

DEC 27 2021



**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** Please print or type.

**PHYSICAL ADDRESS (required):**

N. Marshall

230 S Valley Rd.

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

Park  
Community Center  
Community Pool  
Events

Huge Asset to the Town!

Rentals of the "camp part" for some church or  
scout or day camps, or retreats of yoga,  
etc.

How do you suggest it is paid for? Use additional sheets as needed.

Rentals for parts of the property?  
Grants for Parks?

NK Marshall

Signature (required)

Dec 15, 2021

Date

**Thank you for your input!**

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## FOR PUBLIC INPUT

Due to Town Office by December 20, 2021

NAME (required): Please print or type.

PHYSICAL ADDRESS (required):

Adriana Carlson

500 Academy Rd. Palmer Lake, CO 80133

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

Our sweet, little town is in desperate need of a gathering center. A place for the children and adults in our community to get together, I can envision the Elephant Rock Property serving a three-fold purpose in our community: becoming a community center, a shopping center and the Elephant Rock Art and Event Center. We could turn it into a national venue that would attract conferences, festivals, performing artists, and retreats from around the world. On weekends, we could rent the venue out for events such as writing conferences, traveling circuses, music festivals (such as Rocky Mountain Bluegrass) spiritual retreats, yoga retreats, and even weddings.

How do we get there?

Phase #1:

**The Office/Dorms/Residence:** could be transformed into a little shopping center that could attract people from across the state for some shopping on a beautiful property. One room could be a little coffee shop, other rooms could be extensions of local stores and restaurants: such as Finders Keepers, La Rosa and Covered Treasure Bookshop. This would provide additional employment for those in our community and generate revenue for the town in the form of renting the space. (Inspiration is the shopping venue in Estes Park that was created from an old church)

**Outdoor Space:** We could create walking trails and benches around the property so someone could easily grab a cup of coffee with a friend and go for a walk. We could create a natural/recycled materials made playground inspired by the Colorado Springs group Concrete Couch for families to bring their children to play after a little shopping. (Inspiration Concrete Couch)

**Gymnasium/Lounge Area:** The Gymnasium and Lounge area could be used during the week as a meeting place for the community. We could have ballet/dance classes for kids, yoga space for adults, a place for music lessons, book clubs, etc... We sorely need a public gathering place for the residents of our community.

Phase #2:

With the money from renters in the office/dorms and residence we could fix up one cabin at a time. To use to create other stores or educational centers. I personally run a little micro school of up to 10 students and would love to meet at a cabin in the woods for our outdoor programs. There's several outdoor based preschools/ forest schools in the area and an outdoor area with a cabin would be a great meeting space for a little school. I know the cabins are set a way from the main area so if this route is chosen the cabins could be a great place for an outdoor based school or programs.

**Phase #3:**

Venue for art festivals, conferences, spiritual retreats, performing artists, pop up events, craft fairs, etc... After a year or two of generating rental income through the shops and restaurants in the residence and office/ dorm area, and bringing utilities to the 8 cabins for an outdoor based school we could move onto the next phase of making it the Elephant Rock Art and Event Center in conjunction with being a community center, shopping destination and area for an outdoor based school. The chapel and gymnasium could provide indoor venues and we could create an outdoor venue for outdoor concerts. We could create a sculpture garden for various displays of outdoor art. (Inspired by Hillside Gardens in Colorado Springs.) These larger events would generate income for the shops and restaurants that are already on site as well as for the town of Palmer Lake.

How do you suggest it is paid for? *Use additional sheets as needed.*

I suggest that this is completed in phases. We should use the resources there that are readily available. It looks like the residence, main building and gymnasium are operational with full utilities. We could start renting out spaces to generate rental income. We promote it's opening with every free marketing tool out there. Word of mouth, social media, contests, etc... We make it a destination. Once we have an income we use that to repair some of the other structures to generate more income. Then we can promote it for higher revenue generating purposes: festivals, retreats, conferences, weddings, etc... It will take a lot of creativity and it will be done in phases, but with patience and coming together as a community to create a gathering space as well as an income generator for our town I think it will be well worth the time and energy.

Adriana Carlson  
Signature (required)

11/25/21  
Date

***Thank you for your input!***

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42 Valley Crescent, PO Box 208, Palmer Lake, CO 80133



## FOR PUBLIC INPUT

Due to Town Office by December 20, 2021

**NAME (required):** Please print or type.

**PHYSICAL ADDRESS (required):**

Gene and May Kalesti 171 Shady Lane



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

**Two Town residents and property owners living in the Glen, input to 28-acre property.**

**Original history of this property memorialized in detail. Specifically factual historical Indigenous Peoples placards.**

**Much later and secondary ownership of the land (religious organizations) their purpose, especially known music retreats and the buildings they created.**

**Second ownership (Religious organizations) lodges and bunkhouse's to be shored up and remove longest walls of every building to expose interiors. Spaces can have well spaced round and rectangular picnic tables. Placard's with specific information regarding specific bunkhouses.**

**Historical tours, lectures and special events of education and arts. Please refer to Roxborough State Park.**

**Dog park with intense strict rules of cleanliness and non-aggressive dogs.**

**Non-residents should pay for their stay minimum of seven dollars per day. Refer to park just outside of Eldorado Canyon in Boulder County.**

**100% of all land along river to remain preserved indefinitely.**

**Dirt and mulch bedded trail No wider than 16 inch, (not cement or asphalt) trail along the entire length of the river to the beaver ponds to the south. Small walking rest areas with a few benches and a picnic table here in there. No bikes or horses in this park. Historical placards of where the river used to lie before multiple floods.**

DEC 21 2021



**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** *Please print or type.*

**PHYSICAL ADDRESS (required):**

Jonathan E. Branch

761 Forest View Rd., Palmer Lake CO 80133

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

Property development focus bullet points :

- 1. Have it create revenue
- 2. Bring community together.
- 3. Keep town small.
- 4. Keep area natural.
- 5. Create local jobs.
- 6. Natural looking solar.

Property use bullet points:

- 1. Fire Department (5 acres)
- 2. Police (5 acres)
- 3. Daycare (2 acres)
- 4. Seasonal events
  - a. Craft fair
  - b. Christmas fair
  - c. Farmers Market
- 5. Community/Conference/Training center
- 6. Memorial Section (1 Acre)
- 7. Parking (2 acres) with solar carports
- 8. Walking trail around majority of perimeter
- 9. Emergency bridge across creek to SW side of PL for Police / Fire department.

How do you suggest it is paid for? *Use additional sheets as needed.*

- 1. Solar credits
- 2. Donations.
- 3. Grants.
- 4. Bonds
- 5. State/Federal funding for solar, daycare, Police, Fire
- 6. Fees charged on conference center, farmers market, seasonal events.
- 7. Approach CO Colleges on developing the architectural design.

*Jonathan E. Branch*

Signature (required)

12/20/2021

Date

***Thank you for your input!***

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42 Valley Crescent, PO Box 208, Palmer Lake, CO 80133

DEC 20 2021



**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** Please print or type.

**PHYSICAL ADDRESS (required):**

Bill Benson

754 3rd Street

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

See attached

How do you suggest it is paid for? Use additional sheets as needed.

See attached

Bill Benson  
Signature (required)

12 | 16 | 2021  
Date

**Thank you for your input!**

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## Palmer Lake utilization of land gift.

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Bill Benson – P.O. Box 533 - 754 3<sup>rd</sup> Street, Palmer Lake Colorado

- Utilization of Elephant Rock Property
  - Community Center- Buildings available as a community / recreation / meeting center.
  - Creation of a Chautauqua center.
  - City Owned and operated Campground. – Campground would include utilities allowing for increased fees. Cabins could be made habitable and rented as part of campground. Buildings could be rented for large group activities.
    - Attracts tourist to come and stay in Palmer Lake.
    - Walking distance to Palmer Lake Dining
    - Creates a sustainable way to invite people to our town.
    - We control the campground environment – i.e., noise, et al.

- How do we pay for this?

Camp ground revenue. Sample: 30 sites, season May – September @75% occupancy = 3442 camper nights. X 30.00 per night = \$103,275.00 gross.

Events that rent buildings for occasions such as a Chautauqua could bring in revenue.

Pavilion rentals (covered roof over picnic tables) could bring in \$100.00 per day rental. These could be for family reunions, receptions, birthday parties and so on.



**FOR PUBLIC INPUT**

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**NAME (required):** Please print or type.

**PHYSICAL ADDRESS (required):**

Rebecca Kira Heupel

757 Hilltop Rd Palmer Lake

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

A community center indoor and out door.  
Can include a nature center, and outdoor play equipment yard games.

How do you suggest it is paid for? Use additional sheets as needed.

Business / Individuals can rent out space  
for office space / Restaurant space / food trucks;  
A farmers out door market with vendor space to start;  
Grants for a nature center; Summer camp for kids;  
Spiritual Retreat tuition/boarding;

R Kira Heupel  
Signature (required)

Dec 19, 2021  
Date

**Thank you for your input!**

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## FOR PUBLIC INPUT

Due to Town Office by December 20, 2021

NAME (required): Please print or type.

Rebecca Duke

PHYSICAL ADDRESS (required):

201 &amp; 248 Shady Ln

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

- ① Historic & Geological Nature Center to Honor & inform about our past from the Formation of the Rampart Range to Present. Create fun way to appreciate all our ancestors who have evolved on this land: Geological, Natural, Indigenous peoples and our more recent people.
  - ② Community Garden and Organic Farmer's Market
  - ③ Solar Farm - (slopes near HWY 105)
  - ④ As a neighbor of this site I want to see projects that are neighborhood friendly and do NOT bring unwanted noise, pollution or people into our quiet neighborhood. We live here for peacefulness and nature and clean air!
- How do you suggest it is paid for? Use additional sheets as needed.

- ① Grant funds, Admission fees, non-resident: parking & day-use fees
- ② use fees, vendor fees, grants
- ③ Solar Energy can be used by the town & sold back to utilities grid to offset cos. <sup>add Tax Credits + Federal grants.</sup>
- ④ This will prevent the need for more police monitoring and safety infrastructure. By not creating potential crime, keeping the neighborhood safe will be less expensive therefore will pay BI dividends!

Rebecca Duke

Signature (required)

12-19-21

Date

**Thank you for your input!**

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DEC 20 2021



**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** *Please print or type.*

**PHYSICAL ADDRESS (required):**

Paul E. Olivier

301 Sterling Avenue

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

See Attached

How do you suggest it is paid for? *Use additional sheets as needed.*

See Attached

Paul E. Olivier

Signature (required)

12/19/2021

Date

**Thank you for your input!**

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## Introduction

Palmer Lake has been the center of activity almost since its founding. As a major stopping place for the Denver Rio Grande Railroad, development started to grow this community. The construction of the Rio Grande Depot and Judd's Eating House offered travelers the opportunity to disembark the train, visit and see the beauty of Palmer Lake. Over time businesses crop up to serve the early travelers and towns people. Estemere was built, and the Rockland Hotel was developed. Business such as the Pillsbury Store, Phillips Brothers Store, the Glen Park Auditorium, B. H. Phillips' Hotel, Tent Cottages, Pine Crest and Ramoca Lodge all brought people to Palmer Lake. In the early nineteen hundreds South Valley Road was considered the Town's original business district. Even the Santa Fe Railroad built a depot in Palmer Lake. Activity was all over the town. The Denver Highway came through town providing traffic and travelers who would use the towns businesses and spend their money here. The Greyhound Bus Lines and Trailways Bus Lines would have stops in Palmer Lake. However things changed when the Interstate was built reducing traffic and business. Over time businesses closed, bus and train service stopped and the growth of retail business slowed. Since then growth has consisted of light commercial industrial and residential. Many of the areas zoned for business where were changed to allow for residential development. Little has been done to develop retail development. Although businesses are located along Highway 105 the area is not pedestrian friendly. There are no sidewalks and shoppers and restaurant goers must walk along the highway or in and around parked cars. In addition there is little space for more retail development along the area on Highway 105, between the two Palmer Lake stone, "Almost Heaven", signs. But now the Elephant Rock property offers the Town the opportunity to create a wonderful area to develop new retail businesses and new revenues for the Town

## The Vision

The Town of Palmer Lake should transform the property into a Special Retail Improvement District. The vision is an area where a Victorian or Mountain Village style retail setting could be established. Since the Town lacks a strong retail tax base, the establishment of such a transition to the property would insure the opportunity for a long term sales tax revenue base. The Town should take a long term visionary approach when dealing with this property. The property should be developed to be pedestrian, family and eco friendly. It should be a complex that draws people to the Town to spend time shopping, relaxing and seeing the beauty of Palmer Lake. This district would also bring traffic to existing businesses in Town.

My vision is the addition of two mixed use structures. These structures could be built to be two story buildings with the lower level consisting of retail shops, dining establishments and public rest rooms. The upper level would consist of two and three bedroom condos. Each structure would consist of five condos and eight to ten retail shops. Separating the two buildings would be a pedestrian plaza with

benches, trees, grass, hanging flower pots, lights and a winding walkway. Shoppers and visitors would access the shops from this park like mall. The second level condos would have balconies with views of the pedestrian mall. At the north end of the complex there would be a clock tower. On the tower there would be the saying, "Palmer Lake Almost Heaven". On the south end there would be a small carousel. Next to the carousel there might be a popcorn wagon. This would create a walk able small village setting. The shopping area could be marketed as a destination magnate located in Palmer Lake.

Parking would be located walking distance on each side of the structures. I envision a parking area for people with disabilities. The parking area should include EV charging stations. Condo residents would have parking under a solar parking structure. The solar energy from this parking structure could support outdoor lighting of walkways, parking areas and the plaza.

Not having the opportunity to tour the site or the existing structures, it is difficult to determine exactly how the structures could be converted into retail space. But, the existing buildings could be marketed as fixer uppers to house additional retail, dining, brew pub, and spa facilities.

I envision the retail shops to include: Men and Woman's Clothing, Outdoor Wear, Books, Maps, Hiking and Camping Gear, Bike Sales and Rentals, Children Clothing, Fishing Gear, Water Sport Equipment, Breakfast / Lunch Shop, Art, Jewelry, Kitchen and Home Goods to name a few. I envision an area developed similar to the Adobe Market Plaza in Taos, New Mexico or Vail Village here in Colorado. I have included photos of both in this package.

The development could be marketed as, "Elephant Rock Village Shops in Palmer Lake".

The property also offers space for a Palmer Lake Emergency Services building built to house the Fire and Police Departments.

## **How to Pay**

The Town of Palmer owns the 28 acres and the existing buildings. Today in Palmer Lake one acre parcels are listed for sale from \$150,000 to \$185,000. If the Town uses the lower cost of \$150,000 per acre to calculate the value of just the acreage without the structures the value of the property would be \$4,200,000. The Town should consult with a local real estate broker to estimate the actual value of the property including the structures. Once the value is determined the Town will have a better idea of this asset is worth.

As part of the Town's Master Plan the property should be included. Any development should be zoned as a PUD even if this development is done by the Town. The Town should also consider forming a, "Special Retail Mixed Use Improvement District for the 28 acre. If the Town's decision is to self develop

the property, base upon the existing value, the Town could raise the funds to develop the property through a Special Bond.

An additional consideration is to subdivide the property so that portions of the property could be sold off to businesses that would develop sections of the property according to the master plan. The Town should seek out commercial developers who are already involved in multiuse retail and condo type development. The Town could partner with such a developer to transform the property to meet its vision. The developer should have a marketing group and a property management firm to handle marketing, leases and maintenance of the property.

The Town would receive fees to include water taps and use tax paid before construction of the project begins. The water taps and equipment for the ten condos would be \$212,180.00. The commercial taps for the retail shops structures would be \$42,436. But additional taps might be required depending on the type of business. If the total square footage of the two structures was 56,000 sq ft it would raise \$761,040.00 in use tax. This would be collected before the start of construction. Annual water billing using the least amount of water for the condo units would be \$8,010.00. Annual water billing using the least amount of water used by the shopping structures would be \$3,963.36. If portions of the complex contained restaurants they may require individual taps which would generate add-on revenue. These revenue figures are based on estimates using Water Rates and Tap Fees effective January, 2021.

Additional funds may be available from the Federal Infrastructure Bill.

The property offers the Town many opportunities to raise revenues for many years to come. I would again recommend that the Town be visionary in the use of the Elephant Rock property.

I would be available to answer questions concerning this vision. I would also be willing to seek out and meet with developers that might be interested in such a development, on behalf of the Town. Since I am retired, I would do this, Pro Bono. As a past Mayor, Trustee, member of the Planning Commission, and a past member of the Board of Directors of the Pikes Peak Area Council of Governments, I believe I can be helpful to the Town.

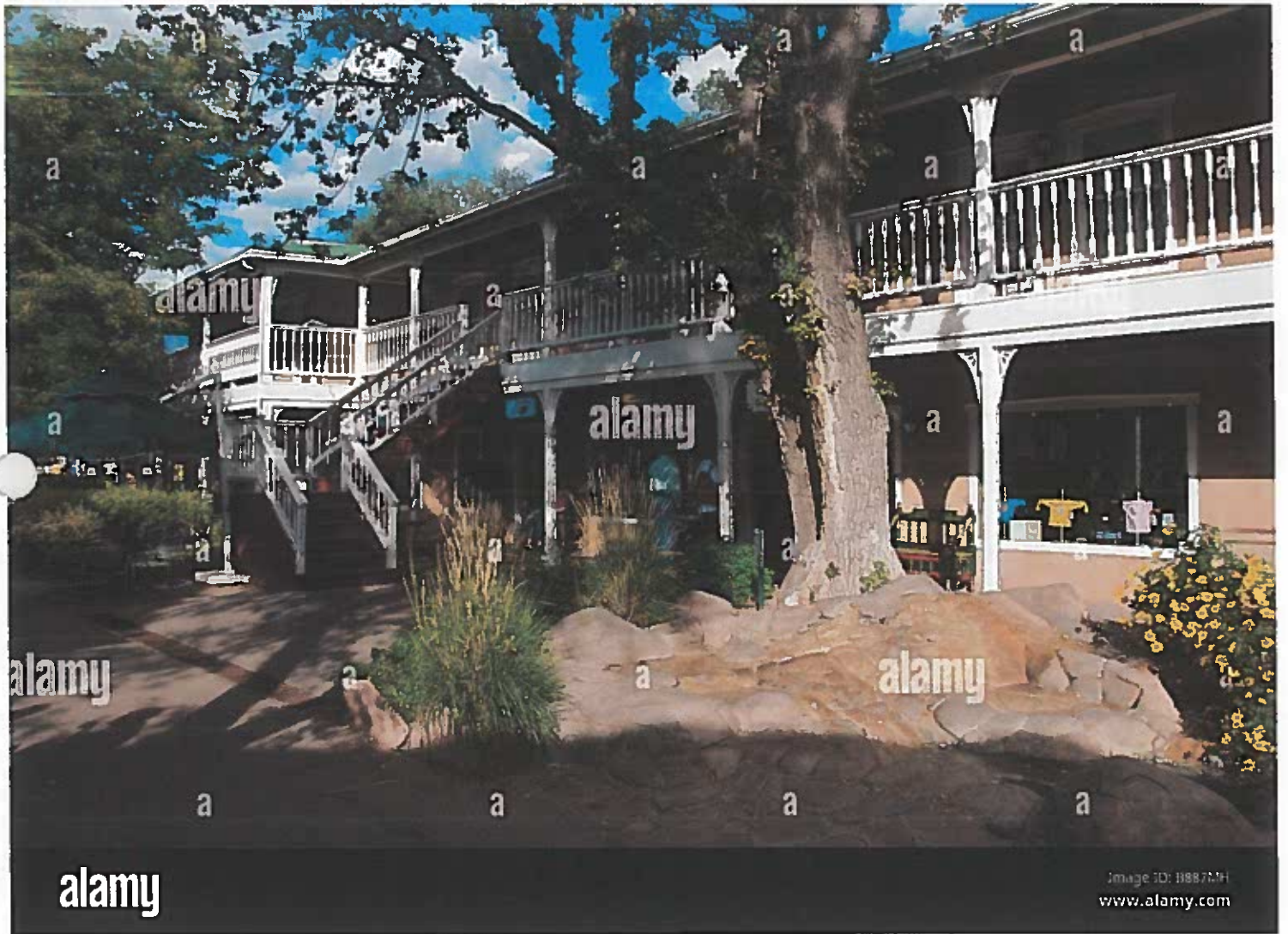
Paul Olivier

301 Sterling Avenue, PO Box 97, Palmer Lake, Colorado, 80133

Cell 719-660-7372, poaltd@aol.com

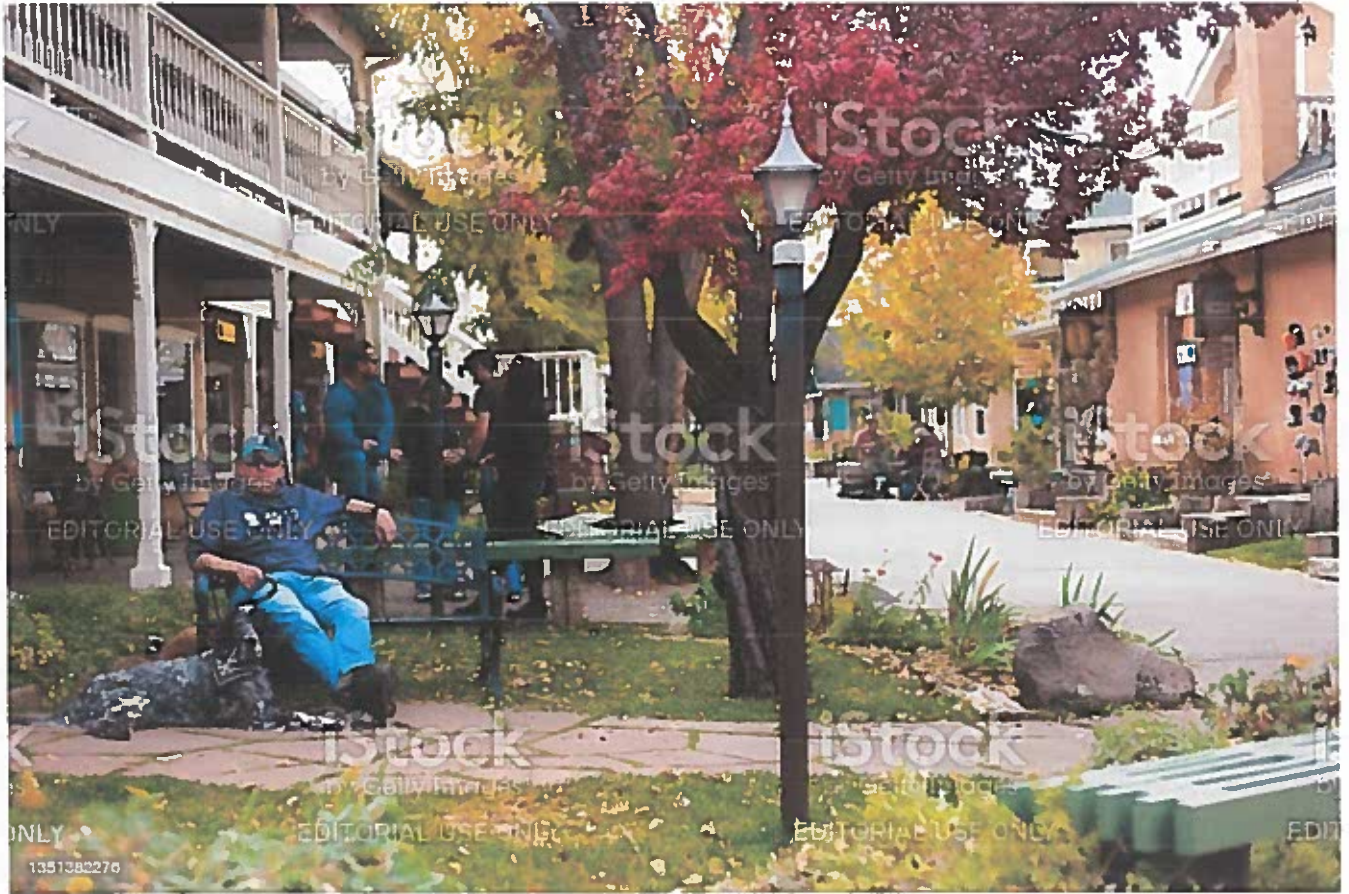
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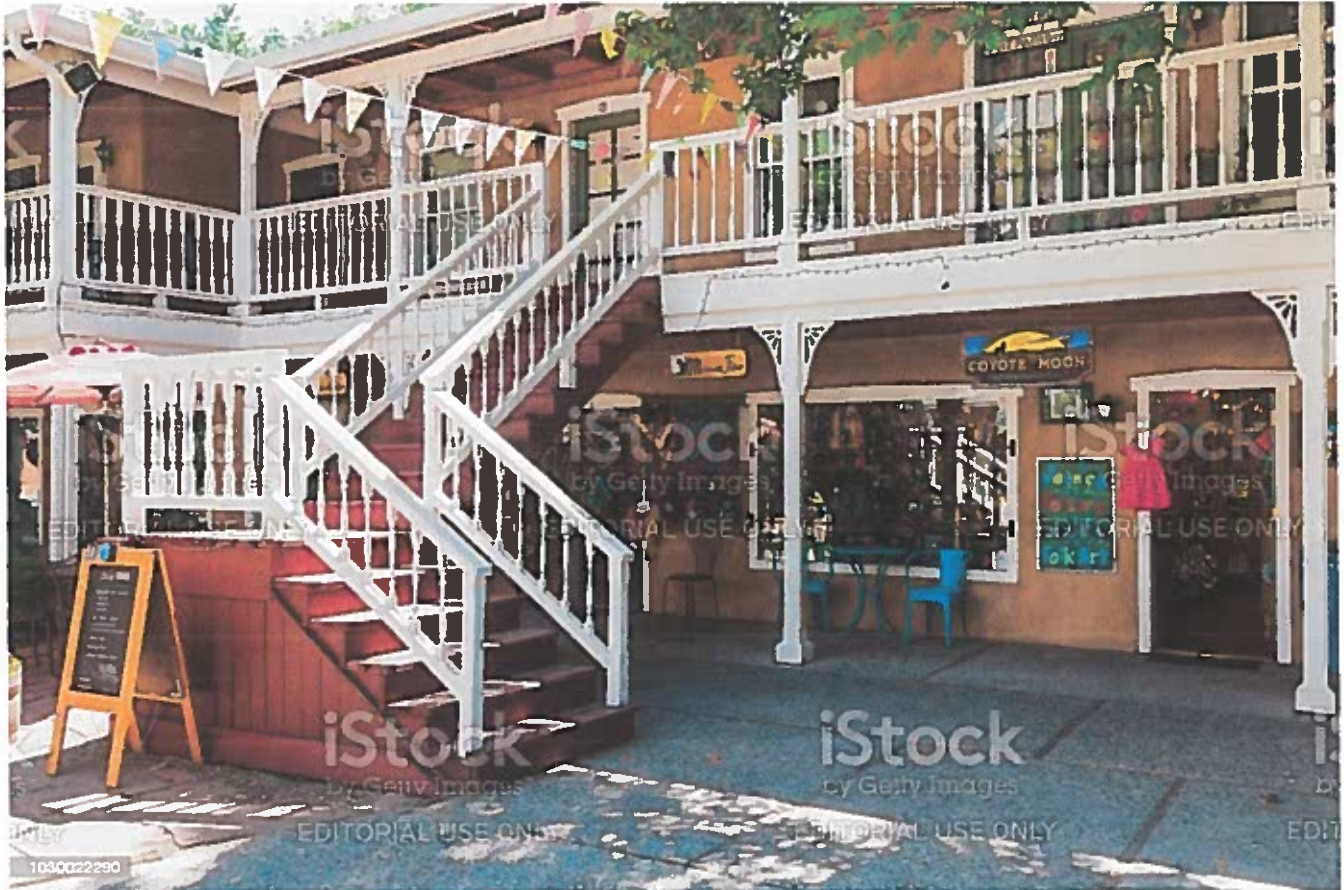
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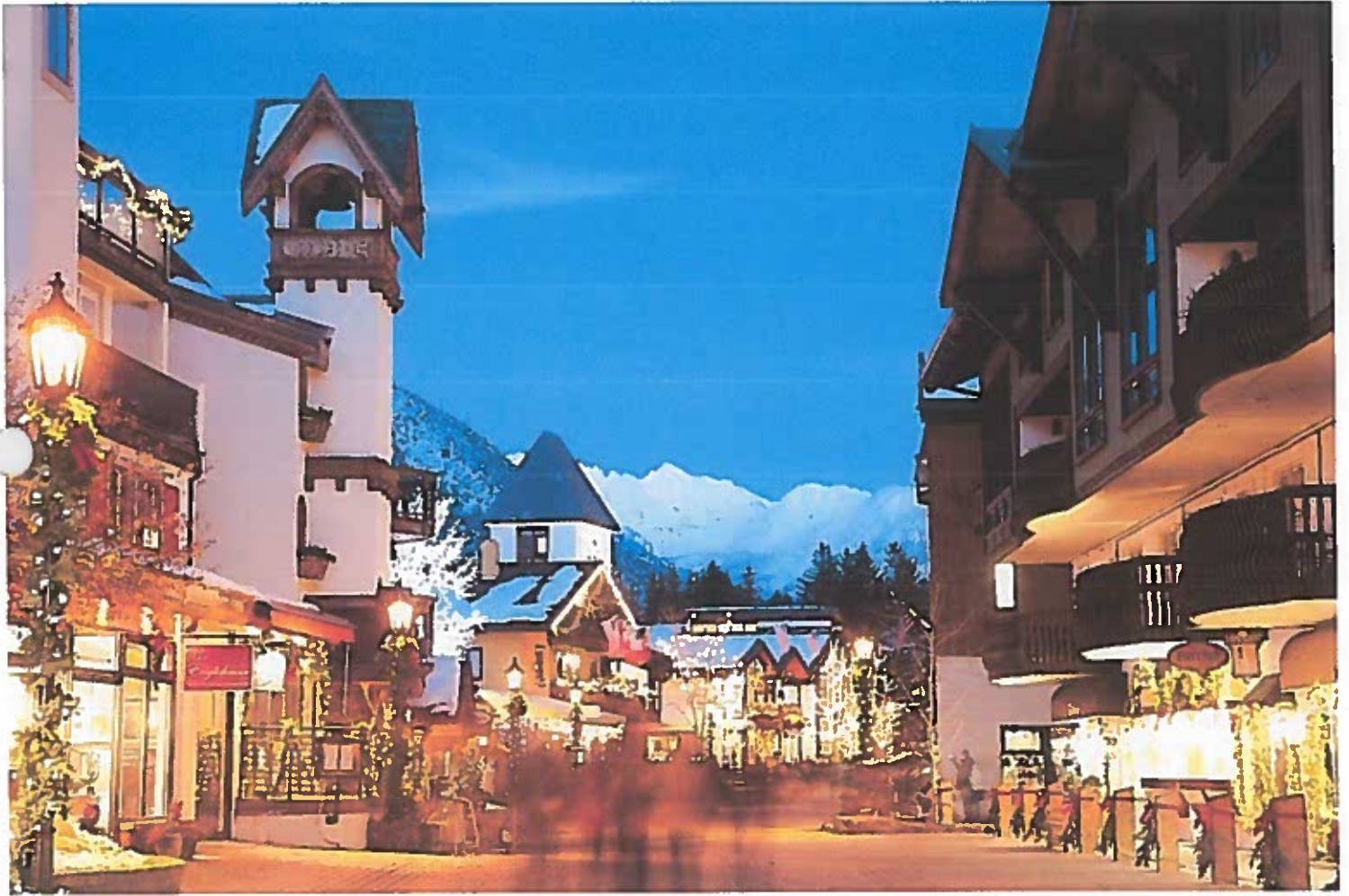


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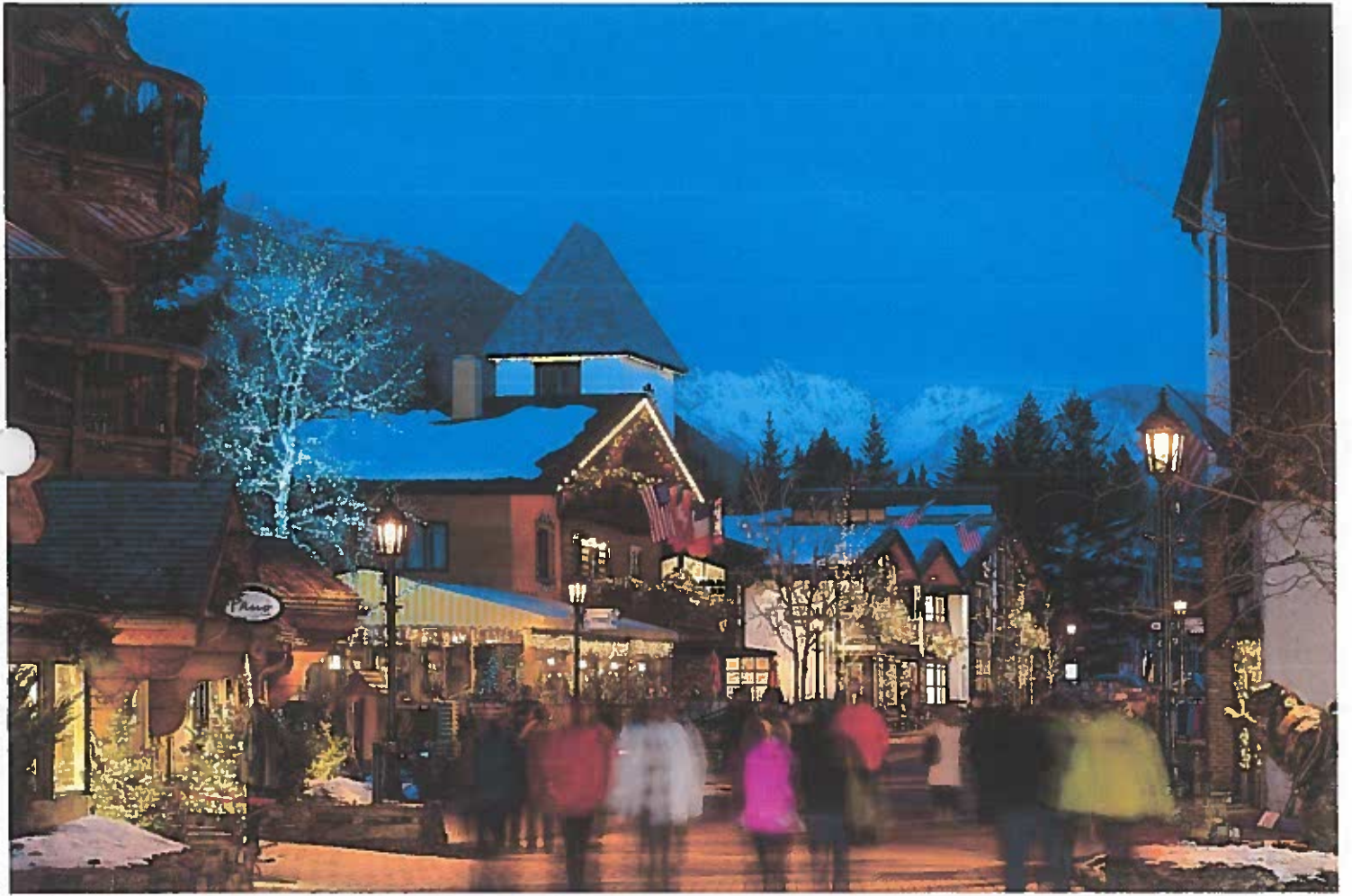














## FOR PUBLIC INPUT

Due to Town Office by December 20, 2021

NAME (required): Please print or type.

PHYSICAL ADDRESS (required):

George Blake

512 Glen Ave

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

- Sell the property or lease it to a developer:
  - Given Palmer Lake's need for money, selling the land and using the proceeds to pay for current + future infrastructure needs as well as town improvements. If we are in debt, pay the debt off. (water, sewer, roads, etc)

~~How do you suggest it is paid for? Use additional sheets as needed.~~

- Develop the property for use as:
  - Conference center or
  - Town RV Park (see attached example) (Short term stays only)
- Keep a portion of the property to develop, sell the rest to pay for town needs

George Blake

Signature (required)

12/20/2021

Date

**Thank you for your input!**

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**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** *Please print or type.*

LINDSAY WILLAN

**PHYSICAL ADDRESS (required):**

711 SUNRIDGE CIR. PALMER LAKE  
CO 80133

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

SEE ATTACHED PAPERWORK

How do you suggest it is paid for? *Use additional sheets as needed.*

SEE ATTACHED PAPER WORK.  
I DO HAVE POSSIBLE INVESTORS IN THE SPA AND  
SPORTS VENUES.

  
Signature (required)

12-20-21  
Date

**Thank you for your input!**

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## The Elephant Rock Property

Over 100 years ago, our founder of Palmer Lake, Dr Thompson, wanted to promote “the beautiful region which lay to the west of the lake as a place for a health resort and a vacation community.”

I would love to see his dream continue by revitalizing the recently acquired Elephant Rock property, to create an eco-tourist attraction, without destroying the integrity of the existing micro-resort, achieved by renovating, updating and adding to the buildings and trails.

By recapturing the essence of the pioneer spirit, we could create a more lucrative attraction as those found in the surrounding towns of Larkspur, Colorado Springs and Woodland Park with their Renaissance Fair, Flying W Ranch and The North Pole.

The plan ;

A cohesive Old West “pioneer” village designed to provide an opportunity for whole families to reconnect with nature and each other. With an emphasis on the arts, science, sports, education, health, and entertainment with multi-use pavilions, arenas, dining hall, a spa (for which I already have a unique recycled-water design) on the site of the abandoned swimming pool.

The old amphitheater would be an easy low-budget fix,

a venue for music, nature talks and star-gazing, as would expanding the trails for snow-shoeing, hiking and of course horse-riding.....stables? 4 H programs? chuck-wagon suppers?

An event center, utilizing the existing central buildings, housing, retail and town administration offices, would support all of the above, whilst catering could be provided by the various local restaurants.

Funding;

Each venue would be offered to private investors who would be responsible for the building costs and management of their business, whose design would be in keeping with the unifying theme. Dr. Thompson himself proposed to "furnish the land free of cost if (they) would build the general store and manage it. "

A committee could be formed to investigate all available grants.

Sponsorship from theme related, major retail companies, could occupy and run stores within the central building. Wrangler, Stetson, Ariat are all current sponsors at the Flying W Ranch. We could also procure local businesses that are a fit.



**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** Please print or type.

Melissa Hofmann

**PHYSICAL ADDRESS (required):**

289 Brookridge Ave.

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

As a place where locals can come. Maybe a dog park or a local park. Would not like to have large events that will generate a lot of noise there as this borders our small neighborhood.

How do you suggest it is paid for? Use additional sheets as needed.

I have no idea but we pay quite a bit in taxes

Signature (required)

Date

12/20/2021

**Thank you for your input!**

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**FOR PUBLIC INPUT**

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**NAME (required):** *Please print or type.*

Kelsey Fedde

**PHYSICAL ADDRESS (required):**

289 Brookridge Ave.

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

Would be nice to have a dog park since Res. Trail doesn't allow. Depending on condition of the structures rent them out for use.

How do you suggest it is paid for? *Use additional sheets as needed.*

Put another loan on our water rates ... :-)

Kelsey Fedde  
Signature (required)

12/20/21  
Date

**Thank you for your input!**

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**NAME (required):** *Please print or type.*

**PHYSICAL ADDRESS (required):**

Eric Riegler + Marilyn Rome

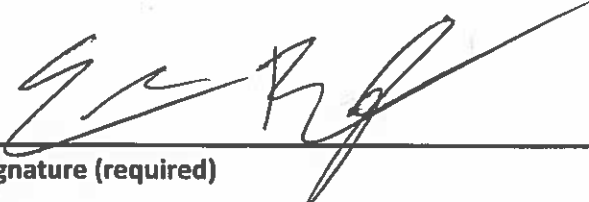
126 Star View Circle

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

Please read the attached documents.

How do you suggest it is paid for? *Use additional sheets as needed.*

Please read the attached documents.

  
Signature (required)

12/17/21  
Date

**Thank you for your input!**

# Executive Summary

We are Wonders of Nature Forest School, and we have been operating our outdoor preschool education program in Palmer Lake for the last two and a half years. We are looking to expand our program to reach our entire community, that will include programs for children of all ages in our community. Our mission is to make these services both accessible and affordable for all families. In order to continue our offerings at an affordable cost to our community, we need a new location that can allow us to grow and accommodate more families. We see the 28-acre Elephant Rock property as an opportunity to grow our school to reach all children in our community. We would love to help improve the 13000 sq. ft. building on the property as a community center for meetings, events, and classes. Please consider our proposal and our passion for creating the best possible experience we can for our future generations.

## Who We Are

We are primarily a preschool program and have also offered a homeschool enrichment program for elementary age children. Most of our days are spent outside in Palmer Lake and the surrounding National Forest. We are outside 100% of the time when the weather is safe and enjoyable for the children. Winters in Palmer Lake require us to spend some time indoors, where we focus more on instruction and independent learning. We were forced from the location that we were renting back in June and have been operating outdoors ever since.

This past summer we introduced our first summer day camp program (ages 3-12). We received an incredible amount of interest and support from our community. Encouraged by this, we want to make the benefits of our forest program accessible to more of Palmer Lake, while continuing to provide a program that is accessible to all families.

We currently have two teachers, myself and Marilyn Rome, that are highly trained in education and outdoor learning. Marilyn and I have both obtained Master's Degrees in Education and are large-director verified to own and operate our own program. We are a private, tuition-based program and our current rate is more affordable than nearly all childcare programs in the Colorado Springs area. To continue providing this program at an accessible cost, we need a new building that allows room for growth.

## How Forest Schools Benefit Children

### Confidence

Forest School helps children to grow in confidence as a result of the freedom, time and

space they are given in their learning. This allows them to demonstrate independence at each individual child's rate.

## Social skills

Activities such as sharing tools and participating in play help teach the children to work together as a group, which strengthens their bonds and social ties.

## Communication

The sensory experiences provided by Forest Schools helps prompt language development. Improving communication skills has a positive effect on a child's self-esteem and is a crucial part of their development.

## Motivation and concentration

High levels of interest lead to high levels of attention. Spending time in the woodland is exciting for a child. Nature fascinates them, leading to a strong will to participate and concentrate over long periods of time.

## Physical skills

The increase in outdoor activity has a positive impact on health. Not only does the development of physical stamina improve but also gross and fine motor skills.

## Knowledge and understanding

Children develop an interest in the great outdoors and respect for the environment. Encouraging children to develop a relationship with the natural world will help in protecting the environment for generations to come.

## New perspectives

Forest School isn't just beneficial to children—it's also beneficial to teachers. Observing their class in a different setting allows them to gain a new perspective and understanding of their students.

## Ripple effects

When children really engage with Forest Schools, they take their experiences home to share

with friends and family. This often encourages families to visit their local woodlands and spend time outdoors.

## Levels the playing field

Taking children outside of the classroom removes the pressures of academia and allows them to play to their strengths. This is beneficial to children who struggle in the classroom since there is more of an opportunity for them to learn at their own pace.

## Enjoyable for the children

Forest Schools are fun! They're educational while also allowing children to play, explore and discover. Children who participate in Forest Schools are generally happier. The fresh air, the excitement, getting mucky—it doesn't get more child-friendly than that.

## Our Proposal for Elephant Rock

The 28-acre Elephant Rock property would allow us to not only expand our program but also to maintain the accessible tuition that we strongly believe in. Palmer Lake has been our home since we opened our doors over two years ago and we have been residents of this town since long before that. We love this town and want to continue to provide this experience for children for decades to come. Palmer Lake is the perfect area for children to explore and play in nature. However, the rising housing market in the area has made it increasingly difficult to purchase a new location for our school while still providing our program at an affordable cost to all families.

We've been in close contact with another outdoor educator that has been providing a similar experience for children on the Chesapeake Bay in Maryland at the Echo Hill Outdoor School. He was presented with a similar opportunity 40 years ago on public land in their area. He has been a caretaker for the land and has created an outdoor school that is attended by children across the country. The school began very small and is now able to reach and provide an outdoor experience for hundreds of children each year. Since discovering this opportunity, I have been meeting with him to discuss ways we can improve the Elephant Rock property over time to allow for more growth.

We do understand that this property will need some work in order to create a program that can operate at full capacity. As you will see from the parent testimonials attached, we have a lot of support from our parents and the community who believe in the educational experience we are providing. This support team consists of general contractors, tradesmen and others that are willing to work with us to make our dream a reality. We have already generated money for our new location and we can use this money to continually improve the property to have all buildings on-site repaired and operating efficiently. We would love to see the improvement of

our facilities become another way to bring our community together to create something beautiful for our children.

At Wonders of Nature Forest School we are advocates of community and bringing people together in a healthy manner. We see the 13000 sq. ft. building on the property as an opportunity to create a community center. Aside from the local bars and coffee shops, there are not many community meeting places in Palmer Lake. Our dream is to improve this building so it can serve as a meeting center and place for classes such as cooking, gardening, yoga, etc. We imagine this as a space that town residents could use to teach each other and grow together as a community.

Please consider allowing us the opportunity to restore the Elephant Rock property as a facility for our school and a community center for the people of Palmer Lake. We are passionate about building the best possible future for our community and our children, and we look forward to discussing our vision with you further.

Thank you for your time and consideration. Let's play together, outside!

Eric Riegler and Marilyn Rome  
Wonders of Nature Forest School

To Whom It May Concern:

Our family is writing in support of the Wonders of Nature's outdoor preschool program as a candidate for the Elephant Rock acreage plan. Our son, age 5, has been a part of the Wonders of Nature school for the past six months. If we had known about such an incredible space for learning prior to his enrollment, he would have been there since the very beginning.

Nature-based education centers high-quality education outside, in the natural world. There is no better place than the Town of Palmer Lake for children to experience the delight and learning offered when outside is their classroom. With the same child development goals as other schools, and with expert teachers such as Erik and Marilyn, we feel so lucky to be able to offer our son the care, growth, and concern for the natural world that will sustain future generations.

With the pandemic challenges of the last two years and the increasing prevalence of screen time as a global concern, the Wonders of Nature preschool is such a welcomed solution for education, health care, and developmental needs. Our own son's sense of curiosity and his motivation to learn has skyrocketed under Erik and Marilyn's care and we are so proud of his ability to think deeply and critically about the world around him through imagination and creative play. In the *Last Child in the Woods*, author Louv argues the "American childhood has become overly standardized, overly structures, and overly saturated with technology." Research-backed evidence as to the positive impact of outdoor schools includes, but is not limited to:

- Greater resilience
- More confidence and cooperative learning
- Better health – less likely to get sick
- Enhanced social and cognitive competencies
- Lower rates of childhood obesity

In partnership with the Town of Palmer Lake, the Wonders of Nature school has real potential to expand reach and capacity as one of the only outdoor options in the greater area. The Wonders of Nature program prioritizes affordability and accessibility and sets them apart in their ability to deliver outstanding education in a diverse, equitable, and inclusive environment. Additionally, as a virtual teacher myself, I often stay in town for the day, visiting the Rock House and other restaurants to conduct my classes and support small businesses.

As Colorado residents, we love and appreciate the mountain landscapes that make living here unlike anywhere else in the United States. Why then, would we want to only offer learning that is the same everywhere else in the country? The Town of Palmer Lake has done a fantastic job protecting its unique character as a small town, but one that offers great access to opportunities and resource. Utilizing the Elephant Rock acreage in support of the Wonders of Nature outdoor program would seemingly align with the values and character of such an incredible town.

Thank you for your consideration,

*Kate Cruz*

Kate Cruz



**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** *Please print or type.*

Kate Cruz

**PHYSICAL ADDRESS (required):**

9331 Timberlake Loop *non resident*

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

**please see attached**

How do you suggest it is paid for? *Use additional sheets as needed.*

**please see attached**

Kate Cruz  
Signature (required)

12/7/21  
Date

**Thank you for your input!**

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Kate Cruz

**How would you like to see the Town utilize the 28-acre Elephant Rock Property?**

Palmer Lake and surrounding areas would benefit greatly from embracing the Wonders of Nature preschool. There are 585 outdoor preschools in the United States according to a recent Hechinger Report. Colorado is one of two states that offers licensing for outdoor schools.

In addition to the Covid-19 precautions an all-weather school option offers, forest schools are beneficial as an early childhood education program for many reasons. According to the Natural Start Alliance, playing and learning through the integration of nature helps:

- brain development
- academic performance
- communication
- promote physical fitness
- motor development
- to reduce stress
- to minimize symptoms of ADHD
- fostering of self discipline
- cooperative learning

In addition, the Wonders of Nature school prioritizes making outdoor education affordable and accessible, something often lacking in comparable programs around the state.

**How do you suggest it is paid for?**

Proposed partnerships and grants that promote diversity, equity, and inclusion both at a city, regional, and state level could expand the reach and opportunities of such a program in Palmer Lake. The land could assist other local organizations with logistics for their outdoor events as part of a strong community partnership such as with local Rotary Clubs, school districts, CARES Act funding, and other entities. Private funding, in addition to family contributions for working on buildings or land as needed are also viable ways to contribute to costs.

pg 7

### Survey on 28 acre property

Junk Email <addyforjunk@hotmail.com>

Tue 12/14/2021 8:23 AM

To: Info <info@palmer-lake.org>

1 attachments (143 KB)

elephant\_rock\_survey\_fillable\_harris.docx

-----WARNING: This email originated from outside the Town of Palmer Lake. DO NOT CLICK on any attachments or links from unknown senders or unexpected emails. Always check the sender's display name and email address are correct before you communicate.-----

Hi there. Please find attached input on the 28 acre property.

Please let me know if you have questions or wish to discuss further. Best way to get in touch is my mobile 314-724-0092, preferably text first so I know who's calling.

Thank you.

Beth Harris  
addyforjunk@hotmail.com  
314-742-0092



**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** *Please print or type.*

Elizabeth Harris

**PHYSICAL ADDRESS (required):**

750 2nd Street, Palmer Lake, CO 80133

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

There was relatively little info on the town web site about the property and no photos, but some suggestions I can make with the info I have:

Community Center with trails (including trail connection to safely cross 105 to the Santa Fe trail / and to be able to connect to our town's other amenities, like our ball fields and the lake), workout space, event space, boutique shopping, child care (if there is a need for it in this community – not sure as I haven't spoken to many parents about it), or other needed community services. A facility such as this one could include elements of the town's four pillars: art, dining, history, and outdoors.

If community center won't work, consider offering it for sale to religious organizations that are underserved in the area. For example, Castle Rock has a Hindu temple and some of my co-workers travel there from 30+ miles away to worship at that temple.

Please avoid housing development or things such as RV parks, campgrounds, garish gas stations or light industrial, etc. I don't want to see something like Larkspur has near Tomah and, where light industrial is concerned, one of the reasons I moved here from Castle Rock was because the town kept putting / planning for ugly light industrial buildings within my view, ruining the view of the beautiful surroundings. I think most people live in this town because of its adjacency to beautiful surroundings and its charming small-town feel. Please avoid destroying that.

No matter which direction the town decides to go, please avoid creating more light pollution. I see complaints from Monument residents how the development on Jackson Creek Parkway and near Batpist road has ruined their night skies. I realize we are not a dark sky town, but I'd very much like to see the town preserve what dark sky we have left here.

**How do you suggest it is paid for?** *Use additional sheets as needed.*

Apply for this grant for \$5-M: <https://oedit.colorado.gov/colorado-community-revitalization-grant>

Received 12/20



**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** *Please print or type.*

Kathy Allen

**PHYSICAL ADDRESS (required):**

560 Fort Collins Drive, Palmer Lake

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

**see attached**

How do you suggest it is paid for? *Use additional sheets as needed.*

**Could a few smaller residential parcels be broken off from the large parcel and made separate from the community center to sell to a home builder? This would generate cash to use for renovations. A fund for donations could be established and grants might be available.**

*Kathy Allen*

Signature (required)

*12-11-21*

Date

**Thank you for your input!**

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I'd love to see it turned into a community center. It is so important to get to know your neighbors and for locals to interact directly with one another. A place that creates a true sense of community and welcomes everyone would be amazing for our town and for the Tri Lakes area. While I have not seen the property in person I envision a large gym area for sports and play, outdoor sports fields, several gathering rooms, nice outside spaces with a large covered pavilion and a covered stage area with seating, a place for a senior center, a park area and walking trail/creekside picnic area. An outdoor pool would be great but might be too costly to repair/replace or maintain. Since there is a residence on the property it could be used to house a full time caretaker for the property. It would be great if the community center was free to residents, with fees for certain things of course, but open to everyone. We need a place for kids and teens to hang out in a safe space. If we could hire a dynamic local person to run the facility and establish the schedule of events/use policy that would make it even better. We will need full time leadership for this facility. We could work together with Tri Lakes Center for the Arts to establish classes in the arts for all ages.

DEC 20 2021



## 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 built 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 built 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

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.***

***42 Valley Crescent, PO Box 208, Palmer Lake, CO 80133***



**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** Please print or type.

**PHYSICAL ADDRESS (required):**

Marilyn Miller

191 Shady Lane PO CO

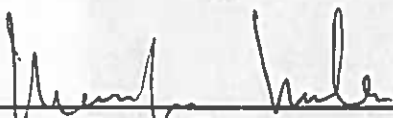
How would you like to see the Town utilize the 28-acre Elephant Rock Property?  
(aka Living Word Church Property)

Chautaugua Community Center

How do you suggest it is paid for? Use additional sheets as needed.

Using a vision for the town that incorporates,  
"innovative green infrastructure and other sustainable  
design strategies." \*

\* See Greening America's Communities EPA.GOV  
funding, grants, design planning are suggested.

  
Signature (required)

Dec 16, 2021  
Date

**Thank you for your input!**

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Dec 16 2021

Marilyn Miller 190 Shady Lane PLCO

## Vision for Palmer Lake

### Past

destination (summers away Denver)

stopping point water, rest

Chautauqua mentoring, learning, healing center

### present

destination hiking, healing

stopping point dining water sports

small town living

### future

- green small town living
- water management
- maintaining our authentic historical nature

Marilyn Miller Dec 16, 2021

**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME: Jina Brenneman  
Palmer Lake, Colorado 80133**

**PHYSICAL ADDRESS 440 highway 105,**

**How would you like to see the Town utilize the 28-acre Elephant Rock Property?**

Dear Council Members,

Thank you for the opportunity for community feedback.

Be inventive, be courageous, be visionary. I grew up in Palmer Lake and experienced great prejudice against the community. We were the ones with home made hair cuts and home made clothes. At that time we were a poor, diverse community.

Because of it we were creative, original. We did make things ourselves. We built our own houses, took care of our neighbors, formed an understanding bond with each others at school (I had Grace Best and Mildred Anderson). We were working class, artists, eccentrics. I took ceramic classes, ballet and piano - all in this town.. Palmer Lake has a deep history of culture.

I am concerned for the future of Palmer Lake. Please use this Elephant Rock Camp opportunity to bring back the originality and diversity of Palmer Lake. You have ten years to solidify each of your legacy's in this town, especially Mayor Bass.

Use it to choose an investor (s) who can offer a plan to protect Palmer Lake's history.

Bring in someone who understands the qualities of Palmer Lake when people vacationed here because of it's unprecedented charm. Someone who knows about Palmer Lakes intellectual history.: the Chautauqua, Evalina Macy (The 29 year long pastor of the Little Log church and instructor when the Estemere was a school- did you know that Randall Warthen was one of her students? Evalina Macy was a graduate from Columbia University and the Little Log Church was a Quaker

church for over 40 years), and Lucretia Vaile, founder of the, still vibrant, palmer Lake Art Group.

Please, no more churches, no more rehab centers, no more developments, no more easy money. Tax revenue will increase exponentially if you take care of Palmer Lake's history and culture. Easy money is a dead end street.

**How do you suggest it is paid for?**

One lease agreement. Offer it to someone with a vision that respects Palmer Lake's history and cares about the community.

Collect the monthly payment and trust them.

**Jina Brenneman**

**12.13.2021**

**Signature**

**Date**

*Thank you for your input!*

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*42 Valley Crescent, PO Box 206*





**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** *Please print or type.*

Les Irvin

**PHYSICAL ADDRESS (required):**

199 Shady Lane

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

**My grandfather (Russell S Jones) purchased a cabin on Shady Lane in 1927 and it's been in the family ever since. I remember as a child waking up to the bugle call at the Salvation Army camp. It would be a shame to have some developer come in and litter it with houses.**

How do you suggest it is paid for? *Use additional sheets as needed.*

**How about turning the flood-plain area into a park with areas for picnicking, basketball, tennis, pickle-ball, baseball, and soccer? I believe local residents would contribute to fund-raisers, much like they came together for Awake the Lake.**

  
Signature (required)

12/12/2021  
Date

***Thank you for your input!***

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DEC 08 2021

**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** Please print or type.

**PHYSICAL ADDRESS (required):**

Tim Friedman

551 Academy Rd, Palmer Lake, CO 80133

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

As a site for the Palmer Lake Fire Department. It could also be used as a training facility for foreign fire trainees.

What other encumbrances currently exist?

How do you suggest it is paid for? Use additional sheets as needed.

Is this property currently tax exempt? Potentially grants from NFPA and related governmental and quasi-governmental agencies could cover repairs and utilities along with improvements. It could attract attention as a locus for advances in wildfire preparation, mitigation and resolution.

Tim Friedman  
Signature (required)

12/8/2021  
Date

**Thank you for your input!**

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**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** *Please print or type.*

**PHYSICAL ADDRESS (required):**

Julie Woodward

163 Epworth Hwy

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

**see attached**

How do you suggest it is paid for? *Use additional sheets as needed.*

**A business with possibly the quickest income for the city could be a car wash although with the limited water supply and EPA regulations that might be a pain. Long term lease with purchase at 10 yr, the city gets % of revenue.**

*Julie Woodward*

\_\_\_\_\_  
**Signature (required)**

12/7/21  
\_\_\_\_\_  
**Date**

***Thank you for your input!***

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From: Julie Woodward

Disclaimer – I know nothing.

These are my ideas with an up-front cost and unfortunately the only income stream I thought of so far is the car wash and possible income from artists after rehab of the cabins.

Provide a percentage of the area for the businesses below and then as cash permits create a nature walk/viewing area to enjoy the scenery. Is the creek a natural flow or is the water diverted? Having the stream adds to the beauty of the area. Not sure the swimming pool is worth the cost of maintenance, liability, lifeguards, etc.

All of this is dependent on leasing the land for 10 years (collecting sales tax) and then sale at 10 years. Invest the funds wisely and collect sales tax moving forward.

Encourage art to the area: Plein air painting – act of painting outdoors, Co-op providing space for artists to create and sell their product.

Talk with Pikes Peak Brewing to relocate their Monument location. Talk with Breckenridge Brewery in Denver – maybe establish a southern campus. Would NOT want to pull business from O'Malley's or the PL restaurants. Thinking motorcyclists will stay with the O and hikers/bikers may gravitate to the breweries. Some concern that a large % of PL business is weekend; is it worth the effort to build?

Talk with Outward Bound, YMCA, etc. – potential training

Contact other churches to use for retreats.





**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** *Please print or type.*

James McCrimmon

**PHYSICAL ADDRESS (required):**

760 Douglas Avenue, 719.761.9041

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

**Might make sense as a low density mixed-use project, combining some open space with a senior mixed-use project, and/or some low-income/affordable housing. I realize water is an issue, but doesn't have to be all done at one time. (perhaps a conversation with Bethesda, a locally based group is a first call)**

How do you suggest it is paid for? *Use additional sheets as needed.*

**Plenty of private equity out there to build whatever is desired, I would suggest the City consider a long-term lease of the property which could cover costs and give the City an ongoing revenue stream over many years.**

  
Signature (required)

12/5/21  
Date

**Thank you for your input!**

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**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** Please print or type.

Faye Brenneman

**PHYSICAL ADDRESS (required):**

38 Pineview St.

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

P.L. has a legacy of inclusive kindness. Providing for Seniors is paid for by Pikes Peak Area Agency, PPAAG. This service was begun and continues in Palmer Lake. Serving the Tri Lakes Area with transportation, home repairs and meals. At one time children with disabilities were bussed to P.L. elementary. Our children and the teachers were kind and caring of those special children. Only 2 examples of this community. This legacy could continue with a portion of the Elephant Rock Property used as a Culture District open to all.

**How do you suggest it is paid for? Use additional sheets as needed.**

grants  
tax benefits  
fees for participants, as they are able.

Faye Brenneman  
Signature (required)

2 separate surveys  
12-15-21  
Date

**Thank you for your input!**

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Bals

11/29



FOR PUBLIC INPUT

Due to Town Office by December 20, 2021

NAME (required): Please print or type.

PHYSICAL ADDRESS (required):

Faye Brenneman

38 Pineview St. Palmer Lake

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

1. I support the development of a portion of this property as a cultural district. I envision that includes a place of Creativity in, Art Language and Theater to benefit all including the immigrant and disabled population.
2. A home for the fire department and ambulance

How do you suggest it is paid for? Use additional sheets as needed.

Thru grants of which the Palmer Lake Arts Council are experienced in writing grants. And small fees for the general population, as well significant tax benefits.

Faye Brenneman  
Signature (required)

11-20-21  
Date

Thank you for your input!

PLEASE PRINT, COMPLETE, AND DROP OFF OR MAIL TO THE TOWN OFFICE, OR SCAN TO [INFO@PALMER-LAKE.ORG](mailto:INFO@PALMER-LAKE.ORG).  
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**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** *Please print or type.*

Colleen Merrick Means

**PHYSICAL ADDRESS (required):**

16 Pineview St (and 40 Pine View)

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

**This property has been special to our family since the 1970's when we walked to the pool, and family worked at the Camp. My dad (Jerry Merrick) built the entrance elephant. I think a community center, dog park and walking trails. I do not want to see this land turned into residential or commercial use - keep it for the residents to gather & enjoy.**

How do you suggest it is paid for? *Use additional sheets as needed.*

**Palmer Lake is great at fundraising for many things it needs. I also think a small tax to support a community center would be appropriate. There could be a volunteer program, which I'm sure many town residents would be interested in helping maintain and support the facilities and grounds.**

Colleen Merrick Means  
Signature (required)

11/12/21  
Date

***Thank you for your input!***

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**FOR PUBLIC INPUT**

*Due to Town Office by December 20, 2021*

**NAME (required):** *Please print or type.*  
Cindy Powell

**PHYSICAL ADDRESS (required):**  
347 Buena Vista Ave

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

I would like for it to be used by the town as a recreational park. There is a baseball field, basketball court and room to put in a soccer field. Local teens can be hired to coach and ref games. It can be used for summer camps, concerts, community garden and cooking classes.

I'd like a new building for fire and police departments.

**How do you suggest it is paid for?** *Use additional sheets as needed.*

*If the town is fully transparent on how the money is spent and how it would help the town, I think people would vote to pay for the improvements needed. There should also be a user fee with nonresidents paying more.*

***Cindy Powell***

\_\_\_\_\_  
**Signature (required)**

**10-31-21**

**Date**

***Thank you for your input!***

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**42 Valley Crescent, PO Box 208, Palmer Lake, CO 80133**



received  
10/21/21

Page # 1

**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** Please print or type.

**PHYSICAL ADDRESS (required):**

Marty Levine

228 Shady Lane

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

**Park - Special Events like Birthdays/Weddings/Family Reunions/Corp picnics/etc. I believe there is a baseball diamond as well as a pool. Set aside space for free picnic areas. Lease it out in the summer time to someone/org. that can create a Summer Camp, perhaps for inner city kids. Whoever uses it or leases it or even if sold for homes (UGH)**

How do you suggest it is paid for? *note page* Use additional sheets as needed.

**Special Events would need to be scheduled and a fee applied to cover wear and tear and maintenance. Fee could be charged based on number of people attending, time using the area, if Baseball diamond or pool is used they may require an additional fee. Could also charge for parking. Include a desposit that would cover cleaning up and/or**

*Marty Levine*  
Signature (required)

10/21/21  
Date

**Thank you for your input!**

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**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** Please print or type.

**PHYSICAL ADDRESS (required):**

Marty Levine

228 Shady Lane

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

**must comply with sound issues to not disturb residents that already live across the stream. Since it's a flood plane make a DMZ type space that is left alone between the creek and any activities. Rules of use would need to be drawn up and posted that cover cleaning up and noise. I live right on the other side of the creek and remember the loud noise and**

*how irritating it was.*

How do you suggest it is paid for? *Use additional sheets as needed.*

**damages and perhaps refunded after inspection. If sold off for development then it should be specified what the money would be used for and put up for a vote. Perhaps paying off the water systems loan to lower water billd for everyone. If developed, should be very large lots so fewer homes and less noise/congestion.**

*Marty Levine*  
\_\_\_\_\_  
Signature (required)

*10/21/21*  
\_\_\_\_\_  
Date

**Thank you for your input!**

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## FOR PUBLIC INPUT

Due to Town Office by December 20, 2021

NAME: Palmer Lake Arts Council (Lynn Roth, Garcia Wood, Tim Branaman, Jina Brenneeman) PHYSICAL ADDRESS (required): 440 highway 105, Palmer Lake, Colorado 80133

### How would you like to see the Town utilize the 28-acre Elephant Rock Property?

Dear Council Members,

Thank you for the opportunity for community feedback.

Our interest is in developing the property as a cultural district. We envision the camp as a destination point for the hundreds of out of town guests and Tri-Lakes region residents who already enjoy what Palmer Lake offers. This may include a brewery, restaurants, galleries, antique shops, cooking school, gift shops, information center, sculpture park, farmers market, artist studios, performance venue, classes, health and wellness etc...

As an arts organization, it is our sincere request that one quarter of the Elephant Rock Camp be designated to non profit, cultural related programs.

In doing so, there would be direct benefits to the Town of Palmer Lake.

1. **Significant tax benefits** that would outweigh the burden of taxes caused by the ownership of the property.
2. **Revenue generator.** By supporting non profit cultural programming, the town would benefit from the revenue being brought in by outside patrons.
3. **Education.** Cultural institutions are a catalyst for learning opportunities.
4. **Quality of life.** Direct cultural benefits primarily for the citizens of Palmer Lake but also for the surrounding area.
5. **Town Pride.** Having a centrally located area for non profit programs related to the culture in the community  
and focused on what Palmer Lake and its citizens have to offer would make the first of its kind in the region.
6. **History** Modeled on the "Chautauqua", Palmer Lake would be bringing history to life.

There are many types of non profit, cultural programs that could exist on the Elephant Rock Camp property. Examples of that are: a home for the Palmer Lake Art group (a very active, historic art

group that has been meeting in Monument due to lack of a home in Palmer Lake), a cooking school, an Information center for recreational visitors and diners,


a community art gallery, a music and/or drama venue, a creative facility for children, an artist residency (that would include visual arts, dramatic arts, literary arts and film), Co-op for local artists, an animal hospital, a Montessori school. The possibilities are endless.

We believe that it is the responsibility of this Town Council to use this gift in a way that is meaningful to it's citizens. We believe that making **one quarter** of the camp (or more) home to a cluster


of cultural non profits would be financially beneficial to the town of Palmer Lake, help to educate and enrich the lives of its citizens. Designating a portion of this gift to provide spaces for cultural activity to flourish would provide a sense of pride that will last for generations.

How do you suggest it is paid for?

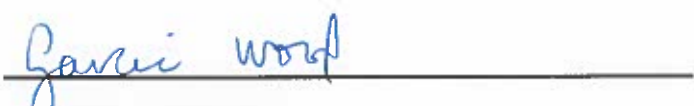
- 1) **leasing revenue**
- 2) **business tsx**
- 3) Providing a portion of the property to cultural non profits will **alleviate some of the burden of property tax**
- 4) Providing a portion of the property to cultural non profits will **qualify the property for major grant monies**  
i.e. Federal and State historic preservation grants.
- 5) Providing a portion of the property to cultural non profits will generate an environment that will **incentivize for profit business**, therefore increasing tax dollars and/or leasing opportunities.
- 6) increase local **business revenue**

  
\_\_\_\_\_  
Signature (required)

11-10-21  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature (required)

11-10-21  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature (required)

11-10-21  
\_\_\_\_\_  
Date

Jina Benneman  
Signature (required)

11.10.2021  
Date

3

***Thank you for your input!***

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**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** *Please print or type.*

**PHYSICAL ADDRESS (required):**

Kristin Boyd

22 Prairie St. Palmer Lake

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

Please see attached documents

How do you suggest it is paid for? *Use additional sheets as needed.*

Please see attached document

Kristin Boyd  
Signature (required)

11/2/2021  
Date

**Thank you for your input!**

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Kristin Boyd

22 Prairie St.

Palmer Lake

#### How use 28 acre Elephant Rock Property

The goals for the use of the property would be to enhance the town attractiveness without detracting from the town's current and historical feel.

- An attraction that would appeal to families as well as campers and hikers and bicycle riders
- Add a variety of jobs to the community for a range of skills and ages
- Bring in people that would patronize Palmer Lake businesses especially restaurants, coffee shops, and lake activities
- Bring in people who would enjoy the amenities of the property and value the condition/presentation of the property and the town.

A great use of the property and structures would be a family camp and reunion/wedding endeavor. Tent sites could be added as well. These would be limited to short term rental arrangements at a fair price

Town residents might receive a discount for out-of-town family and friends.

Access to the many trails and lake activities in the immediate and extended area (El Paso, Douglas, Teller counties).

Campers and lodgers could walk to Palmer Lake restaurants and it's an easy drive to Monument area restaurants.

Using the YMCA of the Rockies (Snow Mountain Ranch & Estes Park) or Chautauqua Boulder as examples, these organizations provide pleasant, comfortable, clean, updated lodging and various options for group dining. They also often have small kitchenettes in their different lodging offerings.

The town is not currently set up to plan and operate this type of facility/endeavor, but could partner with another organization that has a solid history of successfully doing so such as the YMCA of the Rockies or Chautauqua Boulder who bring a nonprofit (but profitable) approach.

Would bring jobs for housekeepers, maintenance, grounds, management, servers, cooks, etc.

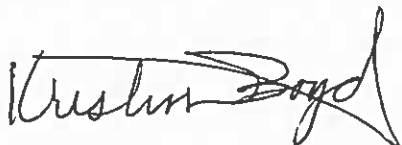
#### How to pay

This would require a large initial investment it sounds like in order to bring the property up to the quality of accommodations lodgers and campers would be willing to pay for.

Partner venture with an organization like YMCA of the Rockies.

#### Grants

Customers would pay reasonable market rates for the facilities rented in keeping with the quality of the accommodations, i.e., the higher quality (more money invested), the higher the rental rates and vice versa. We would want people to return yearly and recommend it to others.



11/2/2021



**FOR PUBLIC INPUT**

*Due to Town Office by December 20, 2021*

**NAME (required):** *Please print or type.*

Dave Cooper

**PHYSICAL ADDRESS (required):**

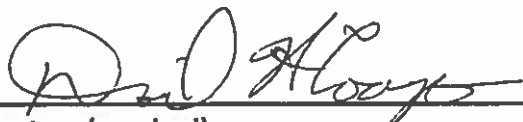
443 Roosevelt St.


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

**Use the property adjacent to the highway for a new Fire Station and Police Station. There should be covered parking for staff. This should allow the remainder of the property to be used for low income housing. Possibly 10 one or two bedroom duplex units with a carport between and a seperate home for an on sight manager.**

How do you suggest it is paid for? *Use additional sheets as needed.*

**I believe this could be accomplished with outside grants and donations supported by rent off the units. The town would have total control over design and layout so it would match the Comprehensive Plan and an example for the future.**

  
\_\_\_\_\_  
Signature (required)

  
\_\_\_\_\_  
Date

***Thank you for your input!***

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**FOR PUBLIC INPUT**

Due to Town Office by December 20, 2021

**NAME (required):** *Please print or type.*

Michael Kisley

**PHYSICAL ADDRESS (required):**

700 2nd Street

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

**A dog park would provide a much-needed place for residents to take their dogs and let them run off-leash. This would be a great way to recognize our residents who have dogs and have been really cut off from an important part of the town: the reservoir trail. This could also help encourage people to avoid letting their dogs roam freely around town.**

How do you suggest it is paid for? *Use additional sheets as needed.*

**This should not be terribly expensive. It would also be a nice way to use the property for now, but could be changed easily if the town came up with some other, more critical need in the future. This area is growing very fast, and with future unknowns like a potential passenger train stop in Palmer Lake, it would be good to keep our options open.**

Signature (required)

Date

10-19-21

***Thank you for your input!***

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