

December 2020

# Full Send Bike Ranch

*Development opportunity of lift-accessed mountain bike park*

# Opportunity Overview

- Currently, there exists no dedicated chairlift accessed freeride bike park in Colorado
- Full Send Bike Ranch (“FSBR”) is a proposed, dedicated freeride bike park development less than 40 minutes from Denver with chairlift access
- FSBR’s mission is to provide responsible, safe, and community friendly chair lift access mountain biking to the CO freeride/downhill community
- There will be a focus on development and progression to make riding safe and fun
- \*\*There is **no** residential component to the project.

# What is Freeride/Downhill Mountain Biking?



## Concepts:

### Downhill:

*is a genre of mountain biking practiced on steep, rough terrain that often features jumps, drops, rocks and other obstacles.*

### Freeride:

*is a discipline of mountain biking closely related to downhill biking and dirt jumping focused on tricks, style, and technical trail features*



# Community Benefits



The Conifer Area is currently #1 in CO and #7 nationally in terms of forest fire risk. The park will aim to provide 250+ acres of forest fire mitigation in partnership with Elk Creek Fire and the Forest Service.



Consolidation of riders gives JeffCo the ability to generate revenue from Colorado's front range rider population, reduces pressure on local mixed use trail systems, and will improve MTB EMS response in the Conifer Area.



Recreational development of the Conifer Area keeps commercial/residential developments out and bouys local enterprises. The project also gives the community access to 250+ acres of forest that is currently off limits to the public.



FSBR will be a dedicated park offering riding/development programs for all levels, which will grow the Colorado riding community, encourage safe rider development, and further Colorado's reputation as a mountain bike destination.

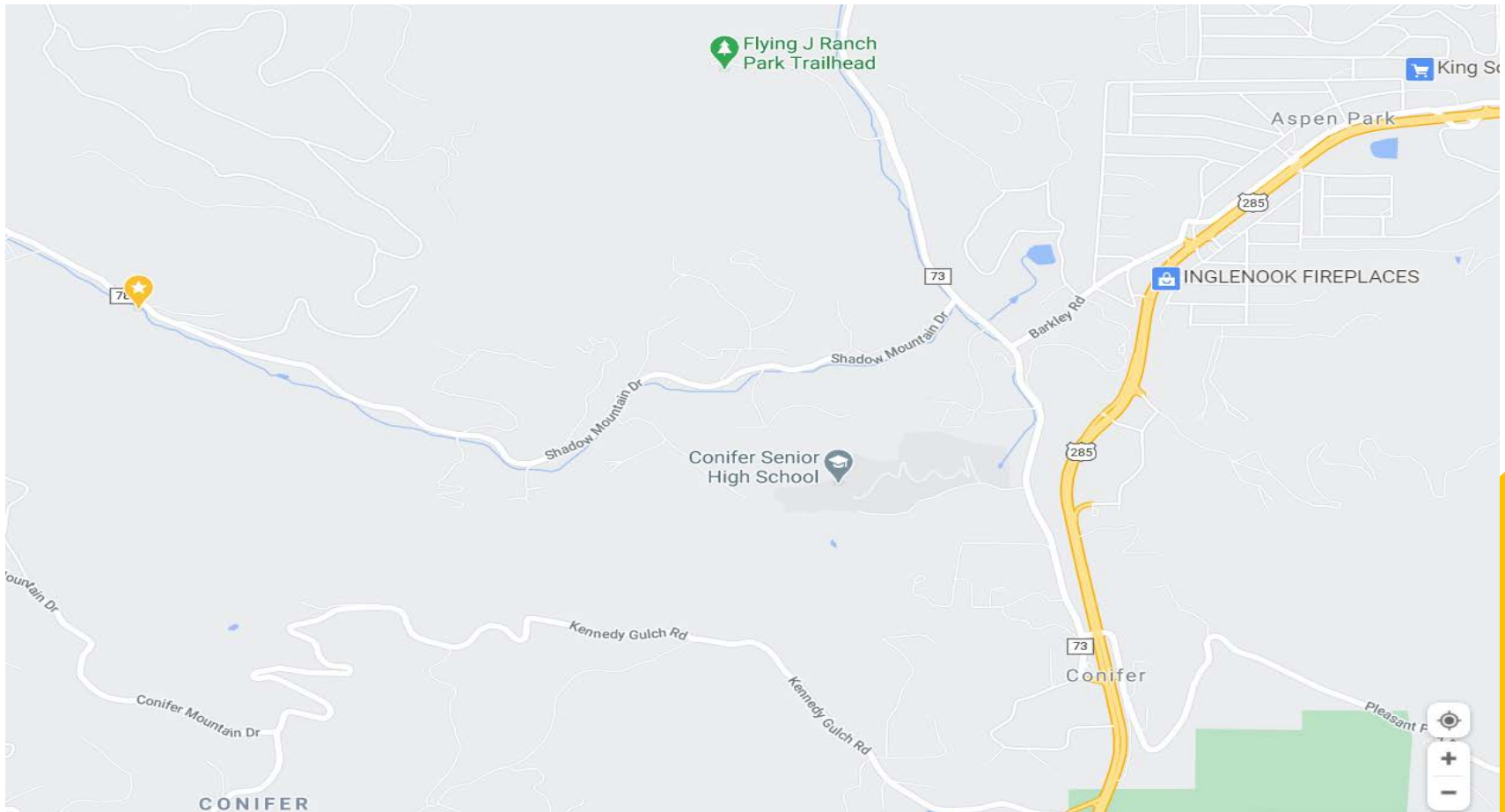


Lease revenue for the land goes to the State, which is used for public education objectives in Colorado

# Site Location



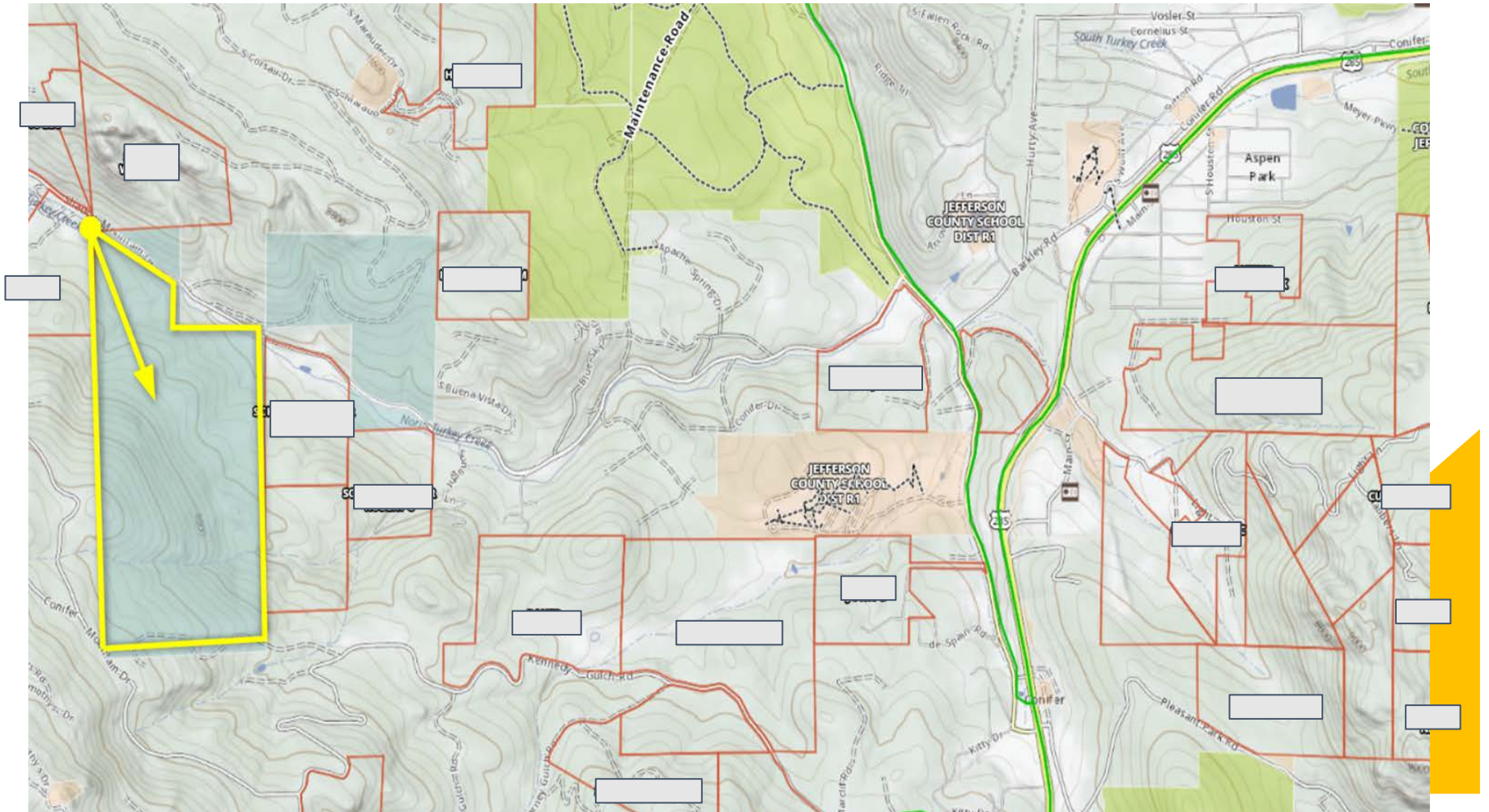
- The proposed property is located at the Yellow Star on map below
- It's 2.2 miles West on Shadow Mountain Drive
- Approximately 3 miles off Rt 285 from Barkley Rd Exit
- Just after the South Warhawk turnoff on the South side of Shadow Mountain Drive



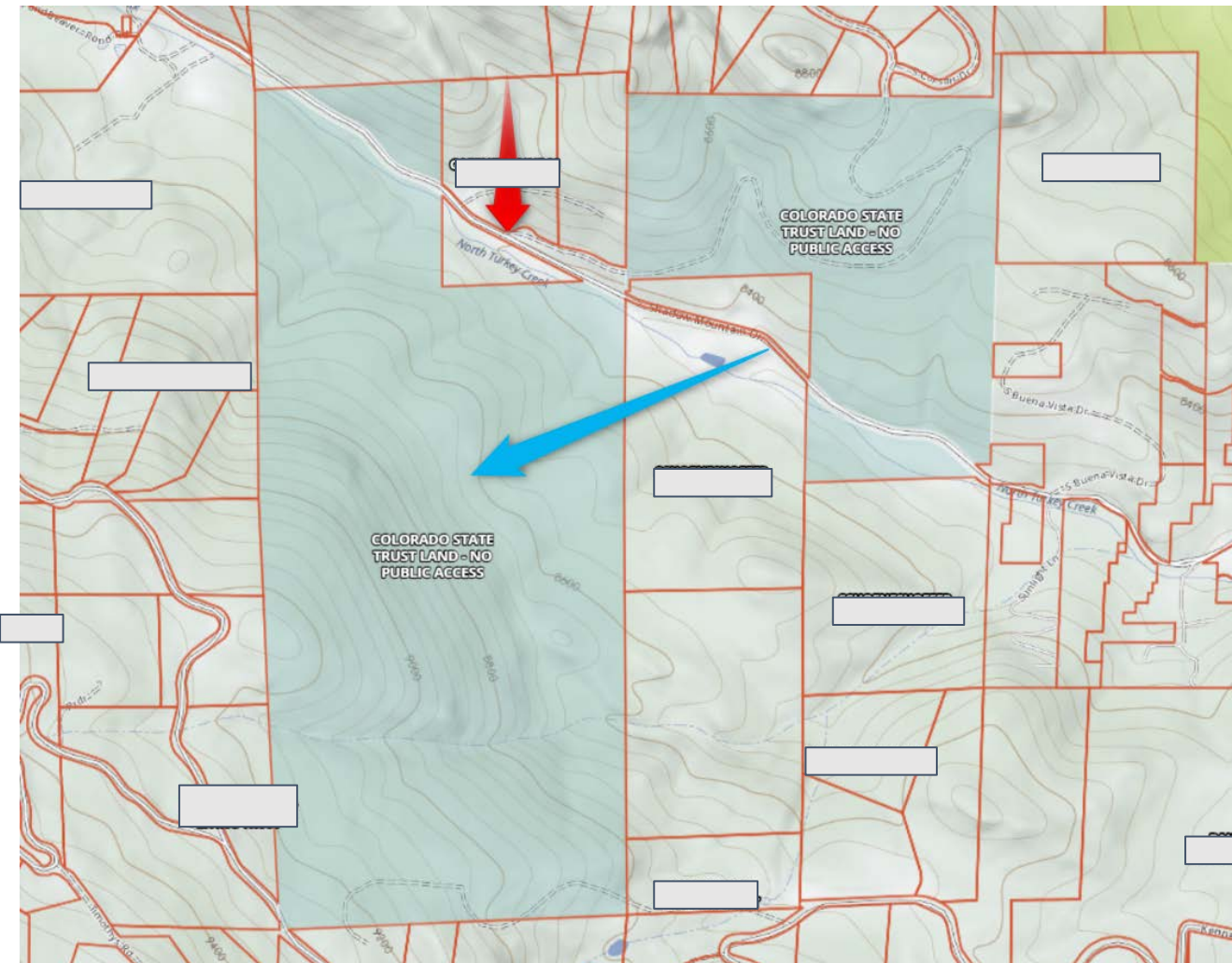
# Site Location



- The Colorado State Land Trust owns the Blue land parcels on left of the map below.
- The **Yellow** outlined area is the proposed parcel to be used for the park



# Site Location

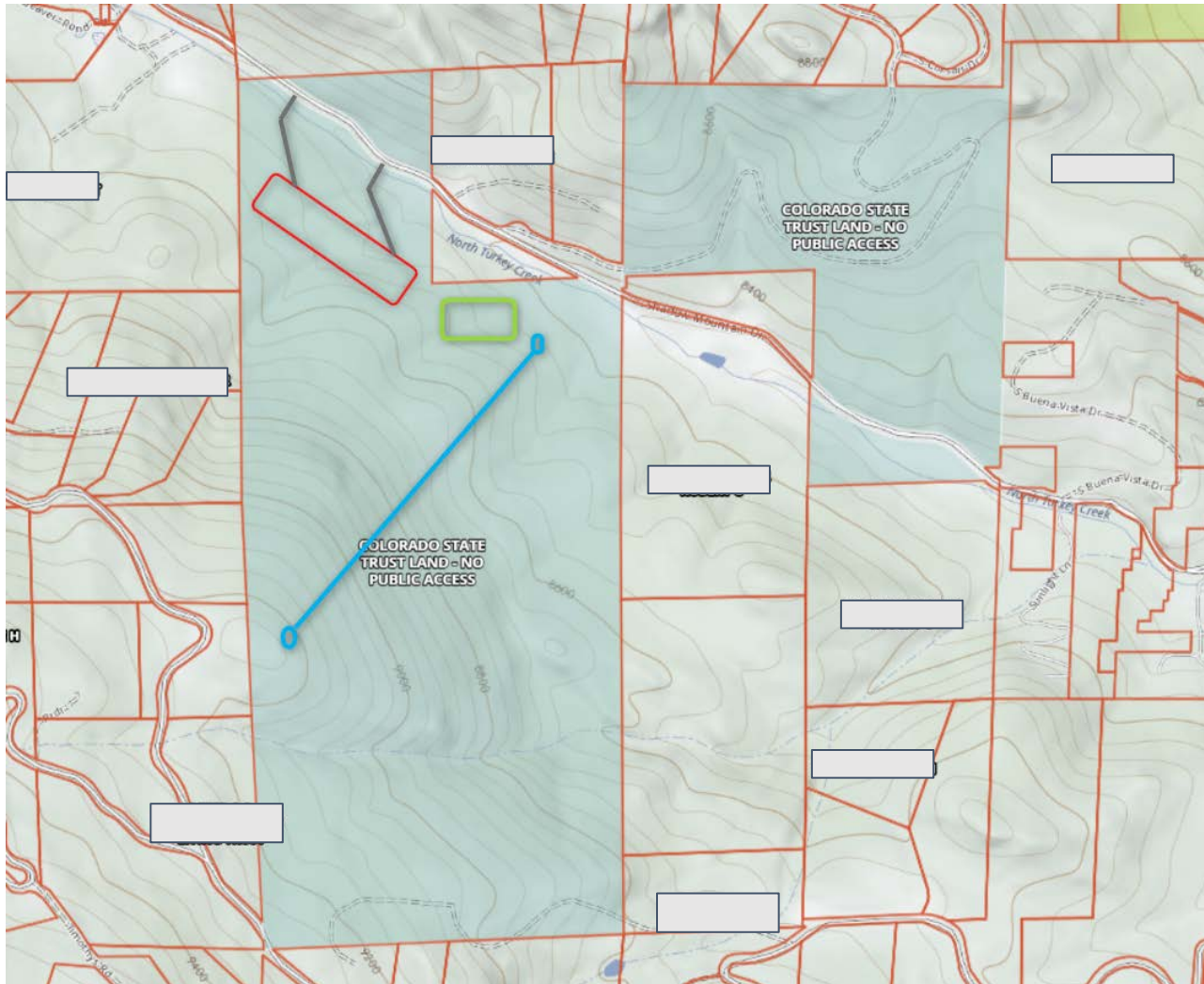


- **Blue arrow** is proposed plot to be used for the park, on South side of Shadow Mountain Dr.
- **Red arrow** is the entrance to S Warhawk Rd for reference



# Tentative Site Plan

\*\*This site plan is **tentative**, pending further surveying of the property, evaluation of park's traffic impact, and other the environmental/community considerations.



- Gray lines - Parking Ingress/Egress points
- Red rectangle - Parking Lot
- Green square - Lodge
- Blue line - Chairlift Path



# Proposed Lines of Business

- Lift Tickets
- Rental/Demo Bikes & Equipment
- Bike repairs/service
  - *for day of, on mountain repairs only. Not intended to be full service shop*
- Lessons/Riding Programs
- Retail
  - *This will be a small retail shop in our lodge to sell park branded merchandise*
- Food/Beverage/Entertainment
  - *We plan to have a small bar. Food will be provided by local food trucks or other 3rd party vendors on site.*



## Contact information:

[info@fullsendbikeranch.com](mailto:info@fullsendbikeranch.com)

- The FSBR team looks forward to meeting with all interested parties. During that meeting we will expand on the concepts above, and also speak to our plans for water, fire, traffic, public health, and other disciplines that have an impact on the community.

*See our website for FAQs and updates about the park's progress: [fullsendbikeranch.com](http://fullsendbikeranch.com)*



THANK YOU