



FOR PUBLIC INPUT

Due to Town Office by December 20, 2021

NAME: Parks Commission and a few PL citizens **PHYSICAL ADDRESS :** Palmer Lake Town Office

How would you like to see the Town utilize the 28-acre Elephant Rock Property?
(aka Living Word Church Property)

The following is a collection of ideas from the Parks Commission members and few residents:

1. Extend Creekside Trail along N. Monument Creek to where it meets the ER property, cross the creek into the property and extend the trail in a loop around the circumference (about a mile). Parking along 105 could be created. (See Glen Park Master Plan). The trail extension could be build by volunteers similar to the new Ice Cave Creek trail, or the improvement of the trail in Glen Park. The bridge across the creek could be build through donations of labor and materials from local contractors with credit given on trail signage.
2. Create parking along 105 inside the property for facilities use parking (free) and for special events (paid) i.e. fireworks, concerts, etc.. Some parking would be allowed free during non-special events.
3. Create an outdoor music venue to the East of the current access road that could be set-up so the stage is at the bottom of the hill facing Ben Lomand and away from Epworth and Shady Lane residents (and nearest electricity). Seating would be blankets on mowed grass in the natural amphitheater. Allow food trucks to sell during the special events with a fee to the Town for setting up.
4. Using some of the unusable buildings with minimal changes create a soft target course (charging a fee by the hour).
5. Using some of the main buildings create an interagency agreement between The Tri-Lakes YMCA, Lewis-Palmer and Douglas County School Districts for day outdoor camps. The YMCA is currently using the Elementary school buildings for this. The ER camp would be a much more authentic experience. Douglas County is currently using a more expensive venue in Larkspur for an outdoor experience for their students.
6. Over time create an outdoor education center and programs for local students, schools, churches, summer adventure day camps (similar to Avid4 Adventures who currently uses The Lake for summer day camps). Experiences could be expanded to include hikes and mountain biking, fishing, rock climbing, zip lines, nature studies, community service activities (trail building , noxious weed mitigation). We could contract with nearby organizations to actually run some of the programs for a fee back to PL (- think Miller Activities Complex in Castle Rock zip line etc.). Some of the facilities mentioned would be long-term master plan items.
7. Renovate the ball field into a desirable BB or soccer field that would then be rented to youth soccer, youth baseball and softball, and/or youth lacrosse leagues. Depending on the size available an adult softball field could be created and a league (\$) formed. There is nothing that says you have to have an outfield fence - I have played in leagues on fields that didn't, but over time one could be erected, or temporary ones could be erected for age of the league that has rented it. Long-term agreements could

be reached between the club/league and the Town for facility development over a set number of years i.e. building fences, bleachers, goal-posts, goals, backstops, scoreboards, etc.

8. Because there is water at the facilities raised bed or community gardens could be created and residents charged a flat fee for the space on an annual basis, and a nominal fee for watering their plot.

9. Host any number of special events with a fee charged to the organizers i.e. swap meets, monthly summer garage sales, farmers market, runnings events (endurance events already using Palmer Lake but with food trucks, better facilities, maybe temporary outdoor showers (a la Pikes Peaks Marathon) we could charge organizers a fee) etc. and fees charged to allow Food trucks to set-up during the events.

10. In the usable building/gym space could be rented out for weekly classes i.e. yoga, martial arts, BB league or practices, VB league or practices, 3 v 3 BB tournaments, art and dance classes, senior citizen programs, etc.

11. Along with the classes in #10 create a workout room over time - weights, stationary bikes, treadmills, stair steppers, rowing machines, etc. Charge a fee to be a member that is less than the YMCA but creates some revenue. Create associated classes to educate first time users. Alternatively the Town could contract with the YMCA or with a commercial business that already does this to run the workouts, exercise, weights area - i.e. Tri-Lakes Fitness (or whatever they are called now).

12. Create a community Center in one of the useable buildings that can host meetings, educational events, speakers, music concerts, comedy club, indoors that the Town Hall isn't big enough for. This would also take us back to some of the Glen's Chatauqua roots.

13. Day care center run by a group who contracts with PL.

14. Shared business space that would accommodate a number of small businesses that are just getting started (business incubator space).

15. Small enclosed dog park so they can run off leash.

16. Skate park

17. Paved undulating bike loop for small children on their scooters, striders, or bikes. There is one in Washington Park, Denver that is very popular. Probably about 100' in diameter. With the path about 6' wide.

18. Further ideas could be forthcoming once the Parks Commission has a chance to actually tour the property and buildings. Most Commissioners haven't seen the building and property, but from afar, so are guessing what could be done.

We would hope that the Parks Commission is involved from the onset in the discussion and planning process. This is not a new request but was first expressed at least a year ago. Thanks for allowing us to weigh in on the possibilities.

How do you suggest it is paid for? Most of the ideas above have ideas for paying for them included. Some ideas would need sponsors or donations that could attach their names to the facility. Obviously grants and Conservation Trust Fund, and possibly income from the parking kiosk, once other parks needs are taken care of, could pay for some facilities. Fees per use, day, event, rental fees for longer term (I.e. #14). Membership fees for things like #10 & #11.

____Reid Wiecks on behalf of the Parks Commission members____

Signature (required)

Date December 17, 2021

Thank you for your input!

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BLANK COPIES ARE AVAILABLE AT THE TOWN OFFICE.

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