

ELEPHANT ROCK QUESTIONS

FOR BOARD CONSIDERATION PRIOR TO 1/21 RETREAT

To save time and **consolidate ideas**

Section 1 - Please share your ideas regarding the property.

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

- *Hope to utilize a renter who will fix property with long term lease or lease to buy. Save back floodplain (old cabins) as an area for the town to have parking a park and the gym to rent.*
- *Love to see a mixed-use PUD if possible – create open space (live music venue, playground, biking trail, sport field) along with residential housing and perhaps some municipal use.*
- *Would like to see some of the property utilized for betterment of the community – park and rec facility, community center, public safety building, art center, community sports facility, community classes.*
- While I understand we need funds to maintain it, leasing it to a church feels like a complete cop-out. I know that several on our Board have already met with and endorse a plan to lease it to a particular church, alleging that the property will still be available to community. But think about that – if that were really true, then a community activity would be held at ‘The New Life Church’ or whatever name belongs in this sentence. Great publicity for them, right? Recruiting opportunities, right? Community events in the shadow of their brand. On “their” property. This feels very wrong.

The idea of building more houses is even worse than that on so many levels. People move to PL for our natural beauty and lack of crowding, lack of traffic, no lines at restaurants, our trails and parks and most of the time the lack is not overrun with humans who have come to stay. We are still trying to fill every available space in PL. Change is inevitable but a big housing development – our own personal Briargate or Jackson Creek or Stetson Hills is not the answer. It is short-sighted and people 20 years from now will be defaming our name for such a decision.

We haven’t even begun to examine the potential of the property with a land use planner. The buildings haven’t been assessed by a commercial inspector to determine the real condition of the properties and what the cost of staged repairs would be. In the past PL has made knee-jerk decisions to solve an immediate problem with bad ramifications later. We need to think long-term, not short-term here. PL is not known for its good planning, but I would hate for this Council’s legacy to be that we got 28 acres, didn’t develop it for a community meeting place, or move the police and fire there (or at least one of them), didn’t think of the long term revenue potential of developing retail spaces below the offices on the main floor, didn’t rent the house on the property or provide housing in exchange for a property manager to live there, didn’t think about the economic development potential of various parts of it. That is how I would like to see it used:

1. Lease the kitchen and sanctuary for events! PL is ripe as an event destination. Revenue!
2. Office space in the other parts of the building for police and fire; we will need a temp building or something else for the equipment.
3. Put a property manager in residence to oversee events and manage the property. This should relieve the Town office of daily oversight and maintenance beyond managing event permits.
4. Lease the gym to a third party with special rates for PL residents. Revenue!
5. Build a soccer or ball field along with hiking/biking trails for residents who won't feel they are hiking or biking on church property. Allow an area for food sales. Revenue!
6. Build a dog park.
6. Make a portion available for parking for guests to our town. Revenue!
7. Open retail spaces below the public safety offices. The spaces are already there with outside doors. Lessees can do their own build out. Revenue!
8. Set aside an area for a community garden and outdoor fairs or farmers markets or craft fairs. Revenue!

Those ideas add to and enhance the quality of life in Palmer Lake will bringing revenue and activities and ways to bring our community together.

- *Would like to see some kind of mixed use, to include retail if it could be designed in way to make that work. It would also include property set aside for the town near Creekside trail for parking and connecting to the reservoir trail, as well as property along 105 for public safety/town offices (possibly), and possibly a multi-use entertainment venue. There are other possibilities, but I'd like to think there is an innovative design that would make this property an incredible gem for the town. Most all of the structures would have to come down. This would involve a long term lease, with a possible sale at the end of 10 years.*
- *See the property used for the Community; baseball field, gym, walking trails*

If your plan requires an initial investment to proceed, how would you suggest that investment is paid for?

- *Hoping we can get a renter to fix property at their expense .. have contacts on this. And fix lower property with money from grants for the parks and rent.*
- *Entertain proposals from developer that would compete to win opportunity for business based on guidelines we envision and agree for PUD*
- *Hire professional representation – real estate professional – to solicit interested developer entities*
- *Deal be a 10-year (or remaining time) lease to own creating revenue in the short term with large revenue outcome when contract matures*
- *In future, retain income from property taxes and sales tax from potential residents*
- *Lease a portion of the property and or partner with a church for rent and upgrade property*
- *Sell a portion of the land and retain what we want for community projects – with lease or sell also retain a portion for a public safety building*
- *Pass retail marijuana. We need to stop giving away our revenue potential to other towns because we are scared. We are more broke than we are scared. That's the truth of it. That money would solve most of the Town's problems, in a single swoop. Then pass a bond or mill levy and apply for grants and hold some fundraisers. If Awake the Lake can do it, so can we.*

- *This would require an appraisal of the property and an assessment by a qualified land use planner, possibly all in the same agreement. My only concern with the costs of such an appraisal is that when RFPs are released, most contractors see a municipality and have dollar signs in their eyes. We have to be careful not to overpay for it.*
- *Propose a GOCO grant*

Section 2 - Scale of 1-5 (2of2)

For the benefit of the Town's future, please rate the following on a scale of 1-5 for most importance to you, with 5 being most important.

12 Sell property as is for profit (*one noted would be in bad faith as promised not to sell for 10 years but gave value of 5 – so less this 5 = 7)

15 Lease entire property as is

12 Retain a portion of property for Town use and sell remaining

21 **Retain a portion of property for Town use and lease remaining**

5 Do nothing and shut down as is

4 Demo all structures and do nothing

17 **Get an appraisal to assess property value (*one agreed yes – no value placed)**

Additional comments?

- To be clear, I would lease to sell because I am under impression we cannot sell for 10 years. If not, I would sell to a developed with the guidelines we envision and agree for PUD
- On the list above, suggested adding get a commercial inspection