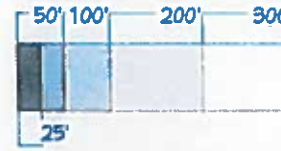


LEGEND



SCALE
1 INCH = 100 FEET
(WHEN PRINTED AT 24"X36")



CINDY POWELL PROPOSAL
FOR ELEPHANT ROCK
PROPERTY

APPROXIMATE TRAIL LENGTHS
PERIMETER LOOP: 1.4 MILES
CREEKSIDE TRAIL TO BRIDGE: 0.2 MILES

REVISION TABLE	REVISION BY	DESCRIPTION

TOWN OF PALMER LAKE
PARKS COMMISSION

PROPOSED NEW PARK
CONCEPT MAP

DRAWINGS PROVIDED BY:

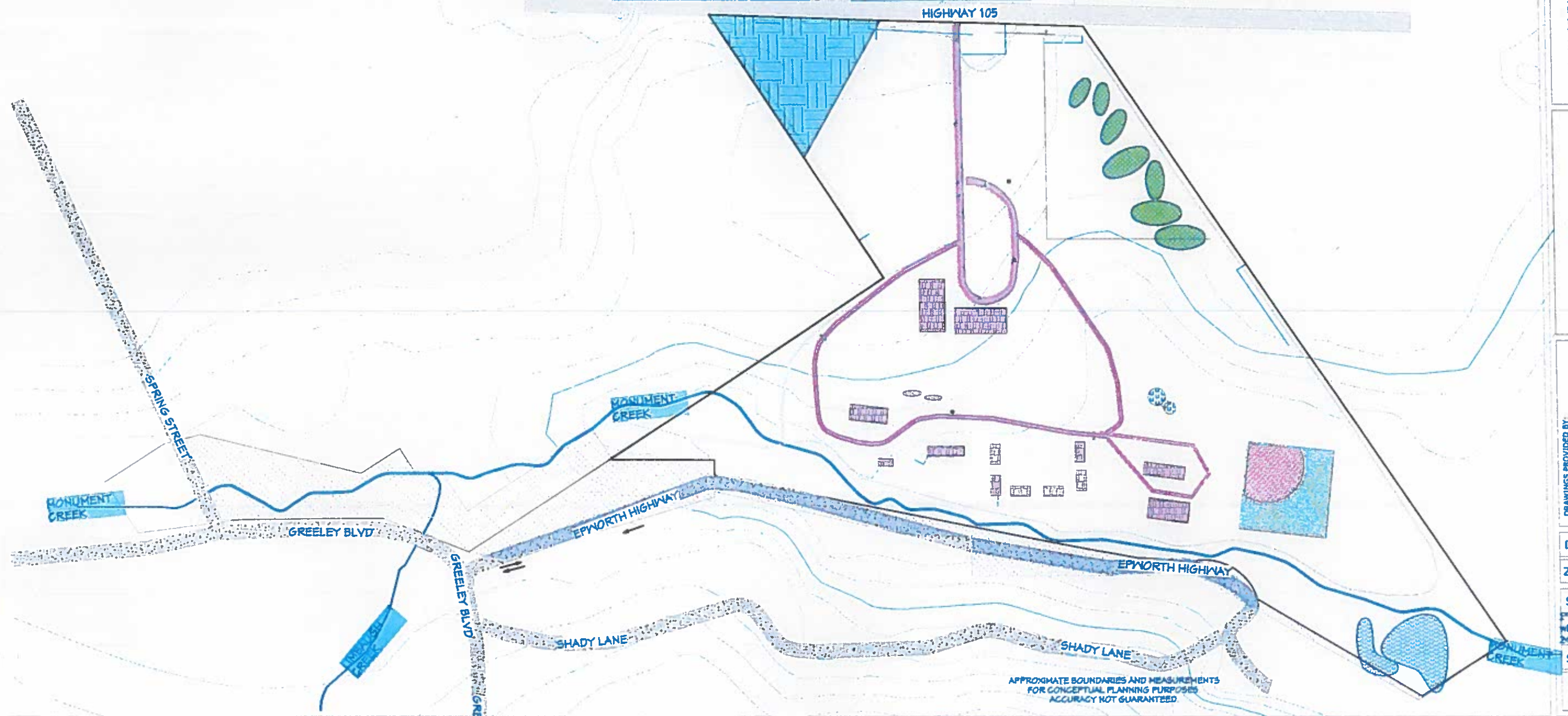
DATE:

2/21/2023

SCALE:

1"=100'
when printed at
24x36

SHEET:



Cindy's Proposal for Elephant Rock Property

1. Make the entire property a land trust.

<https://tinyurl.com/land-trust>

This protects the land from being developed and keeps it as a natural place to people to enjoy

Phase 1:

- Fix up gym (remove tiles and add epoxy) so the basketball and volleyball court can be rented out immediately to generate income. It can also be used as a meeting place.
 - Clean up building #23 to use immediately as a meeting place to generate income.
2. Meet with HUD director, Chris Davis, (303) 672-5485 to discuss applying for the CDBG Community Development Block Grants. I wrote him and explained our project. Hopefully, I'll hear back from him on Tuesday as Monday is a Federal holiday. I watched over an hour worth of videos on this grant and read all of the guidelines. Restoration of ER property fits.
 3. Obtain grant money to renovate the main building of the church so it can be used quickly as a restaurant and event center. We can rent out the space to pop up restaurants, caterers and also a more permanent tenant. This will be a major money maker.
 4. Start putting in a perimeter trail and Creekside trail. The bridges will be added on a yearly ? basis for a total of 3.
 5. Put in parking off Epworth highway and Highway 105 with 2 kiosks to generate revenue.

Phase 2:

6. Fix up the building next to the new restaurant and let PLAG (Palmer Lake Art Group) use it. They can rent out space for artists, host art shows and once they have enough money, they can host a visiting artist. There is a kitchen, and bathrooms to use.
7. Fix up the cabins. These can be used for youth camps such as YMCA, scouts and church groups. There will be a minimal charge for these groups to satisfy the HUD grant. Charge more money for events such as weddings.

Phase 3:

8. Obtain grant money from American Baseball Association to fix up baseball field. Bleachers will need to be added.
9. Fix up building #28 which is currently being used for storage. Can determine use later.
10. Put in a dog park in upper left corner (NW) of the park just inside the perimeter trail. The paid parking will be next to this park.

11. On opposite corner (NE) put in a bandstand similar to one at Limbaugh Park so we can have music in the park. People can bring blankets or lawn chairs just like they do in Monument.
12. Fix up amphitheater by the pool to allow for nature talks, plays and music venues.

Mill Levy: Put together wording which is mailed to all residents about the plans for elephant rock and a **public safety building**. The public safety building will be located adjacent to highway 105 and just east of the dog park. There will be free parking at this location. The mill levy must explain in detail how much it will cost each resident and what benefit they will get from it. I can post a survey monkey in response to this mailing to get response before it goes to the voters. I think the deadline is August to post an item on the November election ballot.

Spa? If the pool is to be turned into a spa, it has to be that the place is allowed to be rented but not owned per the land trust agreement. There is a possibility that enough money can be generated for the construction cost to be paid for and the future renters can design and run it to earn a profit with a rental fee going to the town, or let the new owners buy the property and use this money to renovate the kitchen.