

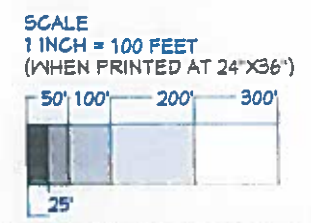
NOTE SCHEDULE

- 1 PHASE 1: PROPOSED NEW PEDESTRIAN BRIDGE. TEMPORARY INITIALLY, THEN FUTURE USAFA DESIGN/BUILT BRIDGE
- 2 PHASE 1: NEW TRAIL, EXTENDING CREEKSIDE TRAIL
- 3 PHASE 1: PARKING - WILDERNESS - 10 SPACES
- 4 PHASE 1: CONVERT 150' OF EPWORTH HWY TO 2-WAY TRAFFIC UP TO PARKING ENTRANCE
- 5 PHASE 1: POSSIBLE SECONDARY PARKING OFF OF SPRING ST
- 6 PHASE 1: EXIST. BUILD (PARK'S OPEN PAVILION)
- 7 PHASE 1: DOG WASTE RECEPTACLE
- 8 PHASE 1: BEAR RESISTANT TRASH RECEPTACLE
- 9 PHASE 1: EXISTING ROAD GATED AT PARK BOUNDARY
- 10 PHASE 1: FIRE TRUCK INTERACTIVE PLAY STRUCTURE. LOCATION T.B.D.
- 11 PHASE 1: 4 BUILDINGS TO BE REMOVED TO CEMENT PADS. PADS TO BE USED IN FUTURE PHASES (BB, FITNESS, PICKLE BALL)
- 12 PHASE 1: OLD PEDESTRIAN BRIDGE LOCATION, TO BE RESTORED
- 13 PHASE 1: PARKING LOT, 25-50 SPACES
- 14 PHASE 1: SELF PAY, CAMPGROUND STYLE POST.
- 15 PHASE 1: PORTABLE TOILET WITH SURROUNDING SHED (UPPER TOILET TO BE YEAR-ROUND, LOWER TO BE SEASONAL)
- 16 PHASE 1: PROPOSED COMMUNITY GARDEN AREA, BEGIN WITH BOX 1 OF 4, FALL OF 2023. (NINE 10X10 GARDEN PLOTS PER BOX.)
- 17 PHASE 1: PROPOSED LOCATION FOR FENCED DOG PARK, WITH DONATION BOX FOR PHASE 1
- 18 PHASE 1: SLEDDING HILL
- 19 PHASE 2: BEAVER PONDS, TRAILS AND BRIDGES
- 20 PHASE 2: PARKS MANAGED SOCCER OR BASEBALL FIELD, AVAILABLE FOR SCHEDULED PUBLIC USE. NEGOTIATE WITH CLUBS RENOVATION & USE
- 21 PHASE 2: TWO BUILDINGS TO BE RESTORED AS PASSIVE NATURE CENTERS AND OPEN AIR PAVILIONS
- 22 FUTURE PUBLIC SAFETY BUILDING
- 23 OPEN AIR GRASS SEATING MUSIC-IN-PARKS VENUE. MANAGED BY 3RD OR PARKS P.O.C.
- 24 EXIST. BUILD. /GYM - NOT PARKS - TO BE AVAILABLE FOR USE FROM LESSEE
- 25 EXIST. BUILD. EVENT HALL. TO BE AVAIL. TO PARKS FROM LESSEE.
- 26 PARKING LOT FOR ECOSPA AND BALLFIELDS, 25-50 SPACES
- 27 EXISTING FIRE HYDRANT
- 28 EXIST. BUILD. : EQUIPMENT SHED - TOWN RETAIN FOR MAINTENANCE SUPPLY AND EQUIPMENT
- 29 EXIST. BUILD. FORMER DINING HALL - TEAR DOWN
- 30 EXISTING AMPHITHEATER - NOT PARKS
- 31 EXIST. BUILD. - (POOL) - NOT PARKS
- 32 EXISTING CREEKSIDE TRAILHEAD
- 33 POWER POLE
- 34 ROCK FORMATIONS
- 35 SCRUB OAK GROVES



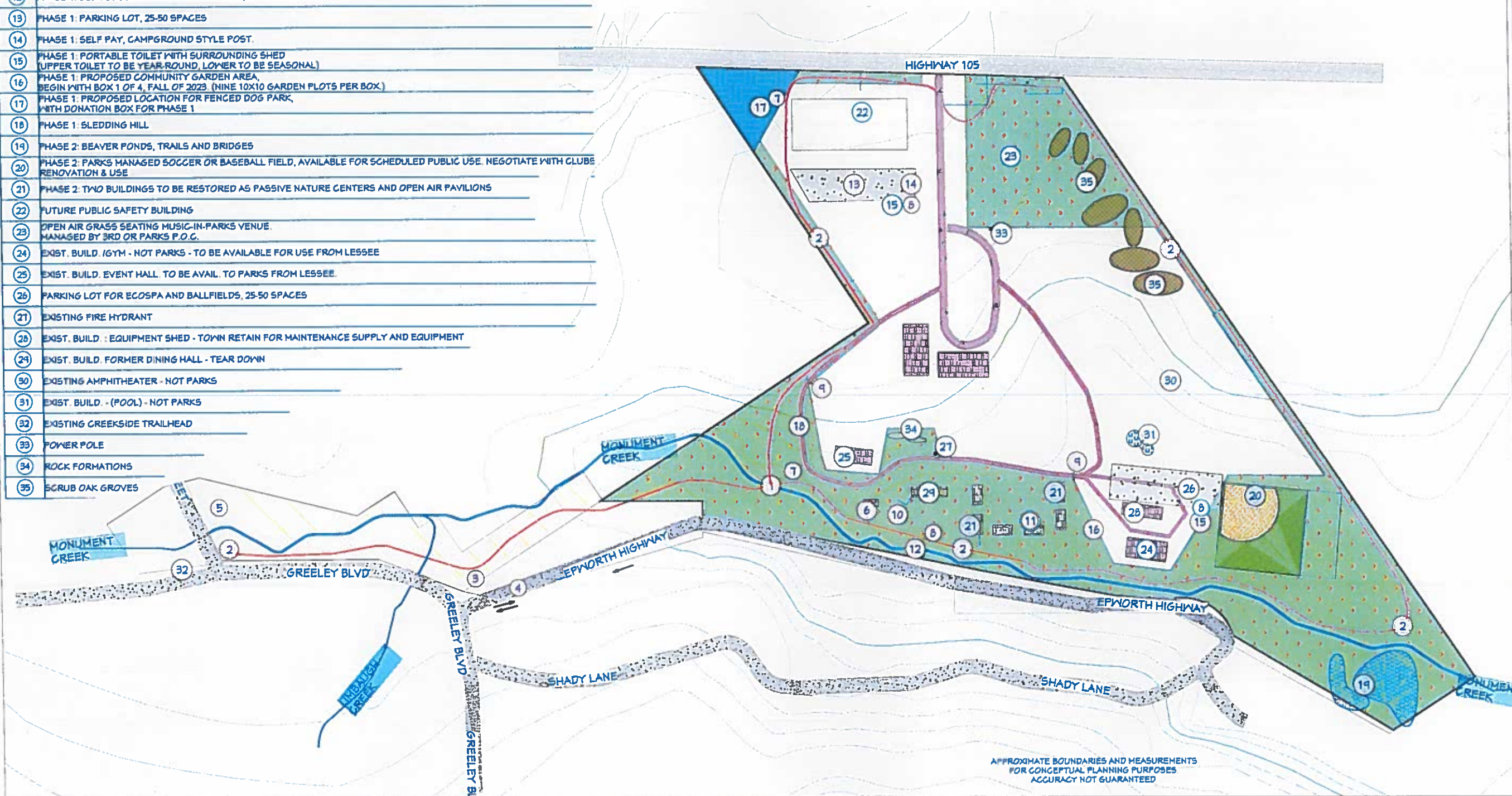
**LEGEND**

- PROPOSED PARK BOUNDARY A -13.2 ACRES  
(INCLUDES LAND, WITH REMOVAL OF 4 CABINS AND FORMER DINING HALL. EXCLUDES EVENT HALL & GYM.)
- FENCED DOG PARK WITHIN PARK BOUNDARY  
-0.5 ACRES
- TOWN OF PALMER LAKE LAND  
4.1 ACRES



**MASTER PLAN V.8 (A)  
PROPOSED NEW PARK  
CONCEPT MAP  
REVISED: FEB 17, 2023**

APPROXIMATE TRAIL LENGTHS  
PERIMETER LOOP: 1.4 MILES  
CREEKSIDE TRAIL TO BRIDGE: 0.25 MILES



APPROXIMATE BOUNDARIES AND MEASUREMENTS FOR CONCEPTUAL PLANNING PURPOSES. ACCURACY NOT GUARANTEED

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

TOWN OF PALMER LAKE  
PARKS COMMISSION

PROPOSED NEW PARK  
CONCEPT MAP

DRAWINGS PROVIDED BY:

DATE:  
2/16/2023

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

SHEET:



### Proposal #3

The Parks and Trails Commission exists with the specific goal of developing, improving, and maintaining parks and trails in Palmer Lake. I think my two fellow commissioners have forgotten that mission and aren't taking full advantage of this very rare opportunity to add park land to Palmer Lake. This concept would add 15 acres, the other two less, one significantly less.

I do agree that the whole property should be kept as Town property perhaps in a Lands trust as Hannah has suggested.

This proposal would do more to achieve the above goals than the other two proposals.

The perimeter trail is something we all agree on and can easily and quickly be created as outlined on the attached spreadsheet with little or no cost similar to what The Parks Commission did in Glen Park. Proposal #2 does mention that there be a 2+ acre dog park where this proposal outlines a potential money-making music in the parks venue. This area is a natural for it. I think a future dog park site can be found elsewhere in Palmer Lake.

By adding the bottom land outlined in proposal #3's drawing it would create a signature park found nowhere else in the Tri-Lakes Larkspur, even Castle Rock area. Shaded, grassy, open, cool even in the summer, bordered by a stream that highlights the majestic pines and probably 100 year old juniper trees, not a camp ground or other buildings cluttering the area as proposed in the other two.

The existing uninhabitable buildings in this beautiful area are a liability to the Town, are being constantly vandalized, would cost anywhere from \$100,000 to \$150,000 to make habitable where it would cost under \$10,000 to remove.

We go to parks to get away from buildings and enjoy the peace and quiet open space provides.

This proposal does indicate trying to save if possible the best two for an open air pavilion and a nature/education center with much of the renovations done by parks sub-committees.

It has to be mentioned that should another private entity be allowed to pay for the renovations and use them they almost certainly would want to buy them from the Town at some point. This would be a huge loss of potential park land for citizen use and could lead to a housing development.

I also think that trying to keep the buildings and count on grants which are very competitive to pay for everything is a mistake, to say nothing of the after

### Proposal #3

renovation cost to maintain them should they not be leased to a profit sharing entity.

The #2 proposal presented Tuesday night did not include the money making ball-field until other commissioners indicated the exclusion which the area was once used for and can be easily renovated and maintained with the help of local clubs like PDSC or lacrosse both of which desperately need practice space.

I have included in #3's paperwork the proposed project sequence, which would have to be finalized with Town staff and Parks Commission members, as well as the BOT directed cost for most of the projects and which could create an income stream.

Yes, this proposal finished last, if you will, Tuesday night, but I truly feel that the other commissioners didn't take into account the reason they are on the Parks and Trails Commission - to create the best possible Park with the least possible cost for the Town of Palmer Lake citizens and visitors.

Thank you.