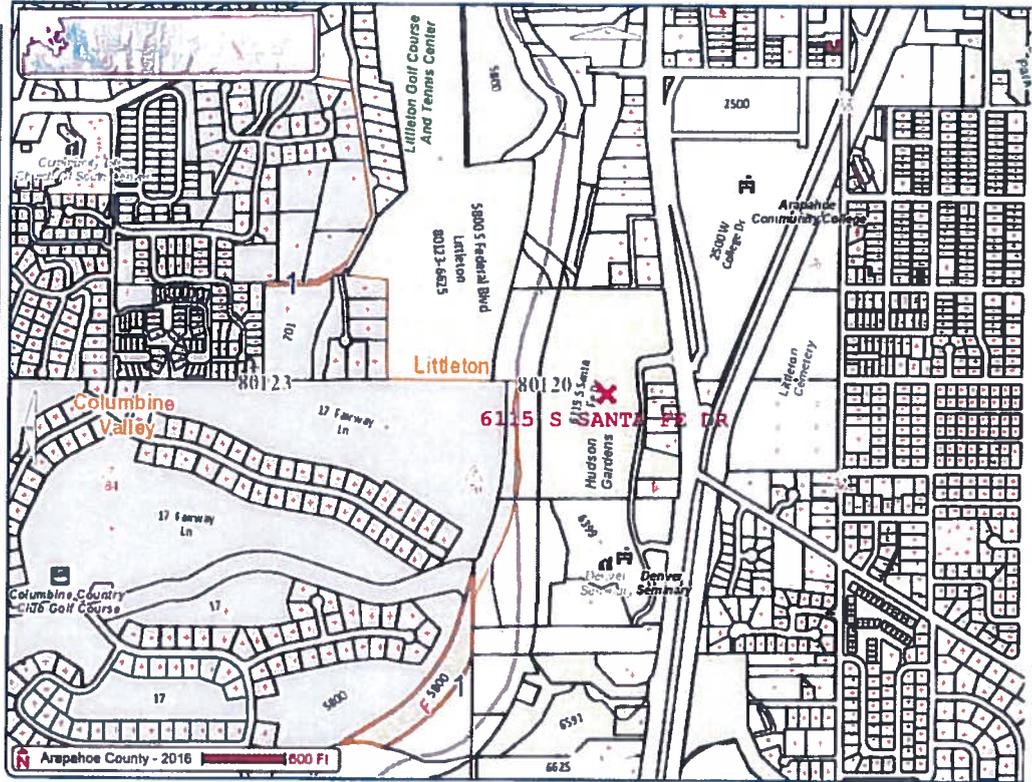
thence the following two (2) courses:

1. N89°58'00" E, a distance of 164.95 feet to a point on the Westerly right-of-way line of State Highway No. 85;
2. S07°39'55" E, along said Westerly right-of-way line, a distance of 416.97 feet to the point of beginning.

Parcel 2

Lots 19 through 25, Platte View Subdivision, Arapahoe
County, Colorado

Layers		Locate	Query	Map
Drill-Down Information				
Parcel	Addr: 6115 S SANTA FE DR Owner: SOUTH SUBURBAN PARK & RECREATION DISTRICT 2077-20-1-21-002			
Assessor Tax Map	2077-20-1			
Jurisdiction	LITTLETON			
Voting Precinct	150			
Sales Tax	LITTLETON - 7.25%			
Tax Area Group	0900			
2010 DPIRM Panel	http://gis.arapahoegov.com/Scanned			
Subdivision	HUDSON GARDENS SUBDIVISION			
Census Tract	Census Tract 65.01			
Census Block Group	Block Group 1 (part)			
Census Block	Block 1047			
County Commissioner	Nancy Doty			
Littleton District	Carol Brzeczek			
Littleton District	Bruce Beckman			
Littleton District	Peggy Cole			
Littleton District	Doug Clark			
U.S. Congress	Mike Coffman			



Print Map

Title to display on Map:

Map Size

- 8.5" x 11" (Ltr)
- 11" x 17" (B)
- 17" x 22" (C)
- 24" x 36" (D)

Orientation



Scale to Display on Map

Fit Print to Page

Locate Address - Enter an address in the search form and follow instructions

Scale: Screen DPI:

Latitude: 39° 36' 41.71" N
Longitude: 105° 2' 8.54" W



Part G – Attachments

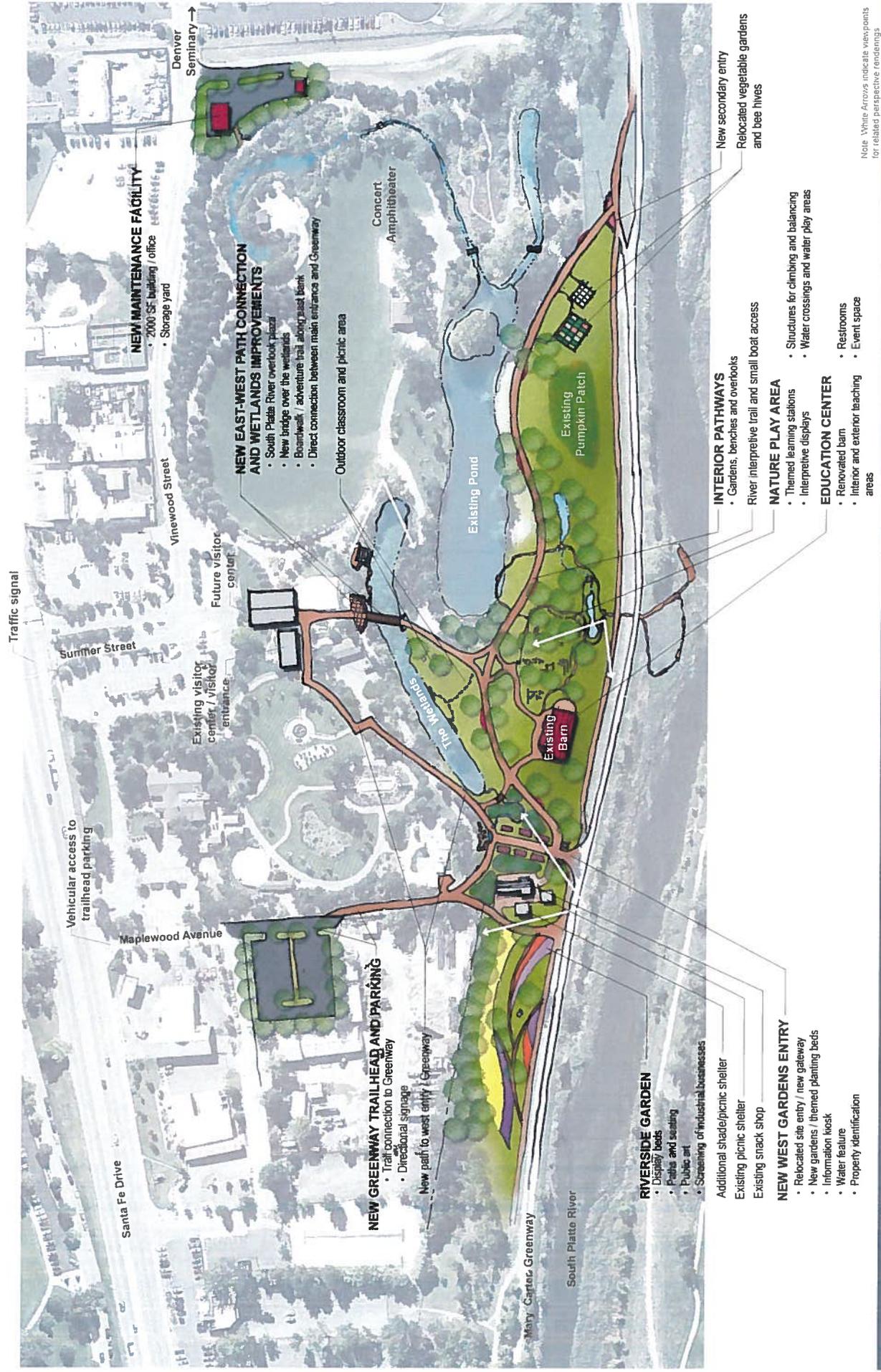
11) GIS shapefile

Submitted as a separate file (shapefile format)

Part G – Attachments

12) Other: Conceptual Site Plans

- a. Four-phase master plan for River Integration at Hudson Gardens
- b. Phasing exhibit for River Integration at Hudson Gardens
- c. Phase I conceptual plan for River Integration at Hudson Gardens



Traffic signal

Summer Street

Vehicular access to trailhead parking

Maplewood Avenue

Santa Fe Drive

Vineyard Street

Existing visitor center / visitor entrance

Future visitor center

NEW MAINTENANCE FACILITY

- 2000 SF building / office
- Storage yard

Denver Seminary →

NEW EAST-WEST PATH CONNECTION AND WETLANDS IMPROVEMENTS

- South Platte River overlook plaza
- New bridge over the wetlands
- Boardwalk / adventure trail along east bank
- Direct connection between main entrance and Greenway

Outdoor classroom and picnic area

NEW GREENWAY TRAILHEAD AND PARKING

- Trail connection to Greenway
- Directional signage
- New path to west entry / Greenway

Concert Amphitheater

Existing Pond

The Wetlands

Mary Carrick Greenway

South Platte River

RIVERSIDE GARDEN

- Display beds
- Paths and seating
- Public art
- Screening of industrial businesses

Additional shade/picnic shelter

Existing picnic shelter

Existing snack shop

NEW WEST GARDENS ENTRY

- Relocated site entry / new gateway
- New gardens / themed planting beds
- Information kiosk
- Water feature
- Property identification

INTERIOR PATHWAYS

- Gardens, benches and overlooks

River interpretive trail and small boat access

NATURE PLAY AREA

- Themed learning stations
- Interpretive displays

EDUCATION CENTER

- Renovated barn
- Interior and exterior teaching areas
- Restrooms
- Event space

New secondary entry

Relocated vegetable gardens and bee hives

Note: White Arrows indicate viewpoints for related perspective renderings



1 PHASE 1
GREENWAY TRAILHEAD / WEST GARDENS
ENTRYWAY

- Trailhead and parking lot
- Improved trail access to Mary Carter Greenway
- West gardens entryway and Gateway Garden

2 PHASE 2
HUDSON GARDENS RIVER WALK
EDUCATION CENTER AND NATURE PLAY AREA

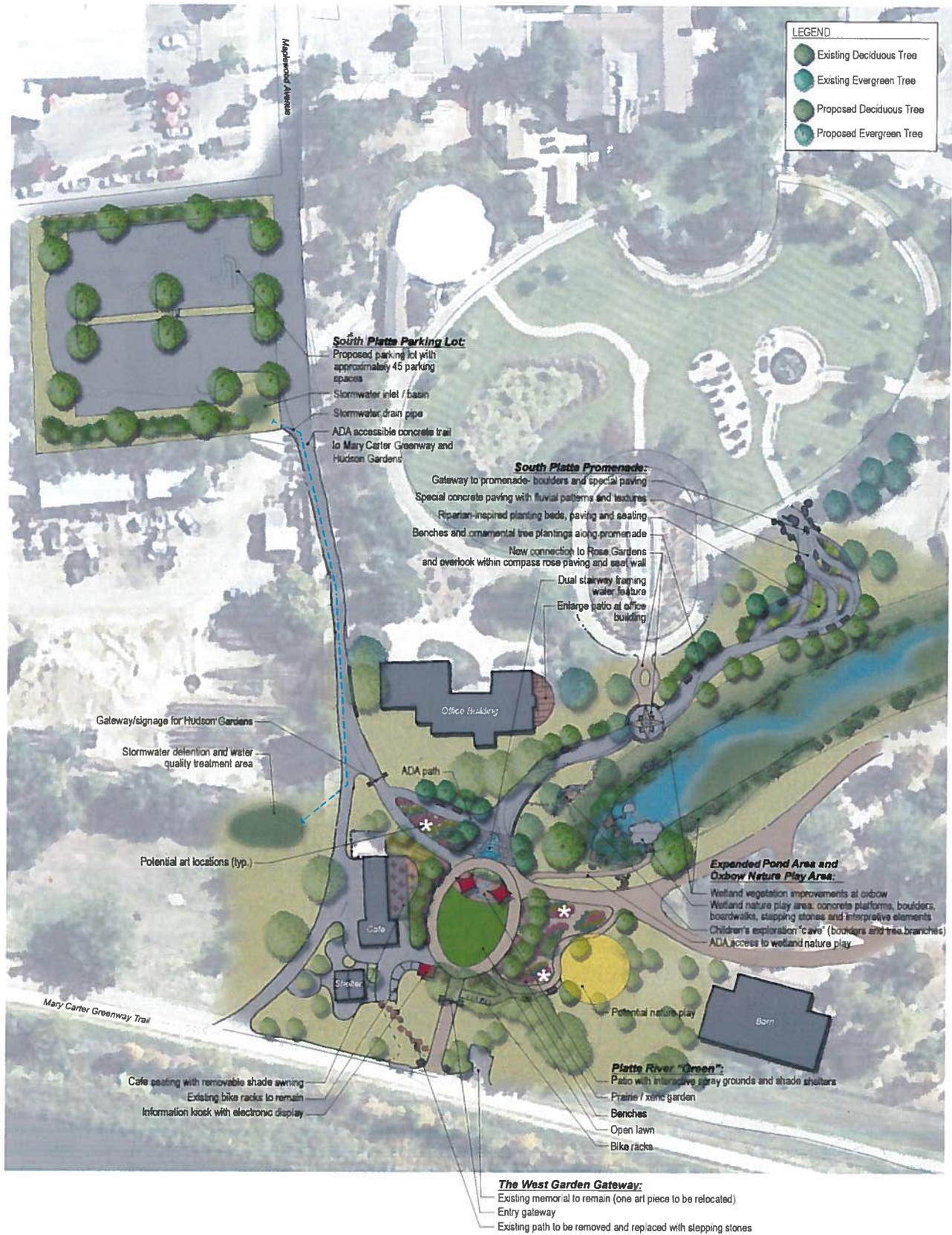
- Remodeled barn becomes education center
- New trail with river and garden views
- Nature play area -- regional play attraction
- Restored prairie meadow along gardens edge

3 PHASE 3
EAST-WEST PATH CONNECTION AND
WETLAND IMPROVEMENTS

- Platte River overlook plaza
- Bridge across wetlands and direct path to Education Center/ West Gateway
- Adventure trail and boardwalk along wetland's edge
- Environmental education learning areas at wetland's edge

4 PHASE 4
RIVERSIDE GARDEN

- Large sunflower and perennial beds
- Patios, benches and public art
- New shade pavilion
- Restored prairie



Part G – Attachments

- 13) Other: Management Agreement between South Suburban and the King C. Hudson and Evelyn Leigh Hudson Foundation, Inc. (Note: additional exhibits to the Agreement have been provided to the ACOS Grants Program Administrator)

MANAGEMENT AGREEMENT

THIS AGREEMENT is made and entered into as of this 24th day of November, 1997, by and between SOUTH SUBURBAN PARK AND RECREATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado ("District"), and KING C. HUDSON AND EVELYN LEIGH HUDSON FOUNDATION, INC., a Colorado nonprofit corporation ("Foundation").

RECITALS

A. Foundation has on the date shown above transferred to District those assets listed on Exhibits A and B attached hereto and made a part hereof. Foundation has retained other assets not shown on Exhibits A and B.

B. District has on the date shown above assumed or discharged liabilities of Foundation listed on Exhibit C attached hereto.

C. District is advancing funds as needed to Foundation.

NOW, THEREFORE, for valid consideration, the receipt and adequacy of which is hereby acknowledged, it is agreed as follows:

AGREEMENT

1. MANAGED ASSETS. District hereby engages Foundation to manage the assets listed on Exhibits A and B hereof (the "Gardens"), and Foundation hereby accepts such engagement.

2. FUNDING. District shall furnish operating funds to Foundation up to the amount of \$350,000 during 1998. Subject to annual appropriation by District, additional operating support and capital funds shall also be provided by District to Foundation in 1999 and subsequent years in such amounts as the parties agree is reasonable and necessary to perpetuate the Gardens in accordance with the Statement of Intent (the "Statement") attached to the Agreement between the parties dated November 24, 1997 by which Foundation conveyed the Gardens to District, .

3. TERM OF AGREEMENT. The term of this Agreement shall be for a period commencing on the date hereof and terminating on December 31, 1998. The term of this Agreement shall be extended automatically for successive one year periods unless District shall give notice to Foundation on or before December 1 of any year that, notwithstanding the Statement, District is not able or willing to appropriate funds to aid in the operation of the Gardens for the upcoming calendar year.

4. TERMINATION OF AGREEMENT. Either party may terminate this Agreement at any time for cause upon a written notice. For this purpose, cause shall mean: (i) any substantial default under this Agreement that is not substantially cured within 60 days after written notice of default is given by the non-defaulting party to the defaulting party; (ii) any violation of law that

adversely affects the Gardens; or (iii) the bankruptcy, insolvency, involuntary assignment to creditors or dissolution of either party. Notice shall be delivered by (a) hand; (b) certified mail, return receipt requested; or (c) facsimile transmission followed by mailed notice. In the event of termination, Foundation shall return possession of the Gardens to the District, and shall transfer to District all interests then held by Foundation in any real or tangible personal property that is then affixed to or used in connection with or otherwise integral to the operation or maintenance of the Gardens and any other property attributable to any transfer from District; however, all other assets then belonging to Foundation, including without limitation all endowment funds and other cash or investments, shall remain the sole and separate property of Foundation.

5. **USE OF ASSETS.** Foundation shall manage the Gardens for the term of this Agreement and during ordinary and regular business hours as a regional display garden which shall include without limitation: compatible horticultural, educational, cultural, recreational and fund-raising uses, activities and events; the charging of admission; solicitation of donations; sale and offering for sale all of the goods, wares, and merchandise; and the performance of such services as are usually incident thereto. Foundation shall operate for as many hours per day, including holidays, as are required to accommodate satisfactorily, economically and efficiently all prospective patrons. Said hours of operations shall be determined by Foundation, subject to reasonable requests for change by District. Foundation shall comply with all federal, state, county and city laws, ordinances, requirements or regulations; defend against the violation of same in good faith; and diligently conduct any necessary proceedings to prevent and avoid any adverse consequences of the same and holds District harmless for any violation by Foundation. Within the limits of the financial resources available to it, Foundation will at all times carry a full and complete stock of items and will maintain adequate personnel for the efficient service of its customers, patrons and donors, and in general, employ its best judgment, efforts and abilities to carry on operations in a manner calculated to produce the maximum educational benefit to the public.

6. **DEDICATION OF FOUNDATION EFFORTS.** So long as Foundation continues as the manager of the Gardens under this Agreement, Foundation will use its best efforts to raise the maximum amount of support possible for the operation, maintenance and improvement of the Gardens through annual fund-raising, membership development, capital campaigns, special events and functions, gift shop sales and other means. Furthermore, so long as Foundation continues as the manager of the Gardens under this Agreement, Foundation will use all of its own assets for the exclusive benefit of the Gardens and the various programs and activities of Foundation carried out in conjunction with its management of the Gardens. Any property of Foundation used to improve the Gardens or that becomes affixed to the Gardens shall become the property of District.

7. **LICENSES - LAWFUL OPERATION.** Foundation shall maintain in force and pay, at Foundation's expense, all fees for licenses required and taxes due (federal, state, county or city) in connection with the operation of the Gardens.

8. **NO PARTNERSHIP CREATED.** Nothing herein contained shall be deemed, held or construed to make the District a partner or an associate of Foundation in the conduct of operation of the Gardens nor to render the District liable for any debts, liabilities or obligations incurred by Foundation in the conduct of said operation, it being expressly understood and agreed that the

relationship between the parties hereto is and shall at all times remain that in which Foundation is an independent contractor.

9. **MAINTENANCE AND REPAIRS: ALTERNATIONS AND ADDITIONS.**

Foundation shall, at Foundation's sole cost and expense, but within the limits of the financial resources available to it, keep in good order, condition and repair the foundations, exterior walls (including the interior surface of walls), all windows, doors and plate glass, canopy, downspouts, gutters, parking lot, curbs, sign poles, parking light poles and roof of the buildings, and as necessary, or when required by governmental authority, make modifications or replacements thereof, and make all such repairs, modifications or replacements which become necessary or desirable by reason of Foundation's use of the Gardens or the negligence of Foundation's customers, invitees or employees, unless and to the extent the damage or loss resulting is covered under any policy of insurance of the District and such loss or damage is paid to or on behalf of District, pursuant to such insurance policy.

Foundation shall, as operator, decorate, maintain and keep in good order, condition and repair and replace as required the interior of the buildings, including electrical equipment, plumbing and sprinkler systems applicable to the buildings, if any, installed therein, glass, carpeting, window coverings, furnishings or fixtures, with glass, carpeting, window coverings, furnishings or fixtures of the same of similar quality.

10. **INSURANCE.** Foundation shall carry property and liability insurance on the Gardens, with the District as an additional named insured, the cost of which shall be an operating expense. The minimum insurance District expects Foundation to carry is (i) property insurance covering the current value of the buildings and other improvements at the Gardens (but not including plants) and (ii) liability insurance with a coverage of \$150,000 per person and \$600,000 per occurrence. Foundation shall also carry Worker's Compensation and Unemployment Compensation Insurance and any other insurance required to comply fully with Laws of the State of Colorado.

11. **ACCOUNTING.** It is expected that Foundation will be subject to the financial policies and practices of District to the extent applicable and as required. District shall have the authority, without limitations, to review and audit all accounting records; including banking relations, investments, liabilities, cash controls, obligations, dispositions, checks, creditor's statements and invoices, accounts receivables, claims, financially related correspondence, etc. to assure compliance and propriety of all such transactions. However, the obligations for complying with all such policies, sound financial practices, and record retention shall remain the duty and obligation of Foundation.

12. **LIENS.** Foundation agrees that it will pay or cause to be paid all costs for work done by it on the buildings or the Gardens, and Foundation will keep the Gardens free and clear of all mechanic's liens.

13. **ASSIGNMENT.** Foundation shall not sell, assign, or otherwise transfer any of Foundation's interest in this Agreement or in the Gardens without prior written consent of District.

14. **NOTICES.** All notices, demands and requests which may be or are required to be given by either party to the other shall be in writing to:

As to the District: South Suburban Park and Recreation District
ATTN: David A. Lorenz, Executive Director
6631 South University Boulevard
Littleton, Colorado 80121

As to Foundation: King C. Hudson and Evelyn Leigh
Hudson Foundation, Inc.
Attn: President
2888 West Maplewood Avenue
Littleton, CO 80120-1807

15. **UTILITIES.** Foundation agrees to pay as all utility charges in the form of gas, electricity, and other utility charges that apply to the Gardens and where possible to have said utilities be in Foundation's name.

16. **PERSONAL PROPERTY.** Foundation has retained all of its assets not shown on Exhibits A and B ("Retained Assets" including those reflected on Exhibit D). The Retained Assets shall continue to be owned and managed by Foundation and assets acquired by Foundation in the future shall be owned and managed by Foundation, all consistent with the terms of this MANAGEMENT AGREEMENT, to the extent such assets relate to or become affixed to the Gardens.

17. **INSPECTION REPORTS.** Foundation agrees to provided District copies of any and all inspection reports developed by governmental entities with authority over the Gardens.

18. **OTHER PROVISIONS.** Foundation will exercise its best efforts to advertise and promote the operation and its services to its potential customers and donors.

This contract shall be interpreted by Colorado law. If any portion of this contract shall be deemed to be unenforceable, such unenforceability shall not affect the balance of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first hereinabove stated.

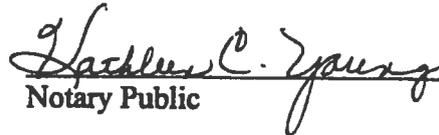
SOUTH SUBURBAN PARK
AND RECREATION DISTRICT

By: 
Charles E. Stroh, President

STATE OF COLORADO }
 } ss.
COUNTY OF ARAPAHOE }

The foregoing instrument was acknowledged before me this 24th day of November, 1997, by Marilyn Schalge as President and Dolores Gustafson as Secretary of King C. Hudson and Evelyn Leigh Hudson Foundation, Inc. a Colorado corporation.

Witness my hand and official seal.


Notary Public

My commission expires: May 10, 1999