

Follow Up Form - MODIFICATION REQUEST

Grant Summary and Financials

Use this form to request modifications to your approved scope of work or budget. Please use the Time Extension Request Form for extension requests.

Type of ACOS Funding*

Grant Project

Grant Year (awarded)*

2025

Grantee*

City of Littleton

Project Title

Jackass Hill Park

Scheduled Completion Date*

November 2026

Grant Progress Narrative

Question 1*

Describe the proposed modification and discuss why the modification is necessary. Identify the proposed budget changes.

Provide revised Budget Forms showing the original approved project components and the proposed modified components.

The City of Littleton and South Suburban are requesting a modification to the Jackass Hill Park grant to align with the amended Site Plan. The plan amendment was undertaken in response to neighborhood concerns about the proposed design, including the number of concrete trails, park access points, and vegetation around the viewing area. The proposed modification aligns with the majority of community feedback while preserving accessibility, constructability, and long-term maintenance of the park.

The goal of this project is to provide the intent of the original Site Plan while addressing these concerns. Furthermore, recognizing other priority projects in Littleton and prioritizing future Open Spaces grant applications, it is the desire to adapt the project's scope, ideally to complete it in one phase. The project was initially planned for two phases, with the grant covering only construction for Phase 1.

A Conceptual Site Plan, First Amendment was presented to the South Suburban Board of Directors at the August 13 Study Session. The Board made comments on the Conceptual Site Plan, which were incorporated into the Preliminary Site Plan, First Amendment.

The changes incorporated in the Preliminary Site Plan, First Amendment include:

- Mixture of concrete and soft-surface paths
- Enhance accessibility to Vista Terrace, the public gathering area
- Add paths previously planned for Phase 2
- Preserve the natural character of the park, including the use of boulders instead of steel at Vista Terrace
- Add interpretative signage at Vista Terrace and Carson House Foundation
- Extend vegetation around Vista Terrace to provide a soft barrier between the park and neighboring homes
- Extend ranch rail fencing to discourage social paths on steep slopes (erosion control)
- Add an access point along Dry Creek Court

The removal of the nature play area and shade structure will not negatively impact the neighborhood. South Suburban was awarded an Arapahoe County Open Spaces grant for Ridgeview Park, which is only 0.7 miles away, and is considering the addition of a playground with nature-based components and a shade structure at that location, depending on neighborhood input. While not explicitly shown on the Site Plan, trees were removed to protect viewsheds, and handrails were added on both sides of the stairs to comply with city code.

A total of 52 public comments were received between August 20, 2025, and September 3, 2025, on the Preliminary Site Plan, First Amendment. Feedback was solicited via Game Plan (the project website), direct email, and social media. Based on this feedback, South Suburban staff incorporated minor revisions, including:

- Remove a fence section to allow sledding
- Add soft surface paths on the north and south parcels for better pedestrian and park ranger access
- Clarify the vegetated swale at Vista Terrace

The updated plan was presented to Littleton City Council during Study Session on September 9, with subsequent feedback reviewed by the South Suburban Board of Directors during Study Session on September 10.

The South Suburban Board of Directors will consider the Final Site Plan, First Amendment including public comment during the Business Meeting on November 12. Pending Board approval and Arapahoe County Open Spaces approval of the modification, South Suburban will proceed with preparing construction drawings necessary to complete the City of Littleton's development approval process.

The City of Littleton and South Suburban recommend approval of the grant modification. The modification addresses adjacent neighborhood and larger community feedback and desires, maintains the intent of the original Site Plan, and potentially allows all improvements to be constructed in one phase.

Time Extension Requested*

Is the agency requesting a time extension with this modification request?

If yes, please complete and submit the Time Extension Request Form.

No

Attachments

Attachment 1: Budget Forms*

Please attach the following as a single PDF document:

1. Approved Budget Forms (original budget or previously approved modified budget)
 2. Modification Request Budget Forms (proposed modified budget)
- CityofLittleton_Budget Forms.pdf

Attachment 2: Supporting Documentation

Please attach applicable supporting documentation as a single PDF document.

CityofLittleton_TimelineForm_Mod.pdf

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.*

10-14-2025 Jackass Hill Park ACOS Cert and Auth.pdf

File Attachment Summary

Applicant File Uploads

- CityofLittleton_Budget Forms.pdf
- CityofLittleton_TimelineForm_Mod.pdf
- 10-14-2025 Jackass Hill Park ACOS Cert and Auth.pdf

Summary Budget Form - STANDARD Grants (25% minimum cash match)

Source of Funds	Date Funds Secured	Grant Request	Cash Match	Total Project Funds
Arapahoe County Open Spaces Grant	8/1/2025	\$600,000		\$600,000
Applicant Cash Match	1/1/2025		\$650,000	\$650,000
South Suburban Parks and Recreation	1/1/2025		\$650,000	\$650,000
Totals		\$600,000	\$1,300,000	\$1,900,000

MATCH REQUIREMENTS	Total Project Cost:	\$1,900,000.00
	Cash Match % Required:	25%
	Cash Match % Budgeted:	68%
	Cash Match Amount Required:	\$475,000.00
	Cash Match Amount Budgeted:	\$1,300,000.00

**match fields calculate automatically*

Applicant: City of Littleton

Project Title: Jackass Hill Park Development

** Please do not include in-kind match on the Budget Forms*

DETAILED EXPENSE WORKSHEET						
	Budget Category	Line Item Detail Description	ACOS Grant	Grantee Cash Match	Partner Cash Match	TOTAL
	Professional Services	Bonds and Insurance		\$10,000.00	\$10,000.00	\$20,000.00
		Construction Administration Fees - Consultants		\$5,000.00	\$5,000.00	\$10,000.00
	Mobilization / GESC	Mobilization		\$42,500.00	\$42,500.00	\$85,000.00
		GESC Measures		\$19,000.00	\$19,000.00	\$38,000.00
		Construction Survey		\$10,000.00	\$10,000.00	\$20,000.00
		Traffic Control		\$4,500.00	\$4,500.00	\$9,000.00
	Demolition	Site Prep and Demolition		\$15,000.00	\$15,000.00	\$30,000.00
	Earthwork / Drainage	Earthwork	\$75,000.00	\$37,500.00	\$37,500.00	\$150,000.00
		Chase Drains		\$10,000.00	\$10,000.00	\$20,000.00
	Site Work / Hardscape	Colored Concrete Trails	\$380,000.00	\$27,500.00	\$27,500.00	\$435,000.00
		Concrete Ramps		\$4,400.00	\$4,400.00	\$8,800.00
		Structural Concrete - Stairs	\$145,000.00	\$50,000.00	\$50,000.00	\$245,000.00
		Asphalt		\$3,200.00	\$3,200.00	\$6,400.00
		Stone Slab Cheek Walls and Seating		\$49,100.00	\$49,100.00	\$98,200.00
		At Grade Crossing along Sunset		\$10,750.00	\$10,750.00	\$21,500.00
	Furnishing & Misc.	Entry Posts, Signage & Gates		\$17,500.00	\$17,500.00	\$35,000.00
		Steel Wall at Vista Terrace		\$66,000.00	\$66,000.00	\$132,000.00
		Hand Rails		\$40,000.00	\$40,000.00	\$80,000.00
		Site Furnishings		\$5,000.00	\$5,000.00	\$10,000.00
		Ranch Rail Fencing		\$45,000.00	\$45,000.00	\$90,000.00
	Electrical	New Meter Charge		\$150.00	\$150.00	\$300.00
		Electrical Service for Irrigation		\$7,500.00	\$7,500.00	\$15,000.00
	Landscape / Irrigation	Soil Prep, Seeding, and Mulching		\$31,250.00	\$31,250.00	\$62,500.00
		Trees		\$7,650.00	\$7,650.00	\$15,300.00
		Shrubs and Perennials		\$25,000.00	\$25,000.00	\$50,000.00
		New Water Tap Construction and Review Fees		\$18,200.00	\$18,200.00	\$36,400.00
		Irrigation System		\$88,300.00	\$88,300.00	\$176,600.00
TOTALS			\$600,000.00	\$650,000.00	\$650,000.00	\$1,900,000.00
<p>Applicant: City of Littleton Project Title: Jackass Hill Park Development Date: 04/11/25</p>						

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**match fields calculate automatically*

Applicant: City of Littleton

Project Title: Jackass Hill Park Development

** Please do not include in-kind match on the Budget Forms*

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		GESC Measures		\$19,000.00	\$19,000.00	\$38,000.00
		Construction Survey		\$10,000.00	\$10,000.00	\$20,000.00
		Traffic Control		\$4,500.00	\$4,500.00	\$9,000.00
	Demolition	Site Prep and Demolition		\$15,000.00	\$15,000.00	\$30,000.00
	Earthwork / Drainage	Earthwork	\$75,000.00	\$37,500.00	\$37,500.00	\$150,000.00
		Chase Drains		\$10,000.00	\$10,000.00	\$20,000.00
	Site Work / Hardscape	Colored Concrete Trails	\$200,000.00	\$9,100.00	\$9,100.00	\$218,200.00
		Concrete Ramps		\$4,400.00	\$4,400.00	\$8,800.00
		Structural Concrete - Stairs	\$145,000.00	\$50,000.00	\$50,000.00	\$245,000.00
		Soft Surface Trails	\$120,000.00	\$29,150.00	\$29,150.00	\$178,300.00
		Asphalt		\$3,200.00	\$3,200.00	\$6,400.00
		Stone Slab Cheek Walls and Seating		\$49,100.00	\$49,100.00	\$98,200.00
	Furnishing & Misc.	Entry Posts, Signage & Gates		\$17,500.00	\$17,500.00	\$35,000.00
		Boulder Wall at Vista Terrace	\$20,000.00	\$66,000.00	\$66,000.00	\$152,000.00
		Hand Rails	\$40,000.00	\$40,000.00	\$40,000.00	\$120,000.00
		Site Furnishings		\$5,000.00	\$5,000.00	\$10,000.00
		Ranch Rail Fencing		\$45,000.00	\$45,000.00	\$90,000.00
	Electrical	New Meter Charge		\$150.00	\$150.00	\$300.00
		Electrical Service for Irrigation		\$7,500.00	\$7,500.00	\$15,000.00
	Landscape / Irrigation	Soil Prep, Seeding, and Mulching		\$31,250.00	\$31,250.00	\$62,500.00
		Shrubs and Perennials		\$32,650.00	\$32,650.00	\$65,300.00
		New Water Tap Construction and Review Fees		\$18,200.00	\$18,200.00	\$36,400.00
		Irrigation System		\$88,300.00	\$88,300.00	\$176,600.00
TOTALS			\$600,000.00	\$650,000.00	\$650,000.00	\$1,900,000.00
<p>Applicant: City of Littleton Project Title: Jackass Hill Park Development Date: 11/10/25</p>						



ARAPAHOE COUNTY
OPEN SPACES

Project Timeline Form

Applicant: City of Littleton

Project Title: Jackass Hill Park Development Project

Task	Jan. 2026	Feb. 2026	Mar. 2026	April 2026	May 2026	June 2026	July 2026	Aug. 2026	Sep. 2026	Oct. 2026	Nov. 2026	Dec. 2026	Jan. 2027
Grant Modification Approval													
IGA Executed (Project Start Date)													
Solicitation of Vendors													
Project Bid Award(s)													
Order Materials													
Construction													
Grand Opening													
Final Report													



ARAPAHOE COUNTY
OPEN SPACES


Certification and Authorized Signature Form

Please use this form for the 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.

DocuSigned by:



59A4FCD6704F422...

Authorized Signature (highest authority in agency or authorized individual)

10/17/2025

Date

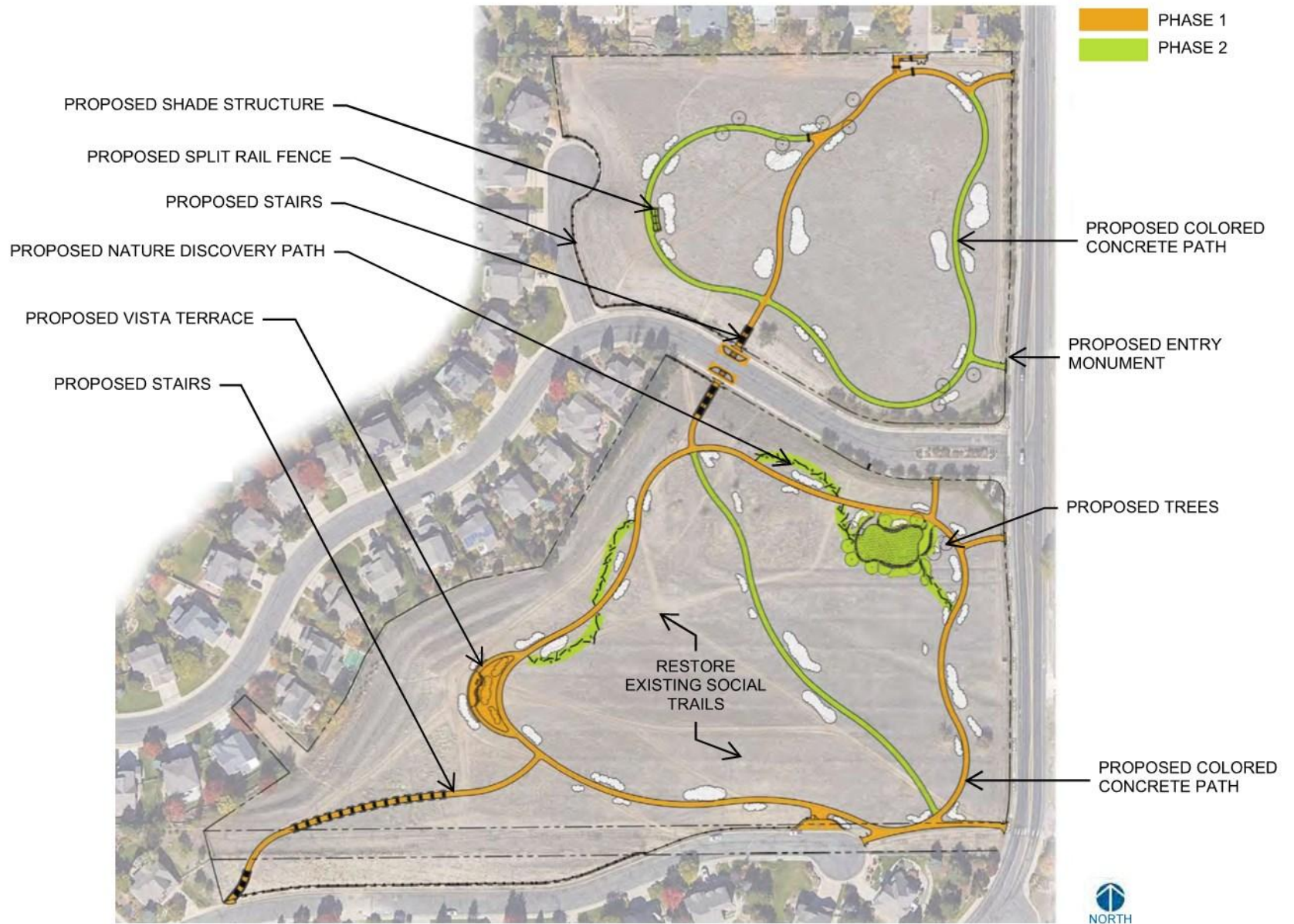
James L. Becklenberg

Printed Name and Title

Jackass Hill Park

Grant Project or Joint Project Name

ORIGINAL SITE PLAN (included with grant application)



JACKASS HILL PARK

LITTLETON, COLORADO
APRIL 2025

SITE MAP

AMENDED SITE PLAN (approved by SSPRD Board of Directors 11/12/2025)



PROPOSED FINAL SITE PLAN - FIRST AMENDMENT

JACKASS HILL PARK - LITTLETON, COLORADO

NOVEMBER 12TH, 2025



Jackass Hill Park - Preliminary Site Plan, 1st Amendment

Public Input Comments

Public Input Period: 08/20 - 09/03/2025

Comments below were received from 08/20-09/02 until 2pm.

#	Date	Comment
1	08.20.2025	Much improved! Limited concrete, access points where people park to limit people from ignoring official paths, and vegetation to block me from falling down the terraces.
2	08.20.2025	I love the amended site plan. I was wondering if the fence proposed on the north parcel around the Highland Court cul-de-sac could be removed as well. The children in the neighborhood love to use the hills above the cul-de-sac for sledding. It's a lot of fun for them and it would be a shame if they could no longer do this because of the fence along the bottom of the hill. This would also be a reasonable cost savings, and would make mowing operations easier as well.
3	8/20/2025	Thank you for restoring more of the natural/native plants/ areas. We want this area to be wild, undeveloped. We have too much concrete. Spend our tax dollars on existing parks, leave this park natural. Thanks very much. Peggy Gordon
4	08.21.2025	I have 2 comments and 1 question/comment. 1) Do not plant any native shrubs or any other vegetation along the south concrete path. I can't tell if there is intended irrigation (which is unnecessary and costly) but regardless, there has been no request or need for any plantings except along the Terrace Vista- which is to keep park visitors from going to far west and intruding on homeowners. Overwhelming input has been to leave the park as an open vista and no one has requested new plantings except along Vista Terrace. 2) Do not install the Ranch Rail fence along the entire south side of south 1/2 of park (Dry Creek Court). If fencing is needed, only put where necessary due to the easy access (flat, less sloped area.) Need to verify how far it is needed before the slope deters people from entering the park. Fencing is costly and an ongoing maintenance issue. Previous attempts to put up split rail, ranch fencing in this area and the park, have only lasted a matter of days before it was either vandalized or fell apart from people sitting on it. 3) Question - Do you intend to have the park range continue to drive out to the vista terrace area EVERY night at or after sunset? If so, does the concrete path to the terrace vista area allow for a park ranger truck to turn around or make a loop, especially when driving in the dark? If not, the ranger and the truck will continue to destroy the native vegetation if they have to drive off the new paths to be installed. I appreciate Arapahoe County Parks, City of Littleton and SSPRD finally listening to input! Thanks!

5	08.21.2025	<p>1. Your statement that "SS BOD and Ltn CC approved the Site Plan" is no longer correct, the design is being re-evaluated. 2. I recently provided a sketch to the city re that the crusher fine trail should be more direct from the Rice link on S Prince St to the overlook, as that is where people will walk. Lots of people know that you can't stop people, or cattle, from taking the most direct route. The soft trail you propose that goes NW from Prince and then backtracks south to the overlook will not be used much. Your attempts at trying to modify human behavior will not be successful based on my experience over 40 years of using and such facilities and designing and constructing public facilities. (This comment site would be more productive if you allowed for attachments to be uploaded). 3. Concrete steps and landings just don't fit this space. From an engineering point of view they will not hold up over time unless very expensive site preparation and foundations are used. Much better to use the traditional timber for the stairs and natural materials for the landings. 4. Provide a detail for the "boulder cheek" proposal. 5. Where does the proposed swale on the north side drain to?</p>
6	08.21.2025	<p>I would really love to keep the additional trail that goes toward the hillside on the north park, even if it doesn't include adding the shade structure. I would also love to see some kind of play area added for kids since there are no other playgrounds close by (I think the closest is about a mile+ away near the church on Prince). I was really looking forward to the addition of the nature play area. Adding a play area at Ridgeview could work as well! Thank you for all your work on this project! Looking forward to seeing it all come together.</p>
7	08.21.2025	<p>Much better design than the original plan. Keep more of the natural open space look. More respectful of neighbors.</p>

8	08.21.2025	<p>Hi there, I'm responding to the request for input regarding the jackass hill park changes. My family lives on the north side of the park, on S Highland Dr. We walk through the north section of the park daily, weather permitting, usually going from the top of Ridgeview, through the park to the overlook on the north end, and down the slope to the corner of Sunset Dr and Highland Ct, to eventually loop back to our home via Houston Waring. We almost never visit the south side of the park as it is well out of the way of this loop. We have a 2 year old and a dog. Many of proposed changes are positive: more gravel paths and fewer concrete paths, some native revegetation (the sunflowers look very out of place), concrete coloring to better blend in. However, I'd like to push back against the removal of the paths on the north side of the park leading to the overlook (I can guarantee a path would form here on its own). A gravel path here would be welcome, as in the original plans. I don't think a shade structure is needed, it seems nice to leave this part of the park largely free of structures. I'm also disappointed about the loss of the nature play area (more) and the discovery walk (less). There's no good designated play spaces for young children within a safe walk or bike ride from this neighborhood; all playgrounds require being directly on Prince, which has narrow sidewalks and high volumes of often fast traffic, and is extremely unpleasant to walk or cycle on. Having a play area here or at Ridgeview Park would have been a welcome change. Please consider restoring these items, especially the north side trails. My only other comment would be that having sloped (not stair) access up and down the hill is quite nice when pushing a stroller or riding a bike, so if there is a way to incorporate something like this that would be grand.</p>
9	08.21.2025	<p>Hello, we live at 2402 W Dry Creek Ct which is the last house on the cul de sac on the south side of Jackass Hill Park. We would like to request that the proposed fence along the south side of the park continue after the break for the ADA parking spot, running further east to join the fence that is on our property line, so that individuals are encouraged to enter the park a little further down the road rather than essentially through our front yard. We really appreciate the existing break in the fence that was added with the last revised plan but are worried that the absence of a fence anywhere east of the ADA parking spot will funnel people right through our front yard as they try to get into the park.</p>
10	08.21.2025	<p>For the portion of the trail that parallels Sunset Drive, there was an initial design where a swale would be placed west of the trails leading up to the vista terrace. This swale was going to be filled with shrubs that would deter people from leaving the trails and getting close to the Sunset Drive houses that back up to the park. I do not see a swale in the current design in this area. I see a swale noted on the far northern part of the park, by the Golden West houses that back up to the park. Is there any reason why a swale could not be installed on the trails leading up to the Vista Terrace?</p>

11	08.21.2025	Please ensure the swale extends along the trail up to the Vista Terrace. An additional buffer of native vegetation within the swale and along the terraces between the homes, and the top of the hill would help to ensure greater privacy, safety and security, which is one of the top concerns and areas of focus for the residents who live along Sunset Drive. Additionally, a well designed and extensive use of native vegetation within this buffer zone will help to reduce erosion, flood risk, the possibility for injury by those who go off trail, and would help to reduce the possibility of disturbances to the community by anyone who may choose to break the park hours and engage in late night loud, disruptive, and sometimes illegal behavior that has often been a nuisance for those who live next to the park. Thank you for any considerations into the redesign of Jackass Hill Park that take this into account.
12	08.22.2025	Greatly improved .. less concrete! Where is the swale at the Vista terrace that was in the initial design .. placed west of the trails leading up to the vista terrace. This swale was going to be filled with shrubs that would deter people from leaving the trails and getting close to the Sunset Drive houses that back up to the park. This needs to be included with a setback of 30 feet from the top. Thx
13	08.22.2025	In regard to the development of Jackass Hill Park, please accept my thanks for your work to modify the plan for the park so that there is less use of unnatural materials (concrete) and more use of natural plants and crushed granite. These modifications go a long way toward achieving the natural look that has been so rewarding to residents of Littleton for as long as I have lived in the City of Littleton (48 years). I remember citizen demonstrations in the 1990's demanding less development here and specifically a height limitation to preserve the natural views. I appreciate the removal of the parking lot and other unnatural structures as well as the movement eastward of the concrete stairs at the north entrance along the entrance to the Sunset HOA property. One request remains -- Would you be willing to return the "swale" originally drawn along the western edge of the park? That is very important to the people whose homes on W. Sunset Dr. back up to the western edge of the park. Sincerely, Jena Dickey 2432 W. Sunset Dr.
14	08.22.2025	Why were the proposed street parking sites removed?
15	08.22.2025	Where are the benches for the vista area? There should be some sort of seating for people to rest and enjoy the view (such as for the elderly or those with limited mobility).
16	8.22.2025	I recently moved in to The Ridge neighborhood with my wife and toddler. I'm glad to see the park getting some development. I like the original proposal more - the nature play area would've been special for my son. But I'm sure the pressure from the homes abutting the park was heavy and probably wouldn't want that if I lived on the park. What I'd like more than anything is to see an area that would be comfortable to set down picnic blankets and watch the sunset. The tall grasses there don't really seem to invite this. I remember on a visit to La Jolla, CA - everyone in the neighborhood came out and sat on blankets and in chairs and watched the sunset together. This park could be so special if we made a space for people to do that.

17	8.23.2025	The Jackass Hill open space plan looks good. It would be great if the staircases could better align with the open space aesthetic. A timber and crusher fines stairway would work well. Please let the planners know, and let me know their thoughts. Thanks, John
18	8.23.2025	I would like to see marked crossings for the pedestrians crossing sunset on the trail and at prince. I would also like to see a marked crossing across prince at sunset
19	8.25.2025	Stop. Just stop. Not every plot needs to be developed. The traffic and noise is going to be problematic. It's so nice to go to this beautiful park because it's natural. Leave it alone
20	8.25.2025	Hello I live adjacent to the North Parcel of Jackass Hill Park. I was thrilled to hear of some of the revisions from Aug 20. Here are some comments I have: -Removal of overlook, shade shelter and benches from the north parcel = WONDERFUL - Removal of the play area = WONDERFUL I feel like both of these would have been a waste of the funding and could be better designated in other areas. Still in the original plan is a proposed rail fence on the North Parcel - I strongly urge this to be removed - my kids have gone sledding for 10 years on the hill, as well as other kids (and I'm sure it's been going on longer), and they have sled down all parts that end on Highland Court so ALL that fence should be removed so not to lose the fun winter times. The proposed paths on the North Parcel I do not believe are necessary (certainly not at 8' wide). The only paths that really get used are along Prince Street for walkers/dog walkers that don't want to be on the sidewalk; that proposed loop would never get used in my opinion. The other part people walk on is the existing trampled path from the current asphalt diagonally to the top just to get over the hill. I think it's fine to leave this as is, no need to widen and encourage further usage; if you had the crusher fines running parallel to Prince leading to the sidewalk perhaps people would use that more. On the South Parcel, as long as there are no shade structures I have no further comments. Thank you!
21	8.25.2025	I saw that the plans for the natural playground were removed from this plan and wanted to reach out as a member of this community and ask you to reconsider. Myself, along with many of the other families with young children who live in this neighborhood, were big proponents of this addition and I would appreciate you reconsidering adding the playground back into your plans.
22	8.25.2025	Would love to see the natural playground added back in. There are tons of families with small children in this neighborhood, we were all looking forward to jackass hill becoming more accessible as a play areas.
23	8.26.2025	I appreciate the much scaled back Jackass Hill Park design! I would appreciate this park project approached as much as possible like South Valley Park: trails and stairs are natural, not concrete, and are not 8ft wide (bikers can dismount and walk around). I live less than a mile away and we like our natural spaces feeling wild, not developed. I think the only concrete I would keep is one smaller (less than 8ft) path from the ADA parking spot to the vista point. I would like to see one path in the section N of Sunset for people to wander through toward the corner of Prince and the park. The 2nd crusher fines path toward the Prince St. and access into the park from Prince on the N side of Sunset is unnecessary, based on how people access that section (either from Sunset or from Prince/neighborhoods coming south).

24	8.26.2025	The fence on Highland Ct will destroy the neighborhood kids' sledding hill! Why are you putting a fence around the culdesac?
25	8.26.2025	Why is the parks department making these decisions vs community to vote if the park should be developed? Please leave the park undeveloped— the views are beautiful as they are. Littleton officials continue to “develop” and are RUINING the authentic places within this city trying to be like Cherry Creek etc. Stop developing everything, please. NO development for Jackass hill park
26	8.26.2025	Natural trails evolve from users. The new sidewalks should mimic existing patterns, or you'll just see them reappear.
27	8.26.2025	I would respectfully but strongly request that you keep all paved surfaces to a minimum in Jackass Hill park. . I understand one paved path for W/C use but other paths should be crushed gravel including path for police car use. I don't understand why we need a road at all at that site as there are plenty of roads nearby and roads along two sides where a police car can park. Please do not add any lighting either. We have enough light pollution as it is. Also I also request there not be a playground erected on that site as we have a plethora of playgrounds available for children to play on bin the area but are losing open space rapidly. These changes would help to maintain the beauty of the site and be more readily shared with the local wildlife. Please keep Littleton, Littleton. Thank You.
28	8.26.2025	We would be thrilled with a family friendly space. Currently we go to Writers Vista or Southbridge park, but we rarely meet neighbors; or the conversation doesn't come up naturally. I started out so excited about this plan because of the community building opportunities it would bring. I feel disappointed that it keeps getting further away from a space that fosters community. I'd like to see funds going to projects that make spaces better by focusing on community because if it's just a beautifying project, it's a superficial use of funds. It's hard to balance so many perspectives, so thank you for hearing mine.
29	8.26.2025	Love all of this, but would really like to see a larger nature play area with shade from trees. This area is extremely sunny all day long and Children that are of the age to enjoy nature playgrounds should have some kind of shade, even if it's low, like fruiting trees. Trees like that could actually bring us together as a community.
30	8.26.2025	I would like to see a playground/family friendly space on jackass hill. The revisions to the plan don't include anything family friendly. This is disappointing as a younger couple starting a family in this area.
31	8.26.2025	I'm disappointed about the removal of the nature discovery trail. My kids love the one at Lee Gulch Overlook. The one at Lee Gulch Overlook is very unobtrusive and fits right in with a natural landscape. What is the reason for eliminating it and is there any way to get that put back into the plans? The nature play area also looked cool. I do like the switch to less concrete and more soft surface paths.
32	8.27.2026	Very much appreciate the updates to the Jackass Hill Park plan. Thank you for reducing the amount of concrete and letting it remain as more of a natural park.
33	8.27.2025	Why does every inch of our open space have to be developed? No concrete should be used and keep it as natural as possible.

34	8.27.2025	When will the construction finally commence and when will it be completed? Also, what about the crosswalk going to the easement that connects to the Highline canal trail? What is being done to make that accessible and safe for pedestrians? Also, what about Ridgeview Park? Just north of here, nothing has been done after plans and promises for it either. You have upgraded and made a new park and a waterway along Mineral St going by Jackass Hill, where water is going to exist where it didn't, but you can't get water to the pond at Ridgeview park where it had existed before. Makes no sense. The plans and preservation of our existing parks need to be cared for before spending money and supplying water to places that don't need it over places that do.
35	8.27.2025	If only this same consideration were applied to the 16 foot wide concrete "Super Slab" running adjacent to Mineral in the Open Space, which incidentally does NOT meet the Arapahoe County Open Space metrics.
36	8.27.2025	I support keeping a nature play structure at the park and making this community funded property accessible (parking) to those beyond the adjacent homes.
37	8.27.2025	One of the biggest draws to Jackass Hill Park is the simplicity of the property which provides that phenomenal, uninterrupted view of the front range. The park design should aim to maintain this simplicity. In the revised plan, I like the revegetation and consolidation of the soft surface trails. Please don't overdue the landscaping features, it doesn't need to be dramatic - remember, the mountain view is the star player. I'm glad to see the proposed shade structure removed. The proposed vista terrace is good for the many folks that visit to watch the sunset - is there room for multiple groups (gets busy on some holidays)? The stacked rock slabs seems unnecessary, but I like the rock benches in the vista terrace. The proposed vista terrace looks like it might interfere with the view as you walk from the east edge of the park toward the west, but it's hard to tell from the past rendered images. Will the paths (concrete or soft) permit bicycles? What's the intent of the fence? If it's to deter people making new paths, I get it. If it's for aesthetics only - please don't bother. Thank you, Michelle W. (Jackass Hill Resident)
38	8.28.2025	Comment- my family has enjoyed the park just the way it is - very rustic. Have even seen an eagle hunting there. It should be kept as undeveloped as possible. Not turn it into essentially an outdoor living room made of concrete.
39	8.28.2025	Hi- is there any grading that will take place around the vista terrace? How many people will the vista terrace accommodate?
40	8.28.2025	When asked by neighbors in the Jackass Hill area, the OVERWHELMING response was to leave the park " as it is." Why aren't you listening to what was an obvious response from the neighborhood?
41	8.28.2025	Jackass Hill is a great place to see a beautiful sunset. However, parking is a problem. Any solutions to this issue?
42	8.30.2025	Please be sure to include rails along the steps. A lot of us need a rail to ensure we don't fail. Crushed rock is fine. 8 ft wide walks seem excessive. The fences will complicate maintenance of the slopes but perhaps are intended to keep dirt bikes off the slopes. Perhaps putting the fences at the crest of the hills would make more sense
43	8.31.2025	On the amended plan, please dont remove the nature play area. The families in the area would really benefit from this. Having a place near would also be great are attracting families to stay or move to the area.

44	8.31.2025	I currently own a townhome in Littleton (80120) and am actively seeking to sell/buy a single family home. I'm disappointed that the nature play area has been removed from the Jackass Hill plans, as I have two young children and the walkability to that would have made the surrounding neighborhoods more appealing for my house search. I'd be interested to know why these were de-prioritized in the latest amendment. I appreciate your insight. Thank you, Meredith
45	9.1.2025	Regarding the Vista Terrace overlooking Sunset Drive, was there originally a swale with shrubs? I don't see it in the latest plans, and I'm wondering if I'm overlooking it. Also, for the interpretive signage at the Vista Terrace, it's important to acknowledge the Native American presence in the area, as evidenced by projectile points found there. The signage should reflect that Native Americans appreciated Jackass Hill Park (JAH) as much as we do.
46	9.1.2025	Why would you remove the play area from the original plan? Our kids need a play area walking distance from the house which is not available right now.
47	9.1.2025	grew up here. Every part of this state is being over developed and ruined. The parks undeveloped landscape is what gives it charm, so please leave it alone.
48	9.2.2025	Thank you for the opportunity to provide feedback on the JA Park project. We live at 7555 South Prince Street so we use this park quite often. I would like to see the concrete paths changed to crusher fines. My understanding is that crusher fines are ADA compliant. Additionally there is less of a problem with crusher fines with ice and snow in the winter compared to concrete. It also blends in the surrounding nature better.
49	9.2.2025	Leave Jackass Hill Park alone/natural. We were guaranteed by South suburban and council when we bought our property a block away it would stay natural.

50	9.2.2025	<p>Amendment From David Sprunt, ASLA 9/2/2025 2476 W Sunset Drive, Littleton As a 21+ year homeowner on Sunset Drive with property backing to the Park, I am generally in support of the amended plan but have a couple of concerns and things that the design team should be aware of and address as final designs are developed. I am trained as a landscape architect but currently do not practice:</p> <ol style="list-style-type: none"> 1. The ranch-rail fence along the west end of Dry Creek Court is unnecessary. Including a fence creates additional installation and maintenance costs, and increases the difficulty of mowing. In my observation over the last 20 years, few people access the park by climbing up the steep, yucca-covered slope from Dry Creek Court up to the top of the hill, and will likely be even less likely to do so if the proposed path/stairs are in place. SSPP usually mows the perimeter of the park once or twice a year and drives their mowers across this slope along Dry Creek Court to clear tall weedy vegetation next to the road, helping to limit fire hazards. Having a fence along the street increases the difficulty of this operation, may require additional string trimmer work along the fence line, and also creates the possibility of damage to the fence by mowing equipment. If the fence is eliminated, perhaps have a buffer of grass along the street and additional dense rabbit brush and yucca plantings just up the slope to passively encourage access via the pathways. 2. Ensure pathways are drivable. I welcome the more naturalistic crusher fines walkways and appreciate the need for the concrete path to improve accessibility. I urge the planners to ensure that the pathways of both types are built to accommodate police, ranger and maintenance vehicles. The implementation of regular police patrols and rapid response to public nuisance/safety incidents over the last couple of years has significantly improved the quality of life of residents whose properties back onto the park. Having drivable paths will be essential for continued support of this kind. Please be sure to have adequate turning radius on the paths to accommodate vehicles. If paths are not designed for vehicles, I think it is likely that the paths will be driven on anyway, and will become rutted. 3. Design for winter conditions on the south side of Sunset Drive. Specifically, the area between the Sunset II property and the stairs heading southward up the slope. During the winter, this area is in near-constant shade because of the low sun. I am concerned about potential icing along the steps up to the field and urge the design team to keep those conditions in mind when creating the final designs for those steps. Additionally, please be aware that the currently rutted slope due north of the Carson House foundation remnants is frequently used as a sledding hill by neighborhood kids – sometimes they sled into the street. The proposed ranch rail
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Jackass Hill Park - Preliminary Site Plan, 1st Amendment

Public Input Comments

Public Input Period: 08/20 - 09/03/2025

The comments below were received between 2:00 PM on September 2 and 12:00 AM on September 3.

51	09.02.2025	<p>My feedback is as follows: **The Ranch Rail Fence along Dry Creek Court is unnecessary and a waste of money. People don't walk through that area anyway - the fence is not preventing anything. I can't speak to the ranch rail fence proposed along Sunset/Highland Court. **Delete interpretive signs on the vista terrace. We can name almost every peak already and signs are not necessary. **Delete the Boulder Edges along the vista terrace. **You need seating for at least 2 dozen people along the vista terrace unless you specifically intend to prohibit people from using the park as they currently do: to sit and observe the sunset. **1. Above all, I have followed this process since inception. I attended the tables you set up in the park, I've observed the meetings online and sent comments. I am aware that the overwhelming feedback provided from citizens is leave the park alone. Inexplicably, you refuse to do that.</p>
52	09.02.2025	<p>Perceiving that the link provided for comment on the Jackass Hill plan's first amendment appears designed for more brief observations, I'm instead taking the other option you provided: e-mailing observations directly to you. And because Pam, Keith and Rob as well as you were so kind to devote the time you did to discuss outdoor recreation's essentials and some aspects of the JHP plan a few weeks ago, I'm copying them as well.</p> <p>It is therefore my desire to be both congenial and professional. The attached observations are written to stimulate your collective further thought and analysis. I hope they succeed in doing that.</p> <p>I've written from a recreation planner's perspective. Although we live near the park and enjoy its open space, the sound application of outdoor recreation principles certainly overshadows my own personal likes and dislikes. Regarding those pesky proposed concrete stairways, what appears most relevant therefore is materials used, their design and installation, serviceability, and how well they fit within the settings into which they are to be placed.</p> <p>For all the subjects addressed in the attached, I hope that you, your staff and the Board seriously consider further plan amendments thereby suggested. While not a few other citizens share similar concerns, please consider that the basis for many if not most of them turns back to desired setting character conditions, experiences and outcomes sought, and users' personal safety.</p> <p>Thank you very much, and thank you and the Board for the opportunity to comment now before this important plan is finalized.</p>

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Following the public input period from August 20 to September 9, the City of Littleton and South Suburban endeavored to address as many comments as possible while weighing overall community values, conflicting desires, accessibility, constructability, and long-term park operations and maintenance.

Comments addressed in the 2025 Site Plan 1st Amendment:

- Limit the amount of concrete
- Remove the nature play/discovery path areas
- Remove fencing at the Highland Court at the sledding hill
- Labeled swale and vegetation on the west side of the Vista Terrace
- Better align stair locations with existing slopes to reduce the amount of concrete
- Include a soft surface path to overlook on the north side of the park
- Include a soft path along Prince St. on the north side of the park
- Keep the park as natural as possible
- Limit new shrubs/vegetation
- Do not add lighting
- Locate paths to mimic existing walking patterns
- Ensure paths are drivable for police, rangers, and maintenance vehicles

Comments not addressed in the 2025 Site Plan 1st Amendment:

- Restore the nature play areas (more support to remove this feature, and nature play is being considered for future area parks)
- Use timber stairs in lieu of concrete stairs (inhibits long-term maintenance)
- Remove all concrete paths (inhibits accessibility)
- Leave the park alone/undeveloped/natural (more support to keep the park as natural as possible)
- Direct trail from Prince St to Vista Terrace (individual preference and is duplicative)
- Extend the fencing on Dry Creek Court (individual preference)
- Remove the fencing on Dry Creek Court (individual preference)
- Remove the path to the overlook on the north side of the park (individual preference)
- Remove interpretive signs (individual preference)
- Remove boulders at the Vista Terrace (individual preference)

Other comments received:

- Restore removed parking spaces on Sunset Dr/address parking (on street public parking is available without striping spaces)

- Install a crosswalk at Prince St. to the connection to the High Line Canal Trail (currently being installed)
- Recommended subject matter for the interpretive signs (to be determined during the final park design)

November 13, 2025

Arapahoe County Open Spaces
6934 S Lima Street
Centennial, CO 80112

RE: Letter of Support – Jackass Hill Park Grant Modification Request

Dear Open Space and Trails Advisory Board,

South Suburban fully supports the City of Littleton's modification request for the Jackass Hill Park project.

On November 12, 2025, the South Suburban Board of Directors unanimously approved the Jackass Hill Park Final Site Plan, First Amendment. This plan is the result of a comprehensive public engagement process. Staff received 52 community comments between August 20 and September 3, which informed revisions to the Site Plan. These adjustments addressed concerns like the number of concrete trails, access points, and desired park amenities.

As the park and recreation provider for the City of Littleton, we are confident this modification effectively addresses the community's requests while maintaining the overall vision for improved access and amenities throughout the park. We strongly support the City of Littleton's modification request for this project and respectfully request your approval of this grant.

Sincerely,



Andy Bass

Executive Director