

**COLORADO RECREATION RESOURCE ADVISORY
FEDERAL LANDS RECREATION ENHANCEMENT ACT
NEW FEE OR FEE CHANGE
PROPOSAL FORM**

1. PROJECT DESCRIPTION

Name of Project Area/Site: Dawson's Cabin (formerly known Beaver City Cabin)

Project Contact Person: Bridget Roth
Position Title & Phone #: (303) 275-5047

Forest: San Isabel **County:** Chaffee
Ranger District: Leadville **Congressional District:** 5
BLM Field Office__
Site Type (Cabin, Campground, Area, etc): Cabin

Capacity: 6 **Season of Use:** Year Round

Fee Type: Standard Amenity__ Expanded Amenity X Special Rec. Permit__

Proposed Action: New fee X Change of fee __

Existing Fee: \$ 0
Proposed Fee: \$ 65 / night

Date of last fee increase: N/A

Summary of **benefits** the public receives or will receive:

- Provide a unique primitive overnight experience in a preserved historic landscape
- Provide a "launch point" for other recreational opportunities in the area
- Entice tourists to nearby towns and attractions
- Learn about public lands conservation and historic preservation

Facilities/Amenities Checklist (check all that apply, list each site separately):

Site Name: Dawson's Cabin

1. X Designated developed parking
2. X Permanent toilet facility: ___ Flush X Vault
3. ___ Permanent trash receptacle
4. X Interpretive sign, exhibit or kiosk
5. ___ Picnic tables
6. ___ Security services

Other Amenities: ___ Garbage Removal, ___ Paved Access Road, ___ Drinking Water,
___ Information/Directional signs, ___ Shower/Bath House, ___ Tent Pads,
___ Electricity, ___ RV Hookups, ___ Fire Rings/Grills, X Other: **Propane Heat**

Photo(s):



Map (HIRA's show boundaries and ID amenities):

Setting & General Description (include description of the site, natural resources/features, scenic values, recreational attractions, amenities, current/projected visitation, etc.):

The fully restored cabin is rustic but comfortable. Dawson's Cabin has propane heat and a vault toilet. Water and electricity are not available on site, although water can be collected from the nearby stream (but must be filtered or boiled). Linen and trash service will *not* be provided. During the summer the cabin is accessible using a high clearance vehicle; in the winter it is accessible by snowmobile, ski or snowshoe. Dawson's Cabin and the surrounding historic mining archaeological site together provide a unique visitor experience.

NRHP Eligibility (Cabins/Structures): Field Eligible

Archeologist's concurrence: X Y N

Comments: All modifications to the building and contributing elements to the site shall be made according to the Secretary of the Interior's Standards for Historic Preservation.

2. CURRENT AND PROJECTED REVENUES and ANNUAL OPERATION & MAINTENANCE COSTS

See Attachment A: Revenue/Cost projection spreadsheet.

3. COST OF BACKLOG WORK NEEDS:

Roads/Parking Areas:	\$_
Building/Facilities:	\$_
Water/Waste water Systems:	\$_
Associated Trails:	\$_
Signs:	\$_500
Other (list):	\$_
Total:	\$_500

4. FEE COLLECTION METHOD AND ESTIMATED FEE COLLECTION COSTS

Method: Fees will be collected by the National Recreation Reservation Service system.

Costs: N/A

Note: No collection costs are incurred for sites under the National Recreation Reservation Service (NRRS).

5. FEE DETERMINATION PROCESS SUMMARY

Fair Market Value Comparison (compare similar fees at other FS, state, federal, or private recreation sites in the area with similar facilities & services):

Facility type(s): Vacation rental cabins; Lodge facilities with individual cabins for rent; Cabins currently in the Forest Service Cabin Rental Program

Number of facilities compared: 27

Proximity to project area: Facilities compared were in the towns and surrounding areas of Leadville, Twin Lakes, Granite, Buena Vista and Northrop, Colorado

Price range: Prices of the compared private facilities ranged from \$65/night to \$235/night. Prices of cabins currently in the Forest Service Historic Cabin Rental program range between \$50/night to \$75/night.

Selected fee and method: The fee selected for the Dawson's Cabin is \$65. This price was determined based on several factors, including 1) maintaining congruency with the

current rental price of other similar cabins in the Forest Service Cabin Rental program; 2) comparable price for other small cabin rental operations in the private sector; and 3) expectations of incorporating an additional cabin at the Crescent Mine site within the next few years.

Comments: All information regarding current available cabin rental properties is managed in an Access database. All information about available cabin rentals within the Arkansas River Valley was collected from internet sources. Data can be provided upon request.

6. PLANNED USE OF FEES RETURNED TO SITE (list by priority; include daily O&M if appropriate; add to list if appropriate)

1. Install interpretive signs at the site
2. Ongoing maintenance of facility
3. "Leftovers" will be used at other sites to make additional cabin rental opportunities available w/o using appropriated funds.

7. CUSTOMER/PUBLIC INVOLVEMENT MECHANISM TYPES

- Site Monitoring
- Customer Survey Card
- Comment Log / Cabin Guest Book
- Newspaper Articles
- Website Listing
- E-mails
- Direct Mail
- Personal Contacts
- On-site Posting
- Other (list): Posting in the Federal Register March 6, 2006

See Attachment B: Summary of Public Involvement for details.

8. PUBLIC PARTICIPATION RESULTS

See Attachment B: Summary of Public Involvement for details.

9. ADDITIONAL ATTACHMENTS

List and reference additional information (documents) that can be provided upon request to document this project proposal and the public response.

10. PROJECT SUBMITTAL & CERTIFICATION

Project Submittal:

This recreation site is already, or being submitted for inclusion as, a fee site under the Federal Lands Recreation Enhancement Act (REA). This proposal has been reviewed by representatives on the unit. I understand that any reservations must be made through the NRRS system. I also fully understand and agree to comply with the accounting and reporting requirements necessary to participate in the fee program.

/s/ Bob Leaverton
Forest Supervisor/ BLM Field Manager

May 13, 2008
Date

Project Certification:

This recreation site is already, or is now forwarded as, a fee site and the proposed fee schedule is forwarded to the RRAC for their review under REA.

Paul E. Cruz
Recreation Fee Board Chair

May 13, 2008
Date

BLM Washington Office Review ____Y ____N

RRAC Project Recommendation:

This site and proposed fee schedule is ____ / is not ____ recommended as a fee site.
This recreation site is already a fee site and the proposed fee schedule is ____ / is not ____ recommended to the Secretary for acceptance under REA.

Colorado Recreation RAC Chair

Date

Project Acceptance:

This site and proposed fee schedule is ____ / is not ____ accepted as, a fee site.
This recreation site is already a fee site and the proposed fee schedule is ____ / is not ____ accepted by the Secretary under REA.

Regional Forester/BLM State Director

Date