



## Board Summary Report

**Date:** March 13, 2019  
**To:** Board of County Commissioners  
**Through:** Shannon Carter, Open Spaces and Intergovernmental Relations Director  
**From:** Josh Tenneson, Grants and Acquisitions Manager  
**Subject:** 1475 S. Quebec Way Land Donation

**Direction/Information:** To seek direction on the acceptance of a .633-acre parcel of land that will be donated to Arapahoe County for open space and park purposes.

### Request and Recommendation

Arapahoe County Open Spaces staff recommends that the Board of County Commissioners (BOCC) approve acceptance of a .633-acre parcel along South Quebec Way within the Arapahoe County Recreation District that will be donated to Arapahoe County by Denver Water for open space and park purposes.

### Background

The Denver Water Board recently declared a parcel located at 1475 S. Quebec Way as surplus land and wishes to donate the parcel to Arapahoe County Open Spaces. Denver Water and Arapahoe County Open Spaces desire to use the land for park and open space purposes. The property has never been developed, is currently vacant, and would be a good addition to Arapahoe County Open Spaces' inventory of park and open space properties.

### Links to Align Arapahoe

Improve Services  
Optimize Use of Financial Assets  
Improve Park, Trail, and Open Space Opportunities  
Enhance Quality of Life

### Discussion

Staff believes this is a good opportunity to acquire parkland/open space in an area that Arapahoe County Open Spaces already owns and manages a number of open spaces, parks, trails, and trailheads. The property is surrounded by high-density residential development that currently lacks a community garden, dog park, and playground (see attached map that shows the parcel and surrounding context). Denver Water requests that Open Spaces develop the property as a small community park / open space within five years, and Arapahoe County Open Spaces believes this timeframe is reasonable. If the BOCC approves this acquisition, Open Spaces will do a small community outreach/planning assessment in the upcoming years to determine what amenities the immediately surrounding community desires on this property.

In addition to providing recreational benefits to the community, there will also be a significant pedestrian safety benefit of acquiring the property. The adjacent properties along Quebec Way have sidewalks, while this parcel lacks sidewalk, curb, and gutter. The Arapahoe County Bicycle and Pedestrian Master Plan identified this

mobility gap. Acquiring the property from Denver Water will allow Arapahoe County to install a sidewalk in addition to creating a new park/open space amenity in the community.

**Alternatives**

Approve or deny the request.

**Fiscal Impact**

The fiscal impact of taking ownership of the parcel will be relatively small due to the number of properties Arapahoe County Open Spaces already owns and manages in the immediate vicinity.

**Concurrence**

None

**Attorney Comments**

None

**Reviewed By:**

Josh Tenneson

Grants and Acquisitions Manager

Shannon Carter

Open Spaces and Intergovernmental Relations Director

Tiffanie Bleau

Assistant County Attorney

Janet Kennedy

Finance Director

**Attachments:**

1. Parcel Map
2. Area Map (Property Outlined in Red)
3. Photograph