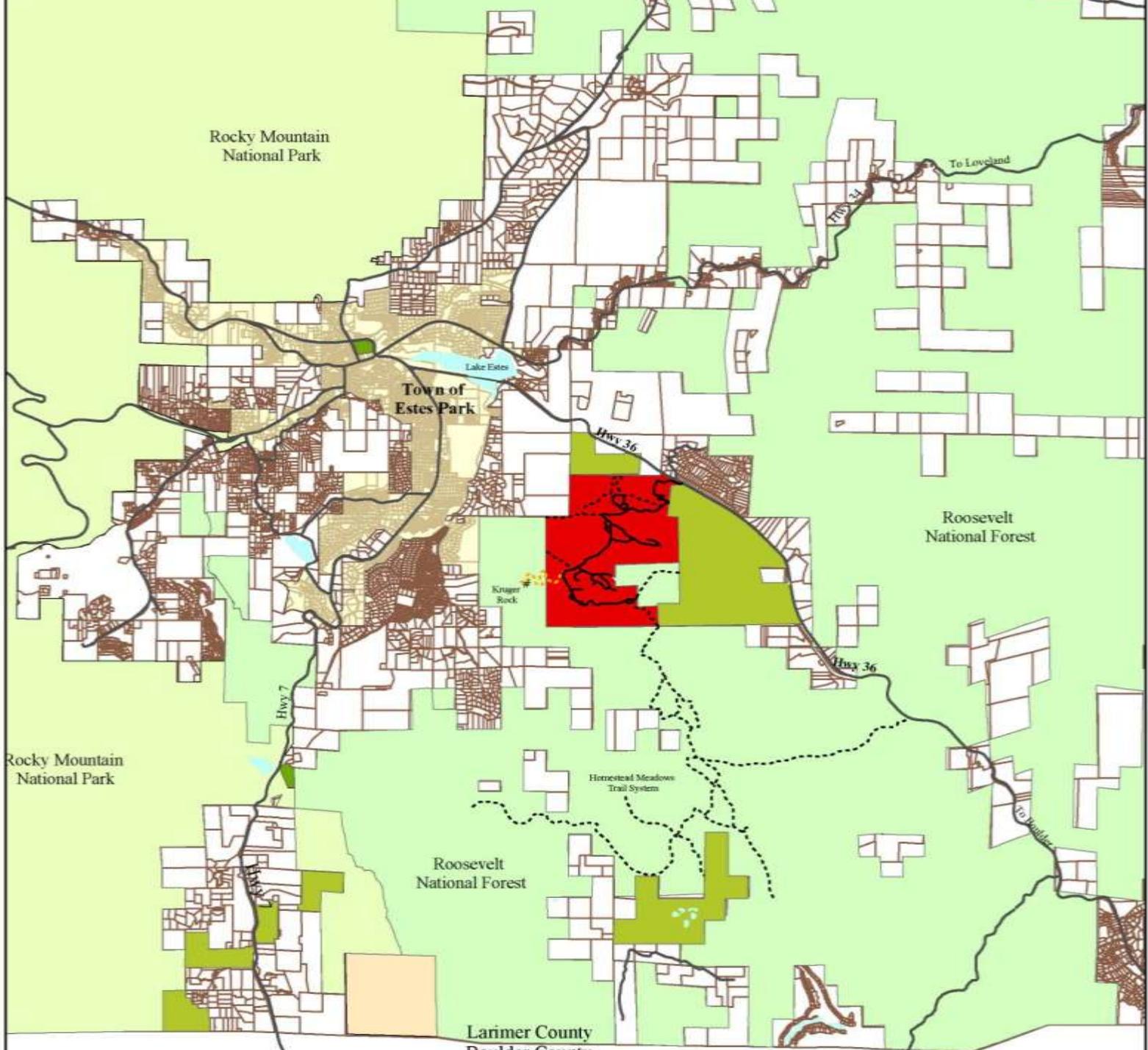


Hermit Park Open Space – 2014 Update

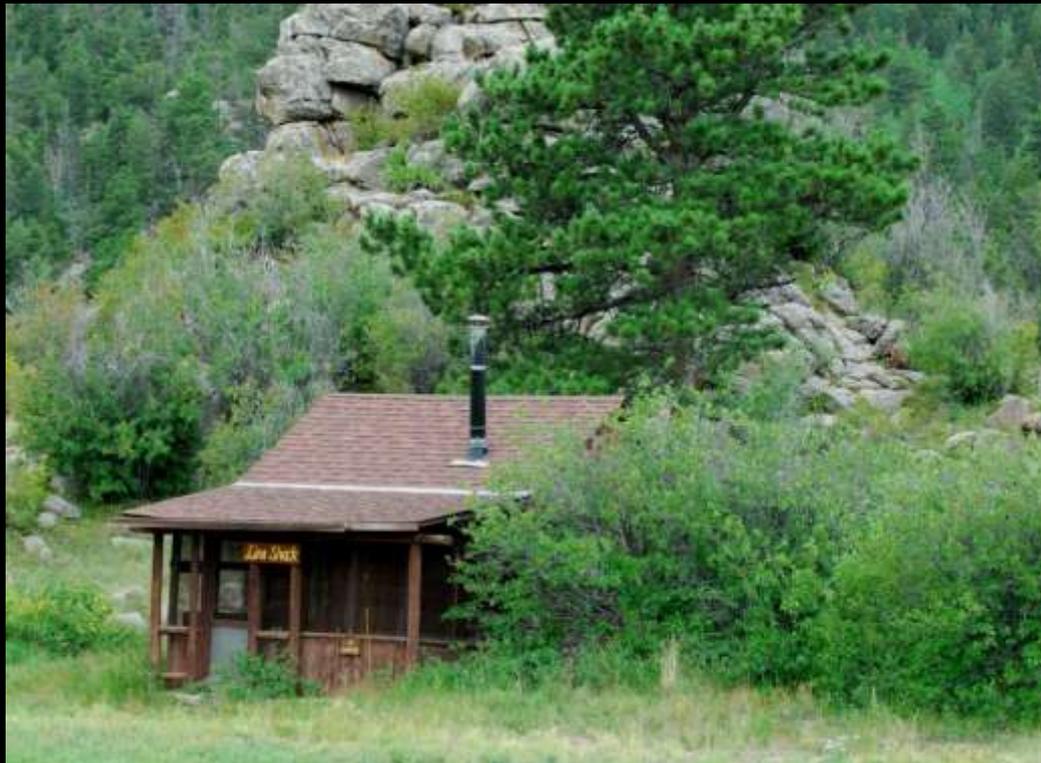




Background: Acquisition

Agilent's Priorities for Divesting the Property:

- To conserve the property in it's natural state
- Have public access
- Quick timeframe - close by the end of 2006



Background: Acquisition

Appraised Value:	\$8,700,000
Purchase Price after Agilent's Discount (donation of \$2.2M)	\$6,500,000

Funding Sources:

Larimer County (\$300K lottery/\$350K Park Fees)	\$4,000,000
Municipalities (FC, Loveland, Estes)	\$ 956,000
Private Fundraising	\$ 144,000
Estes Valley Land Trust	\$ 700,000
<u>GOCO Grants</u>	<u>\$ 700,000</u>
Total	\$6,500,000

Hermit Park Funding & Partnerships

1,000,000 +

Agilent Technologies
Larimer County

\$100,000 - \$1,000,000

Estes Park, Town of
Estes Valley Land Trust
Great Outdoors Colorado
Loveland, City of

\$20,000 - \$100,000

Erion Foundation
Fort Collins, City of
McWhinney Foundation
Town of Berthoud
anonymous donor

\$10,000 - \$20,000

Estes Valley Rec & Park District
Hewlett-Packard Company
Microsoft Matching Gift
Tabb, Mark D. & Julie Vida

\$10,000-\$20,000

Verigy Corporation
Whole Foods Market

\$5,000 - \$10,000

Advanced Micro Devices (AMD)
Community Foundation of N.Colorado
Trudy Haines & Glen Colton Char. Trust

\$1,000 - \$5,000

Avago Technologies
Beucler, Dale
Duffner, Barbara J.
Hammer, Mark and Erica
Moy, Jim & Karen Family
New Belgium Brewing
Vandivier, Suzette
Wilmarth Family Fund, Community Found.
Zander, Margaret & W. Earle, Comm. Found.



Adopted Vision

“Backcountry” Experience in a “Frontcountry” Location
Balance protecting natural resources & providing public recreation

Turn Key Operation?

- County Special Review Process
- Additional campsites & projected increased visitation triggered need for turn lanes on Hwy 36
- Changing from private to public triggered:
 - Water – wells to meet public standards
 - Vault toilets – phased within 5 years
 - Internal roads - meet county road standards
 - Cabins to code – accessibility, curtains, propane; decks
 - Secondary emergency access – easement
 - Kruger Rock Trail on USFS lands – permit/NEPA
 - Demolition/Revegetation/Fire Mitigation
- \$1.4 million spent prior to opening

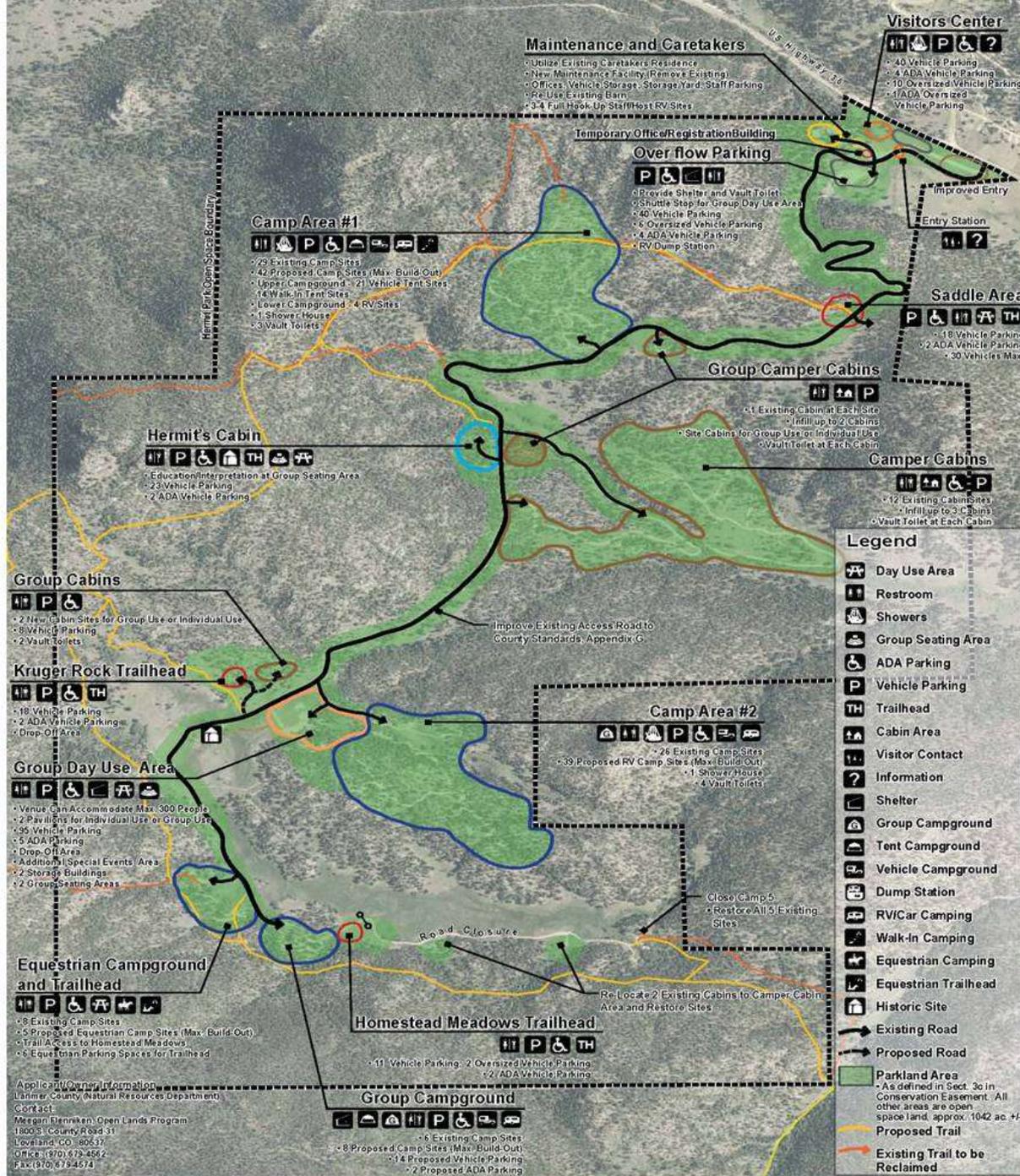




Master Plan

Tied to Conservation Easement

- Master Plan – balance of resource protection; revenue generation and public needs
- Developed (23.5%) vs. Undeveloped (76.5%) zones
- Trailheads and trail connections to Kruger Rock & Homestead Meadows
- Visitor Center
- Historic Buildings
- 5 new cabins & 19 new campsites (including equestrian campground)



Maintenance and Caretakers

- Utilize Existing Caretakers Residence
- New Maintenance Facility (Remove Existing)
- Offices, Vehicle Storage, Storage Yard, Staff Parking
- Re-Use Existing Barn
- 3-4 Full Hook-Up Staff/Host RV Sites

Visitors Center

- 40 Vehicle Parking
- 4 ADA Vehicle Parking
- 10 Oversized Vehicle Parking
- 1 ADA Oversized Vehicle Parking

Temporary Office/Registration Building

Over flow Parking

- Provide Shelter and Vault Toilet
- Shuttle Stop for Group Day Use Area
- 40 Vehicle Parking
- 6 Oversized Vehicle Parking
- 4 ADA Vehicle Parking
- RV Dump Station

Camp Area #1

- 29 Existing Camp Sites
- 42 Proposed Camp Sites (Max. Build-Out)
- Upper Campground - 21 Vehicle Tent Sites
- 14 Walk-In Tent Sites
- Lower Campground - 4 RV Sites
- 1 Shower House
- 3 Vault Toilets

Saddle Area

- 10 Vehicle Parking
- 2 ADA Vehicle Parking
- 30 Vehicles Max.

Group Camper Cabins

- 1 Existing Cabin at Each Site
- Infill up to 2 Cabins
- Site Cabins for Group Use or Individual Use
- Vault Toilet at Each Cabin

Camper Cabins

- 12 Existing Cabin Sites
- 2 Infill up to 3 Cabins
- Vault Toilet at Each Cabin

Hermit's Cabin

- Education/Interpretation at Group Seating Area
- 23 Vehicle Parking
- 2 ADA Vehicle Parking

Group Cabins

- 2 New Cabin Sites for Group Use or Individual Use
- 9 Vehicle Parking
- 2 Vault Toilets

Kruger Rock Trailhead

- 10 Vehicle Parking
- 2 ADA Vehicle Parking
- Drop-Off Area

Group Day Use Area

- Venue Can Accommodate Max. 300 People
- 2 Pavilions for Individual Use or Group Use
- 95 Vehicle Parking
- 5 ADA Parking
- Drop-Off Area
- Additional Special Events Area
- 2 Storage Buildings
- 2 Group Seating Areas

Equestrian Campground and Trailhead

- 8 Existing Camp Sites
- 6 Proposed Equestrian Camp Sites (Max. Build-Out)
- Trail Access to Homestead Meadows
- 8 Equestrian Parking Spaces for Trailhead

Homestead Meadows Trailhead

- 11 Vehicle Parking, 2 Oversized Vehicle Parking
- 2 ADA Vehicle Parking

Group Campground

- 6 Existing Camp Sites
- 8 Proposed Camp Sites (Max. Build-Out)
- 14 Proposed Vehicle Parking
- 2 Proposed ADA Parking

Legend

- Day Use Area
- Restroom
- Showers
- Group Seating Area
- ADA Parking
- Vehicle Parking
- Trailhead
- Cabin Area
- Visitor Contact
- Information
- Shelter
- Group Campground
- Tent Campground
- Vehicle Campground
- Dump Station
- RV/Car Camping
- Walk-in Camping
- Equestrian Camping
- Equestrian Trailhead
- Historic Site
- Existing Road
- Proposed Road
- Parkland Area
- Proposed Trail
- Existing Trail to be Reclaimed

Application Owner Information
 Larimer County Natural Resources Department
 Contact:
 Meghan Elmrisken, Open Lands Program
 1800 St. County Road 31
 Loveland, CO 80537
 Office: (970) 570-4532
 Fax: (970) 570-4574

Current Recreation Opportunities

- 4 Campgrounds
- Group Use Area (example: weddings, company picnics, etc.)
- Day- Use: Picnicking; Trails to Kruger Rock and Homestead Meadows for hiking, biking, equestrian
- Camper Cabins
- Educational Events
- Limited hunting



Existing On-site Facilities

- 15 Cabins
- 91 Campsites
- 2 wells
- Caretakers Residence/
Maintenance Garages/ Office
Building
- Group Use Area with pavilion,
picnic area, parking, etc.
- 9 miles of roads; 3 parking lots
- 25 vault restrooms and 1 dump
station
- 2 ½ miles of trail
- 2 historic buildings



Land Conservation and Recreation Portfolio

High Recreational Use
Open Space Properties

Hermit Park
Open Space



Moderate Recreational Use
Open Space Properties

Blue Sky Trail



River Bluffs
Open Space



Low Recreational Use
and/or Agricultural
Open Space Properties

Eagle's Nest
Open Space



Ramsay Shockey
Open Space



Conservation
Easements

Ackerman II CE



Miller CE



Devil's Backbone
Open Space



Horsetooth Mountain
Open Space



Lions
Open Space



Red Mountain
Open Space

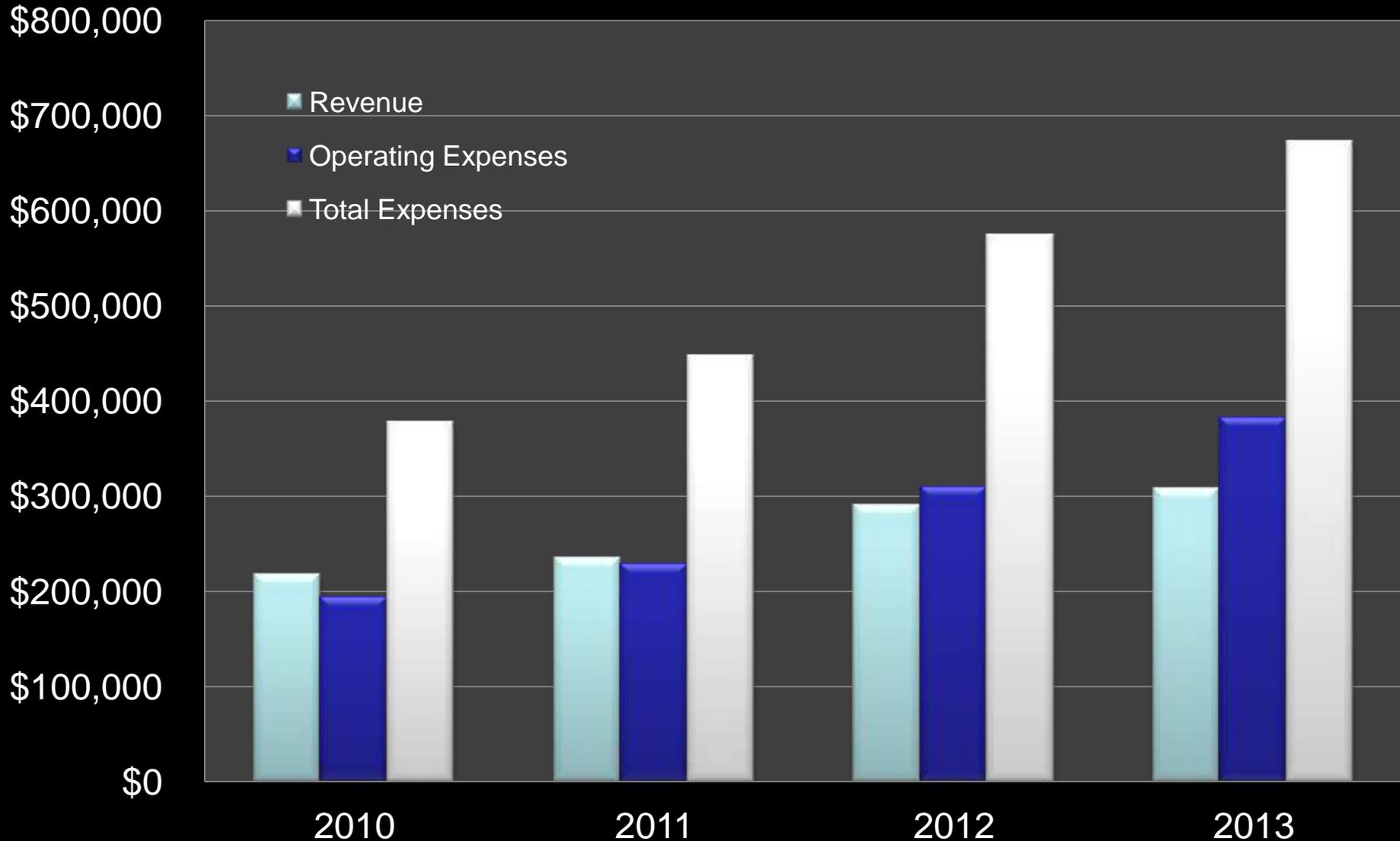


Higher
Cost

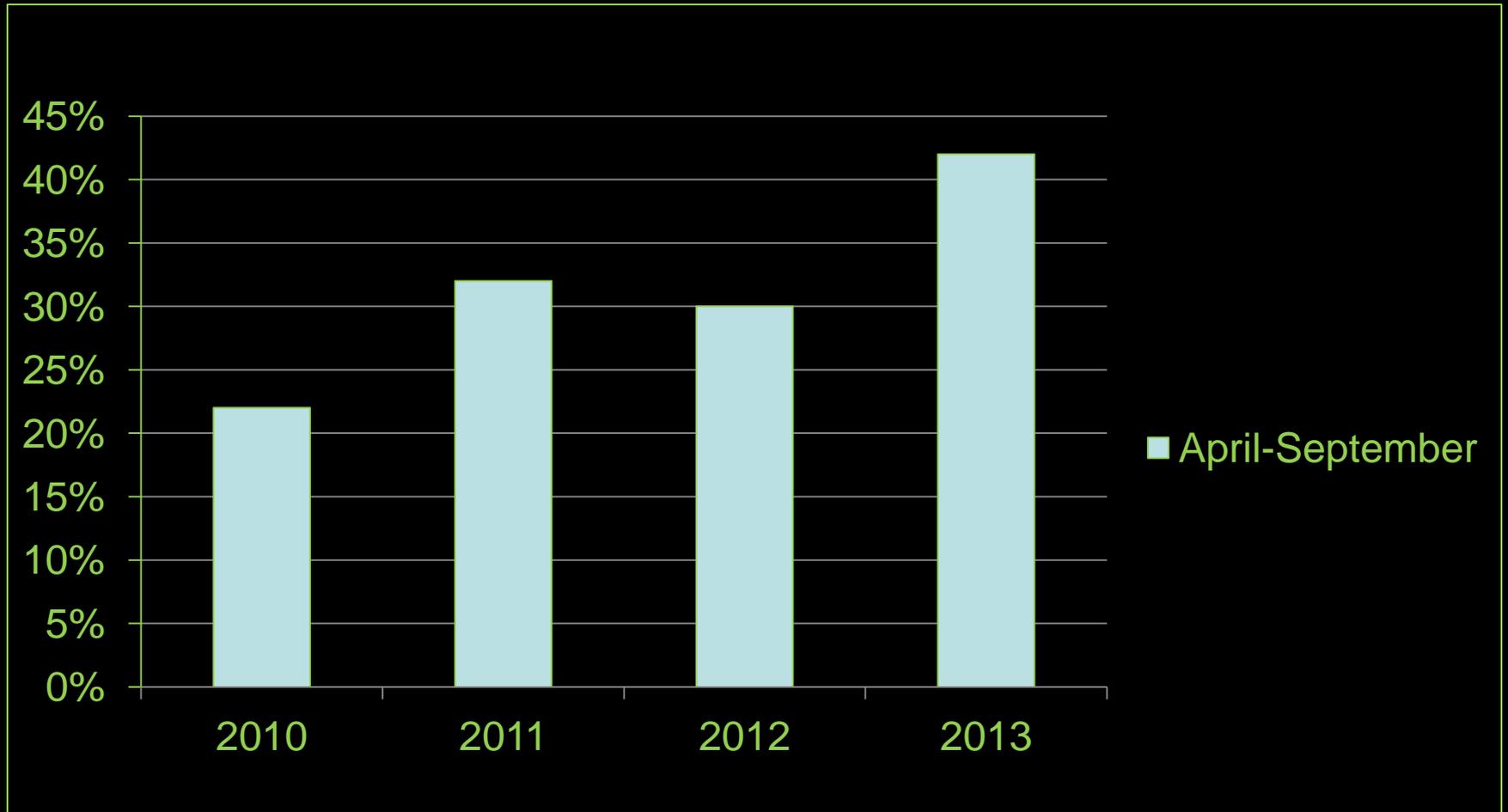
In 2013 the average management cost per
acre across all categories was \$72.

Lower
Cost

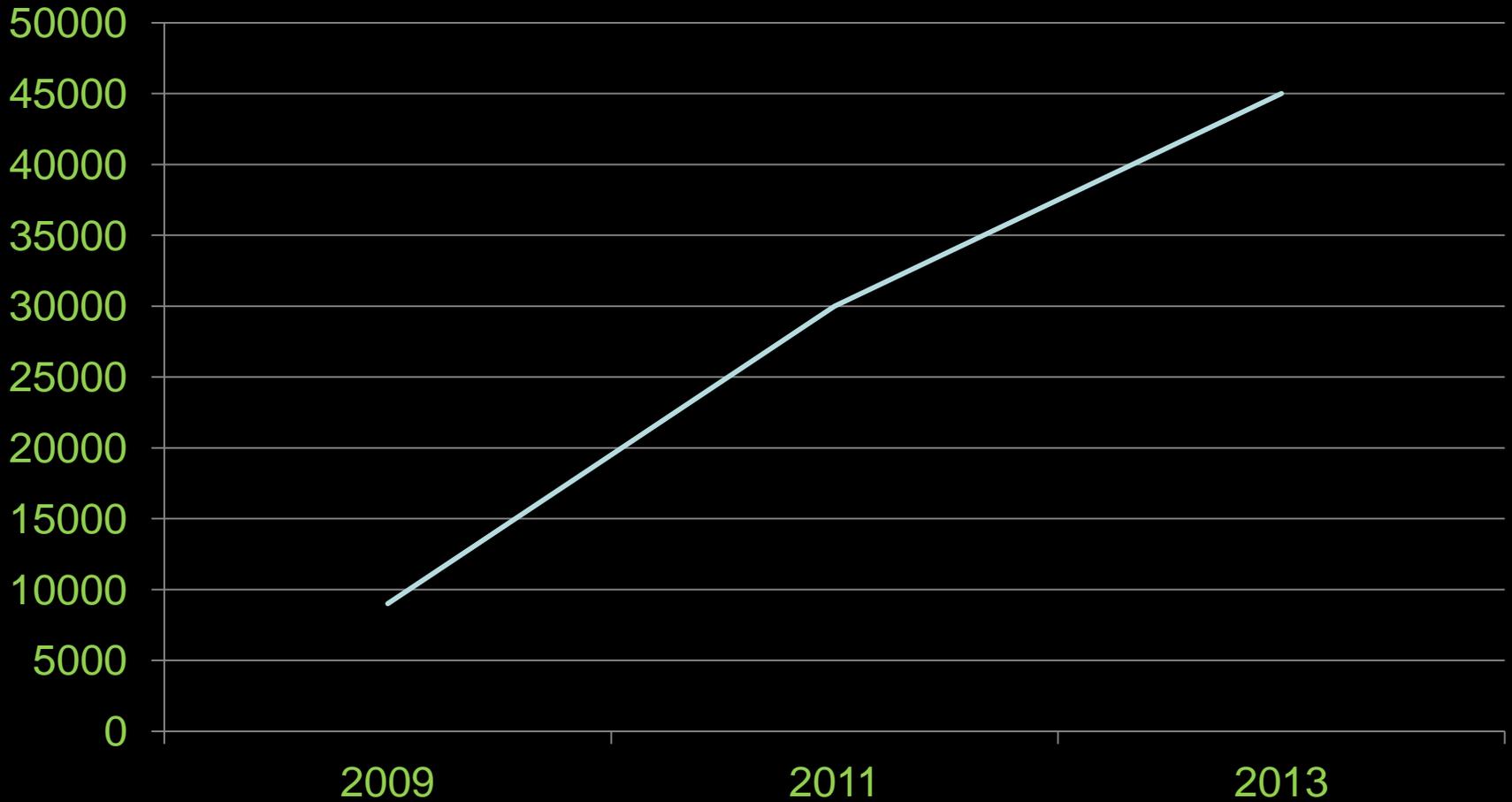
Revenues & Management Costs



Camping Occupancy Rates



Visitation Estimates

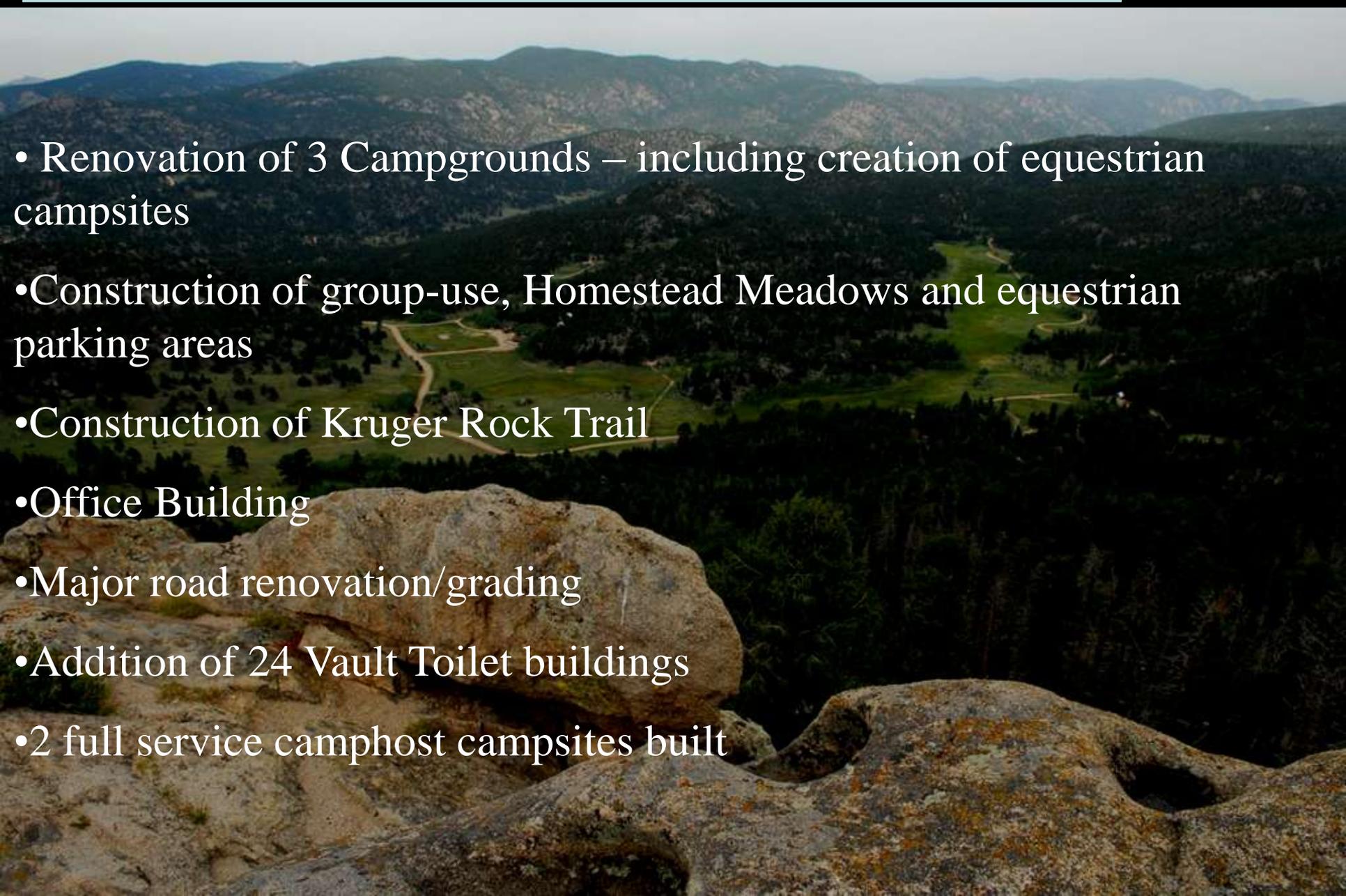


2014 Activities

- Road/trail repairs from 2013 rains/flooding completed mid-July
- Soft opening July 4th (some cabins and all campgrounds Fri-Sun only)
- Renovations to group use pavilion will begin in fall
- Request to EVLT to keep Bear Claw and Madrona Point cabins.



Completed Capital Projects 2007-2013

- Renovation of 3 Campgrounds – including creation of equestrian campsites
 - Construction of group-use, Homestead Meadows and equestrian parking areas
 - Construction of Kruger Rock Trail
 - Office Building
 - Major road renovation/grading
 - Addition of 24 Vault Toilet buildings
 - 2 full service campsite campsites built
- 

5 -Year Improvements Phasing

- 
- Complete trail construction from Kruger to Homestead Meadows
 - Renovate Granite Gulch Campground (#4)
 - Kruger Rock Trailhead/Parking
 - Hermit's Cabin Trailhead/Outdoor Classroom
 - Either remove or relocate 2 Cabins
 - Install entrance sign

Questions?
