

# BIJOU BASIN OPEN SPACE MASTER PLAN



**ARAPAHOE COUNTY**  
OPEN SPACES

Board of County Commissioners Presentation  
July 7, 2025



# BIJOU BASIN OPEN SPACE MASTER PLAN



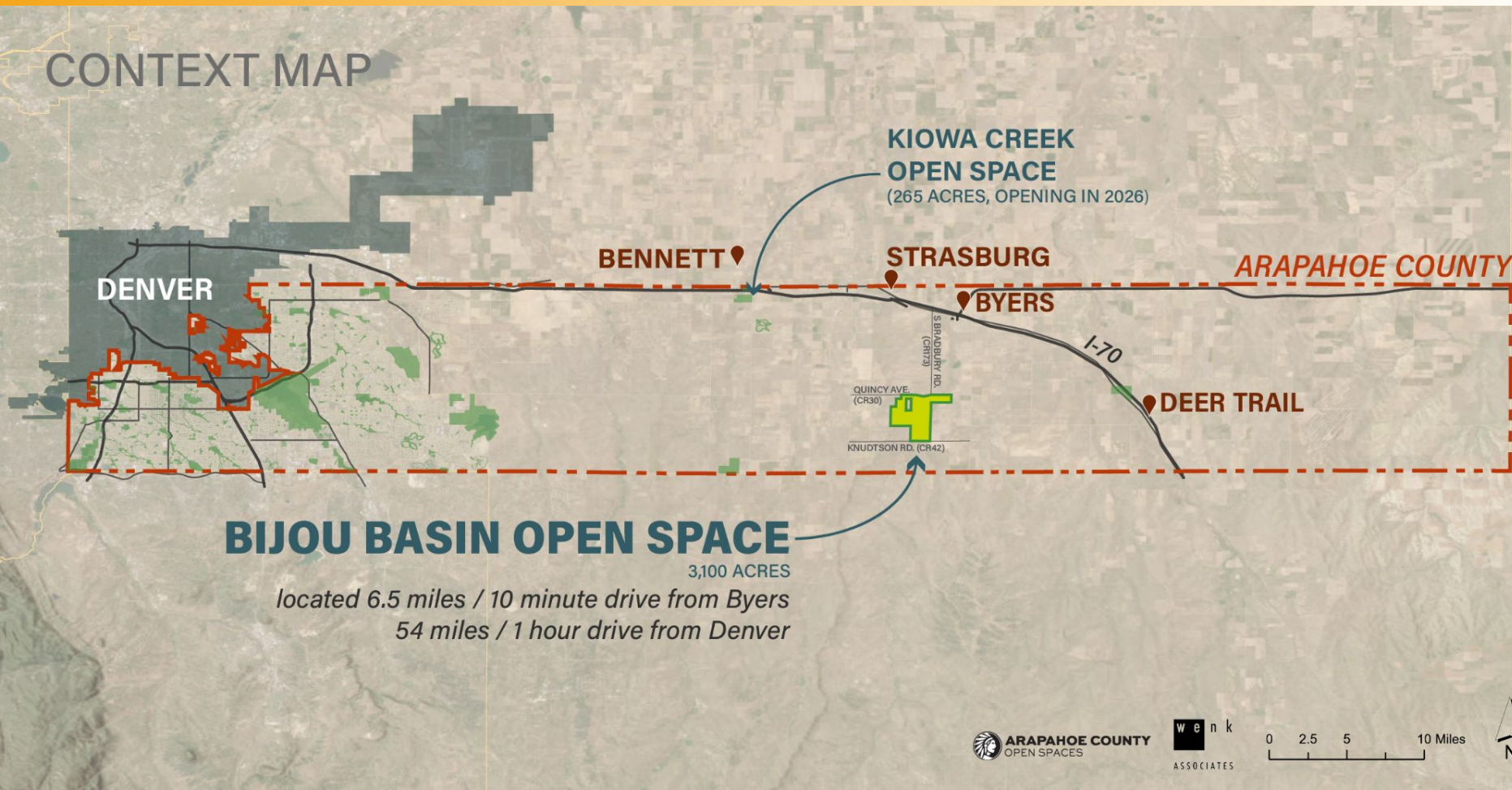
**ARAPAHOE COUNTY**  
OPEN SPACES

Open Space and Trails Advisory Board (OSTAB) Presentation  
June 23, 2025



# Overview

## CONTEXT MAP



# History & Purchase

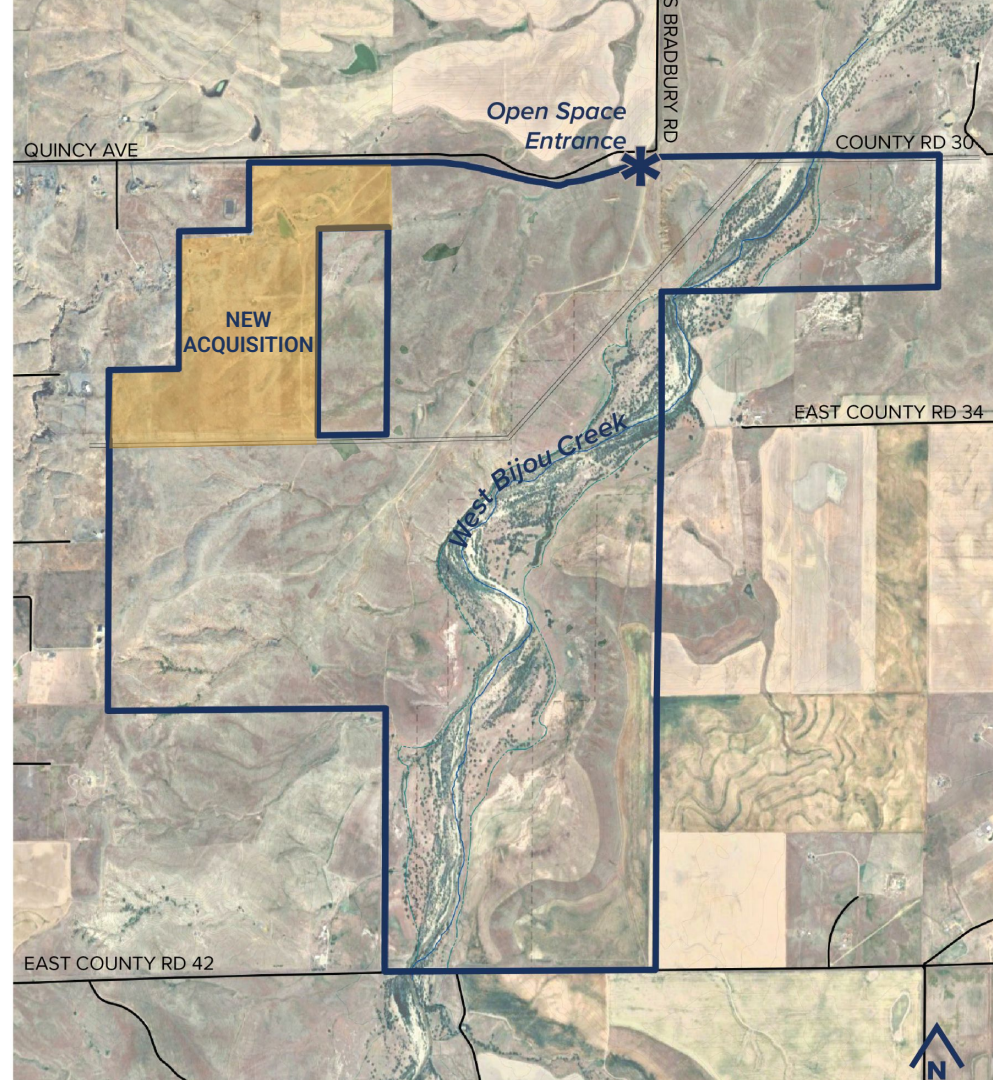
- Property was owned and grazed by the Bradbury family historically
- County purchased the 2,854-acre property with the Open Space Sales and Use tax fund in 2010
- Property includes 2 conjoined, pre-existing conservation easement around riparian area (1,470 acres)
- Conservation easement managed by the Colorado Cattlemen's Agricultural Land Trust (CCALT)





# New Acquisition

- Additional property acquisition in January 2025
- 362 acres of grazing area
- No trails proposed in new acquisition area
- New property boundary encompasses 3,100 acres of land





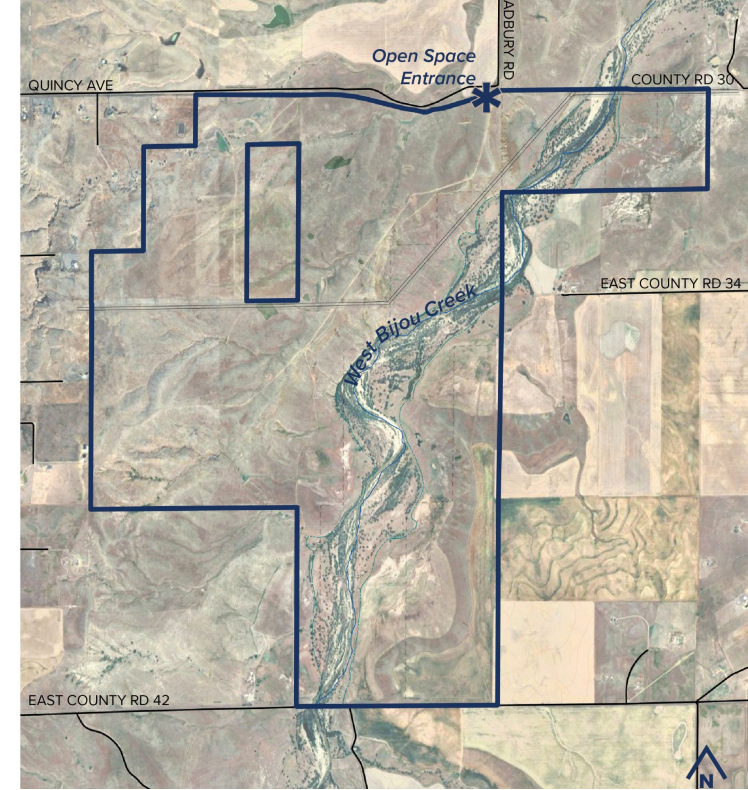


# Project Overview



# 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.



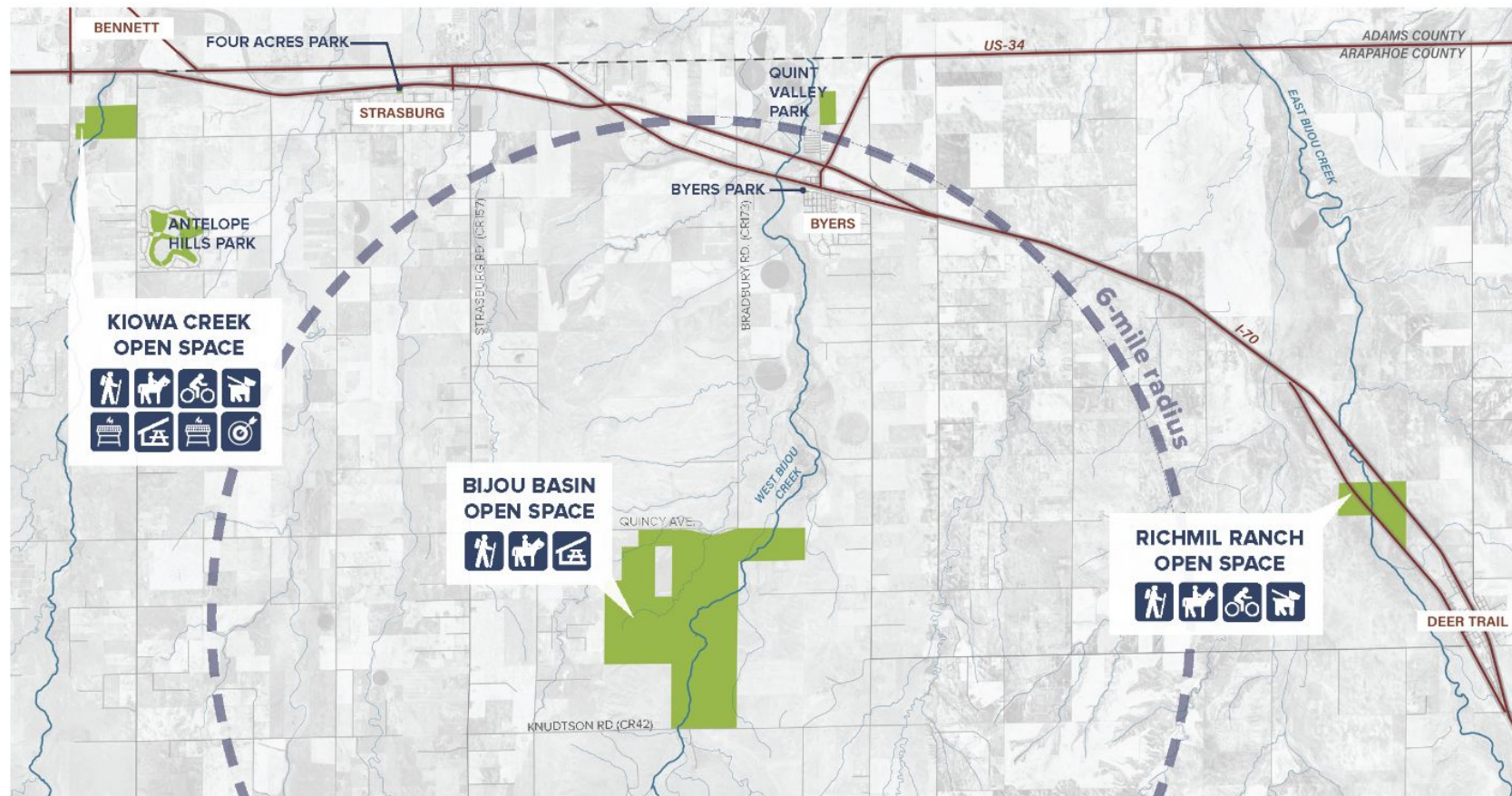




# Site Assessment

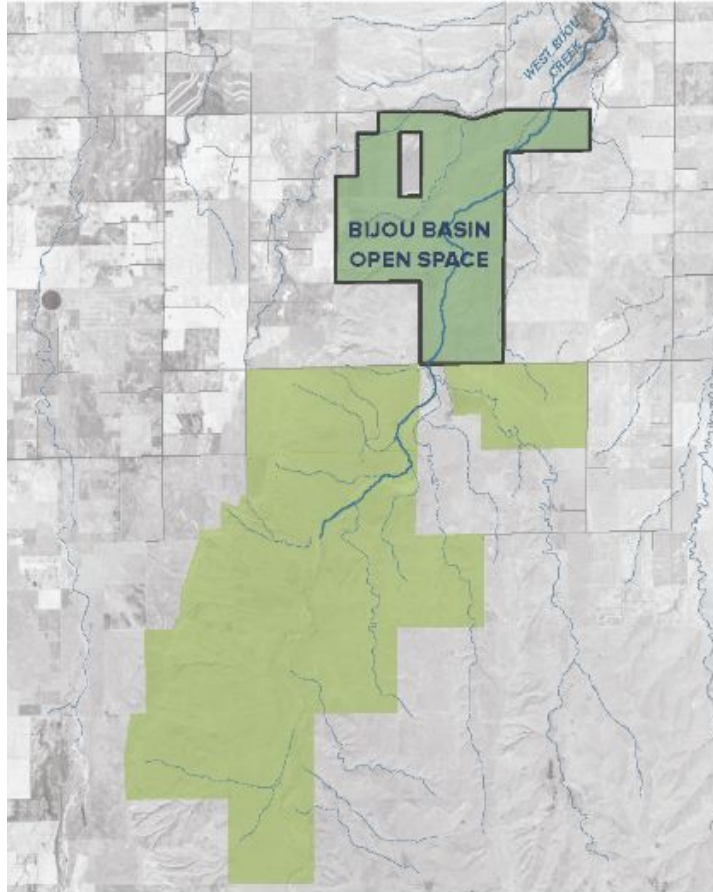


# Eastern Arapahoe County Recreation Inventory





# Conservation



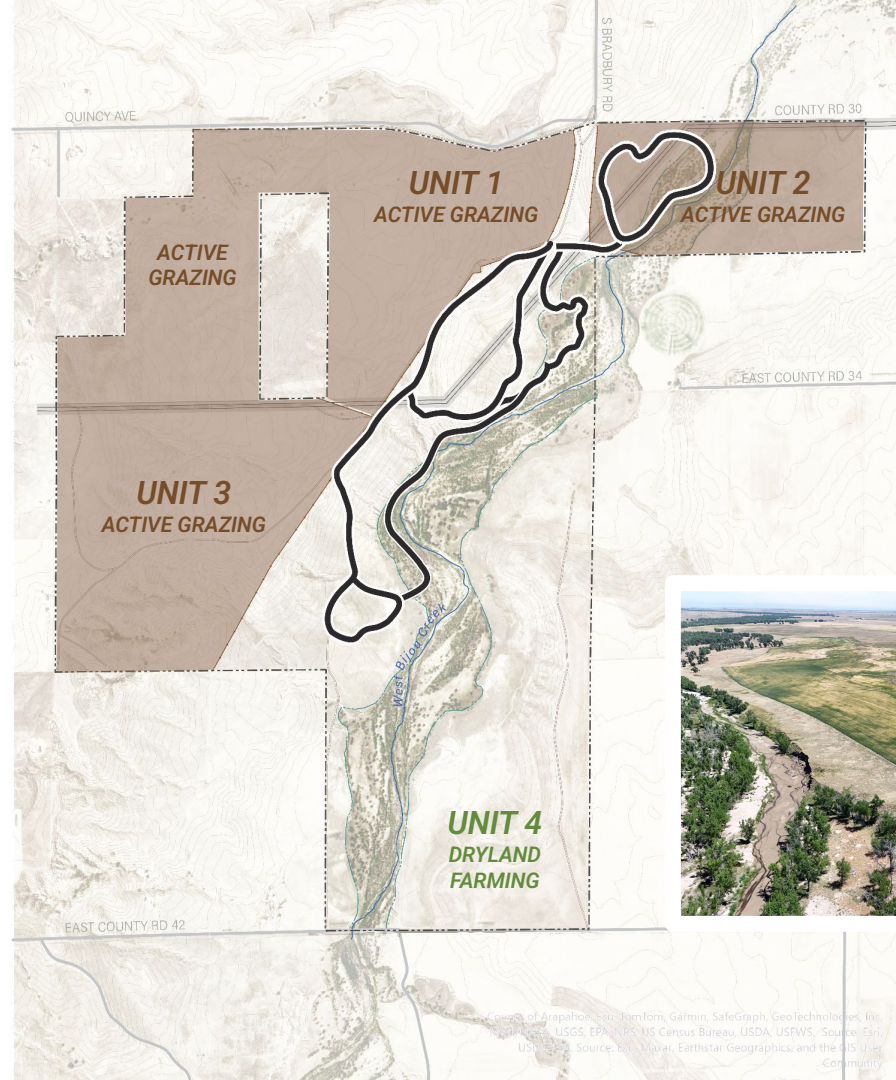


# Agriculture

## Active Cattle Grazing 1,634 acres



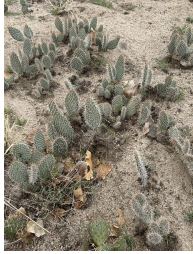
## Existing Dryland Farming 370 acres in Unit 4



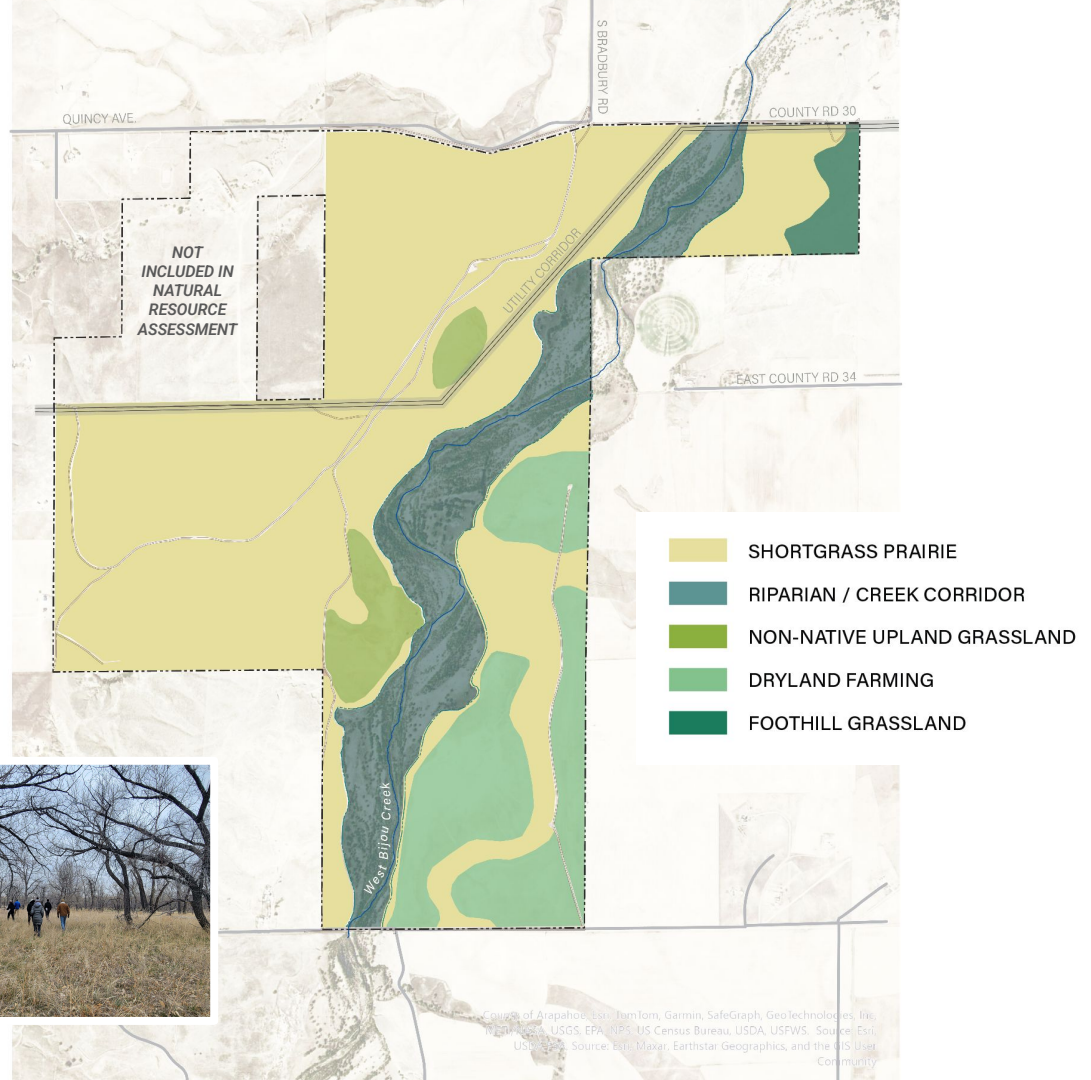


# Vegetation Communities

## Shortgrass prairie 1,733 acres



## Riparian 488 acres





# 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 Kelter Library (585 S. Main St., Blyers) 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

**592** Online Survey responses  
(2 surveys)

**347** Mailing list sign-ups

**60** Stakeholder letters sent

**5** 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





# What We Heard: Key Takeaways

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







# Master Plan Recommendations



# Final Preferred Plan

## DESIGN CONCEPT

*Approximately 7 miles of trails*

## TRAILHEAD AMENITIES

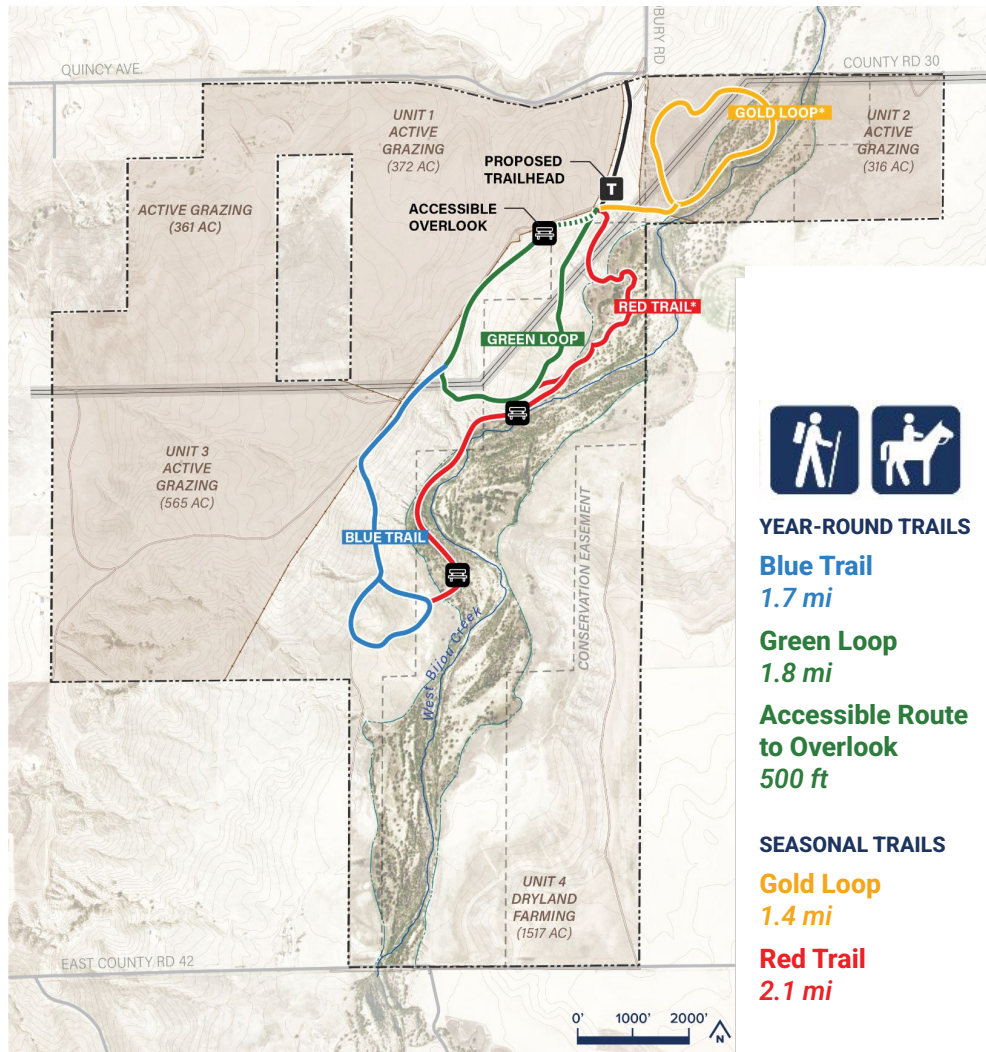
- Parking lot - (15) vehicular, (6) horse trailer
- Primitive restroom facilities
- Kiosk
- Trash receptacle
- Shelter/Picnic table

## ON-TRAIL AMENITIES

- Overlook
- 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.
- 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

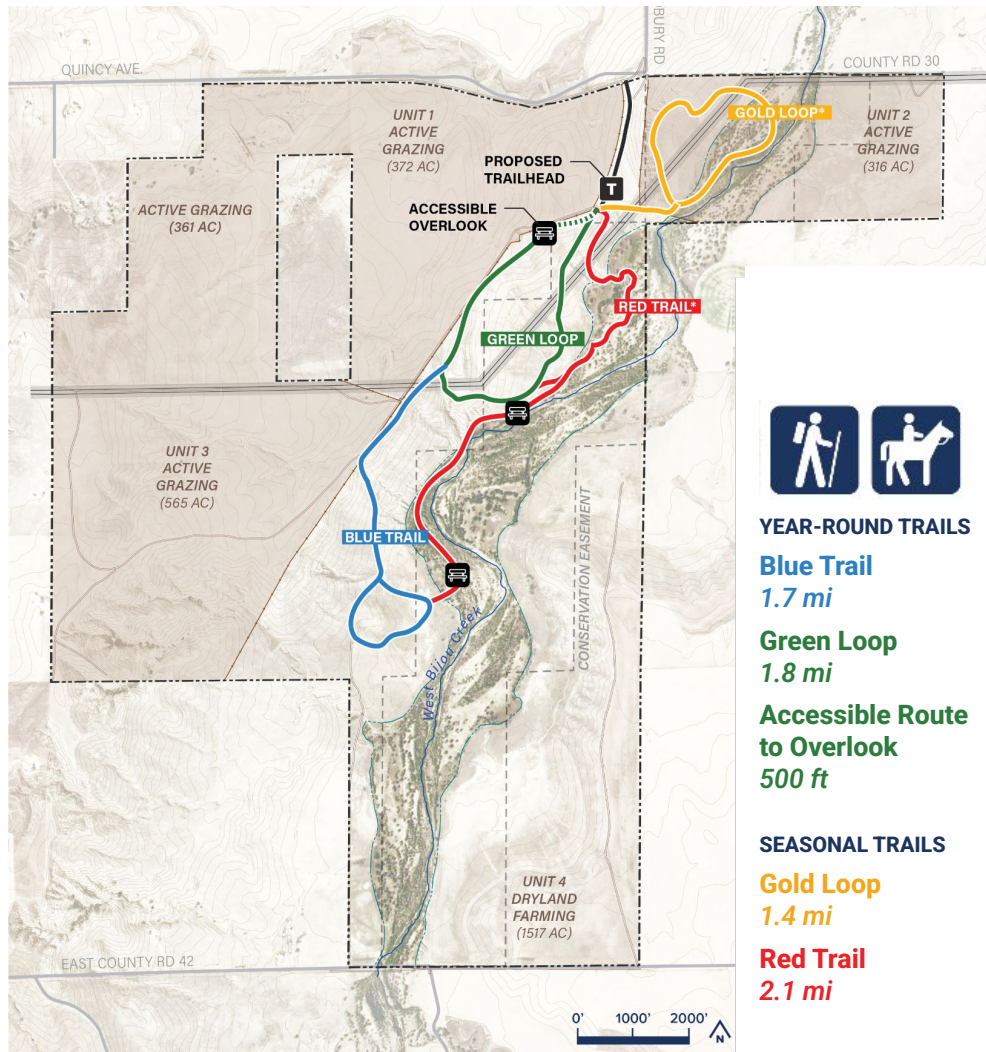
- Minimize impact to existing agriculture and natural resources. Use maintenance roads where feasible.
- Plan for seasonal closures for grazing and flooding.
- Develop signage package and educational wayfinding.

### AMENITIES

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

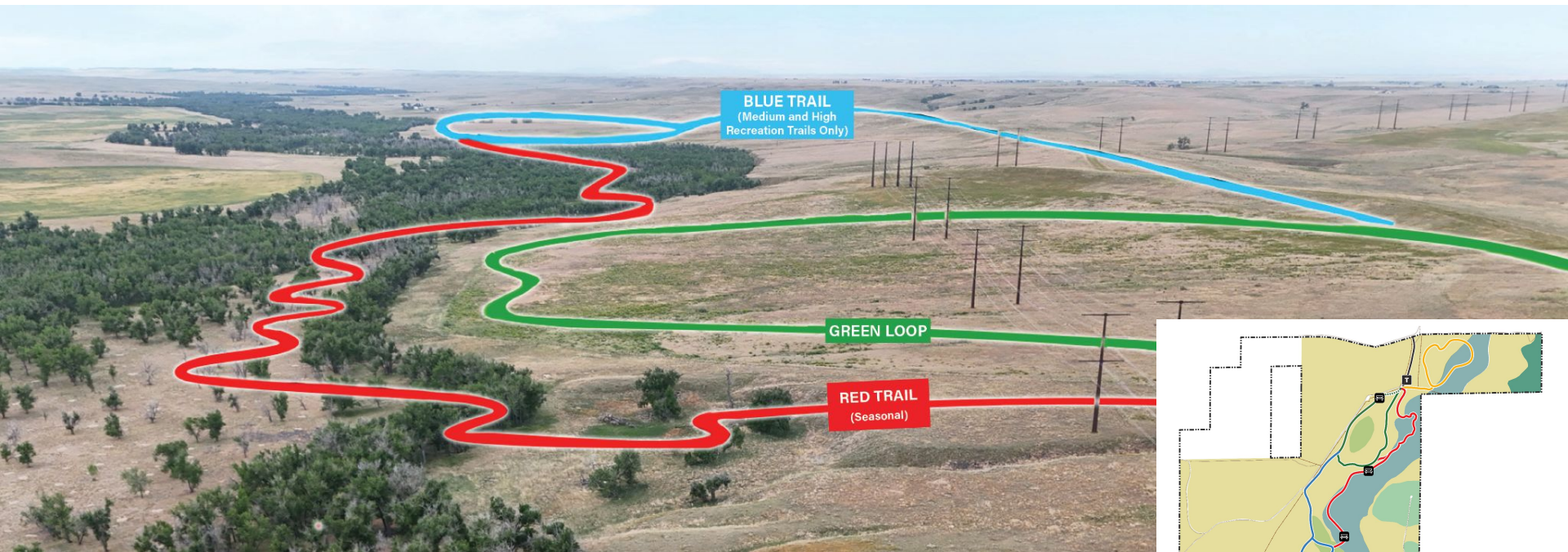
### PROGRAMMING

- Seek partnerships for compatible programming.

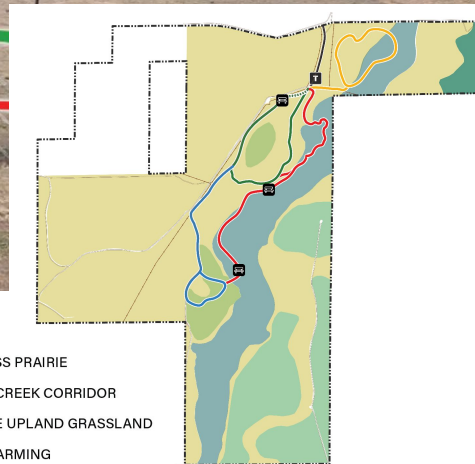




# Trails Overview



- SHORTGRASS PRAIRIE
- RIPARIAN / CREEK CORRIDOR
- NON-NATIVE UPLAND GRASSLAND
- DRYLAND FARMING
- FOOTHILL GRASSLAND





# Riparian Trails



RED TRAIL  
(Seasonal)

**WHAT YOU MIGHT SEE:**



**PORCUPINE**  
(*Erethizon dorsatum*)



**SANDPIPER**  
(*Scolopacidae*)



# Accessible Overlook

**WHAT YOU MIGHT SEE:**



**BALD EAGLE**  
(*Haliaeetus leucocephalus*)



**PRONGHORN**  
(*Antilocapra americana*)

**Accessible Overlook**



# Amenities & Materials

## TRAILHEAD AMENITIES



## TRAILS & ON-TRAIL AMENITIES



## SIGNAGE & WAYFINDING





# Opinion of Estimated Costs

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

TRAILS	\$700,00
Includes costs for development of soft surface trails	

AMENITIES - TRAILHEAD	\$480,000
Includes demolition, furniture, and bathroom	

AMENITIES - ON-TRAIL	\$235,000
Includes furniture, accessible overlook area, and signage allowance	

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

ENTRANCE ROADWAY & PARKING	\$1,130,000
Includes survey, demolition, expanded entrance road, and gravel parking areas	

<b>TOTAL</b>	<b>\$4,300,000</b>
Includes 30% contingency + 20% general condition allowance	



# Next Steps

## Finalize the Master Plan

## Adoption in Fall 2025

## Next Steps after Adoption

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

