



"You belong here."

October 2, 2020

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

Attn: Ryan Howser
Re: Proposed Alternative Parking Plan
Eagle Lake Camps Site Development Plan, File # PPR1953
6935 Rampart Range Road
Cascade, CO 80809

Dear Mr. Ryan Howser,

The Eagle Lake Camps property listed in the above site development plan, 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. In the days between 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.

Please confirm the two parking lots are acceptable in their current non-paved condition.

Sincerely,

Mike Wenger
Director of Maintenance and Facilities