

TOWN OF BRECKENRIDGE  
*OPEN SPACE ADVISORY COMMISSION*  
Monday, September 21, 2015  
Lower Level Conference Room  
Breckenridge Town Hall  
150 Ski Hill Road

4:00	Site visit to ZL Trail (meet at Gold Run/Peabody Trailhead with mountain bike)	
5:30	Call to Order, Roll Call	
5:30	Discussion/approval of Minutes – August 17, 2015	<b>6</b>
5:35	Discussion/approval of Agenda	
5:40	Public Comment (Non-Agenda Items)	
5:45	Staff Summary	<b>2</b>
	<ul style="list-style-type: none"><li>• Field Season Update</li><li>• Friends of Breckenridge Trails</li><li>• Breckenridge Ski Resort EIS Summer Activities Update</li></ul>	
6:00	Open Space	<b>3</b>
	<ul style="list-style-type: none"><li>• McCain Master Plan Update</li><li>• Breckenridge Heritage Alliance 2016 Projects</li><li>• Infrastructure on Open Space</li><li>• Open Space and Trails FAQ</li><li>• Town Council Update</li></ul>	<b>10</b>
7:00	Executive Session	
7:15	Adjourn	

For further information, please contact the Open Space and Trails Program at 970-547-3155 (Scott) or 970-547-3189 (Tony).

---

**Memorandum**

To: Breckenridge Open Space Advisory Commission  
From: Open Space Staff  
Re: September 21, 2015 Meeting

---

**Staff Summary****Field Season Update**

Since the August BOSAC meeting, field season work has continued:

- The final portion of ZL Trail was completed.
- A significant portion of Toad Alley was armored with rock.
- A Reservoir Trail turnpike was replaced.
- Multiple signs and fences were installed on Baldy in cooperation with U.S. Forest Service and Summit County staffs.
- Noxious weeds were sprayed in multiple open space locations.
- Sidedoor Trail was improved to reduce outloped areas.

Field season is weather-dependant but typically runs through the end of October.

**Friends of Breckenridge Trails**

The final Friends of Breckenridge Trails volunteer date is scheduled for this upcoming Saturday, September 26<sup>th</sup>. The goal for the day is to complete the construction of the Weber Gulch Trail. Please join us and recruit others so that we can complete this project during the field season. Thank you for your volunteer contributions!

**Breckenridge Ski Resort EIS Summer Activities Update**

The U.S. Forest Service has issued a Record of Decision regarding the Breckenridge Ski Resort's (BSR) Summer Activities and Infrastructure proposal. As BOSAC recalls from previous discussions, BSR is seeking approval to construct and operate multiple zip lines, canopy tours, mountain bike trails, and an observation platform, as well as additional summer operation (scenic lift rides) of 6-Chair and Imperial Express. Town Council opted to not submit a comment letter during this public review process, and instead several Town Council members submitted their comments as individual citizens.

The recently-released Record of Decision approved the following elements of the original ski area proposal:

- The Sawmill and Peak 7 zip lines
- The Sawmill and Ore Bucket canopy tours
- 14 miles of mountain bike trails, including the extension of the Peaks Connect Trail as previously discussed by BOSAC
- Observation tower adjacent to the Horseshoe Bowl bomb cache
- Challenge/ropes course at Peak 8
- Upper Four O'clock road realignment
- Vista Haus and Peak 7 Hut site improvements
- Climbing Wall at the Vista Haus
- Educational and interpretive programs

The same Record of Decision excluded the following elements from the ski area's proposal:

- The Claimjumper canopy tour
- The Ore Bucket-based mountain bike trail
- The 6-chair and Imperial Express summer scenic lift rides and above-timberline hiking trails
- The above-timberline four-wheel drive and OHV tours

The Record of Decision, released on August 13<sup>th</sup>, is subject to a 45-day appeal period in which any entity that previously commented on the EIS may appeal. Once the appeal process is complete, BSR anticipates a two-year construction timeframe for the approved infrastructure.

### **Open Space**

#### **McCain Master Plan Update**

Attached, please find a recent memo and map from Mark Truckey to Town Council regarding the McCain Master Plan. Mark Truckey and Elena Scott of Norris Design will attend the BOSAC meeting to further discuss this planning effort.

Staff requests BOSAC review the attached memo, participate in Mark and Elena's presentation, and then answer the following question:

- 1. Does the BOSAC have any input, particularly as it relates to open space and trails issues, regarding the initial draft of the McCain Master plan?*

#### **Breckenridge Heritage Alliance 2016 Projects**

The Breckenridge Heritage Alliance has proposed multiple 2016 capital projects that involve joint Summit County/Town of Breckenridge open space properties. The proposed BHA projects include: Roofing the X10U8 ore chute, stabilizing (step two) the Jesse Mill structure, and developing a brochure, thematic brand, and additional interpretive signage for the French Gulch area. Additional stabilization of Reiling Dredge was also discussed and then postponed until 2017 at the earliest.

Larissa O'Neil, executive director of the BHA, will attend the BOSAC meeting to provide specific information on all of these open space-related BHA projects and potential implications for the open space fund.

Staff requests BOSAC participate in Larissa's discussion and answer the following question:

- 1. What questions or recommendations does BOSAC have regarding upcoming BHA projects on open space?*

#### **Infrastructure on Open Space**

This item was listed on the August BOSAC agenda and then postponed until the current meeting. Staff requests that BOSAC reread the [Town of Breckenridge Open Space Plan](#)

in advance of this discussion, which provides policy background and direction for the Town's open space program.

Over the past several months, staff has been approached by BOSAC members with multiple ideas for potential open space uses. The submission of ideas is likely related to the recent BOSAC interview question about "future directions the open space program might evolve." The recently suggested ideas have ranged from a fee-based campground, a beginner fishing area, a special event pavilion, and a "magical" forest experience with lighting and public art for year-round hiking.

This is an opportune time to review the background of the Town's open space program, including the policy direction outlined in the Open Space Plan. In particular, please refer to the *Stewardship* section (pp 7-11) of the plan and the *Infrastructure* subheading on page 9, which discusses the potential roles of different installations on open space:

**Structures:** Small structures such as restrooms, bridges, platforms, kiosks and huts/cabins are appropriate on Town open space properties if the structures are intended to support non-motorized, trail-based recreation. To the greatest extent possible within sound engineering guidelines, the structures should fit in with the rustic, backcountry character of open space properties and should be carefully designed, located and constructed so that the natural and scenic elements of the open space properties are not compromised.

**Other:** Other facilities and programs beyond those listed above may be deemed appropriate on given open space properties on a case-by-case basis. Currently, the freeride and whitewater parks are located on open space properties. Additional facilities such as campgrounds, access roads and Nordic facilities have been proposed on open space. Such suggested amenities should be considered on a case-by-case basis, but should not detract from the open space and conservation elements of a given property. Also, facilities such as those listed above should generally be maintained by an entity other than the Open Space Program (e.g. the Recreation Department or Public Works), especially if the primary intended purpose of the facilities is not to support trail-based recreation. Programs such as the Nature Series or other educational or guiding-based programs, may be appropriate on open space properties, but should be managed and funded by an entity other than the Open Space Program.

Based on this language, infrastructure on open space lands is intended to be quite limited, and should not detract from the open space values of the property. In addition, as BOSAC members are aware, the open space program has partnered with Summit County, Breckenridge Heritage Alliance, Breckenridge Creative Arts, and others to evaluate and install infrastructure on open space lands. Examples include the historical interpretation signs in French Gulch, art installations installed along some trails, the Breckenridge Sawmill Museum near the Wakefield property, and the Gold Run and Breckenridge Nordic trail systems, to name a few.

This meeting is an opportunity for BOSAC commissioners to further discuss their infrastructure ideas with the rest of the commission in an effort to gauge BOSAC's general interest and support. If there is strong BOSAC support for a certain proposal, staff will conduct a background review and feasibility analysis to provide a more informed discussion at an upcoming meeting.

Staff requests BOSAC answer the following questions:

- 1. What infrastructure ideas would BOSAC members like to forward to their fellow commissioners for consideration?*
- 2. Of those ideas, are there any that BOSAC is in strong agreement with that warrant further discussion at a future BOSAC meeting?*

### **Open Space and Trails FAQ**

Attached, please find a draft FAQ document for public distribution. This document was drafted in response to prior BOSAC direction to provide an online resource to answer common public inquiries. Please review the document and answer the following question:

- 1. Does BOSAC have any edits or additional questions to be included in this FAQ document?*

### **Town Council Update**

Council representative Erin Gigliello will provide a brief overview of recent Town Council discussions.

### **Roll Call**

Jeff Cospolich called the August 17, 2015 BOSAC meeting to order at 5:36 pm. Other BOSAC members present included Jeffrey Bergeron, Erin Gigliello, Chris Tennal and Elizabeth Miller. Jeff Carlson and Craig Campbell were absent. Staff members present were Scott Reid, Chris Kulick, Tony Overlock, Peter Grosshuesch, and Mark Truckey. Pat McShane, Matt Day, Kevin Dixon, and Hampton Gewin, members of the public, were also present.

### **Approval of Minutes**

The minutes were approved as presented.

### **Approval of Agenda**

The Infrastructure on Open Space agenda item was postponed until the September 21<sup>st</sup> BOSAC meeting.

### **Public Comments**

Mr. Day – I wanted to get involved and better informed about trail design and approval process. How does BOSAC prioritize trail projects and decide where and how to build the trails? I believe that there are varying definitions of sustainability, and sustainability does not necessarily mean easy. I would like to see more technically difficult downhill trails. For example, Aspen Alley was better in its previous condition and now it is too smooth for me to want to ride.

Mr. Reid – Trail projects are prioritized annually under a work plan document that is generated by staff, reviewed and amended by BOSAC and then approved by Town Council. We also present the upcoming projects at our annual trails open house in May. Projects are highly dependent on environmental reviews by the U.S. Forest Service, grant funding, private property easement dedications, and agreement by both the Town and County to pursue a given project. For Aspen Alley, the goal was to remove it from private property, avoid mining hazards, and design it for both uphill and downhill traffic.

Ms. McShane – I am very happy with the compromise on Yellow Brick Road with the land owners. Thank you for your work on that. Also, I have heard great reviews regarding the Aspen Alley Trail. I still need to ride it, but it sounds like the realignment is excellent.

Mr. Gewin – I am very happy with the overall trail infrastructure but I also feel that some of the reroutes are overdone and the trails are made too easy. I would like to see more difficult sections remain- the steep downhills, rocky rooty sections and mine tailings rides like on the old Aspen Alley Trail. We are losing our traditional trails that were technical and more fall-line. We should try to keep the diversity across the system so that more technical trails are retained.

Mr. Bergeron – Would you ever ride Aspen Alley both ways?

Mr. Gewin – No, it is only a downhill trail to me. But I can see how it improves connectivity within the trail system by being an uphill and downhill trail. I do think it is possible to have a steep, sustainable trail, though.

Mr. Reid – We strive to construct sustainable, multiple use, multi-directional trails. Sustainable in this situation means that the trail can be used and managed over a long timeframe (or in perpetuity) with minimal maintenance. It protects the natural resource and open space values and drains water well. We also have had complaints from hikers and dog walkers on Aspen Alley who are concerned with the increase in use and the speed of the downhill-traveling bikers.

Mr. Day – That is the problem with trying to make every trail open to all users. Some users get pushed out and it can't work for everyone. I support the Open Space program- it's part of why I live here- but I want to make sure we maintain the diversity of our trail system.

Ms. Miller – I agree with trying to keep the character of old trails, but our goal has to be sustainability over the long term.

Mr. Bergeron – Would we ever keep an unsustainable route even though we realigned it nearby?

Mr. Reid – Typically, no. We realign routes for a variety of reasons, but usually they have poor or nonexistent drainage. Leaving it to continue draining sort of defeats the purpose, so we try to restore it so that it revegetates and does not continue affecting drainage across the hillside. One other note- generally, we strive to have easier trails close to Town and more technical and difficult ones farther away from Town. We are trying to plan for all different types and abilities of users so that our system can be used in many different ways and connectivity is improved.

Mr. Dixon – I agree with everything these guys have said. Aspen Alley lost its character in the realignment. I don't agree with the sustainability term. It can mean anything. Slalom was a great realignment, but I don't think you all design trails very well. There are too many turns that require braking and I can't carry my speed when I want to.

Mr. Cospolich – Well, some of that is up to the users to be smart and to slow down when travelling on heavily-used trails. The users have a responsibility too. Also, sometimes we are limited to a small foot print when designing trails. We don't have the freedom like the ski areas. The ski areas are better suited for the experience you seek, where downhill-only routes make much more sense. Our local open space system is the envy of many other places statewide and nationwide. We have also been able to push the envelope for a municipality on many of our trails. I think some of your concern should be directed to Summit County, the U.S. Forest Service and the ski area, since the Town of Breckenridge has proven to be progressive in its trail design concepts. You are welcome to continue this dialogue by attending meetings or via email. Thanks for getting involved, making comments and coming to tonight's meeting.

Ms. Miller – Yes, we are progressive with trails like Barney Flow and B-Line.

Mr. Tennal – Thanks for coming out. Keep doing what you're doing and make sure to do your research. BOSAC is a responsive group, so thanks for your comments.

## **Staff Summary**

### **Field Season Update**

Since the July BOSAC meeting, field season has progressed quickly:

- The Wirepatch Trail was completed and opened on July 24<sup>th</sup>.
- The Weber Gulch Trail was partially constructed during the weekend of July 25-26<sup>th</sup> and will remain the focus of the remaining volunteer events (see FOBT update below).
- The final portion of ZL Trail will be completed shortly by a contractor.
- The Rocky Mountain Youth Corps constructed the Galena Trail extension to Rock Island Trail.
- Slalom Trail received heavy maintenance and a minor reroute to address a problematic turn.

Staff will continue to update BOSAC on the ongoing summer field projects.

### **Friends of Breckenridge Trails**

The Weber Gulch VOC project on July 25-26<sup>th</sup> recruited 140 volunteers to construct 3,000 feet of new trail. Although the trail is not finished, the completed portions are well-built and sustainable and will serve the trail system for the long run. August 15<sup>th</sup> was the most recently scheduled Friends of Breckenridge Trails event. Staff will verbally update BOSAC on the results of that event. Thanks to all BOSAC members who have participated in volunteer events this season.

All Friends of Breckenridge Trails volunteer dates can be found on the Town [website](#).

## **Open Space**

### **Town Council Update**

Council representative Erin Gigiello provided a brief overview of recent Town Council discussions, including the current parking and transit issue related to F-Lot. A referendum will go to the voters this fall to approve a 4.5% sales tax on ski area admissions. As proposed, it will only apply to Breckenridge Ski Resort.

Mr. Bergeron – This will also put a lot of money into transportation, which is really important to me.

Ms. Gigiello – Yes, Wellington-area transportation issues could also be funded by this tax.

Ms. McShane – Can we compel Vail to charge the tax?

Ms. Gigiello – Council tried to negotiate in good faith to reach a win/win scenario, but we have reached an impasse, which is why the referendum is occurring. Please feel free to contact me with any questions.

### **Wellington Trail**

Staff provided a verbal update on the Wellington Trail project, including the recently secured trail easements.

Mr. Reid – Leisel's Luge has been constructed by Higher Ground Earthworks and recently completed. We are waiting for the substation work to be completed by Xcel so we can finalize the



trail to Wellington Road. Also, we are waiting for David O'Neil to dedicate an easement through the Wellington Neighborhood/ Lincoln Park property.

Ms. Miller – Is it possible to build the trail without the easement? (Staff- not without the risk of losing that investment, especially the bridge.)

Mr. Truckey – The Wellington master plan contains the trail so that when he subdivides the property, the trail will be dedicated. It is just a matter of time.

Mr. Bergeron – What's Liesel's Luge going to connect to?

Mr. Reid – It could possibly connect to Hermit Placer across High Point Drive. However, we would need to obtain easements from property owners to make that connection.

Ms Gigiello – Will David O'Neil be ready to move forward with the easement next year?

Mr. Reid – We hope so.

#### Executive Session

Mr. Tennial – Motioned to move into Executive Session at 7:15 pm to discuss property acquisition negotiations. Mr. Bergeron seconded the motion.

Mr. Bergeron – Made a motion to come out of Executive Session at 8:13 pm. Mr. Tennial seconded the motion.

Ms. Miller – Made a motion to adjourn. Mr. Tennial seconded the motion. The meeting adjourned at 8:15 pm.

#### Next Meeting

The next regular meeting is scheduled for September 21st at 5:30, in the Lower Level Conference Room at the Breckenridge Town Hall, 150 Ski Hill Road.

---

Jeff Cospolich, Vice Chair

## MEMORANDUM

TO: Town Council

FROM: Mark Truckey, Assistant Director Community Development

DATE: August 18, 2015 for August 25 Meeting

SUBJECT: Worksession: McCain Concept Plan

---

### Background

The Town engaged Norris Design and Tetra Tech to develop a site plan for the McCain property at the end of 2014. The site planning effort is intended to consider all of the potential uses that have been contemplated for the site and determine the best locations for those uses based on the long term needs of the Town. Some of the primary goals for the Town owned 128-acre McCain property that direct the design concepts for the property are:

- the site is intended to be a functional and aesthetic campus for several municipal uses,
- the site is a Town gateway, and
- the site should preserve a scenic river corridor supporting open space, outdoor recreation and wildlife habitat.

Elena Scott of Norris Design provided an overview of the project and some initial design ideas at the Council's March 10 work session. One issue that remained to be resolved before final site planning could occur was whether a reservoir was needed to be planned for on the site. In July the Council met with water attorney Glen Porzak to discuss the need for a reservoir to store water. The conclusion at that meeting was that with water issues resolved regarding river withdrawals for the new treatment plant, there was not a pressing need to make the significant financial investment required to construct a reservoir at this time. However, the Council did indicate that they wanted to reserve the ability to explore a reservoir at some future date. Therefore, the McCain Concept Plan included with this memo designates an open space area that could eventually be converted into an area for a reservoir.

At the March 10 Council work session, the Council provided some initial feedback on the McCain designs that were presented. These included:

- A desire to see an area designated for affordable housing on the site.
- An area for service commercial uses (e.g., landscaping and contracting businesses similar to those leasing space today) should be designated, but it should be buffered from highway and other uses to maintain aesthetics.
- It was agreed to keep the river crossing at Coyne Valley Road near its existing location (not moving it to the west).
- A grade separated Rec Path crossing of Coyne Valley Road was preferred.
- Maintaining an open space feel to the site is important.
- The amount of overflow parking needed on the site is in a state of flux. Discussions regarding parking at CMC, the proposed new F-Lot parking garage, etc., will need to be concluded before we know how big or small our need is for parking at McCain.

## **McCain Concept Plan**

The attached McCain Concept Plan shows the proposed location of a variety of uses on the McCain property. As has been discussed before, these uses are focused on governmental facilities and uses the Town of Breckenridge anticipates needing in upcoming years. Below is a list of these uses, listed from north to south on the property, and some of the rationale that went behind the preferred siting of these uses.

### Water Treatment Plant

One of the first new uses that will be constructed on the McCain property is the Town's second water treatment plant. The plant is proposed to be located near the northern entrance to the McCain site adjacent to the Fairview roundabout. It will occupy the area currently held by the Breck Bears lease and the approximately four-acre site, which will contain the plant buildings and associated settling ponds, will extend further to the west to a re-aligned Stan Miller Drive. Location near Highway 9 is preferable to limit the cost of extending water lines: 1) running from the pumpback to the property, and 2) running across the highway and uphill through Silver Shekel and the Highlands to the Highlands water tank.

### Residential

An approximately 10 acre area has been reserved at the north of the site for future affordable housing development. The land immediately adjacent to the north is part of the Stan Miller PUD, which is slated for a mix of deed-restricted and free market housing. Thus, the uses are compatible and a ValleyBrook type housing project at this site could yield approximately 80 to 100 units. This is probably the best location on the McCain property to locate affordable housing. It is adjacent to planned housing on the north, it is setback far enough from the highway to mitigate noise and improve aesthetics, yet it is in close walking distance of the highway and the Summit Stage Stop by the roundabout. This area is currently leased from the Town by Alpine Rock for their mining aggregate processing operations.

### Public Works Storage

Public Works has slated this 4.8 acre site for storage of gravel, road base, topsoil, and other materials needed for various Public Works projects. Access and use of the site by Public Works vehicles is relatively infrequent, so noise impacts to the neighboring residential would be minimized. Landscaping could be developed on the northern edge to visually buffer the use from the residential housing to the north.

### Solar Gardens

The site contains an existing 500 kw solar garden. The Town subscribes to some of these panels and it represents an electric cost savings to the Town, while furthering our sustainability efforts. Some of these panels will be made available to the Pinewood 2 housing project to help minimize utility expenses to those residents. Another 2.8 acres has been set aside in this plan to accommodate a second solar garden of similar size.

### Service Commercial

Service commercial uses includes landscaping businesses, contractors yards, and other uses that are essential in serving the community. The SustainableBreck Plan identified a need to continue to provide spaces for these types of uses in Town. Unfortunately these uses typically cannot compete with retail and thus can be outbid for lease spaces in locations such as Airport Road. The Town already leases about two acres of the McCain property to service commercial uses, such as 2V's Landscaping. A similar sized area is proposed to be set aside in this Concept Plan for these type of uses. The location is behind an existing row of trees that effectively screens the view from the highway. The location is compatible with the uses

in the County directly north—the Tatro property, which is also used for service commercial uses (e.g., Snowbridge Roto-Rooter).

### Snow Storage

When Block 11 is eventually developed with affordable housing, the snow storage the Town currently uses there will have to be relocated. The McCain property is the best place to relocate this use. As staff indicated in our report for the March Council meeting, the consultant performed an analysis of alternative sites for snow storage in the Upper Blue Basin and of the few identified, none were as viable as the McCain property. Between 11-15 acres of snow storage needs to be provided. The snow storage shown on the Concept Plan both east and west of the McCain access road will meet this acreage requirement. It is sufficiently buffered from the residential uses at the north of the property by the solar gardens and Public Works storage. During the winter, trucks will be moving snow around on this site throughout the night so it is important to provide this buffering. Landscaping could be added along the perimeter of the snow storage area to improve aesthetics and it may be possible to use the area for other activities (hiking trails) in the summer.

### Open Space

A large open space tract is proposed towards the southern portion of the site. With investment in grading, topsoil, and landscaping the area could be reclaimed and eventually provide a pleasing open space experience, as there are exceptional views of the Ten Mile Range from here. The consultant has included a pond feature towards the south of the open space area. This or several ponds could be incorporated into the site. This open space site also serves as a placeholder for the reservoir, should a future Council decide to pursue additional water storage. About a 15 acre area was identified for the reservoir in earlier studies. The Plan Concept With Lake map shows how the reservoir could be located in this area.

### River Corridor/Open Space

A 300 foot corridor along the Blue River (150 feet minimum on either side) is proposed to be maintained for open space. Some soft surface trails may be located on the east side of the river and the proposed Recreation/Bike Path loop may daylight at a couple locations along the river. The western side of the river is proposed to be left unaltered. This has been identified by Colorado Department of Wildlife as an important wildlife area, with wildlife moving down from the mountains to the west to the river area.

Thirty percent of the purchase price of the McCain property was initially paid with open space funds. Between the 28 acre river corridor, the 21 acre open space tract, and other open space areas located on the site, well beyond 30 percent of the property is proposed to be maintained as open space.

### Overflow Parking

A six acre area at the southeast portion of the site has been designated for overflow parking. This area is intended to replace 500 spaces of overflow parking currently provided at the satellite lot on Block 11, which will eventually be developed for housing. The exact amount of parking that will need to be provided on McCain is in a state of flux at this time and will depend on a number of other discussions regarding an in-town parking garage, parking agreements with CMC and the ski area, etc. The parking area could also potentially accommodate overnight parking. The location shown would be visible to drivers coming into Town on Highway 9 and would be convenient access off Coyne Valley Road.

### Recycling Center

The Town and Summit County have previously agreed on the placement of a recycling center at the very southwest portion of the McCain property, abutting Coyne Valley Road. The recycling center will be replacing the existing recycling facility on CR-450. A 1.4 acre area has been set aside for that use and has already been approved through the Town Project process

### McCain Site Improvements

Buildout of the McCain property will be phased over time. The water treatment plant is the first use that is expected to be under construction, perhaps in 2017. Other uses will follow depending on various factors. For example, the second solar garden would likely occur when Xcel solar rebates resurface that make the project financially attractive. Uses like snow storage and overflow parking would be predicated by when those uses are eliminated on Block 11. The timing on housing development is uncertain at this point although it may make some sense to wait until the Stan Miller housing to the north begins to be developed.

Much of the site is currently barren, with undulating topography that is the result of the gravel mining that has occurred there. There will need to be a significant investment in grading, topsoil, landscaping, and irrigation in order to make the area more aesthetically pleasing. These improvements will likely take many years to fully implement. One of the areas where we plan to target additional landscaping is along Hwy 9, to further screen and buffer the site.

The attached Open Space Plan shows a conceptual trail network throughout the property. Numerous soft surface trails are shown. A new paved loop extending off the existing Rec Path is also shown. The overall trail network proposed will enhance the public amenities provided on the property.





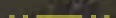


### **Next Steps**

Once we have heard feedback from the Council, the design team is prepared to refine the Concept Plan and begin to develop engineering drawings and estimates for grading, drainage and utilities. There will be additional opportunities for public input, including a public open house, and site plan presentations to the BOSAC, Planning Commission and Town Council.

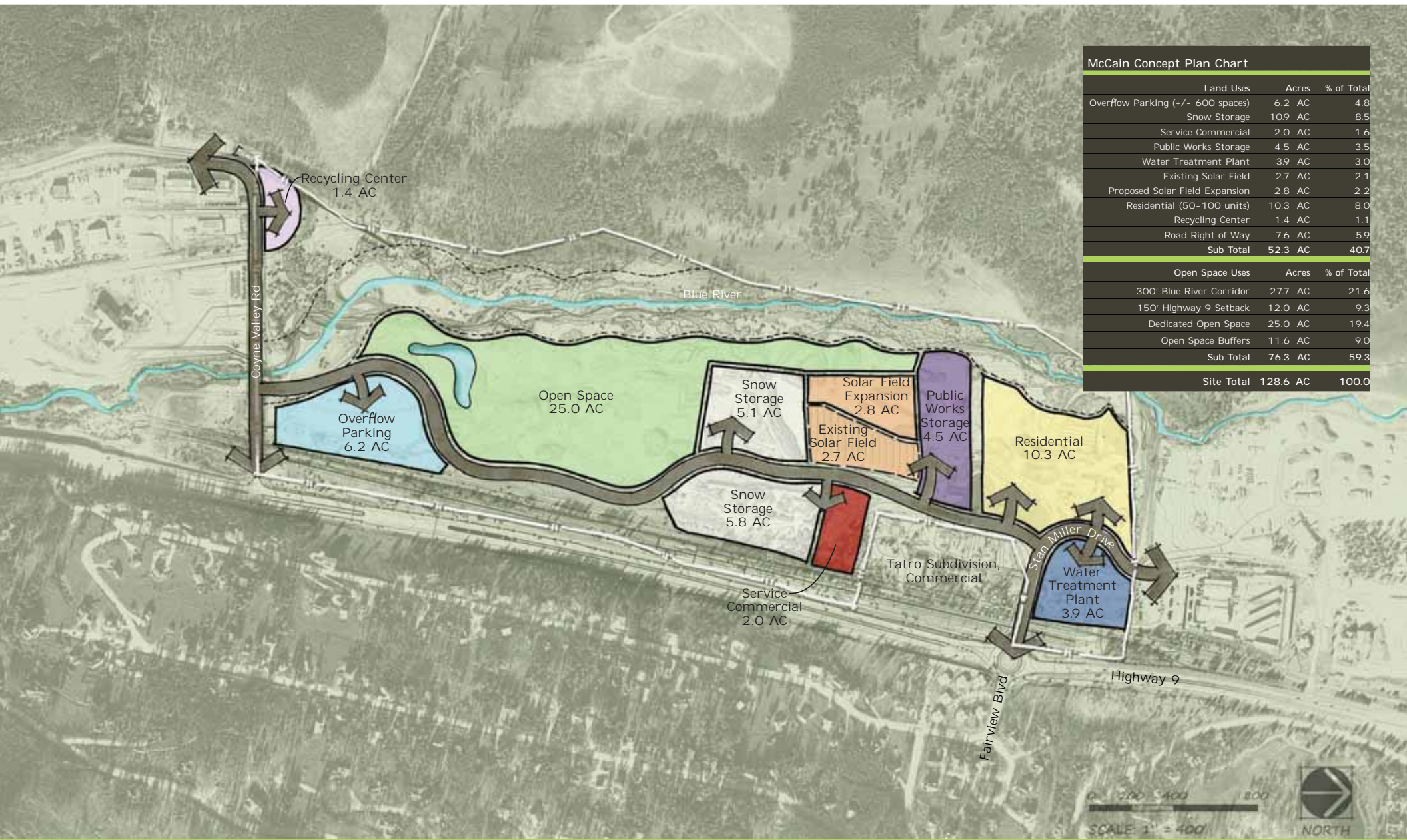
Staff is looking for any input the Council has on the attached McCain Concept Plan.



**LEGEND**

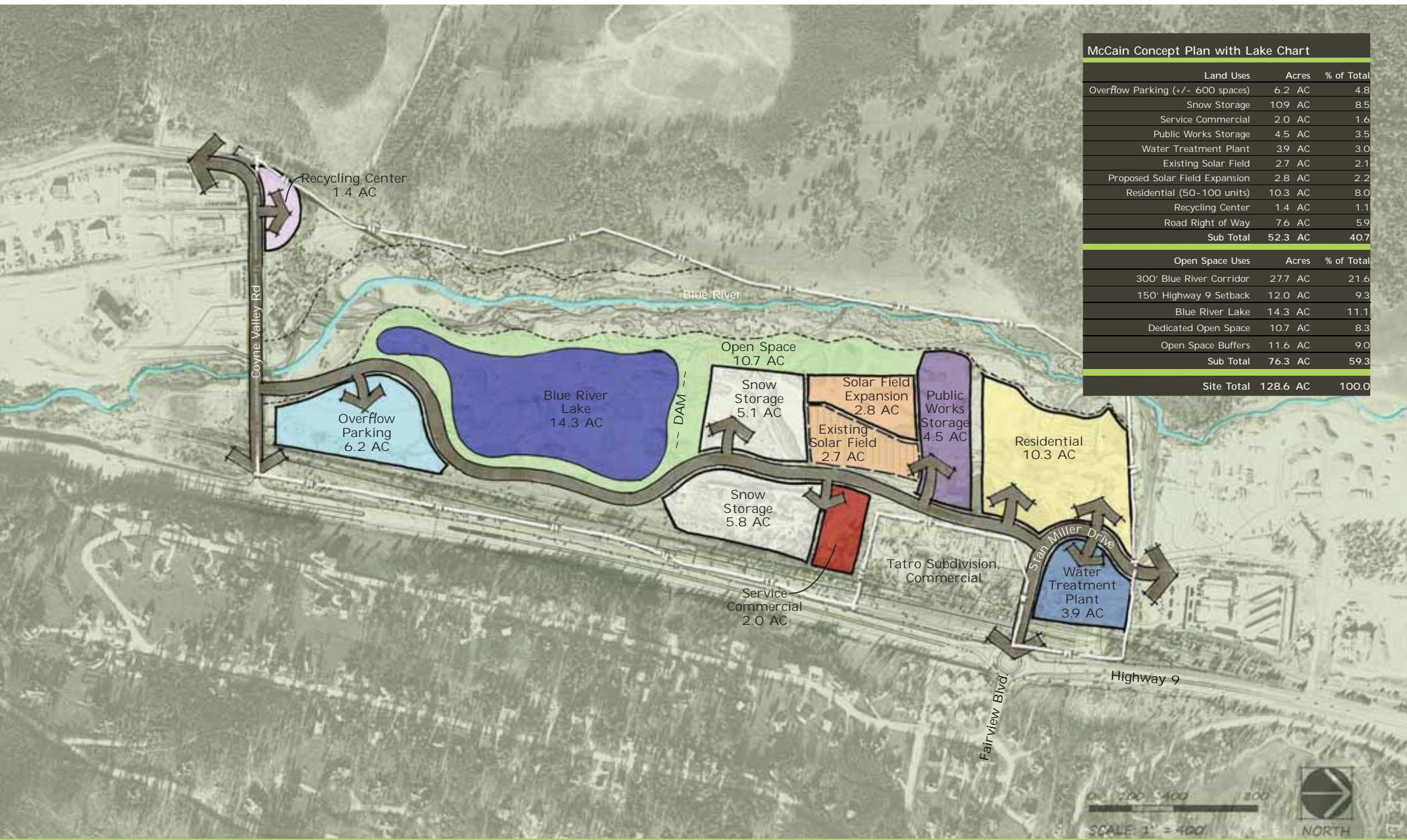
-  ACCESS
-  PROPERTY LINE
-  BIKE PATH
-  WILDLIFE MIGRATION PATH
-  UTILITY CORRIDOR (OVERHEAD POWER, PHONE, GAS, SEWER)
-  HIGH POINT
-  LOW POINT





**McCain Concept Plan Chart**

Land Uses	Acres	% of Total
Overflow Parking (+/- 600 spaces)	6.2 AC	4.8
Snow Storage	10.9 AC	8.5
Service Commercial	2.0 AC	1.6
Public Works Storage	4.5 AC	3.5
Water Treatment Plant	3.9 AC	3.0
Existing Solar Field	2.7 AC	2.1
Proposed Solar Field Expansion	2.8 AC	2.2
Residential (50-100 units)	10.3 AC	8.0
Recycling Center	1.4 AC	1.1
Road Right of Way	7.6 AC	5.9
<b>Sub Total</b>	<b>52.3 AC</b>	<b>40.7</b>
Open Space Uses	Acres	% of Total
300' Blue River Corridor	27.7 AC	21.6
150' Highway 9 Setback	12.0 AC	9.3
Dedicated Open Space	25.0 AC	19.4
Open Space Buffers	11.6 AC	9.0
<b>Sub Total</b>	<b>76.3 AC</b>	<b>59.3</b>
<b>Site Total</b>	<b>128.6 AC</b>	<b>100.0</b>

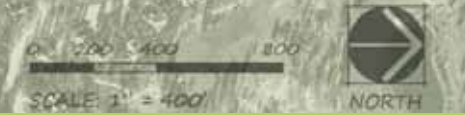


McCain Concept Plan with Lake Chart		
Land Uses	Acres	% of Total
Overflow Parking (+/- 600 spaces)	6.2 AC	4.8
Snow Storage	10.9 AC	8.5
Service Commercial	2.0 AC	1.6
Public Works Storage	4.5 AC	3.5
Water Treatment Plant	3.9 AC	3.0
Existing Solar Field	2.7 AC	2.1
Proposed Solar Field Expansion	2.8 AC	2.2
Residential (50-100 units)	10.3 AC	8.0
Recycling Center	1.4 AC	1.1
Road Right of Way	7.6 AC	5.9
<b>Sub Total</b>	<b>52.3 AC</b>	<b>40.7</b>
Open Space Uses		
Acres	% of Total	
300' Blue River Corridor	27.7 AC	21.6
150' Highway 9 Setback	12.0 AC	9.3
Blue River Lake	14.3 AC	11.1
Dedicated Open Space	10.7 AC	8.3
Open Space Buffers	11.6 AC	9.0
<b>Sub Total</b>	<b>76.3 AC</b>	<b>59.3</b>
<b>Site Total</b>	<b>128.6 AC</b>	<b>100.0</b>





McCain Open Space Chart		
Land Uses	Acres	% of Total
Overflow Parking (+/- 600 spaces)	6.2 AC	4.8
Snow Storage	10.9 AC	8.5
Service Commercial	2.0 AC	1.6
Public Works Storage	4.5 AC	3.5
Water Treatment Plant	3.9 AC	3.0
Existing Solar Field	2.7 AC	2.1
Proposed Solar Field Expansion	2.8 AC	2.2
Residential (50-100 units)	10.3 AC	8.0
Recycling Center	1.4 AC	1.1
Road Right of Way	7.6 AC	5.9
<b>Sub Total</b>	<b>52.3 AC</b>	<b>40.7</b>
Open Space Uses		
Acres	% of Total	
300' Blue River Corridor	27.7 AC	21.6
150' Highway 9 Setback	12.0 AC	9.3
Blue River Lake	14.3 AC	11.1
Dedicated Open Space	10.7 AC	8.3
Open Space Buffers	11.6 AC	9.0
<b>Sub Total</b>	<b>76.3 AC</b>	<b>59.3</b>
<b>Site Total</b>	<b>128.6 AC</b>	<b>100.0</b>



## **Town of Breckenridge Trail FAQ's**

This resource answers frequently asked questions about the open space and trails in and around Breckenridge. You can also email [websiteopenspace@townofbreckenridge.com](mailto:websiteopenspace@townofbreckenridge.com) with other questions. See you on the trails!

### **Where can I get a map of the trails?**

The Hiking and Biking Trail map of the Breckenridge area is available free [online](#). Or, a waterproof, hard copy can be purchased at the Breckenridge Welcome Center (203 S. Main Street) and local outdoor retail stores.

### **How can I find the trails?**

The Town has over 120 access posts located throughout town, providing public trail access from downtown to the extensive backcountry trail system. Popular local trailheads include Carter Park (300 S. High Street), in French Gulch (0562 French Gulch Road), on Tiger Road (3000 Tiger Road), by the Stephen C. West Ice Arena (189 Boreas Pass Road) and in many other locations.

### **How many miles of singletrack do you have?**

The Town of Breckenridge, together with Summit County, manages over 50 miles of singletrack trail in the greater Breckenridge area. Those trails connect to many additional miles of U.S. Forest Service-managed singletrack interspersed with various historical cart paths, burro trails, and double tracks. The total trail network length in the Upper Blue River basin in Summit County is over 250 miles.

### **What is the easiest trail access from Main Street?**

The Pence Miller Trail can be accessed via Mountain Thunder Drive (50 Mountain Thunder Drive), one block west of Main Street. Carter Park (300 S. High Street) also offers immediate in-town access to the trail network.

### **Who owns the land under all the trails?**

Land ownership beneath the trails varies widely, but includes National Forest, public open space, and private property. The Town and Summit County Government have acquired over 4,500 acres of open space lands through their open space programs since 1996. Many trail easements have also been dedicated, allowing public trail access to private lands. Please stay on designated system trails to avoid trespassing.

### **Who maintains the trails?**

The Town of Breckenridge has a six-person seasonal trail crew and Summit County Government has a two-person seasonal trail crew. Together, they manage much of the trail system. The U.S. Forest Service also has a crew for the National Forest system routes. **Volunteers** greatly assist all land managers with trail construction and maintenance. Local volunteer opportunities can be found through the [Friends of Breckenridge Trails](#), [Summit County Open Space and Trails](#),

[Friends of the Dillon Ranger District](#), [Summit Fat Tire Society](#), and [Summit County Off Road Riders](#), among others.

### **Are all of your trails non-motorized?**

Most of the trails in the Town of Breckenridge trail system are non-motorized. However, the Golden Horseshoe, just east of Town, contains numerous motorized double-tracks and some motorized singletracks. The Golden Horseshoe area is largely managed by the U.S. Forest Service, Summit County and the Town of Breckenridge. All trails are *closed unless signed open*. Please travel on open system routes only.

### **How do I know which trails are dry and open?**

The Town of Breckenridge maintains a seasonal trail conditions [report](#) (spring and fall). Once per week or more often as needed, a spreadsheet is updated outlining trails that are dry, muddy, snowy, and open or closed. This tool allows trail users to educate themselves before using the trail system. Sound judgment is still needed so that users turn around and avoid muddy trails.

### **What is the muddy meter and how does it work?**

The muddy meter is an innovative sign placed at several trail access points that allows trail users to communicate with others regarding the current status of the trail. There are three settings on the muddy meter: Good, Fair and Poor. As trail users travel the trails, they are encouraged to adjust the muddy meter to the current trail condition, thereby educating other trail users in real time regarding local trail conditions.

### **How can I report a downed tree, a drainage issue or other open space issue?**

You can email [websiteopenspace@townofbreckenridge.com](mailto:websiteopenspace@townofbreckenridge.com) or call 970-453-3160 to report trail maintenance issues.

### **Why all the berms?**

Berms are used on a limited number of multi-use trails to prevent trail damage and manage trail user speeds. Berms are elevated, in-sloped turns that allow hikers, runners and cyclists to carry momentum through corners rather than stop and navigate each turn on a descent. Berms require less maintenance than a classic switchback trail design because cyclists do not have to aggressively brake or stop above the turn. When appropriately designed, all trail users (hikers, runners, mountain bikes) can maintain a more consistent speed on a turn. Berms exist on several local trails (Barney Flow, Carter Park, Slalom, V3, Sidedoor and Aspen Alley) where a descent and soil types dictate their use.

### **Who has the right of way on the trails? Hikers? Uphill traffic?**

Bicyclists should yield to hikers and equestrians. Descending cyclists should also yield to all uphill traffic. This approach is consistent with the International Mountain Bicyclists Association

(IMBA) [Rules of the Trail](#). Signs have been installed on some popular local trails promoting trail etiquette. Please, be courteous and share the trails!

### **Are there any downhill-only (directional) trails?**

Locally, B-Line and Barney Flow Trails are designated downhill-traffic only trails. Those trails are purpose-built for mountain bikes travelling downhill. All other trails on the system are open to two-way (uphill and downhill) traffic.

### **Where can I go that is hiking-only?**

Both area federally-designated wilderness areas (Ptarmigan Ridge and Eagle's Nest) exclude all bikes. Most of the Town and Summit County trails in the system are open to both bikers and hikers. A few trails (Iowa Hill, B&B Spur and Columbine) are not recommended for bikes due to staircases or other barriers on the trails. Spruce Creek Trail/Mohawk Lakes and the high altitude Wheeler Trail, although technically open to bicycles, see very limited bicycle use. Please, be courteous and share the trails!

### **What are the best trails for beginners or kids?**

Locally, the recpath is a good place for beginner trail users because it is asphalt and relatively flat. For dirt trails, the River Trail, B&B Trail and the Wirepatch Trail offer less-difficult trail access for beginners, and the French Creek, F&D Placer and Reservoir Trails provide a more stable, compacted crusher fine trail surface. The [Breckenridge and Summit County Hiking and Biking Trail map](#) also highlights various trails that are labeled "easiest".

### **What are the most challenging local trails?**

The Town of Breckenridge is located at 9,600 feet in elevation and many local trails climb to above 11,000 or 12,000 feet in elevation, which can be challenging for any trail users. There are also some trails that offer more technical challenges (roots, rocks, drops). The Wheeler Trail, and portions of the Colorado Trail offer the challenging combination of high elevation, technical terrain, and steep grades. The [Breckenridge and Summit County Hiking and Biking Trail map](#) also highlights various trails that are labeled "most difficult".

### **Where can I go that is dog-friendly?**

Within Town limits, dogs are required to be leashed. Outside of Town limits, dogs may be under voice command, with the exception of the recpath, where dogs are required to be leashed. Dogs are prohibited in select areas within Town (Cucumber Gulch Preserve, Kingdom Park, Riverwalk Lawn, and the golf course). More information on dog uses can be found in the dog-specific Town [brochure](#).

### **How can I learn more about the Open Space program?**

There are many ways to learn more and get involved with the Town's Open Space program, including: accessing the Town [website](#), contacting town staff

([websiteopenspace@townofbreckenridge.com](mailto:websiteopenspace@townofbreckenridge.com)), volunteering for a [Friends of Breckenridge Trails](#) event, attending monthly BOSAC [meetings](#), and liking the Friends of Breckenridge Trails on Facebook or twitter.

**Is there anywhere to camp locally?**

Camping is prohibited on Town or County open space lands but is allowed on the White River National Forest with a two-week maximum. Popular camping areas can be found along Tiger Road and on the North Fork of the Swan River. It is the camper's responsibility to understand property boundaries to avoid being ticketed for illegal camping. Contact the [U.S. Forest Service Dillon Ranger District](#) for information on local National Forest camping options.

**Can I pan for gold or collect artifacts?**

Collecting and removing artifacts or natural features (including gold) from the Town or County open space lands is prohibited. This regulation is enforced to prevent the loss of our natural and historical heritage. Please, take only pictures and leave only footprints.