



TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

Breckenridge Open Space Advisory Commission

August 18, 2025

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.

4:00 pm Site Visit, Copper Canyon. Please meet at Town Hall to facilitate carpool.

5:30 pm Call to Order

5:35 pm Discussion/Approval of Minutes

- July 21, 2025 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
- FOBT
- STRAP
- Forest Stewardship Plan
- Starburst Award
- BreckCreate
- McCain Community Meeting and StoryMap
- BreckHistory
- CGP Reed Canary Grass
- Trailhead Wi-Fi

6:00 pm OST Discussion

- McCain Open Space Design
- Ranch at Breckenridge
- Copper Canyon

7:20 pm Other Matters Related to Open Space

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

7:30 pm **Adjournment**

Please note that this meeting summary was partially generated using AI transcription technology and has been reviewed by the designated minute taker for accuracy and completeness.

I) CALL TO ORDER

Nikki LaRoche called the July 21, 2025 regular meeting of BOSAC to order at 5:30 pm. Other members of BOSAC present were David Rossi, Chris Tennal, Bobbie Zanca, Krysten Joyce, Matt Powers, and Town Council liaison Jay Beckerman. Staff members present were Mark Truckey, Chris Kulick, Alex Stach, and Tony Overlock. OST Manager Duke Barlow was absent. Katherine King from Summit County Open Space was also present. Members of the public: Jeff Carlson, Sarah Watson, Ella Hagen, and Mike Hagen.

II) APPROVAL OF MINUTES

A) BOSAC REGULAR MEETING – June 16th, 2025

The minutes were approved as presented.

III) PUBLIC COMMENTS

Mr. Carlson shared a positive comment praising the work being done by BOSAC and OST staff.

Mike and Ella Hagen asked the Commission to consider the idea of creating a natural, gravel surface track at the McCain property for both high school athletes and community use. The Hagens state that this would provide a safer and more productive training facility compared to the current asphalt track, which becomes icy in the spring due to snow-clearing practices.

Commissioners asked questions regarding the size and cost of the proposed track, which Mr. Hagen replied would ideally be 400 meters long and about 3 meters wide, with an estimated cost of under \$50,000. Ms. LaRoche acknowledged the suggestion and confirmed it will be considered as part of their research and community feedback process.

IV) STAFF SUMMARY

A. Field Season Update

B. FOBT Update

C. Forest Health Update

D. Acquisitions Update

E. Bioacoustics

Mr. Powers asked for clarification on the intended purpose of the Bioacoustics program, which was provided by staff.

F. Copper Canyon Survey Results

Mr. Overlock clarified a few key points regarding the Copper Canyon Survey Results. The Copper Canyon survey revealed a divided opinion on a potential trail (55% in favor, 45% opposed). Mr. Overlock explained that it is crucial to interpret these results not as a definitive vote, but as valuable feedback, as many "in favor" respondents also voiced significant concerns. Commissioners are encouraged to review the detailed comments for a nuanced understanding of community sentiment.

The Open Space program's core objectives for acquiring Copper Canyon are to expand open space and provide public access where feasible. Currently, some residents perceive the area as unmanaged. The vision is to bring Copper Canyon under professional management, similar to the successful transformation of the B&B property, ensuring thoughtful and sustainable use. This professional management, coupled with the property's designation as a low habitat-sensitive area (which still acknowledges wildlife presence), will guide future planning.

Mr. Overlock also explained that the proposed trail will incorporate an uphill climbing design philosophy to address concerns about steepness and mitigate potential issues similar to Aspen Alley. The possibility of a dedicated directional trail is also under consideration to further address these concerns.

Ms. Joyce asked about a future site visit to the location, to which Mr. Overlock proposed that the commissioners could visit the site at next month's meeting (August 2025).

G. McCain Public Engagement

H. 51 Carter Drive Easement

I. STRAP

J. Other

Ms. Zanca participated in a recent guided wildflower hike and praised staff for their expertise.

V) OPEN SPACE DISCUSSION

Summit County and Town of Breckenridge Wildlife Camera Monitoring Report 23/24 (18:50)

Mr. Stach presented the 2023/24 Summit County and Town of Breckenridge Wildlife Camera Monitoring report for the Golden Horseshoe SUA area. The study, led by Allison Morton from the Summit County OST, provides baseline data on wildlife presence and movement within the Golden Horseshoe. Key findings include the determination to not pursue a proposed trail in Dry Gulch due to elk sightings, and the discovery that ungulates are not using the 4 Mile Bridge underpass as expected. The study also confirms the value of the Lincoln Park wetland in the recently acquired Rich Gulch property for moose and bird species. The report highlights the importance of continued monitoring in areas like the Ranch at Breck for future trail planning decisions. Rock Island Road emerged as a hotspot for wildlife diversity, including mountain lions and pine martens. OST staff and Commissioners

discussed expanding the program and sharing this data with Colorado Parks and Wildlife (CPW) to update and refine existing habitat maps.

BOEC Parking (33:52)

Mr. Overlock presented a few layouts for a proposed parking lot change at the Breckenridge Outdoor Education Center. BOSAC and staff discussed how to specifically expand parking options at the Reservoir/Sawmill trailhead, focusing on adding ADA-compliant and mobility-impaired spaces. The group considered the need to balance accessibility with maximizing usable parking, given the high demand observed in the staff's parking lot camera analysis. After reviewing options for adding four new spots and debating between ADA, mobility-impaired, and general parking spaces, BOSAC ultimately recommended adding one ADA spot within the existing parking area and four general spaces in the expansion area. Following this decision, Commissioners also discussed potentially converting one general spot to mobility-impaired in the future if needed, with plans to continue monitoring usage.

Aspen Alley Trail Seasonal Use Restrictions (52:02)

Mr. Overlock introduced potential options regarding seasonal use restrictions on the popular Aspen Alley Trail for three weeks in the fall, when the trail becomes extremely popular.

Town and County staff identified three options for the proposed seasonal use restriction: 1) increased education, 2) alternating days for hikers and bikers, or 3) hiking only with limited biking hours. Most Commissioners favored option 2 - alternating even/odd days for bikers and hikers, with biking restricted to downhill only during the restriction. There was also a healthy discussion involving extending the period to 30 days for better implementation or starting the restriction earlier, around Labor Day. BOSAC leaned towards keeping the time period to roughly September 13th to October 5th, because an earlier implementation time would make it difficult to complete signs and public outreach materials. BOSAC emphasized the need for clear communication and signage, including using QR codes and working with tourism offices to promote alternative trails. Staff plan to use TRAFx hike and mountain bike counters to gather data and potentially adjust the policy in future years. Mr. Beckerman also proposed a 4th option, which involves the construction of chicanes to help slow mountain bike traffic. Ms. Watson provided a public comment, encouraging commissioners to lean towards Option 2 as opposed to Option 3. Ms. Watson also felt that both directions of travel should be open on "mountain bike only days."

Ultimately, BOSAC agreed on option 2, alternating days between hikers and bikers, with most members supporting this approach. Mr. Beckerman expressed concerns about the impact on tourism and guest experience, citing feedback from local businesses about frustrations with Town regulations. Mr. Beckerman also noted a significant drop in occupancy rates and sales tax revenue in Breckenridge compared to other resort towns and asked his fellow Commissioners to think about how this change might affect tourism.

The commission members supported recommending moving Option 2 to the Town Council: **6 v 1.**

After the decision, BOSAC briefly discussed enforcement strategies, liability concerns, and communication plans for the new system. These included improving existing signage and

communication, new conflict-focused signage to prevent problems, encouraging different routes, and asking visitors for their opinions on Aspen Alley through an on-site QR code survey.

VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Powers made a comment regarding trail maintenance on the Minnie Mine Trail and asked the crew to make a minor adjustment to a particularly technical climbing section.

Ms. LaRochelle asked staff how they are responding to social media comments on the Nightmare on Baldy reroute. Mr. Overlock said staff will address the realignment, and Mr. Stach spoke briefly on how staff respond to feedback.

Mr. Tennial commented on the McCain Open Space site visit prior to the meeting and requested that staff increase communication with BOSAC regarding programming on the McCain property going forward.

VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Beckerman shared updates from the Town Council, including an update on the Blue River Pathways project involving recreation path underpasses. Mr. Beckerman also stated that THK presented their McCain Open Space planning presentation to the Town Council, following which a decision was made regarding overflow skiing parking. Mr. Beckerman shared that Council was presented with two options and that Council ultimately decided that a temporary 500-spot option on the McCain School District tract was the only choice for safety reasons. Mr. Beckerman also provided brief updates on the skate park expansion, dog park improvements, and upcoming Council agenda items.

VIII) EXECUTIVE SESSION

Ms. LaRochelle moved that BOSAC go into executive session under C.R.S. § 24-6-402(4) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators concerning a property that the Town may be interested in acquiring for open space purposes. Mr. Tennial seconded the motion. BOSAC went into an executive session at 7:29 PM.

The executive session of BOSAC concluded at 7:38 PM. The participants in the executive session were Nikki LaRochelle, Krysten Joyce, Matt Powers, David Rossi, Chris Tennial, Bobbie Zanca, and Council liaison Jay Beckerman. Staff present included Alex Stach, Tony Overlock, Chris Kulick, and Mark Truckey. Katherine King from Summit County Open Space & Trails was present.

IX) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Ms. LaRochelle, and Ms. Zanca seconded it. The July 21st, 2025, regular meeting of BOSAC ended at 7:40 PM.

The next regular meeting of BOSAC is scheduled for August 18th, 2025.

Nikki LaRoche, Chair

DRAFT

Memorandum

To: Breckenridge Open Space Advisory Commission
From: Open Space & Trails Staff
Re: August 18, 2025 Meeting

Staff Summary

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

Field Season Update

Our Naturalists, Open Space Technicians (OST), and contracted partners have been busy this season with the following projects and tasks:

Naturalists

- Collecting and managing data from wildlife cameras and visitor use counters.
- Hosting educational tables focused on local wildlife, flora, fauna, and Leave No Trace (LNT) principles.
- Leading guided hikes in Cucumber Gulch Preserve and surrounding trail networks, highlighting wildlife, flora, fauna, and LNT practices.

Open Space Technicians (OST)

- Conducting maintenance on Bakers Tank Trail using a mini excavator to improve critical sections and install drainage, as part of the Special Use Authorization agreement with the U.S. Forest Service.
- Improving Little Mountain Trail by installing rock and timber stairs and completing tread work.
- Assisting Breck Create with art installations.
- Preparing for the Friends of Breckenridge volunteer event on Bakers Tank Trail.
- Performing routine trail maintenance, including tread work, drainage cleaning, and hazardous tree removal.

Contractors

- Higher Ground Earthworks has begun work on the Middle Flume reroute and the French Creek bank stabilization project along the French Creek Trail.
- Columbine Hill Construction has started the relocation of the Laurium Trailhead and the road realignment project.

Friends of Breckenridge Trails (FOBT)

On July 19 and August 2, FOBT partnered with the Friends of Dillon Ranger District (FDRD) to complete work on the Bakers Tank Trail. A total of 75 volunteers helped construct a 400-foot-long turnpike, close off social trails, and stain the kiosk. Staff were very pleased to collaborate with FDRD, strengthening our partnership and fostering positive relationships with volunteers.

Our final FOBT event of the season will take place on August 16, in partnership with Summit County Open Space and the Town of Blue River, to help construct the continuation of the Blue River Trail. Staff will provide an update to BOSAC at Monday's meeting.

STRAP (Southern Tenmile Recreation Access Plan)

White River National Forest staff, with support from the Town and Summit County Open Space (County) programs, is preparing a Scoping Notice for proposed improvements on USFS property within the Southern Tenmile portion of Camp Hale National Monument, with August 15, 2025 set as the scheduled

posting date. [This website](#), which will go live on August 15, 2025, provides project details and instructions for public comment. The public comment period will close on September 15, 2025, thirty days from the Scoping Notice's posting date. Recommendations for programming on neighboring properties, such as those owned jointly by The Town and the County, are also included. The Town and the County Open Space programs will join White River National Forest Service staff in hosting a public Open House, designed to provide information and gather feedback on the project, on August 27, 2025, at the Breckenridge Rec Center from 5:00-7:00pm.

Staff will provide a draft of a formal letter of general support for the project, on behalf of the Town, for review prior to the August 18, 2025, BOSAC meeting. Please advise staff of any suggested additions or deletions to the letter of support.

Forest Stewardship Plan

The Town of Breckenridge Open Space & Trails program, in collaboration with the County and the Colorado State Forest Service (CSFS), is developing a new Forest Stewardship Plan. The project's main goal is to enhance the health and resilience of our forests and mitigate wildfire risk for the community by identifying priority areas and establishing a hierarchy of hazardous fuels reduction (HFR) projects within the Upper Blue basin. The team is currently working to establish objectives for individual parcels (e.g. forest health, recreation, or aesthetics), refine the project's scope using GIS data, and integrate watershed analysis to prioritize hazardous fuels reduction projects. This winter, CSFS will conduct a digital analysis of the identified parcels with fieldwork beginning in late spring 2026 and planned completion expected in fall 2026.

Starburst Award

The ceremony for the Town, County and USFS WRNF's receipt of the Starburst Award from Great Outdoors Colorado (GOCO) for their planning work on the Southern Tenmile portion of the Camp Hale National Monument is scheduled for 10:00 am on August 27, 2025, at Blue Lakes. All BOSAC Commissioners are invited- please advise staff by August 20, 2025, if you'd like to attend.

BreckCreate

In preparation for the Breckenridge International Festival of Arts (BIFA), taking place August 15–24, artists have begun installations at Iowa Hill Trail, Illinois Creek, Little Mountain, and Moonstone. Staff have been in regular communication with BreckCreate regarding installation details and have assisted artists throughout the installation process.

McCain Community Meeting and StoryMap

Staff and the THK/CDR/ERO project team have scheduled a community Open House for the McCain Open Space Design Plan. This meeting is scheduled for Wednesday, August 20, from 5:30 to 7:00 PM at the Breckenridge Recreation Center (Multipurpose Room). The purpose of the meeting is to get feedback on initial draft designs for the open space parcel. The meeting will include a presentation, survey, and opportunities for the public to speak with the project team. There will be Spanish interpretation and translated materials available. An optional on-site meeting at the McCain Open Space parcel will take place from 5:00 - 5:30 PM.

On Wednesday, August 6th, CDR launched the [McCain Open Space StoryMap](#), a useful resource and home base for all things related to the McCain Open Space. This website summarizes the project objectives and goals, shares the history of the site, and explains the phased approach to the planning

process. There is also an opportunity for viewers to sign up for project updates, contact the project team, and provide feedback.

[The Phase 1 McCain Open Space Plan Stakeholder Engagement Summary](#), created by Laura Hickey from CDR, synthesizes public feedback gathered to date. The feedback indicates a desire for low-impact, multi-season recreation and an expanded trail network that connects to existing paths. Participants also expressed support for equitable access and neighborhood compatibility, preservation of natural and cultural resources with wildlife-sensitive design, and the inclusion of specific amenities such as a dog park and community garden. A strong emphasis was placed on the need for multilingual signage to promote inclusivity.

BreckHistory

BreckHistory is anticipating that the planned restoration of the Laurium boardinghouse will be completed ahead of schedule, resulting in unexpected cost savings. Given that BreckHistory already has staff and equipment onsite, they are requesting BOSAC approval to expand their scope of work and make improvements to the nearby Laurium blacksmith shop. Details can be found [here](#). BreckHistory received OSAC approval for this request during OSAC's August 12, 2025, meeting. Please advise staff of any questions or concerns relating to this request.

Additionally, BreckHistory has completed their restoration work to the foundation of the Jessie Mill. Columbine Hills Concrete is contracted to remove the temporary construction bridge and conduct the landscape restoration work required to return the site to its pre-project condition.

CGP Reed Canary Grass

Andy Herb from AlpineEco (a Colorado ecological consulting group) has set up [28 test plots in the upper part of Cucumber Gulch Preserve](#) to combat invasive Reed Canary Grass and Canada thistle. These weeds are difficult to eradicate because they store sugars in their roots, giving them an advantage over native plants, especially in the late growing season when soil nutrients are scarce. The project is testing an approach that uses a micronutrient fertilizer, NutraFix®, to make the soil healthier. By improving soil fertility, native plants get the boost they need to outcompete the invasives. The test plots, installed on July 18th, 2025, will compare different treatments, including varying applications of NutraFix®, manual removal, and combinations of both. Data has been recorded for each plot and monitoring will begin in 2026 to determine which methods could be most successful in the long term. Staff and Mr. Herb will be coordinating a site visit in the coming weeks to see the test plots and staff will send email invites to Commissioners.

Trailhead Wi-Fi

With the Town's continued expansion of its [fiber optic availability](#), the opportunity to provide free public Wi-Fi access to many of the in-town trailhead kiosks has arisen. This service would enable trail users without cellular data plans to access additional information, such as language translations and broader map detail. Several details still need to be worked out, but staff is pursuing providing free Wi-Fi to the Carter Park, bottom Gondola, and Rec Center trailhead kiosks in 2025 with the goal of adding additional locations in the future. Special thanks to Commissioner Zanca for the idea!

Memorandum

To: Breckenridge Open Space Advisory Commission

From: Open Space & Trails Staff

Re: August 18, 2025 Meeting

Open Space & Trails Discussion

McCain Open Space Design

Based on site analysis and [public feedback](#), THK Associates have provided two preliminary concept designs for the McCain Open Space parcel for discussion with BOSAC, included below. Incorporating direction from BOSAC and additional public engagement, THK will present an updated version of these concepts for further discussion with Council during their September 9, 2025, work session. After receiving additional input from Council, THK will formulate a final design proposal to be presented to BOSAC on October 20, 2025.

- 1. Does BOSAC have questions or comments for THK regarding the proposed concept designs for McCain Open Space Programming?***

25.08.11

McCain Open Space

Preliminary Concept Plans

Two preliminary concept plans have been created based upon our site analysis work along both staff and public outreach. The McCain open space is a “front country” open space. As such, the preliminary plans are intended to solicit input and facilitate discussion to determine an appropriate balance between recreation and conservation.

Questions to consider when reviewing the plans include:

Who will be the primary users of space and what types of amenities and level of improvements will best serve their needs?

How do we best balance the intensity of development for active uses and accessibility with protection of the riparian ecosystem?

How do we balance the visual impact of amenities with preservation and enhancement of the natural visual quality of the open space?

Common Design Elements

The following are design elements that are common to both plans:

All trails can be improved as accessible routes.

Feature Area 1: Gateway

- Picnic and information kiosk
- Signature stone walls
- Arrival view to the meadow and beyond

Feature Area 2-Rivers Edge Wildlife Viewing

- Accessible spotting scope for viewing proposed roosting platform and other wildlife

Feature Area 3: Meadow View Overlook

- Elevated viewing platform
- Signature low stone wall
- Interpretive & directional panels
- Surrounding wildflower plantings

Feature 4: Urban Edge-McCain Road landscape buffer

- Roadway rainwater capture
- Wildflower enhancements
- Feature stone walls at berms
- Bike lanes at McCain Road are relocated to the multi-purpose paved trail within the open space
- Parallel parking for up to 60 cars on one side of McCain Road at open space frontage.

Feature Area 5: Wildflower Meadow

- Extensive wildflower planting
- Point bar shoreline water access
- Discovery play

Feature Area 6: Picnic & Play

- Point bar shoreline water access
- Discovery play

Feature Area 7: Vista Verde Picnic & Play

- Close access for vista Verde resident use

Design elements that are unique to each plan:

Concept One-higher intensity of amenity development

- Paved multi-purpose trail along McCain Road and along the north of the Meadow to the existing trail at Vista Verde and Beyond

Feature Area 2-Rivers Edge Wildlife Viewing

- enclosed, covered viewing blind

Feature Area 3: Meadow View Overlook

- Monumental public art piece

Feature Area 5: Wildflower Meadow

- shade structure at picnic area

Feature Area 6: Picnic & Play

- shade structure at picnic area

Feature Area 7: Vista Verde Picnic & Play

- improved shoreline trail to Feature Area 5



5675 DTC Boulevard, Suite 200
Greenwood Village, CO 80111
303.770.7201 fax 303.770.7132

Concept Two

- Paved multi-purpose trail only along McCain Road connecting to Viste Verde and Beyond
- 8" soft surfaced trail and maintenance access along the river

Feature Area 4: Meadow View Overlook

- Accessible spotting scopes, no blind

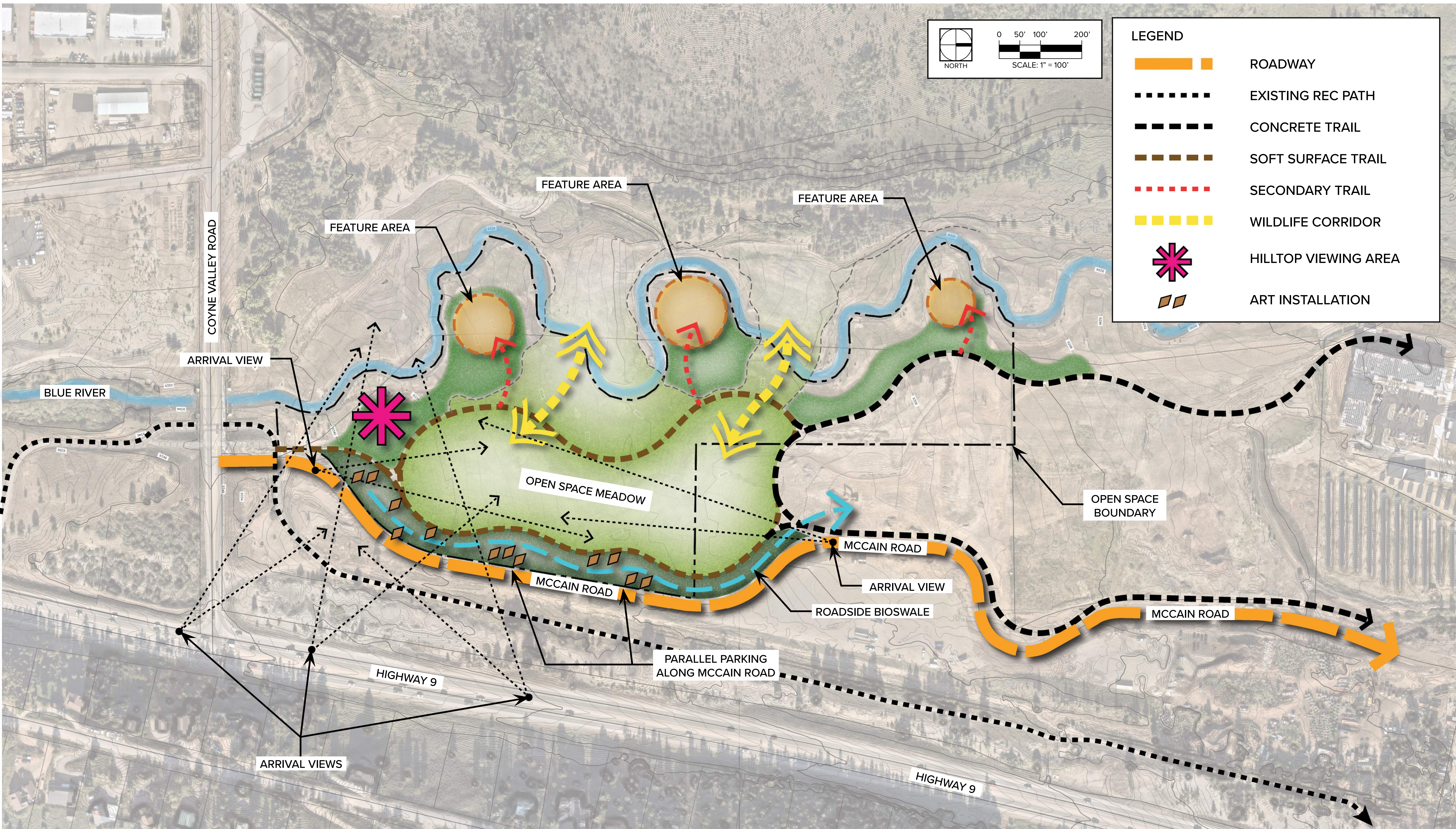
Feature Area 7: Vista Verde Picnic & Play

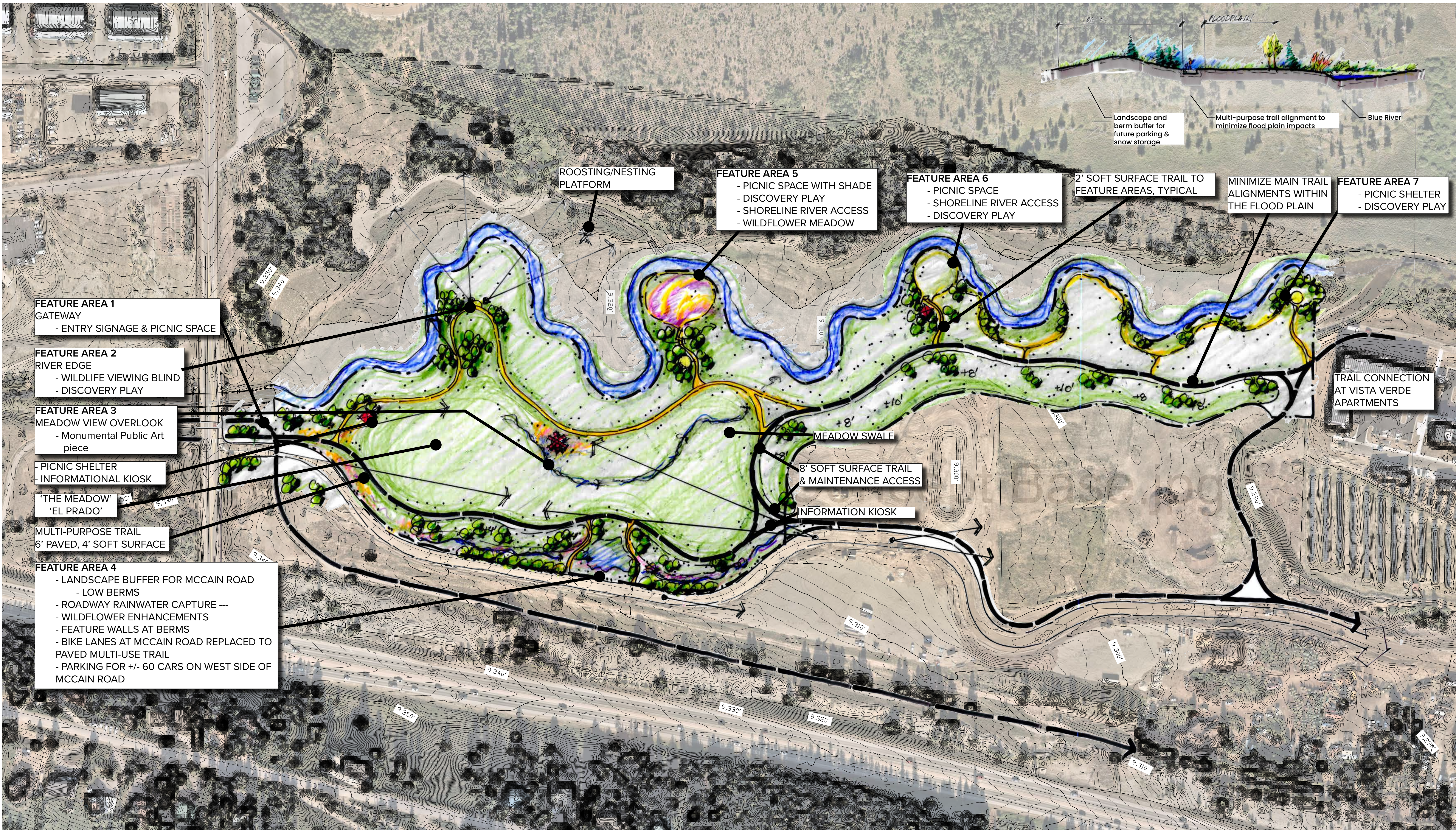
- shade structure at picnic area



McCain OPEN SPACE PRELIMINARY CONCEPT PLANNING







FEATURE AREA 1
GATEWAY
- ENTRY SIGNAGE & PICNIC SPACE

FEATURE AREA 2
RIVER EDGE
- WILDLIFE VIEWING BLIND
- DISCOVERY PLAY

FEATURE AREA 3
MEADOW VIEW OVERLOOK
- Monumental Public Art piece

- PICNIC SHELTER
- INFORMATIONAL KIOSK

'THE MEADOW'
'EL PRADO'

MULTI-PURPOSE TRAIL
6' PAVED, 4' SOFT SURFACE

FEATURE AREA 4
- LANDSCAPE BUFFER FOR MCCAIN ROAD
- LOW BERMS
- ROADWAY RAINWATER CAPTURE ---
- WILDFLOWER ENHANCEMENTS
- FEATURE WALLS AT BERMS
- BIKE LANES AT MCCAIN ROAD REPLACED TO PAVED MULTI-USE TRAIL
- PARKING FOR +/- 60 CARS ON WEST SIDE OF MCCAIN ROAD

ROOSTING/NESTING PLATFORM

FEATURE AREA 5
- PICNIC SPACE WITH SHADE
- DISCOVERY PLAY
- SHORELINE RIVER ACCESS
- WILDFLOWER MEADOW

FEATURE AREA 6
- PICNIC SPACE
- SHORELINE RIVER ACCESS
- DISCOVERY PLAY

2' SOFT SURFACE TRAIL TO FEATURE AREAS, TYPICAL

MINIMIZE MAIN TRAIL ALIGNMENTS WITHIN THE FLOOD PLAIN

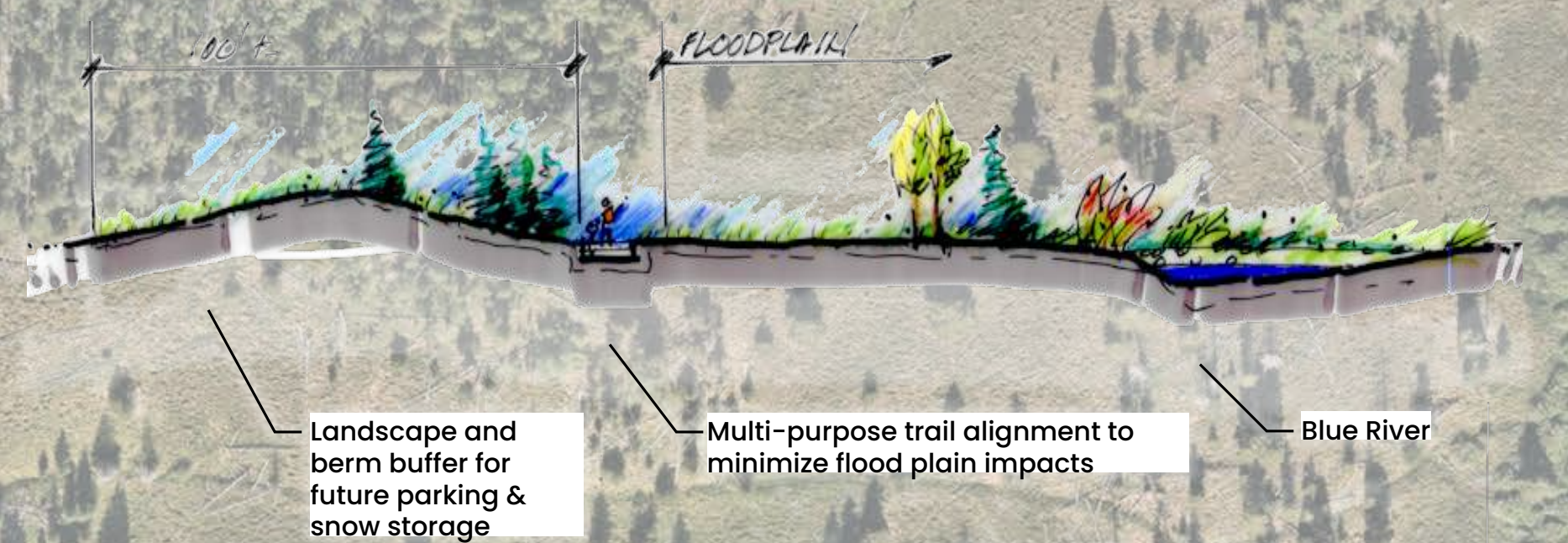
FEATURE AREA 7
- PICNIC SHELTER
- DISCOVERY PLAY

TRAIL CONNECTION AT VISTA VERDE APARTMENTS

MEADOW SWALE

8' SOFT SURFACE TRAIL & MAINTENANCE ACCESS

INFORMATION KIOSK



MCCAIN OPEN SPACE

PRELIMINARY CONCEPT ONE

08/11/2025



CDR ASSOCIATES
COLLABORATIVE DECISION RESOURCES

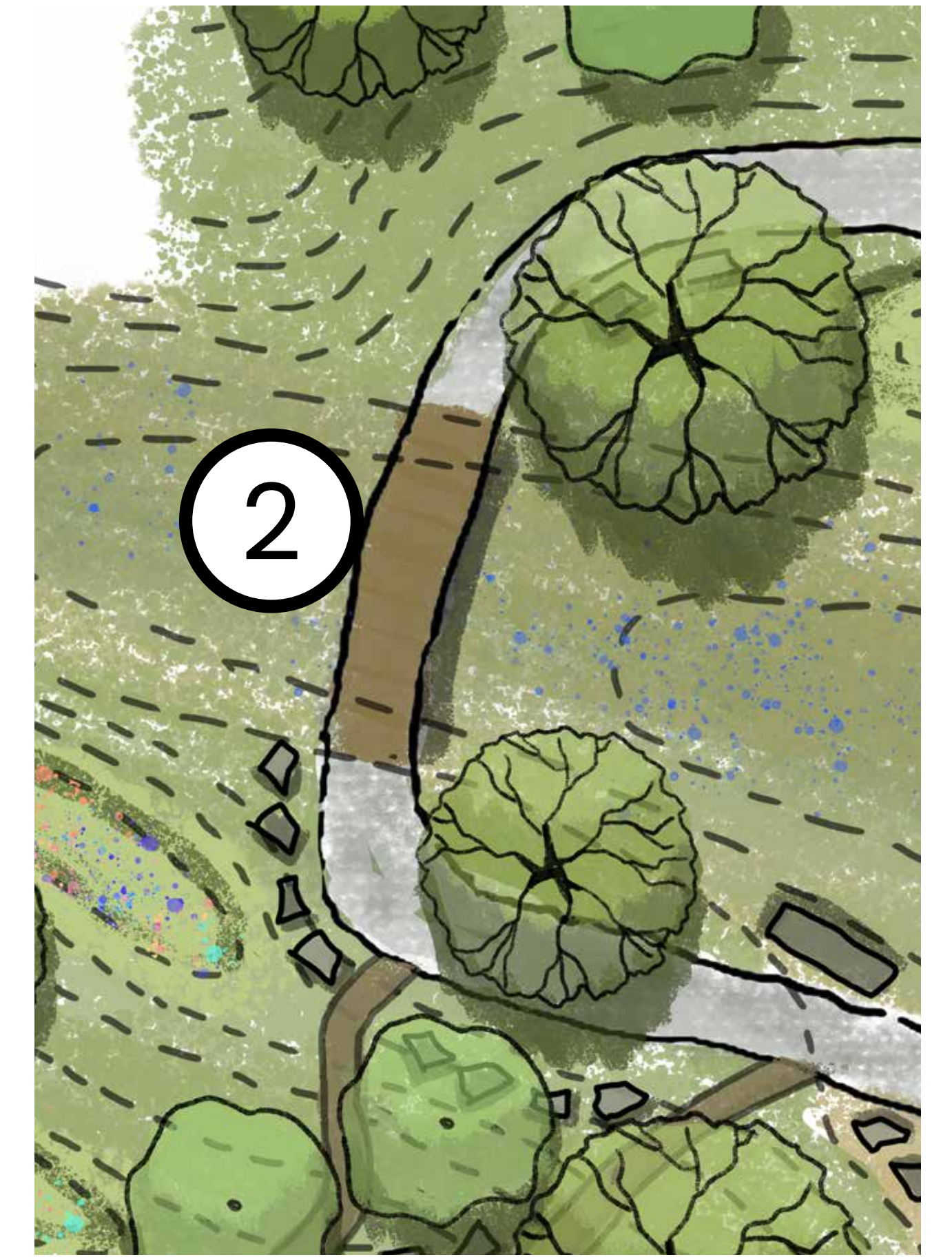
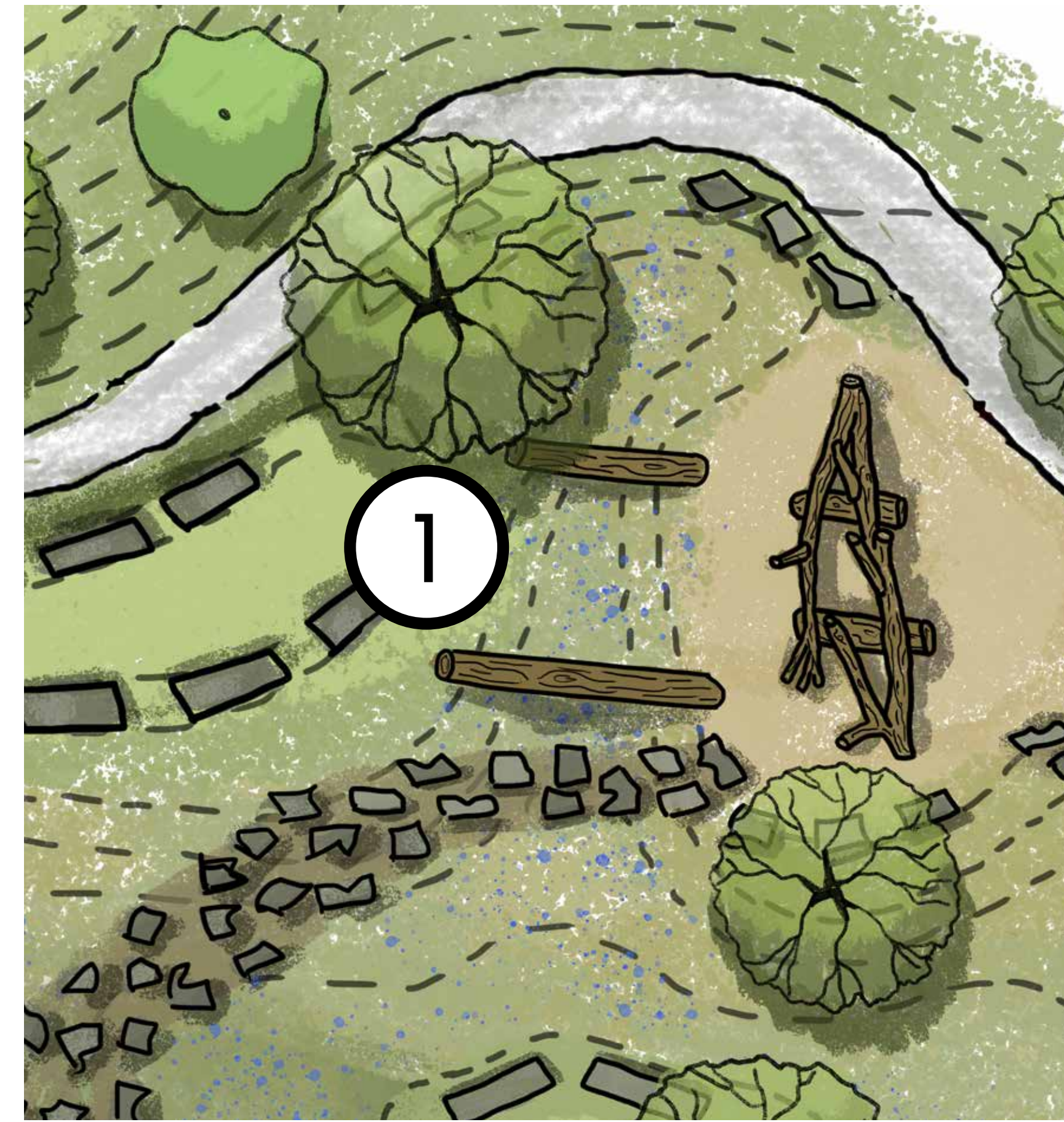




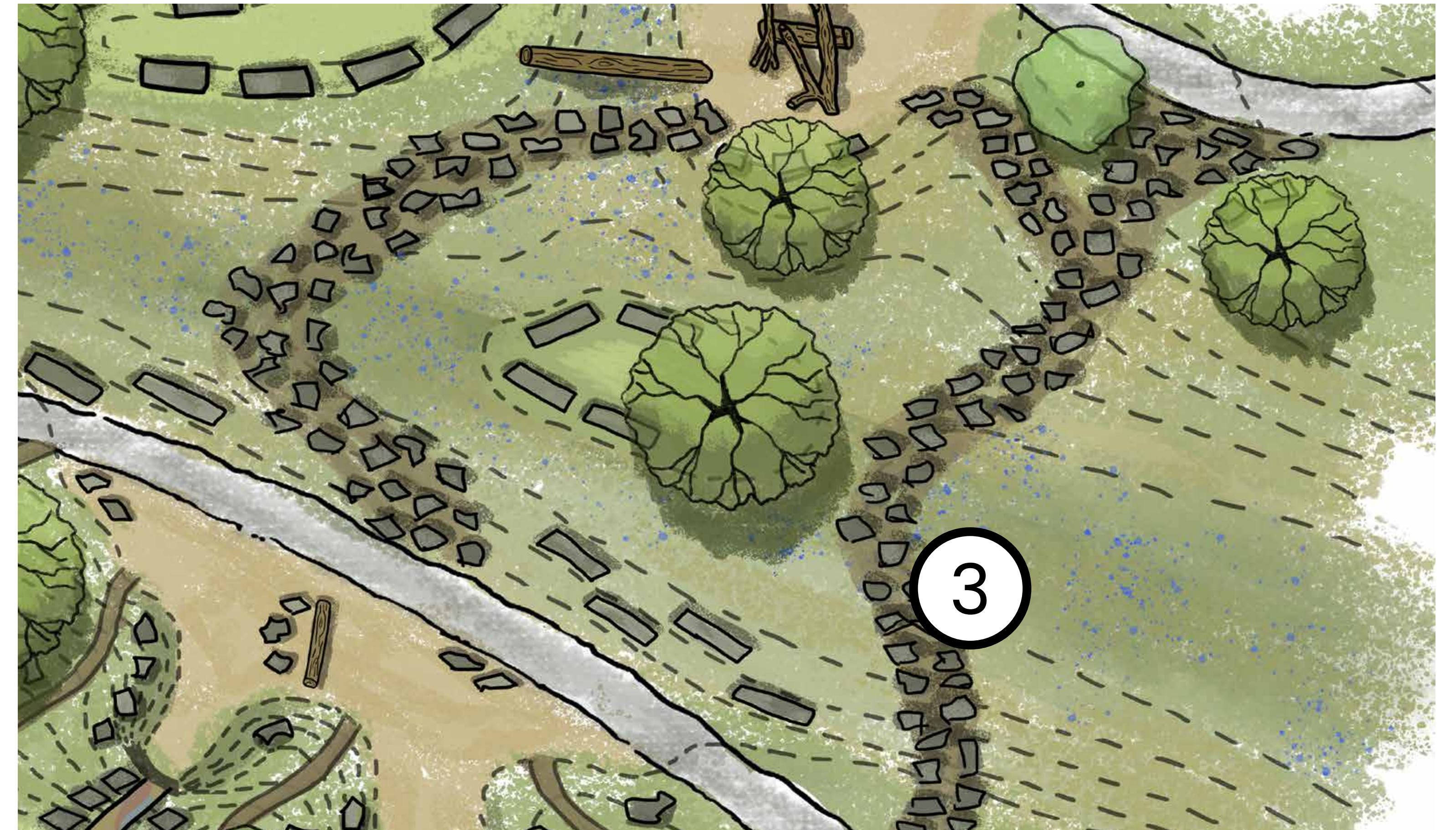
#1 - LOG WALK



#2 - BOARDWALK



#3 - ROCK WATER CROSSING

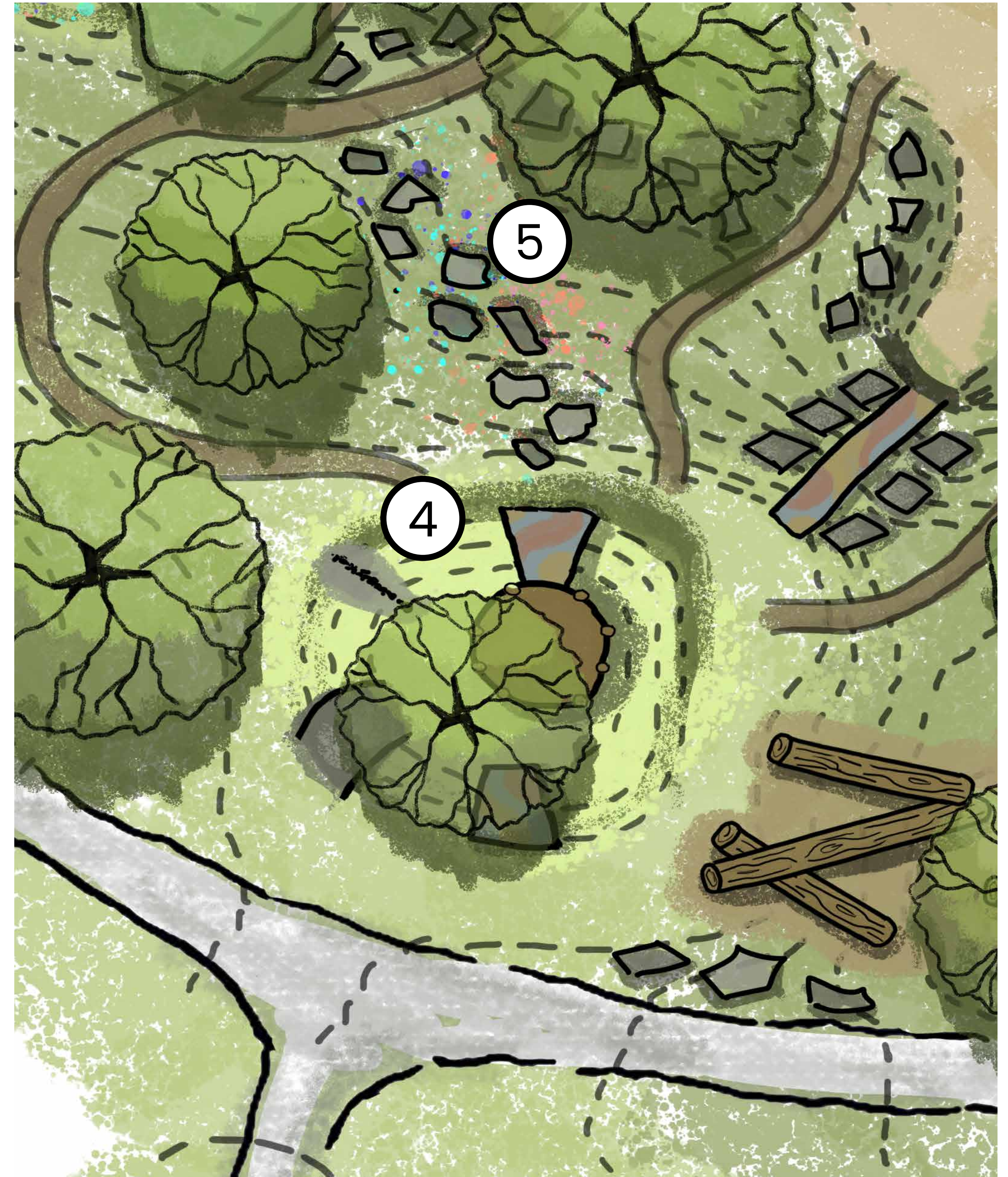




#4 - ROPE CLIMB

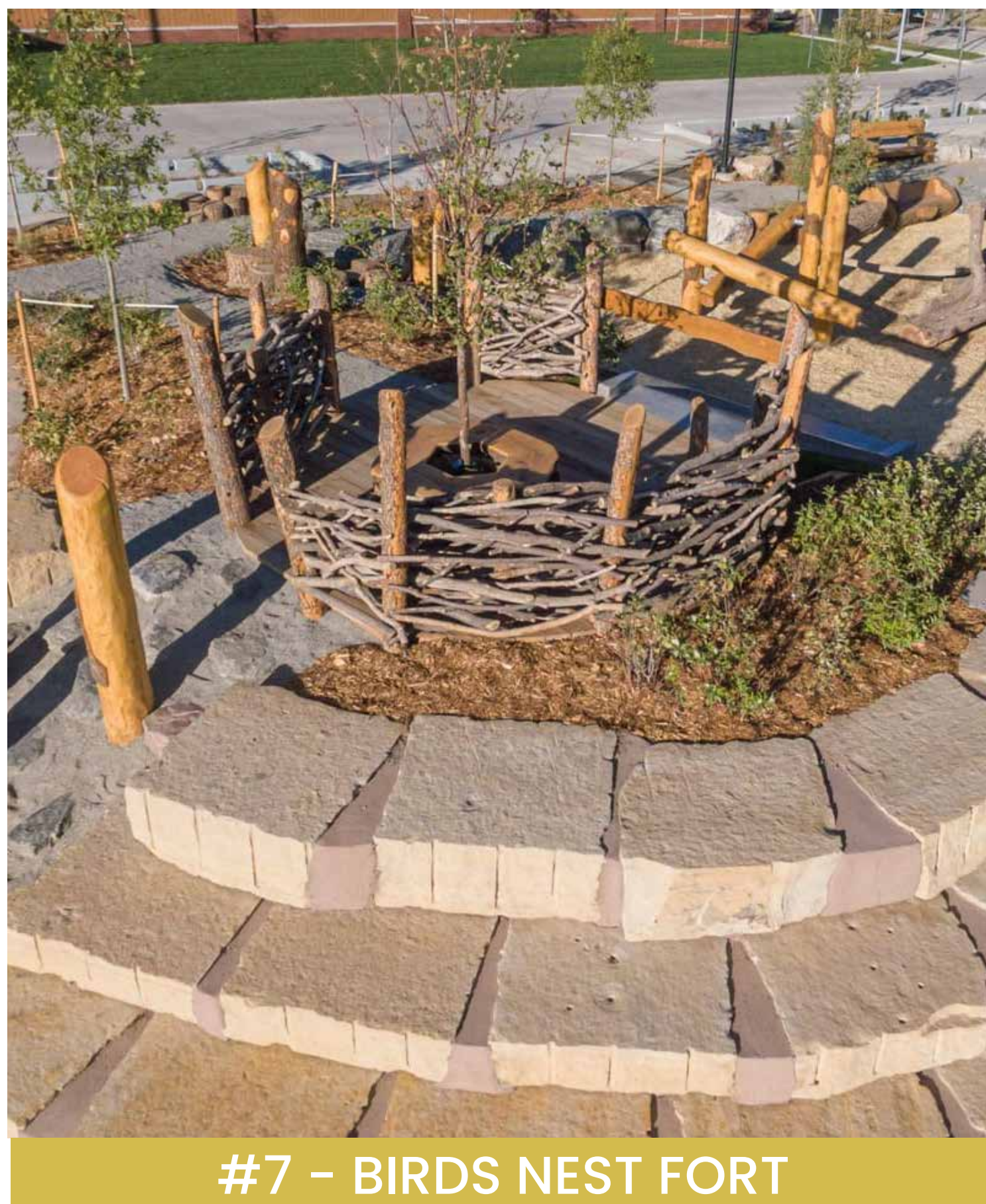
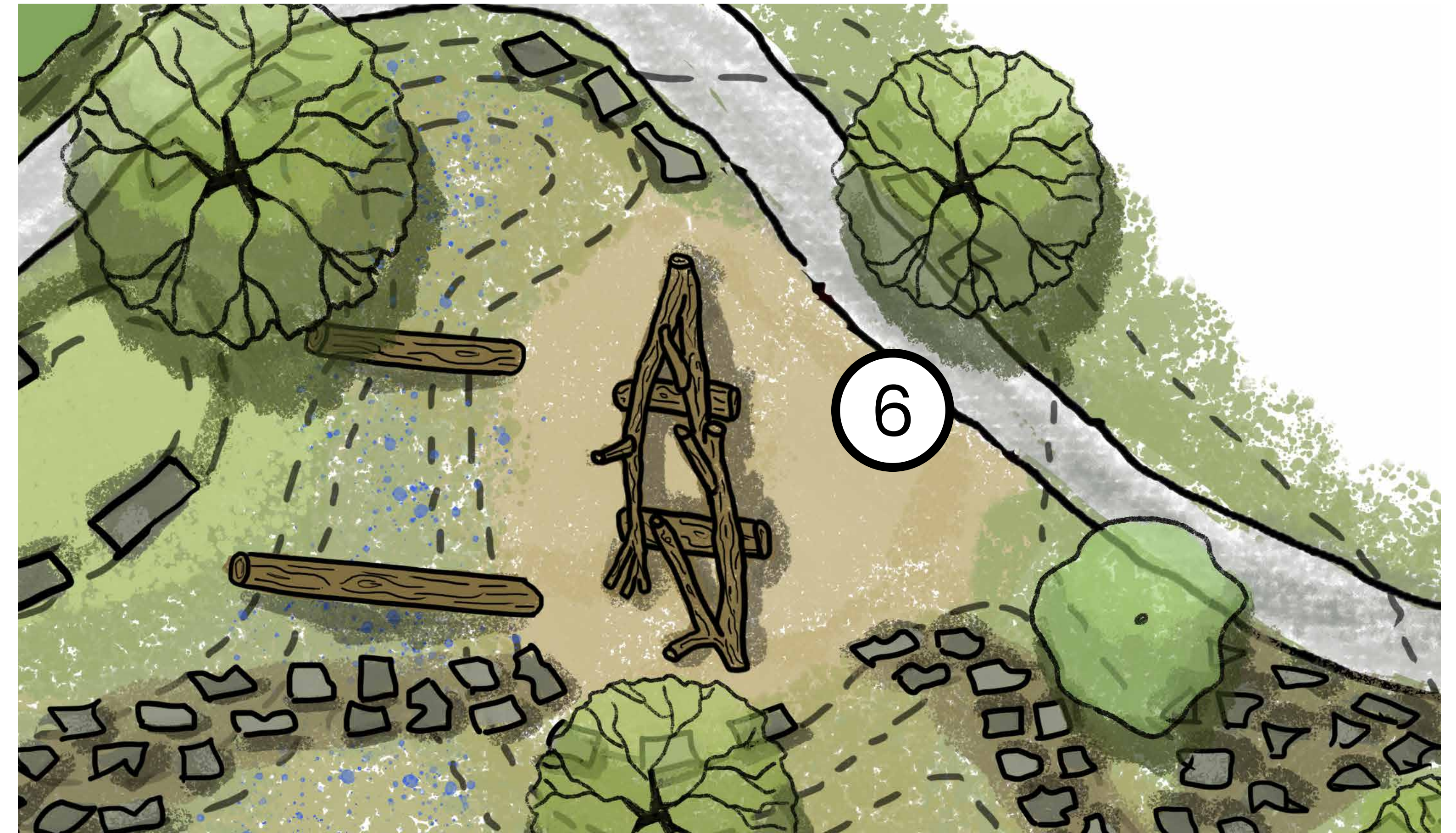
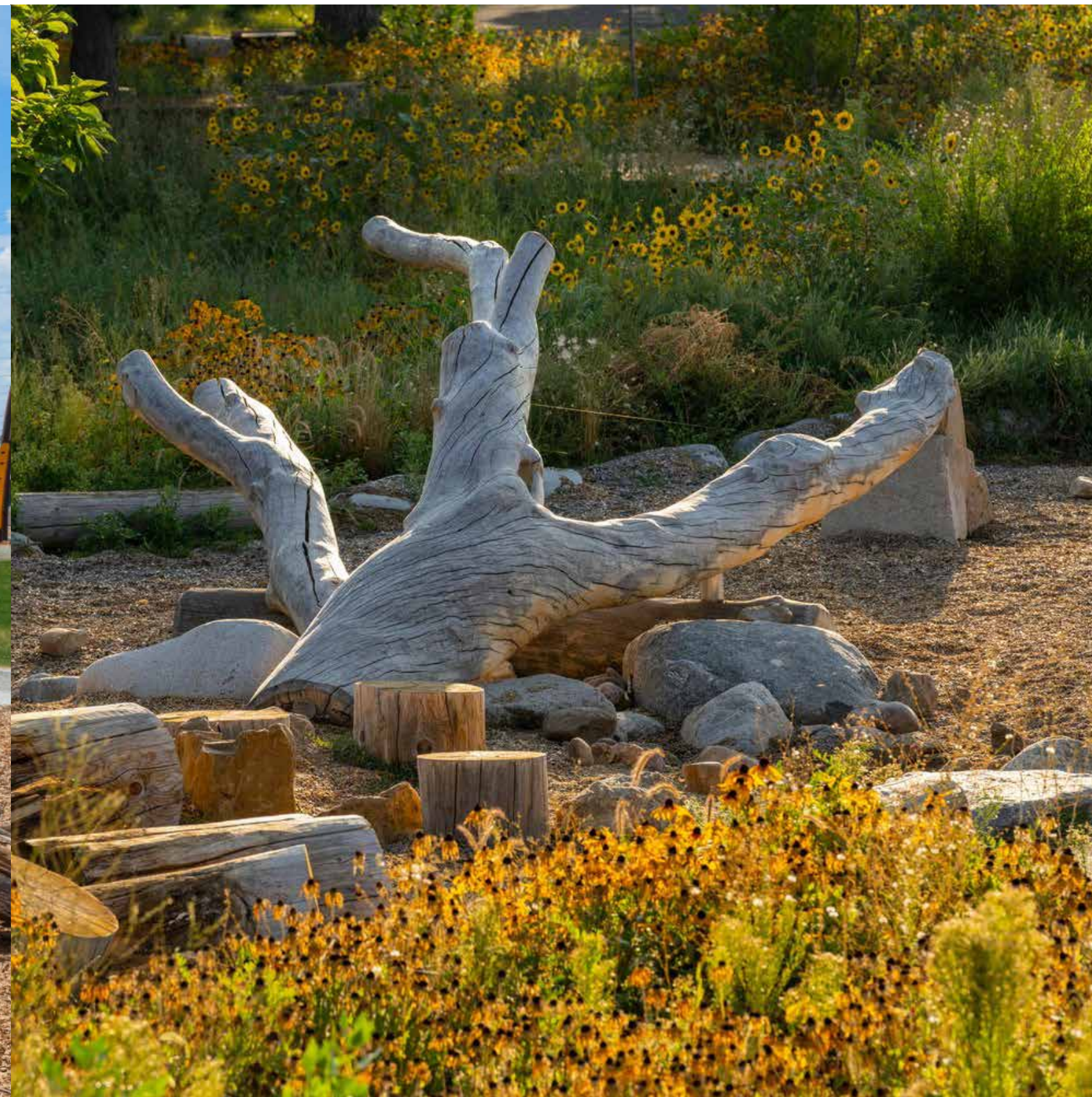


#5 - LOG & ROCK STEPPERS





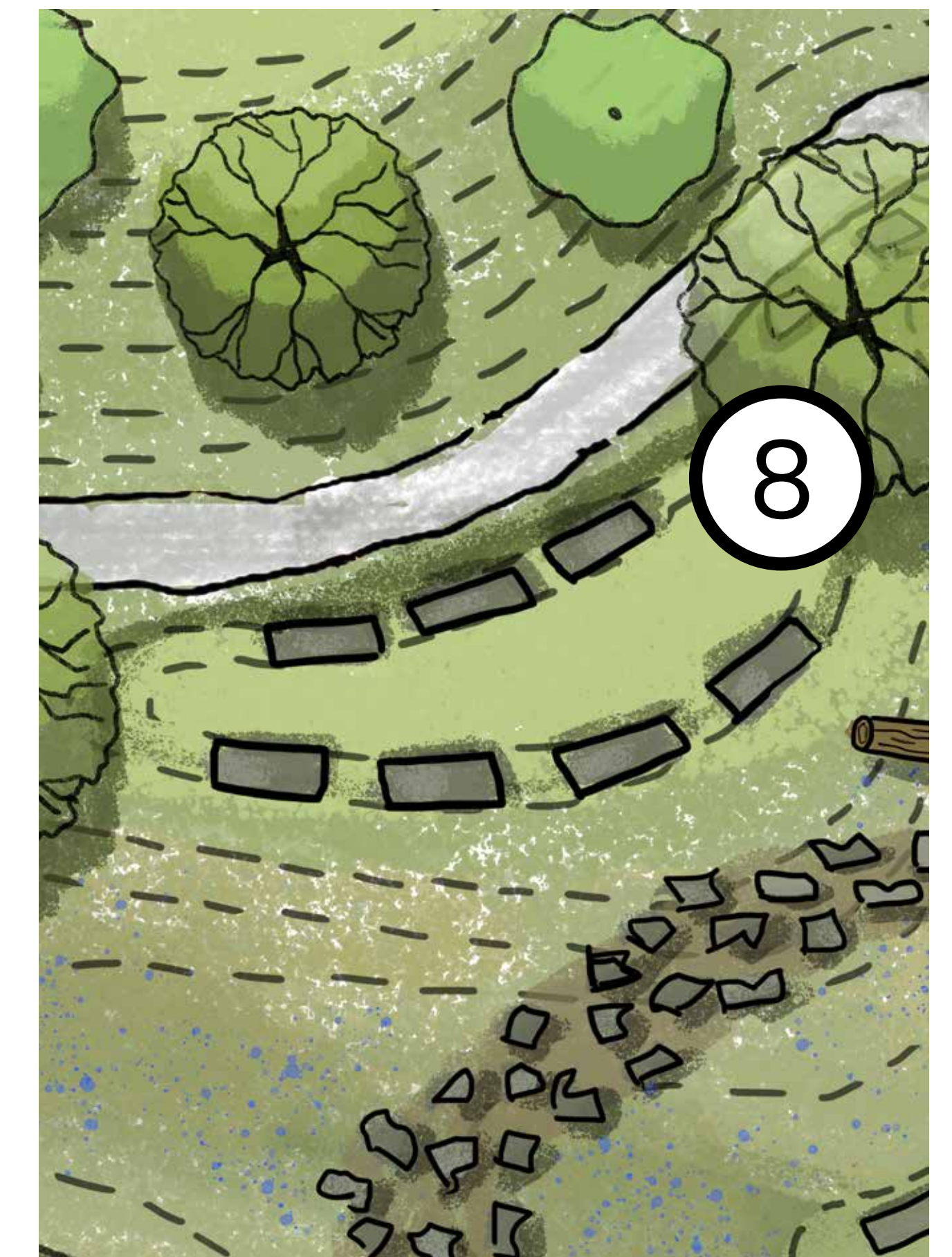
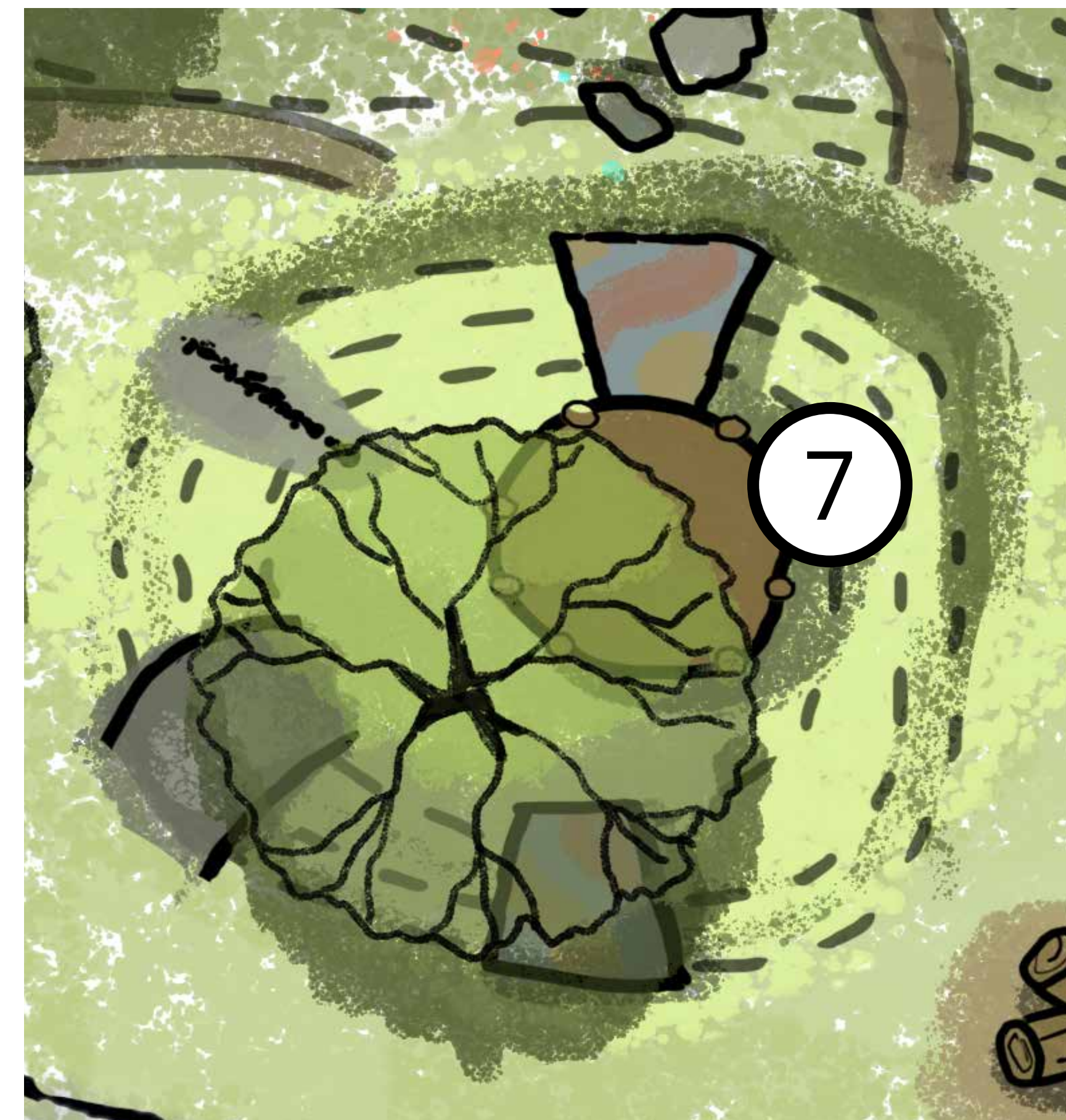
#6 - TREE WALK



#7 - BIRDS NEST FORT

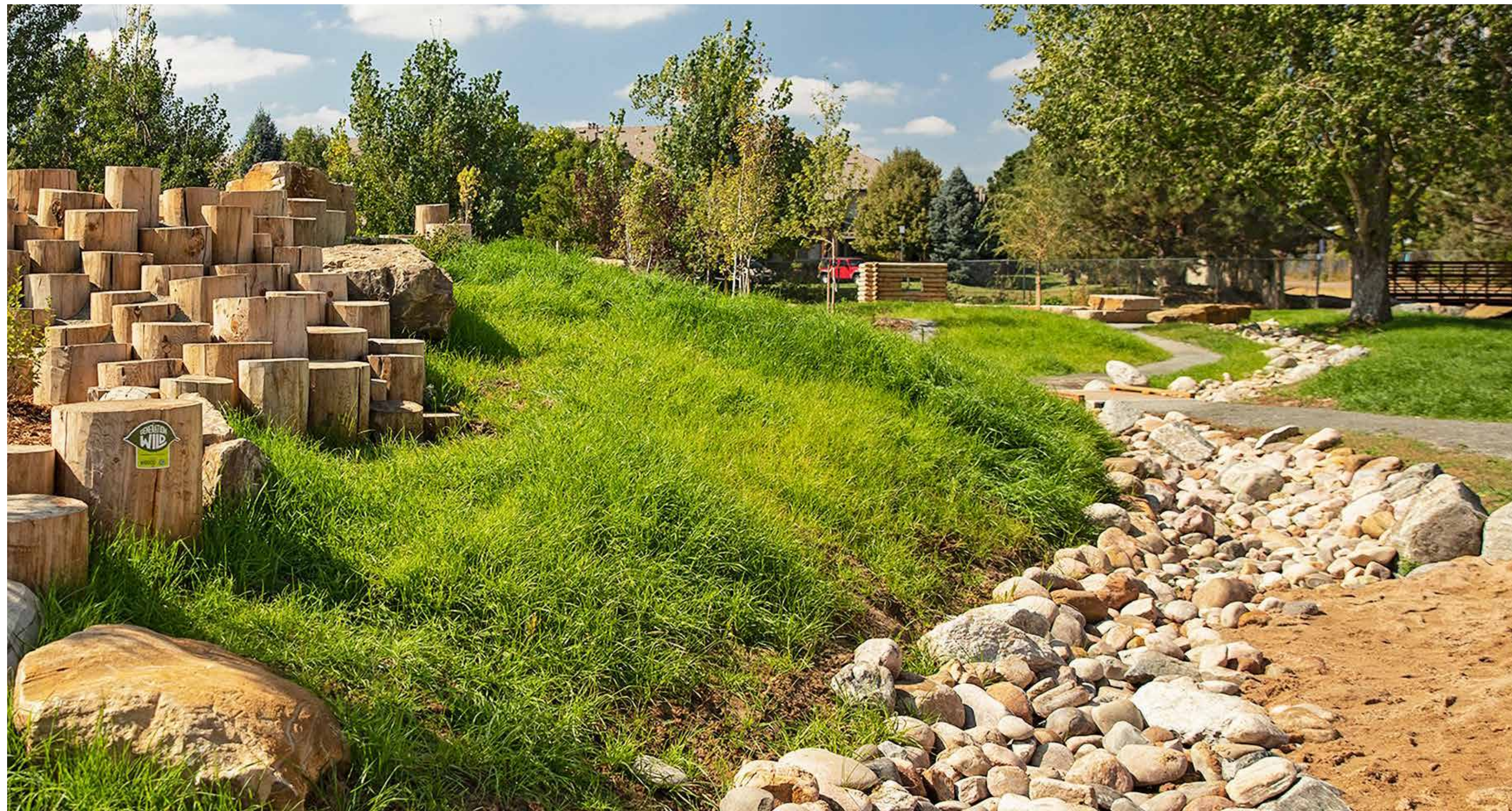
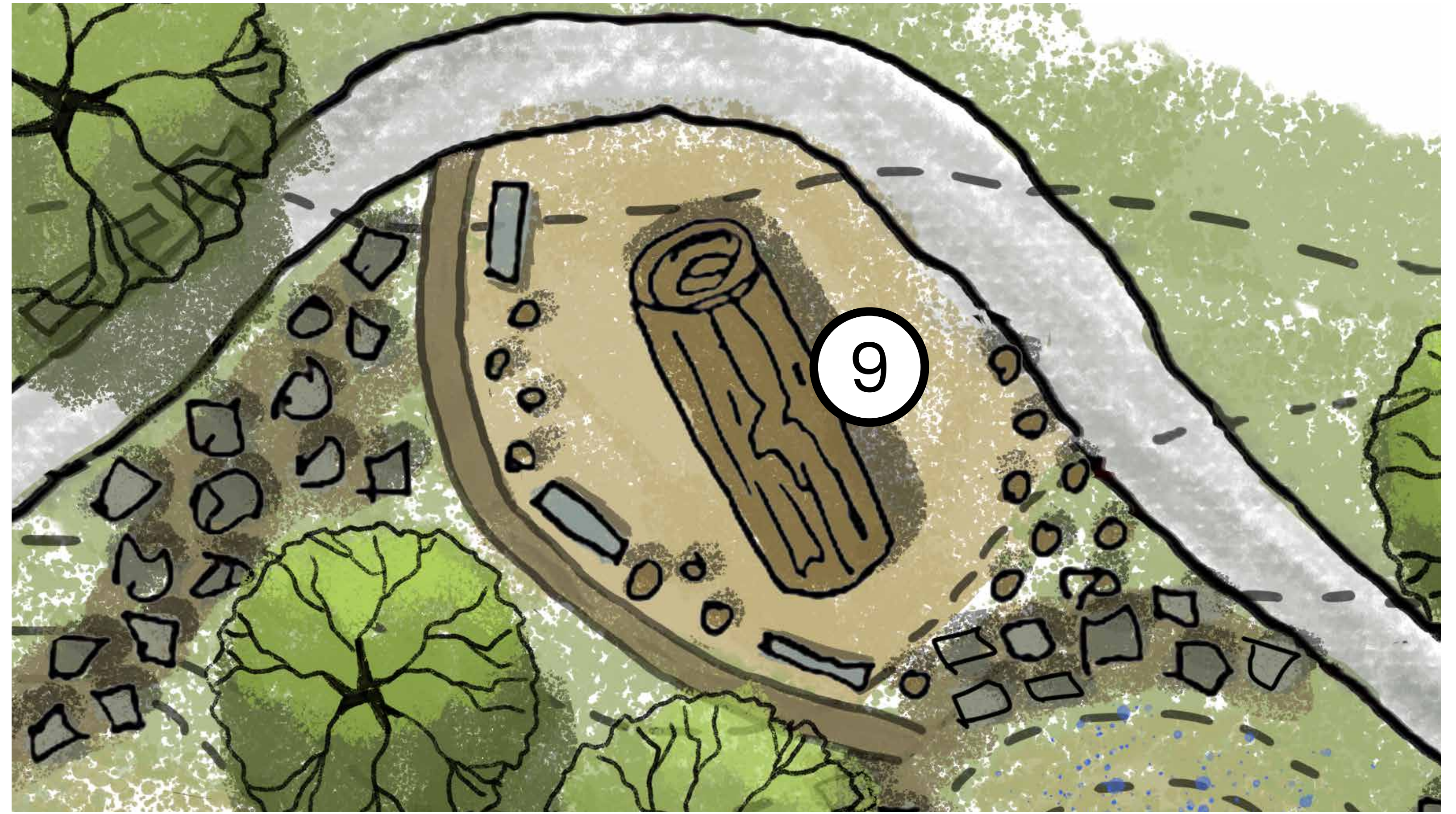


#8 - STONE SEATING





#9 - LARGE HOLLOW LOG



#10 - LANDSCAPED BERM





#11 - WILDFLOWER FIELD



WILD BLUE IRIS
Iris spuria



HEAVENLY BLUE COLUMBINE
Aquilegia caerulea 'Heavenly Blue'



INDIAN PAINTBRUSH
Castilleja



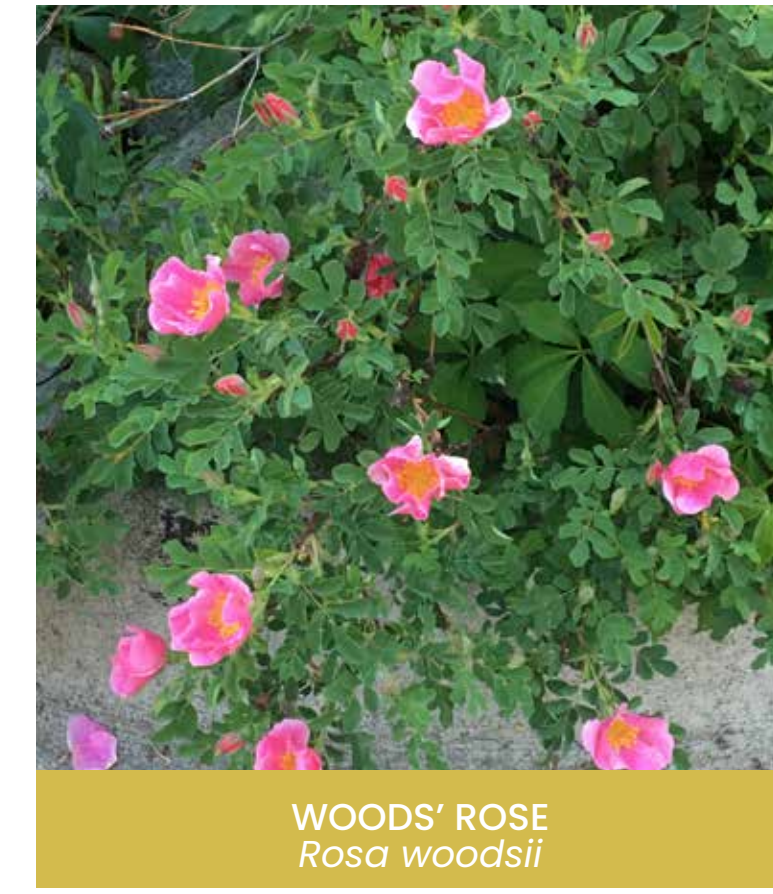
PURPLE SWIRL LUPINE
Lupinus 'Purple Swirl'



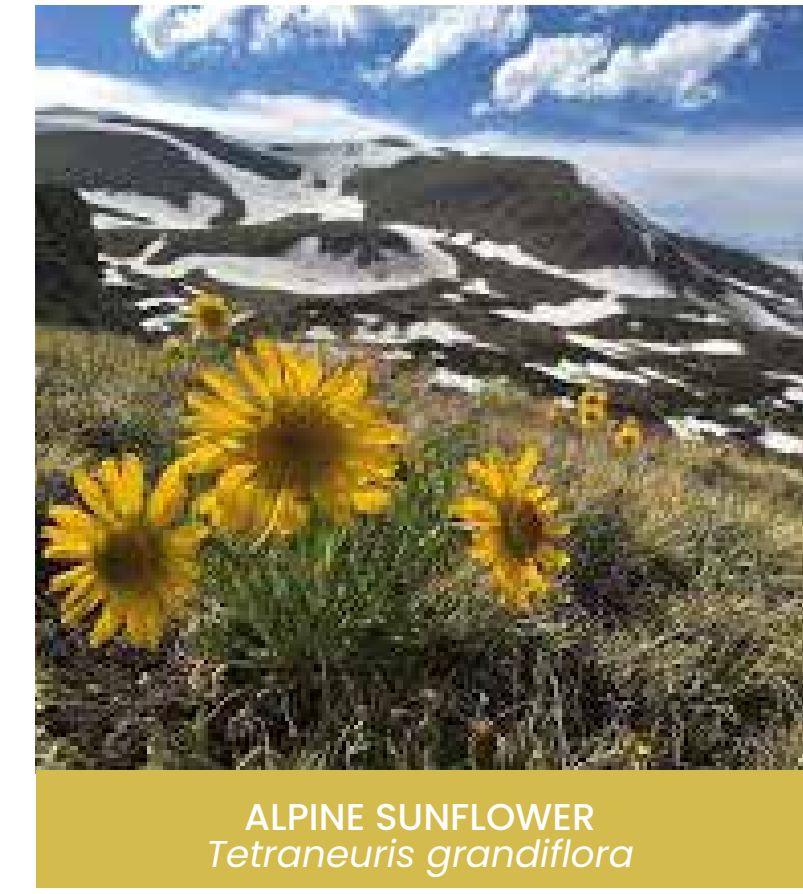
ITALIAN ASTER
Aster amellus



LEWIS FLAX
Linum lewisii



WOODS' ROSE
Rosa woodsii



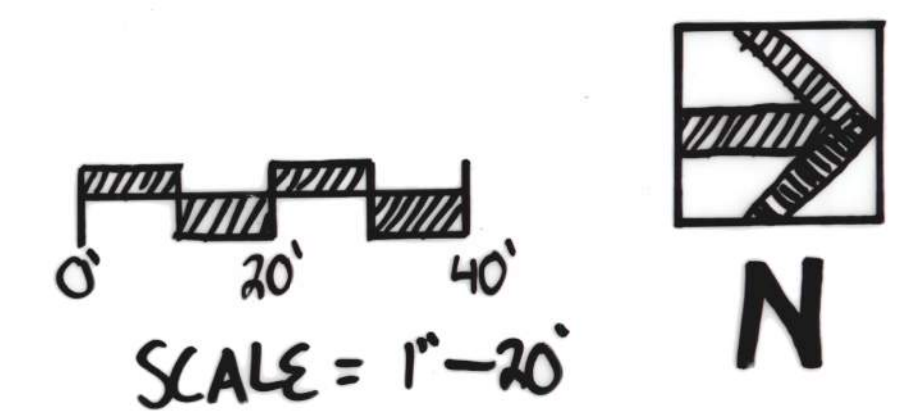
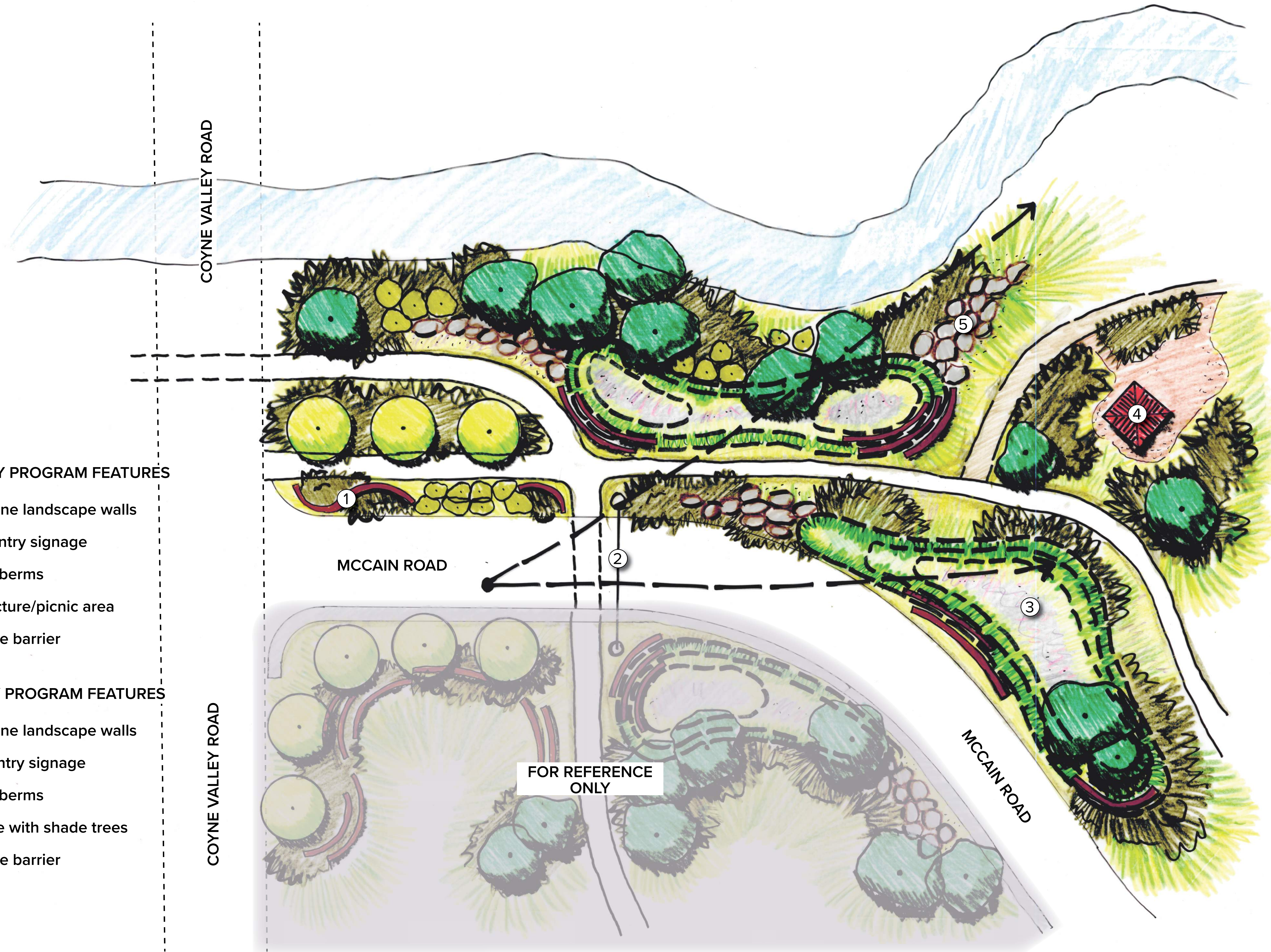
ALPINE SUNFLOWER
Tetaneuris grandiflora

HIGH INTENSITY PROGRAM FEATURES

- ① Stacked stone landscape walls
- ② Spanning entry signage
- ③ Landscape berms
- ④ Shade structure/picnic area
- ⑤ Cobblestone barrier

LOW INTENSITY PROGRAM FEATURES

- ① Stacked stone landscape walls
- ② Roadside entry signage
- ③ Landscape berms
- ④ Picnic grove with shade trees
- ⑤ Cobblestone barrier



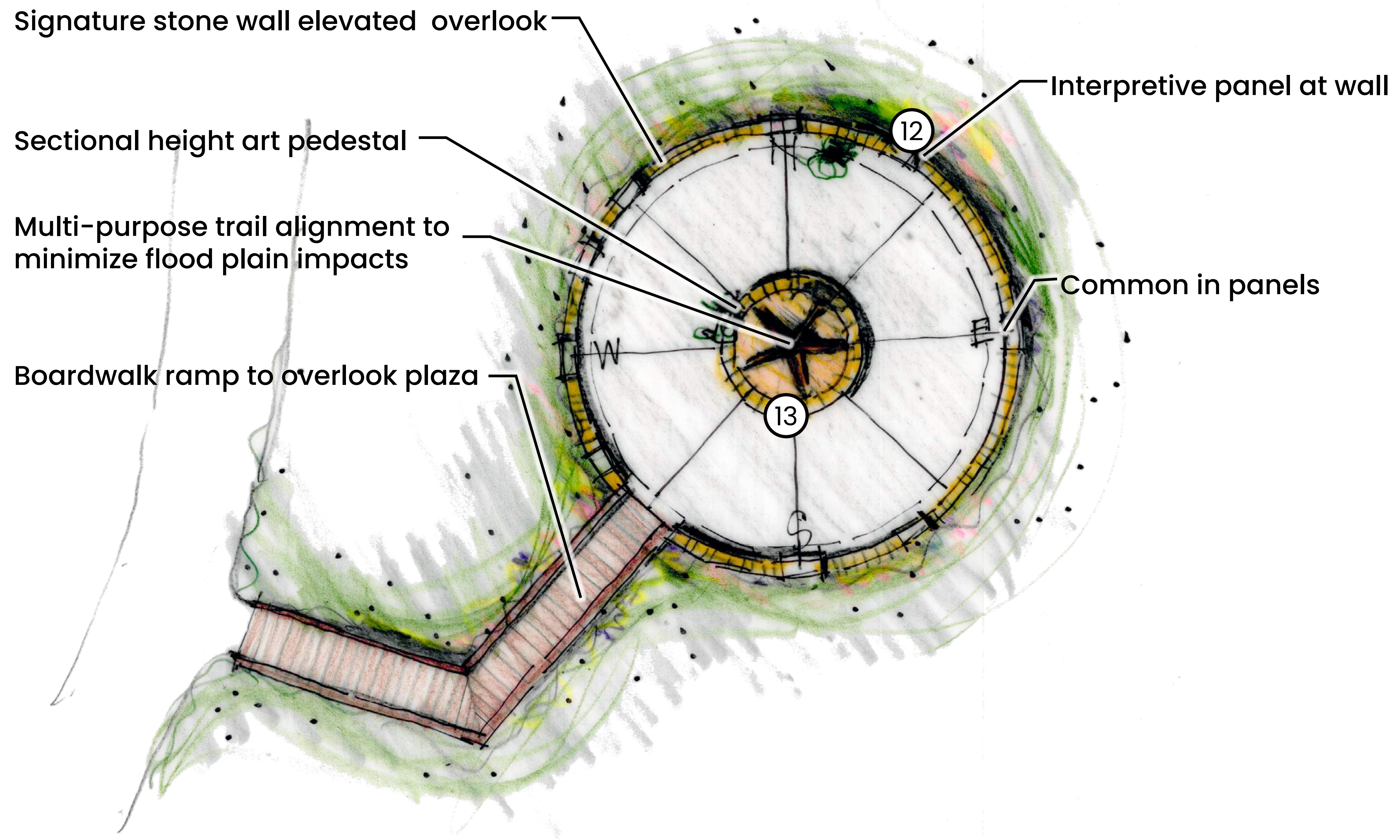
HIGH INTENSITY PROGRAM FEATURES

- ① Viewing blind for roost site
- ② Birds nest discovery play feature
- ③ Landscape berms
- ④ Trailside seating area
- ⑤ Cobblestone barrier
- ⑥ Preserved riparian meadow

LOW INTENSITY PROGRAM FEATURES

- ① Trailside spotting scope for roost site viewing
- ② No improvement
- ③ Landscape berms
- ④ Trailside seating area
- ⑤ Cobblestone barrier
- ⑥ Preserved riparian meadow

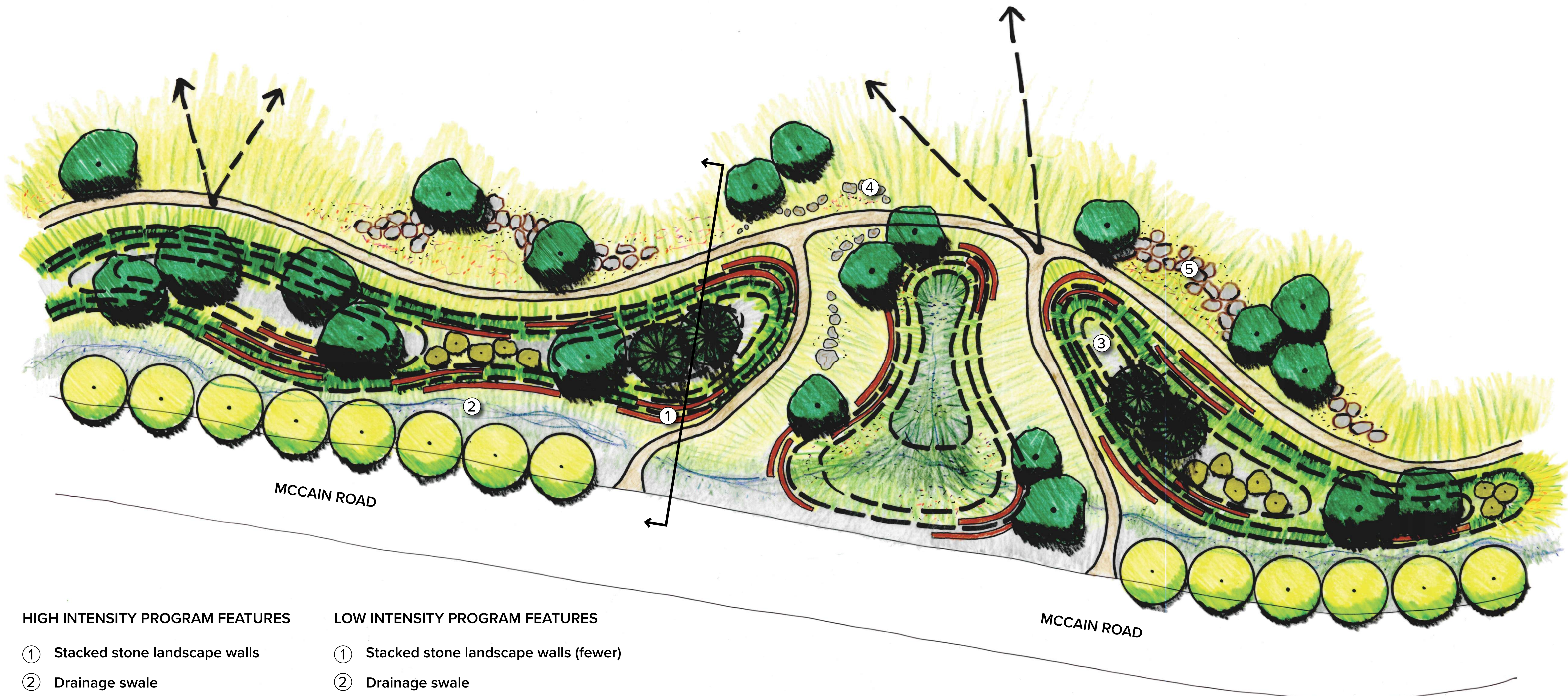




#12 - INTERPRETIVE PANEL AT WALL



#13 - MONUMENTAL ART

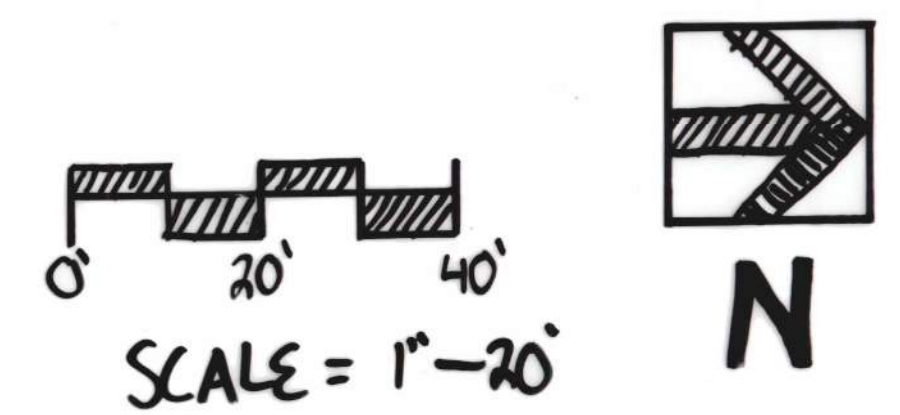


HIGH INTENSITY PROGRAM FEATURES

- ① Stacked stone landscape walls
- ② Drainage swale
- ③ Landscape berms
- ④ Rock snake discovery play
- ⑤ Cobblestone barrier

LOW INTENSITY PROGRAM FEATURES

- ① Stacked stone landscape walls (fewer)
- ② Drainage swale
- ③ Landscape berms
- ④ Rock snake discovery play (smaller)
- ⑤ Cobblestone barrier (smaller)



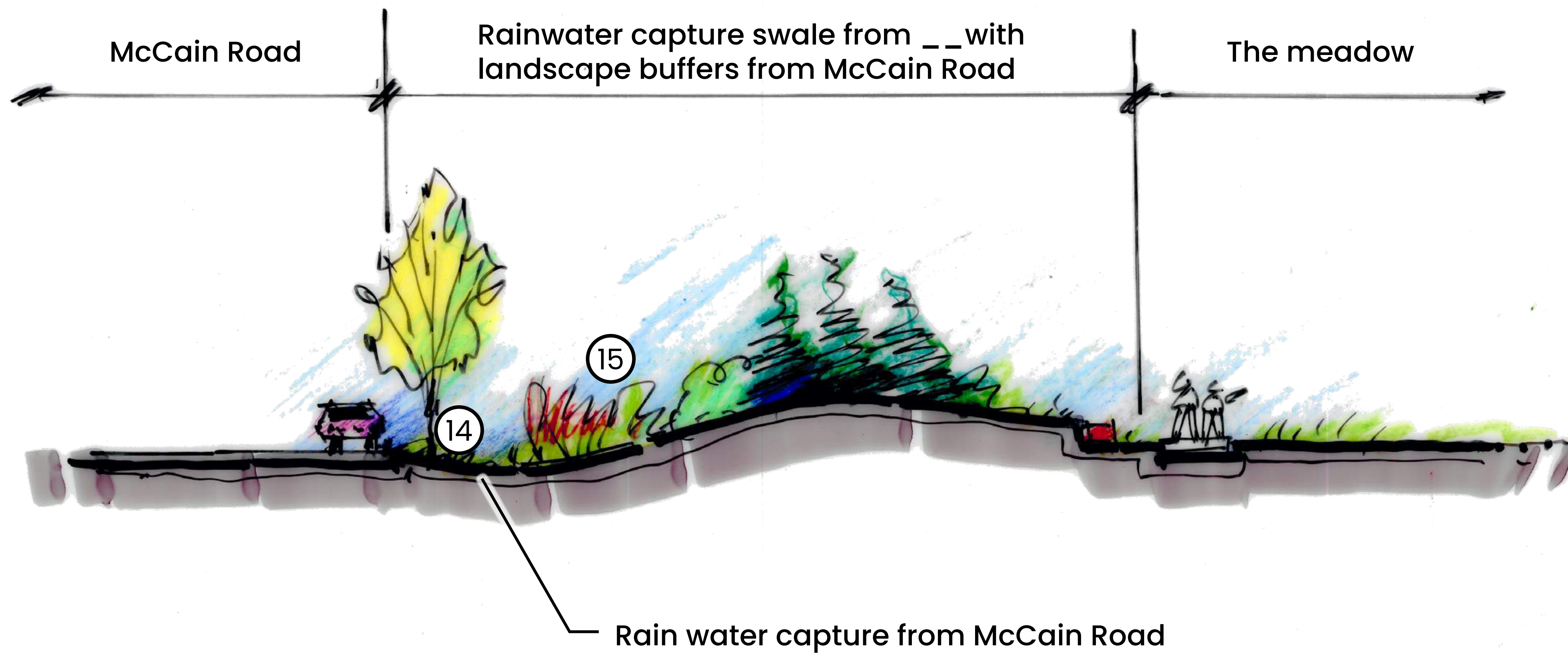
McCain OPEN SPACE

FEATURE AREA 4: URBAN EDGE

08/11/2025



CDR ASSOCIATES
COLLABORATIVE DECISION RESOURCES



#14 - CURBCUT DRAINAGE CHANNEL



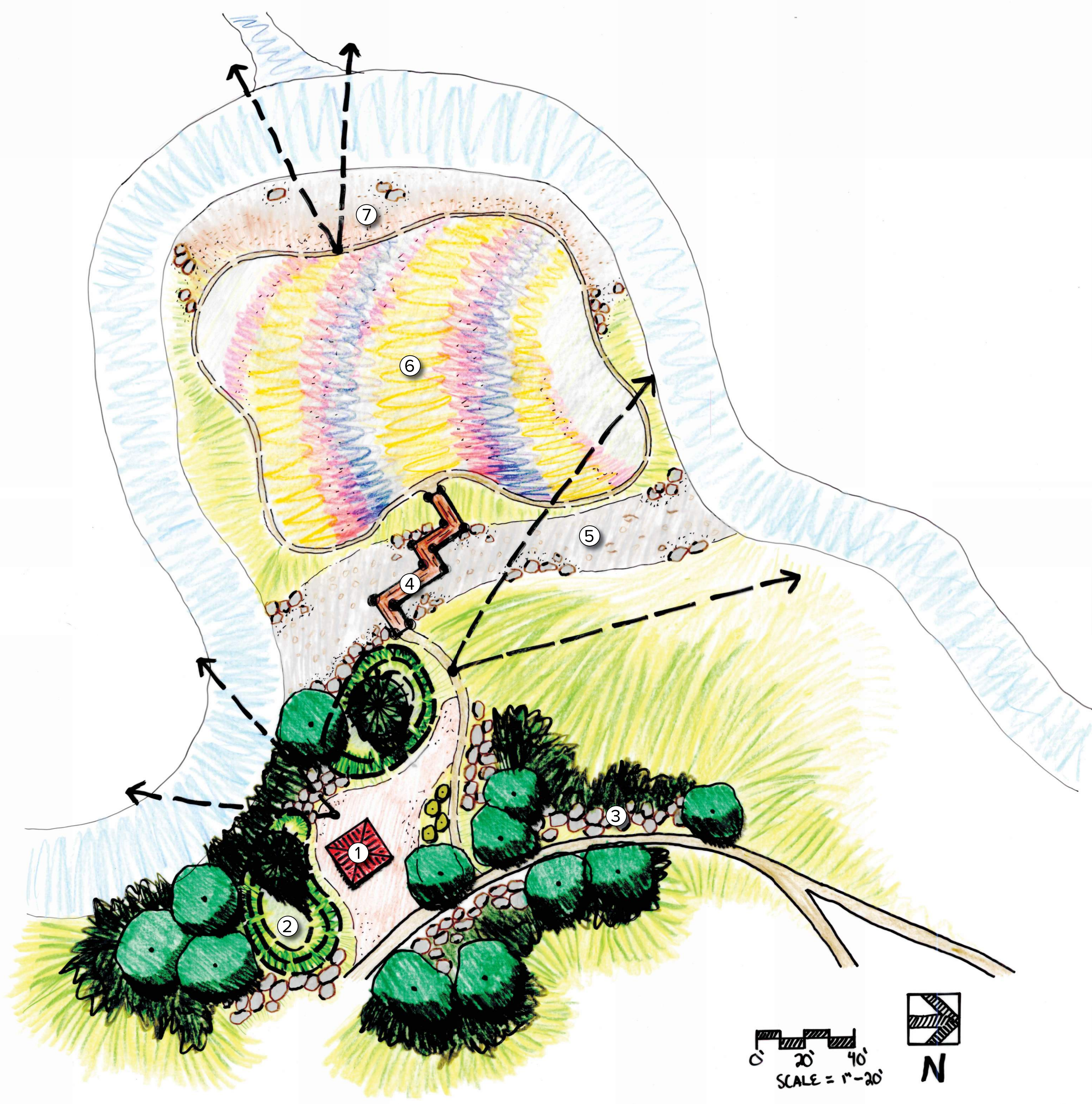
#15 - RIPARIAN VEGETATION IN BIOSWALE

HIGH INTENSITY PROGRAM FEATURES

- ① Shade structure/picnic area
- ② Landscape berms
- ③ Cobblestone barrier
- ④ Elevated boardwalk
- ⑤ Blue River overflow channel
- ⑥ Restored wildflower meadow
- ⑦ Improved river access area

LOW INTENSITY PROGRAM FEATURES

- ① Picnic grove with shade trees
- ② Landscape berms
- ③ Cobblestone barrier
- ④ Elevated boardwalk
- ⑤ Blue River overflow channel
- ⑥ Restored wildflower meadow
- ⑦ River access area (no improvement)

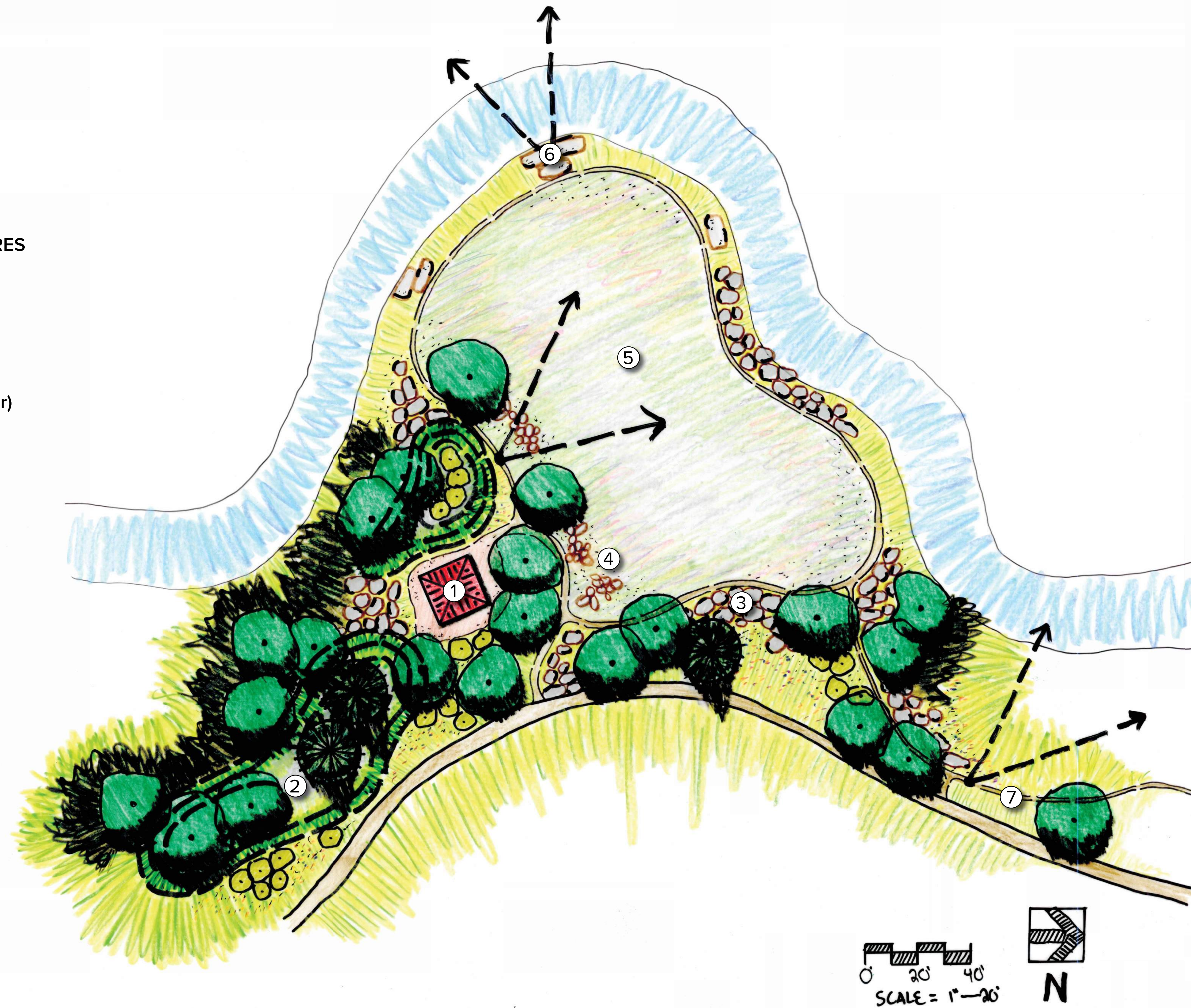


HIGH INTENSITY PROGRAM FEATURES

- ① Shade structure/picnic area
- ② Landscape berms
- ③ Cobblestone barrier
- ④ Rock fish discovery play
- ⑤ Preserved riparian meadow
- ⑥ River access boulders
- ⑦ Riverside walking/fishing trail

LOW INTENSITY PROGRAM FEATURES

- ① Picnic grove with shade trees
- ② Landscape berms
- ③ Cobblestone barrier
- ④ Rock fish discovery play (smaller)
- ⑤ Preserved riparian meadow
- ⑥ River access boulders (fewer)
- ⑦ No riverside trail



Ranch at Breckenridge

When discussed during the March 17, 2025, BOSAC meeting, the Ranch at Breckenridge Trails project was proposed to “construct two new multi-use trails connecting Sallie Barber Rd to Cumberland Dr and True Romance, in partnership with Summit County Open Space and the Ranch at Breck”.

Commissioners were supportive of the project but expressed concern regarding the impacts to wildlife from trail construction and increased use on the proposed section of trail extending south from Sallie Barber Mine, across the Australia Gulch drainage. Since then, staff have worked with the County to ground truth proposed trail alignments, refine potential allowed uses, gain approval of proposed alignments from the developer, and secure a contract for Higher Ground Earthworks to construct the trail via the County’s RFP process. If approved, trail construction could begin as early as September 2025 and would be completed by September 2026.

As part of the County’s RFP process, the project was broken into two options:

- **Option 1-** to construct all alignments shown in map below (Figure 1). This would consist of a multi-use, two-way loop designed to improve user experience by avoiding the steep portion of Sallie Barber Road, directly south of the Mine, and a hiking only connection between Spiral Stairs Trail and the True Romance Trail. The Spiral Stairs Trail, at the insistence of private property owners providing trail easements necessary to maintain public access, was designated as a hiking only trail in fall 2024. The total construction cost for Option 1 is estimated to be \$79,900, which would be split evenly with the County.
- **Option 2-** to construct only the connection between Spiral Stairs Trail and True Romance Trail, as hiking only. The estimated cost for Option 2 is \$35,000, which would be split evenly with the County. CPW recommends “minimizing new trail development with Option 2, only the connector trail (and not the additional multi-use loop), to minimize fragmentation of elk habitat in the French Gulch area.”

OSAC discussed these options during their August 12, 2025, meeting and unanimously supported Option 1 (the construction of both alignments) citing improved circulation, the importance of an additional hiking-only trail option, current levels of high recreational use in the area, and the Town and County’s original intention to purchase the Ranch at Breckenridge property for recreational purchases in 2020 as key considerations.

Staff requests BOSAC’s input regarding the two options listed above. An updated Decision Making Framework Table has been provided below (Table A).

1. Does BOSAC have a recommendation regarding proposed Ranch at Breck trail construction projects?

Figure 1

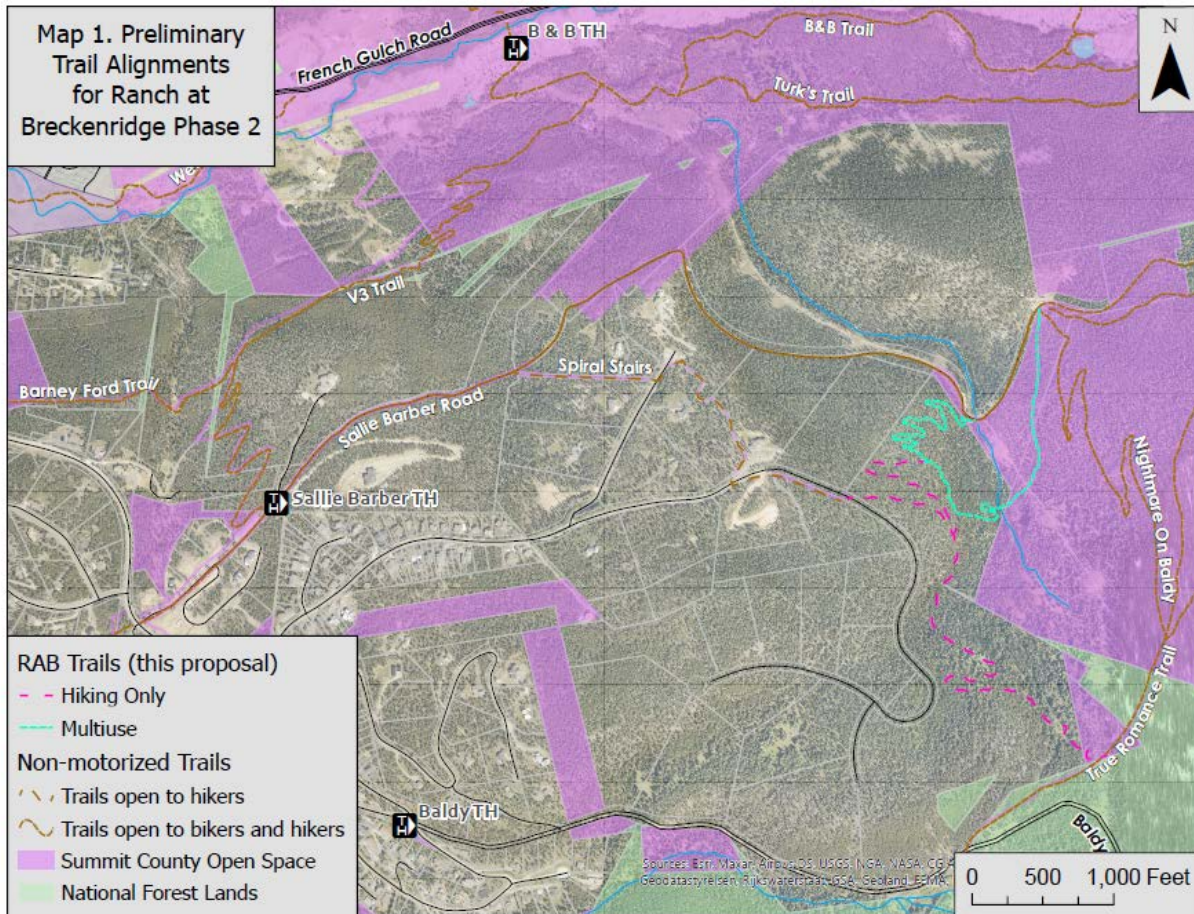


Table A: Ranch At Breck Trails Decision-Making Framework

CONSERVATION	Yes/No	Description
Avoids sensitive habitats and areas of high-quality natural resources, including wetlands?	No	CPW recommends against the multi-use loop in Option 1 due to elk habitat concerns. All proposed trail alignments are located in the Sallie Barber Road Focus Conservation Area, as defined in the 2023 OST Master Plan.
Minimize new fragmentation of habitat blocks?	No/ Yes	Option 1, no. Option 2, yes as proposed hiking trail alignment closely skirts edges of planned residential development
Utilize existing roads or corridors?	No	Option 1 aims to reroute recreational traffic from the steep pitch on south Sallie Barber Road to a singletrack alternative.

Provide an opportunity to decommission roads or other disturbances?	No	
Avoid Scenic Views and Visual Disturbances?	Yes	
USER EXPERIENCE	Yes/No	Description
Provide new or unique experiences?	Yes	Would provide an additional hiking-only trail and additional loop opportunity(ies) in an already popular backcountry skiing area.
Provide an experience that the differently abled could benefit from?	No	
Provide trail access and open space experience for all age groups?	Yes	
Improve user experience and circulation?	Yes	Especially Option 1, given the benefit of bypassing the steep section of south Sallie Barber Road.
Reduce potential for user conflict?	Yes	Providing an additional hiking only section of trail would decrease user conflict, although it could lead to more hiking traffic on Nightmare on Baldy Trail.
Support distribution of users to minimize hot zones?	Yes	
COMMUNITY CONTEXT	Yes/No	Description
Provide access to underserved communities?	No	
Partnership Opportunities?	Yes	Maintenance and constructions costs would be split with the County, partnership with Ranch at Breckenridge for trail easements.
Create a needed community connection?	Yes	Re-establishes a hiking connection from Sallie Barber Road to True Romance via Spiral Stairs Trail and the new proposed extension.
MANAGEMENT	Yes/No	Description
Can OST afford construction and maintenance responsibilities?	Yes	The \$40,000 TOB responsibility for construction of Option 1 is included in the 2025 and 2026 OST budgets.

Are significant future maintenance costs anticipated?	No	Trail alignment and construction will follow sustainability guidelines, with no large infrastructure such as bridges being installed, thereby minimizing long-term maintenance costs.
Is the proposed trail compatible with the Management Zone in which it falls?	Yes	Mid-Country: Areas and trail systems that are moderately accessible, with low to moderate levels of development, use, and interaction with other trail users.
RECREATIONAL VALUES	Yes/No	Description
Recreational access potential, to establish or improve trails and other public access.	Yes	
Interesting and unique natural features, offering a rewarding destination for recreation users.	No	
Infrastructure potential, for road access, parking, restrooms, and interpretive signage.	No	
CULTURAL VALUES	Yes/No	Description
Historical Resources, including historical sites, structures, or artifacts.	Yes	Enhances connectivity around Sallie Barber Mine.
Scenic value or undisturbed and/or iconic viewsheds.	No	
Sense of place, emphasizing what is quintessential Breckenridge.	Yes	

Copper Canyon

The Town and County are considering a proposed multi-use, multi-directional trail within the Copper Canyon Open Space parcel (Figure 2). This property was purchased to prevent development, expand protected open space, and provide public access. The goal of the proposed trail is to create a valuable connection within the existing trail network and offer sustainable access for surrounding residents. If BOSAC recommends moving forward, the project could be completed as early as fall 2025.

In July, over 400 survey postcards were sent to nearby residents, resulting in 110 responses. Common concerns included parking availability, steep terrain, and potential trespassing.

Staff believe these issues can be addressed through careful design. Many Town trails connect directly to roads without designated parking and function effectively. While the terrain is steep in some areas, staff have walked the parcel multiple times and believe a well-designed trail can be successfully constructed. Trespassing concerns can be mitigated by establishing a formal, well-maintained trail supported by signage and fencing, offering a more effective solution than the current network of unmanaged social trails.

Please use [this link](#) to view the Copper Canyon Survey comments. To see the responses, click on “**VIEW RESPONSES**” under the second question: “Do you have any concerns, questions, or feedback regarding the proposed trail?”

A Decision-Making Framework Table (Table B) from the Master Plan has been provided below.

1) Does BOSAC recommend moving forward with the proposed Copper Canyon Trail?

Figure 2

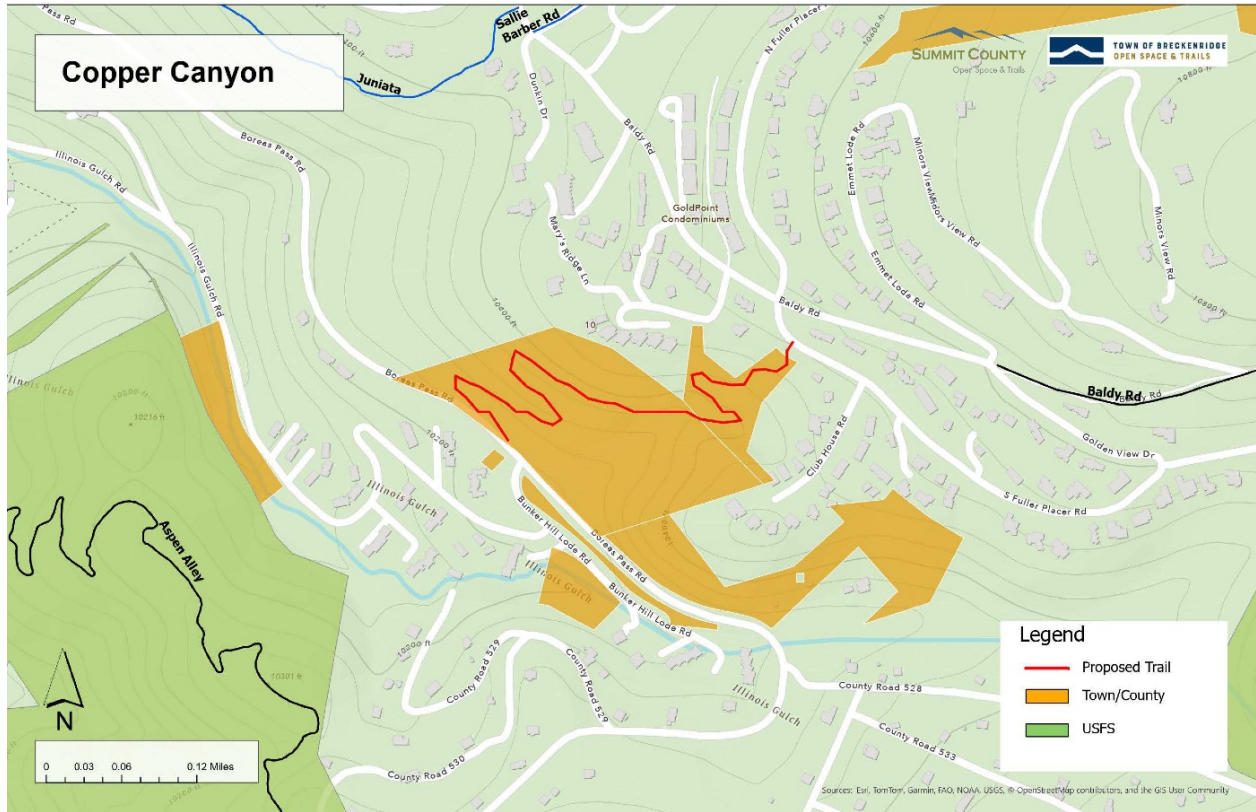


Table B: Copper Canyon Trail Decision-Making Framework

CONSERVATION	Yes/No	Description
Avoids sensitive habitats and areas of high-quality natural resources, including wetlands?	Yes	The 2023 Master Plan identifies this area as having low habitat sensitivity
Minimize new fragmentation of habitat blocks?	Yes	While the trail would introduce some new fragmentation, it would also consolidate use into a single defined corridor, reducing the impact of the current network of social trails.
Utilize existing roads or corridors?	No	
Provide an opportunity to decommission roads or other disturbances?	Yes	It would minimize existing social trails.
Avoid Scenic Views and Visual Disturbances?	Yes	
USER EXPERIENCE	Yes/No	Description

Provide new or unique experiences?	Yes	It would provide a valuable trail connection and a sustainable access route for surrounding residents.
Provide an experience that the differently abled could benefit from?	No	
Provide trail access and open space experience for all age groups?	Yes	
Improve user experience and circulation?	Yes	Users would be able to utilize the trail to connect to other sections of the network more directly, avoiding longer routes along the roads.
Reduce potential for user conflict?	Yes	Fewer users on the road dealing with vehicular traffic.
Support distribution of users to minimize hot zones?	Yes	The more trail connections there are, the better the distribution of users.
COMMUNITY CONTEXT	Yes/No	Description
Provide access to underserved communities?	No	
Partnership Opportunities?	Yes	Summit County Open Space owns 50% of this parcel, providing an opportunity to share construction and maintenance costs.
Create a needed community connection?	Yes	
MANAGEMENT	Yes/No	Description
Can OST afford construction and maintenance responsibilities?	Yes	The estimated \$50,000 construction cost of the proposed trail is included in the 2025 OST budget.
Are significant future maintenance costs anticipated?	No	Trail alignment and construction will follow sustainability guidelines, with no large infrastructure such as bridges being installed, thereby minimizing long-term maintenance costs.
Is the proposed trail compatible with the Management Zone in which it falls?	Yes	Front Country: Accessible areas and trail systems with higher levels of development and use, and moderate to high levels of interaction with other trail users.
RECREATIONAL VALUES	Yes/No	Description

Recreational access potential, to establish or improve trails and other public access.	Yes	
Interesting and unique natural features, offering a rewarding destination for recreation users.	Yes	The area features interesting landforms resulting from its history of hydraulic mining.
Infrastructure potential, for road access, parking, restrooms, and interpretive signage.	No	At this time, no infrastructure has been proposed or discussed.
CULTURAL VALUES	Yes/No	Description
Historical Resources, including historical sites, structures, or artifacts.	Yes	The area features interesting landforms resulting from its history of hydraulic mining.
Scenic value or undisturbed and/or iconic viewsheds.	No	
Sense of place, emphasizing what is quintessential Breckenridge.	Yes	