


EXHIBIT 1

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<b>View</b>	
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HTML	<b>Adams County Open Space Grant Application - Passive...</b>
Table	
Plain text	
Data (YAML)	

[◀ Previous submission](#)

**Submission information**

<b>Applicant Organization Name:</b>	City of Commerce City
<b>Name of Project:</b>	Open Space Restoration
<b>Grant Request (this cycle only):</b>	\$\$260,000
<b>Total Project Costs:</b>	\$\$500,000
<b>Previous ADCO Funds:</b>	
<b>Grant Request (% of Total Project Costs):</b>	52%%
<b>Matching Funds (cash + in-kind):</b>	\$\$240,000

**Number of acres:**

**Cost per acre:**

**Appraised price per acre:**

**If the owner is donating a portion of the value or the purchase price is more than the appraisal price, please explain:**

**Attach a copy of the appraisal summary page and label as Attachment M - Appraisal Summary Page.**

**Are there any known existing easements on the project site?**

**If yes, attach one set of copies of the easements and label as Attachment N - Easements.**

**I understand that a conservation easement...**

**Will the applicant be using any of its 30% distribution as part of the cash match for this project?**      No

**If yes, please list the amount being used:**

**Applicant Organization Name:**      City of Commerce City

**Sponsoring Jurisdiction:**

**Name of Project:**      Open Space Restoration

**Primary Contact Name:**      Traci Ferguson

**Address:**      13905 E. 112th Ave.

**Title:** Parks Planner

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**City:** Commerce City

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**Phone:** 303-227-8788

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**State:** Colorado

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**Email:** tferguson@c3gov.com

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**Zip:** 80022

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**Name:** Nick Neurauter

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**Name:**

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**Title:** Parks Operations Supervisor

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**Title:**

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**Phone:** 303-944-9110

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**Phone:**

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**Email:** nneurauter@c3gov.com

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**Email:**

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**Briefly describe your project (**

Commerce City began restoring the open space near Second Creek in 2019. The last three years have been very successful and staff plans to continue this restoration in the Second Creek corridor, as well as expand it to the Prairie Gateway Open Space, an open space in the southern part of the city. Restoration includes weed mitigation, erosion control, revegetation with native species, and ongoing monitoring and maintenance. This project will ultimately result in healthier prairie grasslands, a higher quality habitat for wildlife, and a better experience for trail users in these spaces.

**Yes/No**

No

**Grant Cycle:**

**Grant Cycle:**

**Award Amount:**

**Award Amount:**

**Reason for Current Request:**

**Reason for Current Request:**

**Project Site Address:**

Various

**Nearest cross streets:**

Various

**Parcel ID# (Required):**

0172317102034, 0172317406067, 0172317406066, 0172321201054, 0172328111001, 0172328102057, 0172328111002, 182309100007

**Is this project located within Adams County?**

Yes

**Attachment G - Location Map**

**Please provide GPS  
coordinates, longitude and  
latitude.**

39.810829, -104.891777 39.877488, -104.793880  
39.860781, -104.787784 39.855825, -104.778847

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**Please describe each component of the project and scope of work in detail.**

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Commerce City began working to restore the Second Creek Open Space between 96th Ave. and 104th Ave. in 2019, and has seen continual improvement over the past three years. These areas have fewer weeds, more native prairie grasses, less erosion, and ultimately better habitat for wildlife. This project continues this important work and extends it to an additional open space in the city.

The city's general restoration plan utilizes portions of the Habitat Management Plan from the Rocky Mountain Arsenal National Wildlife Refuge focused on prairie restoration. The Refuge has had substantial success in restoring prairie grasslands and Commerce City staff communicates with the U.S. Fish and Wildlife staff on a regular basis to discuss these types of activities. The city's Second Creek corridor runs past the northeast corner of the Refuge, and they have been an invaluable resource in this endeavor.

Though much has been accomplished already, additional equipment and supplies will allow more open space to be restored and also reduce the amount of time maintenance staff must spend to do the proper maintenance.

Project components include equipment, materials, and contracted activities.

Equipment

Large equipment purchases include:

- Three mowers suitable for open space maintenance. These large mowers are appropriate for thicker vegetation, slopes, and rougher terrain. Mowing can be necessary to control weeds, which helps establish native grasses. Also, fence line mowing near homes is a part of the city's Open Space Maintenance Plan.
- A seeder/aerator attachment that will allow seeding in confined spaces and along fence lines.
- A ground leveling machine to level and groom sites for seeding and repair areas that may be damaged by flooding or off-road vehicles.

- A full size truck for the team that is responsible for restoration.

#### Materials

Materials necessary for restoration include:

- Seed
- Chemicals (necessary in addition to physical/mechanical and biological efforts for weed removal)
- Personal protective equipment
- Miscellaneous materials
- Small equipment items such as string trimmers

#### Contracted Activities

Contracted activities include but are not limited to:

- Building retaining walls if necessary
- Seeding hills with seed blankets
- Planting perennials and trees
- Tree removal of non-native species
- Adams County for weed mitigation (the city has had a contract for this service with Adams County for several years)

#### Scope of Work

Commerce City's open space restoration objectives include weed mitigation, erosion control, revegetation with native species, and ongoing monitoring and maintenance.

A baseline evaluation is completed for each property, identifying existing vegetation/weeds, erosion issues, and wildlife. The general restoration plan is modified as necessary for the specific site. There is no irrigation in these open space areas, so native seed is used and natural precipitation is relied upon to provide water.

Preparing the land for seeding is a multi-faceted approach using various methods:

- Turn soil, break up compaction, prepare for seed, mitigate weeds, assess wildlife presence and protect/manage as necessary, minor grading to repair erosion damage
- Choose correct seed mix
- Seeding method determined

- Timing of planting

Working with the USFWS at the Refuge allows the city to create a landscape that is similarly managed outside the Refuge so that wildlife has a corridor to travel along Second Creek that minimizes human interaction and has similar vegetative species.

A map is provided showing the areas staff plans to begin restoration activities in the next two years. These areas include additional portions of the Second Creek corridor beyond the initial sites, and the Prairie Gateway Open Space which serves as the entryway to the Rocky Mountain Arsenal National Wildlife Refuge.

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**Attach a Project Site Plan that identifies all project components and label as Attachment F - Project Site Plan.**

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**Clearly describe...**

The funding match included in this grant application is from the City's My C3 Program. The goals of this program are to:

- Educate residents on how to resolve problems such as litter, graffiti, and other nuisances.
- Motivate residents to take action and help with litter prevention, increase recycling, maintain weeds, and report issues.
- Engage residents by turning education and knowledge into action and visible results
- Create and preserve an attractive and safe community

Expected benefits include helping prevent unsafe and unhealthy conditions, making the city a better place to live, preserving the environment, protecting natural habitats, attracting and retaining business, and enhancing the city's image.

These goals were created from resident feedback received over time. City Council addressed this community need by directing staff to create My C3. It has a solid start and is expected to continue to grow. Open space restoration addresses several of the program goals and will provide many of the expected benefits as well.

The restoration will protect and improve wildlife habitat and natural resources as well as improve the aesthetics and experience for users of these trails and open spaces.

**Explain the urgency...**

Funding has been allocated through the MyC3 program this year, but there is no guarantee that this funding will continue to be allocated. Leveraging this existing funding allows restoration to not only continue on sites where work has begun, but also to expand to several additional sites within the city. Controlling weeds and erosion and providing quality habitat for wildlife is a priority in all of the city's open space areas. The sooner it can be addressed, the sooner results of these actions will be seen.

**Describe all current and anticipated future uses of the project.**

Most of the areas where restoration will take place are open to the public and have trails and other passive amenities. The area south of 88th at Telluride is the only area not yet developed in any way. People of all ages and abilities utilize these open spaces and trails on a daily basis for walking, jogging, and biking. Yearly events are held along the Second Creek Trail, such as the Tour de Donut, a bike “race” with pit stops providing donuts to participants. Commerce City has recently added park rangers to its staff, and in addition to patrolling parks, trails, and open spaces, they are beginning to schedule educational programming opportunities in the open spaces.

**Will the project be open to the public?**

Yes

**If yes, explain...**

Trails in the open spaces to be restored are ADA-compliant as are amenities such as picnic tables and restrooms. These open spaces appeal to young and old, with schools using them for educational purposes, folks walking their dogs, young children being pushed in strollers, and older adults out for their daily exercise.

**Explain how this project...**

Regional or Master Plan – There is a Second Creek Greenway Master Plan as the Second Creek Trail is a regional trail that will eventually traverse north into Adams County and south into Denver and Aurora. All of the open space area to be restored is included in the City’s Prairieways Action Plan.

**Attachment I**

**Will this project link...**

As noted, the Second Creek Trail will eventually be a regional amenity. It presently connects several subdivisions north and south of 104th Ave. The Prairie Gateway Open Space connects to the Rocky Mountain Arsenal National Wildlife Refuge as well as the entire northern portion of the city via the Perimeter Trail.

**Describe the natural resources...**

Baseline evaluations of all sites are completed before beginning restoration to determine if wildlife will be disturbed or if any management needs to occur. The city has a Wildlife Management Plan that is followed for projects such as this.

Commerce City's open spaces have a variety of wildlife including many bird species, coyotes, deer, prairie dogs, snakes and rodents among others. This restoration work will ultimately create a better habitat for all wildlife.

**Open Space Sales Tax dollars...**

Section 7(c)(i) states that Authorized Projects and Uses of Funds include "...(F) To improve and protect open space, natural areas, wildlife habitats, agricultural and ranch lands, historical amenities, parks and trails; (G) To manage, patrol and maintain open space, natural areas, wildlife habitats, agricultural and ranch lands, historical amenities, parks and trails." This project will improve and protect open space as well as manage and maintain it.

**Provide any additional information...**

The budget uses recent cost estimates obtained by Parks Maintenance staff as well as actual costs of recent similar projects.

**Please list partners...**

Schools along the open spaces utilize them for educational purposes. We hope this will increase as the open spaces are restored and there are more native plants in them.

**If applying as an organization other than a qualified jurisdiction, please attach a letter of sponsorship from a qualified jurisdiction and label as Attachment J - Letter of Sponsorship.**

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**Attachment K - Letters of Commitment**

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**Community Outreach**

Commerce City staff is constantly in contact with residents regarding parks, trails and open spaces. Positive feedback has been received from the work over the past few years in the open spaces, with neighbors commenting on the improved aesthetics and habitat in the Second Creek Open Space. Also, the MyC3 program which is helping to fund this project, was created as a result of resident comments and communication.

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**Attachment L**

Support Letters CCC OS Restoration.pdf (514.65 KB)

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**Describe how this project...**

The city's maintenance staff will continue to monitor and maintain all open space areas. As areas are restored, maintenance will be more intense initially as weeds are dealt with and several rounds of seeding may be needed. Staff is prepared for this, and the equipment included in this grant will ensure that these open spaces are maintained at a high level.

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**Is there a written agreement or Intergovernmental Agreement for things such as access or maintenance?**

No

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**If yes, please provide a copy of this agreement and label as Attachment H - Access or Maintenance Agreement.**

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**Project Name:** Sand Creek Restoration Plan

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**Project Manager:** Traci Ferguson

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**Award Date:** November 2013

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**Completion Date:** January 2014

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**Project Name:** Sand Creek Open Space Remediation Phase One

---

**Project Manager:** Traci Ferguson/Tony Jaramillo

---

**Award Date:** November 2015

---

**Completion Date:** November 2017

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**Project Name:**

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**Project Manager:**

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**Award Date:**

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**Completion Date:**

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**Project Name:**

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**Award Amount:**

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**Original Due Date:**

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**Status:**

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**Project Name:**

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**Award Amount:**

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**Original Due Date:**

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Project Name:

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Status:

Project Name:

Award Amount:

Original Due Date:

Status:

Please attach a separate list if the space above is not sufficient.

Pending Projects CCC.pdf (420.72 KB)

1st Priority:

2nd Priority:

3rd Priority:

Please upload Attachment A - Project Budget

ACOS-Attachment-A-Project Budget-CCC OS Restoration.pdf (1.09 MB)

Please upload Attachment B - Project Budget Categories

ACOS-Attachment-B-Project Budget- CCC OS Restoration.pdf (1.02 MB)

Please upload Attachment C - Estimated Project Timeline

ACOS-Attachment-C-Estimated-Project-CCC OS Restoration.pdf (1.01 MB)

**Please upload Attachment  
D - Source of Funds**

ACOS-Attachment-D-Source of Funds-CCC OS  
Restoration.pdf (928.5 KB)

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**Please upload Attachment  
E - Source of Funds  
Categories**

ACOS-Attachment-E-Source of Funds - CCC OS  
Restoration.pdf (922.13 KB)

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**Applicant Name:**

Traci N. Ferguson

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**Title:**

Parks Planner

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**Date:**

03/31/2023

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# ADAMS COUNTY OPEN SPACE

## ATTACHMENT A - PROJECT BUDGET

All organizations or individuals providing in-kind contributions are required to provide a letter of commitment outlining their contribution(s) as stated in the Project Budget.  
 Attachment A should include dollar amounts.

**Date:** \_\_\_\_\_

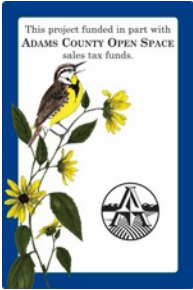
**Project Name:** \_\_\_\_\_

**Amount Requested:** \_\_\_\_\_

**% Total Project Costs:** \_\_\_\_\_

Description of Item/Expense	Grant Request	Previous ADCO Award	Applicant Match	Partner Match	In-Kind (funds/services to be provided by applicant or partner)	Total Project Costs
<i>Budget Total</i>						





# ADAMS COUNTY OPEN SPACE

## ATTACHMENT B - PROJECT BUDGET CATEGORIES

Attachment B should not include dollar amounts.

Attachment B will mirror Attachment A but have corresponding check marks in place of dollar amounts.

**Date:** \_\_\_\_\_

**Project Name:** \_\_\_\_\_

**% Total Project Costs:** \_\_\_\_\_

Description of Item/Expense	Grant Request	Previous ADCO Award	Applicant Match	Partner Match	In-Kind (funds/services to be provided by applicant or partner)	Total Project Costs
<i>Budget Total</i>						



# ADAMS COUNTY OPEN SPACE

## ATTACHMENT C - ESTIMATED PROJECT TIMELINE

Attachment C should reflect scheduling for each task of your project over the next 24 months. Describe each task of your project and put a check mark in the column to the right for the month that task will occur.

**Date:** \_\_\_\_\_

**Project Name:** \_\_\_\_\_

Description of Task	Year One Task Dates											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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Description of Task	Year Two Task Dates											
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The timeline should reflect scheduling for each task of your project over the next 24 months. Describe each task of your project and put a check mark in the column for the month that task will occur.



# ADAMS COUNTY OPEN SPACE

## ATTACHMENT D - SOURCE OF FUNDS

In the chart below, please list all sources of funds. For partners, please provide a brief description of the contribution. Regarding the Applicant's contribution, only fill out the "Brief Description of Contribution" if the Applicant is making an in-kind contribution.

Attachment D should include dollar amounts.

Project Name: \_\_\_\_\_

% Total Project Costs: \_\_\_\_\_

Source of Funds	Date Secured	Grant Request	Previous ADCO Grant Awards	Cash Match	In-Kind Match	Total Funding	Brief Description of Contribution (<10 Words)
<i>Total</i>							



# ADAMS COUNTY OPEN SPACE

## ATTACHMENT E - SOURCE OF FUNDS CATEGORIES

In the chart below, please mark all sources of funds. For partners, please provide a brief description of the contribution. Please mark each corresponding cell. Regarding the Applicant's contribution, only fill out the "Brief Description of Contribution" if the Applicant is making an in-kind contribution.

Attachment E should not include dollar amounts. Attachment E will mirror Attachment D but have corresponding check marks in place of dollar amounts.

Project Name: \_\_\_\_\_

% Total Project Costs: \_\_\_\_\_

Source of Funds	Date Secured	Grant Request	Previous ADCO Grant Awards	Cash Match	In-Kind Match	Total Funding	Brief Description of Contribution (<10 Words)
<i>Total</i>							

## Pending Projects

### **Sand Creek Regional Greenway Flood Repairs**

\$345,500

Original Due Date: 11/10/17 (extension is current)

Status: This project is complete but has received FEMA funding. All documentation has been submitted to FEMA and we are waiting for them to process it. FEMA closeout must occur before ACOS closeout to verify the amount of funds received.

### **Commerce City Master Planning Efforts**

\$100,000

Original Due Date: 11/19/21 (extension is current)

Status: The Bison Ridge Master Plan is complete and preliminary work has been completed for the Parks, Recreation and Golf Master Plan. Work continues on the PRG plan through the rest of 2022.

### **Turnberry Skate Spot**

\$92,500

Original Due Date: 12/15/2022 (extension is current)

Status: Project is complete and will be closed out as soon as last invoice clears. Supply issues due to the pandemic delayed a shelter that was part of the project.

### **Monaco Park Renovation Phase 1**

\$960,000

Original Due Date: 07/27/2023

Status: In design – will go out to bid in Q2 2023

### **Buffalo Run Irrigation Phase 2**

\$1,500,000

Original Due Date: 12/07/2023

Status: Under construction – nearly complete

### **Fitness Court**

\$100,000

Original Due Date: 08/09/2024

Status: Will be completed with Monaco Park project

### **Second Creek Farm Park**

\$1,895,515.24

Original Due Date: 08/09/2024

### **Fairfax Park Improvements**

\$700,000

Original Due Date: 11/29/2024

### **Stampede Park Improvements**

\$375,000

Original Due Date: 11/29/2024

March 28, 2023

Adams County Open Space Advisory Board  
9755 Henderson Road  
Brighton, CO 80601

Adams County Open Space Advisory Board Members:

I would like to voice my support for the Commerce City Open Space Restoration grant application. Five years ago my wife and I moved to Mobile Street to our new home that backs up to Second Creek Open Space. At that time the open space was mainly dirt interspersed with weeds and pock marked with prairie dog burrows. There were little or no native prairie grasses. In the warmer months the area was frequented with dust storms and dust devils twirling like small tornadoes. Additionally, my wife nicknamed Second Creek "Stinky Creek" because of a sewer-like odor often emanating from it.

We were pleased to learn there was a Second Creek Open Space Restoration Plan and elated when it was implemented during our second year here. The restoration work completed by Commerce City staff greatly improved the open space. We no longer have huge areas of dirt interspersed with weeds and moonscape holes; we no longer have dust storms/devils; and we no longer have a "stinky" creek. Instead, we have native prairie grasses covering the open space areas that are lush and beautiful.

I frequently walk my dog in the open space (and sometimes my wife will join us) and are so pleased with the restoration. From our back deck we often see others biking, jogging, or walking their dogs along the nicely maintained trail. I don't think it is coincidence that since the beautification of the open space there has also been a significant increase in its use.

It is my understanding that additional funding will allow for more restoration and help ensure regular maintenance to further enhance our grassland and wetland areas. I am so grateful for the wonderful improvements made thus far in our area and hope to see continued restoration improvements in other areas of the city. Thank you for your consideration to fund Commerce City's grant application.

Sincerely,



Paul Welander

March 31, 2023

Adams County Open Space Advisory Board

9755 Henderson Road

Brighton, CO 80601

To: Adams County Open Space Advisory Board Members

We are writing to support the grant application Commerce City is submitting for Open Space Restoration.

Our home is near the Second Creek Open Space corridor, and we were excited to see restoration begin a few years ago. The change that has occurred in a short time is significant and we know it will only continue to progress. Seeing the improved vegetation coming up every spring is encouraging and makes me want to spend more time using the space.

My husband and I use the open space- walking, our dogs and also walking with friends who live on the west side of the trail.

We are thrilled the city is continuing this work, not only in the Second Creek corridor but in other open spaces throughout the city. It truly embodies the city's "Quality Community for a Lifetime" vision.

Sincerely,

***Lewis Ortiz and Michael Bertles***

***10150 Rifle St.***

***Commerce City Residents and Business Owners***

March 31, 2023

Adams County Open Space Advisory Board

9755 Henderson Road

Brighton, CO 80601

To: Adams County Open Space Advisory Board Members

We are writing to support the grant application Commerce City is submitting for Open Space Restoration.

Our home is near the Second Creek Open Space corridor, and we were overjoyed to see these restoration efforts these last few years. I served on City Council and knew that this is an area for many of our residents to enjoy! The change that has occurred in a short time is significant seeing the improved vegetation coming up every spring is encouraging and a nice break from walking through the neighborhoods with our dog and grandchildren.

We are happy that the city is continuing this important work, preserving these natural open spaces. It is the city's "Quality Community for a Lifetime" vision which is what I believe our community embraces.

Sincerely,

*Steve and Erica Davis*

*10242 Olathe St.*

*Commerce City Residents and Business Owners*



March 31, 2023

Adams County Open Space Advisory Board

9755 Henderson Road

Brighton, CO 80601

To: Adams County Open Space Advisory Board Members

I am writing to support the grant application Commerce City is submitting for Open Space Restoration.

Our home is near the Second Creek Open Space corridor, and we were excited to see restoration begin a few years ago. The change that has occurred in a short time is significant and we know it will only continue to progress. Seeing the improved vegetation coming up every spring is encouraging and makes me want to spend more time using the space.

My husband and I use the open space, where we walk our two collies regularly on the trail. Often, we see friends along the trail walking as well. It is a nice place escape! I am a Realtor and have sold several properties in this area, and this Open Space is a gem that attracts buyers to the area.

We are thrilled the city is continuing this work, not only in the Second Creek corridor but in other open spaces throughout the city. It truly embodies the city's "Quality Community for a Lifetime" vision.

Sincerely,

***Venus Howard***

***10164 Quintero St.***

***Commerce City Resident and Business Owner***

March 31, 2023

Adams County Open Space Advisory Board  
9755 Henderson Road  
Brighton, CO 80601

To: Adams County Open Space Advisory Board Members

I am writing to support the grant application Commerce City is submitting for Open Space Restoration.

Our home is adjacent to the Second Creek Open Space corridor and I was excited to see restoration begin a few years ago. The change that has occurred in a short time is significant and I know it will only continue to progress. Seeing the improved vegetation coming up every spring is encouraging and makes me want to spend more time using the space. The area has been transformed into a true ecosystem compared to the "moonscape" it was before the restoration began.

We walk on the trail system almost daily. The variety of wildlife and vegetation we now enjoy is a remarkable improvement and we would be most grateful for the county's assistance towards continuing this important work.

I'm thrilled the city is continuing this work, not only in the Second Creek corridor but in other open spaces throughout the city. It truly embodies the city's "Quality Community for a Lifetime" vision.

Sincerely,

Brian K. McBroom  
Crystal R. Armendariz  
9828 Olathe Street  
Commerce City, Colorado



March 27, 2023

Adams County Open Space Advisory Board  
9755 Henderson Road  
Brighton, CO 80601

RE: Open Space Restoration

Dear Advisory Board Members:

The Commerce City Parks, Recreation and Golf Advisory Committee enthusiastically supports Commerce City's grant application for restoration activities in the City's open spaces.

Commerce City has over 700 acres of dedicated open space. In 2019, restoration began on a portion of the Second Creek Open Space between 96<sup>th</sup> Ave. and 104<sup>th</sup> Ave., and staff has seen significant improvement in this area. There was undesirable, non-native and noxious vegetation, bare spots, and erosion issues that were addressed as part of an overall plan that included site preparation, planting, and weed management. The experience gained in these areas will be very valuable as these restoration activities are expanded throughout the Second Creek Open Space and various other open spaces throughout the city.

In the past year, Commerce City has kicked off its MyC3 campaign, which encourages everyone to take pride in our community, keep the city looking its best, and make it sustainable for the future. Some funding has been allocated for restoration as a part of this program, and we are excited to have the opportunity to supplement that funding and accomplish even more.

Thank you for your consideration of Commerce City's Open Space Restoration grant application. The work that has been done so far to restore open space in the city is impressive, and the Parks, Recreation and Golf Advisory Committee is looking forward continued success!

Sincerely,

DocuSigned by:  
  
DB659CB29FC742E...  
*Josh Houde, Co-Chair*

Parks, Recreation and Golf Advisory Committee

DocuSigned by:  
  
486232047FC74C9...  
*DeLilah Collins, Co-Chair*