

2011 Special District Collaboration Award

The Park Meadows Metropolitan District (PMMD), City of Lone Tree (COLT) and Douglas County (DC) were recently honored by the Colorado Special District Association for their commitment to collaborating on capital projects.

The PMMD and COLT partnership began in the mid 1990's, when the City asked the District to consider taking on the responsibility for maintenance of landscaped right-of-way adjacent to Homeowner Associations (HOA) within the new City. At the same time, the City and PMMD discussed the beautification of the street system within the City. PMMD agreed to hold a bond election to approve funds to construct landscaped medians within the District, which were constructed during 1998 and 1999.

In the 2000's, landscaped medians were also constructed in Yosemite Street (C-470 to County Line Road) adjacent to the Park Meadows Mall, at Acres Green and Parkway Drive, and on Park Meadows Drive. The District and City collectively selected the distinctive flagstone design for all of the medians on arterial and collector streets within the City. The District also assisted the City with the reconstruction of the existing Lone Tree Parkway median.

Park Meadows Mall opened in 1996 and with a healthy economy, the commercial corridor along County Line Road west of I-25 began to build out and create significant traffic issues. Lone Tree, Douglas County and PMMD agreed to partner and pay 1/3 each for a traffic study related to improving the traffic flow throughout Lone Tree and unincorporated Douglas County in this area. The completion of this study in 1999/2000 recommended a 20 year plan to improve traffic flow at a cost of approximately \$20,000,000.

Each entity agreed to informally share in approximately 1/3 of these future costs in order to move ahead with reducing traffic congestion and maintaining the quality of life for the residential neighborhoods in and around the Park Meadows Mall and the rapidly increasing commercial development within Lone Tree and the County.

PMMD held a second bond election in 2002 which raised approximately \$6,000,000 and was passed by a 2 to 1 vote for their approximate 1/3 share of the improvements. PMMD, Douglas County and Lone Tree began meeting monthly to coordinate priorities, funding and ways in which to maximize the available dollars that each entity had to move transportation projects forward.

In a project completed in 2009, added the Highlands Ranch Metropolitan District to the COLT, PMMD and DC partnership when the City, County and District committed funds towards improvements to Quebec Street from Park Meadows Drive to County Line Road with the addition of new landscaped medians and landscaped right-of-way improvements. The HRMD contributed a water tap at no cost. The water use costs will be shared by the PMMD and HRMD. Douglas County provided the necessary permits and approvals within the street right-of-way. Lone Tree provided construction management. Everyone's cooperation enabled this project to be completed in 2009 after many years of discussion.

The transportation focused collaborative successes proved to be a strong model for other services as well. In 2010, PMMD joined with COLT and Denver Water to promote a water conservation rebate program aimed at helping HOAs save water and money on landscape irrigation. This program has been an overwhelming success. Since 2010 HOAs in Lone Tree saved approximately 12.5 million gallons of water and about \$50,000 in water costs.

PMMD is proud that every HOA in the District participated in this program, which resulted in 23 smart controllers purchased, installed and programmed at a total cost of \$36,560. Lone Tree is the first city in the metro area in full compliance with Denver Water's new conservation program. For additional details about this program, click here: [Link](#)

This partnership continues and to date approximate contributions as of May 31, 2011 are:

PMMD	\$11,695,494
Lone Tree	\$ 8,038,863
Douglas County	<u>\$11,587,003</u>
	\$32,321,360

Other entities, including Highlands Ranch Metropolitan District have also committed funds to transportation improvements in this area.

A map indicating the projects completed by the three entities since 1995 may be found by clicking here: [Link to "PMMD Project Map" on "Projects Page"](#) and a summary of the financial contributions made by each entity can be found here: [Link to "PMMD Project Funding"](#). (spreadsheet to be provided with article)

Truly successful collaboration is demonstrated year-after year, and without it, each entity would have been separately seeking approvals for completion of projects for work with the Colorado Department of Transportation and other agencies. The collaboration has enabled the group to maximize leverage for available funds in the timing for completion of projects. In addition, the direct knowledge of the group's efforts has streamlined the approval process within Lone Tree and Douglas County for needed projects.

The City and County are continuing to collaborate regarding funding for future improvements to the Lincoln/I-25 interchange which is estimated to be a \$60 million project.

The collaboration has resulted in the completion of almost all required infrastructure in the original Lone Tree area. The Rampart Range Metropolitan District continues to work with Lone Tree and Douglas County to complete infrastructure improvements south of Lincoln Avenue in the "newer" Lone Tree area.

The PMMD Board is working with The City of Lone Tree to consider amenity projects regarding signage, fountains and other landscape features which can further allow The City of Lone Tree to be distinctly identified within the metro area. These projects will continue in the future with the City.