

2019 Reynolds Landing Phase 2 Park Improvements

2019 Planning Grant Application

City of Littleton

Mrs. Lucy Lucero

Mrs. Lucy Lucero

2255 West Berry Avenue
Littleton, CO 80120

llucero@littletongov.org
O: 303-795-3863

Application Form

Application Summary

Primary Contact Information*

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

Agency:

Name:

Title:

Telephone:

Email:

City of Littleton
Carolyn Roan
Water Resource Manager
303-795-3836
croan@littletongov.org

Grant Category*

Select One:

- **Planning Grant:** \$1,000 - \$100,000, requiring a minimum of 10% total project cost cash match

Planning Grant

Project Title*

2019 Reynolds Landing Phase 2 Park Improvements

Project Address*

If this is an agency or system plan, please use agency's main address.

6745 South Santa Fe Drive, Littleton, Colorado 80120

Project Location*

Select a Jurisdiction or Unincorporated Arapahoe County:

If this is an agency or system plan, please use agency's main address.

Littleton

GPS Coordinates (Latitude in Decimal Degrees)*

If this is an agency or system plan, please use coordinates for agency's main address.

Example: Dove Valley Regional Park

Latitude: 39.577303

39.595482

GPS Coordinates (Longitude in Decimal Degrees)*

If this is an agency or system plan, please use coordinates for agency's main address.

Example: Dove Valley Regional Park

Longitude: -104.828850

-105.026378

Grant Request Amount*

\$90,000.00

Cash Match Amount*

\$10,000.00

Total Project Amount*

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

\$100,000.00

Cash Match Percentage*

Calculate cash match as % of total project cost.

10

Project Partners

List partner agencies if applicable.

Urban Drainage and Flood Control District, South Suburban Parks and Recreation (property owner),
Colorado Water Conservation Board (property owner)

Executive Summary*

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

Reynolds Landing Park along the South Platte River is a valued asset to Littleton and surrounding communities. The site has opportunities to engage with the Mary Carter Greenway and nearby South Platte Park, but also improve upon the natural environment and experience of users within the Park.

A master plan was developed in 2015 for the site. Phase 1 design and construction was completed in 2017 including trails, expanded parking lot, restroom, playground, and other park amenities. This grant project will update the previous master plan, further evaluating the needs of the whole park including the adjacent “Superchi” property which was a life estate and is now available for incorporation into the park features. This grant project will develop a conceptual design for Phase 2 park improvements which includes in-river work and additional upland features.

This master plan update will illustrate a long-term vision for the river, surrounding open spaces and adjacent development. The purpose of the plan is to illustrate the vision discussed with stakeholders and community groups, gain excitement, and seek potential funding opportunities. The plan will leverage the assets of the existing site including the adjacent pond, topography, cottonwood groves and river features. The plan would include improved river access and river amenities. The plan will consider future demands such as river use, trail access, brewery use and operations, and educational programming at the Superchi property.

Improvements may include enhanced landscaping both along the river’s edge and along the uplands of the property, pond overlook, nature trails, interpretive features, naturalistic sculptures, special seating areas for viewing, enhanced habitat, experiential trail connections to the brewery, outdoor classrooms (expansion of Carson Nature Center activities), enhanced view corridors and other features.

A concept design will be completed for the river, banks, and river access. Existing tall drop structures in the river are constructed of angular riprap with strong hydraulic waves that are a safety concern. The channel bottom is wide and flat, resulting in shallow and slower flows during many times of the year, which in turn leads to higher water temperatures, algae growth, and less ideal fish habitat. Re-grading of the channel bottom will be considered to create a narrow low flow channel, riffles and pools, and vegetated overbanks, all of which would help wildlife habitat and ecological diversity. Channel banks will be stabilized and safe access locations created. Other improvements might include access trails, vegetated benches, and whitewater features. Initial design will be based on design team experience with drop structures and other improvements in the South Platte.

While not a part of the scope of this planning grant scope, there are a number of earlier tasks that have already begun that will greatly inform this grant project design phase. One such task is hydraulic modeling of proposed in-river features to ensure compliance with US Army Corps of Engineers (USACE) requirements, as a flood control project. Another is community and stakeholder engagement, and lastly, initial site evaluations to determine environmental permitting needs.

Minimum Qualifications and Eligibility

Question 1*

Is the applicant in good standing with Arapahoe County Open Spaces? Discuss recent performance (past five years) and list all open Arapahoe County Open Space grants. List any other applications your agency is submitting in this grant cycle.

Yes, the city is in good standing with Arapahoe County Open Spaces and has collaborated with South Suburban Parks and Recreation District and the Littleton Public Schools District on numerous improvements to parks and open spaces throughout the city in the last five years, including grants in the list below. The City of Littleton greatly values its recreational opportunities in open spaces and is proud to have a particularly

high ratio of parkland per resident. Littleton has three grants still open, the 2018 grant for Field Elementary, the 2017 Bowles Grove project, and the 2016 grant for Hudson Gardens (see below).

Grants awarded to City of Littleton in last 5 years:

- Field Elementary Playground Improvements (2018)
- Bowles Grove Park Improvements (2017)
- Phase 1 River Integration at Hudson Gardens (2016)
- Runyon Elementary School Playground Renovations (2016)
- South Platte Park & Mary Carter Greenway Trail Signage Phase 1 (2015)
- Reynolds Landing Phase 1 (2015)
- Centennial Academy of Fine Arts Education Playground Renovation Project (2015)

The city is submitting two other projects in this grant cycle:

2019 Harlow Park Improvements Project

2019 Options Secondary at Whitman School Playground Renovations

Question 2*

How does this project align with the Arapahoe County Open Space Master Plan, Arapahoe County Bicycle and Pedestrian Master Plan, an agency master plan, or other approved planning documents?

This project aligns well with local and regional master plan goals, including the existing park master plan. Reynolds Landing was an identified project in the South Platte River Corridor Vision Plan (2103) prepared by the County and the South Platte Working Group. This project continues the corridor improvements already started. The project meets the Arapahoe County Open Space Master Plan main mission of “protecting Arapahoe County’s treasured parks, trails and open space for residents to enjoy today and forever.” This park is part of a string of treasured parks, trails and open spaces along the South Platte River corridor. The park blends quieter areas providing “solace and link to nature” with “active health and fitness” areas such as the Mary Carter Greenway Trail and side trails. Reynolds Landing serves as a trailhead for the Mary Carter Greenway Trail, passive river trails, and the Lee Gulch trail. This project clearly meets the County’s goals of planning, designing and developing stewardship of open space parks and trails.

The project is also aligned with Littleton’s Citywide Plan. This community-developed document identifies the specific goals of treating the river and its tributaries as one of most important city assets, building upon those assets, and optimizing their potential.

Question 3*

Describe how this project addresses specific objectives in the Arapahoe County Open Space Resolution #030381/#110637. *The resolution is available on the Open Space website.*

This project address the objectives of the Arapahoe County Open Space Resolution by preserving urban and rural open space and natural areas, protecting lands that preserve water quality in rivers, providing, maintaining, and improving neighborhood parks, open space, picnicking, and biking, walking and multi-use trails. The existing Reynolds Landing Park already contains many of these elements, and this project seeks to further increase such opportunities for park users. The existing Mary Carter Greenway trail and connecting trails will be evaluated to improve function, safety, user conflicts and experience. Additional trails will be considered to further enhance engagement with the water of the South Platte River and various in-river uses such as rafting, kayaking, fishing, wildlife viewing, wading and swimming.

Certification and Authorized Signature Form*

Please attach completed Certification and Authorized Signature Form as a PDF document. Form must be signed by highest authority in agency or authorized individual. *Required forms are available on the Open Space website.*

Please name your file as follows: *Applicant_SignatureForm.pdf*

Littleton_Signature Form.pdf

Project Timeline

Project Timeline Form*

Please attach completed Project Timeline Form as a PDF document. *Required forms are available on the Open Space website.*

Please name your file as follows: *Applicant_TimelineForm.pdf*

Littleton_TimelineForm.pdf

Project Budget

Budget Narrative*

Provide a clear and concise budget narrative. Include details about expenses in each budget category, justification for any unusual line items, and an explanation of how you arrived at these estimates. Include amounts and sources of cash/in-kind match.

This grant will provide funding for updates to the existing Master Plan for the park, and provide for conceptual engineering and landscape design. Budget categories are based upon the engineering team's planned phases of the work, and this particular overall budget category is "Master Plan and Concept Design". Line items include updating the graphic of the master plan, a conceptual grading plan, conceptual design plan sheets, estimates of construction costs, presenting the master plan to various stakeholder groups, meetings with the design team and sponsors, preparation of a technical memorandum that explains the design process and results, and quality control of deliverables. The estimates of the various line items were obtained from the engineering team's proposal to Urban Drainage and Flood Control District, who is the contracting agency for the work. The City of Littleton will provide a cash match of \$10,000 for this phase.

Budget Forms*

Please attach completed Summary Budget Form and Detailed Expense Budget Form as a single PDF document. *Required forms are available on the Open Space website.*

Please name your file as follows: *Applicant_BudgetForms.pdf*

Littleton_BudgetForms.pdf

Project Narrative

Question 1*

What type of planning project are you proposing and why? Describe the vision, goals, and desired outcomes of the project. What deliverables will be produced?

This planning project includes updating an existing master plan for Reynolds Landing Park and completing a conceptual set of design plans. Phase 1 of the project completed construction in 2017. The next phase, "Phase 2", will begin public outreach, pre-permitting and hydraulic evaluation in spring of 2019 using a fund balance remaining from Phase 1. However, much of the fund balance is also needed to meet future construction costs, so this grant application is requesting funds for a portion of the master plan updates and conceptual design plan preparation, as estimated by the consultant design team of McLaughlin Whitewater Design Group (Merrick Engineering), DHM Design, and ERO Resources.

The updated master plan and conceptual design will leverage the assets of the existing site including the adjacent pond, topography, cottonwood groves and river features. The plan would include improved river access, safety, and river amenities. Existing drop structures would be reconfigured for safety of recreational users, and the river channel reshaped for fish habitat and ecological improvement. The plan will consider future demands such as river use, trail access, brewery use and operations, and educational programming at the Superchi property.

Improvements may also include enhanced landscaping both along the river's edge and along the uplands of the property, pond overlook, nature trails, interpretive features, naturalistic sculptures, special seating areas for viewing, enhanced habitat, outdoor classrooms (expansion of Carson Nature Center activities), enhanced view corridors and other features.

An integral part of the master plan and design will be stakeholder and community engagement.

Deliverables for this phase include:

- Refined Master Plan graphic
- Conceptual design plans; including a cover sheet, plan views, cross sections, profile of river, conceptual details
- Opinion of construction cost
- Technical design memorandum

Question 2*

Describe the community/neighborhood and types of users that the project will serve. Estimate the number of users that will benefit annually. Discuss the benefits of the planning effort to users, the community, and the agency.

Include up to five community support letters in the Attachments section.

Reynolds Landing is located approximately halfway along the Mary Carter Greenway Trail (MCGT) within Littleton limits. The MCGT is a regional trail that runs along the South Platte River from Chatfield State Park at the south end, to north of downtown Denver on the north end. Current and future users of the MCGT include cyclists, walkers, and runners.

Immediately to the south of the park is South Platte Park (SPP), a 900-acre natural floodplain park managed by South Suburban Park and Recreation District. Users include hikers, fishermen, wildlife viewing and children educational programs. SPP staff members coordinate permits with various river users such as rafters, kayakers, and children excursions along this section of the river, which then exit the river at Reynolds Landing.

Both the MCGT and SPP are regional amenities enjoyed by people of all ages from various locations along the Front Range. Reynolds Landing is considered by the public as an extension of both features, and a key trailhead for the MCGT, while also providing local opportunities for fishing, wildlife viewing, wading, water sports, picnic facilities, restrooms, parking, and a shelter.

On the east side of Reynolds landing is a 55 and older residential community (Meadowood). Southeast of the park is the Breckenridge Brewery and a bike rental shop. North of the park is the Lee Gulch Overlook park, with connection to the Lee Gulch Trail.

The neighboring areas and both local and regional trail connections bring many people to and through Reynolds Landing Park. Based on 2018 data, there are 1000-1500 visitors a week to Reynolds Landing (parking lot) in the summer months. Annual users count on the Mary Carter Greenway Trail in Littleton is estimated at 580,000 people.

Question 3*

What specific steps will you take to complete the planning project? How will you obtain public input, engage stakeholders, and handle opposition to the project? What is your agency's process for adopting a final plan?

If applicable, include documentation of opposition and/or evidence of any public input received to date in the Attachments section.

The master plan for Reynolds Landing was adopted by City Council and the South Suburban Park and Recreation Board in 2015, and this project would update it and move into the next design phase.

Prior to this grant award, during this spring and summer, feedback will be collected through meetings and design charrettes. This information will update the master plan to align the objectives of various user groups, develop programming for the site, and gather specific ideas or concerns. Expected stakeholders will include the South Platte Working Group, City of Littleton, South Suburban Parks and Recreation District, Arapahoe County, Colorado Water Conservation Board, and Urban Drainage and Flood Control District (UDFCD). The design team will also engage local businesses (outfitters, retail, etc.), school and educational groups from Carson Nature Center, and others. Letters of local community support have been obtained (see attached) from local businesses such as Altitude Paddleboards, Colorado Whitewater, Colorado River Surfing Association, and the Colorado River School, and the fishing advocacy group Trout Unlimited.

Presentation of the master plan update will occur during this grant phase, via team meetings, council meetings, social media, and other outreach that is determined necessary.

No public opposition to the project has occurred to date. While no opposition to this project is expected, any such opposition would be handled with open communication and appropriate collaboration to address any concerns.

Moving forward beyond this grant scope, intergovernmental agreements with Urban Drainage and Flood Control District will be implemented for future design and construction phases; approved by City Council. Final design plans would be approved by the Littleton Engineering Division and Littleton Planning Department prior to construction permits issued.

Question 4*

Describe how the project will be completed within the required two year time frame. Discuss the agency's capacity to complete the project, including project management, resources, and experience implementing similar projects.

Updates to the master plan graphics and conceptual design plans would begin in summer of 2019 with funds from this grant. Those activities are estimated by the design team to take approximately 5 months.

The design contract will be administered and managed by Urban Drainage and Flood Control District, who has a proven track record in providing timely project delivery, particularly for projects along the South Platte River. The city is assisting in technical and financial support of the project.

Question 5*

How much of your cash match is secured? If applicable, what are your plans for securing additional funds? Describe cash and in-kind match partnerships established for this planning project.

Include partner support letters in the Attachments section and include match from partners on the Budget Forms. Grant recipients are responsible for project cost overruns.

The cash match of \$10,000 (10% of total \$100,000) is secured in the 2019 City of Littleton Open Space budget for this grant. Additional funds for future design phases and construction are currently being planned for future budget years, with anticipation of other grant applications from Colorado Water Conservation Board and Great Outdoors Colorado. Urban Drainage and Flood Control District has dedicated capital funds from its South Platte River program for design/construction for years 2019- 2021. South Suburban Parks and Recreation and Colorado Water Conservation Board are non-financial partners for this grant proposal.

Question 6*

What will you do to ensure that the plan is implemented once the planning effort is complete? Discuss strategy, timeline, funding, and partnerships for implementation. Identify possible barriers to implementation (consider ownership, legal access, and encumbrances at the project site; current zoning; necessary permits; sensitive natural, historic, or cultural resources; etc.).

If applicable, provide supporting documentation showing ownership, legal access, and/or permission from landowner in the Attachments section.

Implementation of this grant planning project (construction) is planned to begin in 2021, with partial funding from UDFCD. The South Platte Working Group with UDFCD, City of Littleton, and South Suburban Parks and Recreation are anticipating application for an Arapahoe County Joint Grant in 2021 to complete the funding gap for construction.

The site is located on Colorado Water Conservation property, partially leased to South Suburban Parks and Recreation District, and the City of Littleton. No ownership or legal access issues exist (see attached letter of support from CWCBC). There is a small area of potentially contaminated soil on the Superchi property, as this site was once used for a construction company which has been previously identified and mitigation measures determined. This soil condition is not expected to impede the goals of this project.

While not part of this planning grant scope, there are permits to obtain prior to construction, and requirements for these permits are likely to influence the design process of this grant. As mentioned, there are USACE permitting constraints regarding construction of improvements in the river (408 permit). In order to demonstrate to the USACE the negligible impact of the project to flood conveyance, river flows will be evaluated using detailed hydraulic modeling. The design team expects that there will be sufficient time to overcome any challenges with this process and has been successful on past projects.

With the project partially in a Water of the U.S., and possible wetlands, the project will also require environmental (Section 401 and 404) permits. The consultant team is experienced in navigating these permit requirements and associated coordination with U.S. Fish and Wildlife and various historical and cultural clearances. There are not any expected historical or culturally significant resources on the site.

Question 7*

Discuss the agency's capacity to maintain the project once implemented. Who will be responsible for maintenance? Estimate annual costs to maintain the site and explain how maintaining this project site will affect the agency's budget.

Continued maintenance of the restrooms, shelter, Mary Carter Greenway concrete trail, other concrete trails, and crusher fines trails in Reynolds Landing would be led by South Suburban Parks and Recreation District, as it is currently. Annual maintenance costs are estimated at \$14,000, and this funded through the SSPR's mill levy. Maintenance of in-river features would be conducted by Urban Drainage and Flood Control District as part of their routine maintenance program, which is also already in place. Estimated annual cost for this maintenance is \$3,000.

These maintenance costs are already born by the SSPR and UDFCD and are not expected to increase substantially. See attached letters of support and maintenance commitment from UDFCD and SSPR. These maintenance costs do not impact the City of Littleton's budget.

Question 8*

Describe how this planning effort will address inclusivity per Americans with Disabilities Act guidelines.

Any realignment of the Mary Carter Greenway will have slip resistant, firm, concrete surface, with 2% or less cross slopes and running grades less than 5% (or if steeper for short distances designed in accordance with ADA standards). As feasible, grade limitations on soft surface trails leading to the river's edge, Superchi property, or other trail connections will also meet the above restrictions. The existing site has ramps from the parking lot to the adjacent gazebo, Mary Carter Greenway, and restrooms.

Question 9*

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?

The City of Littleton and SSPR will help educate residents about the importance of the Arapahoe County Open Space sales tax program via a wide range of outreach opportunities. The site already has signage with the County logo, and additional language can be added as needed specifically regarding the sales and use tax. One such sign exists at the neighboring Lee Gulch Overlook Park.

The city has provided information to the citizens and trail users through City Council meetings and will continue to do so. In addition, the City will provide information in the bi-monthly "Littleton Report" newsletter, which is mailed to all residents and business owners in the city and provided at city offices. The city can also provide information about the project and use of Arapahoe County Open Space sales and use tax via its various social media outlets.

All public-facing plan documents will display the County Open Space logo (such as the updated master plan graphic).

Additionally, recognition at all special events and celebrations, acknowledgement and information about Arapahoe County Open Space programs can be shared. Littleton and SSPR have demonstrated their support for these programs and has shared that support with the community in past projects. Prior events have included trail and park openings, ribbon cuttings, and volunteer events.

Attachments

Attachment 1: Evidence of Support from Highest Authority*

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

Please name your file as follows: *Applicant_SupportHighestAuthority.pdf*

Littleton_SupportHighestAuthority.pdf

Attachment 2: Evidence of Community Support*

Please attach up to 5 letters of support from users, working groups, community members, volunteers, schools, etc. as a single PDF document. Letters should be specific to the project and dated within the last 6 months.

Please name your file as follows: *Applicant_CommunitySupport.pdf*

Littleton_CommunitySupport.pdf

Attachment 3: Documentation of Opposition*

Please attach documentation of opposition to the project (such as letters, petitions, articles, etc.) as a single PDF document. If there is no known opposition, please attach a page stating that this section is not applicable.

Please name your file as follows: *Applicant_Opposition.pdf*

Littleton_Opposition.pdf

Attachment 4: Evidence of Commitment from Project Partners*

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

Please name your file as follows: *Applicant_PartnerCommitments.pdf*
Littleton_PartnerCommitments.pdf

Attachment 5: Primary Project Photo

Please attach one high resolution photo in JPG format. Please choose the photo that provides the best overall representation of your project. This photo will be used for presentations and/or publications.
A photo of existing conditions is required for site plan applications.

Please name your file as follows: *Applicant_PrimaryPhoto.jpg*
Littleton_PrimaryPhoto.JPG

Attachment 6: Photos

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

Please name your file as follows: *Applicant_Photos.pdf*
Littleton_Photos.pdf

Attachment 7: Maps

Please attach a site map and a vicinity map as a single PDF document.
Maps are required for site plan applications and system plan applications as appropriate.

Please name your file as follows: *Applicant_Maps.pdf*
Littleton_Maps.pdf

Attachment 8: Site Visit Form

Please attach a completed site visit form as a PDF document. *Required forms are available on the Open Space website.*
Site visit forms are required for site plan applications and system plan applications as appropriate.

Please name your file as follows: *Applicant_SiteVisitForm.pdf*
Littleton_SiteVisitForm.pdf

Attachment 9: Evidence of Property Ownership/Access

Please attach evidence of property ownership/legal access (legal documentation, ArapaMAP, etc.) as a single PDF document.
Evidence of property ownership/legal access is required for site plan applications and system plan applications as

appropriate.

Please name your file as follows: Applicant_PropertyOwnership.pdf

Littleton_PropertyOwnership.pdf

Attachment 10: Other Attachments

Please attach additional supporting documentation (news articles, related planning documents, etc.) as a single PDF document.

Please name your file as follows: Applicant_OtherAttachments.pdf

Littleton_OtherAttachments.pdf

Confirmation

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

I agree

File Attachment Summary

Applicant File Uploads

- Littleton_Signature Form.pdf
- Littleton_TimelineForm.pdf
- Littleton_BudgetForms.pdf
- Littleton_SupportHighestAuthority.pdf
- Littleton_CommunitySupport.pdf
- Littleton_Opposition.pdf
- Littleton_PartnerCommitments.pdf
- Littleton_PrimaryPhoto.JPG
- Littleton_Photos.pdf
- Littleton_Maps.pdf
- Littleton_SiteVisitForm.pdf
- Littleton_PropertyOwnership.pdf
- Littleton_OtherAttachments.pdf



Certification and Authorized Signature Form

Please use this form for the 2019 Arapahoe County Open Spaces grant application.

By signing this form, I certify that:

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


Authorized Signature (highest authority in agency or authorized individual)

March 22, 2019
Date

Mark Relph, City Manager
Printed Name and Title

2019 Reynolds Landing Phase 2 Park Improvements
Grant Project or Joint Project Name

Project Timeline Form

Task	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jul 2020
Grant Award Notification											
IGA Executed/Project Start Date											
Community Outreach*											
Environmental pre-permitting*											
Hydrology & Hydraulics*											
Master Plan Update											
Concept design plans											

- These tasks are separate from the grant project and being performed now, but will inform the grant project

Summary Budget Form - SMALL and PLANNING Grants (10% minimum cash match)

Source of Funds	Date Funds Secured	Grant Request	Cash Match	Total Project Funds
Arapahoe County Open Spaces Grant	8/1/2019	\$90,000		\$90,000
Applicant Cash Match	1/1/2019		\$10,000	\$10,000
(Specify) Partner Cash Match/Other Funding Source				\$0
(Specify) Partner Cash Match/Other Funding Source				\$0
(Specify) Partner Cash Match/Other Funding Source				\$0
Totals		\$90,000	\$10,000	\$100,000

MATCH REQUIREMENTS	Total Project Cost:	\$100,000.00
	Cash Match % Required:	10%
	Required Cash Match Amount:	\$10,000.00
	Project Cash Match Budgeted:	\$10,000.00
	<i>Minimum Met? Y or N</i>	

Applicant: CITY OF LITTLETON, CO

Project Title: REYNOLDS LANDING PHASE 2 PARK IMPROVEMENTS

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

DETAILED EXPENSE WORKSHEET						
NUMBER	Budget Category	Line Item Detail	ACOS	Grantee	Partner	TOTAL
Code	Description	Description	Grant	Cash Match	Cash Match	
4	Master Plan and Concept Design	Update master plan graphic, draft and final, enlargements	\$17,100.00	\$1,900.00		\$19,000.00
		Concept Grading Plan design, 3 iterations	\$12,819.60	\$1,424.40		\$14,244.00
		Concept design plans; 21 sheets	\$38,505.60	\$4,278.40		\$42,784.00
		Opinion of construction cost	\$3,825.90	\$425.10		\$4,251.00
		Presentation of Master Plan , 3 meetings	\$5,990.40	\$665.60		\$6,656.00
		Team meetings (sponsors, engineering team) 3	\$4,639.50	\$515.50		\$5,155.00
		Technical Memorandum describing design	\$6,087.60	\$676.40		\$6,764.00
		Quality Control	\$1,031.40	\$114.60		\$1,146.00
TOTALS			\$90,000.00	\$10,000.00	\$0.00	\$100,000.00
<p>Applicant: CITY OF LITTLETON Project Title: REYNOLDS LANDING PHASE 2 PARK IMPROVEMENTS Date: 3/12/19</p>						

CITY OF LITTLETON, COLORADO

Resolution No. 19

Series, 2019

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LITTLETON, COLORADO, AUTHORIZING AN APPLICATION TO
THE ARAPAHOE COUNTY OPEN SPACES GRANT PROGRAM FOR A
PLANNING GRANT FOR REYNOLDS LANDING**

WHEREAS, the city of Littleton as part of its mission statement acquires and improves land within city boundaries to develop and provide park and recreation facilities for the public; and

WHEREAS, Arapahoe County provides funding for such projects through distribution of its Open Space Grant monies; and

WHEREAS, the city of Littleton has requested \$100,000.00 for conceptual design of Reynolds Landing Phase 2 park improvements from Arapahoe County Open Spaces to further the design of the park improvements; and

WHEREAS, Reynolds Landing Park is an outdoor park facility open to the public.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF LITTLETON, COLORADO, SHALL AND DOES HEREBY ENDORSE
THE FOLLOWING:**

1. The City Council of city of Littleton strongly supports the grant application for conceptual design of Reynolds Landing Phase 2 park improvements.
2. The City Council of city of Littleton has appropriated \$10,000 in matching funds for said Arapahoe County Open Space Grant and authorizes the expenditure of funds necessary to meet the terms and obligations of the awarded grant.
3. The city commits to completing the conceptual design of Reynolds Landing Phase 2 park improvements project if the grant is awarded.
4. The project site is owned by the city of Littleton and Colorado Water Conservation Board. The city has an agreement with Colorado Water Conservation Board to use the land.

Resolution No. __

Page 2 of 2

5. The city of Littleton will maintain the Reynolds Landing project in a high quality condition after construction of Phase 2 in cooperation with South Suburban Park and Recreation District and Urban Drainage and Flood Control District with their separate funding sources.

6. If the grant is awarded, the city of Littleton acknowledges responsibility of cost overruns for the conceptual design of Reynolds Landing Phase 2 park improvements project.

7. If the grant is awarded, the city council of the city of Littleton hereby authorizes the city Manager to sign the grant agreement and grant records with Arapahoe County.

8. This resolution is in full force and effect from and after its passage and approval.

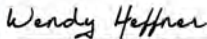
INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the

City Council of the City of Littleton, Colorado, on the 5th day of March 2019, at 6:30 p.m. at the

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

ATTEST:

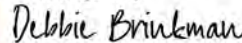
DocuSigned by:



Wendy Heffner

CITY CLERK

DocuSigned by:



Debbie Brinkman

MAYOR

APPROVED AS TO FORM:



CITY ATTORNEY



Saturday, March 9, 2019

John Davenport, President
Denver Trout Unlimited
1536 Wynkoop St, Suite 320
Denver CO 80202
president@denvertu.org

Arapahoe County Open Space and Trails Advisory Board
6934 S. Lima St
Centennial, CO 80112

Re: Letter of Support Arapahoe County Open Spaces Grant Phase 2 Reynolds Landing Park
Improvements Planning.

Ladies and Gentlemen,

The Denver Chapter of Trout Unlimited is an all volunteer conservation organization that in 2007 adopted the mission to improve the fishery, water quality, river access and fishing opportunities for all in the South Platte River from Chatfield dam to 120th Avenue. We wholeheartedly endorse the City of Littleton's planning grant application for Reynolds Landing Park.

Denver Trout Unlimited has been instrumental in the plans and successful implementation of the riparian and aquatic habitat improvements just upstream in South Suburban Park. The design of that stretch to include shelter, depth, rocks, feeding lanes, resting areas, spawning areas, low flow channels, sediment transport, and angling access has made it a model for a well designed river restoration. We are delighted that this fine work is continuing in the adjoining stretch.

We were also instrumental in Phase III of the Sheridan River Run project by contributing to the design of 10 LUNKER Pipe structures for aquatic habitat. These Long Underwater Non-Kinetic Embankment Replacements were endorsed by Urban Drainage and Flood Control as a solution to provide shelter without using conventional logs or wood structures. (See how they work - <http://www.denvertu.org/lunker/>)

We encourage the inclusion of aquatic biologists and geomorphologists in the planning effort to assure compliance with the recent Colorado Parks and Wildlife Whitewater Park Study design guidelines which will include the necessary fish passage, aquatic insect and sediment transport considerations for a healthy river.

We also encourage the inclusion of a Lifetime Angling Access Area in the plan for grandkids, new anglers, challenged anglers, and seniors. Denver Trout Unlimited is recommending these areas in many places along our 26 mile Denver South Platte. It will allow anglers in all phases of their life to make easy casts to fish holding spots from paths along the bank. Aquatic biologists will be enlisted to assure that placement of rock and boulder clusters will create these easily reachable feeding lanes.

We are anxious to collaborate by being included in the River Users Input Group.

We were proud that Greenway Foundation named Denver Trout Unlimited the top “Partner in Change” for public projects in 2015.

Denver Trout Unlimited will provide time and expertise to this project. We will bring the skills and conviction of our members to this project at every opportunity.

Denver Trout Unlimited strongly supports the City of Littleton’s application for an Arapahoe County Open Spaces grant to provide funding for the planning of the Phase 2 Reynolds Landing Park Improvements.

Sincerely,



John Davenport
President
The Denver Chapter of Colorado Trout Unlimited

copy:

Carolyn Roan, Water Resources Manager
City of Littleton
2255 W. Berry Ave., Littleton, CO 80120
pwcr@littletongov.org



2690 West Main St. Unit A
Littleton, CO 80120

3/6/2019

To:

Carolyn Roan
Water Resources Manager
Public Works
2255 West Berry Ave.
Littleton, CO 80120

Subject: Proposed Master Plan for S Platte River Improvements at Reynolds Landing

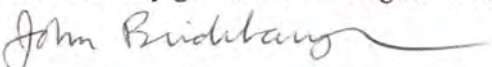
Dear Ms. Roan,

Since moving to Littleton from Hawaii in 2003 our entire family has frequently enjoyed kayaking and more recently standup paddle boarding on the South Platte river in Littleton and Englewood. Since the formation of Altitude Paddleboards in 2012, we have offered standup paddle boarding activities (SUP downriver and SUP yoga) on the South Platte river for our customers.

As frequent river users, we have enjoyed the substantial benefits of the completed re-channelization project from the C-470 put-in to Aspen Grove and the River Run Park project at Oxford Ave. These completed projects have substantially improved safety, increased recreational use and boosted associated local economic activity for nearby businesses. RRP has become south metro areas' crown jewel for river recreation and its popularity for river surfing during flow events from 150 to 250 CFS has been phenomenal.

The proposed improvements to Reynolds Landing will be another key to improving negative impacts along the S. Platte caused by past channelization, construction of low-head dams and placement of shoreline rip-rap that have collectively denuded the natural river environment. Although the two existing rapids at Reynolds Landing were created several decades ago by the construction of concrete ramp type "boat chutes" through dangerous low-head dams, these past improvements still leave much to be desired. The existing boat chutes while runnable and fun for those with experience, still pose multiple man-made hazards including dangerous riverside access, shallow concrete surfaces in the channel, unnatural flow patterns, and large rocks in both the channel and in eddies at the bases of steep drops. I have personally witnessed inner tubers become injured by the described hazards while floating through the Reynolds Landing drops. The recent developments in design of river play parks has made the existing "boat chutes" obsolete and has created opportunities to implement proven state of the art technology and construction methods to transform Reynolds Landing to a true recreational and natural resources gem that can be safely enjoyed by the ever more interested community members and visitors who are devoting time to enjoy the S. Platte river in Littleton.

I fully support the proposed Reynolds Landing Master Plan river improvements and hope to see approval of the necessary grants and funding to move the project from concept to reality.

Regards, 

John Bridenbaugh, Owner Altitude Paddleboards, Littleton Planning Commissioner, Winter Park Ski Patrol, Colorado P.E., California P.E.



Colorado River Surfing Association

PO Box 7353
Denver, Colorado 80207
720-272-1445
driordon@mac.com

March 4, 2019

Re: Grant Application for Reynold's Landing Improvements

To Whom It May Concern:

The Colorado River Surfing Association (CRSA) would like to lend our support to the proposed improvements to Reynold's Landing that will improve river recreation for whitewater/play waves, fishing, and tubing; provide better access along the river and to the water's edge; increase river restoration with vegetated benches, re-vegetated banks, low flow channel, and fish habitat structures; include safety improvements to eliminate existing hazards at large drop structures and bury expose bank riprap rock; and to overall improve the river bank amenities of viewing areas as well as trail improvements.

CRSA represents the river surfing community in Colorado and is dedicated to promoting projects, such as Reynold's Landing, as safe accessible parks for the community, environmentally sound improvements to the river ecosystem, and places for responsible water recreations of all sorts including river surfing.

Please give the Reynold's Landing improvement project every possible consideration for funding and completion.

Best regards,

A handwritten signature in black ink, appearing to read "David Riordon", with a horizontal line extending to the right.

David Riordon
President, Colorado River Surfing Association



March 7th, 2019

To whom it may concern,

My name is Lyle Phetteplace. I have been teaching on the South Platte River for over 20 years. Over the years I have watched this river corridor change many times. There have been great improvements from Chatfield Dam through Confluence Park. For the last 13 years I have been the owner of Renaissance Adventure Guides, the largest kayak school in the state, and I have recently transitioned my company to a nonprofit, Colorado River School.

I believe the upper South Platte River to be one of the best teaching environments for kayaking on the Front Range *when there is water*. The current double drops at Reynold's Landing have always been the highlight for our beginner kayak students. That being said, it is quite dangerous in its current layout. Without skilled instructors and additional safety, there is high potential for bodily harm. I can say this because I have witnessed numerous injuries to river users.

The greatest injuries stem from the sharp, jagged rock along the shoreline and in the drops within the river, that was used in the original construction. It is nearly impossible to get out of the river without getting injured. This is particularly true for users from the general public who often lack quality footwear. I have met many tubers along this section whose legs and feet have been cut to shreds when they try to exit the river. Additionally, the ramps adjacent to drops are far too steep for easy access in and out of the river. It is difficult to not only exit a boat, but also pull the boat up onto shore. One final area of concern has been the interaction between bicyclists and river users, as both users frequently share the same path. Many river enthusiasts bypass this section of river due to its hazards, but then end up being run over by bicyclists during the portage. There has been a footpath that has been created; however conflicts continue to occur in this high traffic area.

The construction of the drops at Reynold's Landing was revolutionary for the time. These drops fundamentally aided the flow of the river and their durability has stood the test of time. The issues I bring up relate to the availability of new technologies and construction techniques that are safer, more inviting, encourage more recreation, and alter the river environment in ways that improve habitat and encourage species diversity. In my experience, cities that worked to redevelop their waterways with hiking, biking, and river access have greater opportunities for recreation and increased tourism possibilities. This has been true in Golden, Colorado; Grand Rapids, Michigan; Boise, Idaho; Charles City, Iowa; Austin, Texas; and many other areas across the country.

As a business owner, my risk management plans and procedures have had to change over the years to meet the growing standards of the industry. I feel that this section of river is a hazard

and needs to be updated. The number of users will only increase, and it's the responsibility of the people who govern the section of water to take care of it.

I created the nonprofit Colorado River School because over the years I have had the opportunity to work with many other nonprofits. We assist organizations that are unable to afford the means to get out on the water. We find the South Platte River to be a huge asset for transforming lives through kayaking and outdoor recreation. Many of the programs we work with are inner city children from the Denver area. What is so unique about this river is that it is *accessible* to those groups of participants that we teach that are don't have the means to travel outside of the Denver area.

We are excited for the future of this river. It is my hope that with additional improvements, we can one day achieve a sustainable release throughout the year, thus encouraging recreation and improved habitat year round. We feel this project is a huge step forward in creating a healthy river and building a cohesive community.

Please feel free to contact me if you have any additional questions.

Respectfully,

Lyle Phetteplace
Executive Director
Colorado River School
303-258-6049
kayak@coriverschool.org



March 20, 2019

Mr. Benjamin A. Nielsen
McLaughlin Whitewater Design Group
2480 W. 26th Ave, B225
Denver, Colorado 80211

Re: Reynold's Landing South Platte River Support Letter

Dear Mr. Nielson:

This letter has been prepared to express Colorado Whitewater's support of the Reynold's Landing Project on the South Platte River. Colorado Whitewater is an all-volunteer, nonprofit organization that promotes the sport of whitewater kayaking in the Rocky Mountain region. We introduce new kayakers to whitewater, teach paddling techniques, promote and teach whitewater safety, and support racing and freestyle kayak competitions. In addition, our mission is to inform the public about river access, conservation, and other general issues concerning rivers and wilderness, while working to resolve problems related to those issues.

This project fits into our mission and our 600 plus members would greatly appreciate improved river access and navigation through the South Platte River corridor. The Reynold's Landing Project would provide many benefits to the surrounding community as well as to people who enjoy paddling down rivers. Please contact me at 303-725-9662 or tffriday@gmail.com if we can provide any additional support.

Sincerely,

Tim Friday
Access and Conservation Director
Colorado Whitewater

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



COLORADO

**Colorado Water
Conservation Board**

Department of Natural Resources

1313 Sherman Street, Room 718
Denver, CO 80203

March 15, 2019

Arapahoe County – Open Spaces
6934 South Lima Street
Englewood, CO 80112

Dear Selection Committee:

I understand the City of Littleton is applying for a grant to update the conceptual plan and the design for river recreation improvements in the South Platte River. The CWCB is a member of the South Platte Working Group with the City of Littleton. As a coalition, several years ago the SPWG and CWCB staff went to the CWCB Meeting and got formal board approval to work together with the SPWG and the Corps of Engineers to develop win-win projects that balance flood control, recreation, and environmental objectives.

Since then the CWCB has been a great partner to make the South Platte more of an amenity to these communities. Repairing and improving river features using the CWCB owned parcels has been very successful. We have several new completed projects to improve the recreation, access, and utilization of the River. We support the Littleton application and are grateful that Arapahoe County Open Space funds have been used to help us implement so many wonderful projects.

Sincerely,

Joe Busto
South Platte River Coordinator
Colorado Water Conservation Board





Administration

6631 S. University Blvd.
Centennial, CO 80121
303.798.5131

February 12, 2019

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

Re: Letter of Support Arapahoe County Open Spaces Grant Phase 2 Reynolds Landing Park Improvements Planning

Ladies and Gentlemen,

South Suburban Parks and Recreation supports the City of Littleton on their initiative to improve Reynolds Landing Park along the Mary Carter Greenway with planning for in-river recreation safety improvements and restoration of wildlife habitat and water quality. The project aligns well with the District Master Plan Guiding Principle of Connect to Nature and the South Platte Working Group's vision for the South Platte River corridor.

Reynolds Landing is a major trailhead along the Mary Carter Greenway and with the on-going development in the area it is anticipated the park will see an increase in users and the City is proactively addressing the recreational and environmental needs in the area by improving the river.

South Suburban is the park and recreation provider for the City of Littleton and will continue to provide maintenance for Reynolds Landing and the Mary Carter Greenway Trail. Maintenance for the future in-river improvements will be by others.

South Suburban strongly supports the City of Littleton's application for an Arapahoe County Open Spaces grant to provide funding for the planning of the Phase 2 Reynolds Landing Park Improvements.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob Hanna", with a long horizontal line extending to the right.

Rob Hanna
Executive Director



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Ken MacKenzie, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

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

February 28, 2019

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

RE: Reynolds Landing Planning Grant

Dear Advisory Board:

The Urban Drainage and Flood Control District (UDFCD) supports the application for funding the Reynolds Landing planning and design efforts. In 2014, UDFCD collaborated with Littleton, Arapahoe County, and South Suburban Parks and Recreation District to build the first phase of improvements at Reynolds Landing, which included an upland park, trail connections and an expanded parking lot. River improvements, the connection of the floodplain to the upland area, and additional park enhancements envisioned in the master planning effort that started in 2014 as the second phase of work. UDFCD supports Littleton's effort to continue with Phase II, engage the community in the project goals and objectives, and then design the selected improvements.

UDFCD has included in the South Platte River 5-year Capital Improvement Plan \$2,600,000 over the next three years towards Reynolds Landing river improvements. Currently, UDFCD provides routine stream management services along this reach and will continue with this service after the construction of the project. The routine work consists of debris pick up 4-5 times a year. After general construction, UDFCD will coordinate with South Suburban Parks and Recreation District on vegetation establishment as part of the project costs and continue to nurture the vegetation along until full maturity.

I encourage Arapahoe County Open Space and Trails Advisory Board to recommend funding the planning effort at Reynolds Landing to provide the community with a legacy amenity along the South Platte River.

Sincerely,

Ken MacKenzie
Executive Director



Reynolds Landing Park – Phase 2 Park Improvements
Existing Conditions Photographs



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



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



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



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



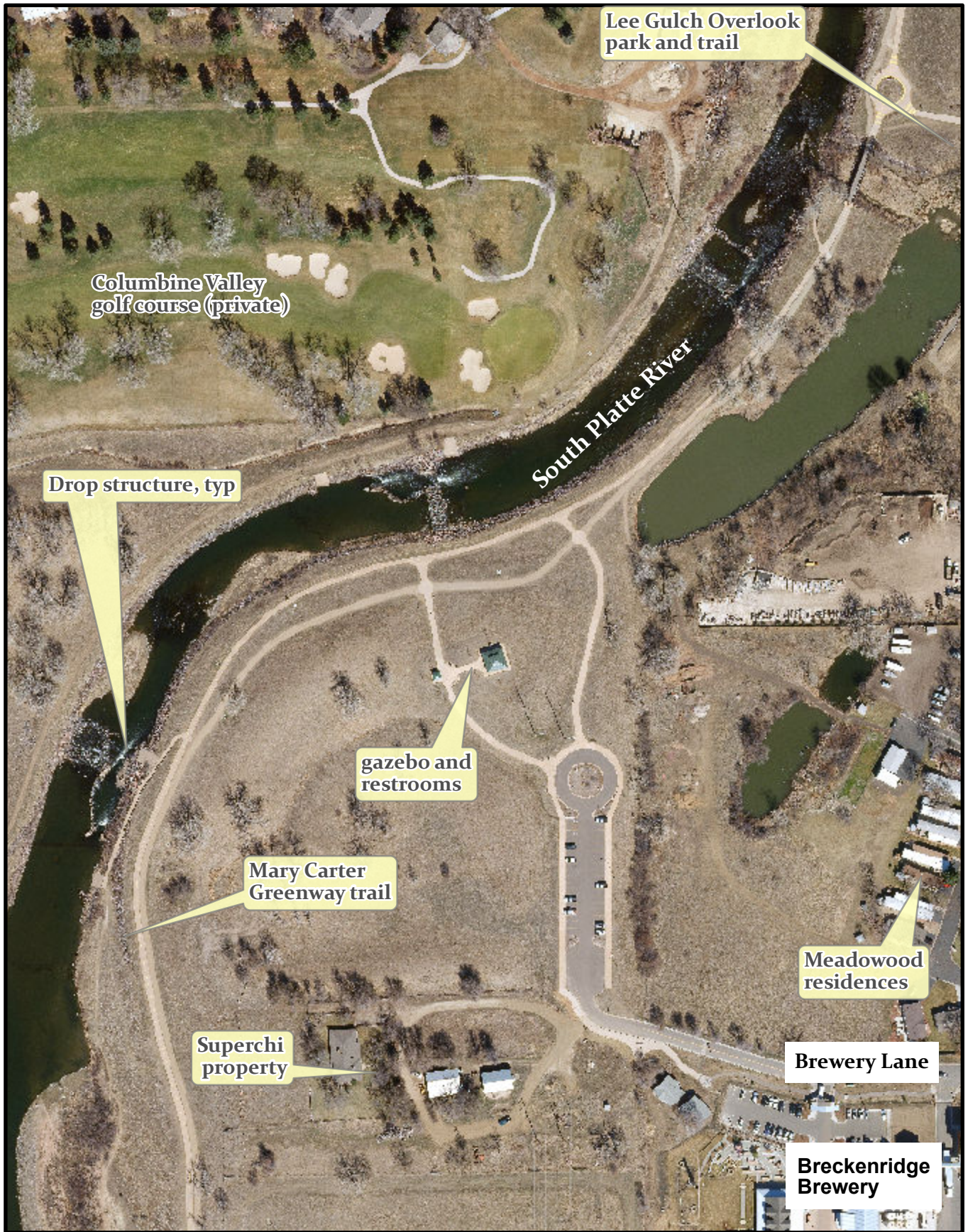
Poor/unsafe access to river.



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



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



Lee Gulch Overlook
park and trail

Columbine Valley
golf course (private)

South Platte River

Drop structure, typ

gazebo and
restrooms

Mary Carter
Greenway trail

Superchi
property

Meadowood
residences

Brewery Lane

Breckenridge
Brewery

0 100 200 400 US Feet



Reynolds Landing Park
Site Map

2019 ACOS Grant Applicant Site Visit Form

<u>City of Littleton</u> Applicant	<u>Planning</u> Grant Category
<u>Reynolds Landing – Phase 2 Park Improvements</u> Title of Grant Project	
<u>Carolyn Roan</u> Site Visit Representative Name	<u>croan@littletongov.org 720-982-9235</u> Site Visit Representative Email and Cell Phone #

1. Please provide the project address or the closest major intersection.

Reynolds Landing Park is located at 6745 S. Santa Fe Dr, Littleton, CO 80120.

2. Specify a meeting location at the project site.

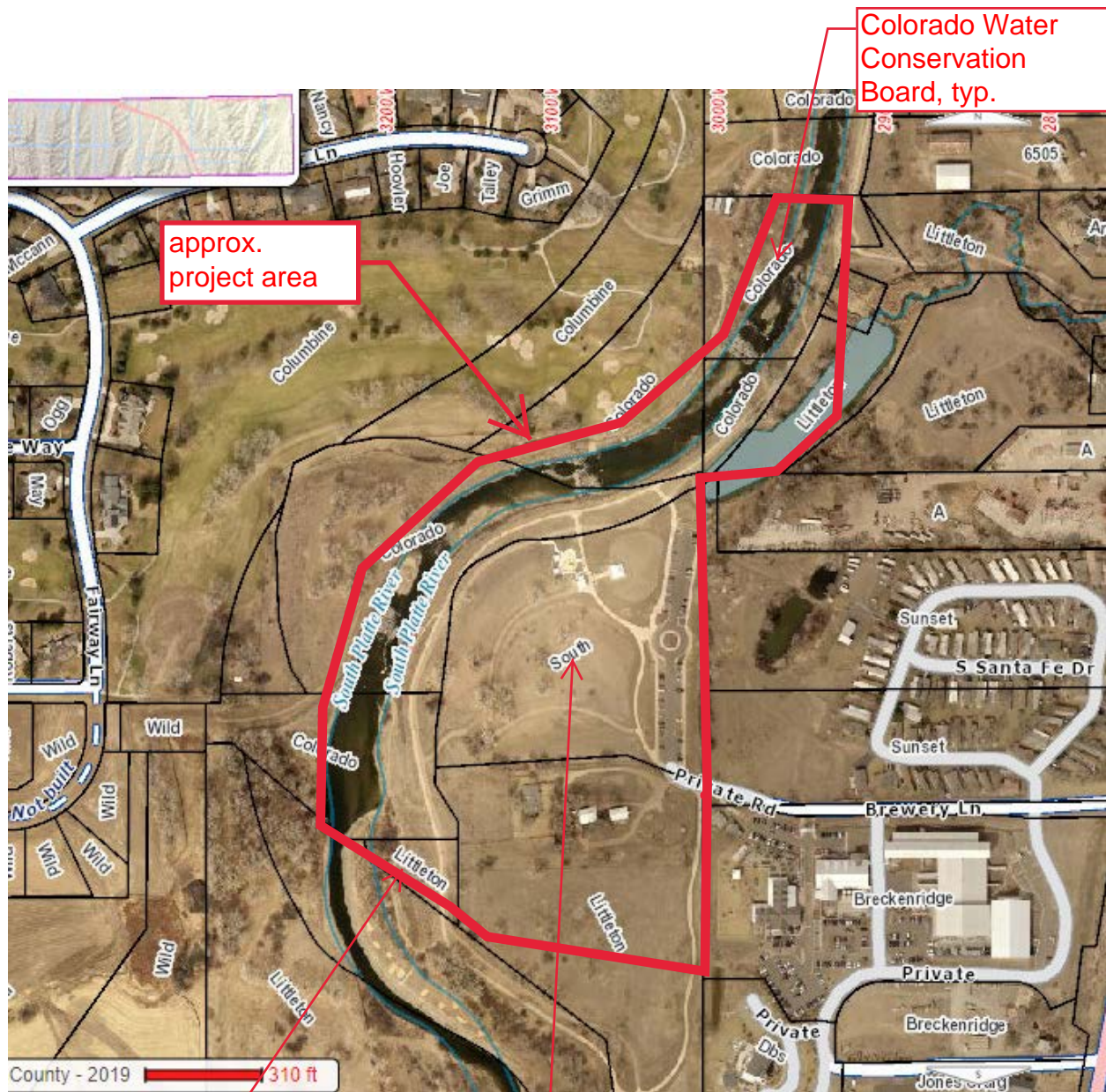
At the gazebo in the park, immediately northwest of parking lot.

3. Provide other helpful information, for example parking instructions, availability of restrooms on site or nearby, necessary walking from parking to site, or other clarification. *Driving directions from the ACOS office (6934 S. Lima St., Centennial) are not required, but may be included if the site is difficult to find.*

The site is located at the end of Brewery Lane, northwest of the Breckenridge Brewery. Access to Brewery Lane is from Santa Fe Drive (US 85). Drive past the brewery and the road curves to the north. The parking lot is located on this road. The gazebo is located right next to the parking lot. Restrooms are available on site, next to the gazebo.

OWNERSHIP MAP (REYNOLDS LANDING)

(Snip from ArapaMap)



City of Littleton,
typ.

South Suburban
P&R

PIN: 034616519
AIN: 2077-20-3-06-001
Situs Address: 6745 S Santa Fe Dr
Situs City: Littleton

Full Owner List: South Suburban Park & Recreation District
Ownership Type: Fee Simple Ownership
Owner Address: 6631 S University Blvd
City/State/Zip: Centennial, CO 80121-2913

Neighborhood: Vacant Unplatted Parcels
Neighborhood Code: 2942.00
Acreage: 9.9400
Land Use:
Legal Desc: Lot 1 Blk 1 Central Construction Sub 1st Flg

	Total	Building	Land
2018 Appraised Value	1,282,260	0	1,282,260
2018 Assessed Value	371,855	0	371,855

2018 Mill Levy: 87.092

<i>Sale</i>	Book Page	Date	Price	Type
	B517 1752	11-10-2005	0	

<i>Land Line</i>	Units	Land Use
	9.9400 AC	Vac Unplatted > 5.0 Acres but < 10.0 Acres

Note: Land Line data above corresponds to the initial appraised value and does not reflect subsequent appeal related adjustments, if any.

* Not all parcels have available photos / sketches.

In some cases a sketch may be difficult to read. Please contact the Assessors Office for assistance. Measurements taken from the exterior of the building.

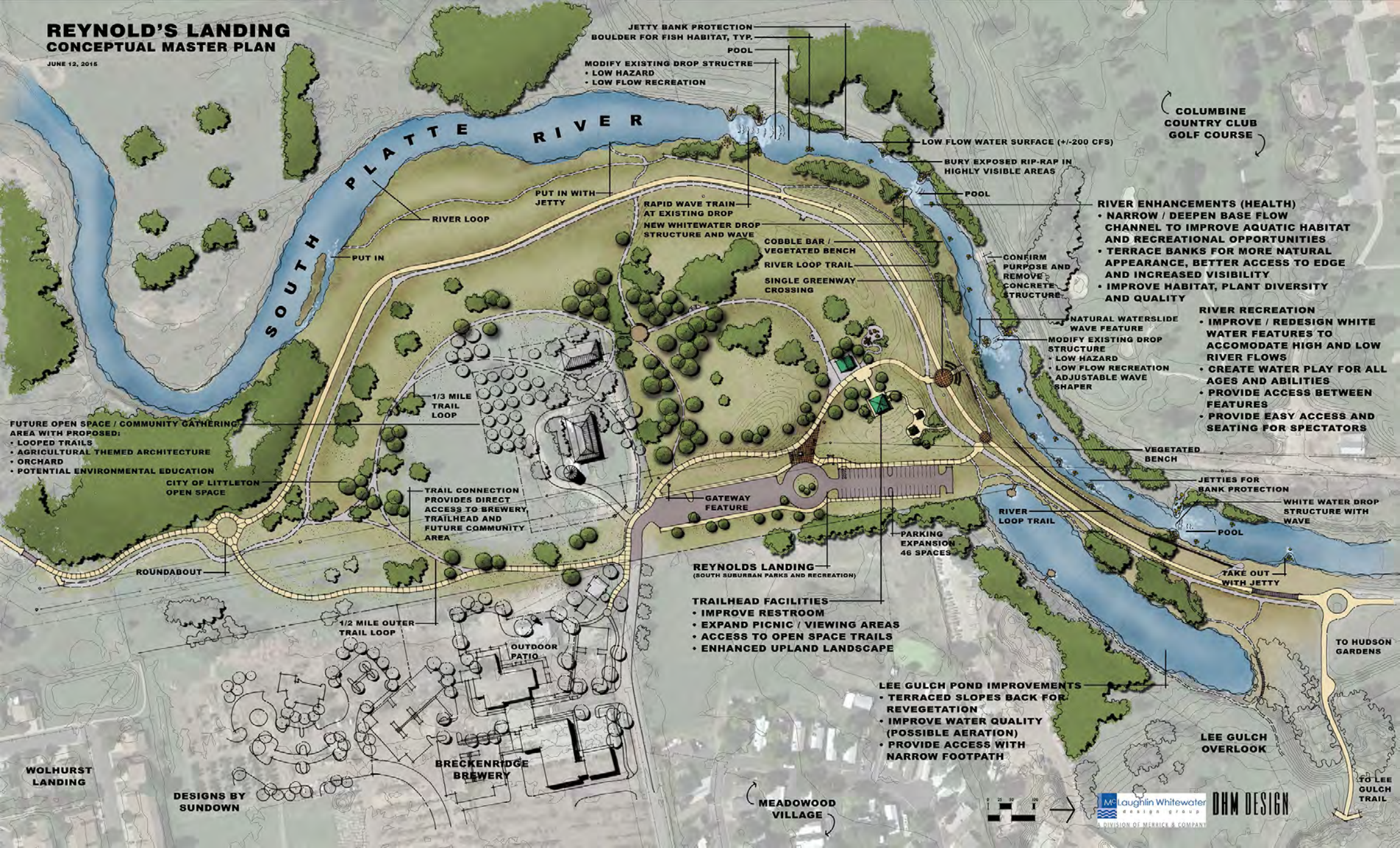
The Arapahoe County Assessors Office does not warranty the accuracy of any sketch, nor assumes any responsibility or liability to any user.

Although some parcels may have multiple buildings and photos, at this time our system is limited to 1 sketch and 1 photo per parcel number. Sorry for any inconvenience.

[New Search](#)

REYNOLD'S LANDING CONCEPTUAL MASTER PLAN

JUNE 12, 2016



JETTY BANK PROTECTION
BOULDER FOR FISH HABITAT, TYP.
POOL
MODIFY EXISTING DROP STRUCTURE
• LOW HAZARD
• LOW FLOW RECREATION

COLUMBINE
COUNTRY CLUB
GOLF COURSE

LOW FLOW WATER SURFACE (+/-200 CFS)

BURY EXPOSED RIP-RAP IN
HIGHLY VISIBLE AREAS

RIVER ENHANCEMENTS (HEALTH)

- NARROW / DEEPEN BASE FLOW CHANNEL TO IMPROVE AQUATIC HABITAT AND RECREATIONAL OPPORTUNITIES
- TERRACE BANKS FOR MORE NATURAL APPEARANCE, BETTER ACCESS TO EDGE AND INCREASED VISIBILITY
- IMPROVE HABITAT, PLANT DIVERSITY AND QUALITY

RIVER RECREATION

- IMPROVE / REDESIGN WHITE WATER FEATURES TO ACCOMMODATE HIGH AND LOW RIVER FLOWS
- CREATE WATER PLAY FOR ALL AGES AND ABILITIES
- PROVIDE ACCESS BETWEEN FEATURES
- PROVIDE EASY ACCESS AND SEATING FOR SPECTATORS

NATURAL WATERSLIDE
WAVE FEATURE
MODIFY EXISTING DROP
STRUCTURE
• LOW HAZARD
• LOW FLOW RECREATION
ADJUSTABLE WAVE
SHAPE

VEGETATED
BENCH

JETTIES FOR
BANK PROTECTION

WHITE WATER DROP
STRUCTURE WITH
WAVE

POOL

TAKE OUT
WITH JETTY

TO HUDSON
GARDENS

TO LEE
GULCH
TRAIL

REYNOLDS LANDING
(SOUTH SUBURBAN PARKS AND RECREATION)

TRAILHEAD FACILITIES

- IMPROVE RESTROOM
- EXPAND PICNIC / VIEWING AREAS
- ACCESS TO OPEN SPACE TRAILS
- ENHANCED UPLAND LANDSCAPE

LEE GULCH POND IMPROVEMENTS

- TERRACED SLOPES BACK FOR REVEGETATION
- IMPROVE WATER QUALITY (POSSIBLE AERATION)
- PROVIDE ACCESS WITH NARROW FOOTPATH

LEE GULCH
OVERLOOK

BRECKENRIDGE
BREWERY

OUTDOOR
PATIO

1/2 MILE OUTER
TRAIL LOOP

TRAIL CONNECTION
PROVIDES DIRECT
ACCESS TO BREWERY
TRAILHEAD AND
FUTURE COMMUNITY
AREA

1/3 MILE
TRAIL
LOOP

MEADOWOOD
VILLAGE

DESIGNS BY
SUNDOWN

WOLHURST
LANDING



McLaughlin Whitewater
design group
A DIVISION OF MERRICK & COMPANY

DWM DESIGN