

BASIC, FIRST PHASE CHAUTAUQUA AT ELEPHANT ROCK PRIOR TO FINAL MASTER PLAN APPROVAL. NO BUILDINGS TORN DOWN PLAN

1) INITIAL TRAIL AROUND THE PARAMETER 1.7 MILES. 20' BOARDER around and 20' from all lower buildings to include open air pavilion. It's EXACTLY 8 acers.

ALL BUILDINGS TO STAY INTACT FOR RESTORATION EITHER BY INVESTORS. TOWN OR FUTURE PARKS RESTORATION

2) OPEN AIR PAVILION RESTORATION

3) UPPER EAST CORNER POP UP FENCED DOG PARK OR 2 + ACRES OF 44 ACERS OFF OF COUNTY LINE RD ZONE 0

4) TEMPORARY BRIDGE PER FEMA. BREAKAWAY TETHERED NEAR THE RED CHICKEN COOP. TO JOIN CURRENT TRAILS

5) LOWER SW AND NE PARKING LOTS AT EPWORTH AND 105 WITH PAY POLL

6) LOWER AND UPPER PORTABLE TOILETS

SECOND PHASE

7) NATURE CENTER, FOR NOW, PROPERTY CAN SIT IDLE TILL GRANTS ARE ALLOCATED AND RESTORATION WORK CAN BEGIN.

8) SMALL BRIDGES AND TRAILS IN AND AROUND ALL PUBLIC BEAVER PONDS.

9) COMMUNITY GARDEN BOXES, 32' X 32' WITH 9 EACH 10' X 10' BOXES

10) THREE BRIDGES TO BE DESIGNED AND INSTALLED BY USAF CIVIL ENGINEERING, ONE BRIDGE PER SPRING INCLUDING 2023

11) MAINTENCE BUILDING SHOULD BE LEFT TO PARKS. WE CURRENTLY HAVE NOT A SINGLE BUILDING IN THE ENTIRE TOWN.

LEGEND

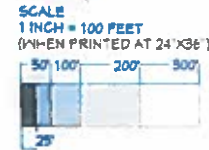
28.32 acres at Elphant Rock CHATAUQUA

PARK 8 ACRES (IN GREEN)

POP UP FENCED DOG PARK 2 ACRES (IN BLUE) (If not successful in this location a second option at County Line Rd ZONE 0)

NOT PARKS 18.32 ACRES (IN WHITE)

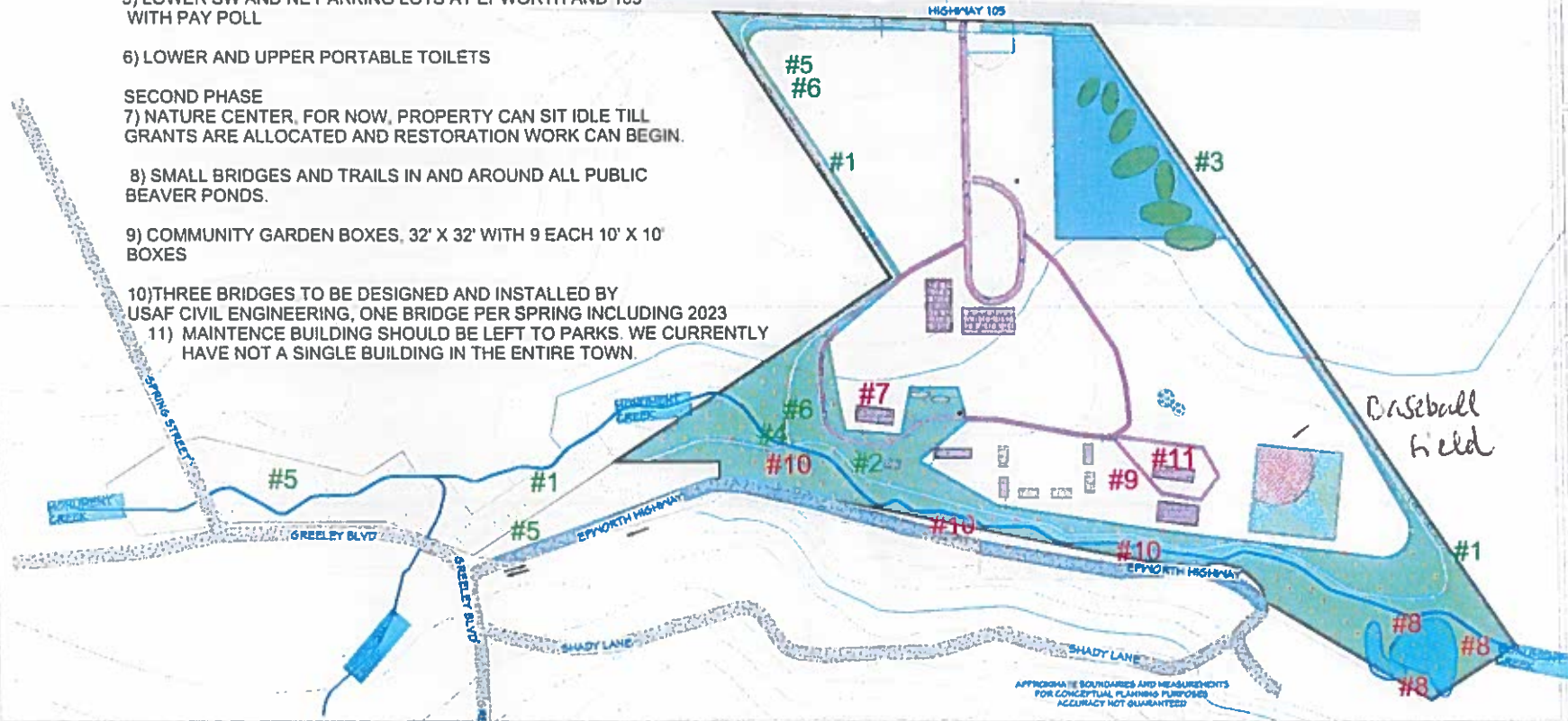
TOWN OF PALMER LAKE LAND 4.7 ACRES (IN YELLOW)



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

SOFT OPENING OF NEW PARK PROPOSAL

BASIC FIRST PHASE PRIOR TO PARK MASTER PLAN SUBMITTED FOR APPROVAL TO BOARD OF TRUSTEES



APPROXIMATE BOUNDARIES AND MEASUREMENTS FOR CONCEPTUAL PLANNING PURPOSES ACCURACY NOT GUARANTEED

TOWN OF PALMER LAKE PARKS COMMISSION

PROPOSED NEW PARK CONCEPT MAP

DESIGNED AND DRAWN BY:
NICK BURKHARDT, RESIDENT
GENE KALESTI, PARKS
COMMISSION MEMBER

DATE:
2/21/2023

SCALE:
1"=100'
when printed at
24"x36"

SHEET:

Proposed New Parkland at Elephant Rock "Chautauqua Park"

By Gene Kalesti, a member of Palmer Lake Parks Commission

"BASIC, FIRST PHASE OF NEW PARK" PRIOR TO FINAL MASTER PLAN APPROVAL

THIS PLAN HAS BEEN VOTED AND RANKED / APPROVED BY PARKS COMMISSION WITH 4 COMMISSIONERS REQUESTING THE BALL FIELD BE ADDED. 2.21.2023 VOTED 5 YEAH TO 1 NEY AND SENT TO OUR BOARD OF TRUSTEES FOR REVIEW. (PLEASE SEE MEMO ATTATCED)

I want to thank the entire Proposed New Park subcommittee work group members there are 17 of us and counting. I want to name each one and they know who they are.

I want to thank my fellow Commissioners, Reid W, Mike P, Phyllis H, Ande F, Cindy P and our new member Sammi D.

(NO BUILDINGS TORN DOWN PLAN)

This basic plan could possibly allow an immediate opening of the New Park if approved. By achieving these basic goals, low-cost investment, this plan could be realized by April 1, 2023, to begin the BASIC FIRST PHASE.

There are few to little funds for a large Master Plan, however many residents have not even seen this amazing nature reserve. It's one reason so many have worked so hard to ensure this New Proposed Park will be reserved in perpetuity. As instructed by the donor, the land should benefit all of the town residents. Therefore, a portion should stand as a P A R K no matter who is governing.

Let us open this PARK, to our residents and our guests to our community, to see it, walk it and support!

First, we need to have an appropriate plan and approval by our Board of Trustees who govern all public land.

Imagine, we could have a NEW PARK at the beginning stages of the hands-on work in weeks! It will take a lot of volunteers, of which 17 have already stepped up and are working right now! Much more planning to come in preserving a nature reserve. We have approached and been approached by several professionals.

Elizabeth Rooks-Barber CWB, open to guiding us as a Certified Wildlife Biologist. Her recommendation attached.

Dr. Brad Wambeke, PE Colonel, US Army (Retired) Assistant Professor Department of Civil and Environmental Engineering US Air Force Academy, Hannah Parsons former Economic Development of Colorado Springs, His offer attached. Cassey Cooley Colorado Parks and Wildlife, Keith Curtis FEMA and many more.

THE PLAN SUMMARY FOR A SOFT OPENING

1. TRAIL AROUND THE PARAMETER 1.7 MILES. 20' BOARDER around and 20' from all lower buildings to include open air pavilion. It's EXACTLY 8 acers.

ALL BUILDINGS TO STAY INTACT FOR RESTORATION EITHER BY INVESTORS, TOWN, OR FUTURE PARKS RESTORATION

2. OPEN AIR PAVILION RESTORATION for immediate restoration and begin use. Use still evolving.
3. UPPER EAST CORNER POP UP FENCED DOG PARK, or NW corner and alternative is 2 + ACRES OF 44 ACERS OFF OF COUNTY LINE RD ZONE 0.
NOTE; A self-made video of discovery investigaton presentation will be provided, still editing and will be made available on YouTube by Wednesday March 1st for Board of Trustees to see. It is a particularly important educational video about Dog Park Facts and Culture. Help from 2 Subcommittee members is greatly appreciated.
4. TEMPORARY BRIDGE PER FEMA. BREAKAWAY TETHERED. NEAR THE RED CHICKEN COOP TO JOIN CURRENT GLEN PARK TRAIL
5. LOWER SW AND NE PARKING LOTS AT EPWORTH AND 105 WITH PAY POLL
6. LOWER AND UPPER PORTABLE TOILETS

SECOND PHASE

7. NATURE CENTER, FOR NOW, PROPERTY CAN SIT IDLE TILL GRANTS ARE ALLOCATED AND RESTORATION WORK CAN BEGIN.
8. SMALL BRIDGES AND TRAILS IN AND AROUND ALL PUBLIC BEAVER PONDS.
9. COMMUNITY GARDEN BOXES, 32' X 32' WITH 9 EACH 10' X 10' BOXES
10. THREE BRIDGES TO BE DESIGNED AND INSTALLED BY USAF CIVIL ENGINEERING, ONE BRIDGE PER SPRING INCLUDING 2023
11. MAINTENCE BUILDING SHOULD BE LEFT TO PARKS. WE CURRENTLY HAVE NOT A SINGLE BUILDING IN THE ENTIRE TOWN.
12. HOW WE PAY FOR IT? THIS FIRST PHASE IS LESS THAN 10,000.00. OUR COMMISSIONER CINDY POWELL IS ALREADY WORKING ON POTENTIAL GRANTS. THIS PARK WILL NEVER NEED TAX DOLLARS BECAUSE IT WILL BE SELF SUPPORTING. PAY POLLS, KIOSKS, QR CODE SIGNS, GRANTS AND DONATIONS.
13. **NOTE as of 2.21.23** : 4 Parks Commissioners want to add the Baseball field, its size is 1.25 acres

I know our town residents feel similar and passionate about reserving this gift nature reserve, this is a no brainer. I know my fellow Commissioners and Board members feel the same way to different degrees. This first step is the appropriate approach and P L A N.

Even while landscape professional designers, surveyors and excavation for drainage is secured, we can and should open this Proposed New Park up to gain appreciation and support. This proposal is a summary of this **FIRST BASIC PHASE ONE**. This is the 8th proposal and should be our first step forward to a soft opening of our NEW PARK.

I'd love for each of us our entire town, to contribute to a successful opening.

Yes, we live in "Next to Heaven" this Park Reserve is and could be preserved as another one of our paradises.

Gene

Resident, Volunteer, Parks Commission member

FIRST ATTACHEMNT: Liz Rooks-Barber, CWB

Here are some initial thoughts and questions that I hope help you as an advisor.

1. The preliminary concept has a lot of amenities in it. I think it would be good to work with a landscape architect (if you haven't enlisted one already) to help you all plan and further detail a conceptual plan. The LA will also be able to think about the engineering needs, the potential areas to avoid (wetlands, stream and riparian areas) and what permitting, and mitigation might be required by the state, feds or local governments.
2. Be realistic. In looking at the proposed plan, there is a lot going on small acreage. You might consider phasing it, developing a plan for a phased construction as you have the funds AND the ability to monitor, and maintain it. What you have proposed, if it was all in place today, would require (in my opinion) a full time staff person to do the grounds maintenance, and you need to think about how to ensure the safety of people using the park (will you need more law enforcement to make sure vandals and squatters aren't in there at night, or that people are using the park without getting an event permit).
3. Restrooms and trash receptables, benches and refreshment (water stations) are a must. There are so many great designs for durable and low maintenance features, but if you are proposing all these amenities and for the size of the park – you will want to have sanitary sewer and trash removal. Otherwise, you will have an unintended consequence of people urinating wherever they can find a tree and just leaving trash.
4. What can you afford and maintain? How will the annual maintenance fit into a city budget? Things like community gardens are wonderful, but you and I both know they are high maintenance to establish and keep looking acceptable, and someone has to be responsible year-round.
5. Attached is a spreadsheet I worked on a year ago for our State Parks to help them identify some infrastructure funding and other things (from the Inflation Recovery Act, ARPA and other funds). It might have some utility for what you all are doing if you don't have the money in hand.
6. Spend some time coming up with a realistic budget for the annual maintenance of the features you want, so you will know what the full burden is of the new park infrastructure.
7. You might consider the approach of starting with it as a natural area with a low impact trail (signage, interpretive features) and just restore the vegetation and have a pervious trail. A few benches and picnic tables with trash receptacles. And that is affordable, lower cost and gets you started with public access. You can plan future phases (get community input on what is most important for people to have) and raise funds for the construction and maintenance of those. Don't try to do it all at once unless you have a pile of money and you can ensure it is maintained.

I hope this helps you.

Liz Rooks-Barber, CWB
Barber and Mann, Inc.
453 Northpark Drive
Ridgeland, MS 39157
www.barberandmann.com liz@barberandmann.com

SECOND ATTACHEMNT: Dr. Brad Wambeke, PE

Thank you (and Nick) for taking the time to meet with me and explain the plans for the proposed new park. As we discussed during our site walk through, I feel the bridge projects would be excellent senior capstone design projects for USAFA civil engineering majors. My understanding is that site #18 (info by gk, red chicken coop) is the priority. If you and the Parks Commission would like to partner with us (USAFA civil engineering program), I would have the cadets function as a design-build company and here's a general description of what we could do and an approximate timeline:

Fall semester (mid AUG - early DEC 2023):

- * Late August / Early September: Conduct joint site visit and discuss needs with stakeholders.
- * Cadets would develop two design alternatives (probably 65% design with rough cost estimates, pros/cons for each, and a recommendation) - probably plan to brief stakeholders around Thanksgiving. Stakeholders select preferred design.

Spring semester (early JAN - early MAY 2024):

- * Finalize design and submit for permitting by approximately mid-FEB. We can provide all the materials (design documents, etc.) and assist with addressing/responding to any questions, but the Parks Commission would need to obtain the building permit.
- * Develop and submit list of material to whoever will be purchasing the building materials. This is the 2nd big item that we would need the Parks Commission to do, as we would not be able to buy or provide the materials.
- * Construct the bridge. This will be weather permitting, but likely starting after spring break with a goal of being complete by the end of April / first week of May.

I did five similar projects (bridges within a state park...pictures below) with cadets at the US Military Academy (USMA at West Point) when I was a faculty member there. I feel the bridge projects were tremendous learning experience for the cadets and provided an excellent partnership for everyone involved. The bridge projects became the most desired capstone design project in the USMA Civil Engineering program, and I'm hopeful to do something similar now with the USAFA civil engineering program as we are starting the adoption of a year-long capstone design course next academic year.



Please let me know if you have any questions or if you need anything else from me for your upcoming meetings.

v/r
Brad

Dr. Brad Wambeke,- PE Colonel, US Army (Retired)

Assistant Professor Department of Civil & Environmental Engineering 6H-177 Fairchild Hall

US Air Force Academy

brad.wambeke@afacademy.af.edu