

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

1. PROJECT DESCRIPTION

Name of Project Area/Site: RIVER SPRINGS CABIN

Project Contact Person: Amanda Walker

Position Title Recreation Specialist

Phone #: 719-274-8971

Forest: Rio Grande NF

County: Conejos

Ranger District: Conejos Peak

Congressional District: 3rd

BLM Field Office__

Site Type (Cabin, Campground, Area, etc): Cabin

Capacity: 8 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: \$

Proposed Fee: \$ 75.00

Date of last fee increase: _

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

- Nostalgia of staying in a rustic cabin.
- Escaping physical and social pressures.
- Improved health maintenance.
- Greater respect for cultural heritage.
- A secluded site for family and friends to gather.
- Positive contribution to local economy.
- Improve maintenance of physical facilities.

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

Site Name: River Springs Cabin

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

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

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 River Springs Cabin was built in 1932. It has served as home for district rangers until very recently. It is still part of the River Springs complex that is currently used by employees. River springs is located just off of state highway 17, which makes it accessible year-round. The River Springs cabin has many amenities to offer; running water, electricity, heated water, phone (local calls only), and a fire place. River Springs is just inside the gateway to the national forest. Visitors who stay in the cabin can enjoy many recreational opportunities in the area, such as; fishing, hunting, wildlife viewing, driving for pleasure, and hiking, just to name a few.

NRHP Eligibility (Cabins/Structures): YES Archeologist's concurrence: X Y N

Comments: **River Springs Cabin is officially eligible to the National Register of Historic Places (NRHP)**. State Historic Preservation Officer (SHPO) consultation is needed prior to any alterations, removals, changes in landscaping, or any other action affecting the integrity of any feature of the site will also need SHPO consultation. Replacement of any element (such as roofs, windows, or porches) would generally have to be in-kind unless specifically approved by the SHPO.

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

Currently, there are no significant revenues associated with this facility. It typically serves as an administrative site and housing for employees. Projected revenues and occupancy are based on a comparison of our other rental cabins on the District, scheduled improvements to the facility and future marketability, close proximity to a paved highway, and located at an elevation that provides year-round access.

See Attachment A: Revenue/Cost projection spreadsheet.

3. COST OF BACKLOG WORK NEEDS:

Roads/Parking Areas:	\$_
Building/Facilities:	\$ <u>61,966</u>
Water/Waste water Systems:	\$_
Associated Trails:	\$_
Signs:	\$_
Other (list):	\$ <u>216</u>
Total:	\$ <u>62,182</u>

4. FEE COLLECTION METHOD AND ESTIMATED FEE COLLECTION COSTS

Method: NRRS Reservations (Required)

Costs: \$0, there are no costs to the Forest for reservations under NRRS

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): Cabins, Motel, Ranch

Number of facilities compared: 13

Proximity to project area: within 200 miles

Price range: \$55 - \$450

Selected fee and method: \$75.00 nightly

Based on a Fair Market Value comparison of government and privately owned cabin rental operations, the Rio Grande National Forest proposes the following rates for its 8 new cabin rental opportunities and 3 existing cabin rentals (Brewery, Carnero, Ellwood)

Operator	Location	Amenities	Proposed Nightly Fee
Brewery Creek Guard Station	vic. Bonanza, CO	Rustic, Propane Appliances/Hand Pumped Water	\$50 (Proposed) \$35 (Current)
Carnero Guard Station	vic. Carnero Pass	Rustic, Propane Appliances/Hand Pumped Water	\$50 (Proposed) \$35 (Current)
Ellwood Cabin	vic. Summitville, CO	Rustic, Propane Lights/Wood Stove/No Water	\$50 (Proposed) \$20 (Current)
Upper Crossing Guard Station	vic. Saguache, CO	Standard Municipal	\$75
Stone Cellar Guard Station	vic. Saguache Park	Rustic, Propane Appliances/Hand Pumped Water	\$50
Saguache Bunkhouse	Saguache, CO	Standard Municipal	\$50
Alder Creek Guard Station	South Fork, CO	Standard Municipal	\$50
Fitton Cabin	vic. Bennett Peak	Rustic, Wood Stove	\$50
River Springs Guard Station	vic. Antonito, CO	Standard Municipal	\$75
Platoro Cabin #1	Platoro, CO	Standard Municipal	\$75
Platoro Cabin #2	Platoro, CO	Standard Municipal	\$75

Special economic considerations were made in developing this price structure relative to fair market value, impacts to private operators (competition, capacity, demand, and market segmentation) and impact to local Forest visitors, especially as it relates to the depressed economy of the San Luis Valley. Although the market could easily bear higher rental rates, proposed rental prices have intentionally been set within reason for residents.

Comments: A Fair Market Value comparison of numerous cabin rental operators was conducted in order to determine appropriate fees for current and proposed rental cabins on the Rio Grande National Forest. The only government agency that offers rental cabins within our market segment area (within 200 miles of the Forest) is the U.S. Forest Service. Cabins with little or no amenities (i.e. no drinking water) rent at an average of \$50/night. Cabins with significant amenities (i.e. electricity) rent for as much as \$150/night. In the private sector, there are relatively few cabin rental operators located in the San Luis Valley; the exception being South Fork. Private rental cabins differ

significantly from Forest Service cabins in several ways, most notably that they tend to be resort-like with a number of cabins located within that private property and are almost all located along major highways and offer most standard amenities to highway travelers and vacationers. By comparison, USFS Guard Stations tend to be individual cabins located in remote areas of the National Forest well away from many standard services.

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

1. Remove flaking and cracking paint and refinish exterior of building.
2. Electric and Propane Service.
3. Install picnic table, firegrate outside
4. Replace and upgrade interior furnishing.
5. Landscaping around building

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): County Commissioner Meetings, Congressional Briefs, Fed. Register

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.

INFRA Deferred Maintenance
News Releases
Recreation Facility Analysis
Federal Register Notice
Public Comments
Fair Market Value Study
Archaeologist's Report

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/ Dan Dallas_____
Forest Supervisor/ BLM Field Manager

____5/9/2008_____
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.

____/s/ Paul E. Cruz_____
Recreation Fee Board Chair

____May 12, 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