



Parks & Open Space

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August 19, 2025

Colorado General Assembly
ATTN: Capital Development Committee
200 E Colfax Ave
Denver, CO 80203

Dear Committee Members:

Boulder County wishes to express support for Colorado Parks & Wildlife's (CPW) Property Transaction Proposal to acquire the Tolland Ranch in fee title. The Conservation Fund (TCF), CPW, Boulder County, and Gilpin County have been collaborating on the acquisition of this exceptional property. The proposed acquisition of Tolland Ranch aligns with our goals to preserve natural resources for the benefit of the environment and the public and provide quality recreational experiences while protecting open space resources.

Within 20 miles of Boulder, the national forest surrounding the Tolland Ranch, and the property itself, provide popular summer and winter destinations for Boulder County's outdoor enthusiasts, including James Peak Wilderness, Indian Peaks Wilderness, Eldora Ski Area, and Boulder County's Kinglet Trail. Recognizing this area's natural resource and recreational values, Boulder County has invested substantial open space funds to protect and consolidate property around Eldora, the Indian Peaks Wilderness, and along the Peak to Peak National Scenic Byway. In 2015 Boulder County contributed significantly to the acquisition of a conservation easement on the 3,334-acre Tolland Ranch in partnership with TCF, the Colorado State Forest Service, and Great Outdoors Colorado. Through this investment, BCPOS gained an easement for the Kinglet Trail, a multi-use out-and-back trail that opened to the public in 2023.

Positioned near the top of the South Boulder Creek watershed, the 3,334-acre Tolland Ranch is one of the largest intact properties east of Colorado's Continental Divide. With 3.5 miles of South Boulder Creek and 65 miles of Nordic ski trails, the property plays an essential role in supporting wildlife habitat and migration corridors, wetlands and riparian communities, access to outdoor recreation, and forest health and wildfire mitigation across a large landscape. Ownership of the property by CPW would build on earlier conservation investments to achieve even greater control and protection of the Tolland Ranch, reducing the potential for division and development of residential building areas currently allowed by the easement. CPW's ownership would promote landscape-scale management and allow for enhancement of the native fishery, while maintaining compatibility with recreational uses and the existing conservation easement.

Boulder County recognizes the potential merits of this project. Thank you for your consideration of CPW's Proposal to acquire Tolland Ranch.

Sincerely,

Boulder County Board of County Commissioners