



LAND DEVELOPMENT OPPORTUNITY

CAMP CHAUTAUQUA

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GEOGRAPHIC CONTEXT

Camp Chautauqua, owned wholly by LCRA, is a lakefront property on the south shore of Lake Travis, adjacent to Pace Bend Park, in Travis County, Texas. Approximately 216 acres are above the 681' mean sea level (msl) elevation, including 123 acres that are located outside of the 100-year flood plain or above the 722' msl contour, as shown in Exhibit A.

Camp Chautauqua has high visibility from FM2223, an easily accessible waterfront, existing boat ramp and utility connections.

Lake Travis and the Texas Hill Country are top destinations for water recreation, vineyard tours, birding, national and state parks, and wildflower viewing for an estimated 2.3 million visitors per year. Travis County's Pace Bend Park welcomes over 100,000 visitors annually.

LCRA has historically used the property for equipment storage for the Natural Resource Conservation team and boat ramp use for Water Surface Management. A water well in need of repair is onsite. Electric utilities are available for potential use.

GOAL SUMMARY

LCRA seeks to generate new LCRA Parks revenue and attract a new demographic of park visitor by collaborating with an external Operator that will construct, operate and maintain overnight accommodations and/or recreation amenities within Camp Chautauqua. LCRA will be compensated by the Operator with a combination of fixed rate annual payment and percentage of gross receipts.

Brief description of Operator Services and Deliverables:

- Provide overnight accommodations and/or recreation amenities within LCRA Parks to increase net revenue and attract a new demographic of park visitor.
- LCRA requests responses to include RV camping and/or accommodations (cabins, hotel, park model homes, etc.), marina and other compatible outdoor amenities to be developed on Camp Chautauqua. LCRA recommends utilizing this property for new developments that will complement, not compete with, Pace Bend Park.
- Operator will manage operations of amenities.
- Inhabitable structures will have to be placed above the 722' contour (see Exhibit A). Approximately 123 acres exist above the 722' aka the 100 year flood plain. Recreational amenities may exist within the 100 year flood plain with approval from Travis County. LCRA's Highland Lakes Watershed Ordinance and Onsite Sewerage Sewage Facility regulations must be observed for all development.

LCRA has the following goals guiding its selection of an Operator for Camp Chautauqua:

- To engage an Operator with a proven record of expert and safe operation of a consumer focused business serving the public.
- To secure an Operator with sufficient resources, capital and operating experience to implement a self-sufficient operation (including development, management, facility repair and maintenance) without any LCRA investment.
- To obtain the greatest percentage of gross revenues to LCRA.
- To support the local economy with economic development initiatives including marketing, special events and participation in local tourism efforts.

EXHIBIT A

CAMP CHAUTAUQUA

