



PUTNEY NATURE IMAGES

“To think that this area could be made available indefinitely for the enjoyment of all people and even more for the preservation of wildness is something to get really excited about.”

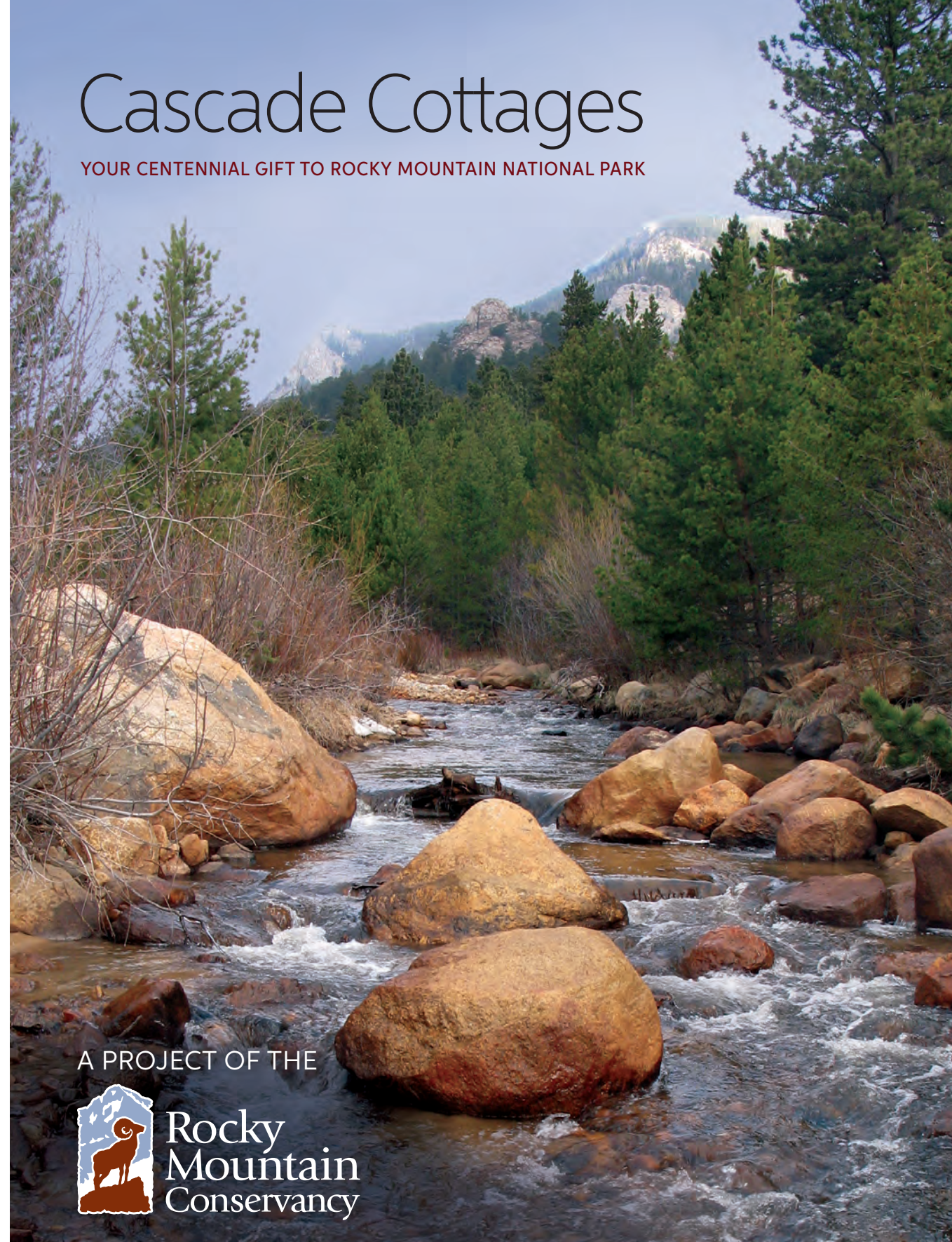
– Erik Stensland



Nature. Pass it on.

Cascade Cottages

YOUR CENTENNIAL GIFT TO ROCKY MOUNTAIN NATIONAL PARK



A PROJECT OF THE



Rocky
Mountain
Conservancy

Cascade Cottages

YOUR CENTENNIAL GIFT TO ROCKY MOUNTAIN NATIONAL PARK



Cascade Cottages is the last significant privately-held commercial operation within Rocky Mountain National Park.

Situated within one mile of the Fall River entrance to the park, the property's 40 acres is divided by Fall River Road, with roughly half the land on the north side of the road and half on the south.

The north side is currently undeveloped and provides habitat to a variety of wildlife, including the iconic bighorn sheep. The south side is randomly developed with more than a dozen rustic cabins and multiple gravel lanes spread along an especially scenic stretch of Fall River where the river transforms from a meandering stream to a roaring cascade. The cabins are currently rented during summer and fall, catering primarily to short-term visitors.



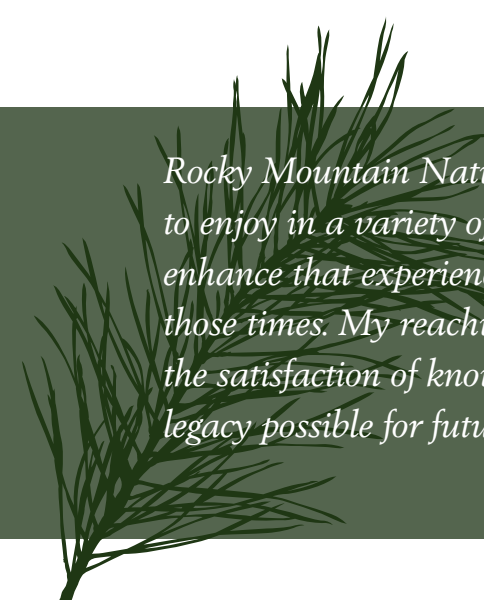
Rocky Mountain National Park's centennial celebrates an historic milestone for this magnificent and beloved place.

In honor of this occasion, the Rocky Mountain Conservancy looks forward to the next 100 years by providing those who love the park an opportunity to fulfill the park's greatest and most meaningful needs.

The last remaining privately-held commercial property within park boundaries is waiting to be placed within the protection of the public domain. The acquisition of this highly visible 40-acre parcel is the park's highest priority for this centennial year, and we ask for your support and generosity to continue the proud tradition of permanently protecting these lands.

Rocky Mountain National Park is one of many treasures for us citizens to enjoy in a variety of ways. Periodically, there is the opportunity to enhance that experience. This purchase of Cascade Cottages is one of those times. My reaching out in financial support of this project gives me the satisfaction of knowing that in some small way I helped make this legacy possible for future generations.

– William Sweet III



JULIE KLETT

COVER PHOTO: JULIE KLETT

JULIE KLETT



Why this campaign matters

Imagine that you are visiting Rocky Mountain National Park for the first time, maybe it is even your first national park, as it is for millions of Americans from east of the Rockies. Excitement builds as you enter the park on U.S. Highway 34. You pass by a campground and through pristine meadows with grazing elk.

And there, within the first couple of minutes of your park experience, you discover a welcoming wooded glade on the banks of a roaring river. You are completely surrounded by the sounds of nature and the absence of the trappings of the modern world. You think, “Now I understand what national parks are all about.”

Or, imagine a different scenario. You round that first turn to find development spread out on both sides of the road, obscuring your view of the river and limiting your opportunities to have the ideal park experience.

Both of these scenarios are possible, but **right now we have the opportunity to choose.**

The Cascade Cottages property has been in private hands since before Rocky Mountain National Park was established 100 years ago. Now, we can preserve and protect it for the enjoyment of all those first-time and hundredth-time visitors.

Forty acres along Fall River Road within a mile of the entrance to the park—what an extraordinary gift to the American people as a part of the centennial celebration of Rocky Mountain National Park and the National Park Service. **You, together with other friends of the Rocky Mountain Conservancy, can make this gift a reality!**

Why the timing is critical

The owners of Cascade Cottages have indicated a desire to sell the property as soon as is practical. Honoring the wishes of their grandfather, they have provided Rocky Mountain National Park the first right of refusal on the sale. Our partner, The Trust for Public Land, has secured an option to purchase the property for inclusion in the park. Thanks to this opportunity, we are at a once-in-a-lifetime crossroads and we must make the best decision for the park and those who love it.

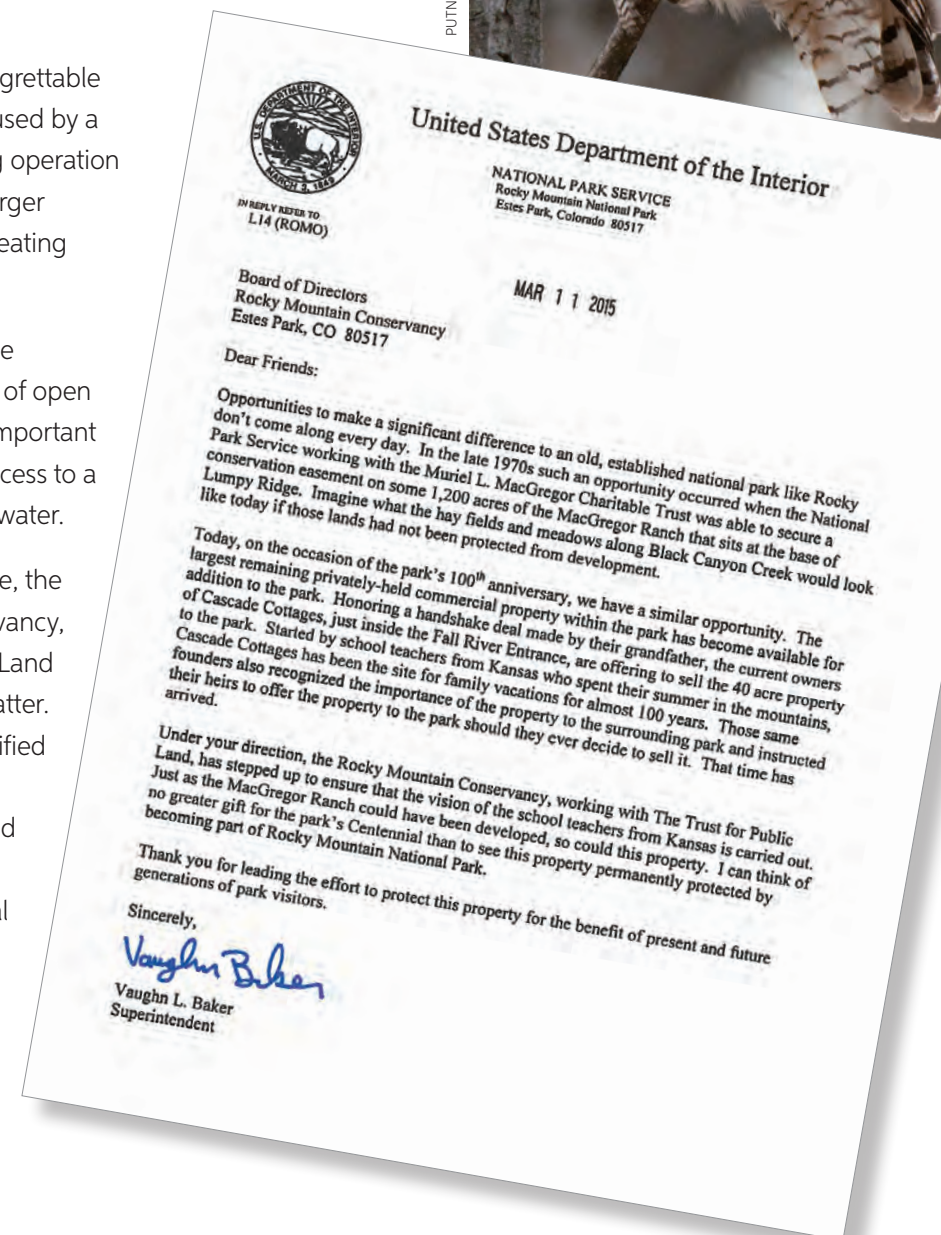
One path leads to the regrettable impact that could be caused by a new commercial lodging operation requiring new utilities, larger accommodations and creating increased traffic.

The other route offers the permanent preservation of open space, maintenance of important wildlife corridors, and access to a beautiful stretch of wild water.

The National Park Service, the Rocky Mountain Conservancy, and The Trust for Public Land have committed to the latter. Together, we have identified this acquisition as the park’s highest priority and the signature project of Rocky Mountain National Park’s centennial and the 100th anniversary of the founding of the National Park Service.



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JULIE KLETT



ALL: JULIE KLETT

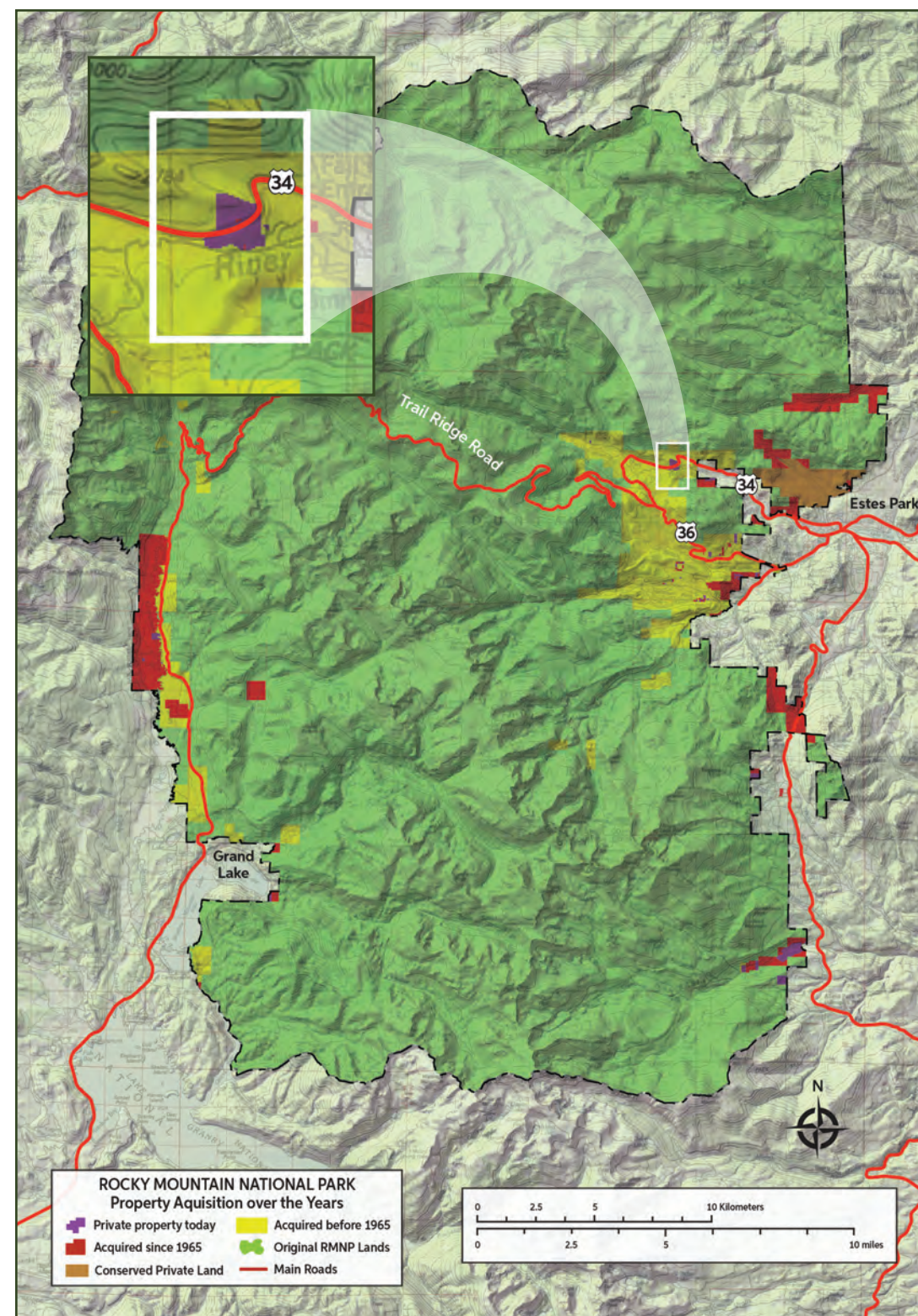
About the Property

As the map to the right illustrates, the Cascade Cottages property is in a highly visible and well-traveled part of the park. Every year, the hundreds of thousands of visitors that enter the park by way of the Fall River Entrance pass through the property. Additionally, the popular Aspenglen Campground is within walking (and hearing) distance, just to the east of the parcel. Stunning Horseshoe Park, a favorite elk and bighorn sheep viewing area, is immediately around the next bend to the west. And Fall River, which marks the property's southernmost border after meandering its way through Horseshoe Park, offers trout fishing opportunities for anglers.

As you view the maps, note that the entire Cascade Cottages parcel is surrounded by land that is currently under the protection of Rocky Mountain National Park. You also will note that it is the only significant property left in the area (within park boundaries) that remains unprotected. With your help, we will secure this missing piece of the puzzle and place it under protection forever.

As neighbors of RMNP for over 40 years, my family and I have taken advantage of its beauty and accessibility. Today, with our support of the Cascade Cottages project, we have the opportunity to say thank you for all the many hours of wonderment and relaxation we have enjoyed. We are honored to assist in improving this magnificent park for the future.

—Frank Kugeler





Why the Rocky Mountain Conservancy?

Since the Conservancy's inception as the Rocky Mountain Nature Association in 1931, the Rocky Mountain Conservancy has been and continues to be the official nonprofit partner to Rocky Mountain National Park.

The Rocky Mountain Conservancy has spearheaded many successful land acquisition campaigns and raised in excess of \$4.4 million for land protection in and near Rocky Mountain National Park. Projects include:

2013 Johnson Property	2005 Fahy Tract	1999 Adams Tract
2009 McGowan Tract	2002 Enos Mills easement	1998 Roessler Tract
2009 Crane Trust Tract	2002 Miller Tract	1990 Baldpate
2008 Owen-McMahon Tract	2002 Sleepy Hollow	1985 Jennings Tract
2007 Kueker Tract	2000 Lily Lake Water Rights	



A highly diversified organization, the Conservancy promotes stewardship of the park and similar surrounding public lands in a variety of ways:

- Through the accredited education programs of our Field Institute, one of the oldest in the national park system;
- Through our Nature Stores, providing authoritative information and quality interpretive products within the park and in public lands throughout Colorado and Wyoming;
- Through the inspiring work of our Conservation Corps that brings youth and young adults into public lands to serve and learn;
- Through our Next Generation Fund and Endowment, which provides valuable work experience to dozens of aspiring educators each year in environmental education and interpretation, and supports the youth education goals of the National Park Service;
- And especially through our park protection and enhancement efforts, which have raised tens of millions of dollars for historic preservation, visitor centers, research, trails and land acquisition to protect sensitive wildlife habitat and ecosystems.

Located within Rocky Mountain National Park and with more than 14,000 donors and members, the Rocky Mountain Conservancy is uniquely qualified to acquire the private inholding known as Cascade Cottages and fully support its incorporation into Rocky Mountain National Park.



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What we will do

The Rocky Mountain Conservancy is undertaking the acquisition of Cascade Cottages in partnership with The Trust for Public Land (TPL). TPL has a long and very successful history of placing lands of high ecological or historic value into the public domain. TPL with their legal, real estate, government and community relations expertise will take the lead in negotiating a fair market price for the property with the landowners.

A preliminary estimate of the purchase and acquisition costs is \$3.6 million. Of this, the Conservancy has identified approximately \$500,000 within its own resources to launch the campaign and leverage initial gifts. It is expected that the campaign will have a three-year horizon with the purchase taking place in 2016 or early 2017.

Following the acquisition and transfer of the land to the National Park Service, Rocky Mountain National Park and the Conservancy will assess the land and structures for restoration and/or reuse.



"With the Cascade Cottages project, we have a rare opportunity to protect a special place for wildlife and people. Together, we will ensure that the millions of people that visit Rocky Mountain National Park each year will have the opportunity experience the park's natural splendor without the threat of new private development within its boundaries."

Jim Petterson, Colorado State Director

THE TRUST for **PUBLIC LAND**
LAND FOR PEOPLE

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Join us! Make your gift or pledge today.

To get involved, or for more information, contact:

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