



"You belong here."

January 15, 2021

El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Attn: Ryan Howser
Re: Letter of Intent
Eagle Lake Camps Site Development Plan, File # PPR1953
6935 Rampart Range Road
Cascade, CO 80809

Dear Mr. Ryan Howser,

Since 1957, Eagle Lake Camps has owned and operated a non-denominational Christian summer camp on parcel 8300000097, located at 6935 Rampart Range Road, Cascade, CO 80801. The property is 320 acres and zoned Residential – Topographic. The use of this property is Religious Institution, which is the sole reason we operate summer camp programs at all. Our mission statement is “To inspire Christ-centered love and commitment through counselor relationships in the midst of exciting outdoor experiences.” Additional documentation can be provided to further demonstrate the Religious Institution usage.

Our immediate intent is to replace the existing waterfront storage shed with a boathouse that will better meet the needs of the waterfront area (reference building 13 and A on sheet A-002, Enlarged Site Plan). The existing waterfront storage shed will be demolished. Our long-term intentions are to build buildings B-G in the next 3-5 years and potentially build building F in the next 10 years.

Proposed Alternative Landscape Plan:

Included in this plot plan review, we are proposing to keep the existing vegetation in the areas surrounding construction of the boathouse. Any vegetated areas disturbed by construction of the boathouse will be replaced with a native seed mix recommended by the US Forest Service. The disturbed area to be reseeded should be limited to a ten foot breadth surrounding the new boathouse. No other landscaping is planned at this time. The native seed mix will create a positive image and visual appeal and will be uniform with the vegetation of the surrounding area. The area to be reseeded is not visible from any public roads nor from the only adjacent property which is US Forest Service land. There are no parking lots, circulation systems, or residential buildings in the immediate vicinity of the area to be seeded. There is plenty of shade provided by aspen and pine trees in the surrounding area. The native seed mix will reduce heat, glare, noise, and the mass of buildings, and will help screen and buffer lower intensity uses from higher intensity uses. The native seed mix will match the character of the surrounding area and create an overall pleasant and attractive surrounding. The disturbed and reseeded area will be limited to the ten-foot space immediately surrounding the new boathouse. (Reference photos of existing vegetation included with this submittal.)

Proposed Alternative Parking Plan:

The Eagle Lake Camps property has two maintained dirt parking lots, which are one main parking lot and one summer-staff parking lot. The main parking lot is only used for parent parking during camper drop-off and pick-up on Sunday afternoons and Friday mornings for 10 weeks in the summer. Our drop-off and pick-up times are staggered so that the parking lot and our registration staff are not overwhelmed with families. On the days between camper drop-off and pick-up, there are typically only 5 camp-owned vehicles parked in the main parking lot. The main parking lot does not have more than 25 cars concurrently parked more than 30 days per year. The summer-staff parking lot is used for approximately 40 cars belonging to summer staff. Summer staff are not allowed to drive or park their cars in the main areas of camp while camp is in session.

We are requesting relief from the paving requirement for parking lots larger than 25 spaces for the following reasons:

- Paved parking lots are not in harmony with the surrounding area. (The nearest paved road is more than three miles away, at Rampart Reservoir.)
- The current parking lots consist of dirt, road base, and vegetation, which are all permeable surfaces. Paving the two parking lots would likely create additional stormwater drainage challenges.
- The main parking lot is used less than 30 days of the year and the staff parking lot is used for 10 weeks of the year.
- The property is located at 9500 feet of elevation and is exposed to much harsher winter weather conditions than Colorado Springs. Paved parking lots in that environment will require considerable annual maintenance. The costs to build and maintain two parking lots in that environment will present undue financial and labor burdens.

Proposed Alternative Lighting Plan:

The proposed construction plan for the new boathouse includes extending the beach area and adding light poles for a volleyball court. Section 6.2.3.(B)(3) Requirements for Outdoor Recreation Facilities of the Land Development Code allows a cut-off angle that exceeds 90 degrees provided the light source is shielded to prevent light and glare from spilling to adjacent residential properties. This outdoor rec area consisting of the beach and volleyball court is more than 1100' from any adjacent property and is located at a lower elevation than most of the property. Light and glare spilling into adjacent property will not be an issue with the current design. The pole heights in the current design are 20'. The IESNA recommends a lighting level of 30 foot-candles for class 3 volleyball, which is more than the current design.

Total land area disturbed since February 2008:

The total land area disturbed since February 2008 is 6,360 square feet. The new boathouse and future proposed buildings will not total greater than one acre of disturbance (including forementioned 6,360 square feet built since February 2008). All land disturbances are located upstream of the 8 acre reservoir on the property. Reference the Sub-basin and post-2008 construction exhibit for more information.

Sincerely,

Mike Wenger
Director of Maintenance and Facilities