

Review background, history and purposes of RA.

- The “Recreation Areas” were first identified on the subdivision plat for TCR in 1971.
- They were identified on the initial subdivision plat and comprise approximately 3.38 acres in total.
- The areas were established to provide limited access to RMNP; a public access easement for the Allenspark Trail (but no parking); easements to the MMWSC watersheds and infrastructure. The middle RA was historically and currently used as a staging area for MMWSC construction.
- Title to the properties was originally held in an entity called Triple Creek Maintenance (TCM) which was dissolved once the subdivision roads were deeded to Boulder County. At that time the RA’s became inadvertently “orphaned” in terms of ownership.
- The Park had converted the Allenspark Trail into a primary trail with a kiosk. Letters concerning liability and possible annexation were sent to various property owners from the Park over the years. Illegal camping and fire activity were evident. Further improvements and additional parking were discussed by the Park. In 2014 and 2015, unpermitted commercial horse trail riding traffic started using the North RA with neighbors expressed concern about environmental degradation to the trail and water quality impacts to North Fox Creek.
- In 2015 an ad hoc neighborhood meeting was held and it was requested that MMWSC explore taking the lead in resolving all the land use and title issues.
- In 2017 various deeds and transfers were executed among all TCR property owners and MMWSC transferring ownership of the RA properties from the defunct TCM to the TCR lot owners and thence to MMWSC in an LLC format. The sole member of the LC is MMWSC.
- MMWSC had several conversations with the Park about the use of the North RA for horse traffic and the usage of the Middle RA as a trailhead. Horse traffic ceased on the North RA. The Park as stated that they no longer promote or proactively share using the Allenspark Trailhead. They have stated (2025) that they have removed the trailhead reference from Park materials and maps. Nevertheless, the trailhead remains a backcountry access point and the Park retains an easement.
- All three RA’s have been defined with CDPHE as “Source Water Protection Areas”, which potentially further limit their development.
- Today the properties are owned, managed and insured by MMWSC.