

**AGENDA**  
**Open Space and Trails Advisory Board Meeting**  
**Lima Arapahoe Boardroom – 6954 S. Lima Street, Centennial, CO 80112**  
**Microsoft Teams Meeting ID: 242 136 982 739 73    Passcode: wS7iH2jt**  
**Meeting Dial-in Number: 719-569-5048    Conference ID: 400 883 25#**  
**February 23, 2026**  
**5:30-8 p.m.**

**Call to Order**

**Roll Call**

- Introduction of new board member

**Items of Interest from the Public**

**Meeting Summaries**

- December 1, 2025 (A)

**General Discussion / Staff Reports**

- Construction Funding for Kiowa Creek Open Space Construction (A)

**Managers' Report and Sales Tax Update (I)**

**Upcoming Events**

- [Online Cottage Food Safety Training](#), Feb. 27, March 20, April 10
- [Pressure Canning Class: Soup](#), Feb. 25, 6-9 p.m.
- [Fermentation: Sauerkraut Workshop](#), March 12, 6-8 p.m.
- [The Mind Diet](#), April 14, 11:30 a.m.-1 p.m.
- [Sourdough Basics: Caring for your starter and making bread](#), April 27, 6-9 p.m.
- Save the date for the [120<sup>th</sup> annual Arapahoe County Fair](#), July 23-26, 2026

**Board Member Comments**

**Adjournment (A)**

(A) Action Item    (I) Information



## **Arapahoe County Open Space and Trails Advisory Board (OSTAB) Meeting Summary – December 1, 2025**

### **Call to Order**

Dala Giffin called the meeting to order at 5:30 p.m.

### **Attendance**

OSTAB members: Dala Giffin, Kelly Ingebritson, Amie Hulet (via Teams), Jack Swartz (via Teams) and Josh Vanderschuere (via Teams)

Staff: Michele Frishman, Roger Harvey, Glen Poole, Sandra Bottoms, Brenda Lucero, and John Christofferson

### **Guests:**

- South Suburban
  - Melissa Reese-Thacker
  - Maria Schanhals
  - AnaClaudia Magalhaes
  - Will Barringer
- City of Aurora
  - Nicole Ankeney
- High Line Canal Conservancy
  - Tracy Young

Members of the Public: Lynda Keeley

### **Items of Interest from the Public**

#### **Meeting Summary from October 27, 2025**

Kelly Ingebritson moved to approve the October 27, 2025, meeting summary as presented. The motion was seconded by Amie Hulet and passed (5-0).

### **General Discussion**

#### **Modification Request – Jackass Hill Park Grant**

Sandra Bottoms and South Suburban presented a request for modification of the City's Jackass Hill Park grant due to proposed scope changes.

Kelly Ingebritson moved to recommend to the BOCC approval of the City of Littleton's modification request for the Jackass Hill Park grant as presented. The motion was seconded by Jack Swartz and passed (5-0).

#### **Joint Project Request for Laredo Elementary Outdoor Classroom and Crossing**

Michele Frishman, City of Aurora, and High Line Canal Conservancy presented a joint project

request to support the design and construction of the Laredo Elementary Outdoor Classroom and Crossing project. Staff support the project and request that OSTAB make a recommendation to the Board of County Commissioners (BOCC) to award \$270,000 in High Line Canal Working Group funds to the City of Aurora.

Amie Hulet moved to recommend to the BOCC to award \$270,000 in High Line Canal Working Group funds to the City of Aurora to support the Laredo Elementary Outdoor Classroom and Crossing project. The motion was seconded by Jack Swartz and passed (5-0).

#### **Joint Project Request for Granby Ditch Open Space and Overlook**

Michele Frishman, Aurora, and High Line Canal Conservancy presented a joint project request to support the design and construction of the Granby Ditch Open Space and Overlook project. Staff support the project and request that OSTAB make a recommendation to the Board of County Commissioners (BOCC) to award \$95,000 in High Line Canal Working Group funds to the City of Aurora.

Kelly Ingebritson moved to recommend to the BOCC approval of an award of \$95,000 in High Line Canal Working Group funds to the City of Aurora to support the Granby Ditch Open Space and Overlook project. The motion was seconded by Dala Giffin and passed (5-0).

#### **2026 OSTAB Meeting Dates**

Brenda Lucero presented information about the 2026 OSTAB meeting schedule.

Kelly Ingebritson moved to recommend to the BOCC the 2026 OSTAB meeting schedule as presented. The motion was seconded by Jack Swartz and passed (5-0).

#### **Managers' Report and Sales Tax Update**

Michele Frishman, Glen Poole and Roger Harvey presented the managers' report.

#### **Board Member Comments**

Board member comments were discussed.

#### **Adjournment**

Kelly Ingebritson moved to adjourn the regular meeting at 6:33 p.m. The motion was seconded by Josh Vanderschuere and passed (5-0).



## STAFF REPORT

**Date:** February 23, 2026

**To:** Open Space and Trails Advisory Board (OSTAB)

**Through:** Gini Pingnot, Open Spaces Director

**From:** Ray Winn, Open Spaces Planner II / County Bike and Pedestrian Planner

**Subject:** **Construction Funding for Kiowa Creek Open Space Construction.**

### **Purpose and Action Requested:**

Staff will present the Kiowa Creek Open Space project to obtain a recommendation from OSTAB to the Board of County Commissioners (BoCC) to approve the allocation to expend an additional \$680,000 for a total of roughly \$8,180,000 from the Open Spaces Acquisitions and Development Fund for the construction of the Kiowa Creek Open Space Park.

### **Background:**

In summer of 2022 staff completed the Kiowa Creek Open Space Master Plan that was approved by OSTAB on April 25<sup>th</sup>, 2022. On April 1<sup>st</sup>, 2024, OSTAB approved \$7.5M for construction funding of Kiowa Creek Open Space Park. This was the 2<sup>nd</sup> funding increase for construction to fund the \$1.2M boardwalk that is necessary to access the western portion of the property and to accommodate the Bennett Regional Trail that will also come through the park. With 90% plans completed, we were ready to go to the Planning Commission Hearing in May 2025.

On May 22, 2025, we received comments from Bennett Watkins Fire Rescue (BWFR) 14 months after comments were solicited by the planning department regarding the 30% design plans that were submitted at that time. This delayed response caused the county to pause its scheduled May 2025 hearing before the Planning Commission and begin targeted conversations with BWFR for the next 6 months to understand their public safety concerns. Ultimately, BWFR asked for significant access route modifications that create significant implications on schedule and construction cost. The most significant costs are the addition of 10' roadways throughout the site and widening of existing trails and entrance roads. These accommodations are deemed necessary by BWFR to provide service to the park. This is due to the fact that BWFR does not have any small vehicles under 10,000 lbs. that will therefore exceed the 10,000 lb. weight limit of the boardwalk. The additional costs of these access road improvements are estimated to cost \$679,561.45 (see attached cost estimate).

The Arapahoe County Planning Commission approved the Location & Extent (L&E) on October 21, 2025, with conditional approval to accommodate the BWFR access routes. Staff recently completed the final L&E submittal on February 06, 2026, which includes all the improved access routes required by BWFR (see attached map with color coded routes).

### **Discussion and Analysis:**

Staff worked with BWFR for six months to determine access routes, worked with our consultant team to verify their feasibility for engineering and construction, and worked with the ACOS Operations Staff to determine maintenance feasibility. BWFR has since updated their referral

FIND YOUR SPACE

comments to exclude irrelevant comments from the old 30% design (see attached BWFR comments) Please note that access to the western portion of the property is facilitated by an easement through the CORE Electric sub-station. CORE is redeveloping this sub-station and have designed this new access easement into their new development design plans, currently in process.

These access routes have been highly refined by staff and our consultant team to be constructed at the lowest possible cost. For example, repurposing the existing south access road was thought to require culverts but instead was engineered with a spreader drain that is more cost effective. We are slightly widening the current entrance road to accommodate 2-way traffic that is more cost effective than constructing new access roads. Finally, working with CORE to obtain an emergency access easement is much more cost effective than obtaining an easement from a private property owner or substantially improving the boardwalk's ability to hold vehicles over 10,000 lbs. These access routes will also dramatically increase access for the Arapahoe County Sheriff's Office to more easily access the site and patrol the site if necessary.

**Staff Recommendation:** Staff recommends making a formal recommendation to the BoCC to approve the allocation of an additional \$680,000 from OS Acquisition and Development Fund for the construction of the Kiowa Creek Open Space Park.

**Suggested Motion:** I move we recommend to the BoCC approval of the proposed \$680,000 increase to the already approved \$7.5 million budget (total: \$8,180,000) from OS Acquisition and Development Fund for the construction of the Kiowa Creek Open Space Park.

**Alternatives:** Recommend approval, approval with changes, or denial.

**Fiscal Impact:** \$8,180,000. The fund balance exceeds the amount requested.

# Kiowa Creek Open Space Request for Construction Funding Increase

OSTAB February 23rd, 2026

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# Kiowa Creek Open Space



## KCOS Property History

- approximately 265 acres of unimproved open space
- 2009: property was purchased to be maintained as an open space, for future passive use recreation
- The site is unique because of its matrix of ecological communities and intact riparian corridor splitting the site.



# KCOS MASTER PLAN AND DESIGN TIMELINE

- **2022: Master Plan**
  - MP approved by OSTAB and adopted by BOCC
  - Construction funding based on MP \$4.5M
- **2022-2025: From MP to L&E Plan Set**
  - Location and Extent Plan (5 submittals)
    - **1<sup>st</sup> submittal**
    - **ACPWD: Sent plans to KBFR @ 30% asking for comments, no comments received.**
  - CLOMR/LOMER completed (18 months)
  - Cultural Resources Survey completed (5 months)
- **May 20 2025**
  - Planning Commission Hearing Scheduled
- **May 22, 2025: KBFR Submits Comments 14 Months Late**
  - Citing staffing shortfall
- **May-October 2025**
  - ACOS meets with KBFR to review plans, revise CD's, and make "reasonable" access accommodations at a cost of **\$679,561.45.**
- **October 2025 to February 2026**
  - October 21, 2025 Planning Commission Hearing approval October
  - 5<sup>th</sup> & FINAL Location & Extent Submittal on February 6, 2026

# KCOS Funding History

- 4-1-2024: OSTAB approved \$7.5M for substantial boardwalk across Kiowa creek
- 2-23-2026 \$8,179,561.45 for BWFR Access Routes

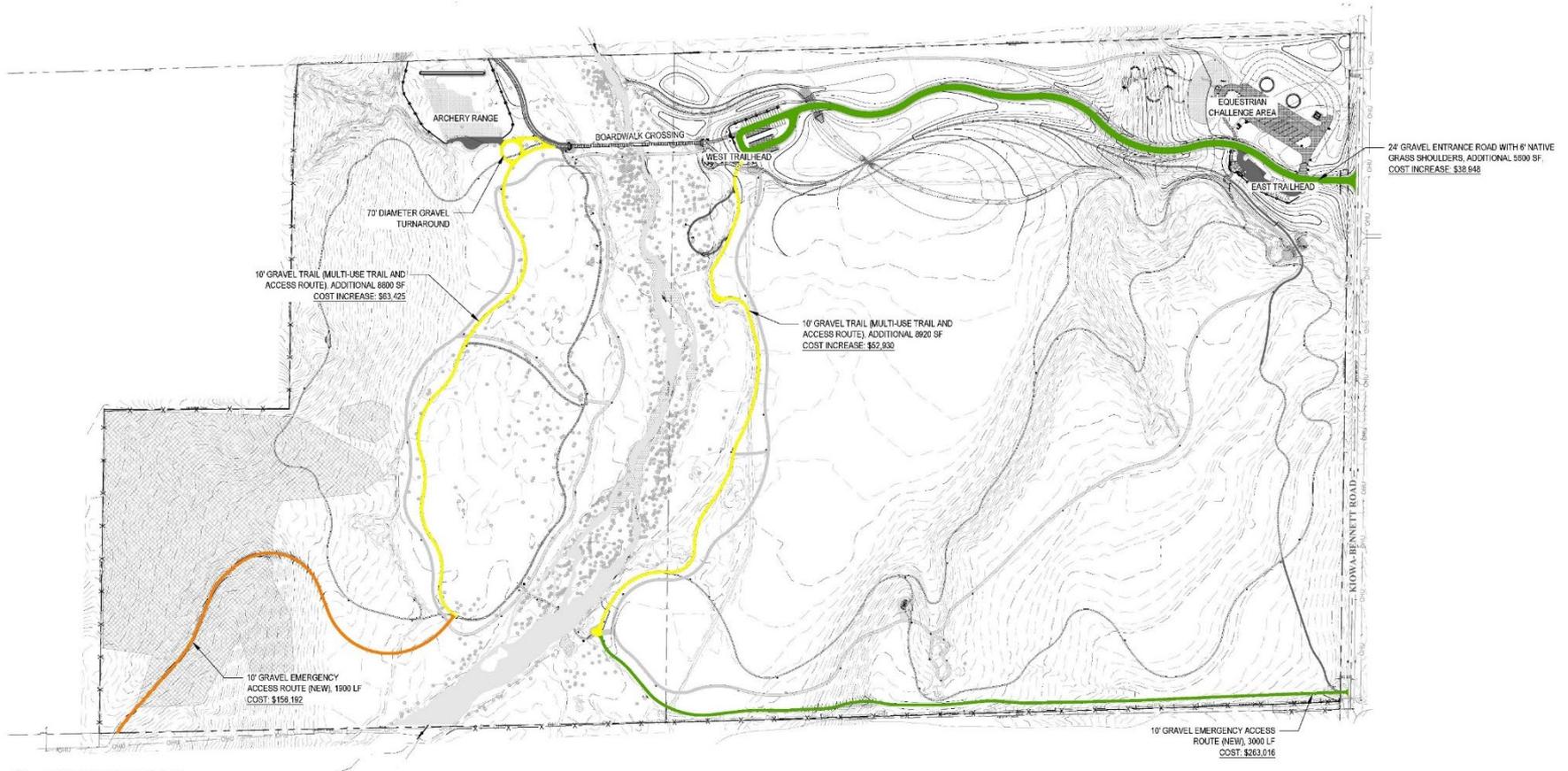


# KCOS 100% Design with KBRF Access roads

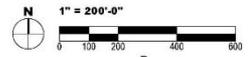
## KIOWA CREEK OPEN SPACE

### LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,  
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 EMERGENCY ACCESS PLAN



# KCOS Cost Estimate for BWFR Access Routes



landscape architecture + planning

## OPINION OF PROBABLE COSTS

Kiowa Creek Open Space

100% Construction Documents / Bid Documents

2/11/2026 (BWFR Access Route Revision Construction Costs)

<u>Bid Item #</u>	<u>Item</u>	<u>Add. Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total</u>	<u>Comments/Assumptions</u>
Sheets	<b>Bennett Fire/Rescue Access Routes</b>				<b>Subtotal: \$ 679,561.45</b>	
L1.2, L1.3	Gravel Paving-North Entrance Drive	5,564	SF	\$ 7.00	\$ 38,948.00	Increased Width From 22' To 24' (6' Native Grass Shoulder Each Side)
L1.8, L1.9	Gravel Paving-South Access Road	32,877	SF	\$ 8.00	\$ 263,016.00	Grade Existing Access To Provide 10' Min. Width, Add Level Spreader/6" Min. Roadbase
L1.2, L1.5, L1.8	Gravel Paving-Multi-Use Trail, East of Creek 10' Width	10,082	SF	\$ 5.25	\$ 52,930.50	Increased Trail Width From 6' To 10'
L1.1, L1.2, L1.4, L1.5, L1.7, L1.8	Gravel Paving-Multi-Use Trail, West of Creek 10' Width	12,081	SF	\$ 5.25	\$ 63,425.25	Increased Trail Width From 6' To 10'
L1.7	Gravel Paving-Southwest Access Road	19,524	SF	\$ 8.00	\$ 156,192.00	New 10' Access From Utility Substation, Bench Into Existing Grade/Add 6" Min. Roadbase
All	Additional (GESC) Costs Associated With Access Routes	1	LS	\$ 105,049.70	\$ 105,049.70	Anticipated Increased Costs Per Civil Consultant Values

## Suggested Motion

I move we recommend to the BoCC approval of an additional \$680,000 (bringing the total to \$8,180,00 = \$7.5 + \$680,000) from OS Acquisition and Development Fund for the construction of the Kiowa Creek Open Space Park.

THANK YOU

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**MANAGERS' REPORT**  
**February 23, 2026**

**GRANTS AND ACQUISITIONS**

2026 Grant Opportunities

- The 2026 grant cycle is open now and applications are due April 10<sup>th</sup>. \$5.5 million is available in three categories:
  - \$4 million for Standard Grants (\$150,001 to \$600,000, 25% match)
  - Up to \$750,000 for Small Grants (\$1,000 to \$150,000, 10% match)
  - Up to \$750,000 for Planning Grants (\$1,000 to \$150,000, 10% match)
- Evaluator site visits will take place on May 26<sup>th</sup> and May 27<sup>th</sup>

Closed Projects:

- Trails Park and Recreation District – Copperleaf Parcel Master Plan (2022 planning grant)
- Trails Park and Recreation District – West Tollgate Land Conversion (Turf Replacement) (2023 small grant)
- Strasburg Metropolitan Park and Recreation District – Five Acre Park Phase I (2022 small grant)
- Strasburg Metropolitan Park and Recreation District – Five Acre Park Phase II (2024 small grant)
- Cherry Creek Vista Park and Recreation District – Sunset Park Improvements (2022 standard grant)
- City of Littleton – Jackass Gulch Restoration (2022 standard grant)
- City of Cherry Hills Village – High Line Canal Trail Resurfacing (2024 High Line Canal stewardship grant)
- City of Glendale – Glendale Park Phase III (2024 standard grant)
- Trails Park and Recreation District – Fox Hill Park Improvements (2022 standard grant)

**PLANNING**

High Line Canal Trail – Enhanced Trail Project:

- Partnership with High Line Canal Conservancy, City of Denver and Arapahoe County to resurface and widen the High Line Canal Trail from I25 to Parker Road.
- Design firm was contracted by HLCC to start the design of the trail enhancement project. Livable Cities and FHU are the contractors.
- The goal is to resurface and widen the old worn out 8' wide asphalt trail which is in very poor condition.
- Project will widen trail to 12' concrete with 6' crusher fines trail and 2' vegetated shoulders, widening will vary depending on conditions.
- Project just reviewed 60% completed construction documents and comments were provided.
- The 1st public meeting was held in Sept. 2025 to advise public of this project.

- The 2<sup>nd</sup> public meeting will be held at 100%.
- 100% completion of design documents is set for August 2026
- Construction of improvements will be phased due to funding limitations. Phase I: Cherry Creek Trail to Parker Road will occur in 2027 – approx. cost for Phase I is 2.5 million for County portion and 1.2 million for Denver's portion.
- Funding request will be brought to OSTAB when project design is finalized.

#### High Plains Trail: Segments 1-4

- All Easements are acquired.
- Invitation for Bids was issued in August: Goodland Construction was the lowest bidder at \$999,072.
- Construction started in Dec. 2025 with 120-day construction schedule (weather dependent).
- The Bridge and Trail grand opening is set for May 21, 2026: 11:00am – 12:00pm.

#### 17 Mile House Farm Park Improvements

- Parker Rd. and future Aurora Pkwy. intersection design and construction: Working with CDOT, City of Aurora, and Kings Point/Prairie Point Developer to make intersection improvements on Parker Rd. and future Aurora Pkwy, creating a 4-way signalized intersection.
- UPDATE: Open Spaces is moving forward with our west side deceleration lane and new access road for 17 Mile House Park without developer due to continued delays – creating an Invitation to Bid and will be constructing in early 2026.
- Denver Dirt Works was selected as bidder. Construction is to start in March, and completion is set for late May/early June.

#### Kiowa Creek (North) Open Space Master Plan/Construction Project

- CPW Archery Range Grant was awarded to County to receive \$80,000.
- 100% construction documents completed; final bid documents are being finalized.
- June 17<sup>th</sup> Planning Commission hearing was canceled due to the Planning Dept. receiving first comments from Bennett Watkins Fire rescue (BWFR) 14 months after first submittal on Location & Extent (L&E) Plan.
- BWFR comments are extensive and to comply with safety requirements Open Spaces will be required to do re-design.
- Preliminary re-design work and cost estimate have been completed.
- Planning Commission approved L&E on October 22, 2025.
- Next Final step: Redesign with added fire dept. Access roads has been completed.
- Additional cost for fire dept. access has been estimated, and construction increase to approved construction funding will be presented to OSTAB for recommendation of approval to BOCC in Feb.
- L&E signing and BWFR submittal next steps.
- Construction bidding will occur in summer 2026.

#### New 4 Square Mile Park: Arcadia Park

- New residential community comprised of approximately 345 rental apartment units and 168 two-story for-sale paired-homes at the former Potter's House Church site at 9495 E. Florida Ave., on a 32-acre site; will include a new OS park.
- Final Cost is \$3,895,439 with a 7.5% Contingency.
- Valor Landscape Construction was selected as contractor.

- UPDATE: Park construction has been underway – we are 60% complete.
- Park is estimated to be completed by May 2026.

#### Bijou Basin – Master Plan

- Draft Master Plan has been completed and was presented to OSTAB and BOCC in June.
- Master Plan and construction funding has been Adopted and approved by OSTAB and BOCC in November.
- RFP for construction document design in Dec. 2025 – select consultant in Jan. 2026.
- Wenk Landscape Architecture was selected to complete the Design documents and L&E plan. Project will be starting in March.

#### Countywide Bike and Pedestrian Master Plan implementation:

- S. Holly St. and E. Yale Ave. Multimodal improvement project: Bike and pedestrian improvements along Yale Ave. to connect existing bike lanes in Denver to Cherry Creek Trail and High Line Canal Trail and Bible Park.
  - This project will be put out to bid AFTER the HLC underpass project is constructed.
  - HLC underpass at Yale is 50% complete and estimated to be completed in fall 2026.
  - Yale sidewalk improvements will likely be constructed in late 2026 or early 2027.
- Other multi-modal projects being scoped and investigated:
  - HAWK crossing signal for Quebec Street and High Line Canal – Construction Complete and now operational.
  - Parker Road Trail on east side of Parker Road through Foxfield – to Broncos Parkway.
  - HLC Underpass Broadway
  - DRCOG Florida Ave Multimodal Corridor Study
  - Easter Trail Study to connect Foxfield to CC trail.
  - Parker Road multi-modal safety Improvement Study – Parker Road from Mississippi to Havana.
- New Project: Update County Land Dedication Standards:
  - Partnership with County Planning Section to research and update the County's Land Development Code for public land dedication or cash in lieu of land dedication as part of subdivision approvals.
  - Draft Land Development Code updates were presented to BOCC for input, County will now take the draft recommendations to public for feedback.

## **OPERATIONS**

#### Open Space, Parks & Trails

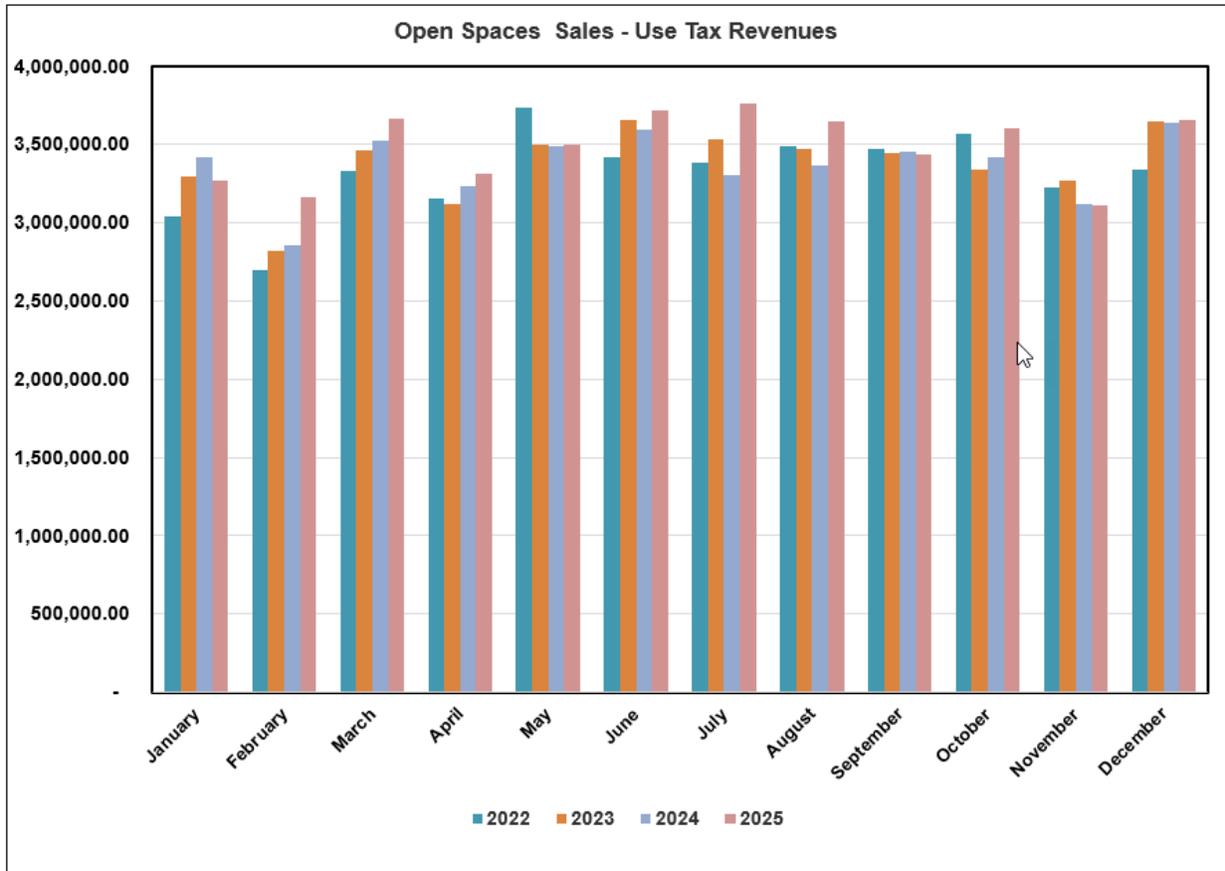
- Operations / Maintenance
  - Dove Valley Regional Park, athletic field program planned in partnership with City of Aurora Parks.
  - Site security review with Sheriff's Office and security systems vendor, to provide recommendations for Maintenance Shop security improvements.
  - Parking agreement negotiations and development with National Women's Soccer League for parking lot use at Dove Valley Regional Park.
  - Equipment and vehicle replacement orders for 2026 season.

- Hiring process for new Operations Technicians.
- Field staff attended Pro Green Expo in Denver.
- Highline Canal
  - Ongoing review of land use permit requests.
  - Finalization of centralized maintenance agreement to utilize Mile High Flood Districts' contractor to support maintenance on AC sections of the HLC.
  - Final review of the Storm Water Management Plan with Mile High Flood District.
  - Acela software system development in partnership with consultants.
- 17 Mile House
  - 2026 Open House planning and coordination with volunteers.
  - Visitor Services Specialist and volunteers, work on collections clean up.
  - Updated historic structure assessment completed for the barn and house.
- Projects
  - Agricultural lease program development for end of year implementation.
  - Five-year Capital Improvement Project planning.
  - Arcadia Park project monitoring and site visits.
  - Bijou Basin Open Space project contractor selection.

### Fairgrounds

- Event Center
  - 2025 Event Center event bookings and logistics.
  - Site security review with Sheriff's Office and security systems vendor, to provide recommendations for Event Center security improvements.
  - Staff attended National Western Stock Show event.
  - HVAC upgrade project for East Wing building.
- Operations / Maintenance
  - Fairgrounds Event Center central greens irrigation winterization.
  - Painting of main hall and smaller rooms at the Event Center.
- Annual County Fair
  - Bonfire is the new consultant for marketing and event sponsorships.
  - Fair security and parking contract updates.
  - Fair traffic control plan meeting with Public Works.
  - 2026 Fair entertainment line-up finalization and approvals.
  - Fair sponsorship / marketing consultant meetings with staff.
- Signature Events
  - New "Fall For You" event will be the only event for the year.

## SALES AND USE TAX REVENUES



Total Collected Jan - Dec 2025: \$41,858,555 (\$1,435,829 more than same time last year)

Total Collected Jan - Dec 2024: \$40,422,724

*Sales and use tax revenues are posted a few months after collection.*