



**OPEN SPACE ADVISORY COMMITTEE
THURSDAY, MAY 1, 2025
AGENDA**

Thursday, May 1, 2025	5:00 PM	100 Third St. Castle Rock, CO 80104
		Conference Rooms A&B
		Instructions for virtually joining the meeting can be found at:
		https://www.douglas.co.us/board-county-commissioners/boards-commissions/open-space-advisory-committee/

The purpose of the Douglas County Open Space Advisory Committee is to advise and make recommendations to the Douglas County Board of County Commissioners (Board) and municipal officials regarding disbursement of funds from the Parks, Trails, Historic Resources, Open Space Sales and Use Tax Fund, and to select open space land to be proposed for acquisition, maintenance, or preservation, to establish priorities, and to make recommendations to the Board on lands involving conservation easements acquired with such funds.

COSAC Administrative Pre-Meeting 5:00 PM

Administrative questions on anything on the agenda

CALL TO ORDER – 5:30 PM

- I. Roll Call**
- II. COSAC Disclosures**
- III. Adoption of Agenda**
- IV. Approval of Minutes – April 3, 2025 and April 8, 2025**
- V. Public comment (Provisions for additional public comment will be made as deemed appropriate by Chair)**
- VI. Election of Officers**

VII. Adoption of 2026 COSAC Meeting Calendar

VIII. Administrative Announcements

- i. Parks & Trails Updates**
- ii. Historic Preservation Updates**
- iii. Open Space Updates**
 - 1. Personnel Updates – Dan Dertz**
 - 2. Citizen Survey – Dan Dertz**
 - 3. Staff Professional Development – Dan Dertz**
 - 4. Cattle Branding at Sandstone - Scott McEldowney**
 - 5. Ranger Updates – Ryan Smith**
 - 6. Programming Updates – Scott McEldowney**
- iv. Other Updates**

NEW BUSINESS

- IX. Town of Castle Rock Lost Canyon Ranch Annual Report – Town of Castle Rock Staff: Park Planner Matt Roth and Natural Resource Specialist Barbara Spagnuolo**
- X. Trailhead Improvements (Cameras and Counters) – Ryan Smith, Senior Ranger**
- XI. 5 Year CIP – Scott McEldowney, Assistant Director**

EXECUTIVE SESSION

ADJOURN REGULAR MEETING

The Next Meeting Will be Held on Thursday, June 5, 2025 @ 5:30 p.m.



TO: Douglas County Open Space Advisory Committee

THRU: Dan Dertz, Director of Open Space and Natural Resources

FROM: Matt Roth, Parks Planner
Barbara Spagnuolo, Natural Resource Specialist

DATE: May 1, 2025

TITLE: Lost Canyon Ranch Open Space 2025 Annual Report Presentation

SUMMARY

In 2024, the Douglas County Board of County Commissioners and Town of Castle Rock approved an Intergovernmental Agreement to define the terms and conditions regarding a financial contribution to the Town for the acquisition of Lost Canyon Ranch Open Space. As part of this agreement, the Town shall provide the County with an annual report documenting the work performed by the Town on the open space property each year through and including April 1, 2034.

Such report shall describe, in general terms, the Town's use of the open space, all activities associated with, and expenses incurred in the design, installation and maintenance of trails on the property, estimates regarding public attendance, efforts undertaken to comply with the Conservation Easement, and any other information requested by the County regarding the Property. A copy of such report shall be provided to the Douglas County Open Space Advisory Committee (COSAC). The Town shall promptly respond to all County and/or COSAC inquiries and compliance with the provisions of the IGA.

Accordingly, the report is included for review in Attachment A. Parks Planner Matt Roth and Natural Resource Specialist Barbara Spagnuolo will be in attendance at COSAC's meeting to present the report and answer questions.

Attachments

Attachment A – Lost Canyon Ranch Open Space 2025 Annual Report



Castle Rock
**PARKS &
RECREATION**
*Lost Canyon Ranch
Open Space*

*2025 Annual Report
to Douglas County
Open Space Advisory
Committee*



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ANNUAL REPORT

Introduction

Statement of purpose

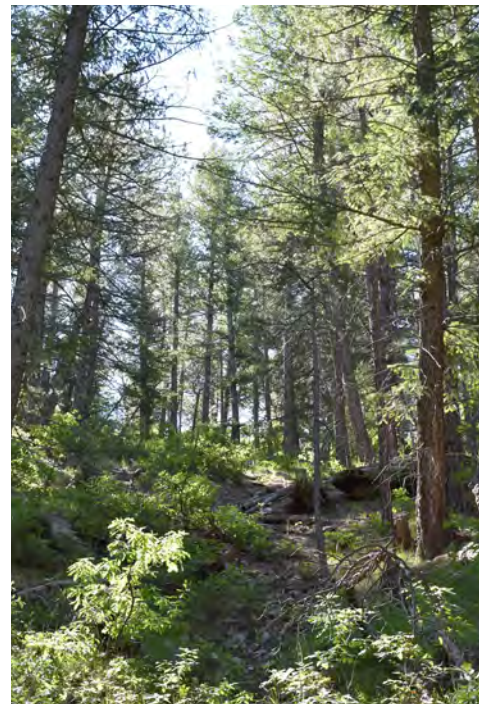
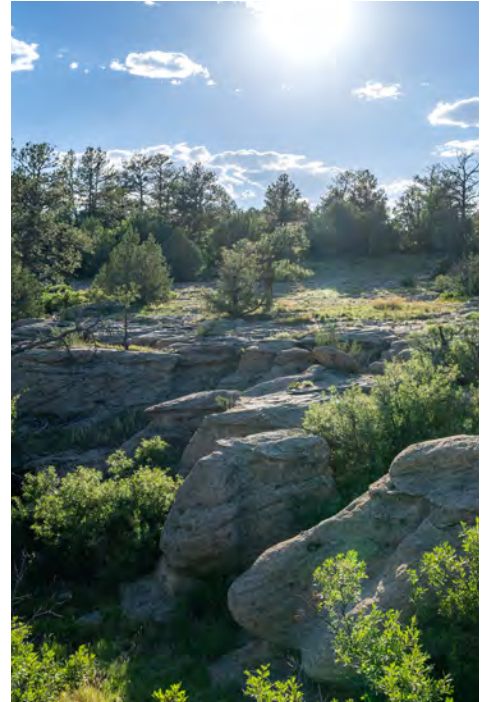
Beginning on April 1, 2025, and on or before April 1 of each year thereafter through and including April 1, 2034, the Town shall provide the County with an annual report documenting the work performed by the Town on the Property and all related activities during the preceding year. Such report shall describe, in general terms, the Town's use of the Property, all activities associated with, and expenses incurred in the design, installation and maintenance of trails on the Property, estimates regarding public attendance on the Property, efforts undertaken to comply with the Conservation Easement, and any other information requested by the County regarding the Property. A copy of such report shall be provided to the County Open Space Advisory Committee (COSAC). The Town shall promptly respond to all County and/or COSAC inquiries regarding the Property and compliance with the provisions of this Agreement.

Overall summary

The 681-acre Lost Canyon Ranch property was acquired by the Town of Castle Rock (Town) as open space on May 1, 2024. The property is currently closed to the public and a closure sign is posted on the locked main gate. The closure is to protect the natural and cultural resources and to address safety concerns while allowing Town staff to assess the property and develop the master plan to guide future public recreation access. To provide the public with project updates, general information about the property and the master planning process as well as a way to sign up to receive updates about the property, a project landing page was created at CRgov.com/LostCanyonRanch.

The Town's Parks and Recreation Department has spent the last year assessing the site and its components to create a Master Plan as well as a Management Plan to guide management of this open space that balances conservation and recreation. Town staff has been assessing the property's resources, determining sustainable trail alignments, analyzing potential future uses of the building envelopes and the feasibility of existing structures, engaging neighbors and community members and conducting some property maintenance, including minor repairs to the roads and buildings. As of April 1, 2025, the property has not yet undergone any major improvements or construction activity.

The Town's intent is to open Lost Canyon Ranch Open Space to general public use in late summer or fall 2025. The opening date will depend on the construction timeline for the entrance gate, trails, trailheads and signage. Before any construction begins, the Master Plan and Trails Plan must be approved by Douglas Land Conservancy and Castle Rock Town Council.



LOST CANYON RANCH

Open Space



Conservation Easement

To ensure the Lost Canyon Ranch property and its Conservation Values would be protected in perpetuity, a Conservation Easement was conveyed and recorded with Douglas County Clerk and Recorder on May 1, 2024. The easement Grantor is The Conservation Fund as the sole owner in fee simple of the Lost Canyon property and granted to Douglas Land Conservancy (DLC), a Colorado non-profit corporation, as the Grantee. The easement includes restrictions on the use and development of the property, which are intended to protect its open space and other conservation values, providing benefits that are in the public interest.

Master Plan

The Town contracted with landscape architecture and land planning firm Wenk and Associates, Inc. in fall 2024 to develop a master plan and execute the planning process for the property. This consultant firm is tasked with providing assistance with public open house events, site analysis, completion of a traffic study, roadway grading and drainage assessment, concept design, wayfinding package, illustrative plan with graphics for boards and slide presentations and final preferred master plan document. The final Master Plan will define the vision, goals and strategies for the use and management of Lost Canyon Ranch Open Space and ensure alignment with the conservation values outlined in the conservation easement. The plan will include an overview of the property, conservation considerations, a site analysis, proposed trailheads and trail alignments, sign plans as well as special use areas within building envelopes and will focus on the following goals:

- Protect and preserve the site's natural habitat and cultural resources
- Provide public access to the site for passive outdoor recreation and education
- Integrate the site into the Town's existing open space and trails network
- Provide a buffer from expanding development pressures
- Find a balance between conservation and recreational access

Balancing recreational interests with conservation needs is a key consideration of the project. The property's sensitive canyon areas and single access point through a residential street require thoughtful design to minimize environmental and community impacts. To protect the resources and landscape for future generations, recreational access has been proposed for hiking only, limiting bike and dog access. By focusing on low-impact trail designs, the Town aims to preserve this space while offering a meaningful experience for visitors. There are additional features of the property that will require careful consideration during the master planning process, including limited access, phased opening possibility, sensitive wildlife areas, protection of the historical cave site, parking area design and fencing along residential boundaries.

Town staff will present the final draft Master Plan to Douglas Land Conservancy's Stewardship Committee and Executive Board and the final plan to Castle Rock Town Council for approval in the coming weeks.



LOST CANYON RANCH

Open Space

Public process

To facilitate feedback and outreach to neighbors and the general public, a public engagement process was launched. This process included news releases, a dedicated project website, meetings with the neighbors, two public open houses, two online questionnaires, social media posts and project update emails sent via Constant Contact.

Overall, a majority of respondents felt that there should be an equal balance of some recreational uses with necessary restrictions to protect and preserve the site. Respondents ranked hiking trail access as their primary reason for visiting Lost Canyon Ranch Open Space and provided a variety of feedback, including accessibility/ADA access, respecting cultural values of the site, youth camps, educational opportunities, trail connection to Castlewood Canyon State Park and varying trail difficulty levels.

NEIGHBORHOOD MEETINGS

Prior to hosting public open house events and launching the questionnaire, efforts were made to connect with and obtain feedback from neighboring residents impacted by the longer term plan of Lost Canyon Ranch. The first neighborhood meeting invitation was sent out to residents who reside along Lost Canyon Ranch Road and Lost Canyon Ranch Court for a meet and greet at the former Lost Canyon Ranch residence on in September 2024. The planning team and Town staff shared information and answered questions about the upcoming process, with the focus on neighbors whose streets may be affected once the property opens for public use. Approximately 23 invite postcards were mailed and eight to ten households were represented at the meeting.

A second neighborhood meeting was held for residents bordering Lost Canyon Ranch, including those who live in unincorporated Douglas County. That meet and greet was held at the former Lost Canyon Ranch residence in late October 2024. Again, the planning team and Town staff shared information and answered questions about the upcoming process. Just over 100 invite postcards were mailed and almost 40 households were represented at the meeting.

OPEN HOUSES

The first public open house was held in early November 2024 at Cantril School. Town staff and the consultant planning team shared information, listened to attendees' thoughts and ideas and answered questions about the master plan process and the property. The event was advertised via a news release, a direct email to those registered to receive updates, social media posts and website updates. Around 90 community members attended the open house. A second open house event was held in early March 2025 at the same location and also had around 80 community members in attendance.



LOST CANYON RANCH

Open Space

PUBLIC ENGAGEMENT QUESTIONNAIRES

In conjunction with the first open house, a questionnaire was launched to gather community feedback and was open for 32 days, collecting 932 responses. The questionnaire aimed to gauge perspectives on conservation versus recreational access, understand the community's interest in visiting the site and assess overall demographics of community members interested and engaged in this and other open space properties in Castle Rock. Because the public was asked to weigh in on considerations of the property, detailed information was available on the project webpage and its subpages in order to help respondents enter into the questionnaire with a deeper understanding of challenges presented. Respondents and webpage visitors were encouraged to familiarize themselves with these considerations and site factors prior to completing the questionnaire.

Coinciding with the preparation of the draft master plan, a second questionnaire was launched on March 11 and open for 20 days, collecting 97 responses. Unlike the initial round of public engagement, which focused on broad input regarding site use and priorities, this second phase specifically sought feedback on the draft master plan. An analysis of the open-ended feedback highlighted key themes, including balancing conservation with access, preferred types of recreation, concerns about traffic and neighborhood impacts, interest in guided experiences and the use of existing facilities. The top concerns raised were increased traffic near residential areas, the need to protect wildlife and natural habitats and fears of overuse leading to site degradation. Conversely, respondents appreciated the Town's efforts to gather input, supported the phased opening with controlled access and valued the property's unique natural beauty. Notable trends included diverging opinions on biking and dog access, strong overall support for conservation, a preference for passive recreation like hiking and wildlife viewing and skepticism about using the site for events.

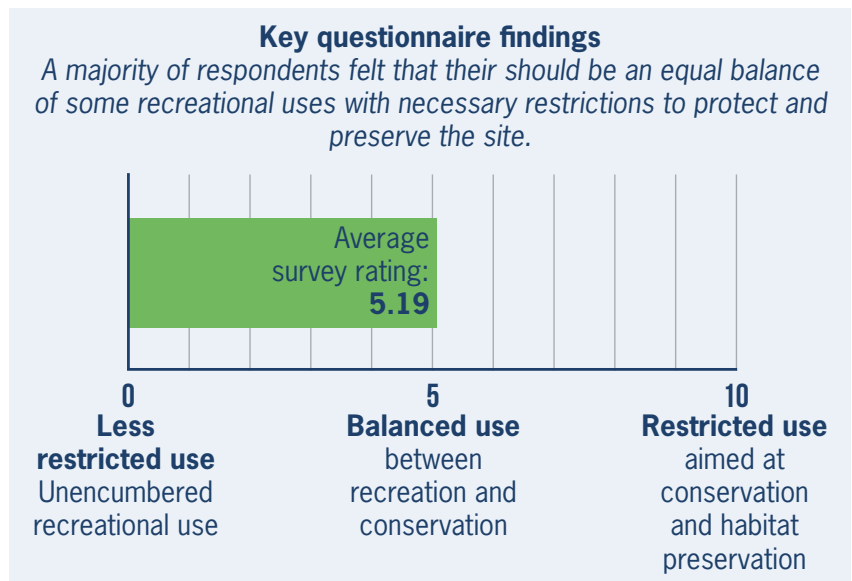
Full results from both questionnaires can be viewed using applicable links below.

FIRST QUESTIONNAIRE RESULTS

[Click here to view results from the first questionnaire.](#)

SECOND QUESTIONNAIRE RESULTS

[Click here to view results from the second questionnaire.](#)



LOST CANYON RANCH

Open Space



Buildings

When the property was acquired, there were 6 buildings on site. Another structure, a small 960 sq. ft. shed used for turkey hunting, had been removed by the previous owner sometime before April 2024, before title conveyance.

CARETAKER'S RESIDENCE

This residence is a 1,608 sq. ft. double-wide trailer built in 1974. As the condition of the house is in very poor condition, Town staff opted to pursue demolition rather than renovation. The Town is working to receive bids for the demolition and removal of this residence in anticipation of trailhead improvements. During a pre-demolition inspection conducted by KEMWest, Inc. in August 2024, asbestos was discovered then removed by Element Environment in early February 2025. Final inspection and air clearance following remediation was conducted by a Colorado Department of Public Health and Environment approved Air Monitoring Specialist.



RANCH HOUSE

The main residence on site is a 4,152 sq. ft. 1-story ranch house built in 1976. The house is empty and currently in fair-good condition but has not had any upgrades since original construction. It is being analyzed as part of the master plan process for future uses but a timeline for future improvements/repairs/renovations has not yet been determined. Interim repairs have been conducted by Town staff for safety and security purposes, such as ceiling and plumbing repairs and new locks. It is expected that ongoing repairs and maintenance may continue in the interim until final design plans and uses are determined at a future date. In the last year, the house has been used as a staging area for a few small events coordinated by either the Town or the Town's non-profit partner, Castle Rock Parks and Trails Foundation. Those invitation-only events included two "sneak-peek" receptions hosted by non-profit organizations, the Foundation and Leadership Douglas County, as well as two neighborhood meetings as part of the public engagement process.

INDOOR HORSE ARENA

The 10,230 sq. ft. horse arena constructed in 1976 is in deteriorating condition. It is being analyzed as part of the master plan process for future uses but a timeline for future improvements/repairs/renovations has not yet been determined.

OUTBUILDING #1

This wooden stable is the larger of the two outbuildings at 3,860 sq. ft. and is located west of the ranch house in a large fenced field/level pasture. No official plans or timeline have been established for improvements/repairs/renovations but it is being analyzed as part of the master plan for one of 3 trailhead locations on the property.

OUTBUILDING #2

This smaller metal cattle shed built in 1969 is 1,728 sq. ft. in size and is in poor deteriorating conditions with missing roof panels. No official plans or timeline have been established for improvements/repairs/renovations but Town staff is considering demolition as an option due to the current condition.



LOST CANYON RANCH

Open Space

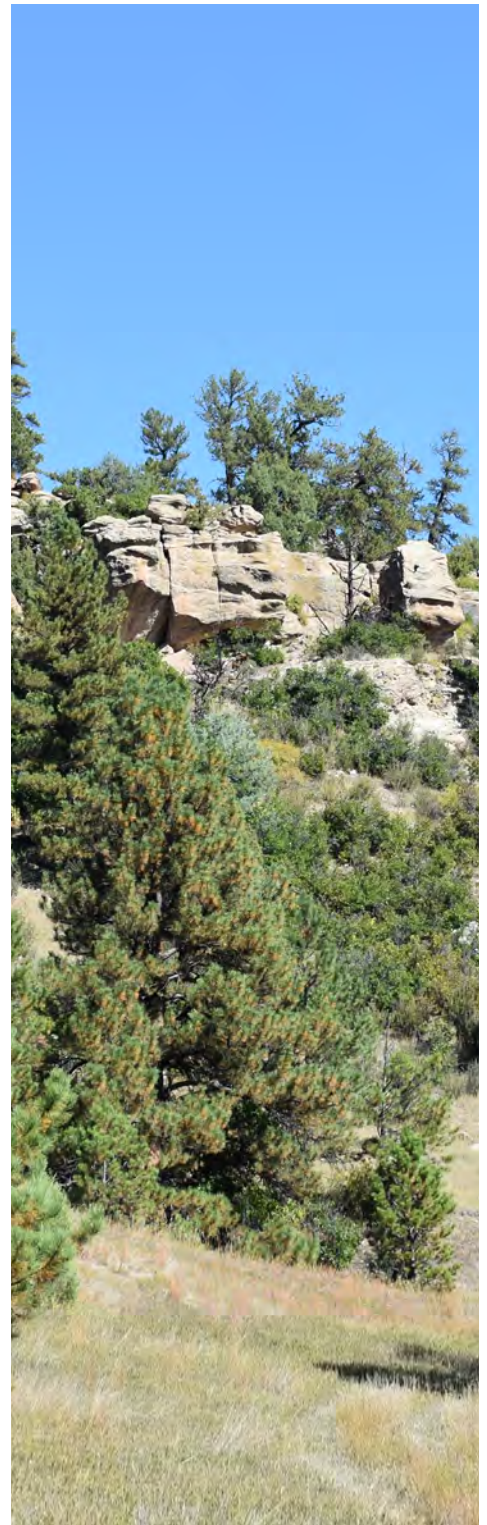
Parking

There are three trailheads with parking and trailhead amenities proposed for the site. Additional parking will be planned at the ranch house location to accommodate future programming and trail needs. The first trailhead with parking is in the location of the current caretaker's residence, which is closest to the main gate. Based on preliminary concept designs to be planned in that building envelope, this trailhead would include approximately 30+ parking spaces as well as covered picnic tables, benches and vault toilets. As part of the entry road improvements, Town staff is also analyzing the feasibility of adding some pull-off parking along the improved entry drive. There are two additional trailhead parking lots proposed in the Master Plan to accommodate 20+ vehicles but have not been designed yet.

Roads, access driveway and gate

Access to Lost Canyon Ranch is secured by a locked gate with an access code. The original gate was damaged last summer during the regrading activities and was immediately replaced with a similar metal gate to prevent unauthorized access, however, the original decorative rhyolite gateway is still intact. The access drive has been reviewed as part of the Master Plan and a new gate is being proposed to be added north of the existing gateway. The goal with the new gate will be to improve visibility from the street, while also allowing visitors to quickly be able to tell if the open space is closed so they aren't backing down the driveway in order to turn around. The new gate will have remote access to provide Town staff with the ability to remotely close the gate at night and when the road conditions are not accessible (i.e., due to snow). Additionally, a security camera pole is proposed at the new gateway entry to monitor site access and use.

At this time, the roads are existing dirt surface. Due to the current road surface, the status of the road can vary from dry to icy to muddy with deep ruts, which may not be drivable year-round. Last summer, the Town's Public Works Department graded all the roads on site in an effort to improve the existing conditions that were very poor with multiple dips and deep ruts created by water erosion. The first area of roadway improvements the Town is proposing will be from the entry road connection at Lost Canyon Ranch Road to the first trailhead at the caretaker's residence, where the first and primary trailhead parking lot will be located. The design recommendations for this roadway are being analyzed with the Master Plan in consultation with Martin/Martin Consulting Engineers (a full-service civil and structural consulting engineering firm based in the Denver area). Preliminary discussions for improvements to the existing dirt conditions include the use of Class 6 road base material, asphalt, or recycled asphalt millings with a re-activator process. As part of the roadway improvements drainage improvements are also being analyzed. Once design recommendations are reviewed and approved, the Town is hoping to receive bids to begin construction as soon as possible. The roadways beyond the first trailhead at the caretaker's residence are planned to be gated and locked to prevent unauthorized access. As the site and trailheads develop, additional roadway improvements will be analyzed for vehicular access.



LOST CANYON RANCH

Open Space



Trails

As of April 1, 2025, there are no established trails on Lost Canyon Ranch. Town staff is currently preparing a Trails Plan to be included in the Master Plan. A conceptual trail plan has been created that features nine stacked soft-surface loops that will total approximately 16 miles with an outside 10-mile loop as well as a proposed 1-mile ADA loop that will be located adjacent to a proposed trailhead parking lot. The conceptual trail alignment was designed by Town staff then representatives from Tony Boone Trails, LLC, flagged the proposed routes in January and February 2025. Town staff will be walking these flagged routes with the contractor in late March to make any needed adjustments prior to construction. The Town is proposing to utilize our on-call trail contractor, Timberline TrailCraft LLC, to construct the trails. Timing of trail construction is dependent on final approval of the Master Plan from DLC and Town Council.



All trails at Lost Canyon Ranch Open Space will be hiking only and both the trail design and construction will have that use in mind. All soft-surface trails will be no more than 30" in width and will be built to be sustainable, with as little impact to the environment as possible, and the ADA trail will be built following U.S. Forest Service Trail Accessibility Guidelines. The trails will vary in difficulty levels and will be signed accordingly. Due to the topography of the site, stone steps may be utilized in sections with steep terrain. Additionally, there are two crossings of Willow Creek proposed at this time, but any bridge design will be as minimal as possible to reduce impacts to the surrounding riparian habitat. Any creek crossings will be accounted for and mitigated by the Douglas County Habitat Conservation Plan for the Preble's meadow jumping mouse and will include consultation with the U.S. Army Corps of Engineers.

Town staff has met with staff from Castlewood Canyon State Park regarding a potential trail connection between the open space and state park. Due to Lost Canyon Ranch's close proximity to popular rock climbing routes in the western portion of the state park, park staff foresees additional trail access from the open space alleviating parking concerns and therefore, are agreeable to working with the Town to a trail connection between the two sites.

Wayfinding and signs

The planning team at Wenk and Associates is working with Town staff to develop a Sign Plan for the property that includes an entrance monument, trailhead signs, rules and regulations signs, wayfinding signs for trail intersections and interpretive signs. As of April 1, 2025, the Sign Plan is not final.

LOST CANYON RANCH

Open Space

Annexation

The property was annexed into the incorporated limits of Castle Rock in December 2024. As part of the annexation process, the property was rezoned from Agricultural to PL-1 (Public Land District -1). Town of Castle Rock Planning Commission did recommend approval of the rezoning before the proposal was presented to Castle Rock Town Council. As part of the annexation public process, a public annexation neighborhood meeting was held on July 29, 2024. The first reading of the annexation proposal, Ordinance 2024-022, was presented to Castle Rock Town Council on October 15, 2024 with Council approving the ordinance by a vote 6-0. The rezoning proposal, Ordinance 2024-023, was also presented to Town Council in October and was approved by a vote 6-0. A second reading of both proposed ordinances were presented to Town Council on November 5, 2024 and approved by a vote 6-0. Both ordinances were recorded with the Douglas County Clerk & Recorder Office on December 7, 2024.

Cultural resources

Due to the existence of a known archaeological site on the property, the Town has contracted HDR, Inc., a design and engineering company based in Omaha, Nebraska, to provide cultural resources investigations on site prior to construction of trails or trailhead parking lots. HDR will submit a Class I records and documents search with the Colorado State Historic Preservation Office and the Office of Archaeology and Historic Preservation followed by a Class III cultural resource field survey of the entire property, with results detailed in a cultural resource survey report that conforms to the standards of Section 106 of the National Historic Preservation Act as well as the standards for the State of Colorado. The report will also include recommendations, if needed, for National Register of Historic Places eligibility of the identified cultural resources. HDR has also proposed additional investigations of Franktown Cave to produce a high-resolution, high-precision, three-dimensional model of the interior and adjacent area outside the rock-shelter from Light Detection and Ranging (LiDAR) technology or to utilize geophysical methods such as ground penetrating radar or magnetometry to thoroughly analyze the subsurface of the cave and entrance area; these additional analyses will be considered by Town staff in the future based on need and/or budget.

Town staff has met with representatives familiar with Franktown Cave to discuss the future management and protection of this archaeological site that is on the National Registry of

Historic Places. Due to the cultural significance of this cave, staff sought recommendations from History Colorado, the University of Denver and HDR, Inc. The State Archaeologist had expressed concern regarding protection of the cave and recommended it remain closed to public visitation. The proposed Trails Plan does not include any trails leading to the cave site. Staff will monitor the site to determine if future protection measures (i.e., fencing, security cameras) will be needed.

Management plan

A land management plan will be prepared for the property by November 1, 2025, within eighteen months after the Conservation Easement was finalized, as stated in the easement. This plan will be guided by the approved Master Plan and will focus on visitor management and resource management to balance natural resource protection and public recreation while adhering to the Town's guiding principles and policies. The overall management goal of Lost Canyon Ranch Open Space will be the preservation of the natural habitat, open space, historic preservation, and outdoor recreational values (collectively referred to as Conservation Values) and the surrounding natural environment. To that extent, according to the Conservation Easement, any use of the property that may impair or interfere with those Conservation Values may not be allowed. Overall management priorities will be:

- Public safety and welfare
- Protection of the natural and cultural resource values of the property
- Administration and management of the property
- Public access and education

Awards

2024 COSA BLUE GRAMA AWARD

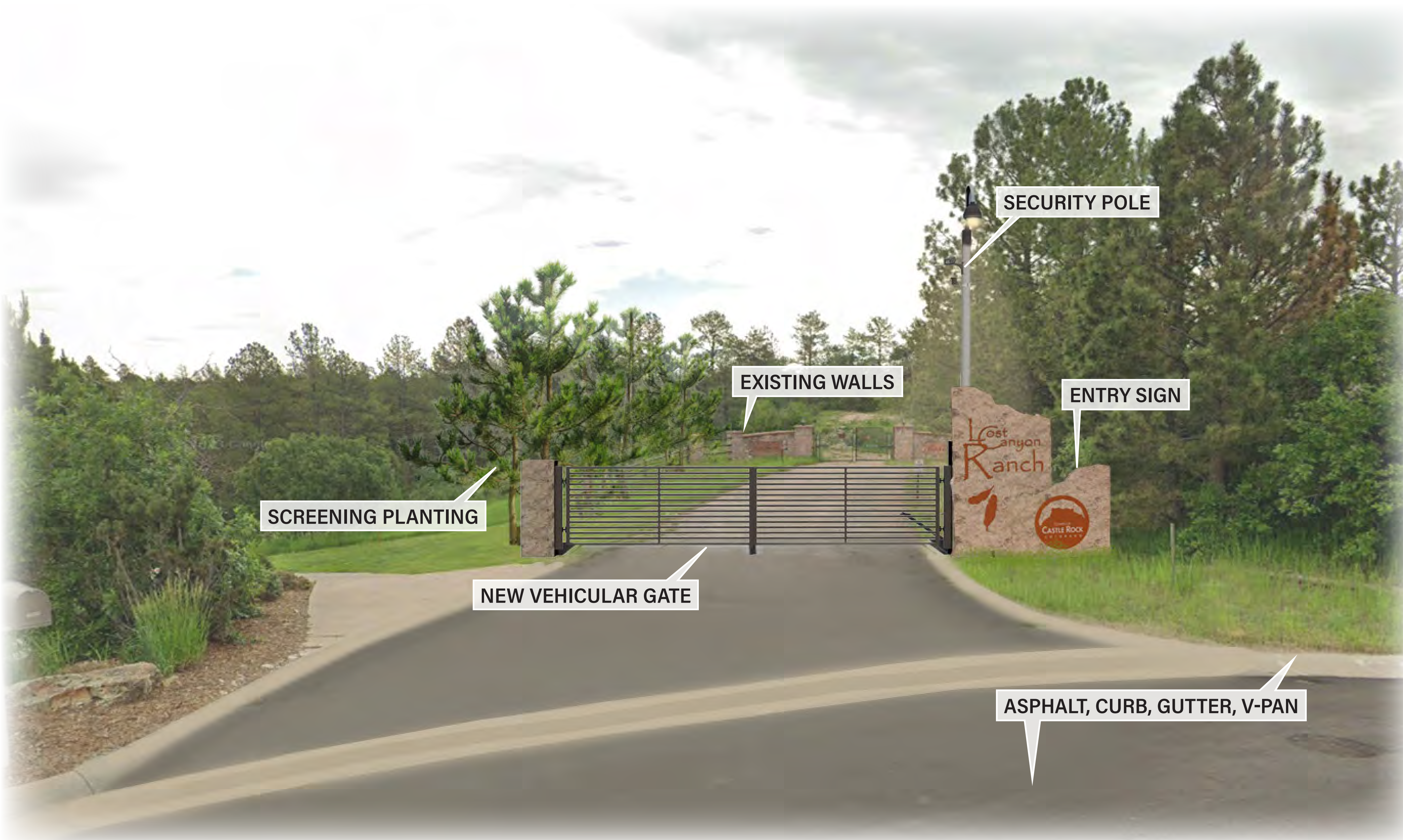
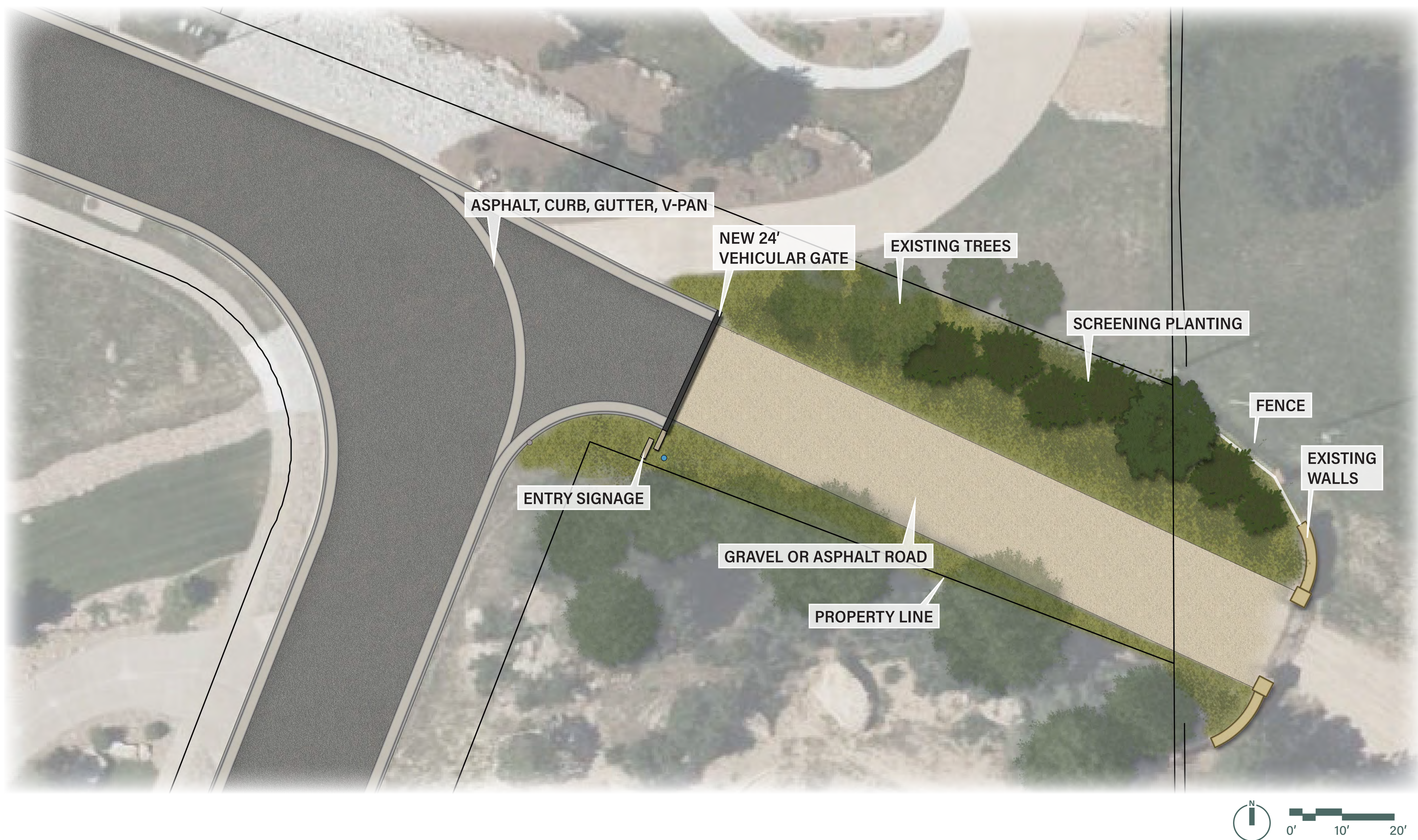
In October, the Colorado Open Space Alliance Blue Grama Award in the Outstanding Achievement in Community Partnership and Collaboration category was awarded to all the partners involved in the acquisition project. This award recognizes projects or programs within open space teams or on open space properties that demonstrate resilience in the face of adversity as well as conservation and/or community resiliency.

2025 COLORADO LOTTERY STARBURST AWARD

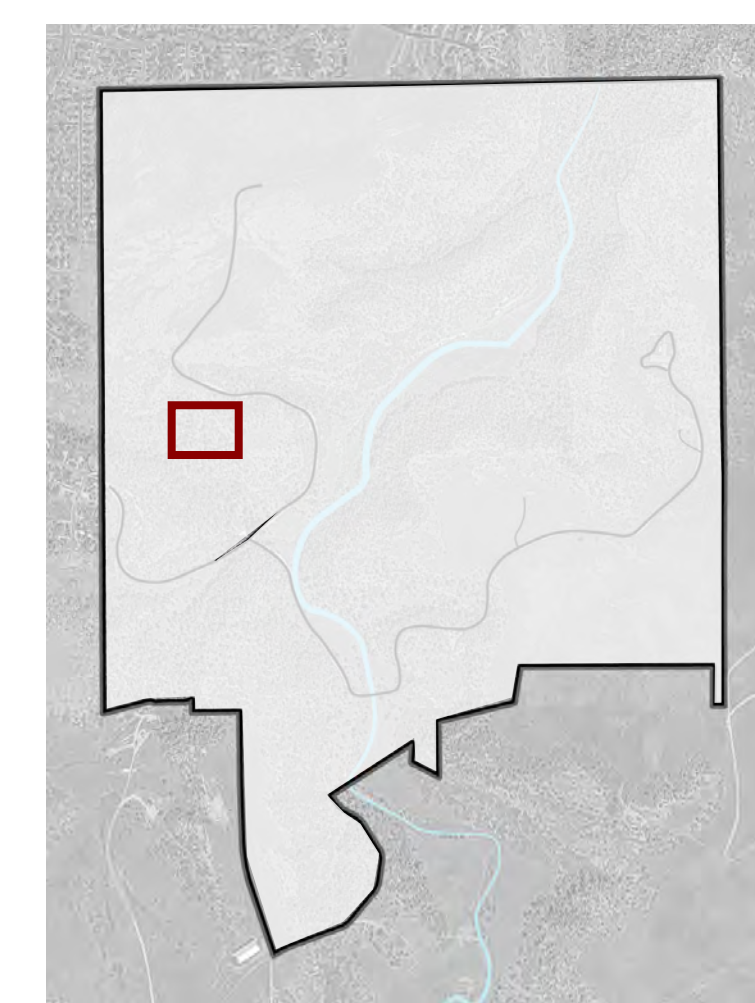
A nomination was submitted in February 2025 to the Colorado Lottery for a Starburst Award to recognize the acquisition of the property as a unique and exceptional project completed with the help of Colorado Lottery proceeds, in this case, the use of a Great Outdoors Colorado grant. Winners will be announced in early April 2025.

Entry & Site Access

Entrance & Signage



AREA KEY MAP



ENTRY GATE TO LOST CANYON RANCH

Entry & Site Access

Traffic Calming Considerations

Lost Canyon Ranch Road and Killen Avenue Intersection

- Existing stop sign at Killen Ave



Source: NYC Street Design Manual

Speed Cushion

Slow vehicles without affecting emergency vehicles or bicyclists



Source: Wikipedia Commons



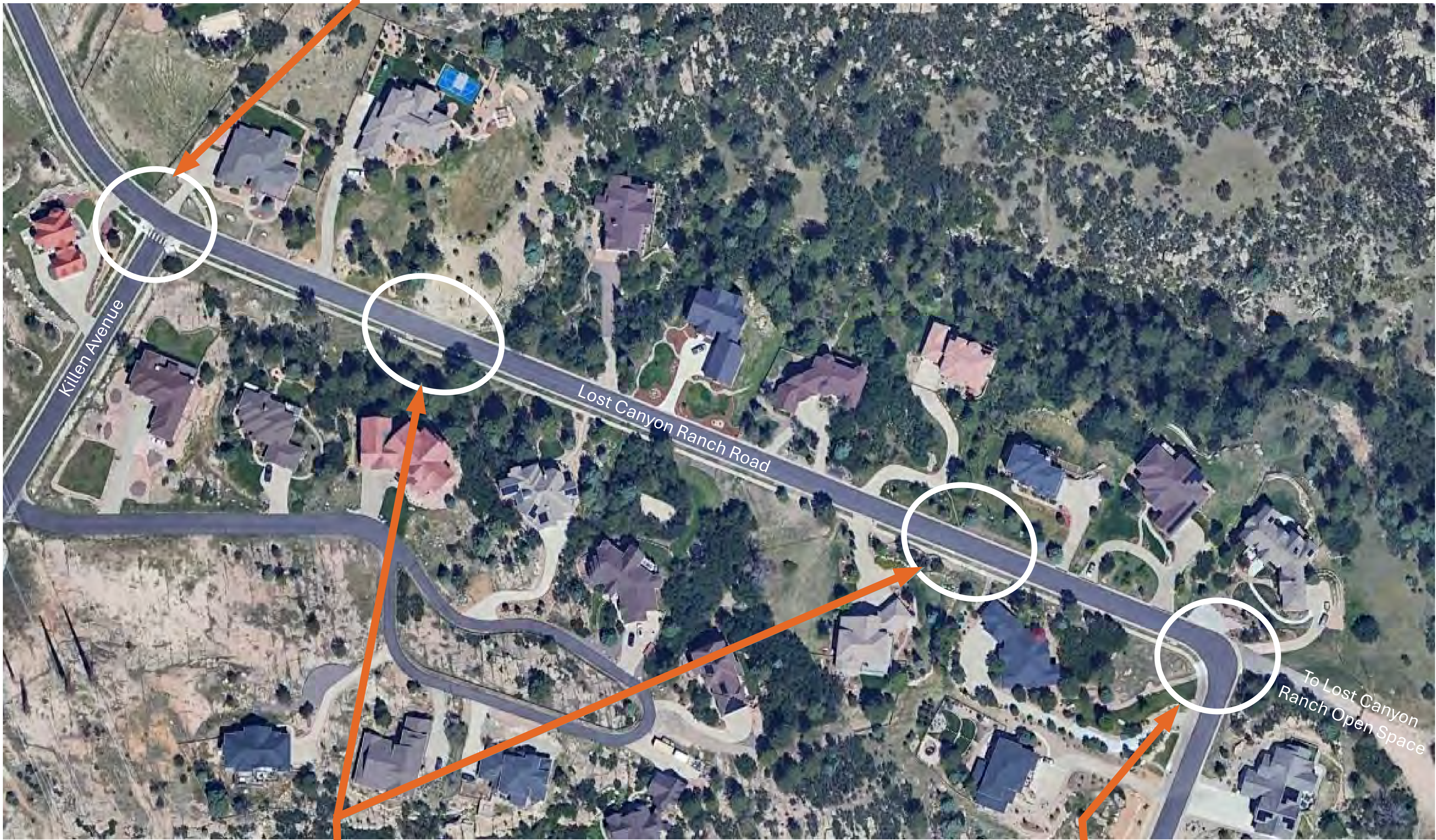
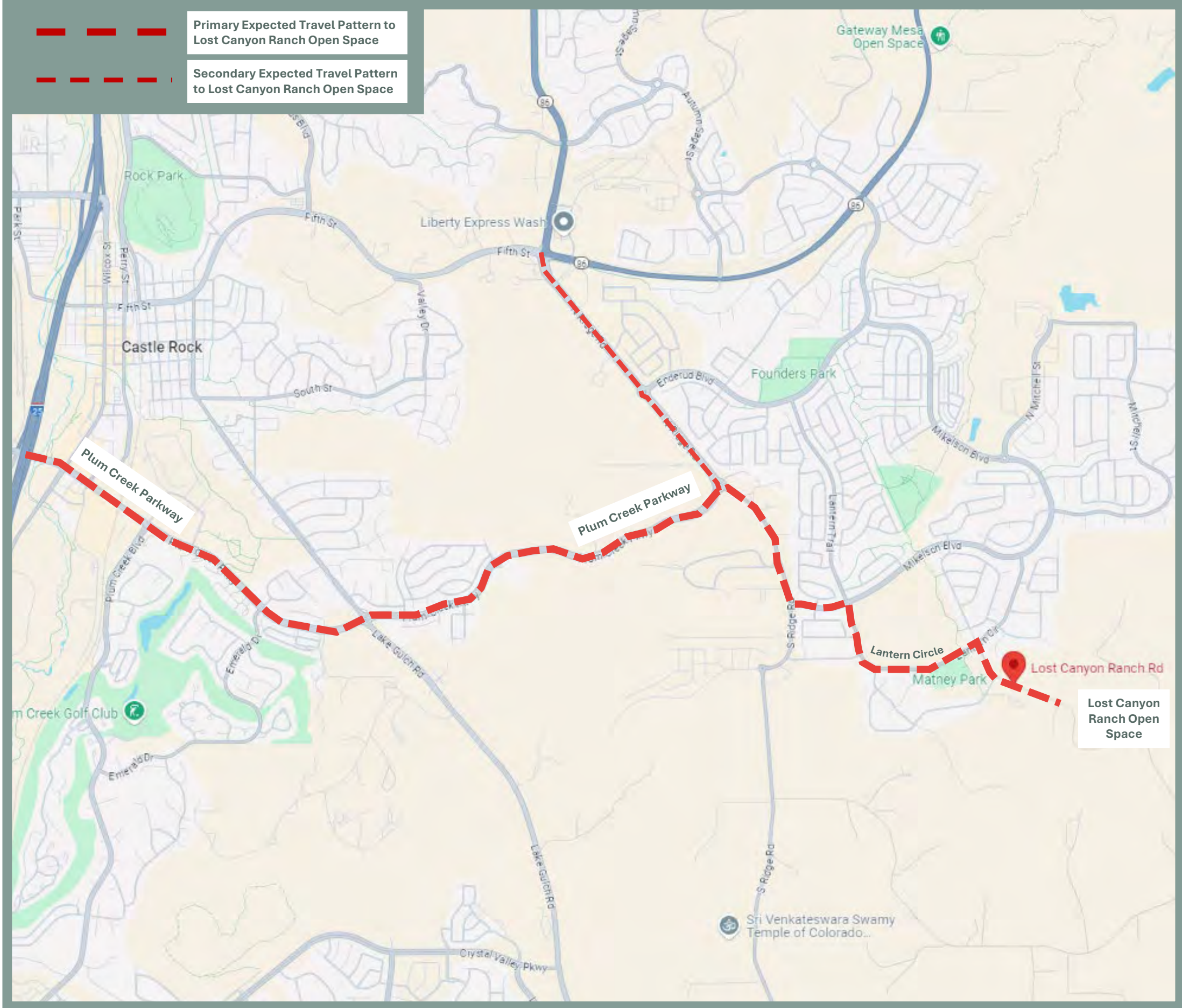
Source: GP Roadway Solutions

Speed Feedback Display

Add to existing 20 MPH speed limit sign to make drivers aware as they approach the downhill

Curb Extensions

Extend curb into Lost Canyon Ranch Road to improve safety for pedestrians and encourage slower driving



Source: Google Maps 2024

Potential Traffic Calming Areas

- Open sections of roadway with considerable hill on west end
- Volume: **128** vehicles per day (Oct 2024)
- Speed (Oct 2024): 85% of vehicles are going **37 mph** or less



Source: NACTO

Chicanes

Horizontal deflection to discourage higher speeds



Source: Google Maps 2024

Speed Hump

Rounded raised areas of pavement to slow vehicles



Source: Blue Water Healthy Living

Striping

Paint centerline and shoulder/parking to visually narrow the road

Entrance Considerations

- Currently uncontrolled (no stop signs)



Source: Google Maps 2024, Fehr & Peers



Source: Google Maps 2024

Stop-Control

Stop sign for vehicles leaving the Open Space (neighborhood traffic does not stop)

Gateway Entrance

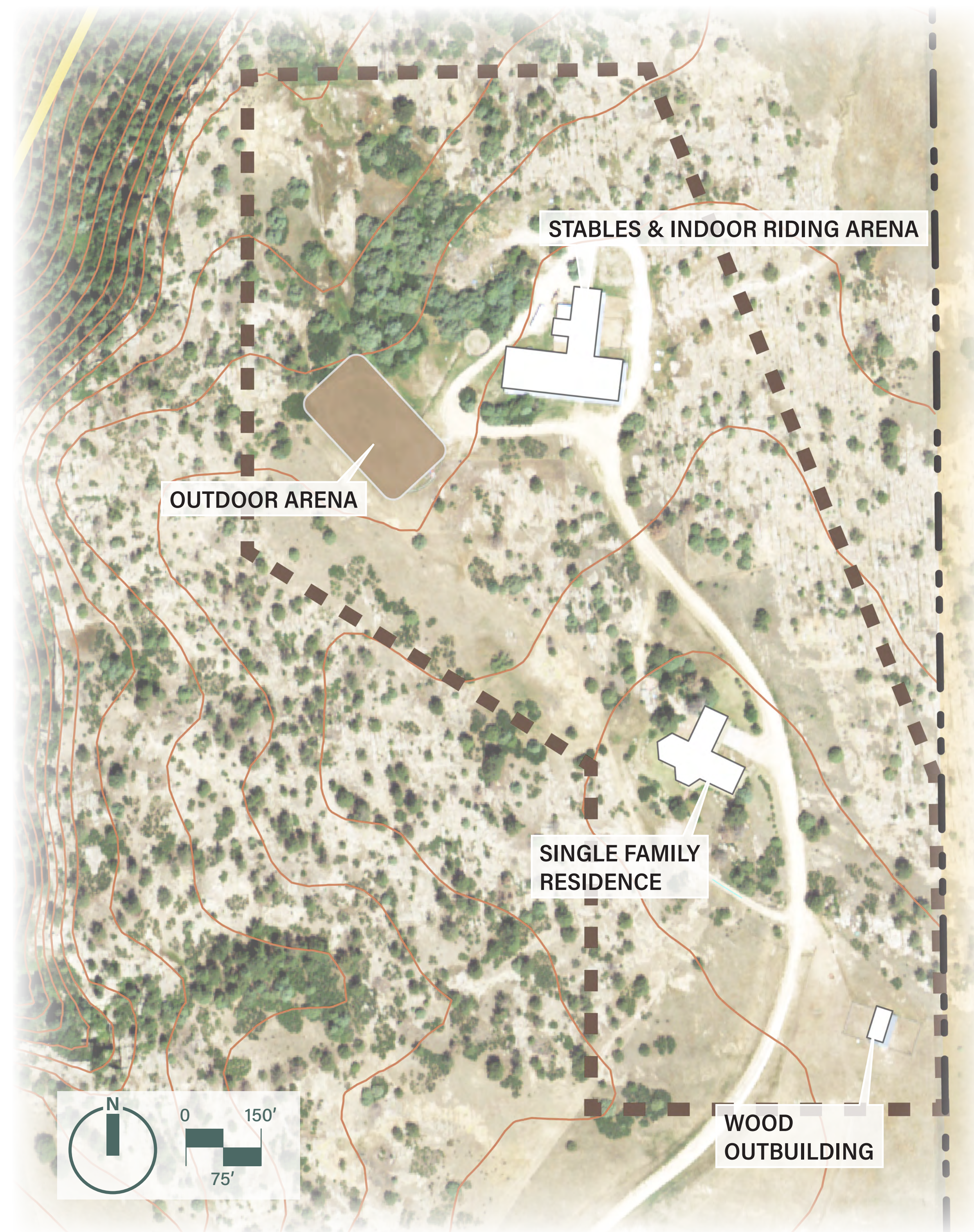
Open Space entrance gateway to slow traffic

Special Use Zones

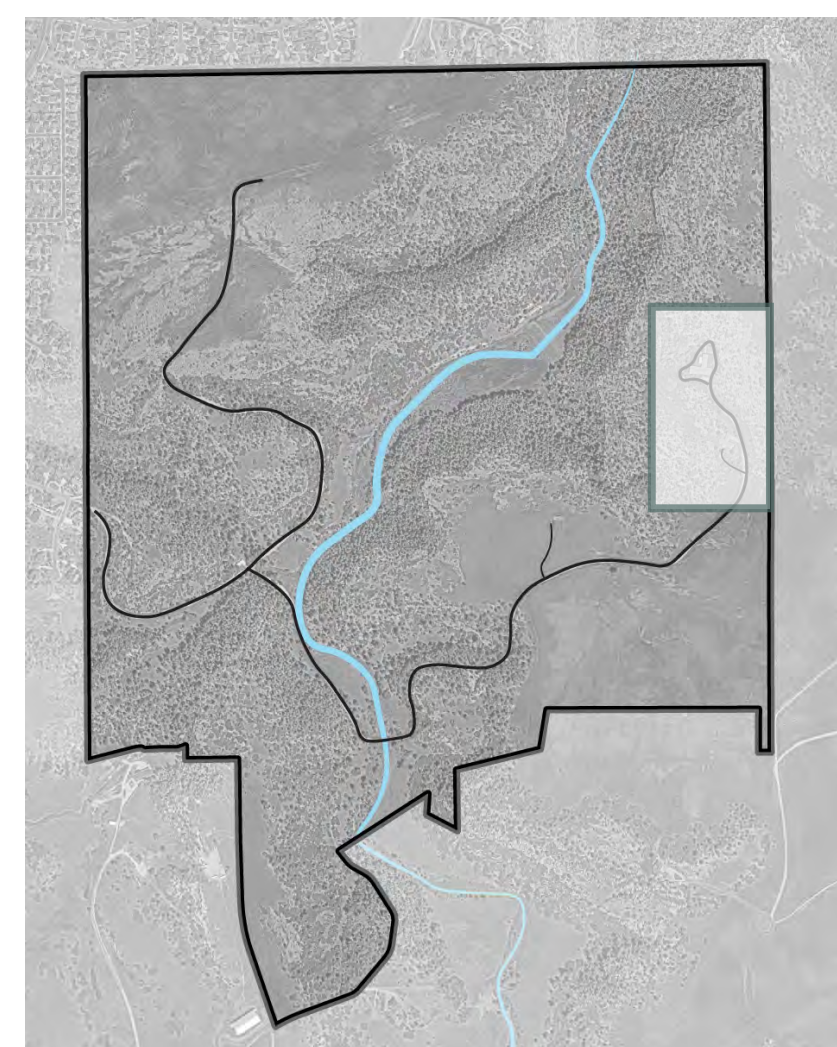
The Ranch House

BUILDING ENVELOPE

Single Family Home, Riding Arena, Stables, & Metal Outbuilding - 20 acres



AREA KEY MAP



POTENTIAL PROGRAMMING

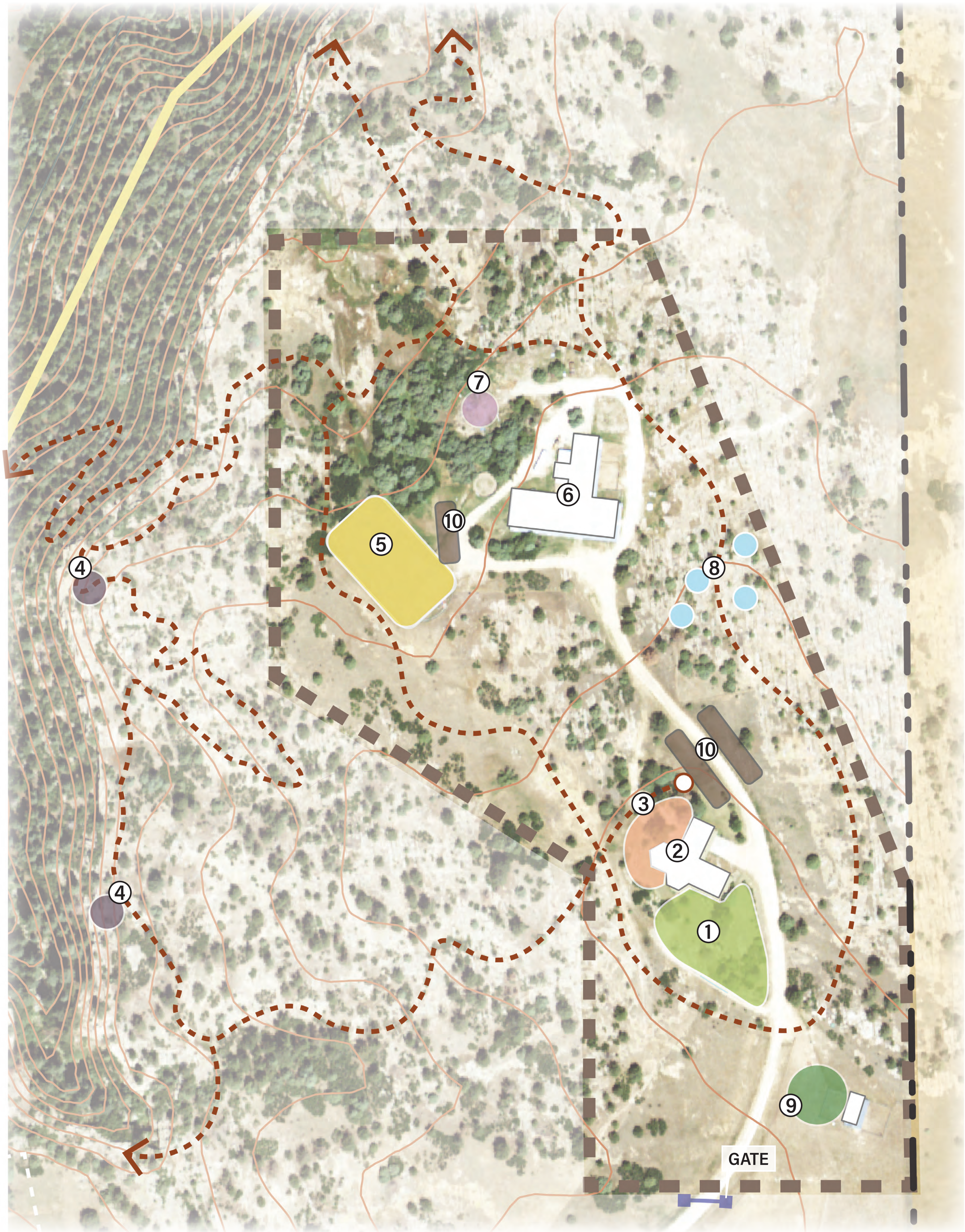
- Wedding and Small Event Venue
- Nature Center
- Equine Therapy Program
- Writer's & Artist's Retreats
- Astronomy Events
- Educational Camps
- Ranger/Caretaker Facility



Special Use Zones

The Ranch House

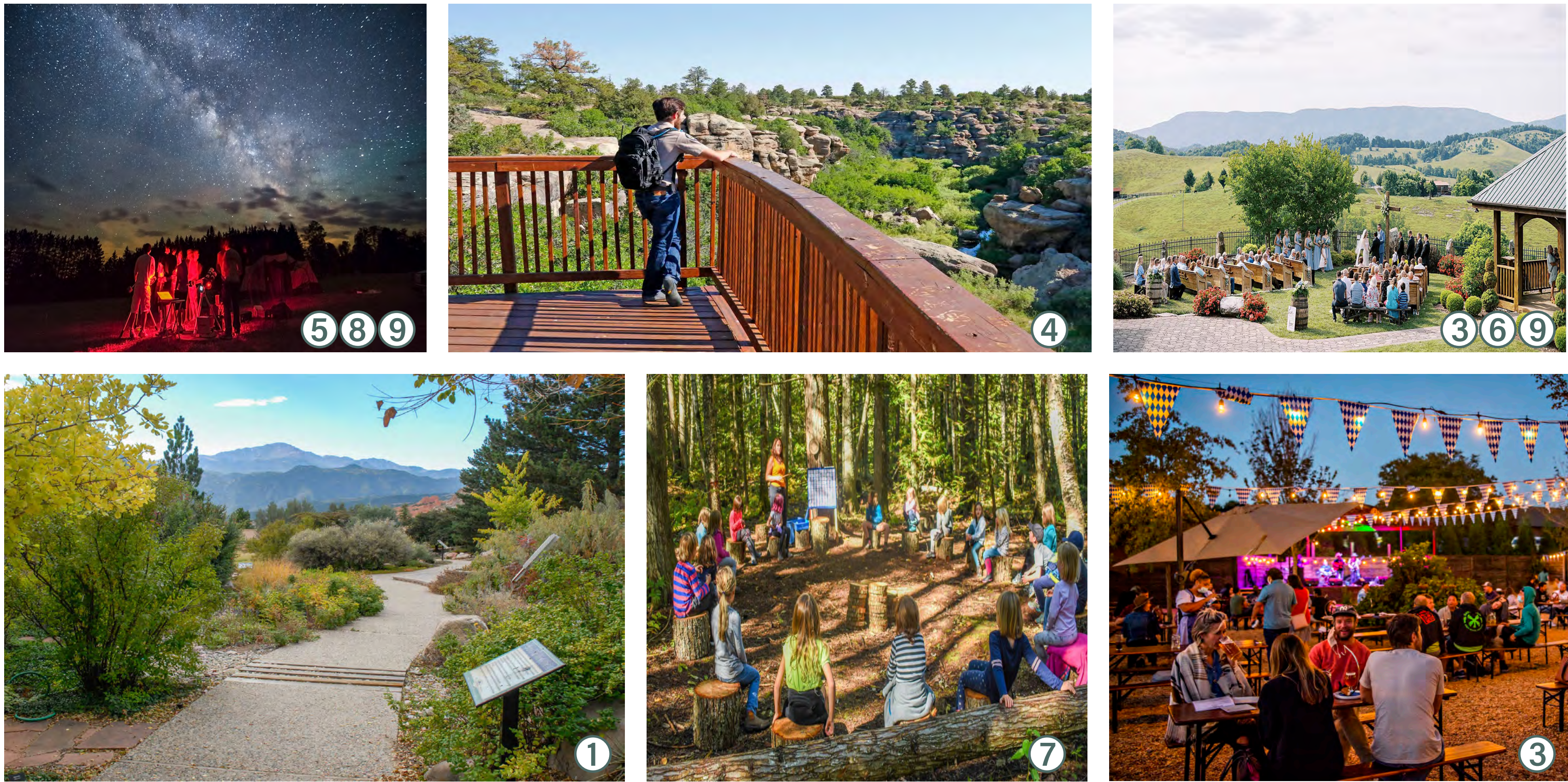
The Ranch House Concept



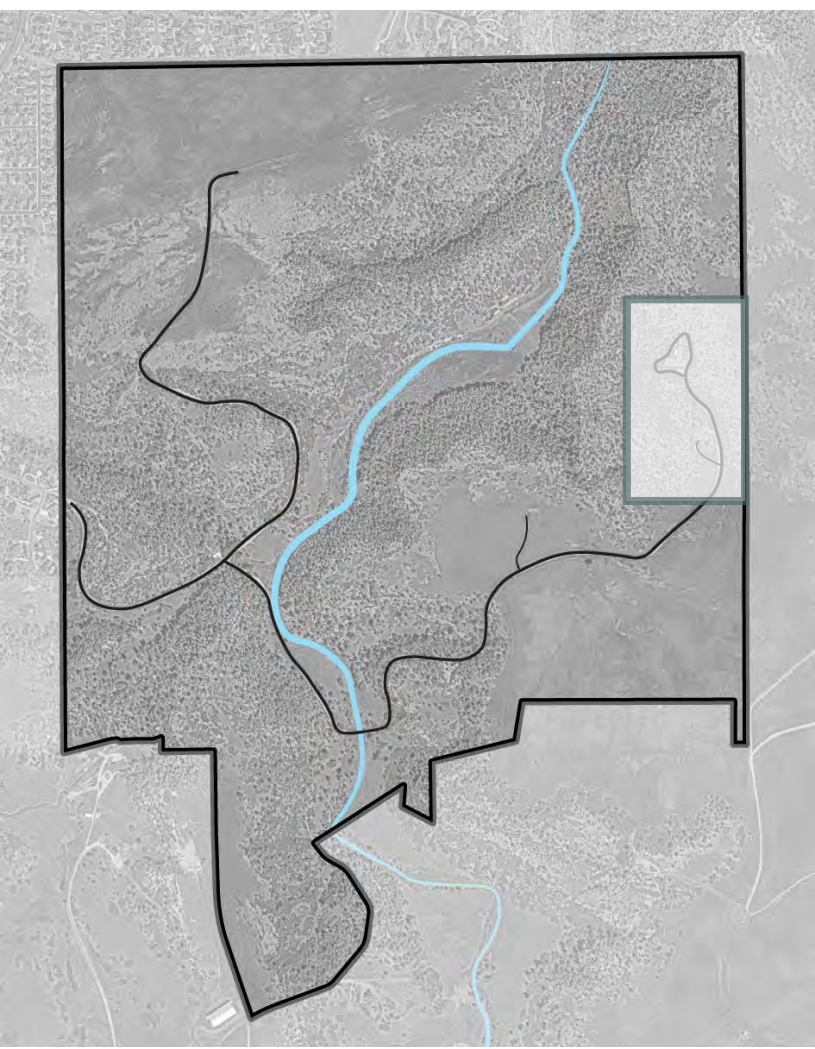
Program Areas

- 1. The Front Porch**
 - Demonstration Garden
 - Beekeeping
 - Education Agriculture Programming
 - Community Gathering Space
- 2. The Ranch House**
 - Camps
 - Hiker Base Camp
 - Art Classes & Education Programming
 - Rentable Event Space
- 3. The Back Patio**
 - Beer Garden & Cafe
 - Community Gathering Space
 - Rentable Event Space
- 4. The Waysides**
 - Overlooks
 - Picnic Areas
- 5. The Outdoor Arena**
 - Astronomy
 - Campgrounds
 - Outdoor Event Space
- 6. The Stables and Indoor Riding Arena**
 - Nature Center
 - Overnight Camp Lodge
 - Indoor Rentable Space
- 7. The Thicket**
 - Outdoor Classroom / Amphitheater
 - Campgrounds
 - Bird Blinds
- 8. The Plain**
 - Dispersed Camping
 - Platform Tents
 - Astronomy
- 9. The Barn**
 - Astronomy
 - Community Gathering Space
 - Event Space
- 10. Parking**

Precedent Imagery



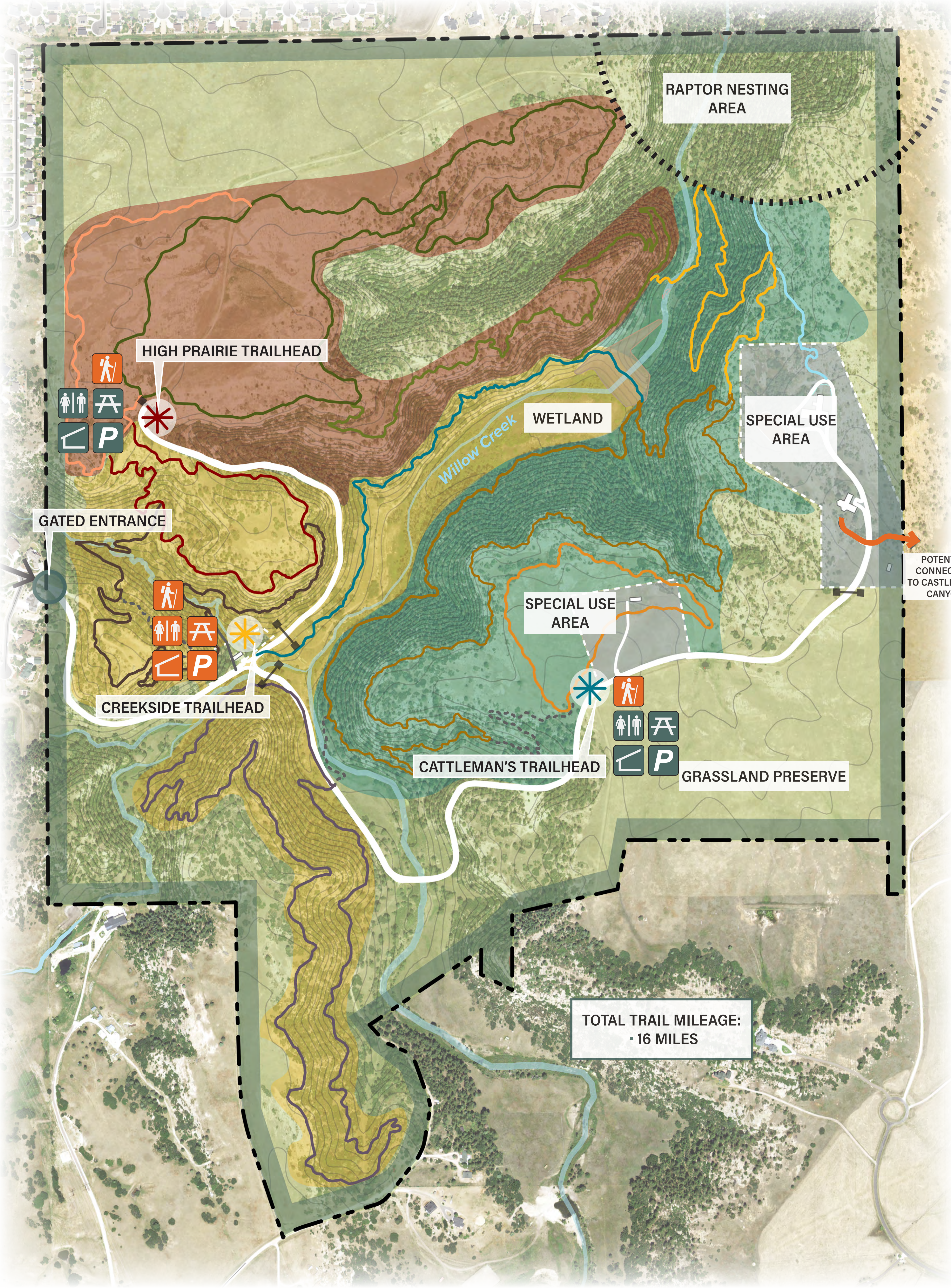
AREA KEY MAP



Trailheads

Trailhead Zones

SITE CONCEPT PLAN



TRAILHEAD FEATURES



LEGEND

PROPERTY LINE

PRIMARY GRAVEL/DIRT ROAD

WILLOW CREEK

BUILDING ENVELOPE

10' CONTOURS

100' PROPERTY LINE BUFFER

1/4 MILE RAPTOR NEST BUFFER

IMMEDIATE

FUTURE

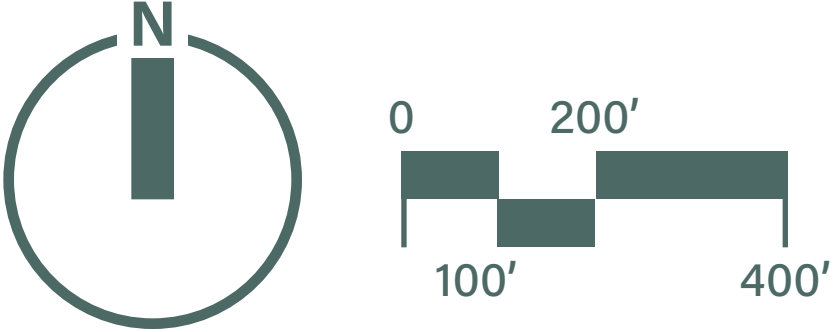
RESTROOM

PICNIC TABLES

SHELTER

PARKING LOTS

HIKING TRAIL

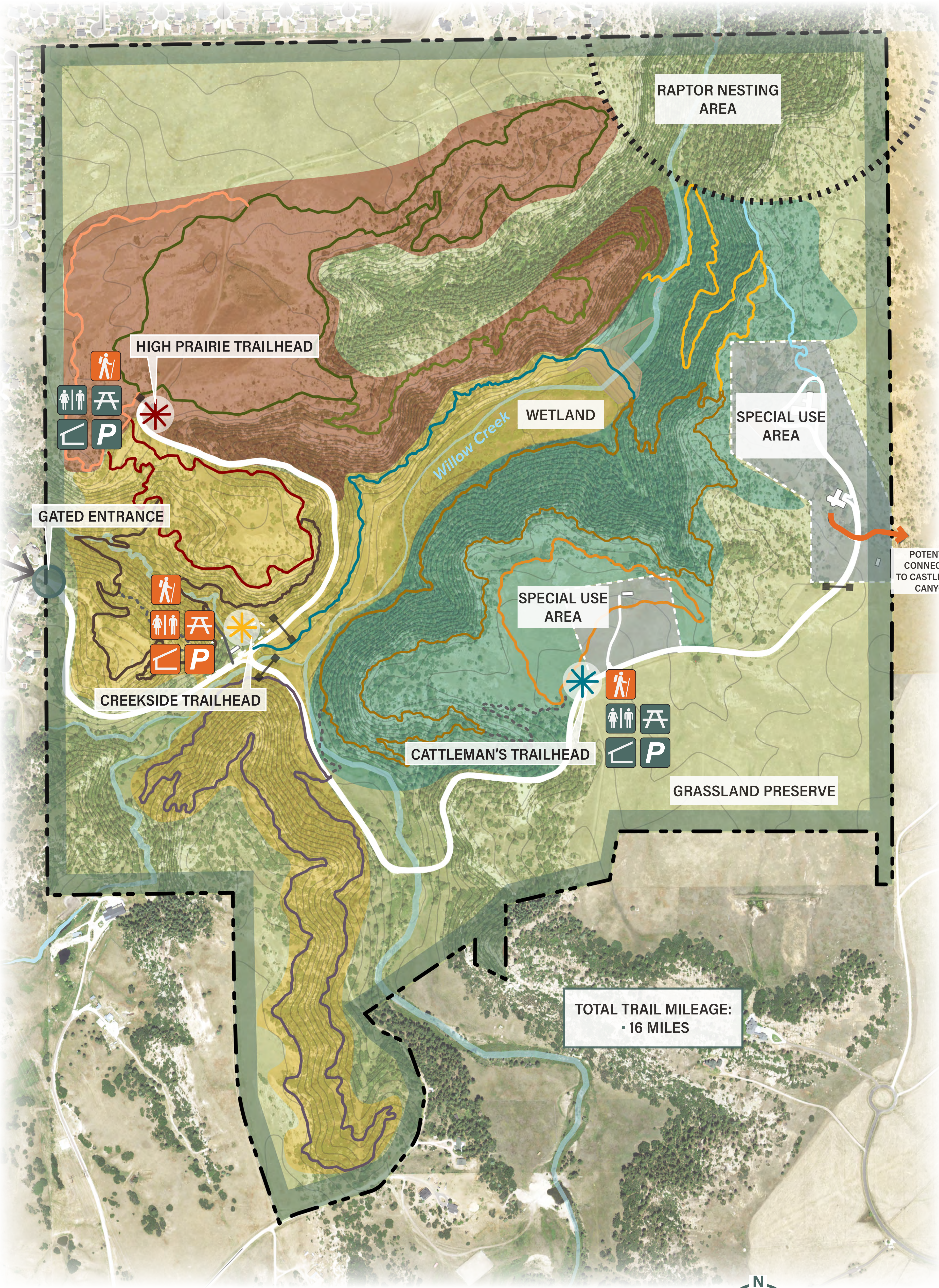


	CREEKSIDE TRAILHEAD PARKING: 30+ SPACES
	CATTLEMAN'S TRAILHEAD FUTURE PARKING: 20+ SPACES
	HIGH PRAIRIE TRAILHEAD FUTURE PARKING: 20+ SPACES
	SPECIAL USE AREA FUTURE PARKING: TBD

Trails

Trailhead Zones

SITE CONCEPT PLAN



ENTRY & RANCH HOUSE SIGN



RULES & REGULATIONS SIGN



TRAIL DIRECTIONAL SIGNS



LEGEND

PROPERTY LINE

PRIMARY GRAVEL/DIRT ROAD

WILLOW CREEK

BUILDING ENVELOPE

10' CONTOURS

100' PROPERTY LINE BUFFER

1/4 MILE RAPTOR NEST BUFFER

IMMEDIATE

FUTURE

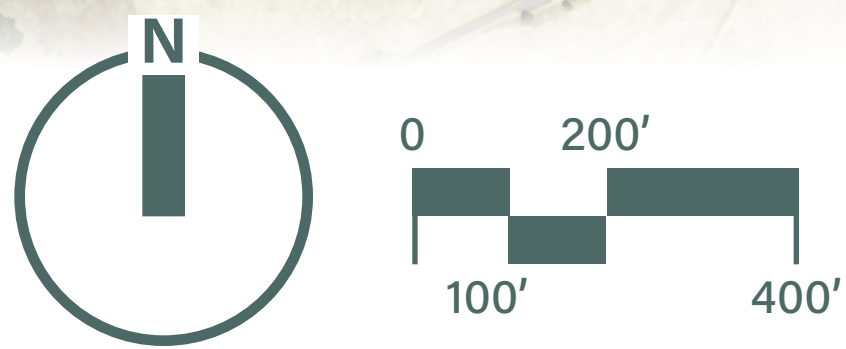
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Survey Feedback

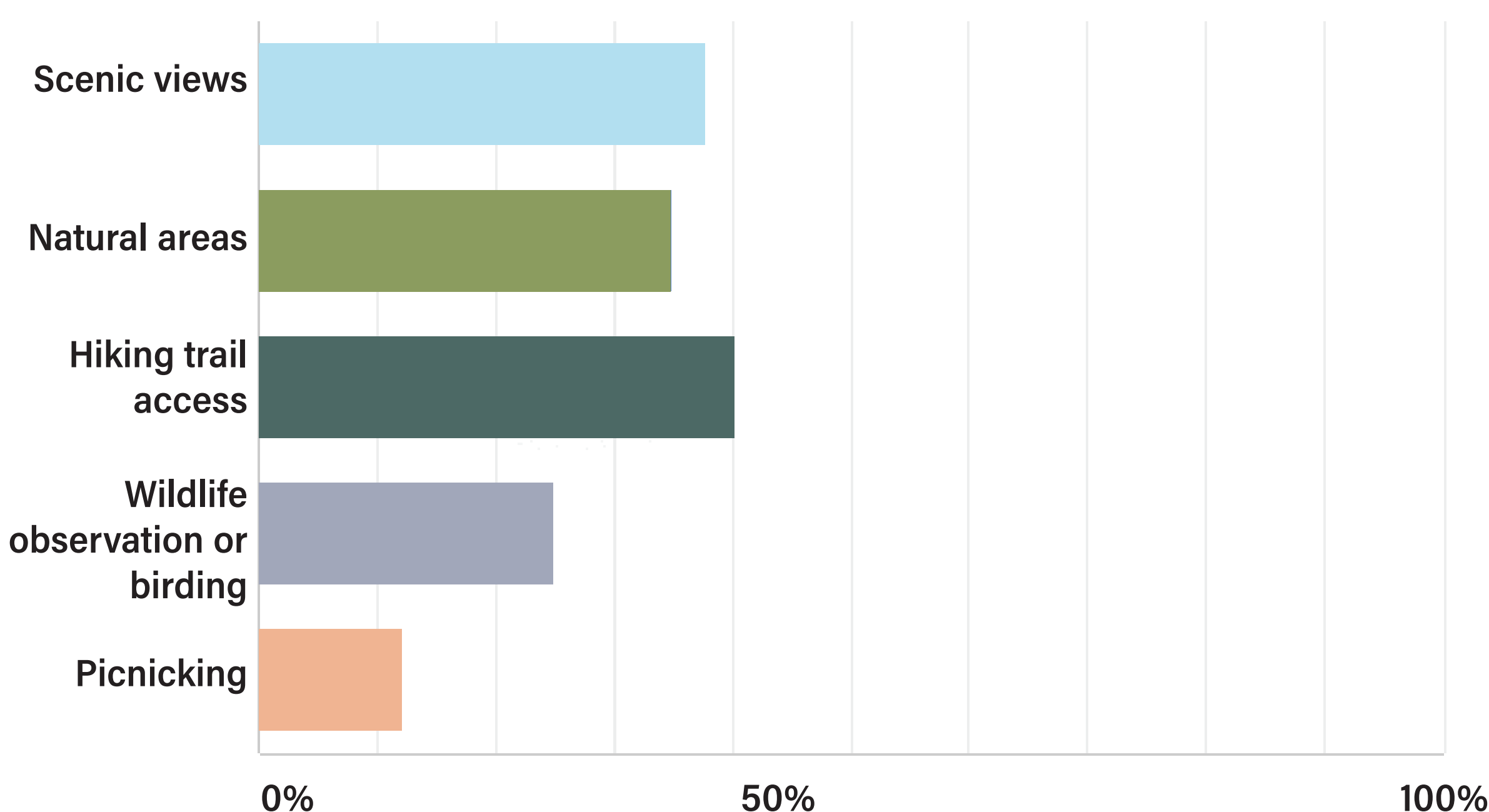
Public Input & Survey Feedback



The Town of Castle Rock and the consultant team held a series of neighborhood meetings and a town-wide open house to collect comments and feedback about their thoughts on the Lost Canyon Ranch property. We also created an online survey for community members to fill out and provide feedback. We found that feedback from our community meetings and online survey results aligned in many ways. Some key takeaways were:

- We estimated roughly **40** attendees at our neighborhood meetings and **80** attendees at our town-wide open house.
- We recieved a total of **932** survey responses.
- **63%** of online survey respondants live in Castle Rock and 90% of respondants live in Douglas County.
- **68%** of online survey respondants rated themselves as avid users of existing Castle Rock open spaces.

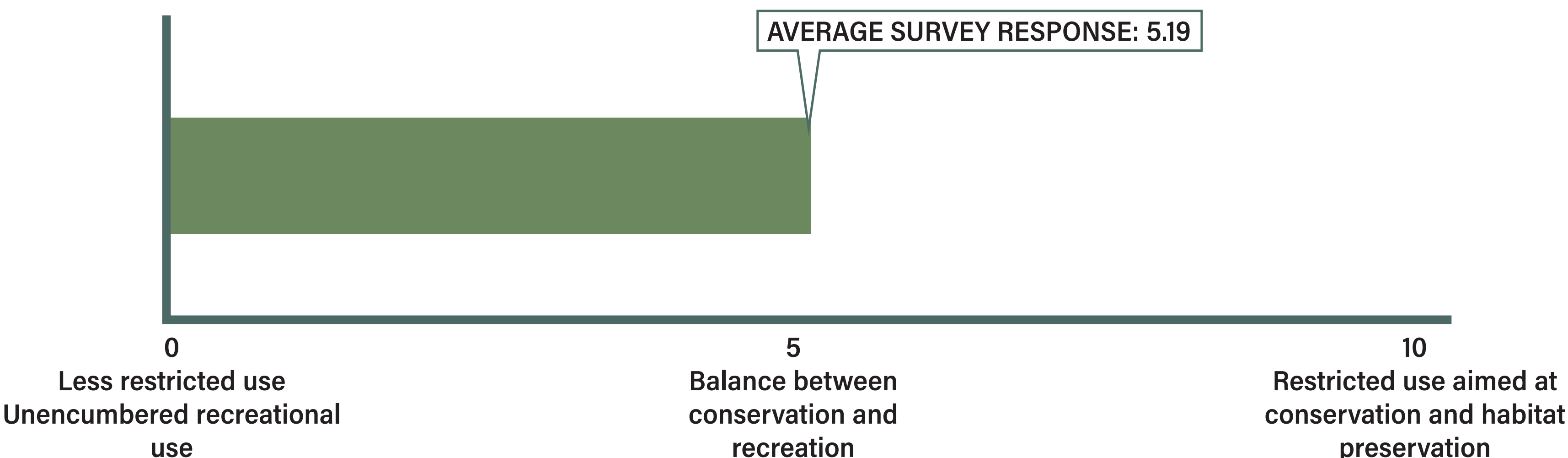
Rank your primary reason for interest in visiting Lost Canyon Ranch Open Space



- **49%** of respondents ranked hiking trail access as their primary reason for interest



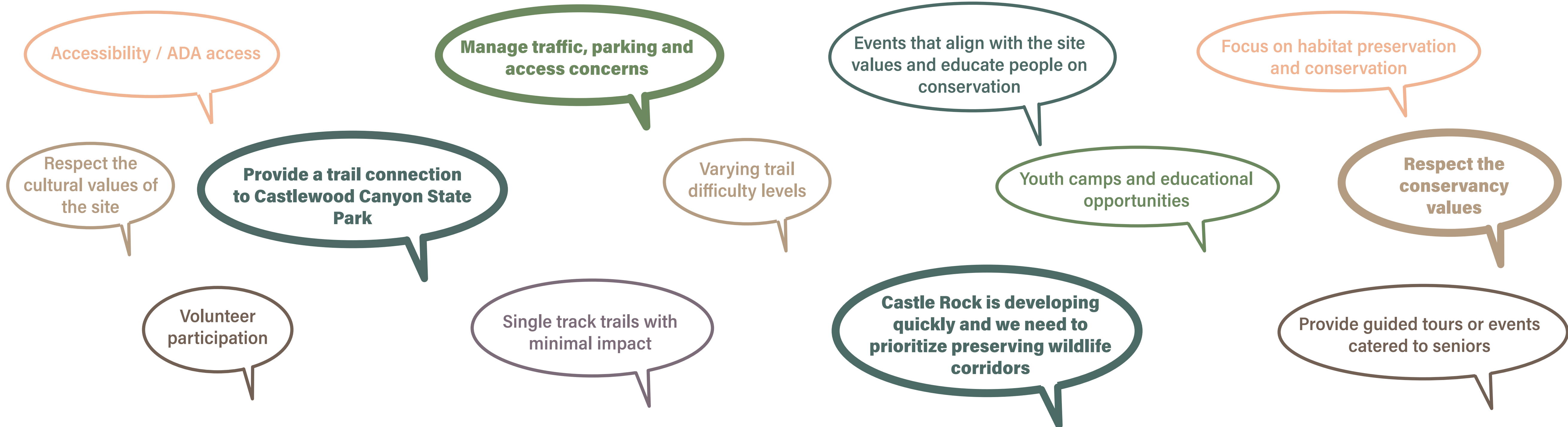
Lost Canyon Ranch has a conservation easment in place which guides the allowed uses and development of the site. We asked survey respondants to indicate their preferred balance between less restricted recreational uses vs. restricted uses aimed at conservation and habitat protection. A majority of respondents felt that their should be an **equal balance** of some recreational uses with neccessary restrictions to protect and preserve the site.



Restricting access to hikers only ensures that Lost Canyon Ranch Open Space remains a protected natural area while offering safe and sustainable recreation. Prohibiting dogs and bikes aligns with the Conservation Easement's goal of habitat preservation, reduces resource damage, prevents user conflicts, and maintains the area's ecological integrity.

Other Feedback We Heard

*Feedback gathered through comment cards at our community meetings and write in comment responses on our survey.



Agenda Item

Date: May 1, 2025
To: County Open Space Advisory Committee
Through: Dan Dertz, Director of Open Space and Natural Resources
From: Ryan Smith, Senior Ranger
CC: Kirk Inderbitzen, Ranger Supervisor
Scott McEldowney, Assistant Director
Subject: Utilization of Open Space Account Funds from Ownership,
Maintenance and Capital Improvements for Trailhead Safety and
Security Improvements in the amount of \$91,000.00 annually for Five
(5) Years

EXECUTIVE SUMMARY

Staff is requesting direction from the County Open Space Advisory Committee to utilize existing operations, maintenance and capital improvement funds from the Open Space Account of the Parks, Trails, Historic Resources and Open Space Sales Tax (PTHROS) to contract with Flock Safety in the amount of \$91,000.00 annually for five years. The purpose of the contract is to increase security and improve traffic data collection at Open Space trailheads. The Open Space department has recognized an increase in crime and park misuse. With higher standards in security resources and our partnership with the Sheriffs Office, our team will have an effective verification tool and efficient reporting following these incidents. Traffic data collection is also in place, but results are compromised by faulty equipment and often vandalized.

BACKGROUND

As Douglas County continues to be a place where people want to live and recreate, our trailheads and trails are getting much more use. These trailheads are often used as much more than just a place to park for a hike. Our trailheads have become places for people to meet with others, to take a break from a long drive, or to just use a restroom. Over the years, staff has missed these visitations as the trail counter system that we use is placed along the trail, which only registers active hikers (when they are working properly). Furthermore, more activity at our trailheads has led to an increase in crime. There have been several vandalisms to public property, as well as break-ins on our visitors' vehicles in the past few years. The sense of security at our trailheads is lacking, and this resource at our trailheads will lead to more public safety and trust when visiting their Open Spaces.

Flock Safety is the sole provider of a proprietary public safety technology solution specifically designed for use by law enforcement, communities, and private entities to increase safety and

reduce crime. Flock Safety's unique system integrates hardware and cloud-based software to enable real-time data processing and secure data sharing capabilities that are unavailable through other providers.

Douglas County Open Space's Flock Safety implementation would include License Plate Readers (LPR) and Live-streamed solar powered fixed cameras at all publicly accessible trailheads. Staff has recommended deployment at 17 Open Space properties with an additional unit that can be mobile and transferred if needed. Locations where equipment is stored will have a camera and no LPR, including Iron Horse and Sandstone Ranch Operations (barns). Equipment will be installed and maintained by Flock Safety and includes software with Vehicle Fingerprint technology and real-time alerts for unlimited users. LPRs will provide Open Space with accurate traffic data collection and a searchable database for vehicle identification. Live streamed solar powered fixed cameras provide 24/7 surveillance, 25X zoom, gunshot detection, live tracking options, and real time alerts. Annual subscription includes ongoing maintenance, data storage, hardware and software upgrades.

The Open Space and Natural Resources Department has received a full letter of support from the Douglas County Sheriff's Office for acquisition and implementation of this security measure. Flock Safety technology is being used by the Douglas County Sheriff's Office and would increase our partnership with them. Flock Safety provides the ability to access additional cameras from Flock customers, including Douglas County Sheriff's Office, at no additional cost. Douglas County Sheriff's office will have full access to Open Space cameras and license plate readers for quicker response and evidence collection. Flock Safety is also used by Castle Rock, Lone Tree, and Parker Police Departments.

RECOMMENDATION

In accordance with the PTHROS, staff is requesting a positive recommendation of COSAC to utilize allocated maintenance funds for this improvement.

**Flock Safety + CO - Douglas County
Open Spaces & Natural Resources**

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Will Nobles
will.nobles@flocksafety.com
2058215424

flock safety



EXHIBIT A ORDER FORM

Customer: CO - Douglas County Open Spaces & Natural Resources
Legal Entity Name: CO - Douglas County Open Spaces & Natural Resources
Accounts Payable Email: kinderbitzen@douglas.co.us
Address: 100 Third Street Castle Rock, Colorado 80104

Initial Term: 60 Months
Renewal Term: 24 Months
Payment Terms: Net 30
Billing Frequency: Annual Plan - Invoiced at First Camera Validation.
Retention Period: 30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$91,000.00
Flock Safety Bundles			
Flock Safety Solar Multi-Purpose LPR and Video Fixed w/ LTE Service	Included	10	Included
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	6	Included
Flock Safety LPR Flex, fka Falcon Flex	Included	1	Included
Flock Safety Video Products			
Solar Video Camera Fixed, fka Condor	Included	6	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Bundle Implementation Fee	\$0.00	10	\$0.00
Professional Services - Standard Implementation Fee	\$0.00	6	\$0.00
Video Camera Professional Services - Standard Implementation Fee	\$0.00	6	\$0.00

Subtotal Year 1:	\$91,000.00
Annual Recurring Subtotal:	\$91,000.00
Discounts:	\$17,400.00
Estimated Tax:	\$0.00
Contract Total:	\$455,000.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a “**Renewal Term**”) unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At First Camera Validation	\$91,000.00
Annual Recurring after Year 1	\$91,000.00
Contract Total	\$455,000.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	\$0.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$17,400.00

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety Solar Multi-Purpose LPR and Video Fixed w/ LTE Service	Law enforcement grade bundled standard range license plate recognition camera and live streamed solar powered fixed camera with 30 days of edge storage, with LTE. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. with Vehicle Fingerprint TM technology (proprietary machine learning software) and real-time alerts for unlimited users. AC power is also available if needed.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint TM technology (proprietary machine learning software) and real-time alerts for unlimited users.
Solar Video Camera Fixed, fka Condor	Law enforcement grade live streamed Solar powered Fixed camera with 30 days of edge storage. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. *Flock provided sim card camera is limited to 25 hours per month of live streaming. AC power is also available if needed.
Professional Services - Bundle Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint TM technology (proprietary machine learning software) and real-time alerts for unlimited users.
Solar Video Camera Fixed, fka Condor	Law enforcement grade live streamed Solar powered Fixed camera with 30 days of edge storage. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. *Flock provided sim card camera is limited to 25 hours per month of live streaming.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Video Camera Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Flock Safety LPR Flex, fka Falcon Flex	Law enforcement grade tactical deployment (portable + LTE) license plate recognition camera with Vehicle Fingerprint TM technology (proprietary machine learning software) and real-time alerts for unlimited users.

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the Master Services Agreement attached.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

**Customer: CO - Douglas County Open Spaces &
Natural Resources**

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

PO Number: _____

Agenda Item

Date: 05/01/2025
To: County Open Space Advisory Committee (COSAC)
Through: Dan Dertz, Director
From: Scott McEldowney, Deputy Director
CC: Kirk Inderbitzen, Ranger Supervisor
Darcy Wilson, Admin. Assistant
Subject: 2025-2029 Open Space Budget & Capital Improvement Projects (CIP)

As stated in the Douglas County Open Space Advisory Committee Bylaws “The Douglas County Open Space Advisory Committee (“COSAC”) is established to advise and make recommendations to the Douglas County Board of County Commissioners (Board) and municipal officials regarding disbursement of funds from the Parks, Trails, Historic Resources, Open Space Fund, and the selection of open space land to be acquired, maintained, or preserved, and for the establishment of priorities therefor, pursuant to Resolution No.R-022-085...”

As such, COSAC has been working toward a budget proposal for the Board of County Commissioners (BOCC) since September 2024, culminating in April 2025 with the COSAC 2025 budget proposal and 2025-2029 CIP attached spreadsheet.

This arduous work undertaken by COSAC resulted in thoughtful and rewarding discussions, and a final product that will be presented to the BOCC soon for their consideration.

Throughout multiple work sessions and presentations it was understood that not all projects could be fully funded through the Open Space Fund. Priority was given to those that meet the funding parameters described in Resolution No.R-022-085, including projects with external partners such as Wildcat and High Line Canal.

Attachments:
2025-2029 Open Space CIP

2025-2029 Douglas County PTHROS Fund --- Open Space, Operations and Maintenance

	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast
Beginning Fund Balance	\$ 10,658,487	\$ 4,995,394	\$ 1,645,060	\$ 1,447,354	\$ 2,025,486
Revenues					
Taxes	3,743,842	3,893,600	4,049,300	4,379,800	4,555,000
Facilities Use Fees	-	-	-	-	-
Rent on Buildings					
Rental for Cell Tower Usage					
Lease Revenue-Principal					
Other Reimbursements	-	-	-	-	-
Miscellaneous Revenues	-	-	-	-	-
Transfer in from General Fund (Salaries and Benefits)					
Total Revenues	\$ 3,743,842	\$ 3,893,600	\$ 4,049,300	\$ 4,379,800	\$ 4,555,000
Expenditures					
Salaries and Benefits	1,357,021	1,769,021	1,822,091	1,876,754	1,933,057
Supplies					
Controllable Assets					
Purchased Services	1,724,914	1,724,914	1,724,914	1,724,914	1,724,914
Forest Management					
Transportation Rental					
Fixed Charges					
CIP					
Future Acquisition Improvements	-		500,000		500,000
Sandstone Phase II - \$500 k	250,000	250,000			
Greenland Townsite Partnership with Historic Preservation - \$25K	25,000				
Prairie Canyon Ranch \$5 mil	2,000,000	3,000,000			
Pool Vehicle -\$70k	70,000				
Snow Blade - \$15k	15,000				
Staffing (4 land manager specialist/ranger positions including vehicles and	500,000	300,000			
Transfer of Conservation Easements (up to 4 easements) - \$100k	100,000	100,000	100,000	100,000	100,000
Cultural Resource Studies - \$250 k	250,000				
Total Capital	3,210,000	3,650,000	600,000	100,000	600,000
Contingency	100,000	100,000	100,000	100,000	100,000
Total CIP Expenditures	\$ 6,391,935	\$ 7,243,935	\$ 4,247,005	\$ 3,801,668	\$ 4,357,971
2025 External Requests for Funding (see below)	3,015,000				
Change in Fund Balance	(5,663,093)	(3,350,335)	(197,705)	578,132	197,029
Ending Fund Balance	\$ 4,995,394	\$ 1,645,060	\$ 1,447,354	\$ 2,025,486	\$ 2,222,516

2025 External Requests for Funding

Highline Canal Resource Management Plan	\$15,000
Wildcat	\$1,750,000
Macanta	\$1,250,000
Total:	\$3,015,000