



FULL SEND

— BIKE RANCH —

Agenda



- Introductions
 - Overview
 - About the Park
 - Community Benefits
 - State/County Feedback
 - Site Plan
 - Timeline
 - Q&A

Opportunity Overview

- Currently, there is no dedicated chairlift accessed freeride bike park in Colorado
- Full Send Bike Ranch (“FSBR”) is a proposed, dedicated freeride bike park development with chairlift access less than 40 minutes from Denver
- FSBR’s mission is to provide responsible, safe, and community friendly chair lift access mountain biking to the CO freeride/downhill community
- The park will focus on rider development, progression, and providing a thoughtfully engineered freeride/downhill experience

About FSBR



This is NOT a mountain resort with lodging, retail shops, or night-use



The first dedicated, chairlift-accessed, downhill mountain bike park in Colorado



Roughly 230 Acres of professionally engineered freeride and downhill terrain



Focus on progression of skills, rider safety, and sending it



Close proximity to Denver, avoiding the I-70 Corridor

Community Benefits



The Conifer Area is currently #1 in CO and #7 nationally in terms of forest fire risk. The park will aim to provide 250+ acres of forest fire mitigation in partnership with Elk Creek Fire and the Forest Service.



Consolidation of riders gives JeffCo the ability to generate revenue from Colorado's front range rider population, reduces pressure on local mixed use trail systems, and will improve MTB EMS response in the Conifer Area.



Recreational development of the Conifer Area keeps traditional commercial/residential developments off the property and bouys local enterprises. The project also gives the community access to 250+ acres of forest that is currently off limits to the public.



FSBR will be a dedicated park offering riding/development programs for all levels, which will grow the Colorado riding community, encourage safe rider development, and further Colorado's reputation as a mountain bike destination.

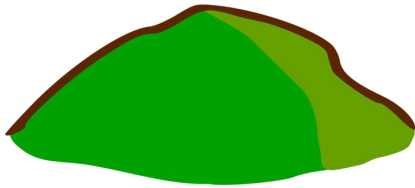


Lease revenue for the land goes to the State Land Trust, which is used for public education objectives in Colorado.

State/County Interests

- CO State Land Board
- Jefferson County P&Z / Board of Commissioners
- Elk Creek EMS / Fire & State of Colorado Forest Service
- Colorado Division of Water Resources
- Jefferson County Public Health / State of Colorado Department of Public Health
- Colorado Parks and Wildlife

Colorado State Land Trust



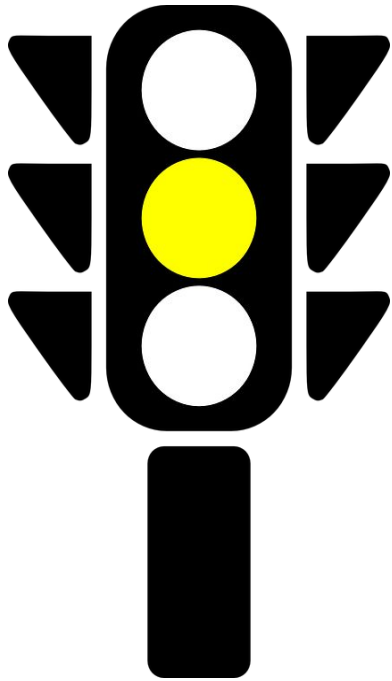
Land Trust Holdings

2.8 M acres of private state trust owned land in CO, leased for the purpose of generating revenue for public education in Colorado.

State Land Trust Feedback:

We have had several productive conversations with the CO State Land Trust, they are aware of our intentions and have blessed us exploring the project with Jefferson County.

Jefferson County Planning and Zoning



Contacts

Dylan Monke: Planner

Key Concerns

Zoning:

FSBR must align with JeffCo vision for Conifer area (ie. recreational development over traditional commercial or high density housing developments).

Roads Accessing FSBR:

Rte 285 - Barkley Exit

Rte 285 - Pleasant Park Rd Exit

Barkley Rd

County Rd 73

Shadow Mountain Dr

Elk Creek Fire



Key Concerns

Forest Fire Mitigation

Conifer is #1 forest fire risk in Colorado and ranks #7 nationally. This property is #1 in Conifer area.

If developed properly, the park could provide 230+ acres of forest fire mitigation to Jefferson County.

Forest Fire Response/Evacuation

FSBR has potential to become a Conifer Area Forest Fire Evacuation Asset.

Elk Creek EMS



Key Concerns

EMS impact of FSBR

A professionally designed and built bike park will have an accident rate of about 5/1000.

FSBR will have onsite EMS staff to augment Elk Creek EMS.

FSBR EMS Response

Overall, the park aims to have a neutral impact on the mtb injury response by Elk Creek EMS. This is due to the consolidation of riders, professionally engineered and maintained trails, and an onsite EMT team.

CO Parks and Wildlife



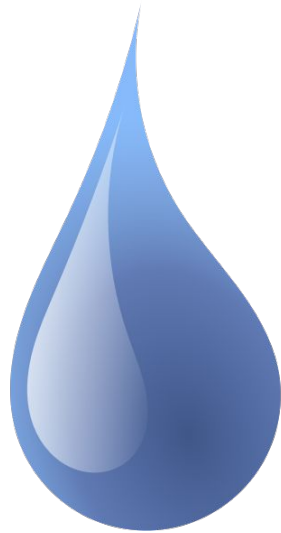
Wildlife Considerations

Currently we don't believe there are any endangered, protected, or threatened species on the property.

CO P&W did not submit any formal questions/concerns during the pre-application process for FSBR.

FSBR is opening formal conversations with CO P&W to address any wildlife/ecosystem impacts the park may have.

Colorado Division of Water Resources



Key Concerns

Property is suitable for a commercial well

Water Augmentation

Current projections put our water usage below what the property is zoned for today.

FSBR plans to leverage a commercially exempt well which effectively reduces the property's allowable annual draw by 2/3.

We will have a water augmentation plan to backfill water sources if consumption exceeds expectations or zoning limits.

JeffCo Public Health & CO Public Health



Key Concerns

Commercial waste needs require CDPHE for State permitting and regulations.

FSBR plans to implement an efficient commercial grade septic/wastewater treatment system.

We are currently working with CO Public Health on commercial permitting.

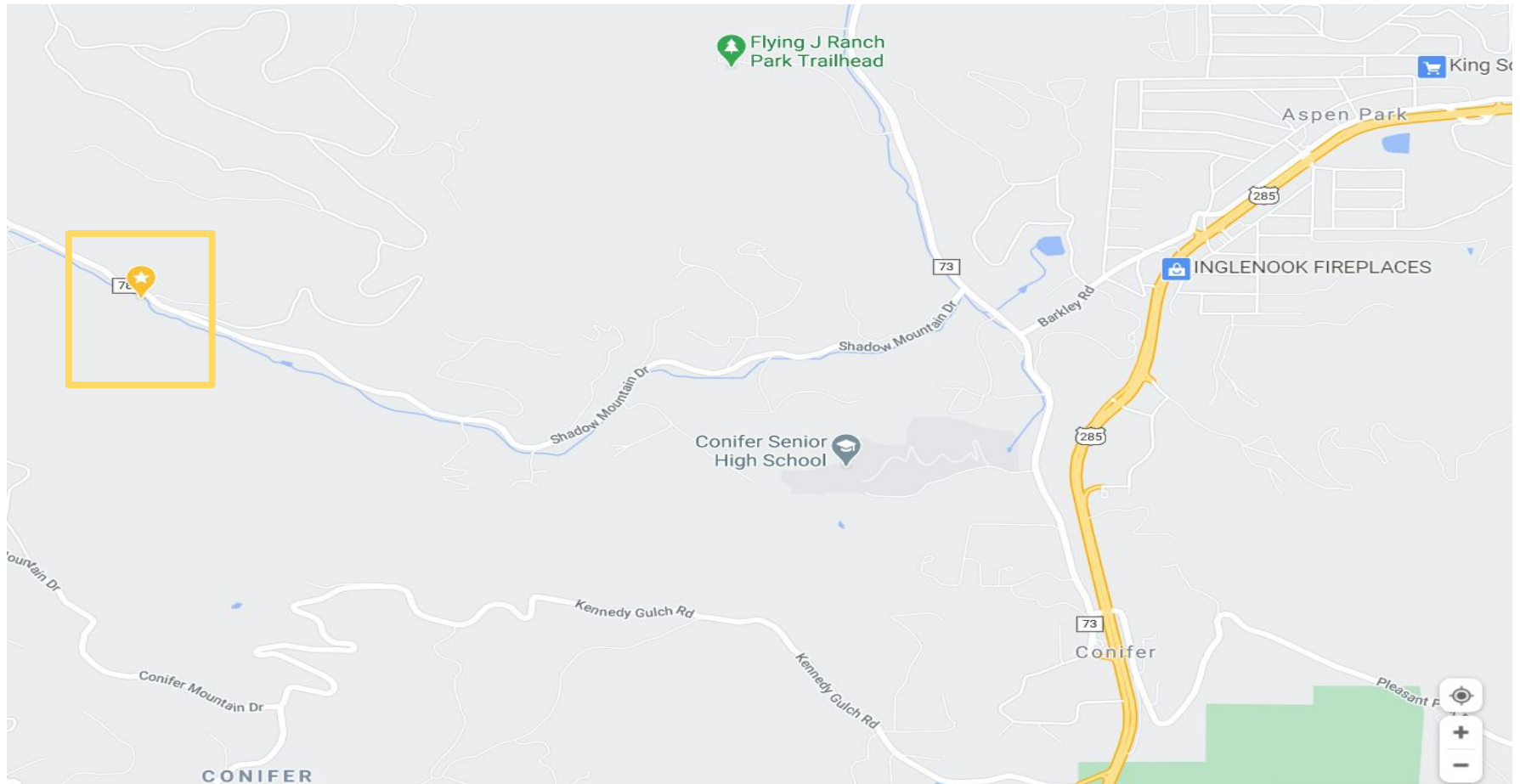
Site Plan

Shadow Mountain, Conifer, Colorado

Site Location



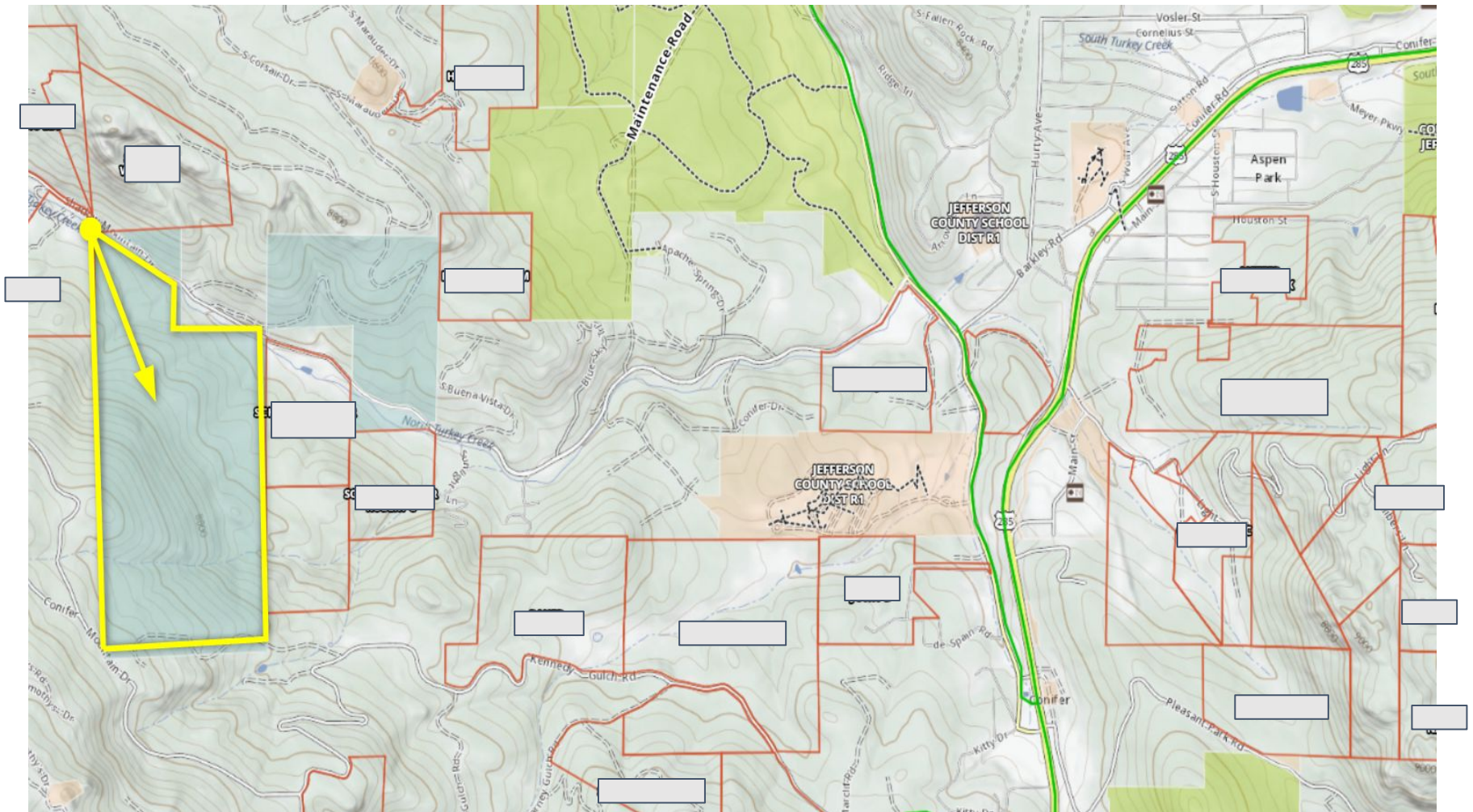
- The proposed property is located at the Yellow Star on map below.
- It's 2.2 miles West on Shadow Mountain Drive.
- Approximately 3 miles off Rt 285 from Barkley Rd Exit.
- Just after the South Warhawk turnoff on the South side of Shadow Mountain Drive.



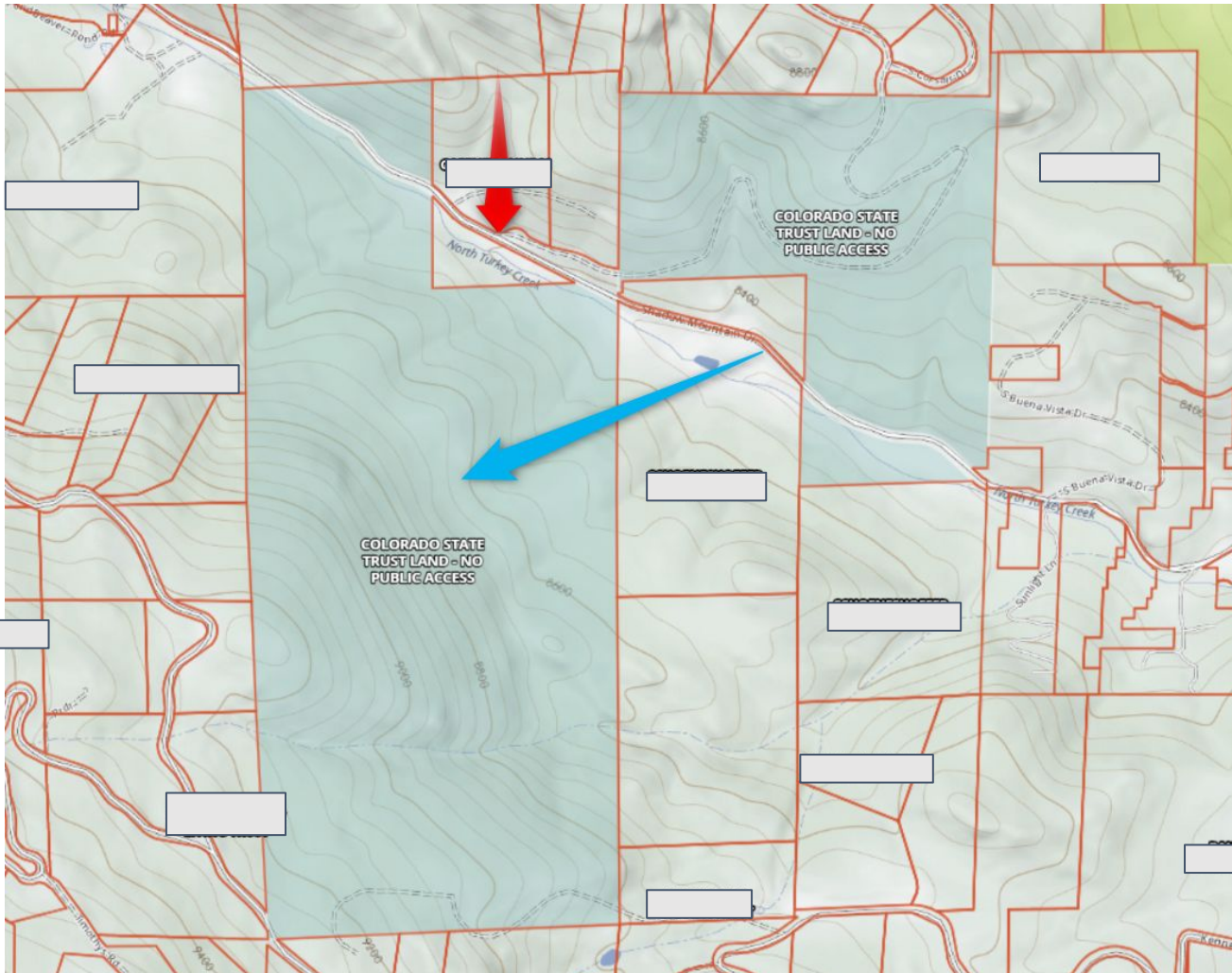
Site Location



- The Colorado State Land Trust owns the Blue land parcels on the left of the map below.
- The **Yellow** outlined area is the proposed parcel to be used for the park.



Site Location

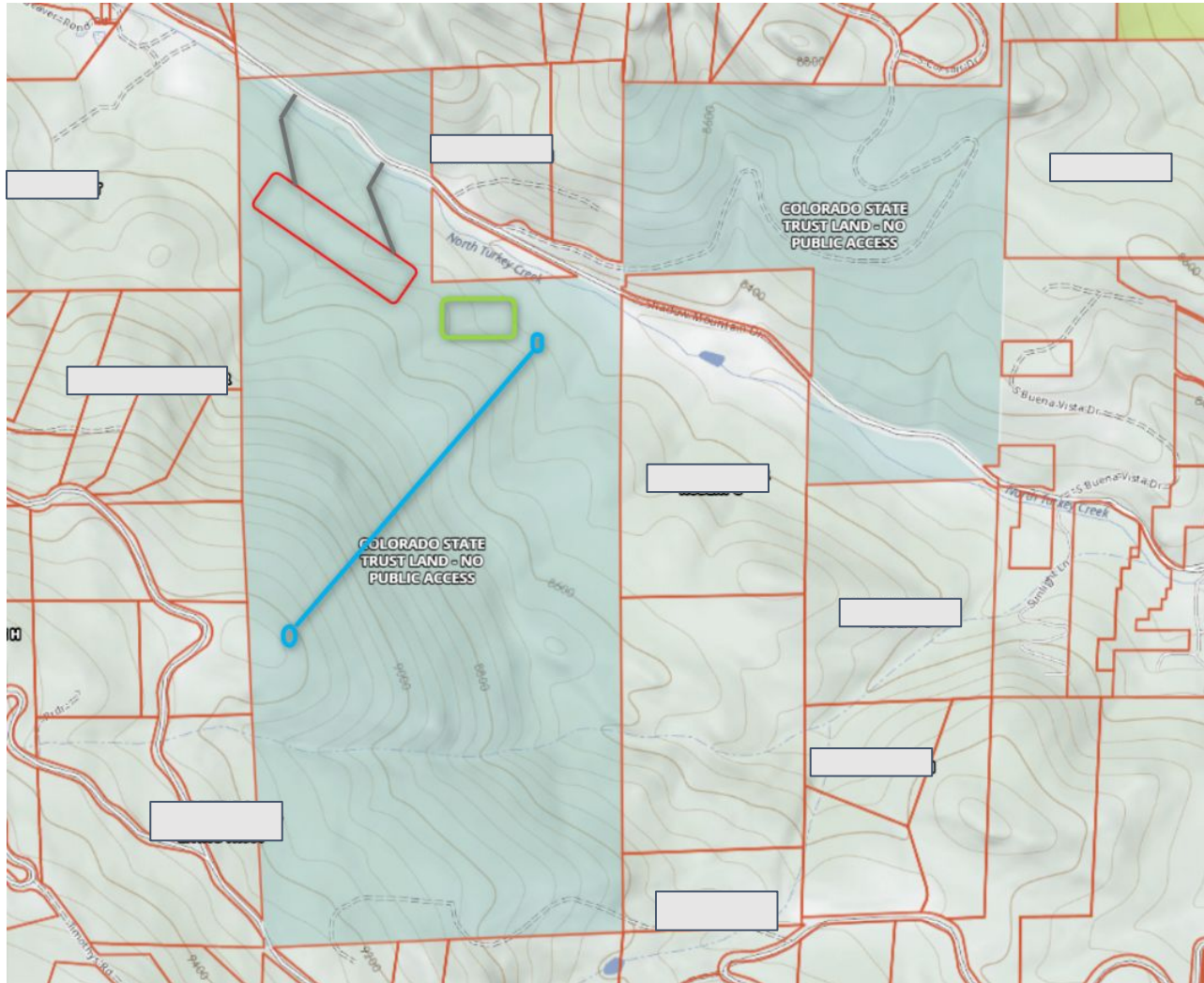


- **Blue arrow** is the proposed plot to be used for the park, on the South side of Shadow Mountain Dr.
- **Red arrow** is the entrance to S Warhawk Rd (for reference).



Tentative Site Plan

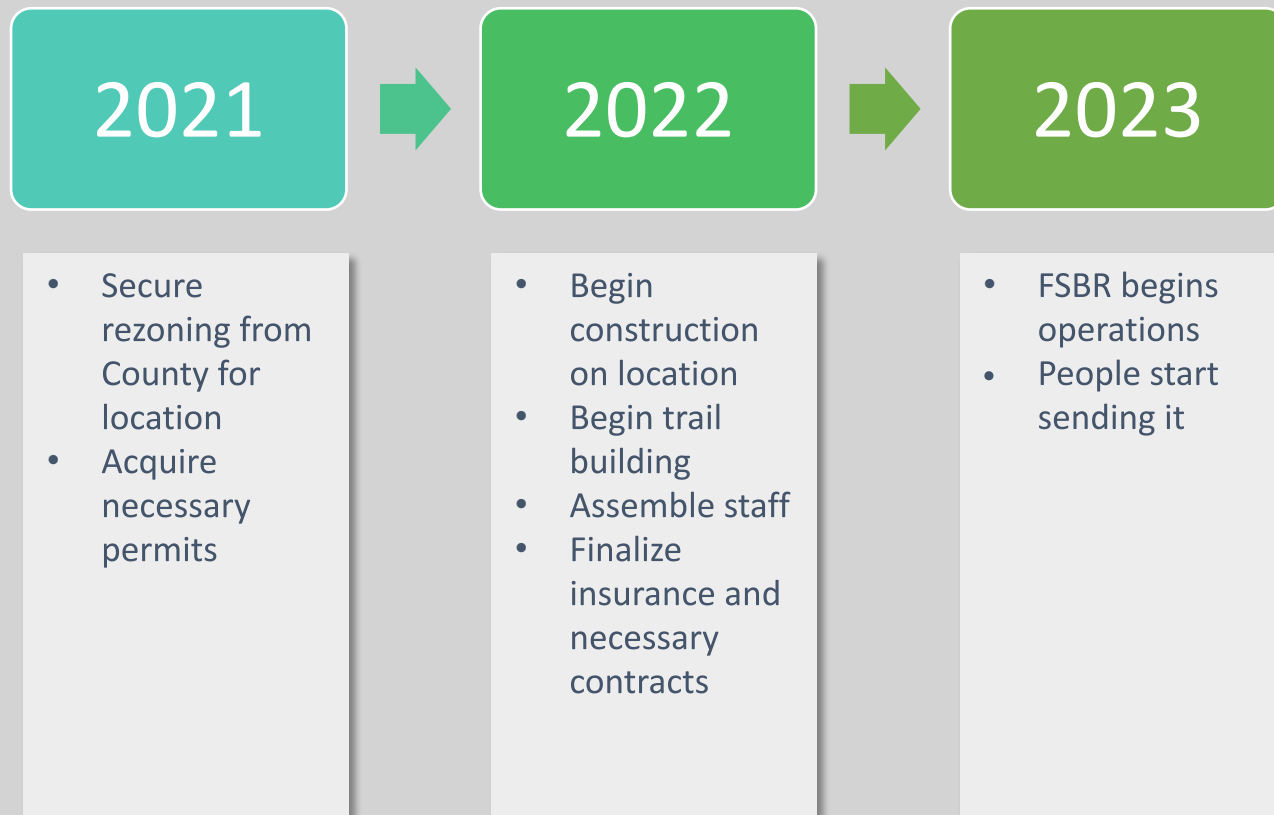
This site plan is **tentative, pending further surveying of the property, evaluation of park's traffic impact, and other environmental and community considerations.



- Gray lines - Parking Ingress/Egress points
- Red rectangle - Parking Lot
- Green square - Lodge
- Blue line - Chairlift Path



Expected Development Timeline



SEND IT!

Phil Bouchard
Jason Evans