

Analysis of the Full Send Bike Ranch Proposed Development

Updated post: January 2, 2021

Original post: December 31, 2021

Introduction: Co-founders Philip Bouchard and Jason Evans have applied to Jefferson County Planning & Zoning (Planning & Zoning) to begin the necessary County approval and permitting processes that would allow their corporation to construct and then operate for-profit, entertainment enterprise facilities — as concessionaires, on 483 acres of land owned by the Colorado State Land Board — known as the Full Send Bike Ranch proposed development, [Case Number 20-129278CMT](#), Dylan Monke, Case Manager¹ (please see the context map presented in Figure 1).

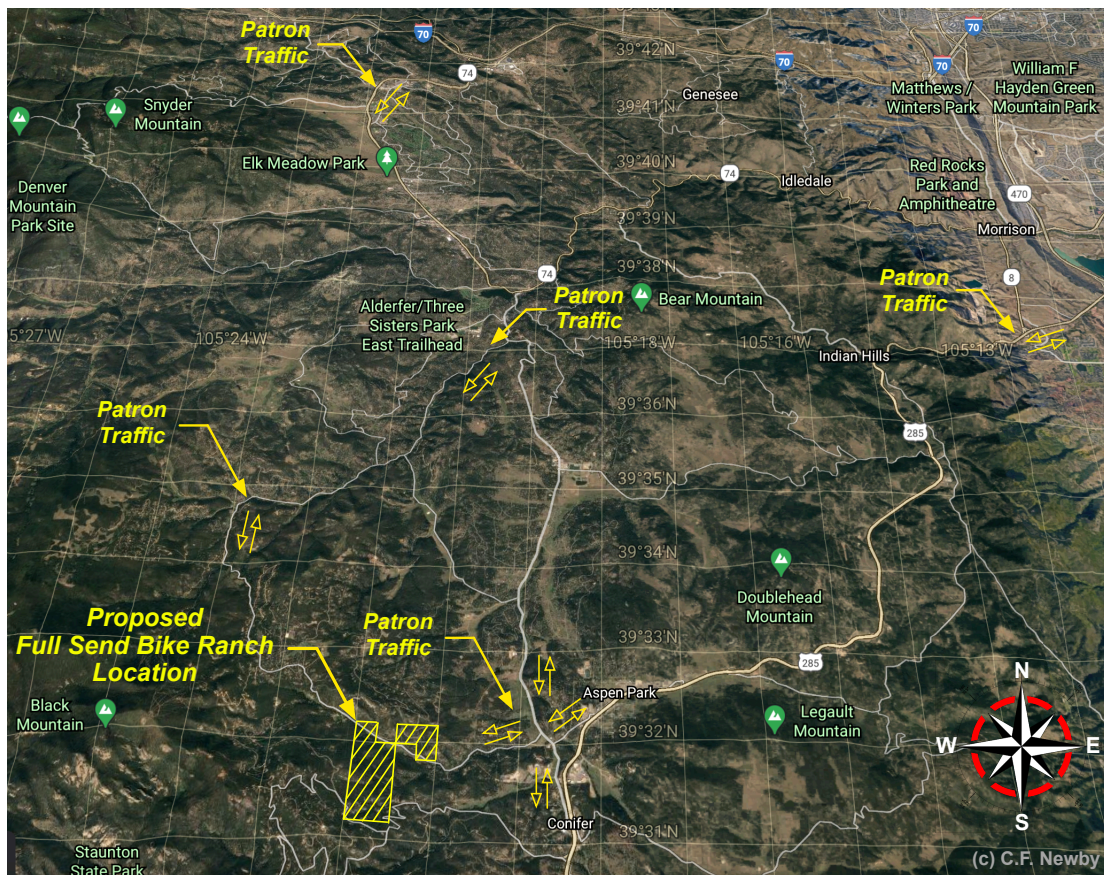


Figure 1: Full Send Bike Ranch Proposed Development Context Map.

Based on information supplied to Planning & Zoning as well as other available

¹ Please contact Case Manager Dylan Monke with any questions you may have about this proposal using email at dmonke@co.jefferson.co.us and by telephone at (303) 271-8718.

information, members of the *Conifer & South Evergreen Community Committee* have performed a preliminary analysis of this proposal: in the sections below, we offer our initial analysis as well as a number of significant open questions. Due to the involvement of the State of Colorado as a co-applicant, the application for this proposed development is subject to the special, fast-track process as described in **County Zoning Resolution Section 8 - Location and Extent** land-use approval process (please see the webpage cited below for additional details).² Planning & Zoning has scheduled the Community Meeting, a required part of the land-use approval process for this proposed development, for the evening of Tuesday, January 5, 2021. A link to that videoconference can be found at the following webpage: [Full Send Bike Ranch Community Meeting](#) and [Full Send Bike Ranch Presentation](#).

Description of the Proposed Development: According to materials supplied by the Full Send Bike Ranch applicants, the proposed development would provide fee-based access to some number of extreme downhill bike runs augmented by a chair-lift system which will convey riders toward the top of Conifer Mountain; a lodge with possible food service and bar facilities; an on-site bike sales and repair shop; aid station; large parking area; and other amenities, as shown in Figure 2.

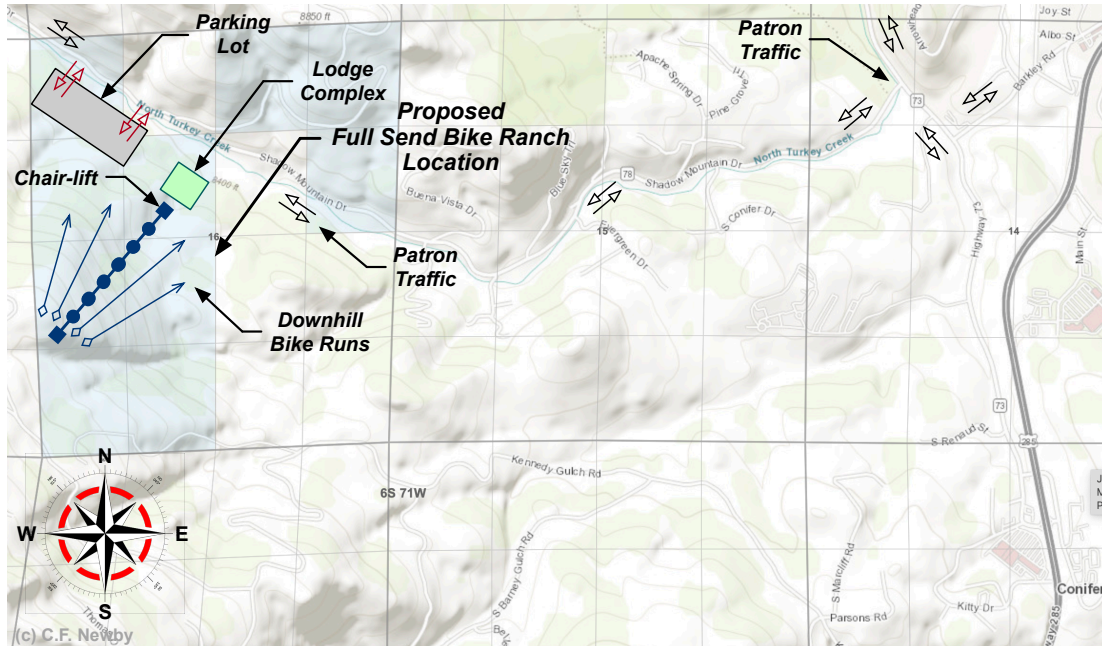


Figure 2: Full Send Bike Ranch Proposed Development Site Details.

² For further information regarding this Zoning Resolution process, please see: [Section 8 - Location and Extent](#).

In addition to the construction necessary to install the chair-lift system and lodge complex, the applicants intend to construct a number of downhill bike runs, overland bike trails as well as hiking trails plus suggested a wildfire mitigation program that will aggressively thin the on-site forested areas.

Moreover, the applicants estimate that peak seasonal days would have on the order of 700 patrons visit the site: we estimate that these daily visits would generate approximately 1,000 vehicle trips daily along the Shadow Mountain Drive – Black Mountain Drive, CO HWY 73, and US 285 corridors. While the exact traffic pattern is currently unknown, it is clear that the overwhelming majority of the generated 1,000 trips per day will be concentrated on a 2.2 mile tortuous "narrows" stretch of Shadow Mountain Drive. While the applicants have not as yet precisely specified months and hours of operation, they have stated that they expect to operate late spring through the fall, thus we have assumed that operations can be expected to run from April to October, inclusive, 7:00 am – 7:00 pm daily, 7 days a week.

Importantly, according to applicants' own estimates, 5 in every 1,000 bike riders will need daily medical attention. While applicants are expected to make some provisions for on-site first-aid treatment for patrons, it is likely that during daily operations, Elk Creek Fire Protection District (Elk Creek FPD) firefighter/EMS personnel will be called upon for assistance multiple times daily. Since there are no urgent care facilities in the Conifer and South Evergreen communities, serious injuries will require time consuming transport by Elk Creek FPD personnel to an emergency department located in either Littleton, Lakewood, or Denver.

Preliminary Assessment of the Proposed Development: Although the Committee's analysis is preliminary — clearly, there are many questions still outstanding — never-the-less, we believe that we have sufficient information to put forward our initial assessment of impact that this proposed development may have on the mountain area communities along the US 285 corridor within Jefferson County, along with a list of questions that remain unanswered.

Positive Community Impacts — The Committee assesses that the proposed development, when properly operated, may have the following positive impacts on the local community:

- *Offers reasonably safe, healthful family and/or group recreational activities.*
- *Increased local economic activity creating addition business revenue, employment, and sales tax revenue.*
- *Reduced pressure on Flying J, Maxwell Falls, Staunton, and Meyer Ranch parklands and open space areas.*

Negative Community Impacts — The Committee assesses that the proposed development, even when properly operated, may have the following negative impacts on the local community:

- *Disruptions to nearby residential communities -*
 - a. *Vehicle/people congestion with resulting traffic safety hazards throughout the Shadow Mountain Drive – Black Mountain Drive, CO HWY 73, and US 285 travel corridors with critical congestion along the 2.2 miles of "tortuously winding narrows" of Shadow Mountain Road.*
 - b. *Pollution from noise, wastewater, trash, light, vehicle exhaust as well visual degradation due to scenic view destruction, inappropriate signage, and general visual clutter.*
 - c. *Local residents may not have the "quiet enjoyment" of their residential property from April through October.*
- *Environmental disruption and degradation -*
 - a. *Beautiful scenic views of local mountain meadow area will be destroyed and meadow area ecology will be significantly degraded.*
 - b. *Will disrupt and possibly significantly degrade the natural ecological function of the North Turkey Creek headwaters watershed.*
 - c. *Will disrupt and possibly significantly degrade the natural ecological function of the US Fish & Wildlife Service recognized on-site and adjacent wetland areas.*
 - d. *Will disrupt and degrade the foraging and migration patterns of local elk, deer, and bear plus there will be unavoidable damage to critical wildlife habitat.*

Unaccounted for Community Impacts — The Committee assesses that the present proposed development, if approved, may have unaccounted for impacts on the local community:

- *Due to the environmentally sensitive nature of the North Turkey Creek headwaters watershed, the on-site and nearby wetlands, as well as the local pristine mountain meadow, construction of the facilities envisioned for the proposed development may be incompatible with best land-stewardship practices. How can the community be assured that best land-stewardship practices will be strictly adhered to both during construction and ongoing operations? Specifically, how do the applicants propose to eliminate the serious*

"environmental disruption and degradation" impacts described above.

- Applicants may be unable to properly fund the necessary road safety, traffic calming, and public utility improvements thus creating a serious risk to the public's health and safety. How can the community be assured that public health and safety will be protected in this instance?*
- In future, if the bike park ceases operations (for any reason): how will the property be restored to an appropriate, environmentally sound state? How will the necessary restoration work be funded?*
- How will Elk Creek FPD firefighting/EMS services be funded? Since the Jefferson County property tax mil levy will not cover this proposed development (by State statute), are the applicants willing to make annual Payments in Lieu of Taxes to Elk Creek FPD to cover its fire protection/EMS costs?*
- How will Jefferson County law enforcement/regulatory services be funded? Again, the Jefferson County property tax mil levy will not cover this proposed development, are the applicants willing to make annual Payments in Lieu of Taxes to Jefferson County to cover its policing and regulatory service costs?*

Preliminary Conclusions: The Committee's initial analysis finds that there are a number of potentially positive aspects to this proposed development; however, its location within a residential neighborhood is problematic due to the attendant traffic safety hazards, potential for noise disturbances, and likely impacts on the sensitive local environment.

The Conifer & South Evergreen Community Committee