



Arapahoe County

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Board Summary Report

File #: 25-230

Agenda Date: 5/13/2025

Agenda #: 6.h.

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:

Emily Gonzalez, Engineer II, Engineering Services Division

Subject:

Broncos Training Center: Drainage Easement and Revocable License Agreements, Case No. ASP24-002

Purpose and Request:

The Board of County Commissioners is requested to adopt a Resolution to approve and accept the conveyance of certain real property interests for a Uniform Deed of Easement and Revocable Storm Drainage License Agreement and to approve the execution of a Revocable Drainage Improvement License Agreement for a Foundation Drain connection, and a Revocable Drainage Improvement License Agreement for an Underdrain connection. The Board is also requested to authorize the Director of Public Works and Development to execute the Uniform Deed of Easement, the Underdrain Agreement and the Foundation Drain Agreement on behalf of the Board of County Commissioners.

Background and Discussion: An Administrative Site Plan has been approved for the proposed Denver Broncos Training Center improvements on the approximately 26-acre site, including a new headquarters building to the west of the training fields, renovation of existing buildings, the addition of a third full playing field, demolition of the existing facility, and construction of new training camp fan amenities.

In conjunction with the project, the Development is required to provide storm sewer for the County property to the west to properly drain through the Broncos' site as originally intended with the overall Dove Valley drainage design. This public storm sewer, along with the water quality treatment facilities required by the County's Stormwater Management Manual, are required to be in a drainage easement.

Additionally, the Training Center project includes an underground parking garage with associated foundation drain, and an underdrain system for the proposed and existing training fields. The Developer requests that both

the foundation drain and underdrain be permitted to connect to the County storm sewer system to outfall. Because both drains are collecting excess water through the ground, they are not considered to be storm sewer and do not fall under the regular drainage regulations of the County, and a Revocable License Agreement would be required to connect the private drains to the public infrastructure.

Alternatives: The Board could choose not to accept the Drainage Easements or License Agreements. To not accept the proposed Drainage Easement and Stormwater License Agreement would prevent the County from draining its property to the west through the Broncos Training Center, leading to additional storm sewer construction in the right-of-way, and the project having nowhere to outfall the permanent water quality facilities. If the License Agreements for the Underdrain or Foundation drain are not accepted, the excess groundwater collected along the foundation of the parking structure and under the training fields would not be able to drain.

Fiscal Impact: The County would be responsible for the public storm sewer within the proposed Drainage Easements, but the property owner would be responsible for all surface improvements. The County would have no financial responsibility for either the Underdrain or Foundation Drain and any damage to the public infrastructure caused by these connections would be the responsibility of the property owner.

Alignment with Strategic Plan:

- ☐ Be fiscally sustainable
- ☒ Provide essential and mandated service
- ☒ Be community focused

Concurrence: This request was reviewed and is supported by the Public Works and Development Department and County Attorney's Office.

Resolution: A draft resolution is attached.