



TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

Breckenridge Open Space Advisory Commission

August 28, 2023

Council Chambers in Town Hall

150 Ski Hill Road, Breckenridge, CO 80424

THE TOWN OF BRECKENRIDGE IS NOW 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** – Laurium Trailhead. Please carpool and meet at the trailhead.
- 5:30 pm** **Call to Order**
- 5:35 pm** **Discussion/Approval of Minutes** **1**
- July 24, 2023 Draft BOSAC Meeting Minutes
- 5:40 pm** **Discussion/Approval of Agenda**
- 5:45 pm** **Public Comment (Non-Agenda Items)**
- 5:50 pm** **Staff Summary** **14**
- Field Season Update
 - Friends of Breckenridge Trails Events
 - 2023 BIFA
 - Cucumber Gulch Preserve Neighbors
 - Peabody Placer Forest Health Project
- 5:55 pm** **Open Space Discussion** **16**
- Laurium Trailhead Improvements Update
 - Trails Workplan – Trail Loops & Parking Strategy
 - Aspen Alley Trail
 - Council Matters Related to Open Space Topics
 - Other Matters
- 7:15 pm** **Executive Session**
- 7:30 pm** **Adjournment**

I) CALL TO ORDER

Chris Tennial called the July 24, 2023, regular meeting of BOSAC to order at 5:32 pm. Other members of BOSAC present included Krysten Joyce, Nikki LaRochelle, David Rossi, Bobbie Zanca, and Town Council liaison Jeffrey Bergeron. Duke Barlow was absent. Staff members present included Anne Lowe, Tony Overlock, Scott Reid and Alex Stach. Kelly Owens, Town of Breckenridge Council Member, was present virtually. Members of the public included: Mark Truckey, Town of Breckenridge Director of Community Development, Jessica Doran from EcoMetrics, and Katherine King from Summit County Open Space & Trails attending in-person.

II) APPROVAL OF MINUTES

A) BOSAC REGULAR MEETING – June 26, 2023

The minutes were approved as presented.

III) PUBLIC COMMENTS

N/A

IV) STAFF SUMMARY

A) PEABODY PLACER

Ms. Lowe: Just so everyone is aware, the Peabody project is going to be delayed slightly. It's looking more like middle to end of August as a start date now.

Mr. Rossi: Is the proposed finish date still October 31st? Would they need to come back at a later date?

Ms. Lowe: Colorado State Forest Service told us the contractors appear to be quite motivated to finish this project soon. It shouldn't take the crew very long to complete and we are still confident they will be able to finish their work before the end of October.

B) BOEC WHEELCHAIR-FRIENDLY TRAIL

Ms. Zanca: Is the proposed wheelchair-friendly trail just around the lake area and not down by Snowflake Lift, correct? Will we be naming the new section of trail?

Ms. Lowe: It is not near the lift area; it's close to Griffith Lodge. We haven't come up with a name yet, but we want to make very clear what is wheelchair accessible and what is not.

C) ENCROACHMENT ON B&B PROPERTY

Mr. Bergeron: The County is handling the encroachment. I would ask that the conflict be handled adroitly, as Country Boy Mine has been a good partner for us. Any possibilities we can work with them? Country Boy Mine has been a considerably better partner than the previous owners.

Ms. Lowe: We appreciate that, and I know that Tony has been in touch with the property manager. There are around three disc-golf holes that fall on Town/County land.

Mr. Bergeron: Is that all that intrusive? The holes aren't a permanent structure, correct?

Ms. Lowe: The main issue is that a disc golf course is not allowed under their Conditional Use Permit. They have set holes on our joint property and placed gravel surrounding each hole. Also, disc golf courses tend to create social trails as participants often go off trail while searching for discs.

Ms. Joyce: Is this a whole course issue or just the three holes?

Ms. Lowe: The whole course is not permitted. Three holes are on our property.

D) 2023 BRECK EPIC

Ms. Zanca: Will the Illinois Creek Trail be closed during the event?

Mr. Overlock: As far as I know, the race organizer is working with the landowner to use that private property section of the trail, similar to last year via an agreement with the landowner. Technically, Illinois Creek Trail will be open. In the past, race organizers have helped direct traffic on the trail and to other local trails/sites like Little Mountain and the Troll while the racers are coming through.

V) **OPEN SPACE DISCUSSION**

Cucumber Gulch Preserve Trail Project

Ms. Lowe: Thanks to everyone who was able to get out and walk Cucumber Gulch Preserve with us last week. We want to now have a deeper discussion on the potential trail realignment project. This was discussed in 2019 BOSAC meetings, but was delayed during the 2020 COVID pandemic. Staff would love to get your thoughts on the direction we should take. We provided you a couple of different references in our pre-meeting packet on the uniqueness of sub-alpine montane fen wetlands. The original trail that was constructed in 2004/2005 was built on the fall line, which is not a practice we would pursue in a modern trail design plan. We have learned that the turnpikes of the trail are cutting off the flow to the forested fens and parts of the wetland are drying out. We don't view constructing an elevated boardwalk as a solution because of the grooming activities from Breck Nordic. We've been working with EcoMetrics to help us understand the full breadth of our wetlands and we have been quite surprised by the uniqueness of the forested fens in our Preserve. If we are managing the Preserve for wildlife and biodiversity, it would make sense to get the trail out of there. It fragments a lot of habitat, in addition to restricting hydrologic flows. We write annual outreach letters to the ~400 homes around Cucumber Gulch Preserve every summer with reminders on the basic regulations/rules of the Preserve. This year, we mentioned the potential trail realignment project, which caused some neighbors to express concerns about the plan. We have struggled with direct access to Peak 7/Peaks Trailhead as there are not many connections

to the trailhead aside from the current Toad Alley. We have proposed a couple of different options going forward:

- 1) Do nothing, keep it as. Stabilize existing trail.
- 2) Reroute to Peak 8 and restore Toad Alley.
- 3) New trail constructions to avoid wetlands, but still fragment habitat.
- 4) No trail access in the Preserve.

We would appreciate your direction and advice on these four options. We plugged each option into our Master Plan framework and criteria for new trail construction. This is included in your packet as a spreadsheet.

Mr. Bergeron: I like option #3. I think it is important to see a finished plan of the new BGV project and potentially hiring a civil/social engineer to see how this new development will affect visitor use patterns around Peak 8. I like the Toad Alley Trail but would like to see the trail navigate away from the most detrimental areas of concern in the wetlands. It might be best to hold off on the Peak 8 connection until we understand the use pattern of that area fully after the construction of the new buildings.

Ms. LaRochelle: Could Mark give a quick synopsis on the BGV project on Peak 8?

Mr. Truckey: There are 6 geographic locations that are part of this proposal. The big deal is the acquisition of former admin site. There is going to be quite a bit of density at the East Peak 8 Hotel. They have talked about a commitment to Cucumber Gulch, the old development agreement that was in place had a \$125,000 contribution to the Preserve for sediment/erosion control. A \$2 a night fee was also proposed for 20 years on lodging that would go directly to the Gulch.

Mr. Bergeron: If we were to hire a civil engineer, would they be able to evaluate this development and determine where we would mitigate impacts?

Mr. Truckey: Frankly, this development is not going to impact water quality. They've addressed that before. A lot of the runoff is collected in the retention pond, which is sized to accommodate this development. Direct impacts will probably be limited. My concerns would be more focused on the increased traffic into the Gulch from this development.

Ms. Joyce: Thank you for the site visit, that was very helpful. I am leaning towards option #3. I'm not a huge fan of option #2 because of the unnatural/strange location of the end of the trail. It's a very busy road, no trailhead, no parking, and it doesn't provide a trail connection currently. Also, walking along the road is not very pleasant and there is too much infrastructure there. I am not opposed to moving Toad Alley, but I am opposed to Toad Alley ending in the proposed location. It's a safety concern and a bridge would be necessary after the completion of the BGV construction.

Mr. Rossi: Is there a way to connect the Peaks Trail to end of the option #2 trail?

Ms. Lowe: The flow of walking traffic in the Preserve near Ski Hill Road is not ideal because of the culvert. There is potential for an engineering project (elevated

walkway/boardwalk) to create a connection from Peak 7 + 8. From a staff perspective, we feel that Cucumber Gulch Preserve is getting busier. It is a Wildlife Preserve so our main concerns are the ecological factors and minimizing impacts to biodiversity. The perimeter trail (option #2) could potentially grant earlier access to the Preserve since it wouldn't be impacting sensitive habitat.

Mr. Rossi: Would an engineering type project (or any of the proposed options) be more feasible/budget friendly with additional funds provided by the new BGV property?

Ms. Lowe: Additional funding would certainly allow us to dream a little bigger on potential outcomes. Otherwise, we try to minimize machinery in the Preserve. So even decommissioning a trail would all have to be done by hand.

Mr. Rossi: How cooperative is the ski area/BGV in helping connect the Peaks Trail to rest of the network?

Ms. Lowe: Based on leadership/staff changes at the ski area in the recent years, there is a renewed interest in expanding what they can do to be a good partner for the Preserve.

Mr. Rossi: Based on these conversations, I am in favor of option #2 or #4. I think rerouting (#3) is "putting lipstick on pig" because it's just as problematic and that trail "needs to go." We need to think bigger and broader and consider making trail connections in the ski area, as opposed to Cucumber Gulch Preserve. I know the proposed road crossing is awkward, but there are many creative ways to address this. We also don't have the ability to enforce regulations in the Gulch and in my opinion, people seem to care less about respecting these spaces.

Ms. Joyce: Does option #2 just exaggerate the capacity issue? Constructing a new trail portal at the base of a hotel would only invite more and more people into the Preserve.

Mr. Rossi: I hear you, but there are lots of examples of social trails already present in the Preserve. Rules are already not being followed; dogs are running into the Preserve. I think BGV tries to be a good partner, and they can potentially mitigate excess use by the hotel entrance. Put the portal slightly further away? If we couldn't mitigate this issue than I would lean towards option #4 (closing the Preserve to users completely).

Ms. Zanca: Along with Krysten, I was not overly impressed with the potential new trail connection. It would be a much less enticing place for visitors and walking along the road is less than ideal. While I'm concerned about an influx of new users from the proposed connection at Peak 8, I do view eliminating fragmented habitats as a positive. I'm not ready to choose an option just yet.

Ms. LaRochelle: This has been very challenging and there is valid rationale for all options. I haven't ruled out closing the Preserve to visitor use completely. Should we avoid bikes in Cucumber Gulch Preserve completely? Learning towards option #3. Is there any alternative for winter grooming, like changing trail height in winter vs summer?

Mr. Overlock: That is a possibility, but it would create new disturbances because you would need a new 16ft wide path for the groomer paralleling the current trail. It also wouldn't really address the "fall line, unsustainable route."

Nikkie LaRochelle: What is the definitive impact of winter use/grooming? It appears nominal in some areas.

Ms. Lowe: It is probably more impactful than we might think. We've seen a lot of the effects in the open water wetlands. Willows are stunted in areas the snowcat has traveled. We do make sure they don't groom until a certain snow depth. Sometimes we see issues with not grooming the same alignment. Impacts in the winter months are less, as an important part of what makes Cucumber Gulch Preserve special is calving/fawning/nesting that happens during the summer months, which is why a trail going right through the middle of the Preserve is a disturbance.

Mr. Reid: One of the first studies we had in the area was with SAIC. Their conclusion was: given that this is by far the most biodiverse area in the Upper Blue Basin and a Nordic skiing operation has been in operation there for around ~30 years, there was not necessarily a need to reduce/eliminate Nordic skiing. We also looked at study on willow growth in the skiing zone, which showed compaction (shorter growing season) and trimming have impacted the plants, but they actually have adapted by shooting roots away from the areas and are still thriving, reproducing willows. The Dayton's are supposed to stay on the exact same locations that are specified in the permit, but sometimes trails must be adjusted for beaver ponds. We allow them that give and take. We also require them to have two feet of settled snow in the meadows before grooming operations can begin.

Ms. LaRochelle: Their permit is with the Town of Breckenridge?

Mr. Reid: Correct, they have multiple permits. Because they groom on Town-owned land, they must have a license agreement for within the Gulch itself. They also have a Forest Service permit for their trails outside of the Preserve. The license agreement they have with Town is the lynchpin for their operation, as they don't have facilities in the Forest Service zone.

Ms. LaRochelle: Understanding who's visiting Cucumber Gulch Preserve, not just the number of users, but their intended purpose for accessing the Preserve would really aid my decision-making process. Of the proposed options I am leaning towards option #3.

Mr. Tennial: I lean towards option #2 or a hybrid of this choice. I believe we are at a point where trail realignment is not enough for what's coming. I know it's not very popular, but I think we are getting to a point where we could consider a permitting system for the Gulch. Not in favor of closing it completely, but habitat sensitivity is our number one call to action in the Gulch. Take advantage of our partnerships. Could we start a Friends of Cucumber Gulch?

Ms. Zanca: Will we be obligated to provide access between the proposed new trailhead at option #2 and the Peaks Trail?

Ms. Lowe: Many valid points are being made about understanding our users in CGP. Not everyone traveling through the Preserve is using it as a connection to the Peaks Connect trail.

Mr. Bergeron: Perhaps an influx of support of BGV and the \$2 a night fee could lead to the creation of Friends of Cucumber Gulch Preserve program that is able to educate and enforce our regulations in the Gulch. I think having some sort of staff present on a daily basis could help curtail some of the infractions we are seeing there.

Ms. Lowe: It is tough because our naturalists offer a daily presence and they are not able to issue citations.

Mr. Rossi: I would love to see potential options for connecting the Peaks Connect Trail with option #2. We've all agreed that this is a unique, biodiverse part of the Valley, yet some of us are still voting to put a trail right down the middle. We need to take a hard look at making that connection because it takes everyone out of the Preserve and contained to the perimeter of area, which provides some decent trail connections.

Ms. LaRochelle: I agree with what you are saying, but standing at the proposed trail portal, Krysten and I felt the infrastructure and wayfinding from this spot is quite difficult. Trail connections from this site don't seem very clear.

Ms. Joyce: It's certainly a different experience to bike through Toad Alley vs. the base of Peak 8. It can be quite chaotic. Is there a potential for a bridge there?

Mr. Overlock: You wouldn't necessarily have to deal with the craziness of the base of Peak 8. There is an old service road that you could take to the Peaks Connect Trail. Working with Vail Resorts could be an option as well, potential for a single-track connection.

Ms. Zanca: I am actually in favor of option #2 now after further discussion, even though I don't love it, it saves more of the Gulch, which is my priority.

Ms. LaRochelle: I'd just like to add that being able to recreate in the Gulch can provide a stewardship aspect. Understanding the area makes you appreciate it more.

Mr. Rossi: Counterpoint, we have hundreds of miles of trails that accomplish that. We could be right back here addressing this issue in a few years. Let's put our money where our mouth is; we can't talk up the amazing biodiversity of Cucumber Gulch Preserve and then vote to not fix what could be fixed.

Ms. LaRochelle: Could Jess provide some insight on how problematic/impactful human travel is in the Gulch?

Ms. Doran: It's difficult to quantify the impacts of human bike/foot traffic through wildlife habitat. The impacts to the wetland are slightly easier to measure and observe through processes like groundwater wells and recording how the vegetation reacts. Luckily, the Gulch has a long-term monitoring program. Wildlife cameras show patterns of activity, some of this is anecdotal, but it helps gives us an idea of how the presence of humans affects wildlife in the Preserve. If the trail went away, you should see a change in the frequency of wildlife recordings. Generally speaking, as human activity goes up; animal activity goes down.

Mr. Bergeron: Do we have an idea on our bike vs foot traffic in the preserve?

Ms. Lowe: Unfortunately, not at the moment. Our naturalist team tries to keep track of this. We would need a proper study done.

Ms. LaRochelle: Do we have safety concerns about crossing the road at the base of Peak 8?

Ms. Joyce: That's my main concern. Especially with a new hotel on the other side of the road. For me, it's an odd place to have a trail portal. I'm not going to advocate to keep Toad Alley unconditionally, but I don't feel that option #2 is the best option.

Ms. Lowe: Infrastructure changes to Ski Hill Road could lead to actual crosswalks/pedestrian friendly crossings. We would design a sustainable trail with trailhead and kiosk.

Mr. Tennial: What's the timeline on if we decide on an option?

Mr. Overlock: We would try to move ahead this season, probably later in the season. We would need to do a bit more outreach and make sure everyone is on board. Our trail crew would be able to handle one portion at a time, first creating the new trail and then decommissioning the old section.

Mr. Tennial: Including outreach/public relations component, would next year make more sense?

Ms. Lowe: The timeline is flexible. Especially if there is more we need to do with our partners/stakeholders and regarding the BGV funding piece.

Ms. Zanca: We know already that we have group of locals who are not going to be happy if we implement option #2.

Ms. Lowe: Correct. Some neighbors in Shock Hill want easy access to the Peaks Trailhead.

Mr. Rossi: Not having a complete alternative ready is going to exaggerate that reaction.

Mr. Tennial: Looks like BOSAC is split 3/3 for options #2 and #3. Can we do a little more work and come back to this?

Ms. Lowe: We have the time. We can dig into some of the numbers of users based on what information we have available. We will do some more wayfinding and planning and look at options for Peaks Connect to the proposed option #2 trailhead.

Trail Loops

Ms. Lowe: We got some great ideas from you all on potential loops. We wanted to come up with a couple different categories of loops, including Hiking Loops (short & long), Family Friendly Loops (short & long) and Mountain Bike Loops (short & long). Ideally, putting these loops into action this summer and begin to experiment with potential color/symbol signing methods.

Mr. Overlock: The property owner is something we must consider when creating these loops, as “on the ground”, as marking is not permitted on USFS trails.

Ms. Lowe: It’s always been tricky to provide additional wayfinding on Forest Service trails because they have a standard, federal level regulations for signage.

Mr. Bergeron: I am seeing quite a bit loops already posted on third-party apps like MTBProject, etc. Are there too many loops already or could we sign one of their more popular loops? I think there is a greater need for shorter, family-style hikes.

Ms. Lowe: The idea of this project is to be able to provide new loops with improved signage to the Welcome Center and third party apps. We want to be able to mix it up and give our users a new experience. It would potentially disperse people over the network of trails more evenly.

Mr. Overlock presents the **Short Family Hike Loop** suggestions submitted to the ArcGIS site - Options include: Iowa Hill Loop, Carter Park Loop, Trollstigen/Little Mountain Loop.

BOSAC and staff decide on Trollstigen/Little Mountain Loop for short family hiking loop.

Ms. LaRochelle: It would be helpful for staff to weigh in on how difficult it would be get these loops marked.

Mr. Overlock: It’s going to take a little bit of time. As we monitor the loops, it would be helpful to know the timeframe of how long we want them posted. I feel like with time and effort involved, we should have them posted for at least a year. People get used to certain loops. It would also give us time to evaluate if there is too much use, we need to switch up the loops, or we see an example of a successful loop.

Mr. Overlock presents the **Family Long Hike Loop** suggestions submitted to the ArcGIS site - Options include: Mineral Hill Loop, Sallie Barber Loop, Wire Patch Loop, Pence Miller Loop and Burro Loop.

Ms. Joyce: When I think of an area that needs wayfinding, the Mineral Hill Loop is in the first area that comes to mind. So many intersections and people needing direction.

Mr. Bergeron: I think Pence Miller could be a great option. Aspens are beautiful in the fall, it's on the Western side of the valley, and there are not as many trail conflicts in that system.

Ms. Zanca: The purposed Burro Loop area could certainly use some improved wayfinding.

Ms. King: Wouldn't it make more sense to do the Wire Patch Loop in the opposite direction to avoid mountain biker conflicts?

Ms. Lowe: Also, another question we have as staff, should we just have one choice in each category?

Mr. Tennal: I think one in each category makes more sense. One of each is a better trail and helps us get moving on this quicker.

Mr. Overlock: I agree, we could do more a soft release/trial. It would give us an idea on how long it takes to mark the trails, etc.

BOSAC and Staff decide on Wire Patch for the Family Long Loop.

Mr. Overlock presents the **Short Hike Loops (non-family)** - Options include: Iowa Hill Loop, Sunbeam/Jack's Loop, Little Mountain Loop, Peaks Trail Loop, and Reilling Loop.

Ms. Joyce: I do think it's important to utilize hiking only trails in these hiking specific loops.

Ms. LaRochelle: We also need to remember points on dispersing traffic/parking, making sure we are using the west side of the valley, on bus routes, etc...

BOSAC and Staff decide on Sunbeam/Jack's Loop for the Short Hike Loop.

Mr. Overlock presents the **Long Hike Loops (non-family)** - Options include: Horseshoe Gulch Loop, B&B Loop, Burro/Wheelers Loop, Sallie Barber Loop.

Ms. LaRochelle: So, are we ruling out any loops that involve USFS/ski area trails?

Mr. Overlock: For the purpose of this exercise, yes. But we can certainly look into and talk to our contacts with the Forest Service.

Mr. Rossi: How and where are going to release information on these loops? A lot of these options are already available online (in various forms of accuracy).

Mr. Overlock: We are trying to think more about “on the ground” wayfinding and have physical signs/symbols on the trail.

Mr. Rossi: Would these loops be submitted to those third-party apps?

Ms. Lowe: Yes, definitely. As well as the Welcome Center, COTrex, etc...

BOSAC and Staff decide on B&B Loop for the Long Hike Loop.

Mr. Overlock presents the Short Mountain Bike Loops - Options include: Carter Park Loop, Turks Loop, B&B Loop, Sallie Barber Loop, Wellington Loop and Blair Witch Loop.

Mr. Rossi: Are we doing enough to disperse bike traffic away from town and the already popular loops? Do we even mess with biking loops with the current amount of loops already posted and available online?

Mr. Bergeron: I’m with you on that.

Mr. Overlock: Agreed. I think there is a room for another shorter bike loop though.

Mr. Bergeron: Might be advantageous to form a loop involving the Rec. Center parking and the River Trail?

Mr. Overlock: There is quite a bit of mixed use occurring on the River Trail; it can be overcrowded. There’s new housing, fishing, dogs, etc.

Ms. LaRochelle: For me, something that is problematic is interfacing with the ski area/USFS. If we understood that further and they were on board, it would change a lot of these loop options.

Ms. Lowe: We don’t have to roll this out this summer. We would need time to come up with signage and wayfinding strategies, which would buy us a little more time to communicate with our partners.

Mr. Reid: USFS was not too keen on symbols on the ground when we initially reached out about this.

Mr. Rossi: Is their attitude a little different in the Golden Horseshoe? Since we are partnered a little closer with them there.

Mr. Reid: Potentially, yes.

Ms. Lowe: From my point of view, they’re more receptive in the Golden Horseshoe.

Mr. Rossi: What about Blair Witch?

BOSAC and Staff decided on Blair Witch Loop for the Short Mountain Bike Loop.

Mr. Overlock: We will check with our partners in the Forest Service about Blair Witch marking. If they're not receptive, we focus on the hiking side of things like Dave suggested.

Mineral Hill Renaming

Mr. Overlock: As the Mineral Hill trail was causing a bit of confusing, we suggested in our last meeting renaming Mineral Hill. The County proposed "Hiker's Gold" and we came up with "Oro Bin." Last week we took 25 Town employees on a hike and had them think about the two names. They voted at the top of the hike and chose "Oro Bin."

Ms. Lowe & Mr. Overlock: Let's all think about it and we will decide next meeting.

Parking Strategy

Ms. Lowe: We talked in our June meeting about another Trails Workplan topic of Parking Strategy. What do we want in a parking strategy? We included a number of questions in your BOSAC packet to brainstorm. Are there triggers/metrics that determine when/where we build? Tony reached out to Boulder County Parks & Open Space to ask about their parking strategy. Their classifications are included as tables in your BOSAC packets.

Mr. Bergeron: One strategy I would like to see implemented is more satellite parking. Smaller lots tucked away are useful. Also, more winter specific parking is desirable. We still don't have spots for the Burro Trail.

Mr. Rossi: I would like to see how "micro-transit" can fit into our transportation system. I know the County went out to Park City to see how their "last mile" or micro-transit system worked. From a transit standpoint, smaller vehicles would allow users/families to access FreeRide, Summit Stage, etc. This would also be advantageous for our satellite communities like Blue River. There are places that FreeRide doesn't go that micro-transit could assist with.

Ms. Zanca: That's the most difficult part of our public transit system, getting to your final destination.

Mr. Reid: Summit County, UT uses a fleet of many vans. It's a point-to-point system, almost like a blend of Uber and the public bus system.

Ms. Lowe: Our biggest questions are 1) when do we build a parking area? 2) what size do we plan for? Design for existing use vs future use? 3) do we put a parking site in areas

where unapproved/rouge parking is already happening?

Mr. Overlock: BOEC is a good example. We have a very popular trailhead, we know we want to add two ADA spots, and there is room to the north to add these and additional spots . When do we say yes, we want to add more spots or, no, we are at capacity for this area?

Mr. Rossi: We should also consider the route the County went with the Quandary Shuttle system. This is a good example of point-to-point recreation access when parking and overuse becomes an issue. We might have to do that with Cucumber or other busy trail portals.

Ms. Lowe: If we look at the public transit system and parking side-by-side, they balance and compliment each other. Just thinking of different transit stops across the valley, I feel these stops would be an ideal location for “You Are Here” style signage and to see how close you are to the nearest trail portal.

Ms. LaRochelle: In the old Master Plan, the idea was there was more parking closer to town and as you moved farther away the parking options were smaller and less frequent.

Ms. Lowe: That is based on the Management Zone (front country vs backcountry) context. How do we tie that in? We could potentially do what Boulder County did and can come up with parking classifications based on management zones.

Council Matters Related to Open Space Topics

Mr. Bergeron: My main topic was going be discussing the BGV property on Peak 8, but I think we covered that when Mark spoke. I just wanted to reiterate that will change the infrastructure of Peak 8 obviously. Also, Senator Bennet is visiting in early August and will be hiking Quandary.

Mr. Rossi: Thank you staff for the site visit at Dry Gulch, that was very enjoyable. My two cents on future plans for the site: I'd like to see that kept mainly intact and not have have historical pieces randomly distributed. I think we will need to monitor this space going forward, whether that's cameras or another strategy to protect it.

Ms. Joyce: I am looking into the process of renaming the McCain property. It might be nice to honor Native heritage by using a Native name. We would obviously would want to have a representative from a local tribe to consult us with this process. I think it would be a nice thing to do.

VI) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Mr. Bergeron, and Mr. Tennal seconded it. The July 24, 2023 regular meeting of BOSAC ended at 8:16 pm.

The next regular meeting of BOSAC is scheduled for August 28, 2023.

Chris Tennial, Vice Chair

DRAFT

Memorandum

To: Breckenridge Open Space Advisory Commission
From: Open Space & Trails Staff
Re: August 28, 2023 Meeting

Staff Summary

Field Season Update

The OST Technicians have been busy completing the following:

- Repairing buck & rail fencing in Cucumber Gulch Preserve
- Drainage work with the mini excavator on Traylor Way, Nightmare, and Fall Classic
- Reshaping bike elements on ZL Trail
- Reconstructed fencing on the Washington Trail
- Collecting buck & rail material
- Replaced numerous 6x6 portal posts
- Extensive limbing along the River Trail

FOBT Events

Aug 10th – River Trail Weed Pull: A productive day with three dedicated volunteers who pulled false chamomile along the River Trail.

Our last volunteer day of the season is September 9th. Volunteers will be focusing on trail maintenance projects on trails surrounding the B&B Trailhead.

The volunteer recognition party is scheduled for September 21st at the Carter Park Pavilion. For more information on FOBT events, please visit [Friends of Breckenridge Trails | Breckenridge Recreation](#).

2023 BIFA

The 2023 Breckenridge International Festival of the Arts (BIFA), hosted by BreckCreate, wrapped up on August 20th. This year, Trail Mix featured the same artist at three locations on the Illinois Creek Trail, Moonstone Trail, and Iowa Hill Trail. The Trail Mix art installations will remain up through Labor Day weekend.

Staff installed trail counters prior to the start of BIFA in order to better capture numbers of people on trail while Trail Mix is occurring. We will keep the counters up through Labor Day weekend and will report out on BIFA at the September BOSAC meeting.

Cucumber Gulch Preserve Neighbors

During the June BOSAC meeting, several neighbors to Cucumber Gulch Preserve attended the meeting and expressed concerns for rerouting Toad Alley Trail. Staff is continuing to meet and work with the neighbors to address their concerns. Staff will bring back the topic of the Cucumber Gulch Preserve trail to the September BOSAC meeting.

Peabody Placer Forest Health Project

The contractors for the Peabody Placer Hazardous Fuels and Forest Health project anticipate starting work on the project in late August. They plan to remove material from the units where possible and

create mechanical piles. When the contractors are operating in the immediate vicinity of Extension Mill Road, Hard Luck, Middle Flume, Tom's Baby, and Upper Flume trails, temporary trail closures will be in place per safety procedures. No trails will be closed for more than five days during events or on weekends. This project is a collaboration between the Town, County, Colorado State Forest Service (CSFS), and the USFS Dillon Ranger District. Please visit the project site for more information: [Peabody Placer Hazardous Fuels Reduction | Summit County, CO - Official Website \(summitcountyco.gov\)](#).

Open Space and Trails

Laurium Trailhead Improvement Updates

When BOSAC discussed trailhead improvement projects last February, the Laurium Trailhead was snow covered and it was difficult to visualize the area and potential changes to either the road or the meadow beyond the green gate. While staff has discussed possible improvements with Town engineering, the trailhead lies in the County's jurisdiction and will require review, approval, and permits through the County and their Road and Bridge Department input for either improving the current on-road parking or constructing a new trailhead. It is unlikely that any improvements can be completed in time in the 2023-2024 winter season, but staff would like to start planning for review by both the County and the Town and secure any necessary permits.

Staff requests that BOSAC consider the trailhead improvement concepts for the Laurium following the site visit to examine at pros and cons of either road improvements or a new trailhead.

- 1. Does BOSAC have any questions regarding either road improvements or trailhead?**
- 2. Does BOSAC have a preference either for road improvements or new trailhead parking area?**

Trails Workplan

Trail Loops

Staff appreciates the input and discussion at the last two BOSAC meetings regarding the concept of trail loops as part of the Trails Workplan. Staff is now working on finalizing a selection of mountain biking, hiking, and family-friendly loops that we can pilot for the 2024 summer field season. The concept of trail loops was presented in the Master Plan as a way to alleviate trail congestion by dispersing users across the trail network, while also providing better wayfinding and communication. Staff is currently troubleshooting physical markers to use on these trail loops that would provide on-trail wayfinding. We are seeking physical markers that are easy to install at the beginning of the season and remove at the end of the season. Staff will keep BOSAC updated on the final selection and look and feel prior to the next summer season.

- 1. Does BOSAC have any questions regarding trail loops?**
- 2. Does BOSAC support this direction for implementing trail loops?**

Parking Strategy

At the July meeting, BOSAC discussed the concept of a parking strategy for the Trails Workplan. A parking strategy addresses the strategic initiative of parking and transit access in the Master Plan, which helps meet a number of goals, including providing access to trails, allowing access for emergency vehicles and improving safety, preventing illegal parking, providing ADA access, and determining trailhead amenities.

Staff is currently working with the USFS Dillon Ranger District, the Volpe Center, Summit County, and all municipalities in Summit County to collaborate on strategies for visitor use management at area trailheads experiencing high use. The Volpe Center is part of the US DOT, whose mission is to advance transportation innovation for the public good. They work to anticipate emerging transportation issues and objectively address the nation's most pressing and complex transportation challenges, particularly those that can be solved with an intermodal, systems perspective. The Volpe Center has been working with the National Park Service, USFS, and other agencies to develop solutions for visitor use

management at high use areas, including Hanging Lake and Maroon Bells. Staff is engaged in this process for Summit County and we can utilize much of the research and strategies for our own parking strategy.

One of the strategies staff has discussed with the Volpe Center is doing a trailhead assessment of all parking areas. As the first step in a parking strategy, staff would like to complete an inventory of all our existing parking areas in order to better understand current capacity and maximum number of cars, the density of trails within a certain radius of each parking area, management zone context, what amenities are currently provided, and any trail count numbers available. An inventory will allow us to categorize our parking areas into levels of use and infrastructure, similar to the Boulder County example provided at the July BOSAC meeting. Having these levels or categories of parking areas will help to determine such things as surface type, size, amount of amenities or services appropriate for each category and eliminate much of the on-off discussions and reactionary decision-making that we've been engaging in to date.

For example, if a parking area is considered to be a high-level category in the Frontcountry management zone, it may include a paved surface, ADA parking, room for 20+ vehicles, a restroom, trash, and dog waste stations, while something at a low-level category in the Midcountry management zone may only have dirt parking for five vehicles and no amenities other than a trailhead kiosk and signage. Categorizing our parking areas by use and trail density will help guide decisions.

- 1. Does BOSAC have any questions about the proposed trailhead assessment approach?**
- 2. Does BOSAC support this approach as first step in developing a parking strategy?**

Aspen Alley Trail

BOSAC requested that staff add Aspen Alley as a topic of discussion regarding trail congestion and conflict. Each fall, staff fields a number of questions and concerns from the general public about conflicts between hikers seeking fall color and mountain bikers, as well as lack of available parking at the bottom of Aspen Alley at the Wakefield Sawmill historical site.

The Aspen Alley Trail begins at the Boreas Pass Trailhead on Boreas Pass Road and runs through the National Forest (USFS jurisdiction) before it crosses a short trail easement and ends on the Town's Wakefield Sawmill site. The trail is 1.3 miles in length and was reconstructed in 2015 due to its previous unsustainable, fall line alignment.

The reconstruction of the Aspen Alley Trail resulted in an improved, longer alignment and an increase in trail use and popularity, particularly during fall when the aspen leaves turn yellow. Given the dominant use of descending mountain bikes on the trail, staff has previously proposed to the USFS that an uphill biking/hiking route be considered to separate uphill and downhill use. This concept is included in the Special Use Authorization that the County and Town hold with the USFS, but any future decision for a new uphill trail route would need to undergo a full NEPA analysis and be approved through a USFS process. Notably, the USFS has consistently been resistant to established "directional" trails (uphill or downhill only) and as a result all proposed directional trails that cross the National Forest have so far been "recommended" one-way trails.

Annually, each autumn, staff fields questions about trail congestion and user conflict and the limited parking at the sawmill historical interpretive site at the bottom of the Aspen Alley Trail. The trail

congestion and user conflict typically occur during the foliage season and are due to increased hiking and biking use, as well as more photography activities during the fall season. Parking at the Wakefield site is limited topographically and by property ownership patterns and is also bisected by an access easement to the benefit of the Wakefield Ranch owners. As a result of the limited duration of the congestion and parking issues, BOSAC has previously recommended that staff monitor the situation annually, communicate etiquette expectations with trail users, and generally recognize that the congestion challenges are relatively short-lived. In response, staff has added signage at the top of the Aspen Alley Trail, worked with Summit County to communicate with the adjacent landowner, and monitored the site on an annual basis during peak foliage season.

- 1. Does BOSAC have any questions about current management approach of the Aspen Alley Trail?***
- 2. Does BOSAC have any additional management recommendations regarding the Aspen Alley Trail that we can communicate to Summit County and the USFS?***

Council Matters Related to Open Space Topics

Jeffrey Bergeron, in his role as Council liaison to BOSAC, will provide updates on open space-related topics that Council has recently discussed.

Other Matters

This standing agenda item is intended to provide commissioners an opportunity to raise questions for a brief discussion and response, or to suggest items for upcoming agendas.