



TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

Breckenridge Open Space Advisory Commission

June 15, 2026

Council Chambers in Town Hall
150 Ski Hill Road, Breckenridge, CO 80424

THE TOWN OF BRECKENRIDGE IS HOLDING HYBRID MEETINGS. THIS MEETING WILL BE HELD IN PERSON AT BRECKENRIDGE TOWN HALL. ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND. IN PERSON ATTENDEES MUST NOT ACCESS THE VIRTUAL MEETING WHILE IN COUNCIL CHAMBERS.

This meeting will also be broadcast live over Zoom. Log-in information is available in the calendar section of our website: www.townofbreckenridge.com. Questions and comments can be submitted prior to the meeting to websiteopenspace@townofbreckenridge.com.

- 3:30 pm Site Visit, BOEC/ Griffith Lodge Trailhead**
- 5:30 pm Call to Order**
- 5:35 pm Discussion of Minutes**
- April 13, 2026, Draft BOSAC Meeting Minutes
- 5:40 pm Discussion/Approval of Agenda**
- 5:45 pm Public Comment (Non-Agenda Items; 3-Minute Limit Please)**
- 5:50 pm Staff Summary**
- Field Season Update
 - Friends of Breckenridge Trails (FOBT)
 - Naturalists Update
 - Open Space Acquisition Update
 - Reiling Dredge Punt Shelter
 - DNR Kennels LNG Temporary Lease Extension
 - Alpine Eco Reed Canary Grass Report
 - North Barton / Aspen Alley Public Scoping
 - OST Website Accessibility Page
 - Open House Feedback
- 6:00 pm OST Discussion**
- McCain Renaming
 - STRAP RPI Grant Application
 - Trails Workplan
- 7:20 pm Other Matters Related to Open Space**

7:25 pm **Council Matters Related to Open Space**

7:30 pm **Executive Session**

7:50 pm **Adjournment**

Memorandum

To: Breckenridge Open Space Advisory Commission
From: Open Space & Trails Staff
Re: June 15, 2026 Meeting

Staff Summary

A map, with bookmarks for many of the locations referenced in this Staff Summary, can be found [here](#).

Field Season Update

Staff have been busy with the following projects and accomplishments:

- Continued with routine early-season maintenance throughout the trail system, including the removal of hundreds of downed trees.
- Installed a crusher fines trail connecting the Carter Park Pavilion to the Carter Trail.
- Completed the seasonal closure of the Cucumber Gulch Preserve.
- Four staff members successfully completed the four-day S-112 Wildland Fire Chainsaw course.
- Completed drainage improvements and tread shaping on the lower half of the Upper Flume Trail.
- Contractor completed the crusher fines trail through the Stables neighborhood and connection to the Wellington Trail.
- Relocated the western end of the French Creek Trail onto Town-owned property. The previous alignment crossed private property under a revocable trail easement. This project was completed in partnership with the Town Streets Department.
- Contractor completed annual maintenance of the Wellington Bike Park, including the addition of several new features and line options on the black trail.
- Contractor has begun work on the Ranch at Breckenridge trail improvements project, which is anticipated to be completed in approximately five weeks.
- The contractor has installed the first of three handrails on the Little Mountain Trail.
- Breck Create plans to install the Ciugaboc Marble Dispenser within the next week and complete installation of the remaining marble run structures that were removed for the winter.

Friends of Breckenridge Trails (FOBT)

Staff hosted the first Friends of Breckenridge Trails event on June 6th in celebration of National Trails Day. The event was a success, with 25 volunteers participating in trail improvement projects within the Carter Park Trail System.

Volunteers completed a variety of tasks, including:

- Cleaning and constructing trail drainage features.
- Building a short connector trail between Barney Flow and Moonstone Trail.
- Closing and restoring non-designated routes along the Barney Ford Trail system.

On June 10th, FOBT hosted a weed-pull event in the Cucumber Gulch Preserve focused on removing false chamomile along the preserve's outer perimeter. Staff will provide an update on the event at the BOSAC meeting.

Our next event is scheduled for June 20 in partnership with Friends of the Dillon Ranger District (FDRD). Volunteers will assist with the construction of a series of turnpikes to improve trail sustainability and user experience.

For a complete list of summer volunteer events, please see the event calendar link.

<https://breckost.com/events>

Reminder: All BOSAC members are expected to attend at least one volunteer event each year.

Naturalists Update

The Naturalists have been busy hosting highly productive educational tables at the Town Clean Up and Town Party, focusing on wildlife interactions, invasive weed identification, and Leave No Trace principles. They also set up an educational booth at the Illinois Creek Trailhead and have begun leading educational wildflower tours, providing visitors with opportunities to learn about local flora and the importance of protecting natural ecosystems.

Open Space Acquisition Update

The Town and County Open Space programs have completed joint purchases of the Leap Year property and Handy & Balsome Lode mining claims. The Leap Year property is a 5.78-acre parcel located at 7175 State Highway 9, within the Town of Blue River and was purchased on April 30, 2026. The Handy & Balsome Lodes, adjacent mining claims totaling 10.59 acres and located above Baker's Tank on Boreas Pass Road, were purchased on June 5, 2026.

Reiling Dredge Punt Shelter Update

Due to concerns relating to cost and required structure size, Breckenridge History has paused on their plans to construct a protective shelter for the Reiling Dredge Punt. Breckenridge History will consult with staff and BOSAC prior to implementing anything different than the small lean-to described during the April 13, 2026 BOSAC meeting.

DNR Kennels LNG Temporary Lease Extension

During their May 26, 2026 work session, Council approved a request from Xcel Energy for a one-year extension to its temporary liquid natural gas (LNG) facility at the DNR Kennels property (115 Gateway Drive) while transitioning to a permanent county site. The temporary LNG facility is designed to prevent potential emergency heating outages, and the extended lease is scheduled to expire on October 20, 2027.

Alpine Eco Reed Canary Grass Report

Andy Herb, Ecologist and Founding Principal of AlpineEco, provided a [summary memo](#) on the micronutrient test plots in Cucumber Gulch Preserve (CGP). In July 2025, a total of 28 circular test plots were established in the upper portion of CGP to evaluate a non-herbicidal micronutrient fertilizer treatment targeting invasive plant populations. Under the [2000 Cucumber Gulch Overlay Protection District ordinance](#), traditional herbicides are prohibited in CGP, prompting a trial of this micronutrient fertilizer designed to restore soil conditions and allow native plants to outcompete noxious weeds. The study monitors 18 plots dedicated to reed canary grass (*Phalaris arundinacea*) and 10 plots dedicated to Canada thistle (*Cirsium arvense*).

Initial observations recorded in August 2025- one month following the first treatment application- indicated promising signs of efficacy based on leaf yellowing as a proxy for plant stress. For reed canary

grass, both liquid and granular applications yielded similar stress responses (with 13 of 16 treated plots showing moderate to extreme yellowing), and efficacy appeared enhanced when combined with mowing. For Canada thistle, liquid applications proved significantly more effective than granular treatments, inducing high or extreme yellowing across all four liquid-treated plots. To assess long-term efficacy, staff and consultants will revisit the test plots in late June and early July 2026 to collect precise vegetation and bare ground cover data, compare findings against the 2025 baseline, and determine if secondary treatments are necessary. Staff are working with AlpineEco to arrange a BOSAC site visit of the CGP study plots prior to the August 17, 2026 BOSAC meeting.

North Barton / Aspen Alley Alternate Route

Staff continues to work with the U.S. Forest Service (USFS) and SE Group Consultants to advance the proposed North Barton and Aspen Alley Alternate Route trail projects and obtain the necessary approvals.

The public scoping period closed on June 9, and SE Group will assist the USFS with compiling, processing, and reviewing public comments. The USFS has also completed additional field reviews and provided feedback regarding potential wetland impacts in the North Barton area and slope stability concerns along the Aspen Alley Alternate Route.

Staff have scheduled a meeting with the consultants and the USFS to discuss these issues and determine the next steps for moving the projects forward and will provide an update to BOSAC at during the June 15, 2026 meeting.

OST Website Accessibility Page

Staff have developed a new Accessibility subpage for BreckOST.com to provide equitable access information for all trail users. The page will provide information on the Town's updated OPDMD policy and allow individuals with permanent or temporary mobility disabilities to register Class 1 or Class 2 e-bikes for single-track trail use on non-motorized trails. Additionally, the page will feature an ArcGIS StoryMap highlighting the Town's growing network of "All-Persons Trails." The new webpage is scheduled to launch publicly in the days following the July 15, 2026 BOSAC meeting. Once launched, this page will also be linked from the Town's [Accessible Breck](#) website.

Open House Feedback

Staff received consistently positive feedback relating to the May 18, 2026 Open Space Open House. The Friends of the Dillon Ranger District (FRDR), Forest Service Dillon Ranger District staff, and Summit County Open Space staff each expressed appreciation for being included and hope to participate in the future. The two main themes from in-person feedback received by staff and BOSAC were appreciation for the Town Open Space program, staff, and BOSAC, and a request for more technical/rocky trails ("more chunk" was a common refrain). Approximately 70 people attended and the Google form (linked from the QR code posted throughout the venue) feedback responses can be viewed [here](#). Thanks to BOSAC for their assistance in hosting such a successful event!

Memorandum

To: Breckenridge Open Space Advisory Commission
From: Open Space & Trails Staff
Re: June 15, 2026 Meeting

Open Space & Trails Discussion

McCain Renaming

With the recent completion of the [McCain Open Space Final Report and Management Plan](#), and the tentatively scheduled opening of the property to public access in spring 2027, staff would like to revisit the potential renaming of the “McCain” Open Space Property with BOSAC.

Since 2021, when \$115,000 of Town Open Space funds were allocated to dedicate 15 additional acres of the McCain property as open space, BOSAC has been discussing programming on the approximately 50 acres of combined open space on the larger property. These discussions included efforts to select a new name for the open space property to be recommended to Council for formal approval. In 2023, with input from the Breckenridge Social Equity Advisory Commission (BSEAC) and Breckenridge History (BH), these re-naming efforts were paused to allow time for staff to engage the Ute Nation to learn more about their historical use of the Upper Blue River basin, potentially leading to a name recommendation for the McCain Open Space properties to honor this tribal history.



BH remains committed to working toward meaningful Ute involvement and representation in the community. Over the past several years, staff have visited Ute sites and museums, met with tribal representatives, and partnered with History Colorado to foster these relationships. BH’s current focus remains on listening, learning, and establishing trust. History Colorado’s tribal liaisons on their staff have been instrumental in making initial introductions.

In the long run, BH hopes to build sustained relationships with Ute tribes and develop a thoughtful engagement plan for our community. This work may require funding, but more importantly it will require time, trust, and a commitment to authentically understanding what local work is most meaningful to Ute partners - education, historical interpretation, art, naming, recreation, or other efforts. In the interim, BH supports the Town moving forward with a renaming of the “McCain” Open Space parcel with the understanding that any new name, as well as others across the Town, may be subject to change in consideration of continued engagement with Ute partners.

This topic was discussed during a joint meeting with BOSAC and Council on January 27, 2026 during which Council encouraged BOSAC to revisit the renaming discussion with the goal of providing a name recommendation to Council. Some Council members also suggested that “McCain”, as the property is currently referred to, be considered as an official name in honor of the property’s previous owner H.O. McCain.

[The Town's Naming Policy](#) provides clear guidance regarding the naming of Town properties as well as general strategies for assigning those names, including giving priority to names that carry geographical, historical, or cultural significance. Per the Town's naming policy, any recommended names for the parcel would be presented for Town Council's consideration and approved via resolution. Staff seek guidance from BOSAC as we evaluate and consider potential names for the open space portion of the property. What does BOSAC most hope to express in their name recommendation for the property?

In 2023, when BOSAC previously discussed renaming the McCain parcel, consideration was given to renaming the McCain parcel to honor Town of Breckenridge history and reflect the atmosphere of our new open space. In selecting a name, BOSAC considered existing parcels in Town and engaged with Breck History staff to learn more about historical figures. Little Daisy, specifically, was supported by members of BOSAC as a potential name candidate but was ultimately rejected because the same name is already assigned to the Town-owned mining claim at 500 Prospect Gulch Road. The Town's Naming Policy states, "names should be chosen in a manner that avoids duplication, confusing similarity, or inappropriateness".

In 2023, BOSAC also researched historical Breckenridge women and settled on the below options:

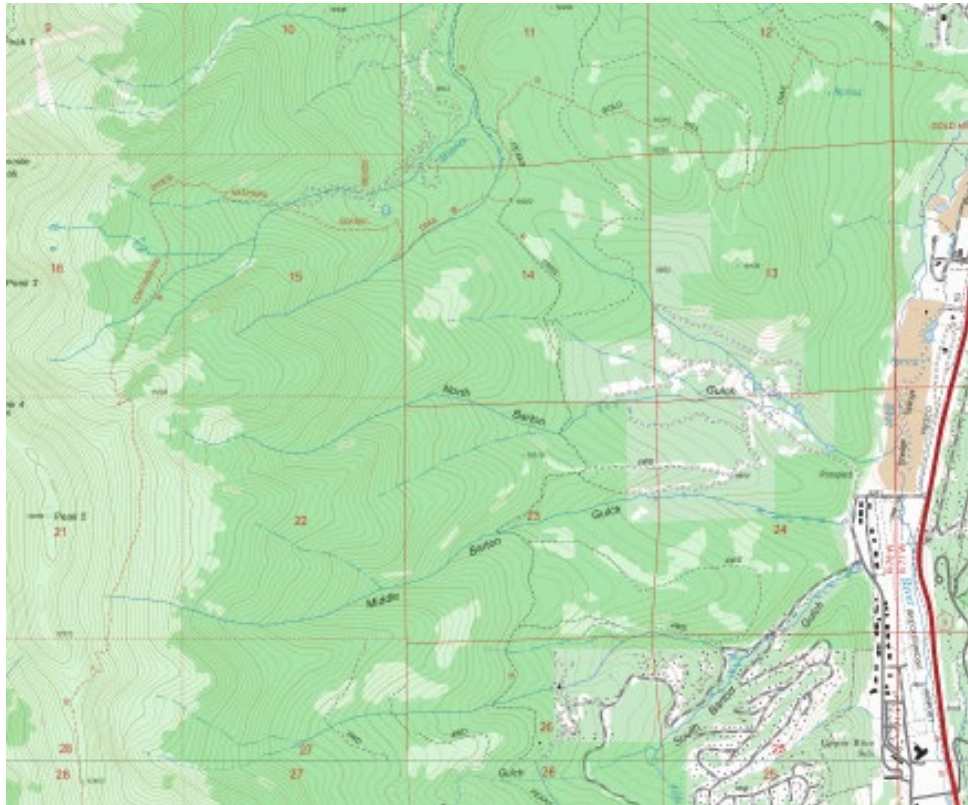
- **Florence Watson (Florence Fields):** She moved to Breckenridge with her husband in 1885. A poet, advocate for women's suffrage, and writer who focused on the beauty of Breckenridge in the summers. She dealt with serious hardships and raised her family here. [Here's a blog article](#).
- **Helen Rich and Belle Turnbull (The Helen Belle, Hells Bells, The Willow Bender):** They arrived in Breckenridge in 1939. Helen and Belle lived together on French St (they were called the ladies of French St), got through the Great Depression here, and wrote stories and novels about the people that made up Breckenridge during the Gold Rush. Helen wrote a book called *The Willow Bender*. [Helen Rich, Belle Turnbull](#)

While this naming exercise gives Town an opportunity to recognize the women of the area, it was appealing to BOSAC to find a name not tied to one particular person. However, at the time, BOSAC agreed Florence Fields, The Helen Belle, Hells Bells, or the Willow Bender could be a great name for a trail within the parcel and/or for an interpretive that recognizes the historic women of Breckenridge. BOSAC also noted that women not in the upper/middle class would not have been written about in the papers- and therefore do not have as robust historical records- and made a point of thanking Breck History for assisting with this research.

Another historically themed consideration could be a recommendation to formalize the current "McCain" name, in honor of its previous owner, H.O. McCain, who passed away in 1998 at the age of 79. According to his Summit Daily News obituary, H.O. was a "long-time Breckenridge resident... who was remembered by locals as the 'crazy Texan who bought all those worthless rockpiles' north of Breckenridge in the late 1960's...". H.O. served in World War II prior to moving to Breckenridge in 1962 where he worked "general construction in Summit County until 1970, when he started an aggregate business. Many locals will recall his generous nature and willingness to help individuals financially when they were in a pinch".

Another possible approach would be for BOSAC to focus the name on the theme of restoration, alluding to the Town's significant investments to restore the river to its above ground, natural, pre-mining era state. Terms like Ascendance, Reversion, Return or Revival could potentially be incorporated into the name recommendation and doing so could provide a lasting reminder of the Open Space program's commitment to conservation.

A third category for BOSAC consideration could be a name recommendation with a geographical theme.



This theme could emphasize the parcel's physical features, or its connection to the larger landscape. Possibilities include East Barton due to multiple Barton drainages terminating into the Blue River within the property boundary, Headwaters due to the upper reaches of the Blue River running through the property and ultimately flowing into the Colorado River, or El Prado (Spanish for "the Meadow") in reference to the property's open, flat

character and as suggested by THK and a member of BOSAC during the 2025 McCain Open Space planning process.

- 1. Does BOSAC prefer one of the proposed themes for renaming the McCain property: history, geography, or environmental restoration?**
- 2. Is there additional information BOSAC would like staff to provide to assist with a renaming recommendation for Council?**

STRAP Grant Support

Following the [United States Forest Service \(USFS\) approval of the Southern Tenmile Range Access Plan \(STRAP\)](#), the USFS, Towns of Breckenridge and Frisco, County, and the National Forest Foundation are now preparing a [GOCO/CPW Regional Partnership Initiative \(RPI\) Grant](#) application on behalf of the Summit County Outdoor Coalition (SCOC) to fund Phase 1 of STRAP and [Frisco Backyard](#) improvements. The total grant request will be \$2.5M with another \$3M+ in matching funds from partners. Committed matching fund amounts include the following:

- USFS: \$1.7M for the Zach's Stop, Blue Lakes, and McCullough Gulch Trailhead improvements. USFS has already spent \$175k on heritage survey work and trail projects.
- Denver Water Board (DWB): \$610k for trail improvements in Frisco Backyard. DWB also committed \$1.4M for fuel mitigation and \$300k toward the NEPA process for the Backyard.
- Town of Frisco (TOF): \$690k for trail improvements in Frisco Backyard. TOF already spent \$300k on NEPA.
- National Forest Foundation (NFF): \$20k in Ski Conservation Fund dollars for Frisco Backyard and STRAP.
- Colorado Springs Utilities (CSU): CSU provided \$20k to USFS for land boundary surveys and contributes \$80k/ year to USFS for recreation management in the Blue Lakes/ Quandary area.

The central component of this grant application will be proposed improvements to the Quandary Peak Trailhead. Approximately 48% (\$1.2M) of the grant request would be dedicated toward these improvements. Staff recommend splitting the remaining \$800k in Quandary trailhead improvement costs 50/50 with the County. The grant request would also fund several trail improvements in the Frisco Backyard (\$600k, 24%) and the Upper McCullough Gulch Trail (\$500k, 20%). The remaining \$200k (8%) would go to the NFF for grant and contract administration. Part of the improvement plan for the Quandary trailhead parking lot consists of expanding the capacity from its current 70 spots, thereby increasing parking reservation revenue and potentially eliminating or minimizing County/Town subsidies for the current parking reservation and shuttle system while reducing parking costs or offering free shuttle service. Additional benefits of the planned trailhead improvements include reducing staff time required for annual maintenance including grading and monthly striping and providing enhanced visitor experiences to Quandary Peak and the Camp Hale National Monument.

The RPI application is due July 22, 2026 and staff are requesting a resolution from Council during their June 23, 2026 work session, with a financial commitment of up to \$400k in matching funds from the Open Space fund if the grant is awarded. If awarded, the partners would have three years to spend these funds.

During their June 3, 2026 meeting OSAC unanimously recommended a letter of support or resolution from the Board of County Commissioners (BOCC) to also commit up to \$400k in matching funds if the grant is awarded. BOCC will discuss this recommendation during their June 23, 2026 work session.

Does BOSAC recommend Council pass a Resolution committing up to \$400k in matching funds from the Open Space fund if the RPI grant is awarded?

Trails Work Plan

Staff are requesting that BOSAC review the Purpose Statement below, which is proposed to be included at the beginning of the Trail Work Plan, as well as the [Trails Matrix](#) containing the list of proposed trail projects.

The intent of the Purpose Statement is to provide guidance grounded in conservation principles when staff and BOSAC consider the development of new trails. The statement is intended to establish a framework that balances recreational opportunities with the protection of natural resources and wildlife habitat.

The purpose of the Trails Matrix is to provide staff and BOSAC with a consistent and objective method for evaluating proposed trail projects using conservation-focused criteria. The matrix is intended to serve as a working document and will be updated periodically as projects are completed, refined, added, or removed.

The goal of this discussion is to review the proposed format, discuss the Purpose Statement and evaluation criteria, and gather feedback from BOSAC. At the July 20, 2026 BOSAC meeting, staff hope to use this framework to prioritize projects and develop both a 1–3 year implementation plan and a 3–5 year long-range trail development plan.

Any proposed trail projects and associated prioritization will also need to be discussed and vetted with our partners, Summit County Open Space and the U.S. Forest Service, before moving forward.

Please see link to Trail Concept Map:

<https://experience.arcgis.com/experience/5d655f073aee419c9a5b8ee746cb1302/?draft=true>

- 1. Does the proposed Purpose Statement provide clear and appropriate guidance for evaluating future trail projects through a conservation-focused lens? If not, what revisions or additional considerations would BOSAC recommend?*
- 2. Does the Trails Matrix provide an effective framework for evaluating and prioritizing proposed trail projects? Are there any criteria, scoring factors, or project considerations that should be added, removed, or modified before developing the 1–3 year and 3–5-year trail plans?*

Trails Work Plan Purpose Statement

Conservation is the foundational principle guiding all trail planning, evaluation, and implementation within the Trails Work Plan. The purpose of these guidelines is to ensure that any consideration of new trails or trail modifications is grounded first in the protection of natural resources, wildlife habitat, and the long-term ecological health of the Upper Blue River Watershed.

All trail proposals shall be evaluated within the context of the Open Space & Trails program's core value: **Conservation**. While recreation, access, and connectivity are important community values, they must be balanced against what the land can sustainably support. The Trails Work Plan is intended to incorporate the [Trail Development Guidelines](#) from the 2023 Open Space & Trails Master Plan to guide not only what

can be built, but what should be built, recognizing that restraint is often an essential conservation outcome.

The Trails Work Plan is intended to be a living document, reviewed and updated annually. As conservation priorities, land ownership, habitat conditions, and community needs evolve, trail concepts may be reorganized, added, deferred, or removed. As the trail system grows, the threshold for supporting new trail construction should be thoughtfully considered, reinforcing a long-term shift toward stewardship and conservation-focused management.