

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.

— Submitted by Lindsay & Richard Willan

Elephant Rock "Pioneer Village"

If the two larger hospitality buildings were renovated and the kitchen updated, they would be ideal for multiple community venues including; musical entertainment, workshops, weddings, family and group gatherings.

With a small nursery and gardens "Farm to Table" dining could be a profitable addition. Our local restaurants could also be involved maybe on a rotation system.

The existing trails could be improved by linking up with Monument creek utilizing the micro-environment and creating a bridge across to Laughing Water Drive on into our National Forest trails.

The possibilities are endless, we have already approached several potential investors in the specific fields of Entertainment, Hospitality, Retail and Restaurants all who showed great interest.

Possible Options to consider

1. Lease to own after the ten year period.
2. Lease Free whilst investors renovate and/or build.
3. Create a partnership with investors to bear responsibility for all common areas.
4. Subdivide ^{to} designate fifty one percent of property to the town of Palmer Lake by subdivision

Submittal Requirements

We, Richard and Lindsay Willan (Ray) have lived and worked in the Tri-Lakes area accruing over 40 years of experience in residential these commercial buildings;

1. The Palmer Lake Brewery at the Warehouse, downtown Colorado Springs... we redesigned and built the brewery, bottling facility, apartments, penthouse and art gallery.
2. The SunWater Spa in Manitou Springs (\$2.5 million project) We designed (in close collaboration with Fisher Architects) and built the spa complex.
The process took three years as we had to work with both the City of Manitou Springs and their Historical Society.

3. Otates Water Project

In collaboration with Engineers Without Borders and the state of Nayarit designed and implemented a potable water system for their schools, clinic and residences.

From: Don Goede dongoede@gmail.com
Subject: Letter
Date: Jun 23, 2022 at 6:43:52 AM
To: digbycrofts digbycrofts@gmail.com



SunWater Spa

To Whom It May Concern,

Lindsay Willan was the conceptual artist and lead designer of the Sunwater Spa which is not just a highly successful business but also a great asset to the community of Manitou Springs.

It has been my absolute pleasure working with Lindsay and Richard Willan on this project which we started over 10 years ago. We owe Southern Colorado's world class spa destination's success, design, and completion to their hard work and dedication.

Please feel free to contact me with any questions.

Best,

A handwritten signature in black ink, appearing to read 'Don Goede', with a long, sweeping flourish extending to the right.

Don Goede
Managing Partner
719-302-4241 (text)

June 23, 2022

To Whom It May Concern,

I would like to offer this endorsement of the work that Richard and Lindsay Willan have provided for projects that I have been responsible for in the past.

The principle project in which we were involved together was the Otates Village Water Project. The scope involved installing a water tank and distribution system throughout the village to supply potable water to the neighborhood schools and medical facility.

The project was sponsored and financed by the URS chapter of Engineers Without Borders. As the Project Manager for this project, on behalf of Engineers Without Borders, I worked closely with Richard to make sure that the village had access to potable water in crucial locations.

I recommend their services to owners who want a project developed and delivered on time and to quality standards.

Barry Borges

URS EWB

CELL - 720 625 0117



Lindsay Ray

"Art is like a good opera—it speaks for itself."

Born and educated in England, Lindsay Ray earned her degree in Theatre Design at the Central School of Art in London.

Her professional experience began with assistant designer positions for various repertory companies throughout England. She then became one of London Weekend T.V.'s costume designers where she worked on many of their major productions: *Upstairs-Downstairs*, *Henry James Plays*, and a variety of modern dramas. She also was a freelance designer for a *Rolling Stones* video.

She is currently the resident costume designer for the world-renowned Smokebrush Center for Arts & Theater in Colorado Springs. Lindsay recently opened the Art à la Carte Gallery, which is both a forum for many professional local artists as well as a working studio and school, in downtown Monument.

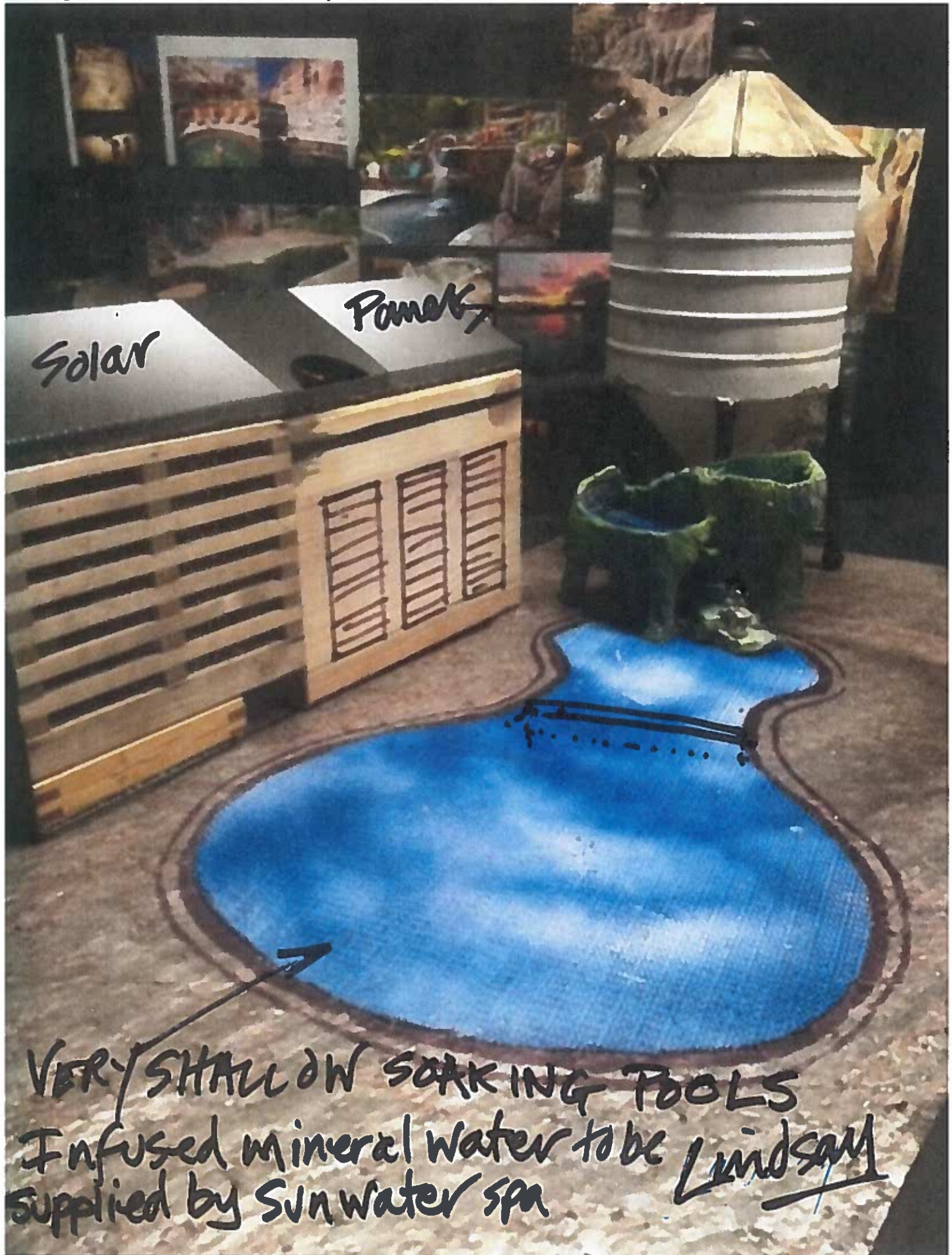
Her work includes drawing, painting (oils and watercolors), printmaking, and sculpture.

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Preliminary working model for "low key" high efficiency Spa - PALMER LAKE



Underground tank for recycled water
system - to be engineered by
Immorated Water Technologies Inc



CONCEPTUAL W.C. SUNWATER SPA

PRELIMINARY

SOUTH

ELEVATION



FRONT ELEV
PRELIMINARY DESIGN FOR SPA

- Lindsay

SUNWATER SPA

SUNWATER SPA - PRELIMINARY

