

RIVERSIDE RV PARK, INC
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To All Concerned:

I have composed this letter in response to the emails directed toward the New Castle City Council from the owners at Riverpark Condominiums. Since most of the letters contain the same issues, I will address these issues in a generic format, with an attempt at summarizing and condensing each point.

The issue of:

Not enough information presented for the Council to make a decision:

- There have been two certified noticed public hearings in front of the P&Z commission (9/9/15 & 10/14/15), with an affirmative vote at each meeting to move the issue forward to City Council
- a separate 'professionally mediated' meeting between myself and the condo owners at the New Castle Community Center (10/28/15), that resulted in additions and changes to the *Rules and Regulations* of the Park
- a public hearing in front of the City Council (11/3/15), that was affirmed by Council to complete detailed engineering and ordinance wording and move forward to the 2nd reading
- Prior to any of these meetings occurring there were very detailed and extensive requirements to meet the New Castle Planning Office's application requirements. This is a lengthy and detailed vetting process required before any public meetings are held. This process and the engineering and legal work involved required many hours and \$40,000+ (and counting) in expenses to deliver a completed package to the planning office. All documents have been submitted and accepted as complete (or in finalization) to this point by the planning director, city staff, city attorney, and city engineer.

Increased traffic and noise:

The application for the RV Park is on land directly on the I-70 exit ramp and has been appropriately zoned 'Highway Business'. Allowed uses, by code (paraphrased and abbreviated), include: truck stop, gas station, convenience store, motel, livestock storage, petroleum storage, construction staging, etc. All of these uses will result in multiple vehicle trips, headlights, vehicle doors closing, exhausts, strangers moving about....at all hours and brightly lighted. This land was zoned Highway Business before the condos were built and certainly before each owner made the decision to purchase. Highway Business zoning, especially at an Interstate exit ramp, is not anticipated to be a 'quiet residential neighborhood'. Any and all Highway Business development on this land, including a boutique hotel, will most likely be 'opposed' by its neighbors. An 18 unit RV Park (small by industry standards of 100 sites) will be a minimum disruption to its neighbors compared to the alternatives.

Expensive landscaping required by the condo owners:

There is a 150 (+/-) foot open space between the RV Park and Riverpark condos which is partially paved and used for parking by the condos. This open space was designed (in my opinion) into the condo development plans to act as a buffer between the condos and the inevitable adjacent Highway Business. The construction changes made for the RV Park are wholly within the RV Park's property and pose no physical changes necessitated on the condos property. Any choices and changes in landscaping desired (not required) by the condo owners are for aesthetic purposes only and for the sole benefit of the condo owners, and should be at the choice and the sole responsibility of the condo owners regardless of the use of the adjacent land.

I have agreed to put up a fence and signage, across the entire usable eastern border of the property, to direct any pedestrians to use the public sidewalk paralleling CR 335 if they choose to visit the public park and public soccer field. The

park is designed for use by the public, including visitors to New Castle, and public access should be encouraged by the town and not limited to the condo occupants. Any prior abuse at the public park should not reflect on the proposed RV Park.

It was mentioned in one letter that the owner's could suffer up to a \$25,000 expense to aesthetically mitigate the adjacent Highway Business use. Whatever the cost: assume \$25,000 (or less), divided by 153 condo owners = \$163/owner to re-landscape the buffer area to their satisfaction and should have been anticipated by the Condo's HOA as an eventual improvement whenever the adjacent land was developed and funded accordingly.

Visual impact:

A 7.5 foot up to 9 foot high rock fall mitigation berm, between the sidewalk and the RV Park, will be constructed, at the RV Park's expense, along the entire length of the RV Park parallel to CR 335. This will also function as a 'visibility and sound barrier'. It will completely shield any sight of the RVs to all adjacent travelers on CR 335 and the pedestrians on the sidewalk and will also serve as a sound dampening and privacy function for occupants on both sides of the berm.

Management of the RV Park:

The RV Park is designed to have up to three full time, live-on-site, managers. This provides on site management 24/7 to handle any potential problems that might arise. Direct contact between the RV Park managers and the condo association is encouraged... making for better neighbors.

This is NEITHER a 'trailer park' nor 'mobile home park' nor RV 'campground':

Today's RV traveler is recognizably different than the previous decade's RVer. This park is designed to cater to higher end RVers. This park offers no fixed restrooms, no swimming pool, no showers, no meeting facilities, and no camping amenities. It is designed only for the fully self-contained RV that wants to spend a night or weekend in New Castle. This eliminates most of the older RVs looking for a 'man-camp' or vacation type of park. The only amenity offered will be river front picnic tables, so our visitors can enjoy being on the Colorado River (and not have to venture to the public park to get a river experience). Each RV will be limited to a 29 day residence contract, and will pay the city's 2.5% lodging tax.

In conclusion:

This property was acquired with the intent and eventual goal of building a boutique hotel at this location. However, for the foreseeable term, lodging in the form of a hotel is not a viable economic decision.

The land continuing to remain vacant (currently collecting discarded tires and bottles) is not in the best interest of New Castle... or the land owner.... and, the probability of it remaining vacant and underutilized, is an economic reality.

Therefore, I am proposing a 'motel lite' as an alternative... utilizing the land as a small Recreational Vehicle Park for self-contained traveling motorhomes.

The reasoning behind the RV Park choice is multi-fold:

- infrastructure improvement is minimal compared to constructing a building, only to be removed later for a hotel
- income can be generated utilizing the land as a productive asset rather than a vacant lot
- it will create additional recognition and visibility for New Castle and the eventual motel
- the RV Park will generate income for the city of New Castle
 - directly, a 2.5% lodging tax to New Castle
 - indirectly, sales tax generated by tourists
- increased community and recognition of New Castle among the park's traveling guests
- additional name recognition and marketing for New Castle by adding it to currently published tourist and RV 'maps', both in print and web based

Every town, desiring to be an attractive stop to the interstate highway traveler, needs to offer its own: gas stations, restaurants, motels, grocery store, and ... RV Park.

New Castle is the only town between Grand Junction and Gypsum without its own interstate-adjacent RV Park. The RV traveler currently by-passes New Castle to spend the night/weekend/month elsewhere.

I strongly anticipate constructing and operating the RV Park ... 'on the path to a boutique motel' at Exit 105, I-70... as an opportunity for New Castle, travelers, and the best progression for the land.

Sincerely,

Robert Chatmas

for Riverside RV Park, Inc.

See the attached renderings as the long term goal of the RV Park progressing into a boutique hotel