



Arapahoe County

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Board Summary Report

File #: 26-045

Agenda Date: 1/26/2026

Agenda #:

To: Board of County Commissioners

Through: Gini Pingnot, Director, Open Spaces

Prepared By:

Sandra Bottoms, Grants and Acquisitions Administrator, Open Spaces

Presenter: Sandra Bottoms, Grants and Acquisitions Administrator, Open Spaces; City of Littleton; South Suburban Park and Recreation District

Subject:

2:30 PM *Open Spaces Grant Update - Jackass Hill Park

Purpose and Request:

The City of Littleton (City) and South Suburban Park and Recreation District (SSPRD) will present an update regarding their request for modification of the City's Jackass Hill Park grant due to proposed scope changes. Open Spaces staff and the Open Space and Trails Advisory Board (OSTAB) support the proposed modification. While grants program policy does not require BOCC consideration of project modifications, in this case the project has generated significant public attention, and therefore staff is providing an informational update to the Board.

Alignment with Strategic Plan: Good Governance - Understand and respond to community needs, interests, and values.

Background and Discussion: Open Spaces and OSTAB understand that unforeseen circumstances may interfere with a grantee's ability to complete a project according to the original scope of work and budget presented in its approved grant application.

The City submitted a grant application requesting \$600,000 for Jackass Hill Park improvements in April 2025. During the grant evaluation process, some evaluators expressed concern about public opposition to the project as proposed. The County also received comments directly from the public opposing the project as proposed. Meanwhile, the City and SSPRD were engaging in discussions with area residents about potential changes to their plans for the park. The BOCC approved funding for the grant in July 2025 with the understanding that the City and SSPRD intended to solicit additional public feedback, prepare a revised site plan, and request a modification of the grant scope.

Jackass Hill Park is an 18.9-acre nature park located in Littleton. In their plans for the park, the City and SSPRD seek to balance public access, accessibility, park activation, scenic views, resource protection, maintenance considerations, and the privacy of nearby residents.

The original project scope, as presented in the City's approved grant application, includes colored concrete paths and stairways, ranch rail fencing, a vista terrace viewing area with planted buffer,

interpretive signage, irrigation, and landscaping. This work was intended to be the first of two phases of improvements at the park.

The City and SSPRD revised the original site plan in response to concerns from neighborhood residents. The revised site plan was presented to SSPRD's Board of Directors on August 13, 2025, after which Board comments were incorporated into the site plan. A public comment period was held from August 20 to September 3, 2025, during which SSPRD received 52 comments. Comments are provided with the attached modification request. SSPRD incorporated minor revisions based on the feedback, after which the proposed final site plan was presented to Littleton City Council and approved by the SSPRD Board of Directors. Open Spaces has not received additional feedback from residents opposing the amended site plan.

The changes incorporated into the amended site plan include:

- Replace some previously planned concrete paths with soft-surface paths while retaining an accessible route to the vista terrace
- Reduce paths planned for the southern parcel
- Incorporate more natural elements into the vista terrace design (boulders instead of steel)
- Extend vegetation around the vista terrace
- Extend ranch rail fencing
- Add an access point along Dry Creek Court
- Remove nature play area and shade structure from phase two, which was not part of the grant scope

The City and SSPRD expect to implement the amended site plan in one phase, rather than the previously planned two phases that would have included more improvements. These changes are reflected in the proposed budget, but the grant amount and matching funds are not affected.

The attached modification request packet includes the original and proposed budgets, original and amended site plans, and additional public comments that SSPRD received on the revised site plan.

Alternatives: N/A

Fiscal Impact: None. The County awarded a \$600,000 grant for the project in July 2025; the grant amount would not be affected by the proposed project modification. Cost overruns are the responsibility of the grantee.

Alignment with Strategic Implementation Strategies: N/A

Staff Recommendation: This is an informational update.

Concurrence: OSTAB concurred with the staff recommendation for approval at its meeting on December 1, 2025.