

Memo

To: Ken-Caryl Ranch Master Association Board of Directors
From: Ken-Caryl Ranch Open Space Committee
CC: Victoria DeSair
Date: December 2, 2020
Re: 2021 Trails Plan and Budget Request

In accordance with the Ken-Caryl Ranch Trails Implementation Process (KCRTIP), the Ken-Caryl Ranch Open Space Committee (OSC), Volunteer Trail Coordinators (VTC) and KCRMA Open Space Department staff (Staff) present to the Ken-Caryl Ranch Master Association Board of Directors the following 2021 Trails Plan and Budget Request (TPBR21). This document and the 2021 Open Space Budget Request; Potential Projects and Other Expenses are intended to be companion documents.

The budget related highlights include.

- \$12,000 for biological and cultural surveys of south end of the Foothills Open Space.
- \$32,000 for trail improvements in Plum Thicket Open Space.
- \$10,000 to develop preliminary design of modifications to the hard surface trail along North Massey Draw to mitigate excessive ice buildup in the winter.

NEW TRAIL AND MAJOR TRAIL RE-ROUTE PROJECTS REQUIRING BOARD ACTION;

The following potential two, new trail projects require the MA Board to approve the conceptual designs (KCRTIP step III-B- steps1 through 6);

- **Potential New Trail Project in The Foothills Open Space, south of Docmann Gulch; the working title of this project is Wildcat Ridge-** Proposed Wildcat Ridge alignment, if constructed, would be built as a multi-use trail, similar to existing backcountry trails. Use of the proposed trail would be expected to be primarily cycling, hiking and running; few equestrians are anticipated. This trail is one of the few trails within the 2009 KCR Trail Master Plan that has not yet been constructed. Trail would be located south of Docmann Gulch, with two access points from the Docmann trail. Trail would not be accessible to non-members. Approximate length of trail is 2.8 miles, with cost of construction to be determined as a likely mix of both contractor and volunteer labor. Potential challenges to consider include: steep cross slopes, dense vegetation, resident objections, adjacent landowner objections, biological considerations. Trail would provide new experiences within KCR Open Space, with new vistas, interesting topography, and attractive vegetation. \$12,000 has been budgeted to hire a private contractor to conduct biological and cultural surveys of the project area in the spring and summer of 2021.

- **Stove Prairie Trail Realignment-** Proposed Stove Prairie trail realignment would be constructed as a multi-use trail, similar to other valley trails. This trail is currently used by all types of users. The section proposed for realignment occurs from the end of Ptarmigan to the intersection with Manor House Trail. This is not a project identified by the Trail Master Plan, since the plan did not address maintenance. This section of trail is close to the property boundary, is wider than preferred, has moderate erosion, and is straight and less aesthetic. The proposed reroute moves the trail away from adjacent properties, would be constructed using current sustainable trail construction practices, and would be more aesthetic. Approximate length of this reroute is 1,500 ft, with an estimated construction cost of \$6,000. This cost could be paid from the annual trail maintenance budget. Potential challenges to consider include: closure of existing trail, biological considerations. A biological survey can be completed by staff.

MAJOR TRAIL MAINTENANCE AND MINOR RE-ROUTE PROJECTS NOTIFICATION;

The following trail construction project requires VTC and staff to inform the Board of project details (KCRTIP step III-A-2).

- **Plum Thicket Trail improvements: Soft Surface to Hard Surface Trail Conversions-** \$32,000 is budgeted in 2021 to replace steep sections of soft surface (crusher fines) trail with colored concrete in the open space located east of the Deerwood Vista neighborhood. This project was not identified in the Trails Master Plan since it is a trails maintenance issue, but similar projects have been completed at various open space locations over the past decade. Crusher fine trails are found primarily in front country open space areas and serve as neighborhood connectors but are highly erodible if installed on slopes exceeding 4%-6%.
- **North Massey Draw Trail improvements-** The North Massey Draw Trail is a hard surface trail (colored concrete) that runs from Valley Parkway to Dakota Lodge, the EQC and ultimately to Brannon Gearhart Park. Excessive ice during the winter months at the west end (between Valley Parkway and the Long Spur access trail) creates hazardous conditions. \$10,000 is budgeted in 2021 to hire an engineer to develop a plan that would reduce icy conditions and create a safer trail.
- **Asphalt-Concrete Paving Conversion Project-** There are over five miles of hard surface trails in open space that were originally paved in asphalt. Over the past ten years, at the rate of \$100,000/year, paid by the Master Association Reserves Fund, the deteriorating asphalt has been replaced with colored concrete. The colored concrete is more durable, requires less maintenance and blends in well with the natural flora. In 2021, paving conversion work will continue on the hard surface trail along Ken-Caryl Ave. This will be the third phase of paving at this site which began in 2019. At current construction costs and Reserve budget, another four years of paving conversion work will be required to complete the conversion of the remaining asphalt trails in the Ken-Caryl Ranch Private Open Space, hard surface trail system.

UPDATE OF 2020 TRAIL PROJECTS;

1. **Hogback-Lark Bunting Connector Trail Re-route-** complete
2. **Extension of Mastodon Trail-** complete
3. **Re-route of south end of Lyons Trail-** Complete
4. **Soft Surface to Hard Surface Trail Conversion Project-** Plans to convert 100' of soft surface trail connecting the Carriage Hill and Stratford Farms neighborhoods was postponed by the Open Space Committee to explore the option of re-directing these funds to the construction of curb ramps on Valley Parkway which they deemed to be a higher priority. Other funds were identified for the curb ramps and funding for this project remained whole. Valles Construction was selected to complete the work and it is scheduled to be done by the end of 2020.
5. **Valley Parkway Curb Ramps-** \$20,000 was approved (funding source-Undesignated Special Projects Fund) by the Board on September 15, 2020 to install the ramps. Additional design reviews by Jefferson County and contractor scheduling delays have been significant challenges to completing this project. Construction may be delayed until 2021.

POTENTIAL TRAIL CONSTRUCTION PROJECTS WORK PLAN FOR 2021;

1. **Stove Prairie Trail Realignment-** See description above.

POTENTIAL TRAIL MAINTENANCE PROJECTS IN 2021;

1. **System wide, light trail maintenance-** to be completed by private contractor. Cost, \$19,000 from 2021 Open Space Operational Budget.
2. **Plum thicket improvements-** \$32,000 for paving steep sections of crusher fine trail. Funding source, 2021 One-time Projects
3. **Two Track Trail Maintenance-** Clean drainage dips and grade as needed at various locations in Ken-Caryl Ranch Private Open Space. Cost, \$15,000 from 2021 Open Space Operational Budget.

POTENTIAL TRAIL PLANNING PROJECTS FOR 2021

1. **Wildcat Ridge-** Pending approval of the conceptual design and following receipt of survey reports (see description above) VTCs will work with staff and the Open Space Committee to determine next steps. Project will be evaluated based on findings from survey reports, considering natural resource management and community feedback.