

River Dance Planned Unit Development

Overview

River Dance RV Resort, located at 6700 Hwy 6, west of Gypsum has been in operation for a few years under permitting from Eagle County. Global Assets Recovery (GAR) acquired River Dance in a bulk purchase of distressed properties and after careful review realized the long-term potential of the RV facility. GAR first attempted to assist the original developer in retaining ownership but ultimately GAR assumed full ownership and operational responsibilities for the RV Resort. GAR has completed major improvements to the domestic water supply system serving the facility. Physical and operational modifications to better utilize the capacity of the existing wastewater treatment facilities have also been completed. These efforts bring the current water and wastewater systems into regulatory compliance to serve a majority of the existing RV Pads. Nonetheless, GAR intends to install a new sewer system, and some of the existing spaces will remain unoccupied until the new plant is completed.

The property is zoned Resource in Eagle County with a Special Use permit for the current camper park operation.

Recognizing the growing demand for quality recreational vehicle overnight and multi-night parking, GAR envisions significant expansion of River Dance. Such expansion requires additional land use reviews and permitting. Even after the proposed expansion, River Dance will continue to provide on-site water treatment and storage and on-site wastewater collection and treatment. As such, River Dance's demands on the Town's utility services will be minimal.

Considering Gypsum's growing reputation with outdoor recreation enthusiasts, River Dance's recreational uses and activities will certainly be beneficial additions to the Gypsum community. River Dance's compatibility with the Town's popularity in the recreational market makes annexation of the property to the Town of Gypsum a logical and practical avenue for expanding the Town's recreational offerings while permitting the expansion of River Dance as a high-quality RV Resort. GAR hopes and expects that River Dance's guest will utilize and enjoy the Town's recreation, open space, and trail offerings and contribute to the local economy in the process. GAR expects that River Dance guests will be respectful of its facilities and those of the Town to keep the need for the Town's law enforcement services to a minimum.

The property, currently consisting of two parcels totaling 70.118 acres, is proposed to be zoned PUD to accommodate the expanded recreational vehicle park and variety of recreational activities for the River Dance guests. The PUD proposal zones forty acres of the site for the recreational vehicles and associated recreational activities and services. This includes a site for water and wastewater facilities and several acres of open space along the river. The remaining thirty acres of the property will be zoned open space including a site for a rafting takeout facility proposed to be dedicated to the Town. Site design for the project is still being assessed with various site plans showing

RV pad counts ranging from 210 units up to 270 units. The PUD Sketch Site Plan included with this application shows a mixture of Pull-through and Back-in camper sites totaling 226 sites.

The property is surrounded on all sides by either Colorado Department of Highway properties or Bureaus of Land Management lands. A tract of private property touching the southwest corner of the River Dance property is occupied by some type of residential and/or commercial buildings at a site that is over three hundred feet downstream of the River Dance westerly property line. Further to the southwest is a property owned by Eagle County which appears to be vacant. The River Dance proposed use is completely compatible with open space type activities that may occur on the BLM lands and with recreational use of the Eagle River.

Bureau of Land Management lands occupy the area between River Dance and the current Town of Gypsum Municipal Boundary. State Statues provides that public lands, such as the BLM, do not block contiguity with the Town Boundary. Therefore, the entire River Dance property can be annexed in a single annexation procedure.

The Following Summary is from the Annexation Impact Report found later in this Application. The Report was prepared by RPI Consulting

SUMMARY OF FINDINGS TOWN OF GYPSUM

- At buildout, annual town revenues of \$171,700 will exceed expected annual operations costs of \$136,400 by over \$35,300 per year.
- At buildout, the one-time capital costs to the town of \$236,800 will exceed one-time capital revenues of \$56,500 in impact fee revenues by \$180,000.

River Dance RV Park Annexation Impact Report, Gypsum

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- At buildout, the River Dance RV Park will generate a \$35,300 surplus annually which will pay the one-time capital cost that exceeds impact fee revenue in about 5-6 years.
- The town could see one-time revenues of up to \$1 million from building fees and construction materials sales tax revenues all associated with the construction of the project.

GYPSUM FIRE PROTECTION DISTRICT

- At buildout, the River Dance expansion will generate a moderate annual operations surplus and a one-time surplus for capital.
- The annual revenues of \$29,200 generated by the expansion will exceed expected annual expenditures of \$17,100 and annual surplus of \$12,100.
- The one-time capital revenues \$198,900 generated from fire district impact fees cover the capital costs for the district.

Project Description

The current access to River Dance from Highway 6 will remain along with the current looping access drive. An emergency access drive will be provided at the up-river end of the developed property. Hwy 6 is classified by the Department of Highways as a Frontage Road and has a wide paved shoulder which has served as a truck parking area in the past. Most of the existing RV pads will remain in use with the exception that some pads east of the office and commons area may be reconfigured at some stage of the development. Based on the anticipated market demand, the conceptual site plan for the Resort focuses on Pull-through type RV pads which will graciously accommodate most of the larger camper rigs traveling I-70. There are also a significant number of Back-in RV pads with lengths varying from 45 feet to 60 feet. Camper pads will have electricity, water and sewer connections although market experience may suggest that not all pads need to have sewer connections. A sewer dump station will continue to be available on site.

A row of Park Model units is shown on the Concept Plan at a premium location along the river. Park Model units are Recreational Vehicles that are highway transportable but are intended to remain in place for indefinite periods of time. Additional Park Models can be easily placed on any of the regular RV pads if market demand warrants the additional investment in these quality RV units. There are only three “tent-only” pads shown, although tent campers and pop-up campers are easily accommodated on all of the RV pads.

Some RV pads are located within the 100 Year Floodplain but outside of the Floodway in the area often referred to as the Flood Fringe where flood water depths are relatively minimal. Since the camper activities are mobile, this type of use is allowed in the Flood Fringe. Bath Houses will be elevated above any potential shallow flooding in the Flood Fringe. Wetlands on the property have been mapped by Environmental Solutions, Inc and those areas have been avoided. Environmental Solutions has also prepared a complete environmental evaluation of the site. Both the wetlands report and environmental report are included herewith.

Typical RV pad improvements are shown on a graphic exhibit included with this application. In addition to the gravel RV parking lane, an all-weather surface (initially pea gravel, with concrete in future) will be provided for a picnic table and or other site furnishings. At most pad sites, an additional gravel parking space will be located adjacent to the RV parking lane.

Four Bath Houses are proposed throughout the Resort based roughly on a 300 foot radius circle. Floor plans for the Bath Houses have not been finalized but there is a general market trend to have “family style” facilities where commodes, sinks and showers are included in private rooms. Final design will likely include a mixture of

family style and grouped fixtures and showers. The number of fixtures will follow industry standard recommendations.

Recreational activities and socializing are important aspects of a RV resort experience. A final collection of the recreational facilities to be included at River Dance is still being evaluated but Concept Plan shows and notes a variety of facilities that are currently anticipated. The Commons Area surrounding the check-in and administrative offices includes:

- Central Building with offices, convenience/retail shop, food & beverage services with limited seating, video game room, community socializing space and restrooms. One or two employee housing units may be included on the second level of this building.
- Swimming pool and splash plaza
- Pet Wash facility and Bike Kitchen in Building with pool equipment.
- Deck and patio space with furnishings and a Fire Pit. This would be the only solid fuel fire pit in the resort.
- A Pavilion which would be open-air but covered structure if user demand warrants.
- Pickleball Court
- Children's play equipment facility
- Volleyball Court
- Other less facility-oriented activities such as kid-sized checker board (or Chess), bag toss games, etc. are anticipated.
- Dog walk areas will be designated.

In addition to the Commons Area four additional recreation areas are proposed on the Concept Plan. Two in the up-river area of the site (Phase 1) and two in the down-river area (Phase 2). These areas will include open lawn, and patio spaces with BBQ grills and picnic tables. One or more sites may have a permanent open-air pavilion or seasonal tents type canopies. One site in Phase 1 and one site in Phase 2 offer convenient, gentle access to the river edge. These recreation areas are linked by a gravel walking path along the river frontage with gated access to the public pedestrian path at the upper and lower ends of the development.

Programmatic recreational activities particularly oriented to kids will also be investigated along with the possibility of connections for commercial recreation offerings such as river rafting and tubing, bicycle rentals and four-wheeler or hiking tours.

In addition to the recreation facilities proposed specifically for Resort guests, a rafting take-out facility is proposed to be constructed at the up-river end of the River Dance site. This take-out ramp and parking area will be gravel surfaced with direct access to Hwy 6. The facility located on Lot 3 (10.52 acres) of the River Dance Subdivision Sketch Plan would be dedicated to the Town of Gypsum. The applicant has been assured that with the Town acting as the applicant, necessary permitting can be acquired for construction of this facility. Timing to achieve the necessary permitting is an unknown but the applicant requests that the construction of the facility be timed to

coincide with one of the stages of construction activity within River Dance.

PUD Zone Districts

The River Dance PUD Zone Regulations define the allowed uses at River Dance consistent with the above description and include guidelines for minimum design standards. The River Dance PUD Zone Districts Map is included in this application.

Summary of River Dance Zone Districts:

	Acres	% of Total Site
Camper Park & Commercial Recreation Zone District	39.56	56.4 %
Open Space Zone District	29.90	42.6 %
Utility Zone District	0.66	1.0 %
Total Site	70.12	100 %

Open Space Compliance

Code requires that 25% of a PUD be committed to Open Space which would be 17.53 acres. The Open Space Zone District more than satisfies that criteria. Code also requires that 50% of the required open space be for direct public benefit which would equate to 7.6 acres. The dedication of Lot 3 (10.52 acres) enhances public access to the Eagle River and satisfies compliance with the general intent of the public opens space requirement. The Open Space Zone District further benefits the public use of the Eagle River by preserving the properties south of the river and enhancing the publics recreation experience as they tube, raft and fish the river. The proposed development the Camper Park Zone District also benefits the public by preserving the riparian areas along the north side of the river.

Utility Services

River Dance will continue to provide its own water and sewer services with expansion of on-site water and wastewater treatment facilities. Most or possibly all RV pads will be served with electricity, water and sewer connections. Upon approval of the PUD, the final design and State approval of a wastewater treatment facility will be initiated. Design standards for effluent discharge have already been acquired from the State for this facility. Currently, wastewater treatment is handled with septic tanks and leachfields. Additional contract water rights will be required for the later stages of the development.

As occupancy requires, additional buried or partially buried water storage tanks will be located throughout the developed site. A fire protection water hydrant designed to allow water to be pulled directly from the river will also be constructed in the early stages of development. The design and installation of the hydrant will be coordinated with the Fire Protection District.

More detailed utility information is offered in the engineer's report included herein.

Phasing

Phase 1

The project is defined by two major phases, based entirely on location. Phase 1 being the up-river area surrounding the existing improvements. Phase 1 is currently anticipated to be developed in two construction stages based on the module sizes of the wastewater treatment plan. The first stage of the treatment plant will accommodate approximately 100 RV pads. That number may vary some based on actual measurements of the volume of effluent being discharged per RV pad. The applicant's goal is to initiate phase one construction of the wastewater treatment plant in late spring of 2018 as soon as State approvals are achieved.

The second module of the treatment plant is projected to accommodate the remainder of RV pads in the Phase I development. Within the two-phase treatment plant expansion there may be incremental construction stages of RV pads and associated Bath Houses. Timing of these RV construction stages will be dependent upon occupancy growth. The current Sketch Site Plan includes a mixture of Pull-through and Back-in type RV pads. Market demands will influence the balance between these two types of RV pads.

The first stage of Phase 1 construction will utilize the existing Common Area buildings and patios with some new recreation features. Replacement and/or enhancement of existing structures will occur in later stages of construction. Architecturally, the goal is for the renovated and new buildings to reflect a western ranch flavor much like the character of the Town of Gypsum's Community Center. The recreation facilities are very important to the market attraction of the Resort so there will considerable focus on adding and improving common use and recreation facilities.

The original developer of River Dance made a good start on tree planting at the site but there will be significant effort in the first stage of construction to not only add to the tree population at the site but to enhance the ground cover and shrubbery aspect of landscaping throughout the Resort. Additional water rights contracts will be acquired to assure adequate irrigation water for landscaping and attractive landscape maintenance.

Phase 2

Based on support from occupancy growth and market demand, River Dance would expand at the western or down-river end of the property. The current Sketch Site Plan is comprised of Back-in RV pad. The end development may include some Pull-through and Park Model type pads. Market experience will dictate the final balance between Pull-throughs and Back-ins in Phase 2 which will also require the third and final expansion of the wastewater treatment plant.

Being somewhat removed from the rest of the River Dance development, Phase 2 may be a logical location for a higher concentration of Park Model units. Again, driven by

market demand, it is possible that development of the Phase 2 area might switch priority with the second construction stage of Phase 1 with Phase 2 utilizing the added capacity of the second expansion of the wastewater treatment plant.