

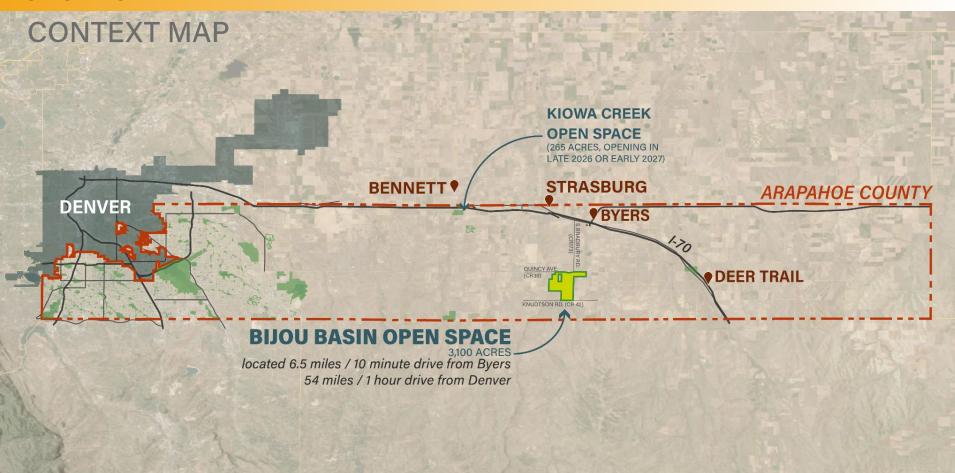




**Board of County Commissioners Presentation November 3, 2025** 

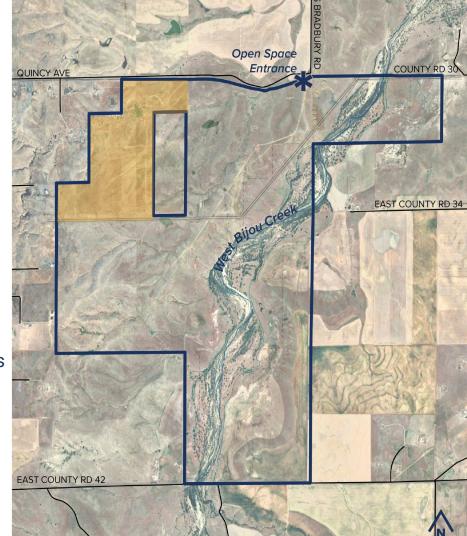


### **Overview**



## **History & Purchase**

- Property was owned and grazed by the Bradbury family historically
- County purchased the 2,854-acre property with the Open Space Sales and Use tax fund in 2010
- Property includes 2 pre-existing conservation easements around riparian area (1,470 acres)
- Additional 362-acre property acquisition in January 2025
- New property boundary encompasses 3,100 acres of land



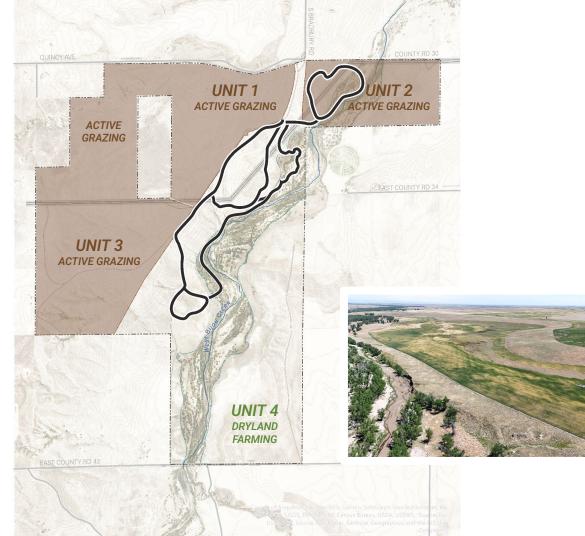
## **Agriculture**

# Active Cattle Grazing 1,634 acres



**Existing Dryland Farming** 370 acres in Unit 4

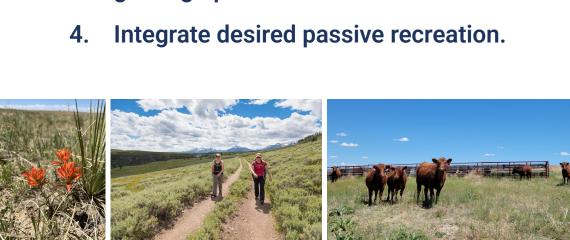


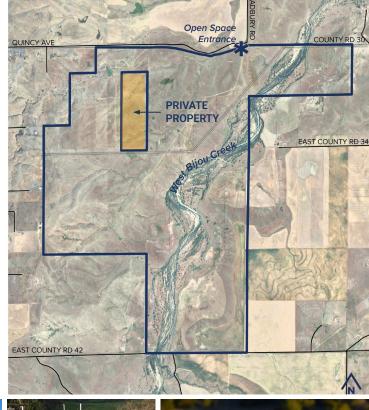




## **Project Goals**

- Balance the current and future land uses on the site.
- 2. Protect ecological habitat.
- 3. Maintain active agricultural practices including sustainable farming and grazing operations.

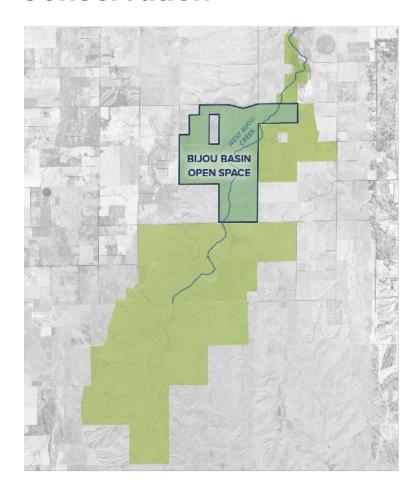








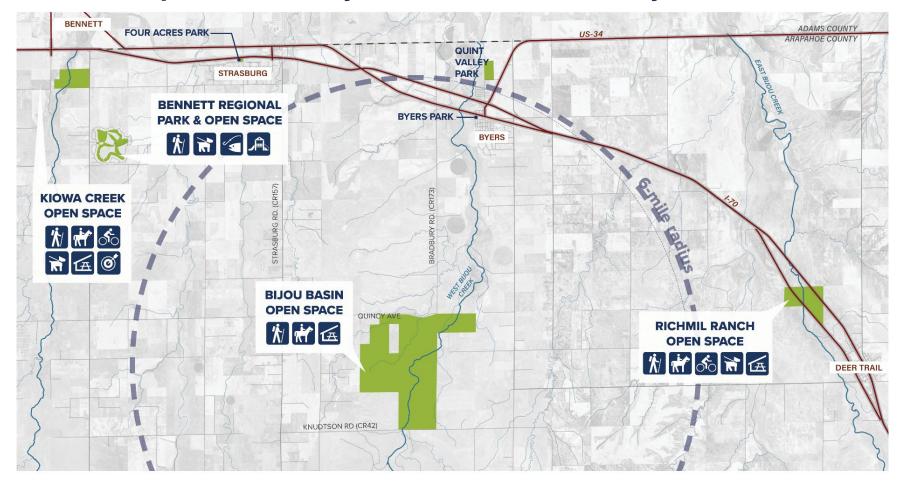
## Conservation







## **Eastern Arapahoe County Recreation Inventory**





## **Public Engagement - Points of Contact**









- **3.761** Project website visits
- **3,447** Project postcards sent
  - Online Survey responses (2 surveys)
  - 347 Mailing list sign-ups
    - **90** Stakeholder letters sent
      - **6** Engagement events
        - Arapahoe County Fair July 2024
        - Bennett Days Sept 2024
        - Public Open House #1 Sept 2024
        - Public Open House #2 Mar 2025
        - Virtual Open House Mar 2025
        - Arapahoe County Fair July 2025

## What We Heard: Key Takeaways

Public Engagement Windows 1 & 2

- Protect natural resources and wildlife.
- 2. Respect local agricultural and rural communities.
- 3. Celebrate the eastern Colorado landscape through passive recreation.







## What We Heard: Key Takeaways

**Public Engagement Window 3** 

- Overall feedback about the preferred plan and trails is positive.
- 2. Protection of the native lands remains important to people.
- 3. Interest from some to allow bikes and dogs.
- 4. Interest from some to extend the trails for additional mileage.

## QUESTION 1: Do you agree with the overall direction of the preferred plan?



## QUESTION 2 : Do you have any comment on the preferred plan?

Top 3 Common Themes	Respondents who disagreed with overall direction of the plan	Respondents who agreed with overall direction of the plan	Total
Would like bikes allowed	5	2	7
Would like to see longer trails	1	3	4
Would like dogs on-leash allowed	1	2	3

Expressed support for the plan shown	7	7
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### **Final Preferred Plan**

#### **DESIGN CONCEPT**

#### Approximately 7 miles of trails

#### TRAILHEAD AMENITIES

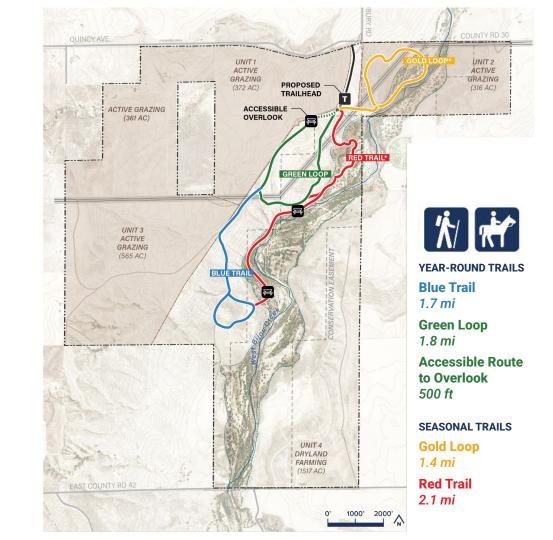
- Parking lot (15) vehicular, (6) horse trailer
- Primitive restroom facilities
- Kiosk
- Trash receptacle
- Shelter/Picnic table
- Accessible overlook

#### **FUTURE ON-TRAIL AMENITIES**

- Benches
- Educational and wayfinding signs

#### POTENTIAL FUTURE PROGRAMMING

- Environmental Education (Guided bird tours, school field trips)
- Night Sky/Astronomy Events
- Recreational Events (small-scale trail event)
- Limited mentored hunting



### **Final Preferred Plan**

#### DESIGN RECOMMENDATIONS

#### SITE ACCESS

- Open access to hikers and equestrians only.
- No dogs or bikes will be allowed.
- Utilize north entrance.
- Place trailhead to be visible from Quincy Ave, close to trails, and with an expansive view of the corridor.
- Distinguish separate parking areas for equestrian and vehicular traffic.

#### **TRAILS**

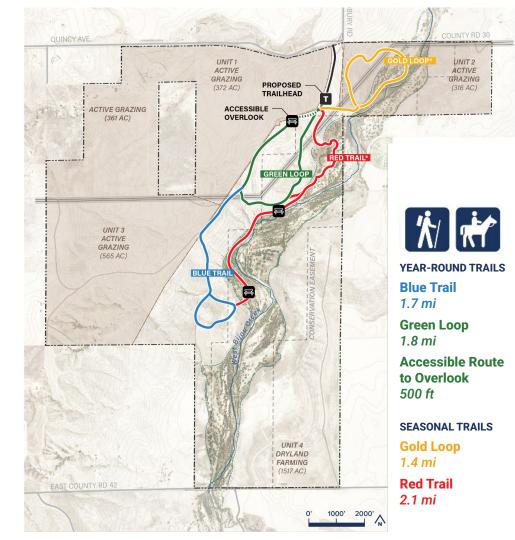
- Minimize impact to existing agriculture and natural resources. Use maintenance roads where feasible.
- Plan for seasonal closures for grazing and flooding.
- Develop signage package and educational wayfinding.

#### **AMENITIES**

 Use appropriate materials, keeping with a naturalized aesthetic consistent with the rural character of eastern Arapahoe County.

#### **PROGRAMMING**

· Seek partnerships for compatible programming.



### **Trails Overview**



## **Riparian Trails**



## **Accessible Overlook**



### **Amenities & Materials**

TRAILHEAD AMENITIES







TRAIL & ON-TRAIL AMENITIES







SIGNAGE & WAYFINDING







## **Opinion of Estimated Costs**

Funding for this project comes from the Open Space Sales and Use Tax fund.

TRAILS Includes costs for development of soft surface trails	\$780,000
AMENITIES - TRAILHEAD Includes demolition, furniture, and bathroom	\$505,000
AMENITIES - ON-TRAIL Includes furniture, accessible overlook area, and signage allowance	\$232,000
PLANTING Native reseeding in disturbed areas around parking and amenity areas	\$50,000
ENTRANCE ROADWAY & PARKING Includes survey, demolition, expanded entrance road, and gravel parking areas	\$1,330,000
<b>TOTAL</b> Includes 30% contingency + 20% general condition allowance	\$4,345,000

## **Next Steps**

# **Next Steps after Adoption**

- Topographic Survey
- Design Development
- Location and Extent Plan (10-12 month process)
- Construction: Unknown, earliest 2027







