



TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

Breckenridge Open Space Advisory Commission

September 15, 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, Laurium Trailhead.**
- 5:30 pm Call to Order**
- 5:35 pm Discussion/Approval of Minutes**
- August 18, 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
 - Aspen Alley
 - BreckCreate Trail Mix Series
 - USFS FWA
 - BOEC parking
 - Trail Symposium
 - SCOC
 - McCain Open Space Planning
- 6:00 pm OST Discussion**
- 2025 Naturalist Report
 - Breckenridge History
 - Summit Huts Parking Request
 - BOSAC Field Trip
- 7:20 pm Other Matters Related to Open Space**

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

7:30 pm **Executive Session**

7:40 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 LaRochelle called the August 18, 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, and Town Council liaison Jay Beckerman. Matt Powers was absent. Staff members present were Mark Truckey, Chris Kulick, Duke Barlow, Alex Stach, and Tony Overlock. Katherine King from Summit County Open Space and Town Council Member Todd Rankin were also present. Members of the public: Kelly Ahern was present virtually.

II) APPROVAL OF MINUTES

A) BOSAC REGULAR MEETING – July 21st, 2025

The minutes were approved as presented.

III) PUBLIC COMMENTS

N/A

IV) STAFF SUMMARY

A. Field Season Update

B. FOBT Update

C. STRAP

Mr. Barlow asked the commissioners to confirm their support for including the open space program in a letter regarding the Southern Tenmile Recreation Access Plan. BOSAC unanimously supports the letter.

D. Forest Stewardship Plan

E. United States Forest Service (USFS) Mosquito Range Land Acquisition

Mr. Barlow asked the commissioners for their endorsement, on behalf of the Town of Breckenridge, in a letter of support regarding the USFS purchasing lands in the Mosquito Range. BOSAC unanimously supports the letter.

F. Starburst Award

G. BreckCreate

H. McCain Community Meeting and StoryMap

I. BreckHistory

Mr. Barlow updated the commissioners that work has been completed at the Laurium Boardinghouse and Preston Cabins and encouraged them to visit the sites. Mr. Barlow asked the commissioners if they were comfortable with BreckHistory expanding its scope of work for the 2025 season to include restoration work to the Laurium blacksmith shop. BreckHistory does not request additional funding support for this project. BOSAC unanimously approved the expanded scope of work.

J. CGP Reed Canarygrass

Mr. Stach clarified a few points regarding the NutraFix soil amendment being applied in the Cucumber Gulch Nature Preserve, stating that the product is not an herbicide and it's not intended to directly eliminate the targeted invasive species. Mr. Stach stated that applying NutraFix can help restore the soil's micronutrient balance which favors native, perennial plants. The targeted invasive species (reed canary grass and Canada thistle), however, perform better in nutrient-poor soils. Applying Nutrafix may cause the invasives to absorb an overabundance of nutrients, which can negatively affect their growth and ability to compete.

K. Trailhead Wi-Fi

L. BOSAC Field Trip

Mr. Overlock stated that he had spoken with Jefferson County Open Space about setting up a potential open space field trip and proposed a few dates in October. Staff will communicate via email to finalize dates with commissioners, and the group can discuss topics and site visit ideas during the September BOSAC meeting.

V) OPEN SPACE DISCUSSION

McCain Open Space Design (07:12)

The McCain Open Space design team, comprised of members from THK Associates, CDR Associates, and ERO Resources, presented their concept designs to the Open Space Advisory Commission.

Ms. Carrie Tanner presented ERO Resource's environmental analysis work completed to date. Ms. Tanner discussed multiple opportunities and constraints of the McCain Open Space site, highlighting thriving species near the river, potential wildlife viewing opportunities, and locations for potential non-motorized trail connections. Ms. Tanner identified a few challenges, including struggling vegetation, potential wildlife decline, social trail formation, and high traffic on the nearby recreation path. ERO's recommendations included weed control efforts, incorporating shrubs for erosion control, designating no-public-access areas, and adding interpretive signage and wildlife cameras.

Ms. Laura Hickey from CDR Associates presented the Phase 1 public engagement results, showing strong community interest in walking and biking trails, river access, and low-impact amenities. The team plans to launch a survey on a new story map and host a neighborhood event at Vista Verde for the Phase 2 engagement process, while continuing to gather feedback from stakeholders.

THK Associates then presented their two design concepts for open space development, focusing on a few optimal areas for engagement due to their sediment deposition and gentle slopes. The plans aim to balance recreation access with conservation, featuring options that include both paved and soft-surface trails, with a key difference being the level of programming intensity between the two concepts. The team discussed trail improvements, including connecting the Vista Verde neighborhoods to the regional trail system, proposed a 100-foot berm corridor for screening parking and snow storage areas, and the concept of incorporating landscape features to help maintain natural aesthetics. The group then discussed the design of the actual trail system in the open space, focusing on the balance between paved and soft surface trails. Mr. Kern explained options for parking without dedicated spaces, considering the conversion of bike lanes on the McCain Road to parking. The conversation also touched on the realignment of the recreation path and the potential impact on user conflicts. BOSAC commissioners favored the reduction of paved trails in favor of soft surfaces, with only key connections remaining paved. As the THK team presented Option 2, Mr. Spicer explained the key differences between the two concepts, noting that Option 2 was a less intensive plan with natural shade trees, while Option 1 featured more intensive development with permanent shade structures and larger gathering areas. Mr. Spicer explained a few features like discovery play areas, rock walls, identifiers to connect with Breckenridge's identity and limit social trails, while Mr. Kern explained how bike lane and road improvements could calm traffic in the area. The THK team also proposed creating a viewing blind for a roost site, a bird's nest play area, and potentially incorporating monumental public art in a central meadow. The overall plan emphasized the importance of safe river access and preserving the natural landscape while providing opportunities for public engagement.

A few key conversation points between the commissioners and design team included the use of soft surfaces versus paved trails, noting that while soft surfaces might be less expensive, they require more maintenance and could be challenging to plow in winter. Mr. Rossi and Ms. LaRochelle voiced concerns regarding the success of revegetation, with Mr. Kern expressing confidence that native plants could thrive without permanent irrigation, though temporary measures might be needed for establishment. Multiple commissioners asked how winter recreation might be managed in this area. The group discussed a few winter recreation options, including grooming trails for cross-country skiing and running, with a preference for soft surface trails over paved ones. They considered the impact of a new skier parking lot on traffic and environmental concerns, with suggestions to use the lot seasonally for open space access.

The BOSAC commissioners were unanimously supportive of the second design concept, and all agreed that focusing on creating a natural, low-impact design that emphasizes exploration and discovery play would be a great feature and help the space maintain a more natural feel. Commissioners also agreed to prioritize minimal paving and natural shade, and to maintain

focus on winter usability. Ms. Joyce discussed the potential for art installations and an amphitheater-like space. Ms. LaRochele wanted to make sure accessibility remained a consideration, given the parcel's unusually flat topography. Ms. LaRochele and Mr. Rossi both shared concerns regarding implementation and maintenance challenges associated with the proposed vegetation concepts.

Ranch at Breckenridge (1:49:08)

Mr. Barlow introduced the trail development plans for the Ranch at Breckenridge trail network, focusing on two proposed trails: a multi-use two-way trail creating a singletrack alternative to the steep section of Sallie Barber Road located directly south of Sallie Barber Mine, and a hiking-only trail that would connect Spiral Stairs Trail to True Romance Trail. The trails would cost \$80,000 total (\$35,000 for the hiking-only section) and would be constructed by Higher Ground Earthworks. Mr. Barlow also stated that CPW (Colorado Parks & Wildlife) is recommending just the hiking-only trail due to elk habitat concerns near the Australia Gulch drainage. The proposed trails would ideally improve winter recreation access, while also reduce user conflicts and create additional connections and loops. The Summit County Open Space and Trails Commission voted unanimously to proceed with both trails during their August 12, 2025, meeting.

BOSAC discussed both trail options, with a focus on removing the connector section to the Sallie Barber Mine due to conservation concerns and habitat disruption. The commissioners also explored the possibility of making the trail uphill only for bikers to reduce user conflicts, while maintaining hiking-only sections. Mr. Overlock explained that the original vision included a connection to Spiral Staircase, but private property trail easement restrictions led to the current design. The commissioners and staff ultimately decided to include a third option as a choice. (Option 1 = both trails as drawn and originally proposed, Option 2 = hiking-only trail, Option 3 = remove Australia Gulch connection to Sallie Barber Mine and allow uphill biking on the upper section of the trail, and Option 4 = none of the above.)

Mr. Tennial voted for option 4, Ms. Zanca for option 2, Mr. Beckerman for option 3, Ms. Joyce voted for option 3, Mr. Rossi voted for option 4, and Ms. LaRochele voted for option 3.

Option 3: 3 votes

Option 4: 2 votes

Option 2: 1 vote

Staff will work with the County to determine next steps for the Ranch at Breckenridge trails.

Copper Canyon (2:23:56)

Mr. Overlock asked if the commissioners had any questions regarding the Copper Canyon parcel, the neighborhood survey, and/or the proposed trail. There was a brief discussion between BOSAC and staff regarding some negative feedback received from neighbors in the survey, and multiple commissioners pointed out the benefits of the connecting trail to the larger community. Ultimately, the commissioners agreed that the Copper Canyon trail would

create a vital connection in an underserved part of the greater trail network and help keep both bikers and hikers off Boreas Pass Road. The commissioners unanimously supported the construction of the Copper Canyon trail.

VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

N/A

VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Beckerman summarized Town Council's decision regarding Aspen Alley trail restrictions. Commissioners shared with Mr. Beckerman that they were disappointed in Town Council's decision and Mr. Beckerman provided reassurance that Town Council values input from BOSAC on matters pertaining to open space. Staff shared that OSAC voted 7-1 in favor of alternating day use restrictions. Mr. Beckerman also provided updates on the Runway development project and BIFA's Trail Mix exhibits, as well as their impact on the trails at Little Mountain and Illinois Creek.

VIII) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Ms. LaRochelle, which was seconded by both Ms. Joyce and Mr. Rossi. The August 19th, 2025, regular meeting of BOSAC ended at 8:16 PM.

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

Nikki LaRochelle, Chair

Memorandum

To: Breckenridge Open Space Advisory Commission
From: Open Space & Trails Staff
Re: September 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

It's been a busy month for our Naturalists, Open Space Technicians, and contracted partners, who have accomplished the following projects and tasks:

Naturalists

- Collecting and managing data from wildlife cameras and visitor-use counters.
- Hosting educational tables highlighting local wildlife, flora, fauna, and Leave No Trace (LNT) principles.
- Leading guided hikes in Cucumber Gulch Preserve and surrounding area trails, with a focus on wildlife, flora, fauna, and LNT practices.
- Hosting "[Tea Time with a Naturalist](#)" workshops, which provide education on sustainable foraging and how to make your own tea.
- Participating in Blue River Cleanup Day and providing Leave No Trace education.

Open Space Technicians

- Completed extensive maintenance duties on the following trails: Barney Ford, Little Mountain, Nightmare on Baldy, Betty's Trail, Lower Flume, Chantilly, and X10U8.
- In conjunction with Summit County Open Space (County), removed a large tree house on the Copper Canyon property, completed a stabilization project on the Barney Ford Trail, and performed drainage work on Baker's Tank Trail.
- Assisted Breck Create staff and artists with Trail Mix installations.
- Removed numerous hazardous and downed trees system wide.
- Constructed three bridges and assisted with revegetation work on Middle Flume Trail.
- Resurfaced the following crusher fine trails: Blue River Trail, Keystone Drill All Persons Trail, and Chimney Ridge Trail.

Contractors

- Little Daisy Septic: Contractor completed final grading, replaced the septic tank, and closed the permit with Summit County.
- Middle Flume: Higher Ground Earthworks completed the Middle Flume reroute and restoration of the old trail.
- Laurium: Columbine Construction completed the relocation of the new trailhead and associated parking and realigned the existing road. County and Town staff will complete the new trail connection to the trailhead and reinstall the trailhead kiosk and associated signage this month.

- French Creek Trail: Higher Ground Earthworks completed the bank stabilization project and small realignment of the crusher-fine trail.

Friends of Breckenridge Trails (FOBT)

On August 16, 2025, FOBT, in conjunction with the County and the Town of Blue River, hosted its last official event of the season. Thirty-five volunteers constructed over 700 feet of new trail as a continuation of the Blue River Trail.

If you were unable to attend a volunteer event this season, there is a final opportunity on September 27, 2025 National Public Lands Day. Friends of Dillon Ranger District (FDRD) will complete the turnpikes on Baker's Tank Trail, in partnership with the Town of Breckenridge (Town) and the County.

Staff is currently finalizing a date for the end-of-season volunteer recognition party, tentatively slated to take place in mid-October.

Southern Tenmile Recreation Access Plan (STRAP) Open House and public comment

Staff, in conjunction with the United States Forest Service (USFS) and Summit County Open Space and Trails, hosted an open house on August 27, 2025 at the Breckenridge Recreation Center to gather public feedback on the [Scoping Notice for STRAP](#). The event received over 40 attendees who generally supported the plan but expressed concerns with restrictions on local access. Camping, fires, wildlife impacts, signage, a proposed reroute to existing sections of the Wheeler Trail, and financial sustainability of shuttle systems were other stated concerns. The public comment period for the Scoping Notice closes on September 15, 2025, and the list of comments can be found [here](#).

Aspen Alley Communications

Staff are working with the County and the Town's Police and Public Works Departments, and Outreach Team, to develop a communications plan for addressing annual heavy user traffic on the Aspen Alley Trail during the three-week "leaf peeping" period (typically mid-September through early October).

Three Variable Message Signs (VMS) will be installed: one at the Ice Rink staging, "recommended parking for Aspen Alley here", the other two on Boreas Pass Road near the Wakefield Trailhead and Boreas Pass Winter Trailhead staging, "park in designated spots only".

Four sandwich board signs will be on the trail (one at the top, one at the bottom, and two in the middle of the trail) with messaging on trail etiquette and yielding. Staff have also worked with popular hiking and biking apps including AllTrails, MTBProject, TrailForks, and B Like Breckenridge to update their seasonal messaging on Aspen Alley. Staff filmed [a video](#) in collaboration with the Town's Outreach team and SPRTV on September 5, 2025 emphasizing proper trail etiquette (filmed at Aspen Alley) during "leaf peeping" in Breckenridge. This video helps remind users of the importance of right-of-way travel and the yield triangle, while also recommending alternative local trail options to enjoy the fall foliage.

Additionally, staff are coordinating with the County, USFS, and FDRD to provide as much of a physical staff presence on the Aspen Alley Trail during the three-week window as possible. Staff will be available to answer questions and promote Leave No Trace principles, with emphasis on responsible trail etiquette.

BreckCreate Trail Mix Series

Staff worked closely with BreckCreate to monitor art installations during the Breckenridge International Festival of Arts (BIFA), which were on display for a two-week period. As a reminder, during the April 28,

2025 BOSAC meeting, the Commission agreed to BreckCreate's request that Justin Tate's installation on the Moonstone Trail remain in place for one year to document how the work evolves over time. Breck Create will continue to monitor this installation and address any concerns that may arise.

Also at the April meeting, BOSAC discussed Joe Scolari's Ciugaboc marble installations on Illinois Creek and Little Mountain, specifically regarding how long they should remain in place. Breck Create will attend the October 18, 2025 BOSAC meeting to solicit BOSAC feedback on these installations and whether they should remain or be removed.

USFS Field Work Authorization (FWA)

The Town has contracted the SE Group, a consulting firm specializing in recreational planning, to expedite the USFS NEPA analysis review of an [alternative route to the Aspen Alley Trail](#) and a new [Barton Connector Trail](#). As part of this process, the SE Group has hired specialists to analyze the potential impacts of the proposed trails on wildlife, plants, wetlands, and historical remains. The USFS has authorized the FWA's for these analyses to take place this fall but was careful to point out that this doesn't commit them to any established timeline for review. Amanda Wheelock, Acting District Ranger for the White River National Forest's (WRNF) Dillon Ranger District, has expressed support for these trail proposals and has submitted both projects to the USFS Forest Leadership Team for consideration for inclusion in the 2026 WRNF Program of Work. The 2026 WRNF Program of Work is expected to be finalized at the end of October 2026. Staff will continue to share any updates on these trail proposals with BOSAC, as information is received.

BOEC Trailhead & Sawmill Reservoir Tree Removal

Staff continue to work with a contractor to expand the existing BOEC trailhead parking lot by four parking spaces and retrofit one of the current spaces into an ADA-accessible spot. Staff are hopeful this project will be completed this fall.

In addition, the Town's Water Department has identified several hazardous trees surrounding the two dams at Sawmill Reservoir that need to be removed to maintain the integrity of the dam structure. Ideally, both projects will occur simultaneously, while the trailhead is closed, to minimize traffic at the dam during tree removal.

Colorado Trails Symposium

On September 17–18, 2025, the [Colorado Trails Symposium](#) will take place at the Frisco Day Lodge. The mission of this event is to provide inspiration, connection, and education for trail professionals as they navigate the challenges and opportunities of managing trails on public lands.

Town staff will attend to learn, present, and lead field trips.

Summit County Outdoor Coalition (SCOC)

The Town, as a member of [Colorado's Regional Partnership Initiative](#) (RPI) collaborative group [SCOC](#), recently provided a letter of support for a grant application for \$127,440 for outreach and public engagement support from the [Colorado Parks and Wildlife \(CPW\) RPI Grant Program's](#) Early Wins Grant. Founded in 2023, this represents the last grant cycle the SCOC is eligible to apply for the Early Wins Grant, which provides specifically dedicated funds for "Regional Partnership collaboratives who are in the process of developing a regional plan".

The next critical step for SCOC will be the creation of a collaborative, strategic plan. Once complete, the SCOC will be eligible to apply for grant funding from CPW's RPI Capacity and Plan Implementation Grant.

Fifty (50) million dollars of state funding is budgeted for this grant, scheduled to be awarded from 2025-2030. Staff views this as a valuable opportunity to seek funding support for large, expensive projects suitable for broad community support such as Frisco Backyard, STRAP, and the Recreation Access Management Initiative (RAMI).

McCain Open Space

Phase 2 of the public engagement plan is nearing completion. On August 20, 2025, the Town's consultant team, THK, CDR, ERO, and staff hosted a brief site visit followed by an open house at the Breckenridge Recreation Center. Approximately fifteen (15) members of the public attended and provided positive feedback on both proposed concept designs. Support for soft surface trail options, natural areas, accessibility opportunities, and river access were the prevailing themes of the in-person feedback.

On September 4, 2025, staff hosted a community meeting at the Vista Verde Outdoor Gathering Space to discuss the initial concepts and features for the McCain Open Space Design and Management Plan. A total of seven residents attended, along with property management staff from Gorman & Company. Although turnout was limited, the conversations between staff, participants, and management were valuable. Participants generally supported THK's proposed [Concept 2](#), which focuses on a more natural plan for the open space and amenities. Among the feedback received was a suggestion to include a basketball court and support for making the feature areas closer to the Vista Verde neighborhood more developed and leaving those further away more natural. This input has been shared with CDR and added to their public feedback database.

THK discussed their proposed concept ideas with Council during their September 9, 2025, work session. Council was also supportive of Concept 2 and agreed with the feedback provided by BOSAC during their August 18, 2025, meeting, particularly in supporting the "lower intensity" theme of the programming, capitalizing on the flat topography to provide increased user accessibility, and emphasizing the importance of planning for winter use. THK will work with staff to incorporate this round of feedback into a Final Plan draft, which is scheduled to be presented to BOSAC during their October 20, 2025, meeting.

Memorandum

To: Breckenridge Open Space Advisory Commission

From: Open Space & Trails Staff

Re: September 15, 2025 Meeting

Open Space & Trails Discussion

2025 Naturalist Report

Ella Garner, Open Space and Trails Naturalist, will present the 2025 Naturalist Report. This annual report will summarize guided hikes, naturalist programming, wildlife cameras/studies, and visitor use reports from this past season.

- 1. Does BOSAC have any questions or concerns regarding the content of the report?***



2025 Naturalist Field Report



Open Space & Trails Naturalists promote conservation and foster stewardship by providing environmental education programs, such as guided hikes and hands-on talks.

Naturalists also conduct wildlife and visitor use monitoring in Cucumber Gulch Preserve and other Town of Breckenridge/ Summit County Open Spaces.

Naturalist Season:

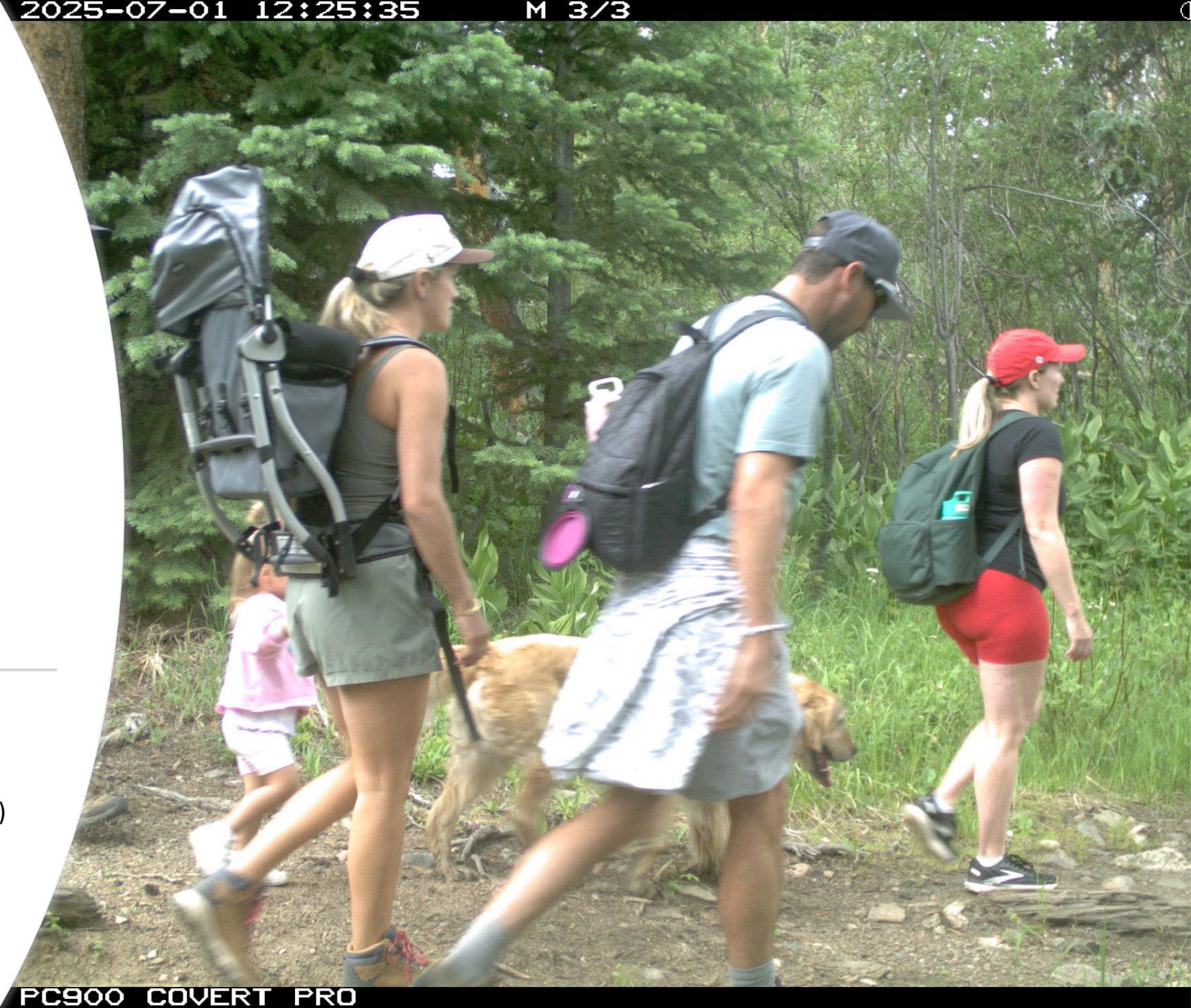
May – mid-October



Visitor Use Monitoring

Primarily conducted in Cucumber Gulch Preserve during the annual closure: (May - July 6th).

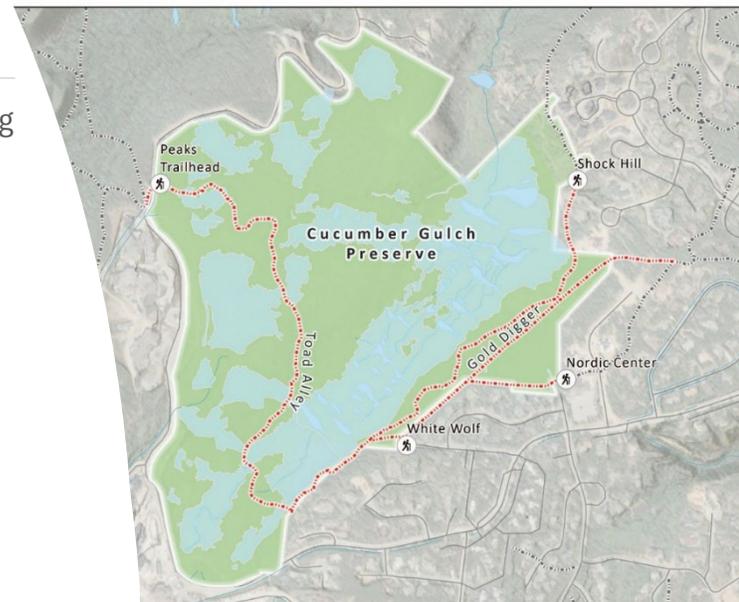
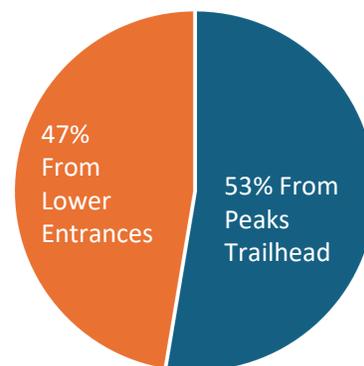
Naturalist also assist in collecting trail use (TRAFx) data all season.



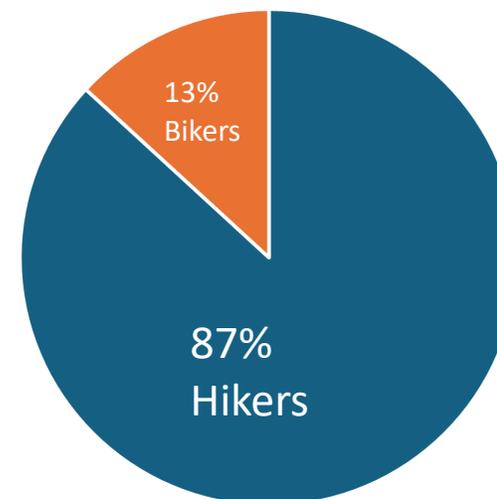
Visitor Use of Cucumber Gulch Preserve During 2025 Closure:

- Police VMS boards with "CLOSED" message at the Peaks Trailhead and on Cucumber Creek Road.
- **76 people and 10 dogs recorded on camera during 2025 closure.**
- Trail users consisted of **87% hikers**, and only **13% mountain bikers**.
- 53% of trail users entered the preserve from lower/ Residential entrances (Shock Hill, White Wolf and Nordic Center), and 47% from Peaks Trailhead/ Resorts.

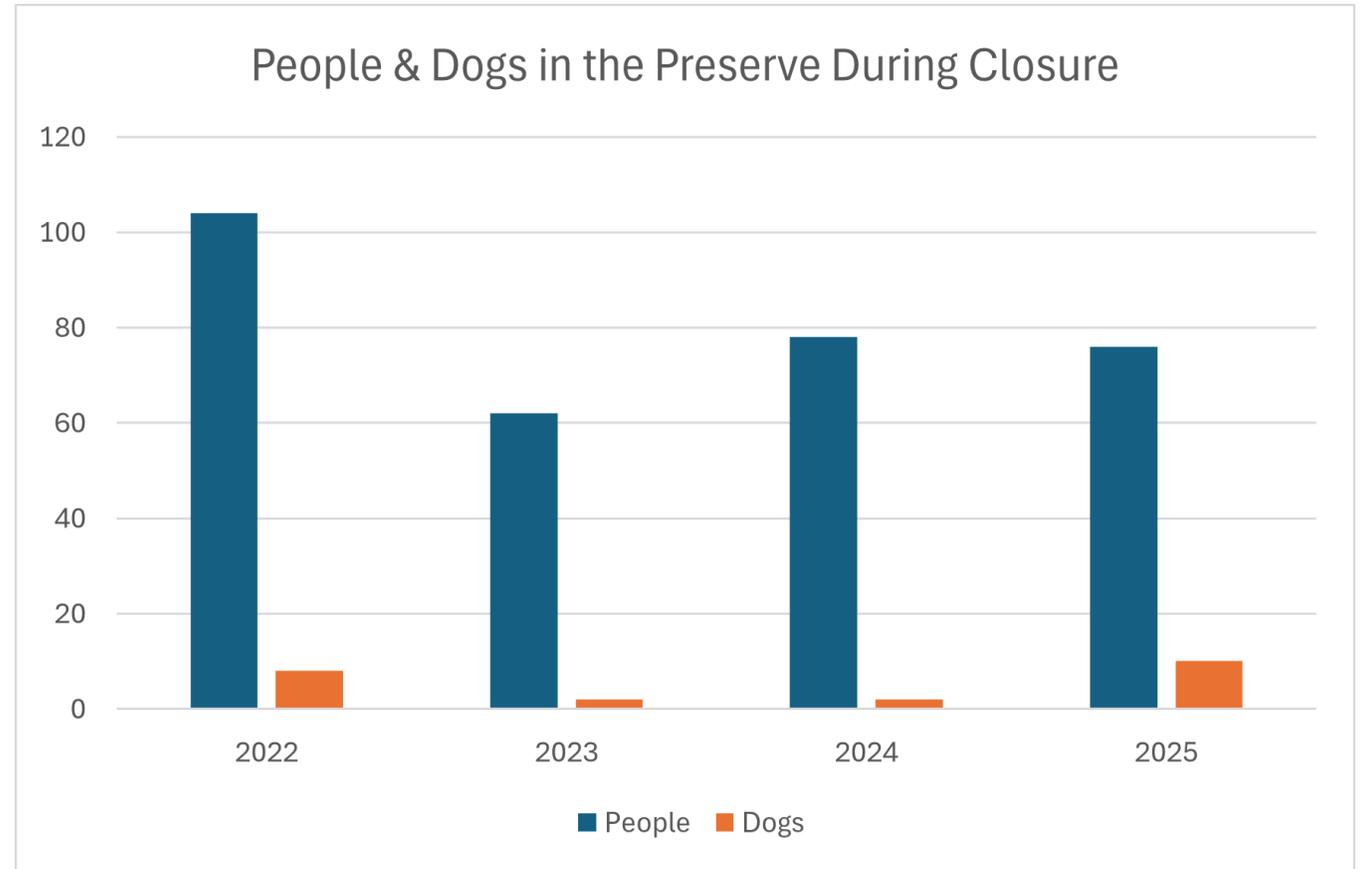
Direction of Travel through the Preserve During 2025 Closure



Hikers & Bikers in the Preserve During 2025 Closure



Visitor use During Closure over the Last 4 Years:





Wildlife Monitoring

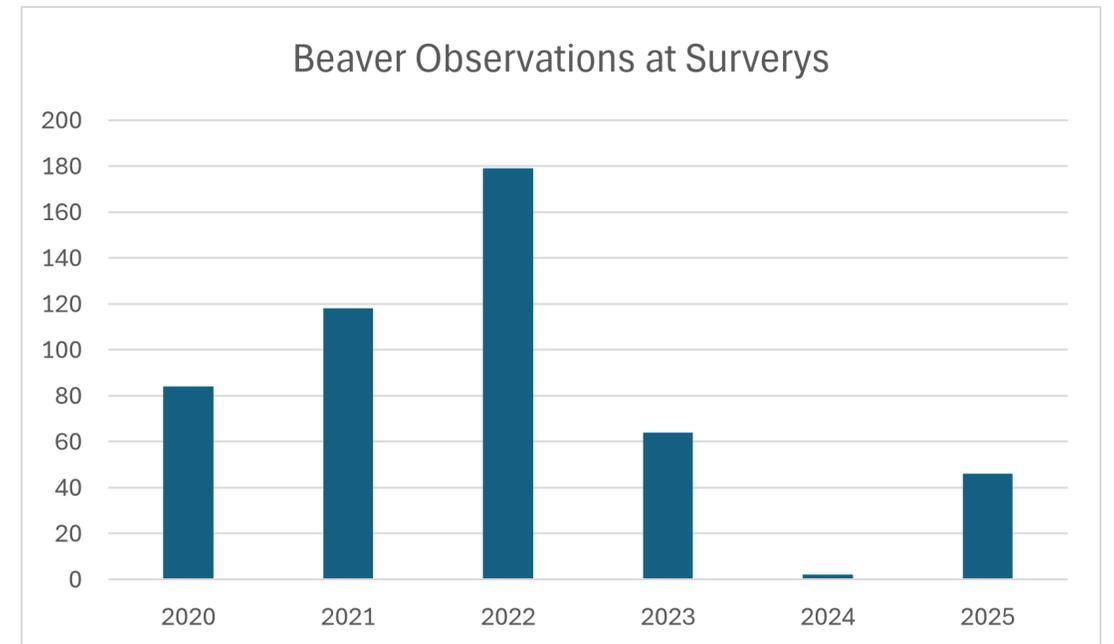
Primarily conducted in Cucumber Gulch Preserve,
in person and via trail camera, all season.

Naturalists also assist in collecting data for Summit
County Open Space & Trails wildlife studies
(Fourmile and Dry Gulch.)



Beaver Monitoring in Cucumber Gulch Preserve:

- In-person beaver surveys: June - July and September - mid-October.
- Monitoring via wildlife camera throughout the season.
- Notable uptick in beaver & muskrat observations in 2025.





06/07/2025 10:30 AM 52°F 11°C



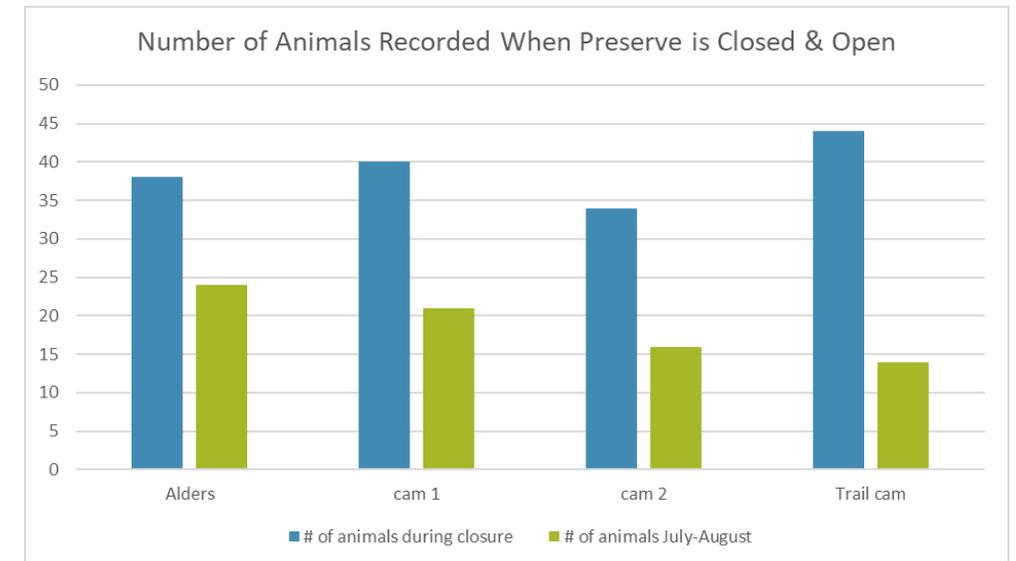
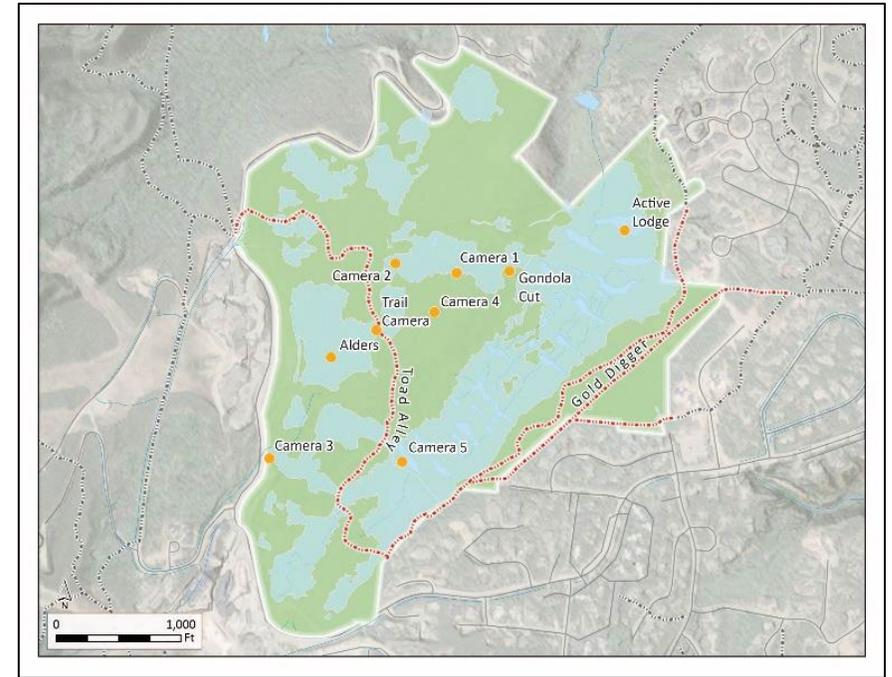
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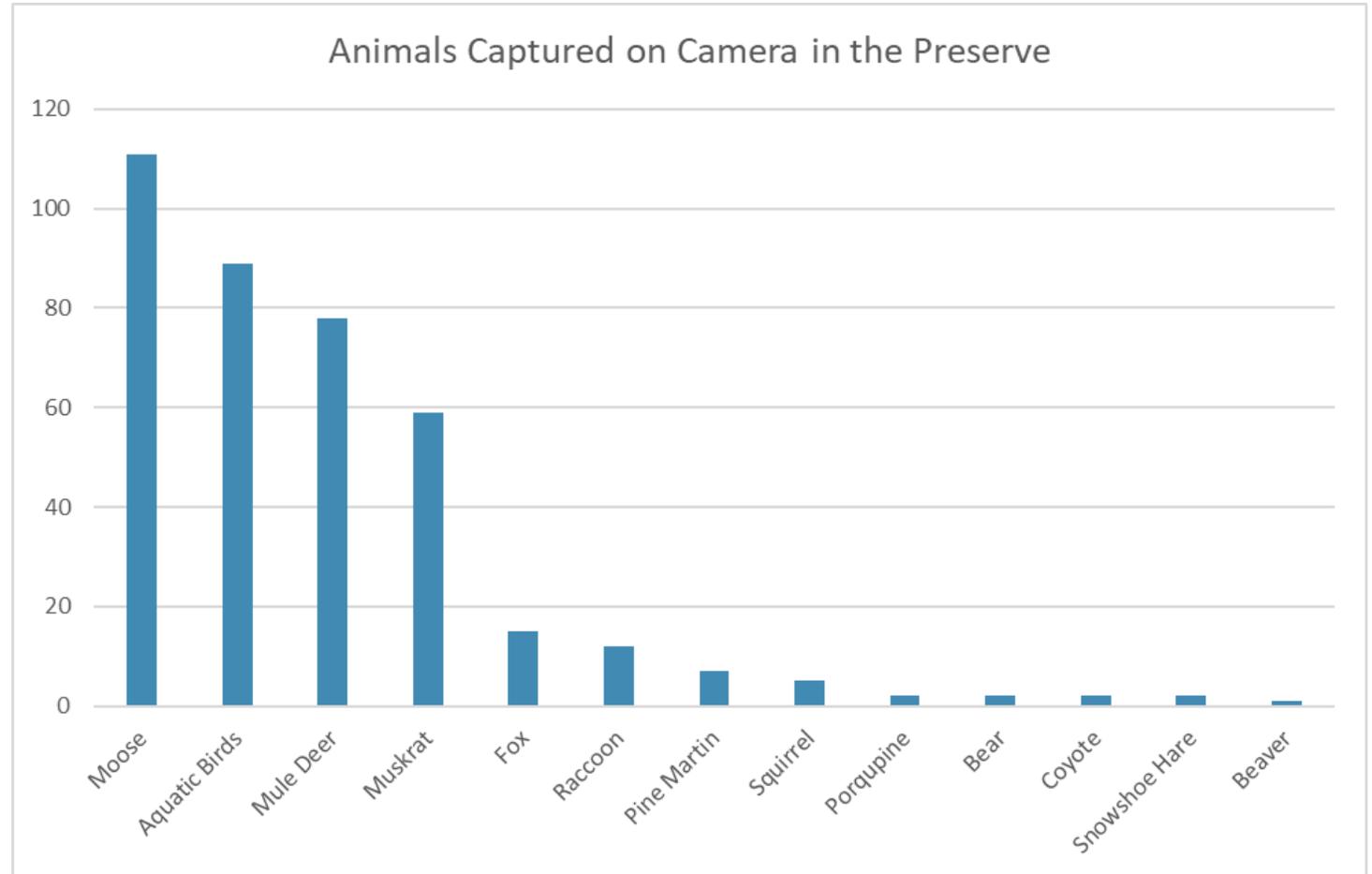


Number of Animals on
Cameras During Preserve
Closure (May-June)
& Number of Animals on
Cameras while Preserve is
Open (July-August)



Species Richness & Biodiversity in the Preserve

- In 2024, 17 different species of animals were recorded in the Preserve.
- Aquatic birds include Mallard Ducks, Great Blue Herons and Canada Geese.



Trail Reroute Success Story!

- A trail camera was installed at the Fen located about 10 feet from the old section of trail.
- Wildlife has been observed drinking from the Fen!
- No people have been observed on the old section of trail.



Environmental Education

June through October (ongoing)

"Through education, understanding; through understanding, appreciation; through appreciation, protection"

-Freeman Tilden



Guided Hikes

Locations:

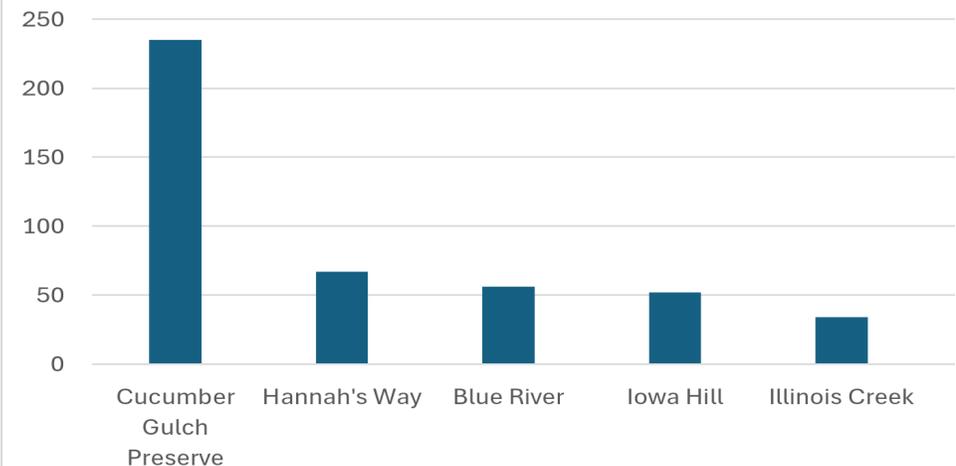
- Illinois Creek, Iowa Hill, Sawmill Reservoir, Blue River, Hannah's Way, and B&B Trails this season, (June - September). **Ongoing!**
- Cucumber Gulch Preserve, (July - August).
- Additional hike locations provide alternatives to hiking in Cucumber Gulch Preserve during closure, and for groups larger than 7.

Themes:

- Wildlife, Wildflowers, Foraging, Natural History and Aspens!



Guided Hike Attendance per Location



Foraging: a hot topic & lost survival skill

- The art of foraging is having a resurgence! It is an important skill to teach – promoting Safety, Responsibility, and Sustainability!
 - More than 50 people attended a Foraging Guided Hike at Iowa Hill Trail this August.
 - More than 40 people attended a Foraging Tea Time Talk.
- (There is still 1 more next Saturday!)



Education Stations:

Locations:

- Illinois Creek/Trollstigen (weekly in June, every other week in July – August)
- Aspen Alley (weekly in September)
- Special Events: Town Party, Blue River Clean up, FOBT, RaceBreck, BreckBikeWeek, etc...



Breckenridge Tourism Office Videos

- Wildflower watch in July
- Leaf Brief in September
- Check out these educational updates on gobreck.com or B like Breck App



Breckenridge
LEAF BRIEF

A scenic view of Breckenridge, Colorado, featuring vibrant yellow and orange autumn foliage in the foreground and middle ground. In the background, a large, snow-capped mountain peak rises against a clear blue sky with a few wispy clouds. The text "Breckenridge" is written in a white, sans-serif font, and "LEAF BRIEF" is written in a larger, bold, white, sans-serif font below it.

*Breckenridge
Wildflower Watch*

A wide-angle landscape view of a mountain valley. The foreground is a lush green meadow filled with numerous yellow and purple wildflowers. The middle ground shows rolling green hills and a small lake. In the background, a range of rugged mountains with patches of snow is visible under a blue sky with scattered clouds. The text "Breckenridge" and "Wildflower Watch" is written in a white, cursive font, centered over the lower half of the image.



Thank you!



Breckenridge History

Larissa O’Neil, Breckenridge History (BreckHistory) Executive Director, will be in attendance to provide an overview of work accomplished on open space properties in 2025 and a proposed work plan on open space properties in 2026. [The Town’s 2023 Open Space and Trails Master Plan](#) provides the following as a consideration within the Open Space Conservation Guidelines: “Historical resources, including historical sites, structures, or artifacts”.

To be able to provide Council with a recommendation prior to their scheduled 2026 budget discussion during their October 14, 2025, work session, BOSAC will need to make a determination regarding BreckHistory’s proposed 2026 work plan, and potential open space funding support, during the meeting. Table 1, below, provides a summary of recent Town open space funding support toward BreckHistory projects on open space properties.

1. *Does BOSAC have questions or comments for Ms. O’Neil relating to BreckHistory’s completed work in 2025 or proposed work in 2026?*
2. *Does BOSAC have a recommendation for Council regarding BreckHistory’s proposed 2026 work plan on open space properties and associated financial support from open space funds?*

Table 1

Year	Work Plan Total (on open space)	TOB OST funding	Projects	Comments
2021	\$0.00	\$0.00	None	
2022	\$85,000	\$0.00	Sallie Barber	Funded by grants and TOB General Fund
2023	\$375,000	\$100,000	Jessie	Staff recommended \$100k in OST support, BOSAC unanimously approved
2024	\$100,000	\$100,000	Keystone Drill, stabilization planning	Discussed during March, 2023, BOSAC meeting. Project supported, no specifics on funding.
2025	\$115,000	\$0.00	Laurium, Preston, Jessie foundation, Reiling Punt	BOSAC recommended TBD funding with Minnie Mine project. When Council decided against Minnie Mine, funding was nixed.



September 8, 2025

To: BOSAC

From: Larissa O'Neil

Re: Proposed 2026 Work Plan

2025 recap of projects on Town and County Open Space: Breck History recently completed, or is the process of completing, several projects including stabilization of two cabins at the Preston townsite, preservation of the Laurium Mine boardinghouse and blacksmith shop, and restoration of the Reiling Dredge punt. We are working with Columbine Hills Construction to remove the flat rack bridge and complete site restoration work at the Jessie Mill. Work on the Reliance Dredge has been rescheduled for 2026 to allow time for a wetland delineation and consultation with the State Historic Preservation Office. The Minnie Mine project is on hold, with a revised and reduced scope proposed for 2026. Several before, during and after photos are included below and linked [here](#).

2026 Proposal: Breck History is proposing up to six projects on Town and County Open Space. BH staff and board members will be available at the September 15 meeting to share project concepts and answer questions.

Minnie Mine Machine Shop – The proposed, reduced scope includes inventorying and organizing historic materials on site to prevent further deterioration. A potential future phase (not part of the current proposal) envisions a steel "ghost structure" that replicates the dimensions of the original machine shop. Meets 4 out of 5 criteria in historic resources management plan. Budget: \$25,000

Arctic Stamp Mill Battery - Relocate the Arctic stamp mill battery from its difficult-to-access site in Monte Cristo Gulch to a visible location along Gold Run Road in front of the Jessie Mill. Once moved, the battery will be sheltered and interpreted. The Jessie's original machinery was removed long ago, and the Arctic battery is of the same vintage. Because public access to the Jessie itself is not permitted, the relocated battery enhances on-site interpretation while also protecting it from further deterioration. The project is contingent on confirming the battery's ownership by Colorado Springs Utilities; they have expressed support. While not specifically identified in the management plan, Monte Cristo sites meet one of five established criteria. Estimated budget: \$130,000.

Additional Mine Site Stabilization Projects Proposed – Estimated budget: \$100,000

Mountain Pride Mine – The project includes stabilization of the mine workers' cabins, some of which were modified in the 1970s, along with drainage improvements and general site cleanup. Interpretive signs will focus on the residential complex, highlighting how people lived at the mine and how the cabins were later repurposed. Meets three criteria in the management plan.

Extension Mill- The Extension Mill site, located near the Preston townsite, is largely collapsed; however, a rare and intact circular Portland Filter remains on site. This device, which functioned like a centrifuge to dry ore concentrate, is a significant surviving feature. The project would involve removing several trees to improve visibility of the filter and installing an interpretive sign to explain its function. Meets two criteria in management plan.

Laurium Mine Mill - This project would re-erect the large timber frames that once supported the mill's ore bin floors. Restoring these key structural elements will help convey the original scale and form of the mill. Meets three criteria in management plan.

One Step Over Cabin – This project focuses on the stabilization of a mining-era cabin located near the intersection of Prospect Road and the One Step Over Trail.

[Link to existing condition photographs and draft renderings](#)

[Google Earth link with pins showing site locations](#)

2025 Project Photos

Preston Cabins (Before & After)



Laurium boardinghouse and blacksmith shop



Summit Huts Summer Parking at the Laurium Open Space Trailhead (Laurium Trailhead)

[Summit Huts](#), a “non-profit organization dedicated to developing and maintaining a system of backcountry cabins accessed by non-motorized trails in Summit County, Colorado” recently acquired the Atlantic Lode Cabin, a 6-person hut located on Boreas Pass Road, 4.5 miles from the Boreas Pass Winter Trailhead (Winter Trailhead). As part of their Conditional Use Permit application with the County, Summit Huts needs to secure parking spots for guests of the Atlantic Lode Cabin. For Winter use, when Boreas Pass Road is under a non-motorized restriction above the Winter Trailhead, Summit Huts will be requesting two parking spots at the Winter Trailhead from the County. To operate the Atlantic Lode Cabin during the summer season, Summit Huts would like to provide guests with non-motorized access via the Baker’s Tank Trail. To facilitate this, Summit Huts is requesting approval from BOSAC for the designation of two parking spots at the Laurium Trailhead for guests of the Atlantic Lode Cabin during the summer season, beginning in 2026. Because the Town and the County jointly own and manage the Laurium Trailhead, Summit Huts will also need to go through a separate approval process with the County.

Greg Guevara, Summit Huts Executive Director, will be in attendance to provide more detail relating to this request. Monday’s discussion will be an introduction for BOSAC and no decision is expected to be made at the meeting. BOSAC will be asked to decide whether they approve the request for Summit Huts parking at the Laurium Trailhead during the October 20, 2025, BOSAC meeting.

- 1. Does BOSAC have questions or comments for Mr. Guevara relating to Summit Huts request for two summer parking spaces at the Laurium Trailhead?***
- 2. Does BOSAC have requests for additional information ahead of the planned Summit Huts discussion during the October 20, 2025, BOSAC meeting?***



SUMMIT HUTS

Laurium Parking

BOSAC Sept 15th, 2025

2

- Summit Huts was the recipient of a cabin/land donation
- Located about 4.5 miles up Boreas Pass Rd.
- We will be submitting a CUP application with the County soon
- We are working to figure out parking

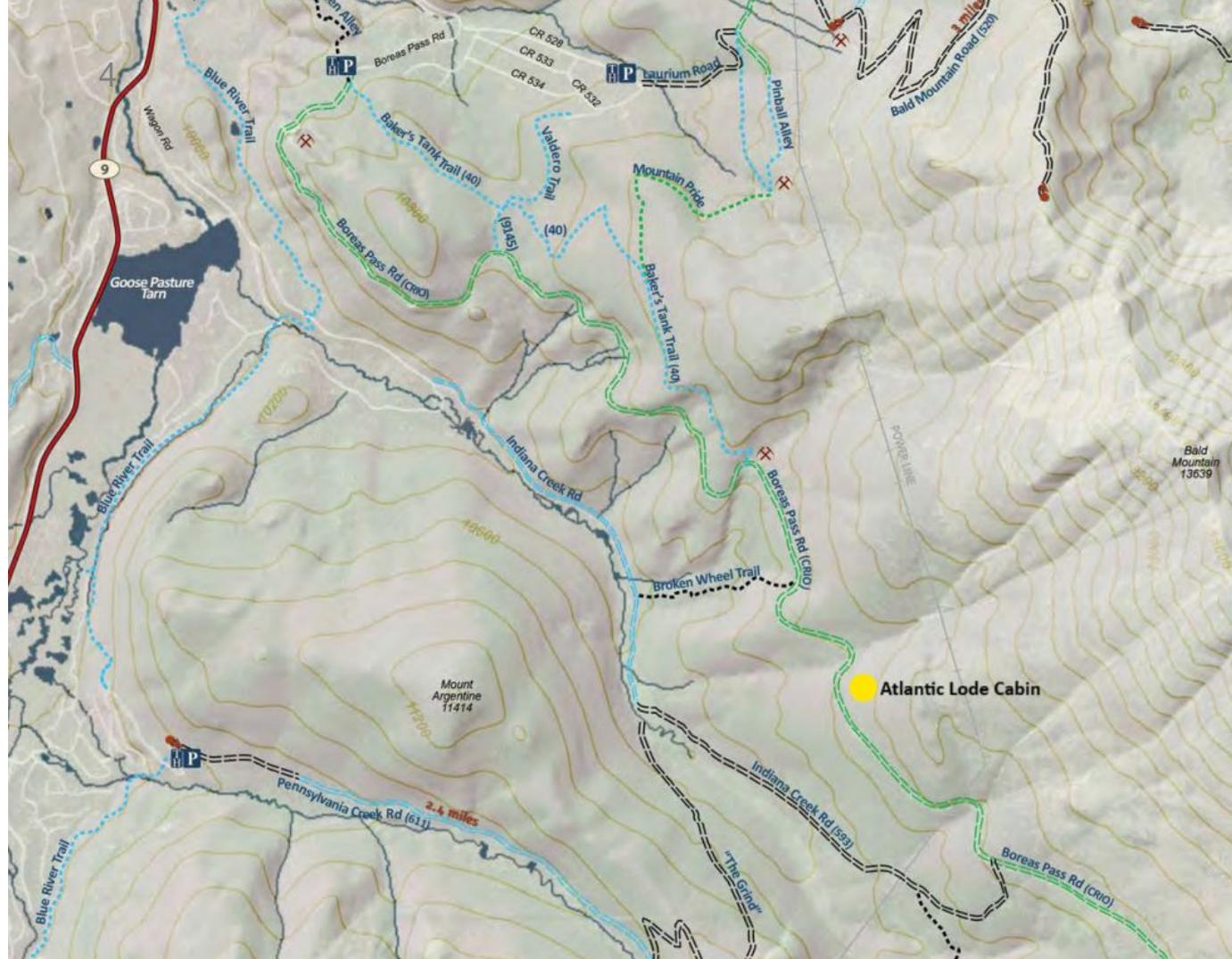
Atlantic Lode Cabin

3

- We currently use Boreas Pass Trailhead for winter parking for Section House/Ken's
- We are requesting two additional winter spaces at Boreas Pass Trailhead
- We are requesting two summer/fall parking spaces at Laurium Trailhead

Atlantic Lode Cabin

Cabin Location



BOSAC Field Trip

Staff have scheduled a BOSAC field trip to visit the [Jefferson County Open Space Program \(JCOS\)](#) on October 22, 2025. Jefferson County Open Space (JCOS) manages over 56,000 acres of preserved land, with 270 miles of multi-use trails and 27 regional parks. Their mission is to protect natural resources while providing recreation, education, and stewardship opportunities for the community. JCOS staff oversee trail construction and maintenance, natural resource management, volunteer coordination, visitor education, and wildlife conservation, including programs like Park Patrollers and Bike Right. They work closely with partners such as Colorado Parks and Wildlife to monitor habitats and implement conservation initiatives.

1. ***Does BOSAC have suggestions for specific topics or activities to include in the scheduled JCOS field trip on October 22, 2025?***