



## CITY AND COUNTY OF DENVER

### Department of Finance Division of Real Estate

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### EXECUTIVE SUMMARY

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To: City Council

From: Luke McKay, Assistant Director – Real Estate

Subject: Denver Mountain Park Acquisition of the Tibaldo Property

Date: June 4, 2024

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Under the guidance of its [Strategic Acquisition Plan](#), Denver Parks & Recreation (DPR) would like to acquire, in partnership with Jefferson County Open Space, the “Tibaldo Property,” an approximately 167 acre property located between Denver Mountain Parks’ Mount Pence Tract and Bergen Peak properties off of State Highway 103 in Evergreen (**See attached Site Map**). DPR and Jefferson County are jointly purchasing the property from the [Trust for Public Land](#) (TPL). TPL has an option agreement with the Tibaldo Family to purchase the property for \$3 million and are brokering the acquisition for the City and Jefferson County.

This acquisition meets and helps advance the goals and criteria of DPR’s Strategic Acquisition Plan and the Mountain Parks acquisition focus area, and the [Outdoor Adventure and Alternative Sports Strategic Plan](#) that speaks to providing access to mountain parks and diversifying current recreation opportunities by offering new ways to engage with and recreate in the outdoors.

In the immediate vicinity of Jefferson County’s Elk Meadow Park and Colorado Parks and Wildlife’s Bergen Peak State Wildlife Area, the property consists of mixed forest stands and ephemeral streams connecting high quality wildlife habitat as well as diverse topography and rocky outcroppings providing scenic viewpoints of the Front Range and opportunities to connect to nearby public trail systems including the Bergen Peak Trail.

The acquisition will connect over 4,000 acres of Denver Mountain Parks, Jefferson County Open Space, and Colorado Parks and Wildlife managed lands to the Arapaho National Forest, and is the missing link to having a contiguous, multi-jurisdictional (City, County,

State, and Federal) public park and open space corridor from Elk Meadow Park to Mount Blue Sky—one of Colorado’s 58 peaks above 14,000 feet (**See attached Context Map**).

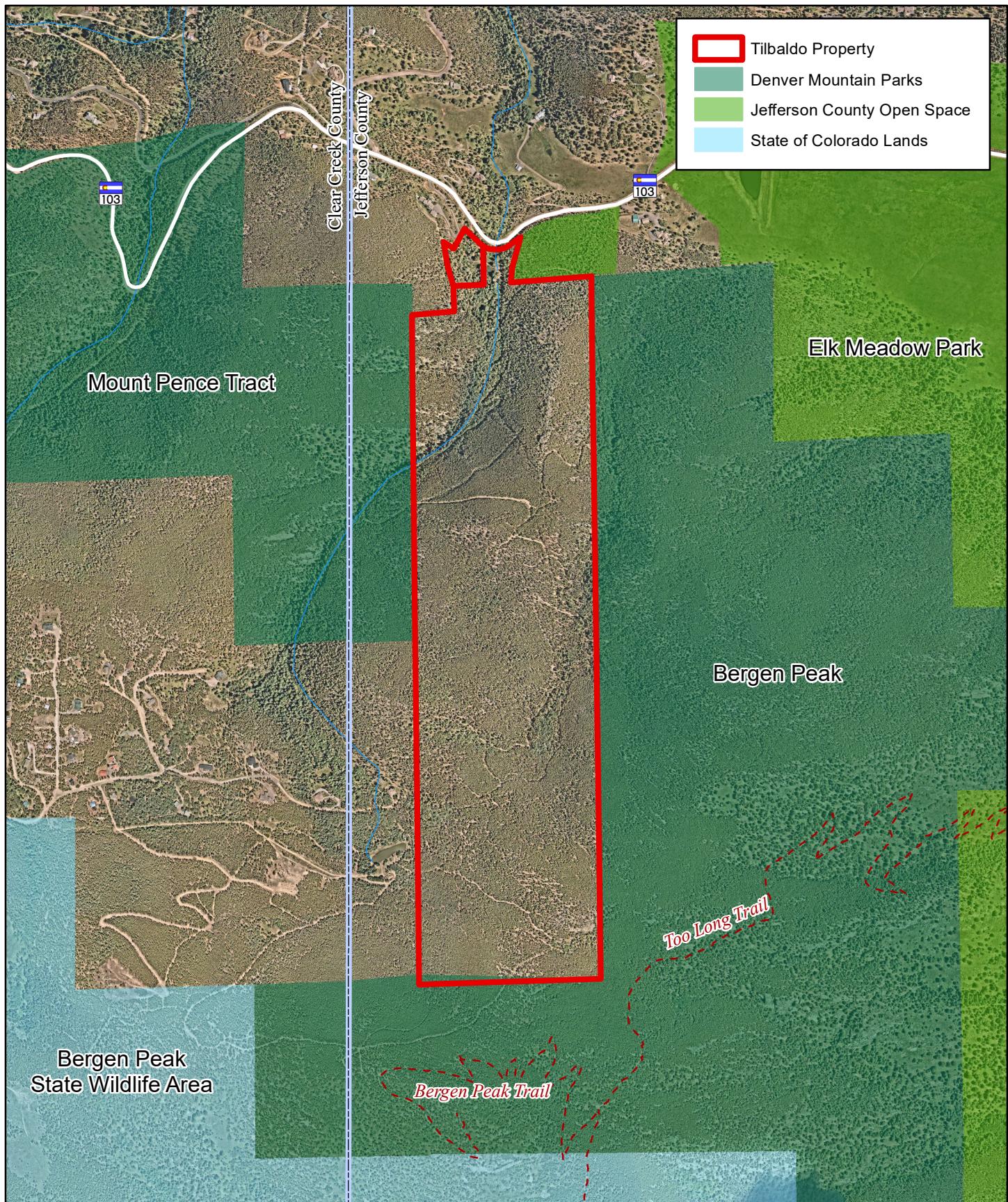
The acquisition will also help protect the adjoining Denver Mountain Parks from the threat of development as the Tibaldo Property’s Agricultural-Two (A-2) Zoning permits subdivision and the creation of 10-acre lots.

The joint acquisition with Jefferson County Open Space will be the first of its kind for the City and builds off a successful model that Jefferson County has implemented with other regional park and open space partners including the City of Boulder, Boulder County, and Clear Creek County, the latter of which included a partnership with Trust for Public Land as well.

By jointly acquiring the property with Jefferson County from Trust for Public Land for \$3 million and holding an undivided 50% interest in the property, DPR will only pay \$1.5 million of the \$3 million purchase price and share associated acquisition costs with the County. Future operations and maintenance costs will also be shared which, together with the property’s proximity to existing Denver Mountain Parks and Jefferson County Open Spaces, and a joint management approach emphasizing conservation, will equate to lower management costs for DPR.

Joint management of the property will be guided by an Intergovernmental Agreement (IGA) between DPR and Jefferson County. With approximately 10,000 of the over 14,000-acre Denver Mountain Park system in Jefferson County, the IGA can potentially serve as a model for future strategic acquisitions and cooperative stewardship of shared natural resources.

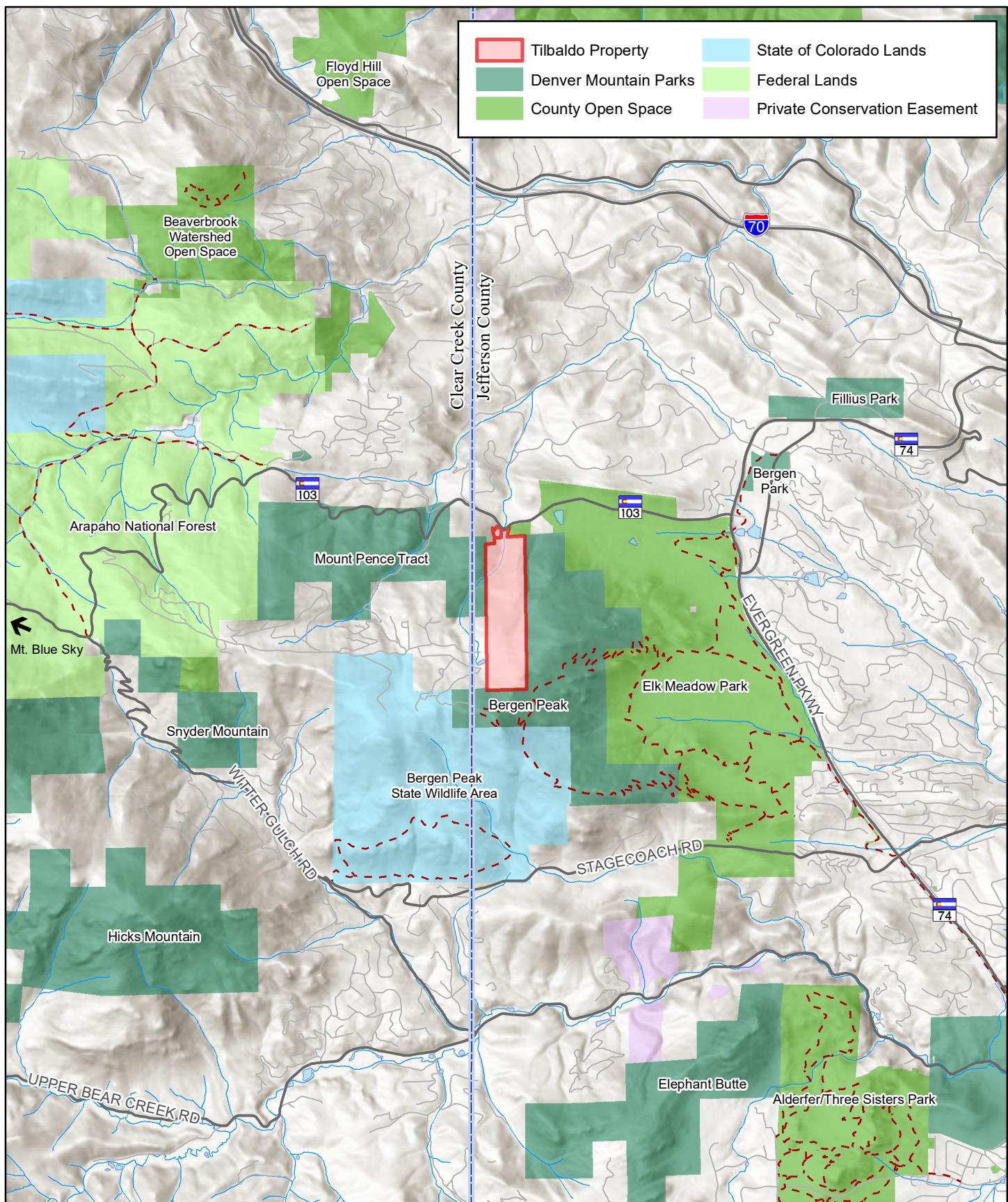
DPR’s \$1.5 million contribution towards the \$3 million purchase price will be funded by the Parks Legacy Fund. In addition to the purchase price, DPR is requesting \$500,000 for demolition, abatement and site restoration of the existing structures bringing the total acquisition cost to \$2,000,000.



## Tilbaldo Property Site Map

0 500 1,000  
Feet





**Tilbaldo Property  
Context Map**

0 0.5 1 Miles

