

BIJOU BASIN OPEN SPACE MASTER PLAN



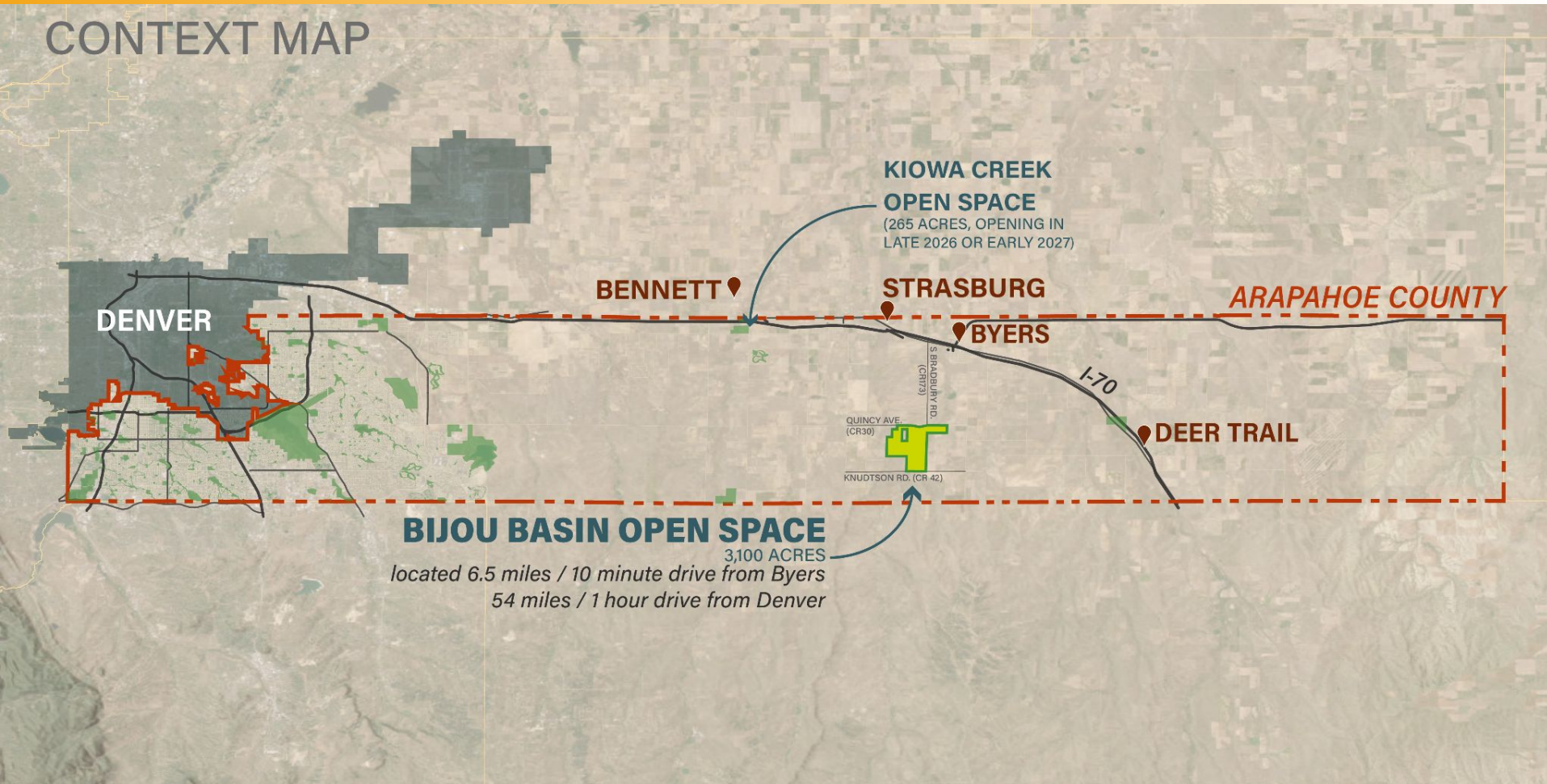
ARAPAHOE COUNTY
OPEN SPACES

Board of County Commissioners Presentation
November 3, 2025

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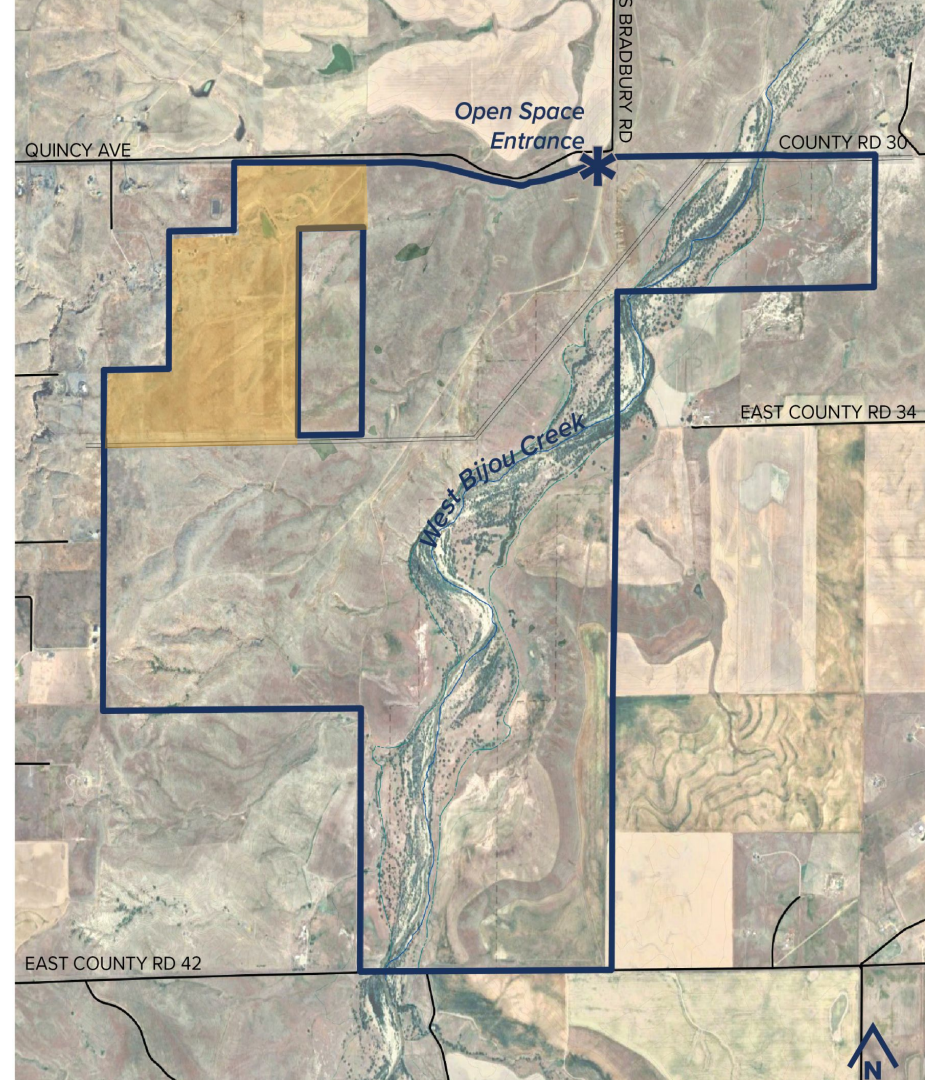
Overview

CONTEXT MAP



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

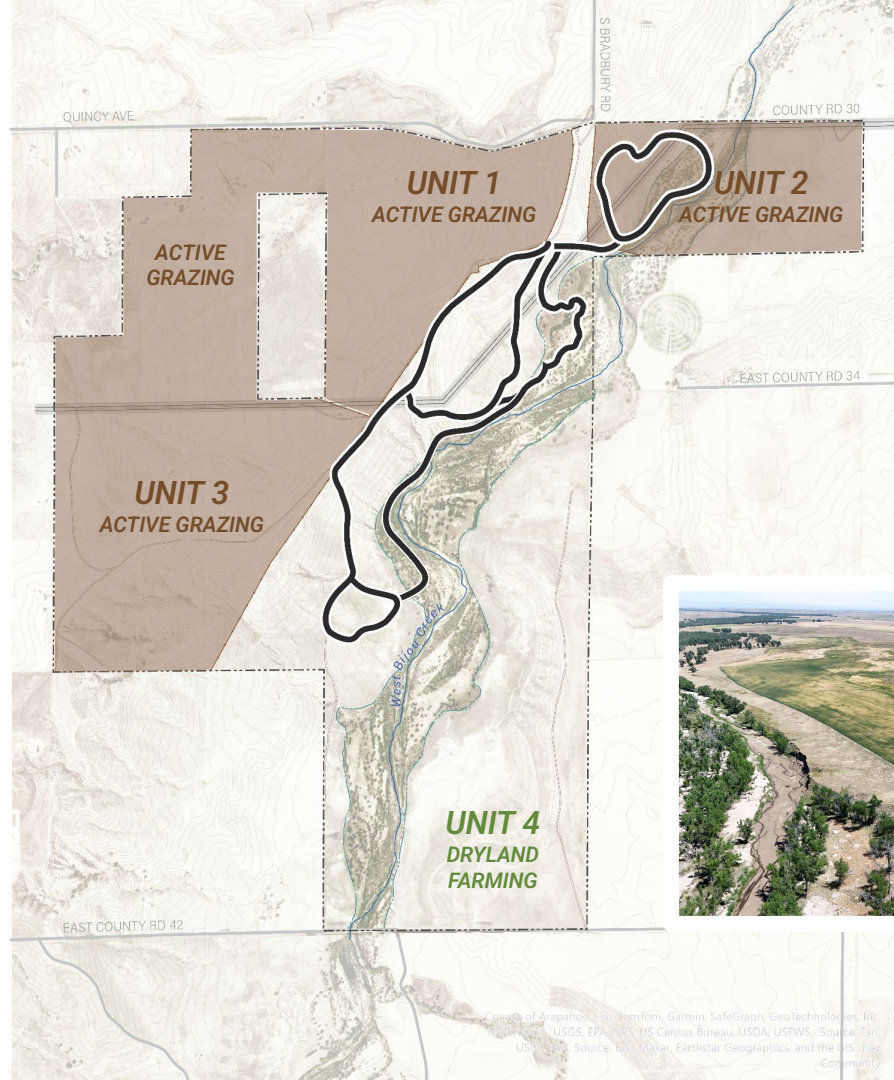


Agriculture

Active Cattle Grazing 1,634 acres



Existing Dryland Farming 370 acres in Unit 4

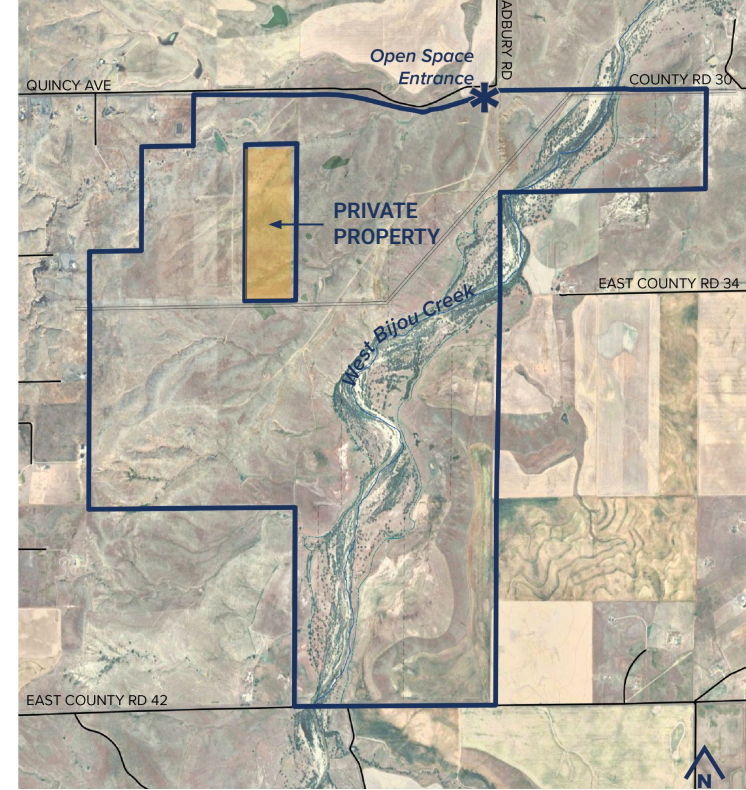




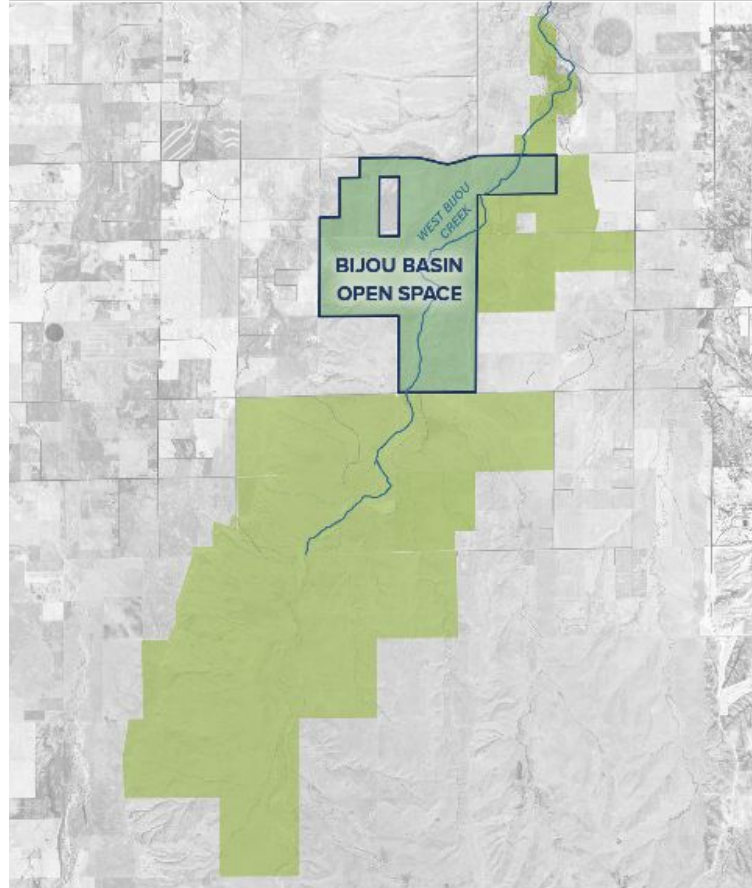
Project Overview

Project Goals

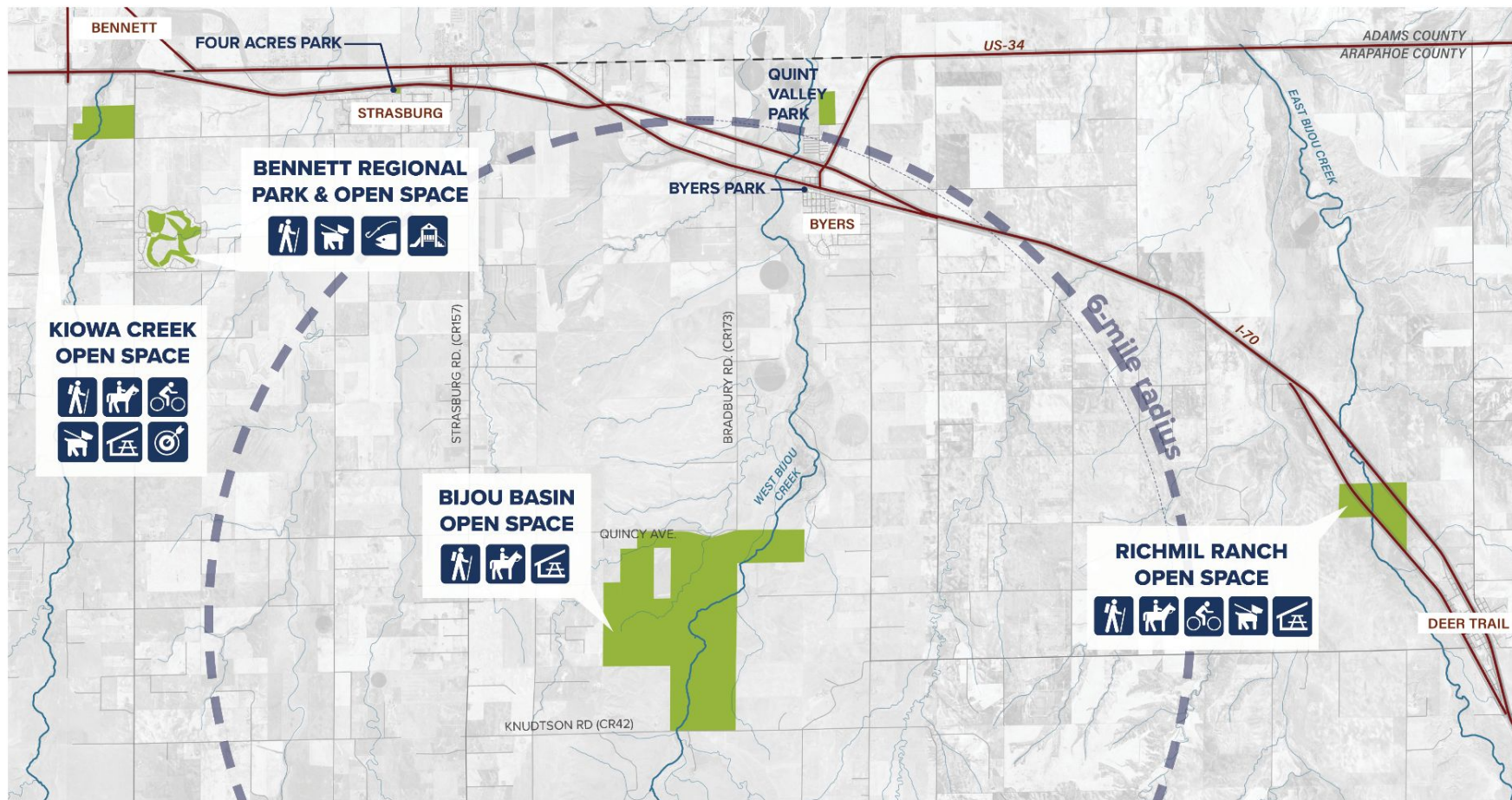
1. Balance the current and future land uses on the site.
2. Protect ecological habitat.
3. Maintain active agricultural practices including sustainable farming and grazing operations.
4. Integrate desired passive recreation.



Conservation



Eastern Arapahoe County Recreation Inventory



Outreach Overview



ARAPAHOE COUNTY
OPEN SPACES

BIJOU BASIN OPEN SPACE
MASTER PLAN

We are excited to announce the
kick-off of the master planning effort for
Bijou Basin Open Space!

Join us at upcoming engagement events!

- Bennett Days at Trupp Park
(105 Palmer Ave., Bennett)
on Saturday, Sept. 7, 9 a.m. - 4 p.m.
- Open house at Kever Library
(585 S. Main St., Byers)
on Wednesday, Sept. 11, 4:30 p.m. - 6:30 p.m.

Tell us what you think!

Scan the QR code to take
our survey!

LEARN MORE STAY IN TOUCH!

Public Engagement - Points of Contact



3,761 Project website visits

3,447 Project postcards sent

636 Online Survey responses
(2 surveys)

347 Mailing list sign-ups

90 Stakeholder letters sent

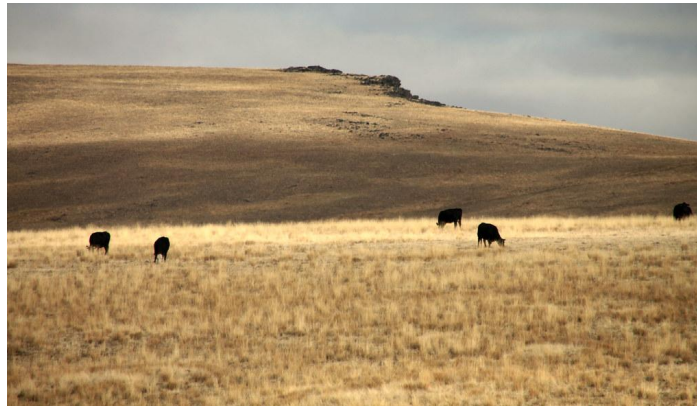
6 Engagement events

- 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

1. **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

1. 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?

YES 36 respondents (82%)

NO 8 respondents (18%)

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

	Respondents who disagreed with overall direction of the plan	Respondents who agreed with overall direction of the plan	Total
Top 3 Common Themes			
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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A landscape photograph showing a grassy field in the foreground, a line of trees in the middle ground, and a flat horizon under a cloudy sky. Two tall utility poles with multiple cross-arms and wires are visible on the right side of the image. The sky is filled with large, white, fluffy clouds, and the ground is covered in dry, yellowish-brown grass.

Master Plan Recommendations

Final Preferred Plan

DESIGN CONCEPT

Approximately 7 miles of trails

TRAILHEAD AMENITIES

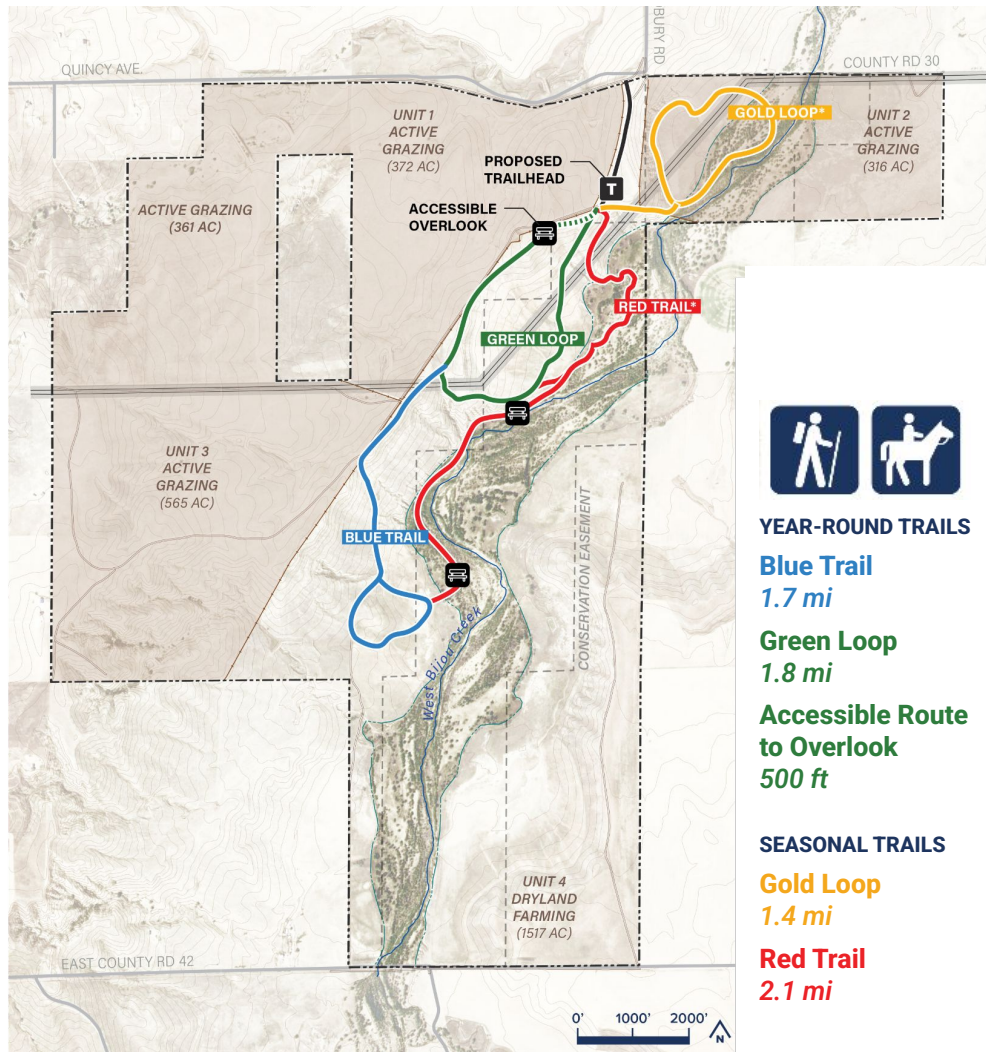
- Parking lot - (15) vehicular, (6) horse trailer
- Primitive restroom facilities
- Kiosk
- Trash receptacle
- Shelter/Picnic table
- Accessible overlook

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

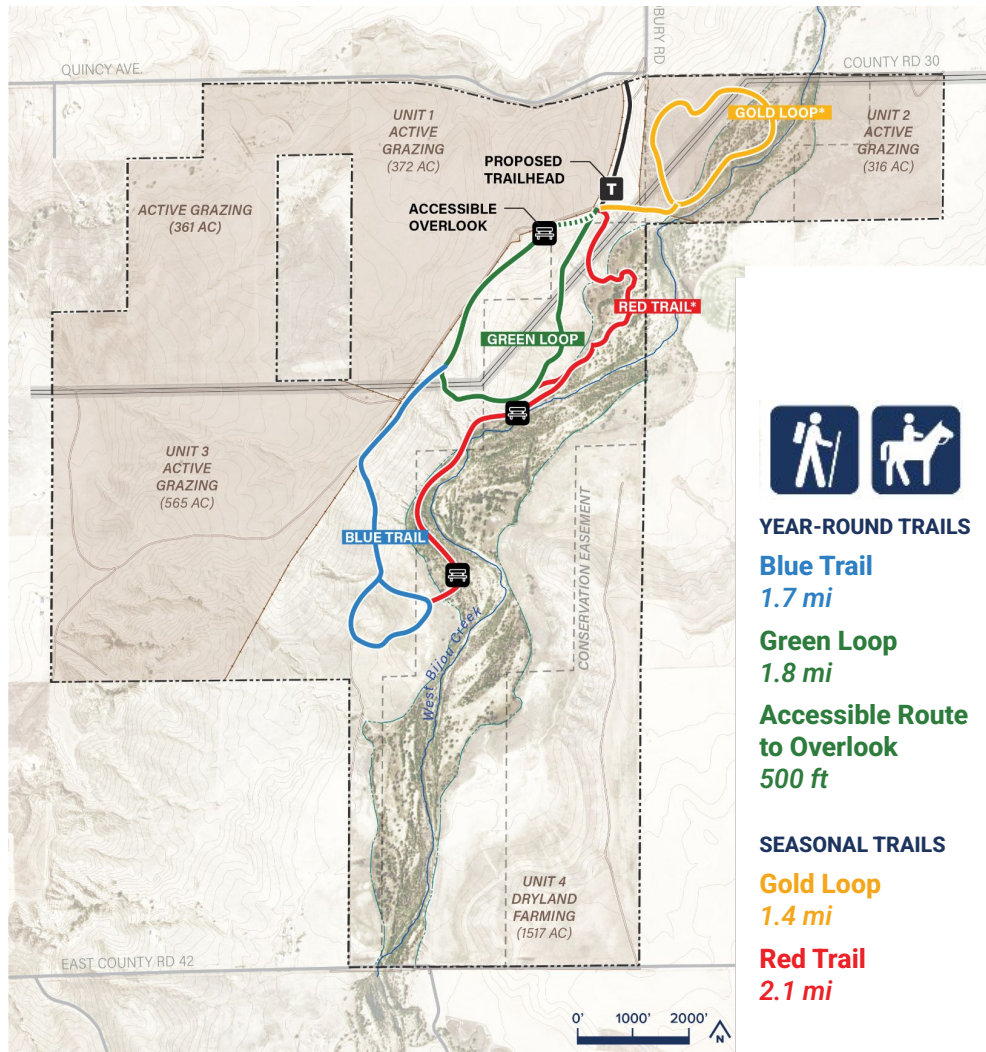
- Minimize impact to existing agriculture and natural resources. Use maintenance roads where feasible.
- Plan for seasonal closures for grazing and flooding.
- Develop signage package and educational wayfinding.

AMENITIES

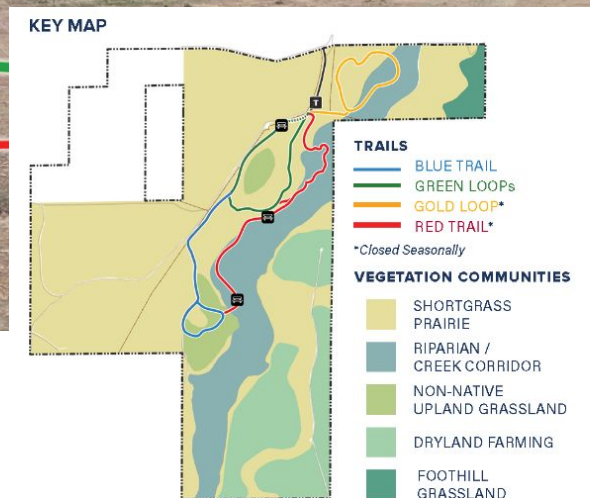
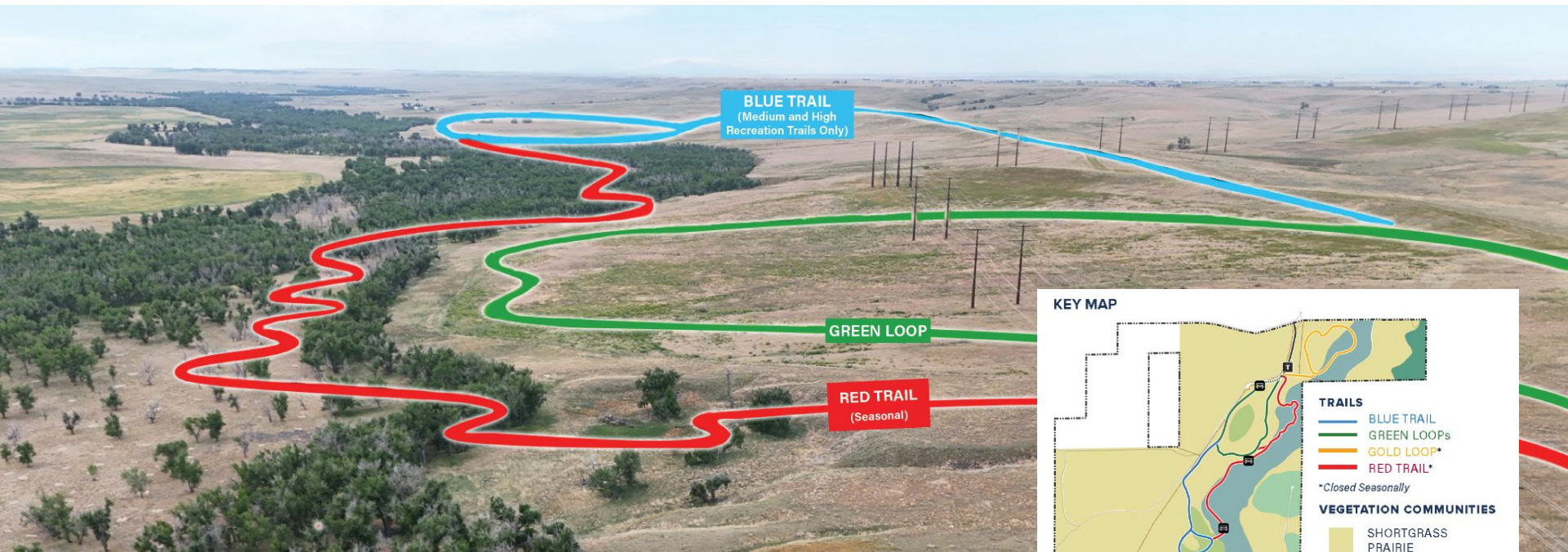
- Use appropriate materials, keeping with a naturalized aesthetic consistent with the rural character of eastern Arapahoe County.

PROGRAMMING

- Seek partnerships for compatible programming.



Trails Overview



Riparian Trails



RED TRAIL
(Seasonal)

WHAT YOU MIGHT SEE:



PORCUPINE
(*Erethizon dorsatum*)



SANDPIPER
(*Scolopacidae*)

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	\$780,000
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Includes costs for development of soft surface trails

AMENITIES - TRAILHEAD	\$505,000
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Includes demolition, furniture, and bathroom

AMENITIES - ON-TRAIL	\$232,000
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Includes furniture, accessible overlook area, and signage allowance

PLANTING	\$50,000
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Native reseeding in disturbed areas around parking and amenity areas

ENTRANCE ROADWAY & PARKING	\$1,330,000
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Includes survey, demolition, expanded entrance road, and gravel parking areas

TOTAL	\$4,345,000
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Includes 30% contingency + 20% general condition allowance

Next Steps

Next Steps after Adoption

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

