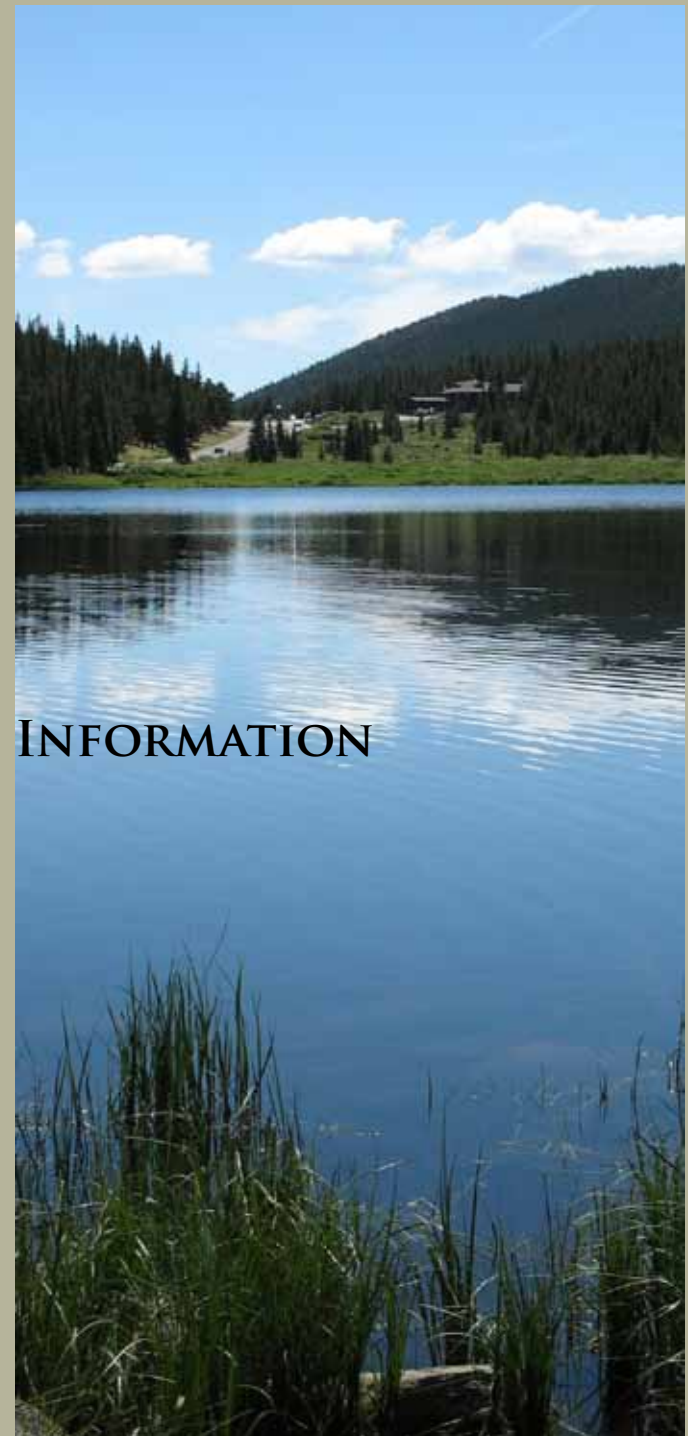


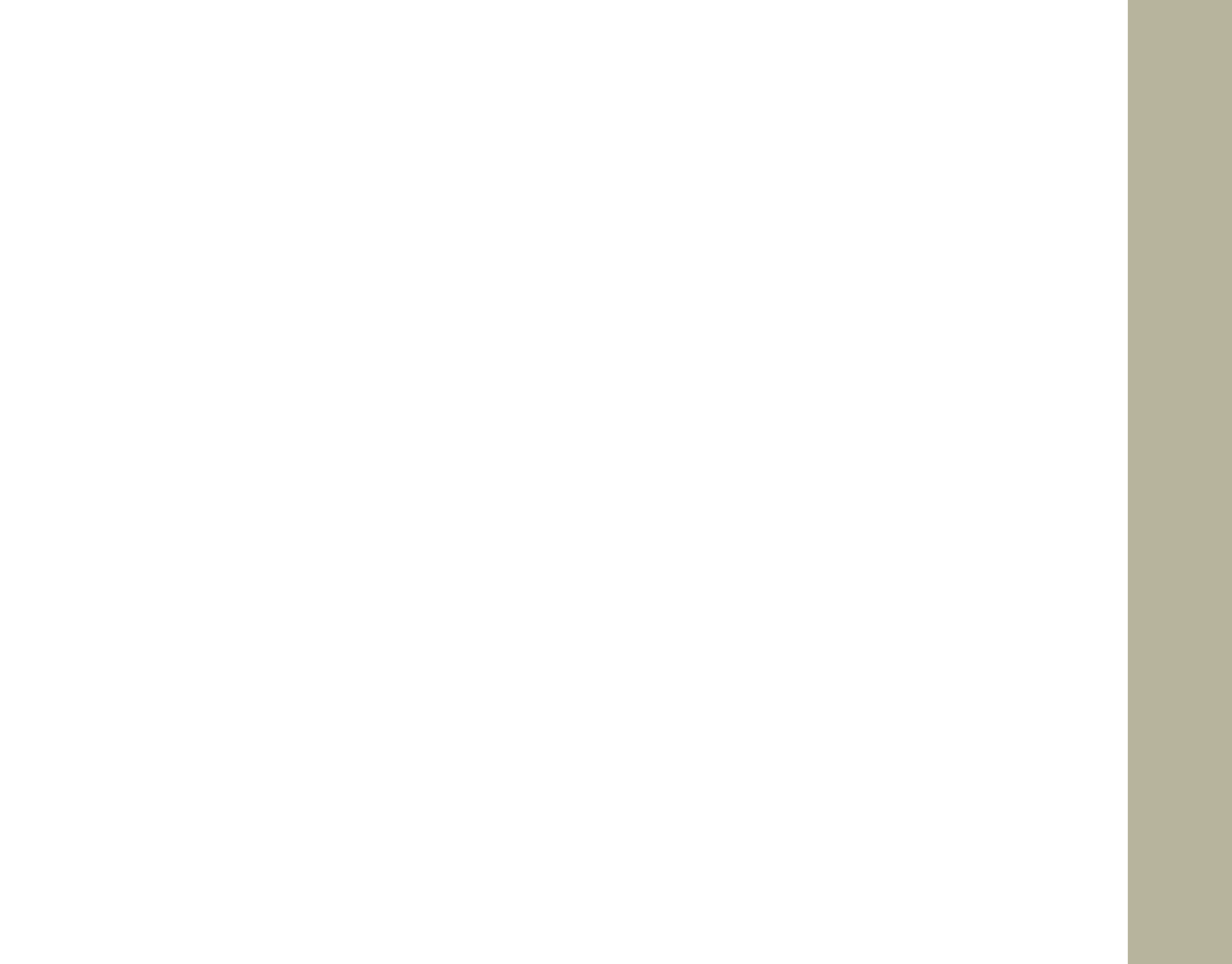
APPENDICES

A. COST ESTIMATES

B. TRAIL MAPS

C. CHARTER AND DEED INFORMATION





APPENDIX A: COST ESTIMATES

The following cost summaries outline the anticipated costs associated with improving and upgrading the Denver Mountain Parks system as recommended in the Master Plan. The cost estimates are presented alphabetically, by park name. Following the cost tables for the individual parks is an overall cost associated with system-wide improvements that are recommended for signing and wayfinding.

Bell Park				1. Protection of Natural Resources	2. Basic Infrastruc- ture Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	EA	1		\$30,000			
Forest Thinning	LS	1	\$50,000.00	\$50,000			
Revegetation	SF	321,750	\$1.50	\$482,625			
Site Improvements	SF	71,500	\$4.00		\$100,000	\$186,000	
Road/parking Improve- ments	LF	6,500	\$60.00			\$390,000	
New trail	LF	7,000	\$5,000.00			\$35,000	
Trailhead Kiosk	EA	1	\$5,000.00			\$5,000	
Subtotals				\$562,625	\$100,000	\$616,000	

Bergen Park				1. Protection of Natural Resources	2. Basic Infrastruc- ture Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Revegetation	SF	92,400	\$1.50	\$138,600			
Multi-use / Mtn Biking Trails	LF	1,800	\$5.00		\$9,000		
Site Improvements	SF	39,600	\$4.00		\$58,400	\$100,000	
Trailhead Kiosk	EA	2	\$5,000.00			\$10,000	
Subtotals				\$168,600	\$58,400	\$110,000	
Trailhead Kiosk	EA	1	\$5,000.00			\$5,000	
Subtotals				\$562,625	\$100,000	\$616,000	

Corwina Park				1. Protection of Natural Resources	2. Basic Infrastruc- ture Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Revegetation	SF	49,200	\$1.50	\$73,800			
Hiking Trail restoration	LF	6,500	\$3.00		\$19,500		
Multi-use / Mtn Biking Trails	LF	11,200	\$5.00		\$56,000		
Site Improvements	SF	73,800	\$4.00		\$95,000	\$200,200	
New Interpretive Kiosk	EA	1	\$5,000.00			\$5,000	
Subtotals				\$103,800	\$170,500	\$205,200	

Cub Creek Park				1. Protection of Natural Resources	2. Basic Infrastruc- ture Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Stream Edge Improve-ments	LF	1,650	\$500.00	\$500			
Revegetation	SF	132,750	\$1.50	\$199,125			
Site Improvements	SF	162,250	\$4.00		\$249,000	\$400,000	
Road Improvements	LF	8,500	\$60.00		\$210,000	\$300,000	
New Trails	LF	2,640	\$5.00			\$13,200	
New Interpretive Kiosk	EA	1	\$5,000.00			\$5,000	
New park shelter	EA	1	\$50,000.00			\$50,000	
Subtotals				\$229,625	\$459,000	\$768,200	

Daniels Park				1. Protection of Natural Resources	2. Basic Infrastruc- ture Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Forest Thinning	LS		\$15,000.00	\$15,000			
New internal trail	LF	7,000	\$5.00			\$35,000	
New Interpretive Kiosk	EA	1	\$5,000.00			\$5,000	
Restored historic ranch	LS	1					\$2,000,000?
Subtotals				\$45,000		\$40,000	\$2,000,000

Dedisse Park				1. Protection of Natural Resources	2. Basic Infrastruc- ture Repairs	3. New park improvements	4. Vision
<u>Type of Work:</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Revegetation	SF	145,200	\$1.50	\$217,800			
Site Improvements	SF	217,800	\$4.00		\$400,000	\$471,200	
Road Improvements	LF	8,200	\$60.00		\$300,000	\$192,000	
New Hiking Trails	LF	4,000	\$5.00			\$20,000	
New Interpretive Kiosk	EA	2	\$5,000.00			\$10,000	
Subtotals				\$247,800	\$700,000	\$693,200	

Echo Lake Park				1. Protection of Natural Resources	2. Basic Infrastruc- ture Repairs	3. New park improvements	4. Vision
<u>Type of Work:</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Stream Edge Improve- ments	LF	2,250	\$500.00	\$1,125,000			
Revegetation	SF	338,000	\$1.50	\$507,000			
Site Improvements	SF	338,000	\$4.00		\$552,000	\$800,000	
Road Improvements	LF	14,500	\$60.00		\$470,000	\$400,000	
New hiking trails	LF	8,000	\$5.00			\$40,000	
New Interpretive Kiosk	EA	4	\$5,000.00			\$20,000	
Easement/acquisition	LS		\$25,000.00				\$25,000
Lodge Upgrade	LS	1	\$2,000,000.00				\$2,000,000
Subtotals				\$1,662,000	\$1,022,000	\$1,260,000	\$2,025,000

Fillius Park				1. Protection of Natural Resources	2. Basic Infrastruc- ture Repairs	3. New park improvements	4. Vision
<u>Type of Work:</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Revegetation	SF	576,800	\$1.50	\$865,200			
Hiking Trail restoration	LF	2,500	\$3.00	\$7,500			
Site Improvements	SF	247,200	\$4.00		\$388,800	\$600,000	
Road Improvements	LF	6,200	\$60.00		\$200,000	\$172,000	
New Hiking Trails	LF	1,800	\$5.00			\$9,000	
New Interpretive Kiosk	EA	1	\$5,000.00			\$5,000	
Subtotals				\$902,700	\$588,800	\$786,000	

Genesee Park				1. Protection of Natural Resources	2. Basic Infrastructure Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Forest Thinning	LS	1	\$50,000.00	\$50,000			
Revegetation	SF	1,231,100	\$1.50	\$1,846,650			
Hiking Trail restoration	LF	30,300	\$3.00		\$90,900		
Site Improvements	SF	662,900	\$4.00		\$2,651,600		
Road Improvements	LF	36,000	\$60.00		\$2,160,000		
Trailhead	EA	5	\$5,000.00			\$25,000	
New Hiking Trails	LF	8,800	\$3.00			\$26,400	
Buffalo Overlook	EA	1	\$400,000.00				\$400,000
Lodge Upgrade	LS	1	\$2,000,000.00				\$2,000,000
Subtotals				\$1,926,650	\$4,902,500	\$51,400	\$2,400,000

Katherine Craig Park (CCC Camp associated with Genesee)				1. Protection of Natural Resources	2. Basic Infrastructure Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Forest Thinning	LS	1	\$15,000.00	\$15,000			
Revegetation	LS						
Subtotals				\$45,000			

Note: improvements depend upon Master Plan recommendations (such as utility upgrades)

Little Park				1. Protection of Natural Resources	2. Basic Infrastructure Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Stream Edge Improve- ments	LF	700	\$500.00	\$35,000			
Forest Thinning	LS	1	\$50,000.00	\$50,000			
Revegetation	SF	36,500	\$1.50	\$54,750			
Site Improvements	SF	36,500	\$4.00		\$146,000		
Road Improvements	LF	1,500	\$60.00		\$90,000		
New Interpretive Kiosk	EA	1	\$5,000.00			\$5,000	
New bridge	EA	1	\$40,000.00				\$40,000
New Trails	LF	6,000	\$5.00				\$30,000
Subtotals				\$169,750	\$236,000	\$5,000	\$70,000

Lookout Mountain Park				1. Protection of Natural Resources	2. Basic Infrastructure Repairs	3. New park improve- ments	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Revegetation	SF	89,200	\$1.50	\$133,800			
Hiking Trail restoration	LF	1,900	\$3.00	\$5,700			
Site Improvements	SF	133,800	\$4.00		\$535,200		
Road Improvements	LF	10,500	\$60.00		\$630,000		
New Interpretive Kiosk	EA	1	\$5,000.00			\$5,000	
New Buffalo Bill Museum	LS	1	\$20,000,000.00				\$20,000,000
Subtotals				\$169,500	\$1,165,200	\$5,000	\$20,000,000

Newton Park				1. Protection of Natural Resources	2. Basic Infrastructure Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Forest Thinning	LS	1	\$50,000.00	\$50,000			
Site Improvements	SF	213,000	\$4.00		\$852,000		
Road Improvements	LF	1,200	\$60.00		\$72,000		
New Interpretive Kiosk	EA	1	\$5,000.00			\$5,000	
New Hiking Trails	LF	5,280	\$5.00			\$26,400	
Outdoor Ed Facilities for Day Camp	LS	1	\$8,000,000.00				\$8,000,000
New Restrooms	LS	1	\$450,000.00				\$450,000
Subtotals				\$70,000	\$924,000	\$431,400	\$8,450,000

Note: expansion depends upon Newton Park Master Plan recommendations

Legend:

EA = each
 LS = lump sum
 LF = linear feet
 SF = square foot

All estimates were taken from measurements of aerial photographs and current unit prices and are subject to more detailed planning and measurements.

- #1 Protection of Natural Resources includes: MP/Natural Resource Plan, forest thinning, revegetation
- #2 Basic infrastructure repairs includes: repair of existing, i.e. closure of social trails, trail restoration, site furnishings, roofs
- #3 Minimal new improvements includes: new trails, new shelters and site furnishings, new kiosks
- #4 Vision includes very broad estimates for potential new, major facilities (i.e. outdoor ed center at Newton, etc.)

O'Fallon Park				1. Protection of Natural Resources	2. Basic Infrastructure Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Stream Edge Improvements	LF	1,550	\$500.00	\$775,000			
Forest Thinning	LS	1	\$50,000.00	\$50,000			
Revegetation	SF	160,000	\$1.50	\$240,000			
Hiking Trail restoration	LF	24,200	\$3.00		\$72,600		
Site Improvements	SF	120,000	\$4.00		\$200,000	\$280,000	
Road Improvements	LF	4,100	\$60.00		\$146,000	\$100,000	
New Interpretive Kiosk Multi-use / Mtn Biking Trails	EA	2	\$5,000.00			\$10,000	
Park Shelter	LF	9,300	\$5.00			\$46,500	
Park Shelter acquisition	LS	1	\$50,000.00			\$50,000	tbd
Subtotals				\$1,095,000	\$418,600	\$486,500	

Pence Park				1. Protection of Natural Resources	2. Basic Infrastructure Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Forest Thinning	LS	1	\$50,000.00	\$50,000			
Revegetation	SF	47,200	\$1.50	\$70,800			
Hiking Trail restoration	LF	4,700	\$3.00		\$14,100		
Multi-use / Mtn Biking Trails	LF	3,000	\$5.00			\$15,000	
Site Improvements	SF	70,800	\$4.00		\$183,000	\$100,000	
Road Improvements	LF	1,600	\$60.00		\$36,000	\$60,000	
Trailhead Kiosk	EA	1	\$5,000.00			\$5,000	
New Shelter	LS	1	\$50,000.00			\$50,000	
Subtotals				\$150,800	\$233,100	\$230,000	

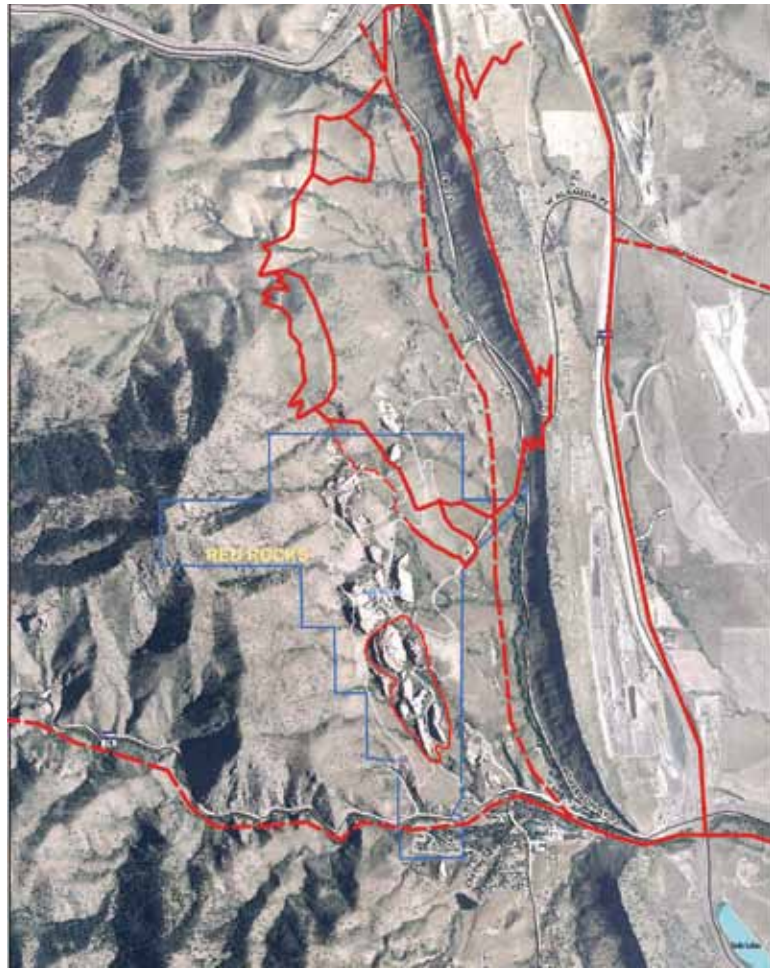
Red Rocks Park				1. Protection of Natural Resources	2. Basic Infrastructure Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Revegetation	SF	43,560	\$1.50	\$65,340			
Hiking Trail restoration	LF	4,800	\$3.00		\$14,440		
Subtotals				\$95,340	\$14,440		

Summit Lake Park				1. Protection of Natural Resources	2. Basic Infrastructure Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
MP/Natural Resource Plan	LS	1	\$30,000.00	\$30,000			
Revegetation	SF	75,000	\$1.50	\$112,500			
Hiking Trail restoration	LF	3,200	\$3.00		\$9,600		
Site Improvements	SF	25,000	\$4.00		\$50,000	\$50,000	
Road/parking Improvements	LF	2,500	\$60.00		\$90,000	\$60,000	
New trailhead kiosk	EA	1	\$5,000.00			\$5,000	
Subtotals				\$142,500	\$149,600	\$115,000	






Type of Work:	Unit	Quantity	Unit Cost	1. Protection of Natural Resources	2. Basic Infrastructure Repairs	3. New park improvements	4. Vision
Conservation/Wilderness Areas							
Individual natural resource inventory and guideline		10	\$30,000	\$300,000			
System-wide Historic Structure Health and Safety Upgrades CIP and SHS Inventory							
Historic Building Rehabilitation		1	\$2,000,000		\$2,000,000		
Historic Shelter Rehabilitation		1	\$1,000,000		\$1,000,000		
Historic Restroom Rehabilitation		1	\$1,000,000		\$1,000,000		
Subtotals					\$4,000,000		

System-wide Maps and Signage				1. Protection of Natural Resources	2. Basic Infrastructure Repairs	3. New park improvements	4. Vision
Type of Work:	Unit	Quantity	Unit Cost				
Wayfinding Signage							
Entry signs		17	\$8,000.00			\$136,000	
Road Directional Signage		34	\$3,000.00			\$102,000	
System map and brochure			\$15,000.00			\$15,000	
Individual park and trail maps			\$10,000.00			\$10,000	
Graphics / Art Direction		1	\$30,000.00			\$30,000	
Subtotal						\$293,000	
GRAND TOTALS				\$8,086,690	\$15,142,140	\$6,095,900	\$30 million+

APPENDIX B.: TRAIL MAPS



Proposed Trails in Red Rocks Park

- LEGEND:**
-  ROAD
 -  EXISTING TRAIL - MULTI-USE
 -  EXISTING TRAIL - HIKE ONLY
 -  PROPOSED TRAIL - M-USE
 -  PROPOSED TRAIL - HIKE ONLY

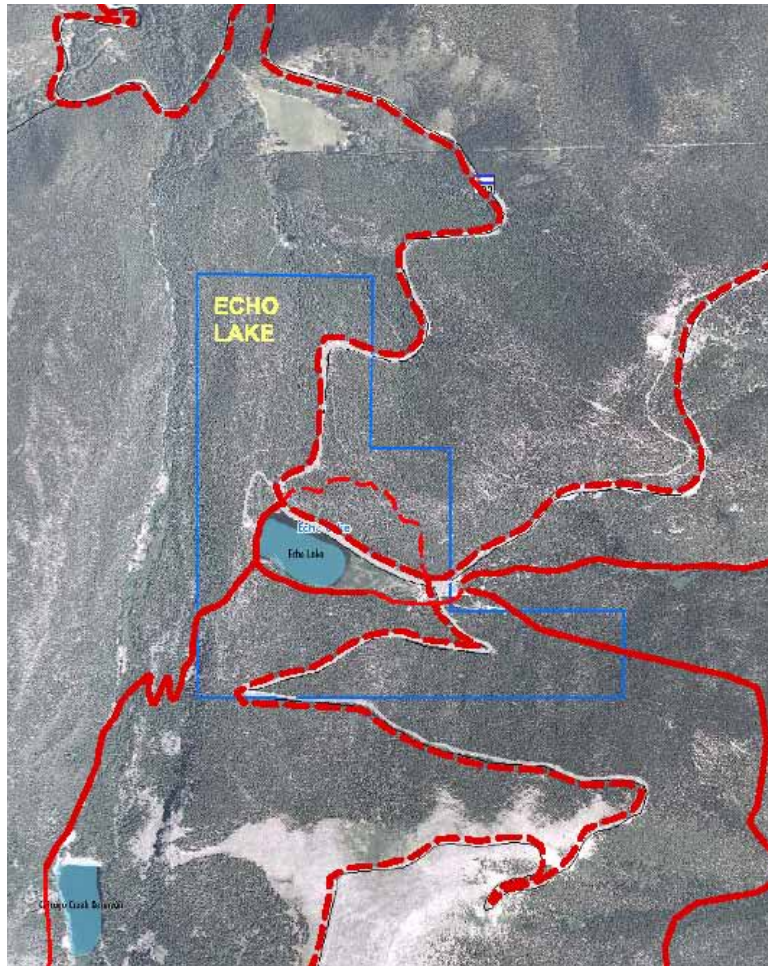
The following maps delineate new trails that are recommended to be added to the Mountain Park system to improve recreational and outdoor experiences. Existing trails that are recommended for infrastructure improvement are also included. The trail maps include both multiple-use trails and hiking-only trails.

The trail maps are diagrammatic only and are not drawn to scale. The orientation of the trail maps is generally with north at the top of the map. The trail maps are not intended for use for measurements or for recreational use.

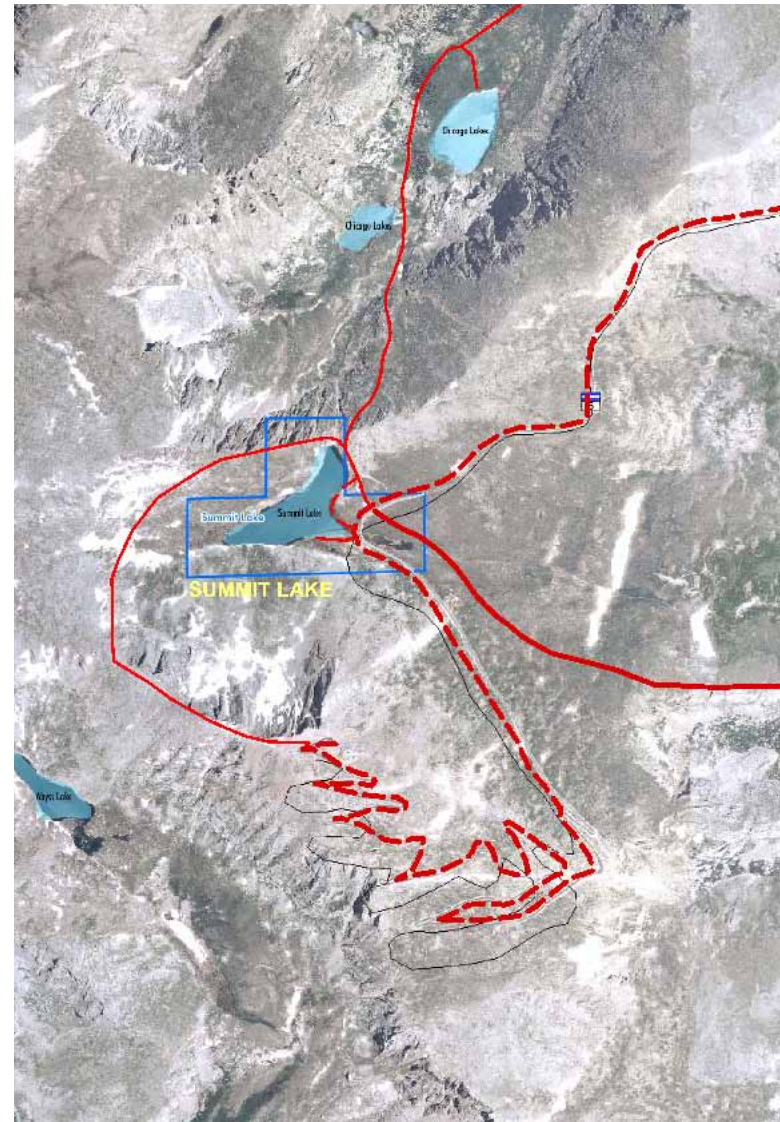
The trail maps are presented in the same order as they appear in the main document, beginning with the Stars, followed by the Hearts, and finishing with the Picnic Parks. Trail maps are included for Red Rocks Park, Lookout Mountain Park, Echo Lake Park, Summit Lake Park, Genesee Park, Dedisse Park, Newton Park, Little Park, Corwina, O’Fallon and Pence Parks, Bell and Cub Creek Parks, Fillius Park, and Bergen Park.



Proposed Trails in Lookout Mountain Park








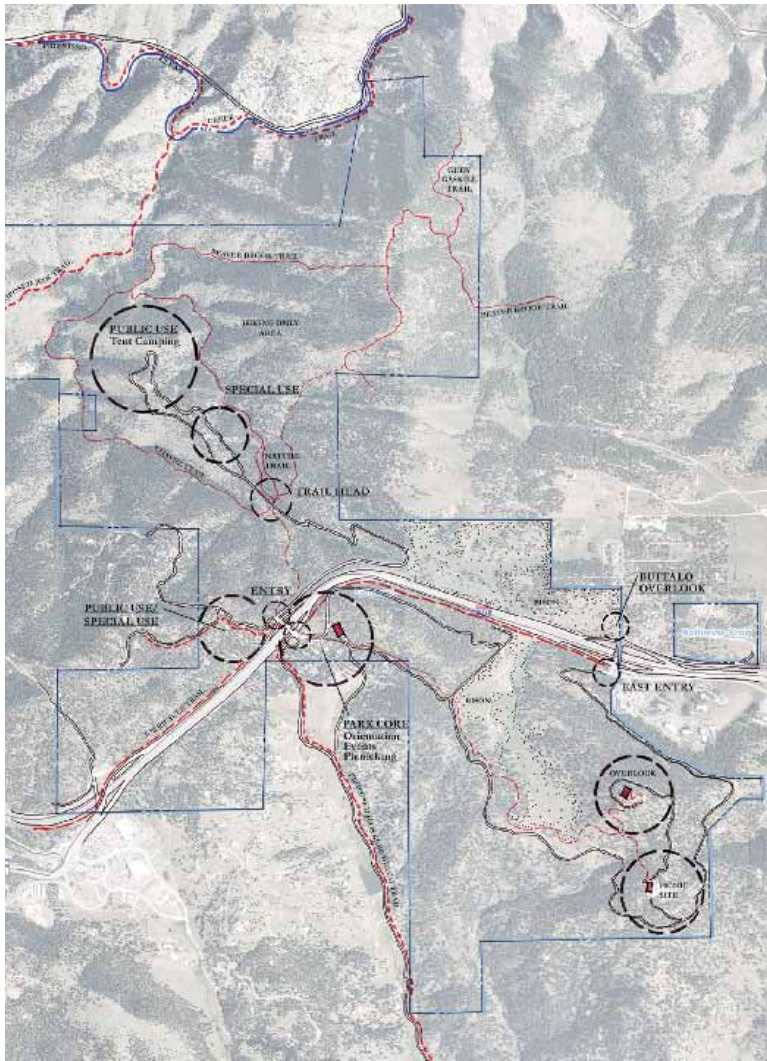
Proposed Trails in Echo Lake Park



Proposed Trails in Summit Lake Park

LEGEND:

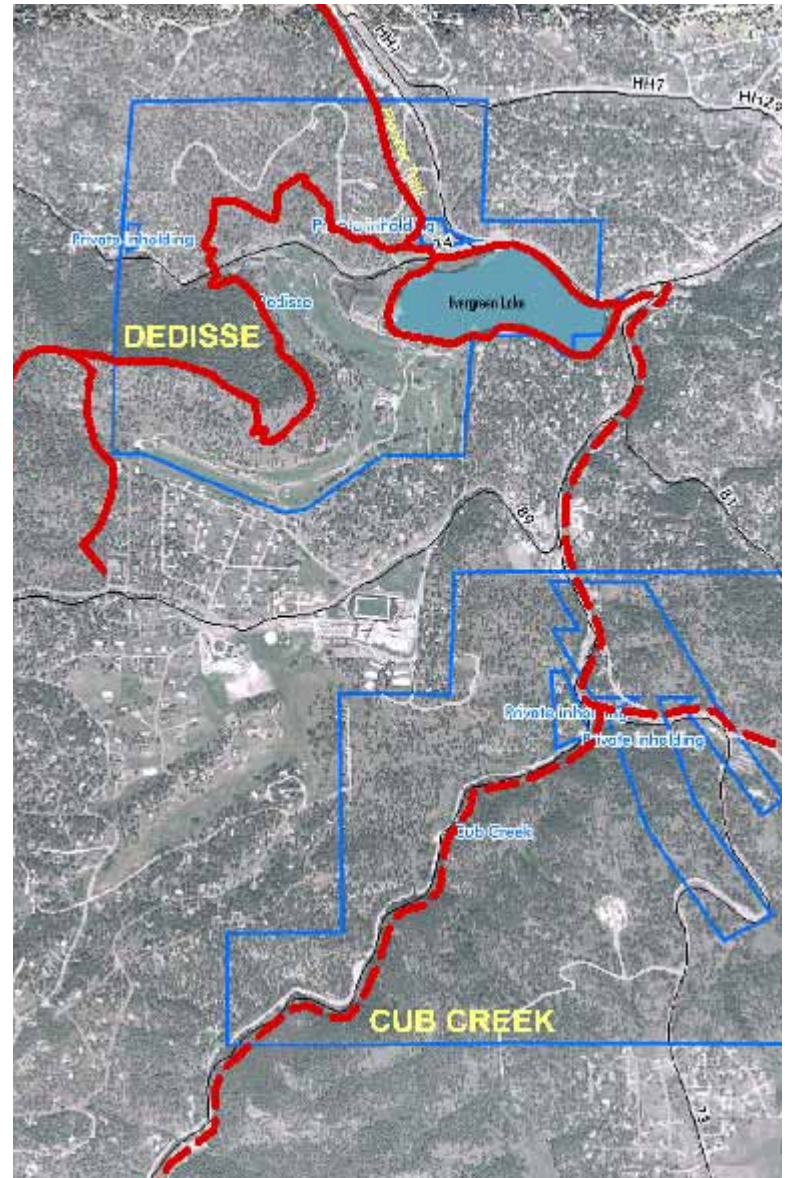
-  ROAD
-  EXISTING TRAIL - MULTI-USE
-  EXISTING TRAIL - HIKE ONLY
-  PROPOSED TRAIL - M-USE
-  PROPOSED TRAIL - HIKE ONLY



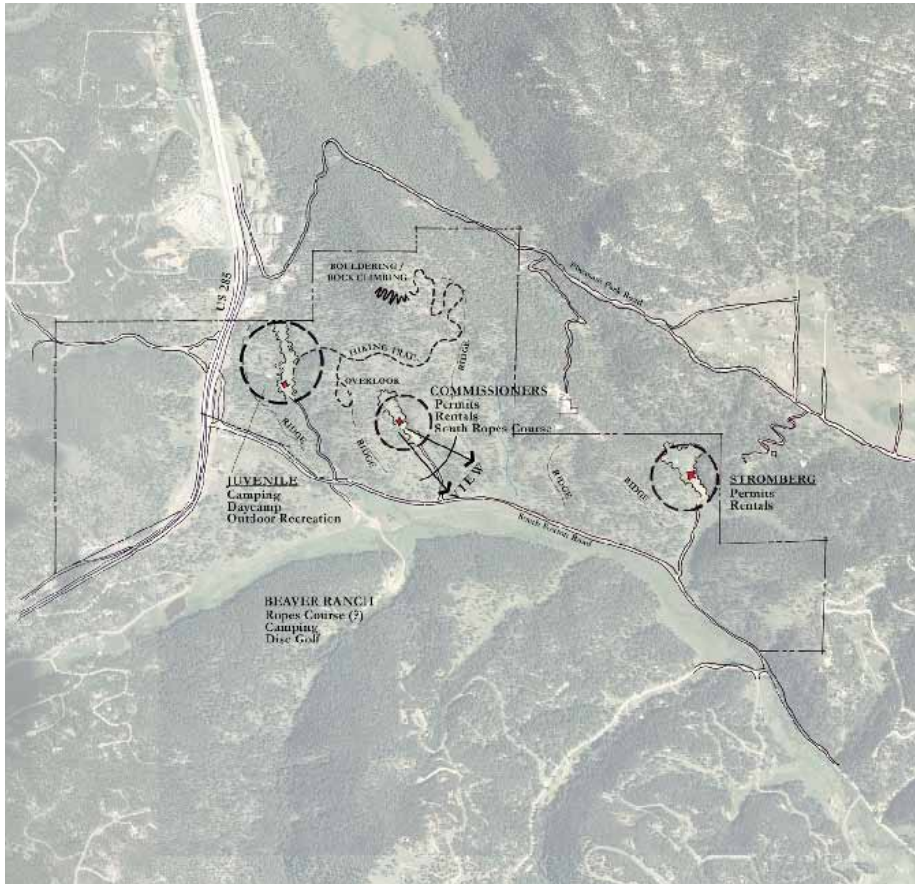
Proposed Trails in Genesee Park

LEGEND:

- ROAD
- EXISTING TRAIL - MULTI-USE
- EXISTING TRAIL - HIKING ONLY
- PROPOSED TRAIL - M-USE
- PROPOSED TRAIL - HIKE ONLY








Proposed Trails in Dedisse Park



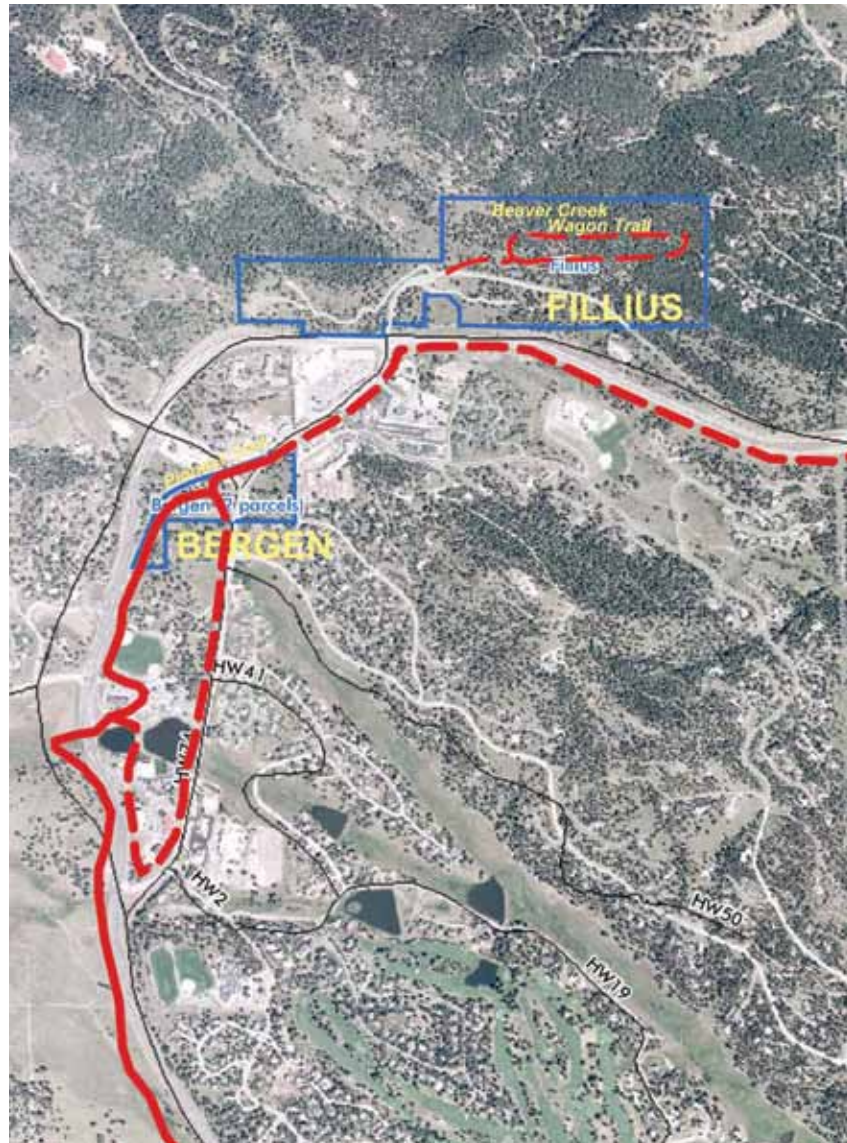
Proposed Trails in Newton Park

LEGEND:

-  ROAD
-  EXISTING TRAIL - MULTI-USE
-  EXISTING TRAIL - HIKE ONLY
-  PROPOSED TRAIL - M-USE
-  PROPOSED TRAIL - HIKE ONLY



Proposed Trails in Little Park



Proposed Trails in Fillius and Bergen Parks

LEGEND:

- ROAD
- EXISTING TRAIL - MULTI-USE
- EXISTING TRAIL - HIKING ONLY
- PROPOSED TRAIL - M-USE
- PROPOSED TRAIL - HIKE ONLY

APPENDIX C.: CITY CHARTER AND DEED RESTRICTIONS

Summary

City Charter: Applies to 14,052 acres of Mountain Parks
(Winter Park excepted) § 2.4.5 Sale and leasing of parks.

“Without the approval of a majority of those registered electors voting in an election held by the City and County of Denver, no park or portion of any park belonging to the City as of December 31, 1955, shall be sold or leased at any time, and no land acquired by the City after December 31, 1955, that is designated a park by ordinance shall be sold or leased at any time, provided, however, that property in parks may be leased for park purposes to concessionaires, to charitable or nonprofit organizations, or to governmental jurisdictions. All such leases shall require the approval of Council as provided for in Article III of this Charter. No land acquired by the City after December 31, 1955, shall be deemed a park unless specifically designated a park by ordinance.”

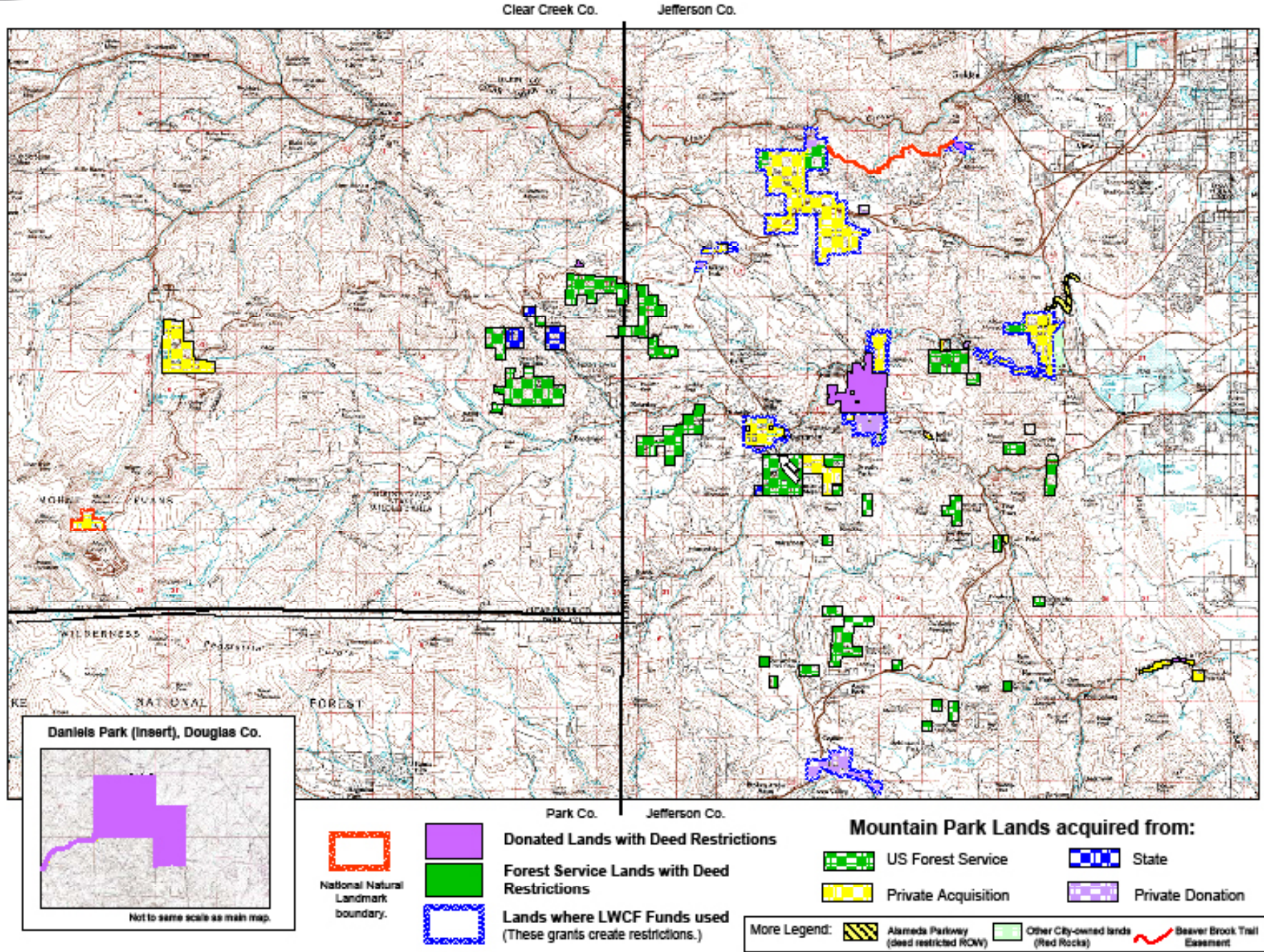
(Charter 1960, A4.5; amended May 17, 1955; amended May 17, 1983; amended August 19, 1996)

Land and Water Conservation Fund; 4,704 acres, of which only 400 acres overlap with the Forest Service lands listed on page c-3

Federal legislation was passed in 1964 to assist with acquisition, planning, and development of recreational properties: “With vigorous bipartisan support in both Houses of Congress, the bill was passed and signed into law on September 3, 1964, as Public Law 88- 578, 16 U.S.C. 4601-4. The Act established a funding source for both Federal acquisition of park and recreation lands and matching grants to state and local governments for recreation planning, acquisition and development. It set requirements for state planning and provided a formula for allocating annual LWCF appropriations to the States and Territories.”

Parks in which improvements were made using grants from the federal Land & Water Conservation Fund are subject to “provision of Section 6(f)(3) of the Act that requires all property acquired or developed with LWCF assistance be maintained perpetually in public outdoor recreation use. Consistent enforcement over the years has ensured permanency of LWCF’s contributions to the national recreation estate.”

Quoted from <http://www.nps.gov/nrc/programs/lwcf/history.html>, retrieved 8/27/07, emphasis in original.



USDA Forest Service Lands:

All lands acquired from the US Forest Service are subject to a reverter clause. The deeds state:

“TO HAVE AND TO HOLD the land for public park purposes, subject to all the restrictions, conditions, reservations, purposes and reversion in said Act expressed.” Exception is made for mineral rights and access and for ditch/canal rights.

The Act of 1914 referred to states:

“Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That the Secretary of the Interior is hereby authorized to sell and convey to the city and county of Denver, a municipal corporation in the State of Colorado, for public park purposes, and for the use and benefit of said city and county, the following described land, or so much thereof as said city and county may desire, to wit: [legal description of optioned lands follows...]

Sec.2. That the conveyance shall be made of the said lands to said city and county of Denver by the Secretary of the Interior upon payment by the said city and county for the said land, or such portions thereof as it may select, at the rate of \$1.25 per acre, and patent to hold for public park purposes, and that there shall be excepted from the sale hereby authorized any lands which at the date of the approval of this Act shall be covered by a valid, existing, bona fide right or claim initiated under the laws of the United States: *Provided*, That this exception shall not continue to apply to any particular tract of land unless the claimant continues to comply with the law under which the claim or right was initiated: *Provided*, That there shall be reserved to the United States all oil, coal, and other mineral deposits that may be found in the lands so granted and all necessary use of the land for extracting same: *Provided further*, That said city and county shall not have the right to sell or convey the land herein granted, or any part thereof, or to devote the same to any other purpose than as before described, and that if the said lands shall be used for any purpose than public park purposes the same, or such parts thereof so used, shall revert to the United States.”

This restriction applies to the following:

Bell	120 acres out of 480
Bergen Peak	all 520 acres
Berrian Mtn.	all 520 acres
Birch Hill	all 160 acres
Cub Creek	509 acres out of 549
Double Header Mtn.	all 40 acres
Elephant Butte	all 665 acres
Fenders	all 40 acres
Flying J	all 80 acres
Genesee	280 out of 2,413 acres
Hicks Mtn	all 840 acres
Hobbs Peak	all 40 acres
Legault Mtn.	all 160 acres
Little	360 out of 400 acres
Mt. Falcon	all 80 acres
Mt. Judge	200 out of 360 acres
Mt. Lindo	all 160 acres
North Turkey Creek	all 40 acres
Pence Mtn.	all 560 acres
Pence Park	40 out of 320 acres
Red Rocks	80 out of 640 acres
Snyder Mtn.	40 out of 240 acres
Stanley	all 80 acres
Strain Gulch	all 40 acres
Turkey Creek	40 out of 61 acres
W. Jefferson School	all 80 acres
Yegge Peak	all 40 acres

For a total of 5,814 acres. Some parcels are lots the exact size of which is not known. Total FS patents add up to 5,802.49 acres.