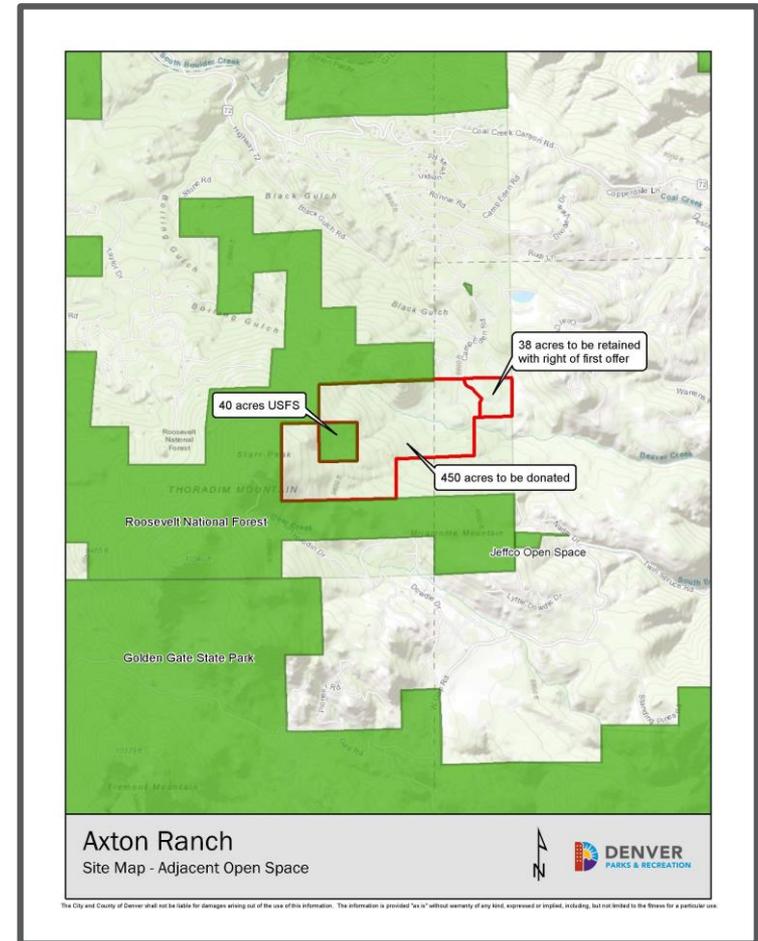


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# Axton Ranch Mountain Park Donation

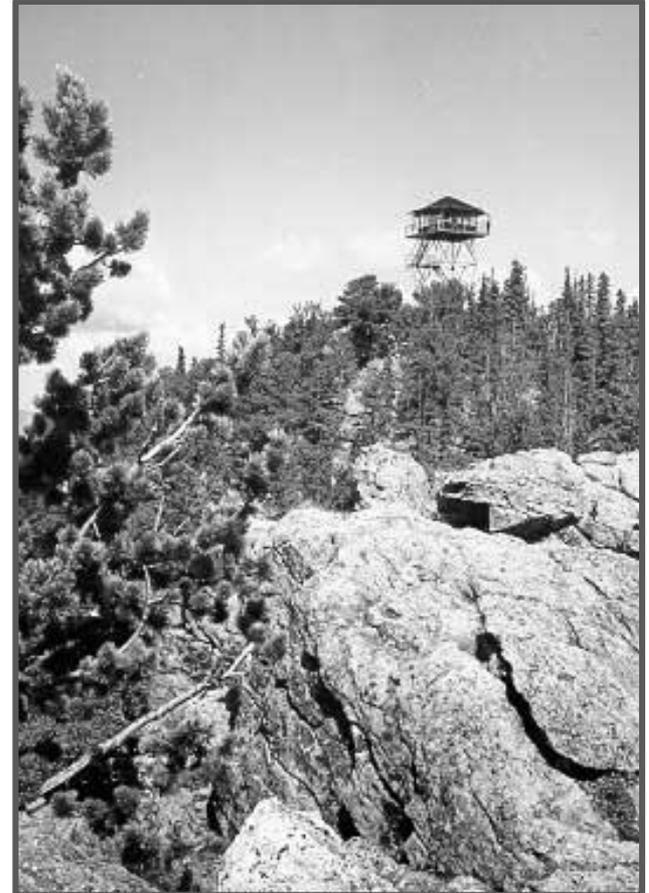
# Property Overview

- 488 acres in Gilpin and Jefferson Counties
- 36 miles from downtown Denver (~50 min drive)
- Adjacent to Roosevelt National Forest and in the vicinity of Arapahoe National Forest, Golden Gate Canyon State Park and Jefferson County Open Space



# Property Overview

- Axton Family have owned the property since 1954 spanning 4 generations
- Historically operated as a cattle ranch
- Civilian Conservation Corps (CCC) trail to Mount Thorodin and Starr Peak (~10,500')—former site of fire lookout tower



# Property Overview

- Mixed conifer forest with stands of old growth and aspen
- Meadows with abundant wildflowers
- Beaver Creek, ponds and riparian areas



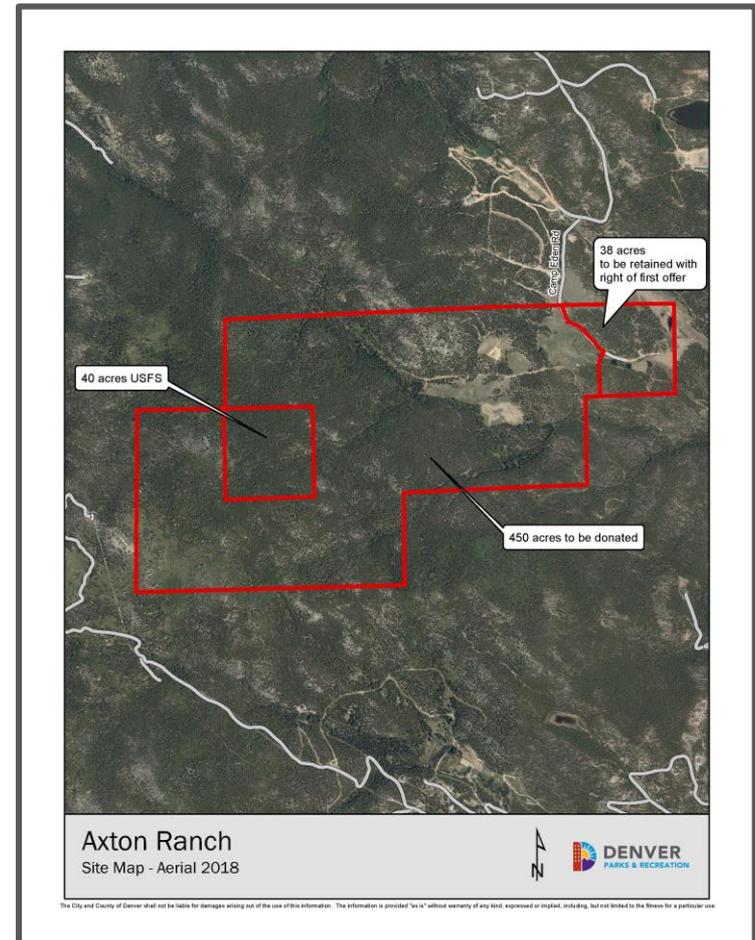
# Property Overview

- Diverse topography with rocky outcrops
- Views of the Front Range to the east and the Continental Divide to the west
- Wildlife and habitats including deer, elk, bear, moose and bobcat



# Donation Overview

- 450 acres to be donated to DPR
- Right of First Offer to DPR on adjacent 38 acres retained by the Axton Family
- DPR is covering the Axton Family's transaction costs (\$80,000) in order to help facilitate the donation
- Donation is subject to deed restrictions protecting the property as a "public park and open space including the scenic viewshed, wildlife habitat, passive recreational uses, public access to the historic Thorodin Mountain fire-lookout trail, and water and forest resources"



# Donation Significance

- 1<sup>st</sup> new Mountain Park acquired since Newton Park in 1939
- Expands access and increases places for Denver residents to experience nature and the outdoors
- Continues the City's legacy of its Mountain Parks system and its legacy as a leader in regional open space protection
- Protects forest ecosystems on a landscape scale (wildlife, tree canopy, watershed & fire mitigation)



# DPR Stewardship & Management

- DPR will designate the property as *Axton Ranch Mountain Park* and manage it primarily as a conservation area
- Equitable and inclusive recreational programming including environmental education, hiking, camping and fishing
- Interim management to focus on resource inventory and assessment with future master planning determining long-term stewardship and management
- Management costs will come out of DPR's Mountain Parks operating budget with future capital improvements funded by the Parks Legacy (2A) Fund



# Donation Schedule & Next Steps

- Unanimously approved by the Parks & Recreation Advisory Board on February 10th
- City Council consideration and action
- Real Estate due diligence and review
- Close on the donation in 2021
- Post-closing: designation; interim and long-term management planning



# Donation Agreement

- Agreement with Starr Peak Holdings LLC (FINAN-202157840):
- 450 acres and Right of First Offer on adjacent 38 acres to DPR
- \$80,000 from DPR to the Donor for their Transaction Costs
- City Obligations and Deed Restrictions protecting the property's Park Purposes
- ~5 months for Due Diligence and ~7 months to Close



# Appendix: Denver Mountain Parks

- 14,000+ acres in Jefferson, Clear Creek, Douglas, and Grand Counties
- 22 parks
- 24 conservation areas

