

December 17, 2014 -- Property Transaction Proposal

Colorado Parks and Wildlife

Arkansas River Recreation Site Placer Fee Title Acquisition

Chaffee County

42 acres

11 miles north of Buena Vista

Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [Parks and Wildlife] Commission plans to acquire the fee title to any real property or to acquire an easement for a period to exceed 25 years or at a cost to exceed \$100,000 or to enter into any lease agreement for the use of real property for a period to exceed 25 years or at a cost to exceed \$100,000, or to sell or otherwise dispose of the fee title to any real property which has a market value in excess of \$100,000, the Commission shall first submit a report to the Capital Development Committee [CDC] which outlines the anticipated use of the real property, the maintenance costs related to the property, the current value of the property, any conditions or limitations which may restrict the use of the property, and, in the event real property is acquired, the potential liability to the state which will result from such acquisition. The CDC shall review the reports submitted by the Commission and make recommendations to the Commission concerning the proposed land transaction within 30 days from the day on which the report is received. The Commission shall not complete such transactions without considering the recommendations of the CDC, if such recommendations are timely made.

The required report is attached. CDC staff questions about the report are listed below.

Action Required

Recommend support for the fee title acquisition of the Arkansas River Recreation Site Placer property (\$635,000 CF for 42 acres).

CDC Staff Questions

1. How many projected visitors (on average, annually) does the division anticipate will access the parcel to fish after it is acquired?

* It is anticipated that 17,000+ visitors will access the Arkansas River Placer Recreation Site via a commercial boat trip in 2015.

* It is anticipated that 5,000+ visitors will access the Arkansas River Placer Recreation Site via a private boat trip in 2015.

* It is anticipated that 1,200+ visitors will access the Arkansas River Placer Recreation Site for walk and wade angling purposes in 2015.

2. Are there are nearby points of public access along the Arkansas River for fishing?

* The Arkansas Headwaters Recreation Area (AHRA) Stone Cabin Recreation Site is approximately four miles from the proposed Arkansas River Placer Recreation Site.

* The AHRA Railroad Bridge Recreation Site is approximately five miles from the proposed Arkansas River Placer Recreation Site.

3. Two of the concurrence letters mention parking for visitors and other amenities such as picnic tables. Please provide information about plans to provide these types of amenities, including how the department plans to fund the costs and when the installation might occur.

* If Colorado Parks and Wildlife is able to acquire the Arkansas River Placer property, AHRA plans to submit a budget request to the CPW Southeast Region for FY 15-16 Capital Construction funding (GOCO/Lottery) to construct a boat ramp, parking lot, vault toilet/change facility and a small campground (6 – 8 campsites).

Capital Development Committee

December 17, 2014—Property Transaction Proposal

Department of Natural Resources *Division of Parks and Wildlife*

Action Required	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife’s proposal to acquire fee title of the Arkansas River Placer parcel as an addition to the Arkansas Headwaters Recreation Area.
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General Information	
Name	Arkansas Headwaters Recreation Area – Arkansas River Placer Fee Title Acquisition
Number of acres	42
Location	Approximately 7 miles south of Granite and 11 miles north of Buena Vista on the east side of Hwy 24.
County	Chaffee

Costs / Source of Funding			
Purchase Price	\$635,000	Funding Source	GOCO Parks Purpose and Wildlife Cash
GOCO	GOCO Funds are shown for informational purposes in the Long Bill		
	Fiscal Year	2013-14 – GOCO Parks Purpose	
	Line Item	G14-2013-03C	
	Appropriation	\$350,000	
	Remaining Unexpended Balance	\$350,000	
Wildlife Cash – Habitat Stamp	Spending authority has already been approved for this project in the Long Bill.		
	Fiscal Year	2013-14	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$6,500,000	
	Remaining Unexpended Balance	\$3,144,442	
Annual Monitoring and Operation Costs	\$5,000	This cost includes an annual estimated Impact Assistance Grant payment of \$50.40 for this property.	
Development Costs	\$30,000 for signs, fencing, road, parking lot, boat ramp		
* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.			

Summary of Proposal:

Fee title acquisition. Acquisition of this parcel by CPW will allow for the relocation of an existing boat ramp operated by CPW further upstream of the Placer parcel. That area is extremely steep, hard to maintain, difficult to get to and basically unusable as a take-out location,

and the Placer parcel is a more gently sloped area that would be easier to access and be more sustainable as a boat ramp, while allowing for use as both a put-in and take-out. The acquisition of this parcel by CPW would also allow of the addition of approximately 1.5 miles of river frontage (river left & river right) that could be utilized by walk & wade anglers at medium to low flow times of the year.

Current Use of Property: None (vacant parcel)

Proposed Future Use of Property: Boat ramp for access to Arkansas River.

Date Landowner Purchased the Property: 1999

Renewable Energy:

According to a review of the maps referenced below, the Property lies outside the scope of regions of known or potential geothermal resources, the Central Solar Power, and the Wind Resource Generation Development areas.

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

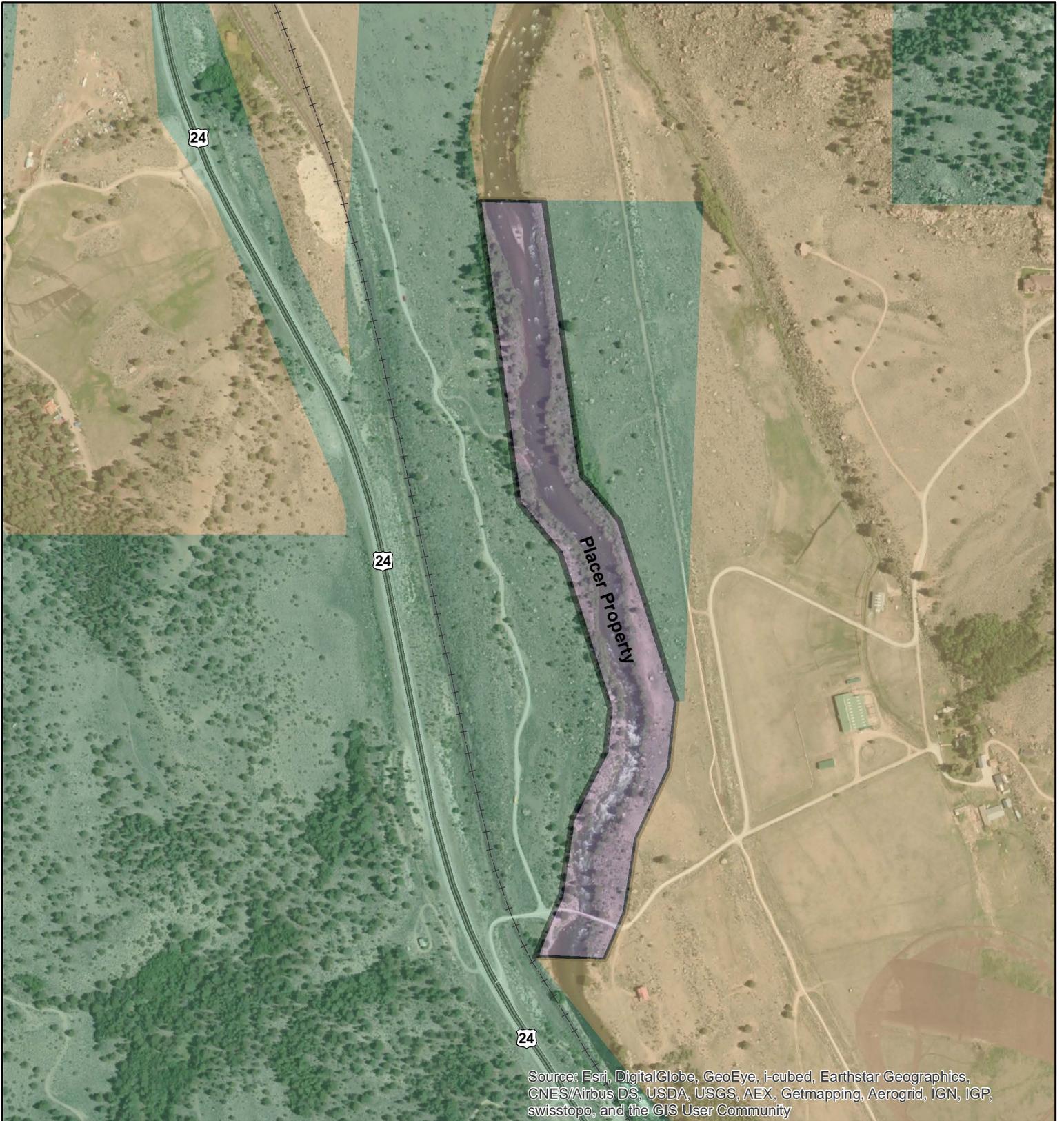
Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Mineral Interest Ownership:

The title commitment indicates that the landowner still owns all of the mineral rights and will transfer them to CPW as part of the sale.

Attachments:

- Maps
- Concurrence letters
- Three comparables from appraisal

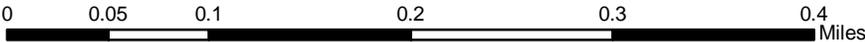


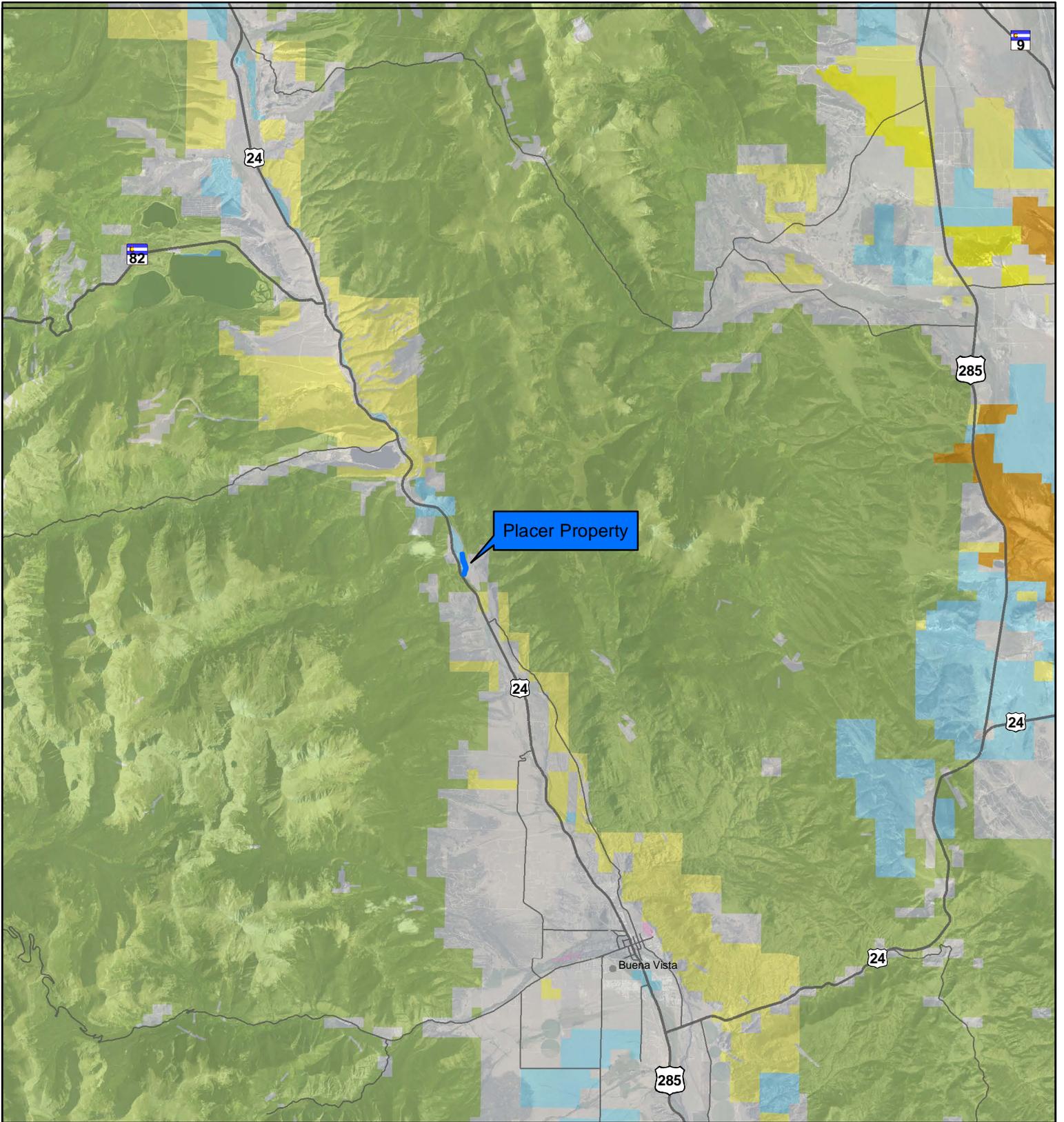
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Arkansas River Placer Property Chaffee County, Colorado

- Placer Property
- USFS
- Private Property
- Railroad
- County Roads





Placer Property

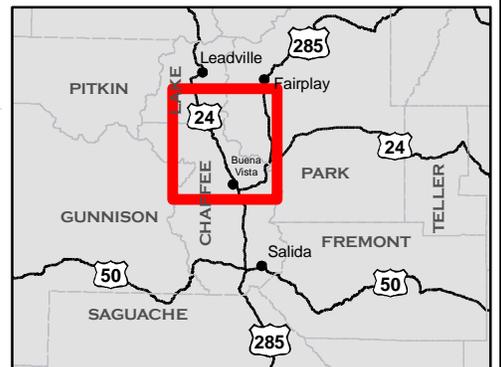
Buena Vista



GIS Unit

Vicinity Map Arkansas River Placer Property Chaffee County, Colorado

- | | | |
|-----------------|------------|---------|
| Placer Property | USFS | NGO |
| State | Local | PRIVATE |
| BLM | Land Trust | |





COLORADO

Parks and Wildlife

Department of Natural Resources

Arkansas Headwaters Recreation Area
307 W. Sackett Avenue
Salida, CO 81201
P 719.539.7289 | F 719.539.3771

November 20, 2014

State Representative Edward Vigil, Chair
Capital Development Committee
Colorado General Assembly
State Capitol Building, Room 029
Denver, CO 80203

Dear State Representative Vigil and Members of the Capital Development Committee:

Colorado Parks and Wildlife recently contacted me regarding the acquisition of the Arkansas River Placer property, which is located in Chaffee County along Highway 24, approximately ten miles north of Buena Vista. I strongly support this effort as a key addition to the Arkansas Headwaters Recreation Area (AHRA).

The acquisition of the Arkansas River Placer property would be an asset to AHRA and benefit our visitors in the following ways:

- Provide boaters access to world-class whitewater.
- Replace the temporary, hand-launch only boat ramp with a permanent facility suitable for vehicles with trailers.
- Accommodate commercial and private use during all water levels.
- Provide parking for day-use visitors.
- Open 1.5 miles of fishing access along within the Gold Medal stretch of AHRA.
- Provide a location for a future campground.
- Provide a picnic area with tables and grills available for day use.
- Protect the scenic view shed of the river corridor.

The economy of the upper Arkansas River valley is driven by tourism – not just local, but nationally and internationally. Visitors are drawn to the Arkansas River and to AHRA to enjoy whitewater boating, fishing, wildlife viewing, sightseeing, hiking, bicycling, camping, and many other outdoor activities. The Arkansas River Placer property would enhance our visitors experience at AHRA by providing increased access to the Arkansas River.

Sincerely,

Gail Schwartz
Colorado Senator
District 5



State Representative
JAMES D. WILSON
Colorado State Capitol
200 East Colfax Avenue, Room 271
Denver, Colorado 80203
Office: 303-866-2747
Email: james.wilson.house@state.co.us



Member:
Education Committee
Finance Committee
Public Health Care &
Human Services Committee

COLORADO
HOUSE OF REPRESENTATIVES
STATE CAPITOL
DENVER
80203

November 20, 2014

Capital Development Committee
Colorado General Assembly
State Capitol Building, Room 029

Dear Members of the Capital Development Committee,

The purpose of this letter is to support the purchase of the Arkansas River Placer property by Colorado Parks and Wildlife (CPW). The property lies ten miles north of Buena Vista along Highway 24 in Chaffee County.

CPW wishes to purchase the property and thereafter manage it as part of the Arkansas Headwaters Recreation Area (AHRA). The property is approximately 42 acres in size, including 1.5 miles of river frontage, and would provide greater public access to the Arkansas River for boating and fishing.

The economy of the upper Arkansas River valley is driven by tourism. Visitors are drawn to the Arkansas River and to AHRA to enjoy whitewater boating, fishing, wildlife viewing, sightseeing, hiking, bicycling, camping, and many other outdoor activities. The Arkansas River Placer property would enhance visitors experience at AHRA by providing increased access to the Arkansas River.

Thank you for your consideration.

Sincerely,

Representative James D. (Jim) Wilson – HD 60



BOARD OF COMMISSIONERS

P.O. BOX 699
SALIDA, CO 81201

PHONE (719) 539-2218
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WEBSITE www.chaffeecounty.org

November 18, 2014

Capital Development Committee
Colorado General Assembly
State Capitol Building, Room 029
Denver, CO 80203

Dear Members of the Capital Development Committee:

I was recently contacted by Arkansas Headwaters Recreation Area (AHRA) regarding their acquisition of the Arkansas River Placer property. The property is located approximately ten miles north of Buena Vista in Chaffee County, Colorado. The Chaffee County Commissioners are in support of the purchase of this land.

The acquisition of the Arkansas River Placer property would benefit visitors to the Arkansas River valley in a number of ways:

- Provide a campground, picnic tables, grills, restrooms, and changing areas for visitors.
- Allow public access to over one mile of Gold Medal water along the Arkansas River.
- Serve as the location for a new boat ramp, allowing easier put-in and take-out of boats.
- Preserve the scenic beauty of the Arkansas River.

Visitors to AHRA have access to whitewater boating, fishing, wildlife viewing, sightseeing, hiking, bicycling, camping, and many other outdoor activities. The Arkansas River Placer property would enrich visitors' experience at AHRA and to the Arkansas River valley.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dennis Giese', is written over the word 'Sincerely,'.

Dennis Giese, Chair
Chaffee County Commissioner

Arkansas River Placer Parcel (#13-068-SE)

Real Estate Comparables from Appraisal dated April 8, 2014

Sale No. 3

Date: July 10, 2013
Size: 15 acres
Location: Chaffee County
Sale Price: \$445,000
Price Per Acre: \$30,647

Sale No. 4

Date: April 6, 2012
Size: 74 acres
Location: Chaffee County
Sale Price: \$860,000
Price Per Acre: \$11,559

Sale No. 5

Date: January 25, 2012
Size: 35 acres
Location: Chaffee County
Sale Price: \$490,000
Price Per Acre: \$13,893