



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, December 9, 2021, 7:00 P.M.
Council Chambers – 220 W. South Avenue
AGENDA - REVISED on 12/7/21

Zoom link from the calendar at the bottom of the front page of the City website (www.city-woodlandpark.org). Public input is important to the Planning Commission and comments are encouraged in writing in advance.

1. **WORK SESSION** – Andrew Wommack Ministries, Inc. and Charis Bible College Vision Plan presentation.
2. **CALL TO ORDER & ROLL**
3. **PLEDGE OF ALLEGIANCE**
- 3.. **APPROVE MINUTES:** November 10, 2021
4. **PUBLIC HEARINGS**
 - A. Recommend approval of an ordinance amending Title 18 of the Woodland Park Minicipal Code to address changes to family child care homes as required by recent State legislation known as House Bill 21-1222. (L)

The City Council Public Hearing is scheduled for Thursday, January 20, 2022, 7:00 P.M.
5. **ADJOURN**

For more information, please contact the Planning Department 719.687.5283

WOODLAND PARK PLANNING COMMISSION MEETING MINUTES for November 10, 2021

Council Chambers, 220 W South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to sriley@city-woodlandpark.org.

1. ORDER AND ROLL CALL: Vice Chair Hartsfield called order at 7:03 pm.

Present Commissioner Hartsfield
Present Commissioner Lee Brown
Present Commissioner Larry Larsen
Present Commissioner Ellen Carrick
Present Commissioner Carrol Harvey
Staff Present: Planning Director Sally Riley, Planner 1 David Burgess

Members absent were Jon DeVaux and Al Bunge, both excused.

2. APPROVAL OF MINUTES: The October 28, 2021 minutes were approved, as presented.

3. PUBLIC HEARINGS:

- A. SUB2021-08 & CUP/SPR2021-04:** A request by Jack Bestall (Applicant) and Mountain Starr Investments LLC (Property Owner) for a Conditional Use Permit, Preliminary Plat, and Site Plan Review for Tamarac Parc; a multi-family residential development consisting of 55 townhomes and 3 apartment buildings (112 units) on 12.44 acres with a gross density of 13.46 dwelling units / acre on Lots 6 and 7, Tamarac Tech Park Filing No. 5 (adjacent to SH 67 and Tamarac Parkway) in the Multi-Family Residential Urban (MFU) zone. **(QJ)**

Ms. Riley presented the staff report citing compliance with all applicable provisions for a Preliminary Plat, Site Plan Review, and Conditional Use Permit. Ms. Riley described; the MFU zone district; surrounding uses; Comp Plan Map mixed use; type and number of units proposed; photos of existing conditions; parks, trails and open space improvements; the Parks Advisory Board recommendation; parking analysis; SH67 improvements by the City during Summer of 2022; traffic generation and emergency access; architecture of the apartments and townhomes; public notice and referral process, and recommendation with three conditions. Furthermore, staff has added a fourth condition to memorialize the SH67 improvements and the developer's requirement to remit Transportation Capital Fees.

Applicant Jack Bestall, representative for owner Bob Young, introduced himself and delivered his presentation with photos, maps, development exhibits, and textual framework of the project.

Commissioner Brown commented that three-quarters of the apartments are small one bedroom units, limiting availability to families. Mr. Bestall explained that there is a need for one bedroom units, and that the townhomes can provide larger options and availability to families. He said that adjustments could be made to offer more two bedroom units, but that they are currently comfortable with the project as it is now to provide for workforce and student housing.

Commissioner Carrick asked about pricing, to which Mr. Bestall declined to commit to, given unforeseeable market forces and unpredictable material costs.

There was discussion on parking, and how that accommodates access to the public open space areas, and discussion regarding fencing.

Commissioner Harvey asked if the apartments will have a community space or building. Mr. Bestall replied that there is a community room in the buildings.

Commissioner Carrick asked if there will be barbeque grills assigned to each building, or if private grills will be allowed. Mr. Bestall replied there are grills located as part of the park and trail system, and that he will consider dedicating grills for the individual buildings.

There was discussion regarding the City's authority to review and approve the HOA covenants. Mr. Bestall explained that it would be unlawful for the City to impose requirements in the covenants. Director Riley clarified that these are reviewed only in terms of being consistent with the plat.

Commissioner Harvey asked if there could be some restriction or prohibition of allowing short term rentals (STRs). Mr. Bestall replied it could be a deed restriction, but that he would not agree to restricting property owner's rights and what they could do with their property. Director Riley stated that it is up to the City to establish STR rules and regulations based on the zoning.

Vice Chair Hartsfield opened the public comment portion of the meeting.

Sandie Gordon, Woodland Park, asked for clarification: if the property will be clear cut of trees; if the 30-foot setback from Highway 67 would be left intact; and suggested other buffer areas remain untouched. She also asked about phasing and timetable of the project.

Elizabeth McClintock, Woodland Park, expressed concerns regarding the additional traffic, and difficulties she's experienced with turning movements at Research Drive and Highway 67. She stated that CDOT shares the responsibility for mitigating the traffic impacts along Highway 67.

Joe Fury (via zoom), Woodland Park, commented that his concern regarding full cutoff lighting was addressed during the neighborhood meeting (on October 28, 2021). He expressed concern about a traffic bottleneck on Highway 67 in an evacuation event.

Jack Gordon, Woodland Park, expressed his concern regarding the traffic and turning movements at Research Drive and Highway 67. Vice Chair Hartsfield explained the plans for left turn lanes at Research Drive and also at Tamarac Parkway, should help alleviate some of the traffic issues. Construction is planned for the summer of 2022. Mr. Gordon also disputed the claim that this would be "attainable housing" when no price point has been set. Vice Chair Hartsfield explained that price is not part of the review criteria.

With no further public comment forthcoming, Vice Chair Hartsfield closed the comment period and opened the rebuttal period. Mr. Bestall stated that he may modify the planned tree removal for the sake of tree preservation, and that the trees in the 30-foot setback from Highway 67 will remain mostly untouched. Construction for this project is estimated to begin in the spring of 2023. A Grading Permit and Flood Hazard Development Permit will be required prior to construction.

Commissioner Brown discussed the merits of the project, questioning if it is in the best interest of the City, and if having mostly one bedroom apartments fills the housing needs.

Commissioner Carrick opined that she could see where more rooms might be desirable. Commissioner Larsen shared the same concerns, but understands that the product is market-driven. Commissioner Harvey questioned if it is this Commission's or City Council's place to dictate the design to the developer of the property when it is zoned for this use. There was additional discussion regarding the open space, sidewalks, payment of capital fees, and park usage. Commissioner Brown stated he believes the City should review and approve the proposed park amenities (gazebos, playground and park equipment) and that those be conditioned to be maintained in perpetuity. Commissioner Brown offered several edits to the four conditions below that are shown in red.

MOTION: Commissioner Harvey moved, and Commissioner Larsen seconded, based on the findings in the staff report and as presented at this public hearing, the Planning Commission recommends that City Council approve the request for the Tamarac Parc Preliminary Plat (SPR 2021-08) and Conditional Use/Site Plan Review (CUP/SUB2021-04) to develop a multi-family residential project of 55 townhouses and 3 apartment buildings with a total of 167 units on 12.44 acres with a legal description of Lots 6 and 7, Tamarac Tech Park Filing No. 5 in the Multi-Family Residential Urban (MFU) zone district, subject to the following conditions:

1. Prior to recording any future Final Plats and Townhome Plats:
 - a. There shall be inserted on each plat such plat a statement in a form satisfactory to the City to allow the general public access and use of the development's parks, open space, trails and recreational amenities and calling for maintenance of said facilities in perpetuity; and
 - b. The covenants for the subdivision, including the establishment of a Homeowner's Association and documents of the allocation of responsibilities for common areas between the Homeowners Association and the apartment building owner(s) shall be reviewed and deemed acceptable by the City.
2. Prior to installation of any infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure showing compliance with all zoning and engineering standards and which shall include:
 - a. Final Site Plan showing fencing details for open space, and final location and specifications of gazebo, playground and exercise equipment consistent with the preliminary plat;
 - b. Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main and service lines; a fire flow analysis for all water main line extensions;
 - c. Final grading and erosion control plan for the disturbed area;
 - d. Final street plan with profiles, curb and gutter, trails, etc;
 - e. Final drainage plan and report;
 - f. State Stormwater Management Plan;
 - g. All applicable development impact fees; and
 - h. Approval of Flood Hazard Development Permit.
3. Prior to construction of the apartment buildings and townhomes, the developer or owner shall obtain multi-family water tap approval by the City Council from the multi-family water tap bank prior in accordance with §13.27.050. B. of the Municipal Code.
4. The City shall collect Transportation Capital Fees at the rate applicable at the time of issuance of a Zoning Development Permit/Building Permit to off-set the City's costs to make improvements to SH67 and in accordance with the CDOT Access Permit No. 220127. The Emergency Access to/from SH67 shall be designed and constructed at

the developer's expense in accordance with CDOT requirements and prior to the issuance of the first apartment building's certificate of occupancy.

YES: Hartsfield, Carrick, Harvey, and Larsen; **NO:** Brown Motion **PASSES** 4-1. Commissioner Brown objected to the Parks Dedication, expressing that accepting private land and facilities did not meet the letter of law, and he would prefer fees in lieu of land to be collected. This case now moves to City Council for first reading on November 18, 2021, then to City Council public hearing on December 2, 2021.

4. REPORTS:

A. Ms. Riley reported that the next Planning Commission meeting is on Thursday, December 9, 2021 when the Commissioners will have a legislative ordinance removing any zoning standards for in-home day care facilities, and possibly a presentation by the Charis Bible College regarding their Vision Plan. No meetings are scheduled during Thanksgiving and Christmas holidays.

5. ADJOURN: The meeting adjourned at 9:28 pm.

Approved this _____ day of _____, 2021 by _____
Jon DeVaux, Chairman



City of Woodland Park Planning Commission Memo

Public Hearing: Dec. 9, 2021, 7pm

Agenda Item

Department

Presenter

3.A

Planning

Sally Riley
Planning Director

AGENDA ITEM 3.A: Consider an Ordinance amending Title 18 of the Woodland Park Municipal Code to address changes to family child care homes as required by recent State legislation known as House Bill 21-1222.

(Legislative) (*City Council Public Hearing on January 6, 2022*)

BACKGROUND: On September 10, 2021, Colorado House Bill 21-1222 (HB 21-1222) was signed into State law. This law allows State licensed home daycare facility to serve up to 12 children if operated by a person residing in the same dwelling where the care is provided. HB 21-1222 also requires local governments to treat family child care homes as a residential property use in the application of zoning, land use development, fire and life safety, sanitation, and building code regulations. Therefore Title 18 of the Woodland Park Municipal Code addressing family child care homes must be amended. This makes a “Family Child Care Home” with up to 12 children a permitted use in all zones except for HSC/LI. Zoning Development Permits (ZDP), public notices, and Building Code inspections are no longer required for this use. Family Child Care Homes must still be State licensed, and this ensure annual inspections by the State and Fire for life safety issues.

RECOMMENDATION: To recommend to City Council Ordinance No. ____ amending Title 18 of the Woodland Park Municipal Code to address changes to the family child care homes as required by State legislation known as House Bill 21-1222.

CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. ____
(Series of 2021)

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND PARK, COLORADO
AMENDING TITLE 18 OF THE WOODLAND PARK MUNICIPAL CODE, REGARDING LAND
USE AND DEVELOPMENT, TO ADDRESS CHANGES TO FAMILY CHILD CARE HOMES
REQUIRED BY RECENT STATE LEGISLATION

WHEREAS, the City of Woodland Park, Colorado (the “City”), is a Colorado home rule municipality, duly organized and existing pursuant to Section 6 of Article XX of the Colorado Constitution; and

WHEREAS, the City Council (the “Council”) has authority pursuant to the Home Rule Charter and C.R.S. §31-16-101, *et seq.* to adopt and enforce all ordinances and enact laws to govern and regulate the use of land within its territory; and

WHEREAS, pursuant to C.R.S. §31-23-301 *et seq.*, the City Council also possesses the authority to adopt and enforce zoning regulations; and

WHEREAS, under such authority, the City has previously adopted land use and zoning regulations, codified as Title 18 of the Woodland Park Municipal Code (the “Code”);

WHEREAS, pursuant to this authority, City Council desires to amend and adopt certain regulations related to family child care homes, required by Colorado House Bill 21-1222 (“HB 21-1222”);

WHEREAS, current state law defines a “family child care home” as a type of state-licensed child care facility serving up to twelve children which is operated by a person who resides in the same dwelling where the care is provided;

WHEREAS, HB 21-1222 requires local governments to treat family child care homes as residential property use in the application of zoning, land use development, fire and life safety, sanitation, and building code regulations; and

WHEREAS, the City Council finds it desirable and appropriate, and in the best interest of the general health, safety, and welfare of its citizens to amend Title 18 of the Code, as it relates to family child care homes, and to ensure compliance with HB 12-1222.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, AS FOLLOWS:

Section 1. The City Council incorporates the foregoing recitals as conclusions, facts, determinations, and findings by the City Council.

Section 2. Section 18.06.107 of the Woodland Park Municipal Code, concerning the definition of child care establishment, is hereby amended to read as follows:

18.06.107 - Child care establishment.

Child care establishment shall mean any of the following:

(a) Child care center shall mean a **non-residential** facility, by whatever name known, which is maintained for the whole or part of a day but for less than twenty-four-hour care **and supervision** of five or more children ~~from the ages of six weeks through sixteen years, and~~ not related to the owner, operator~~ed~~ or manager thereof and generally located in an office or commercial zone district. The term includes facilities commonly known as a "child care centers," "child nurseries," "nursery schools," "kindergartens," "preschools," "play groups," "school age programs," "centers for developmentally disabled children," "day treatment centers," "extended day programs," and "summer playground programs."

~~(b) Family child care home, small shall mean a private residence in a single unit dwelling or dwelling unit in a multiple unit dwelling providing the care and education for periods of less than twenty four hours of not more than six children, plus two additional school age children under the age of seventeen who attend before and/or after school hours. The maximum number of children shall include the caregiver's children under the age of seventeen years who are receiving care in the home.~~

~~(c) Family child care home, large shall mean a private residence in a single unit dwelling or dwelling unit in a multiple unit dwelling providing care and education for periods of less than twenty four hours of seven to twelve children subject to the licensing requirements of the state and the city. The maximum number of children shall include the caregiver's children under the age of seventeen years who are receiving care in the home.~~

~~(i) A child care home, large shall only provide care for children from the age of two years through sixteen years unless the caregiver qualifies as an experienced caregiver or child care provider under regulations established by the state.~~

~~(ii) If the caregiver qualifies as an experienced caregiver or child care provider under regulations established by the state, the child care home, large may care for children from birth through sixteen years subject to the licensing requirements of the state and the city.~~

(b) Family child care home shall mean a private residence in a single unit dwelling or dwelling unit in a multiple unit dwelling for the purpose of providing day for not more than twelve (12) children, and for periods of less than twenty-four hours of care per day.

Section 3. Section 18.33.155 of the Woodland Park Municipal Code, concerning the family child care home standards and notice practice, is hereby amended to read as follows:

18.33.155 - Family child care home standards, and notice process.

~~A.~~ All family child care homes shall meet the following standards:

4. ~~A.~~ Family child care homes must be licensed by the State and comply with all applicable State regulations promulgated by the Colorado Department of Human Services, and all local zoning and building regulations.

2. ~~B.~~ The family child care home shall acquire and keep current a valid city business license.

3. ~~Toys, mobile playground equipment and other similar items associated with outdoor activity to a family child care home shall be stored out of sight from view of the public street frontage.~~

4. C. No more than two motor vehicles associated with patrons or employees of the family child care home may be parked at any time on the dwelling unit site or on the street frontage of such dwelling unit other than fifteen minutes or less for the purpose of loading or unloading property or passengers.

5. D. Fencing of the outside space for the family child care home shall be in conformance with Chapter 18.42 of the Municipal Code.

6. E. Signage for the family child care home shall be in conformance with the Chapter 18.48 of the Municipal Code.

~~B. Notice process: Within five working days of receipt of a child care home, small, zoning development permit application containing all information as required, the city planner shall cause notification of the proposed child care home, small to be sent by regular mail to land owners within a one hundred fifty foot radius of the child care home property boundary. Any aggrieved party within the noticed area who objects, in writing, to the child care home, small may request an informal conference with the city planner within seven working days of the date of issuance of the notification for the purpose of resolving any grievance or concern. In the event that no resolution is reached through the informal conference, the city planner shall cause the child care home, small, zoning development permit application to be referred to the city council. At the next regular meeting following publication of a notice of public hearing, the city council shall hold a public hearing on the application. The city council shall render a decision to approve the application, approve subject to conditions, or deny the application and specify the reasons and findings. The city council's action in approving, conditionally approving, or denying the application shall be based on the criteria contained in Section 18.57.040(B)(1)-(11).~~

Section 4. Section 18.09.090 of the Woodland Park Municipal Code, concerning the table of permitted uses for businesses, industrial, and residential districts, is hereby amended to read as follows:

P=Permitted Use C=Conditional Use PC=Permitted Conditionally													
PERMITTED USES	SR	UR	MFS	MFU	MHP	AG	P/SPL	NC	CC	SC	CBD	HSCLI	PUD
...													
K. Institutional, Public and Semipublic.													
...													
2. Child Care Establishments:													
a. Child Care Center							P	P	P	P	C	P	PC
b. Child Care Home, Small	PC	PC	PC	PC	PC	PC	P	P		P			
c. Child Care Home, Large								P	P	P	P	P	PC
<u>b. Family Child Care Home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>

Section 5. *Severability.* The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

Section 6. *Effective Date.* This ordinance shall be in full force and effect upon its publication as required by law.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING
THIS ____ DAY OF _____, 2021.

City of Woodland Park

Hilary LaBarre, Mayor Pro-Tem

ATTEST:

City Clerk, Suzanne Leclercq

VISION PLAN

DRAFT | NOVEMBER 2021







CONTENTS

01

CONTEXT

5

02

CAPACITIES

15

03

STRATEGIES

23

04

VISION

33

05

APPENDIX

41





SECTION 01

CONTEXT

EXECUTIVE SUMMARY

THE VISION DISCOVERED

Andrew Wommack Ministries, Inc. (AWM) was founded in 1978 by Andrew and Jamie Wommack, who chose to locate AWM in Colorado Springs in 1980. After 20 years of teaching the Bible on radio and seeing modest growth, the daily Gospel Truth with Andrew Wommack television program was launched in January of 2000, with dramatic results. The ministry and its fledgling Charis Bible College (Charis), housed in just 14,000 square feet on Robinson Street, began to grow rapidly, requiring the renovation of a 110,000 square foot facility in the Garden of the Gods business corridor. The cost of purchasing, expanding, staffing and maintaining the growth was underwritten by donations from the friends and partners of the Gospel Truth program.

Spending an additional 1.5 million dollars each month to maintain a worldwide television reach of 3.2 billion people, Andrew's daily program began to bless the city of Colorado Springs with the kind of global exposure no amount of money could measure. A state-of-the-art television studio was created, with an elegant timbered lodge set, showcasing the beauty of Garden of the Gods and Pikes Peak through windows in the background. Soon friends and partners came to see the school and ministry facility they had helped to build. Viewers came from around the world. Guests included celebrities, members of royal families and government officials who had been drawn to Colorado Springs through Andrew's teaching. At the same time, Charis Bible College grew both in and outside Colorado, with 70 branch campuses in the US and foreign nations. Soon the ministry and college in Colorado required more room than the Garden of the Gods location could provide.

THE VISION MATURES

In 2009, Andrew began to consider Woodland Park as an ideal place to grow the ministry in the beauty of Colorado's Front Range. Today, Colorado Springs has been left behind in favor of a pristine 460 acre campus in this mountain community. The entire ministry campus is located on either side of Trout Creek Road. The South Campus, where Charis Bible College students attend classes and where visitors attend events, was once owned by the Littlestar family, while the North Campus once belonged to Sturman Industries, Inc. The TV studio has been relocated to the renovated Sturman building, and the worldwide visibility once given to Colorado Springs now benefits Woodland Park as the destination address for all those wanting to visit AWM and Charis Bible College.

More than 120 million dollars of construction and improvements have been applied to the Woodland Park campus in order to house the ministry's headquarters and Charis Bible College. From the very beginning, Andrew Wommack insisted on a farsighted policy of sending his Bible teaching material free to those in need. More than half of those responding through media ask for free material. This has required the AWM headquarters to accommodate a large shipping and production operation. Local staff employment stands at 583 as on-campus enrollment approaches 1000 students, with 7000 more students enrolled worldwide. Plans to recruit and accommodate 2000 students on-campus are underway.

In 2021-22, the daily TV program, a new weekly television show, a just-launched live call-in show, plus a host of weekly livecasts have begun to drive the ministry's first-ever need for a 24/7 ministry help line. Given Andrew and Jamie Wommack's history, this increased media exposure bodes well for Woodland Park, as well as for the funding of future growth and development on the North and South campus of Andrew Wommack Ministries and Charis Bible College.

This Vision Plan presents an overview of current thinking and planning regarding campus growth for the next decade and its possible implications for the local economy, as well as the city and county partnerships affecting the quality of life in Woodland Park.



MISSION STATEMENTS

Andrew Wommack Ministries

To reach as far and deep with the Gospel as possible.

Charis Bible College

To transform lives, train leaders, and change the world.

VISION STATEMENT

Charis Bible College

Equip faithful men and women for the work of the ministry by teaching spiritual truths, imparting biblical knowledge, providing practical ministry opportunities, and grounding them in the message of God's unconditional love and grace.

The Charis Bible College Vision Plan contains three goals, each with corresponding Objectives and recommended Steps. See *Section 3: Strategies for Objectives and Steps*.

GOAL 1

Create a strategic and cohesive vision to shape future Charis Bible College campus growth that aligns with the mission of Andrew Wommack Ministries.

GOAL 2

Invest in infrastructure, facilities, and amenities that support our strategic growth while acknowledging the established Woodland Park community and preserving the natural beauty of the region.

GOAL 3

Enhance the identity and placemaking of Charis Bible College.

GOAL 4

Engage with the local community to foster mutually beneficial growth opportunities and partnerships between the campus and the greater community.

ESTABLISHING THE VISION

What is a Vision Statement?

A vision statement represents an organization's way identifying a set of core values. A cohesive vision statement helps ensure that the essence of the core values are preserved and flexible.

01 CONTEXT

Defining the Vision

In order to establish the vision, NES and the Executive team from AWM collaborated to understand and assess the current vision and identify gaps that need to be addressed in the plan.

A thoughtful and comprehensive campus plan begins with contextual understanding of the site in relation to its surroundings. Initial analysis included researching related plans, policies, and studies, considering the complex histories of AWM and Charis Bible College and identifying areas to further examine. Potential considerations included understanding current land uses, campus circulation, development patterns, growth perspectives, development projects and traffic flow.

02 CAPACITIES AND CONSTRAINTS

Informing the Vision

Through analysis of the different land use studies and existing conditions, the Project Team identified large scale development capacities of the site related to future growth and successful vision implementation. Ultimately, these takeaways inform the foundation of the Vision and successful steps forward.

The results of these studies and research built the foundational framework for the Vision and can inform future development decisions and early action items for the successful growth of the campus. Each study is detailed below. The complete study graphics can be found in the Appendix (page 41).

03 STRATEGIES

Developing the Vision

After technical analysis, the Team began developing goals that drive the Vision.

These four goals help guide the focus and sustain the mission and values of Charis Bible College. These provide clarity and focus, and serve as the foundation for key decision-making and successful implementation.

04 VISION

Creating the Vision

Throughout the process, various key themes became evident and key components of the Vision:

This Vision Statement is an opportunity to describe anticipated development within the context of the overall Charis Bible College vision and the overall City of Woodland Park vision.

In addition, this Vision Plan describes the need for Andrew Wommack Ministries and Charis Bible College to reinforce a united campus, which was the reality from 1994 to 2014.

The Charis Bible College Vision Plan creates a proposed plan for the prospective growth of campus infrastructure, recreation, multi-modal circulation, and preservation of the natural beauty of the property.

This Vision sets the framework for campus-wide growth and creates a path forward for mutually beneficial growth of the campus and the community, fostering long-lasting partnerships.

The goals and strategies in this plan will be used to develop early implementation facility objects for immediate growth and to assist in the understanding of future needs. The Vision's goals outline the framework for the master plan and the successful outcome of programming.

Through the programming, a common development theme has been established: all architecture of new construction will reflect contemporary mountain/lodge design aesthetics. The programming components further explore prospective growth and associated campus needs, supporting the long-term vision.

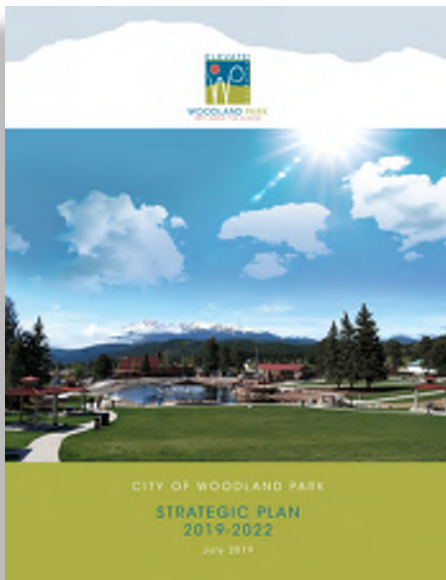


RELATED PLANS, POLICIES & STUDIES

Defining the Vision

Multiple documents and studies provide background and guidance to shape the vision for Charis Bible College (Campus) moving forward. The planning documents establish a comprehensive contextual understanding of the site from regional and local perspectives. Summaries of pertinent information and data from key related plans, policies and studies are outlined below. Each study is directly appropriate to the foundation of the Vision Plan. This guidance from the supportive documents should, along with the Vision Plan itself, be fluid as each plan progresses over time from implementation and updates.

CITY OF WOODLAND PARK STRATEGIC PLAN



The Vision Plan wishes to be supportive of the City of Woodland Park Strategic Plan. The Campus is a valuable partner to Woodland Park that can serve in the enhancement and expansion of the local business climate and community growth. Charis Bible College students, faculty and staff strengthen the community retail base of Woodland Park. The conferences and events hosted on campus are an opportunity to promote and market Charis Bible College and Woodland Park in support of the Strategic Plan Goals. Early efforts with the Ministry Staff in the engagement of the updated Comprehensive plan have taken place. Future plans should be evaluated to look into additional sources of Strategic Plan Goal implementation.

Excerpts of the Document:

"Strategic Plan Priorities.....the four priority goal areas are: Economic Development, Financial Sustainability, Infrastructure and Workforce."

"Strategic Plan Focus Areas..... Become a Destination Location, Market and Promote Woodland Park, Develop Public-Private Partnerships (P3)."

"Promoting and marketing is critical for Woodland Park's goal to be known as a destination town and a hub for visitors to enjoy attractions throughout the region. Expanding on public-private partnerships is key for collaborating, sharing resources and leveraging knowledge."

"Proactively seek out and identify future problems and innovative solutions that anticipate stakeholder impacts and develop systems which enable our team and community to reach their full potential."

WOODLAND PARK, CO MARKET ANALYSIS & OPPORTUNITY ASSESSMENT

Charis Bible College provides an additional supportive, consistent, and fluid customer base for downtown businesses. Woodland Park is a socially active population with a strong connection to place and community, which can be seen in the attendance levels and diversity of the events it holds throughout the year. When people have the option to attend activities and events, they are more likely to stay in the city and spend their money locally instead of driving to other communities for entertainment. Events also draw visitors from the greater Front Range and Denver area who are supportive of the local businesses and greater economy.

Excerpts of the Document:

"The City of Woodland Park is dedicated to supporting existing businesses and has identified many strategies and resources throughout past planning efforts... in order to ensure the strongest, most resilient business base possible."

"Attract Charis Bible College students, faculty, staff and alumni to downtown Woodland Park. Temporary residents, such as students, are often a less obvious customer base for downtown businesses. Embracing current students as a part of the community and orchestrating activities/events in downtown that appeal to them will help encourage these temporary residents to spend more time in downtown and as a result, more money."

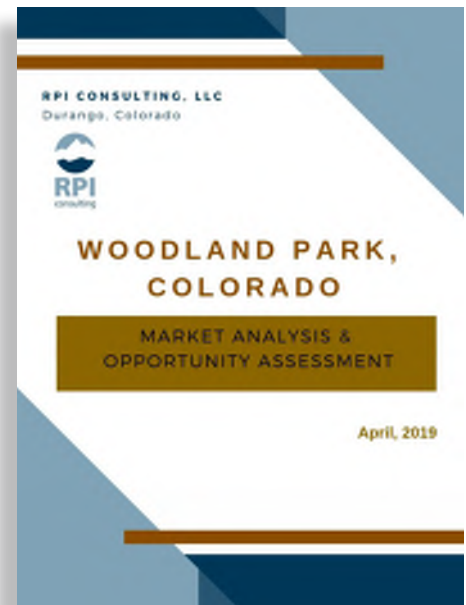
ECONOMIC & FISCAL IMPACTS OF ANDREW WOMMACK MINISTRIES HEADQUARTERS & CHARIS BIBLE COLLEGE

Evaluating the economic impact of Charis Bible College to the Woodland Park and Teller County area, this study identifies the institution as a significant contributor to the vitality of the economy. Key contributions include construction of the new campus, operations and maintenance expenditures, salaries paid to employees, students' local expenditures, and events help that generate lodging, retail, and restaurant expenditures in the City of Woodland Park and Teller County.

Excerpts of the Document:

"Charis/AWM support 912 jobs in the Woodland Park/Teller County economy and that is expected to grow to 1,599 by 2030"

"In 2030, the projected annual \$60 million in direct payroll will result in more than \$14 - \$34 million in local earnings impact. The resulting Woodland Park/Teller County sales tax collections from this activity are projected to total \$2.1 million over the 10-year period between 2021 and 2030 (ranging from \$121,000 to 286,000 per year)."





AFFORDABLE HOUSING NEEDS ASSESSMENT TELLER COUNTY

This study provides an unbiased evaluation of housing affordability in Teller County. It analyzes both the current situation, and predicts 10-year future needs for 2025. Charis Bible College recognizes the strain it places on the rental market, and the Vision Plan seeks to alleviate this pressure, providing housing for more students on campus, thus increasing the attainability of housing for the Woodland Park community in Teller County.

Excerpts of the Document:

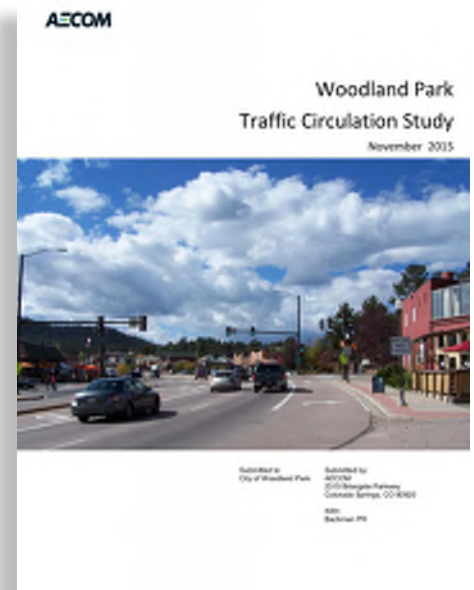
"The completion of the Charis Bible College Phase 1 campus in Woodland Park has put further pressure on the rental market. Since each student's tenure at the college is two or three years, students generally do not consider purchasing

a home; most are renters. The college continues to substantially increase the number of renter households."

"The deficit in 2016 at the time of the assessment for affordable housing was 336 units. The assessment recommends construction of as many units as allowed. The assessment estimates to "keep-up" with the predicted growth of population and jobs from 2015 to 2025, a total of 926 units would be needed in 2025."

WOODLAND PARK TRAFFIC CIRCULATION STUDY

The Woodland Park Traffic Circulation Study examined the current City traffic routes and sought to alleviate the overburdening of central routes. This study considered the feasibility of various future traffic circulation options for the City of Woodland Park. It identified several implementation strategies with one of which that directly address the connectivity between ST 67 and Highway 24. The route most relevant to campus, the Westside Alternative (Trout Creek Rd-Innovation Way-Stone Ridge Dr.) was identified as not feasible in the initial level of the Feasibility Study. The alternative did not meet the criteria, including Time Frame to Implement, Ease of Implementation and Achieves Project Goals. This alternative was not considered for the next level of refinement or presented as a proposed option. These findings inform the circulation corridors identified in the proposed circulation routes for the Vision plan.

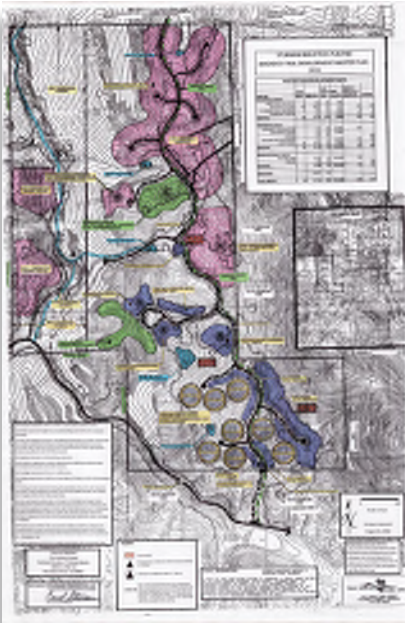


Excerpts of the Document:

"Alternatives were screened through several levels and a series of effectiveness criteria. Options were developed further based on the outcome of the alternatives analysis process."

"The lack of broad-based general public support for significant projects can largely be attributed to two factors: Reservations about additional traffic in once quiet neighborhoods, and opinions that anything less than a full highway bypass would do little to improve traffic."

STURMAN INDUSTRIES PUD/PBD FINAL DEVELOPMENT MASTER PLAN

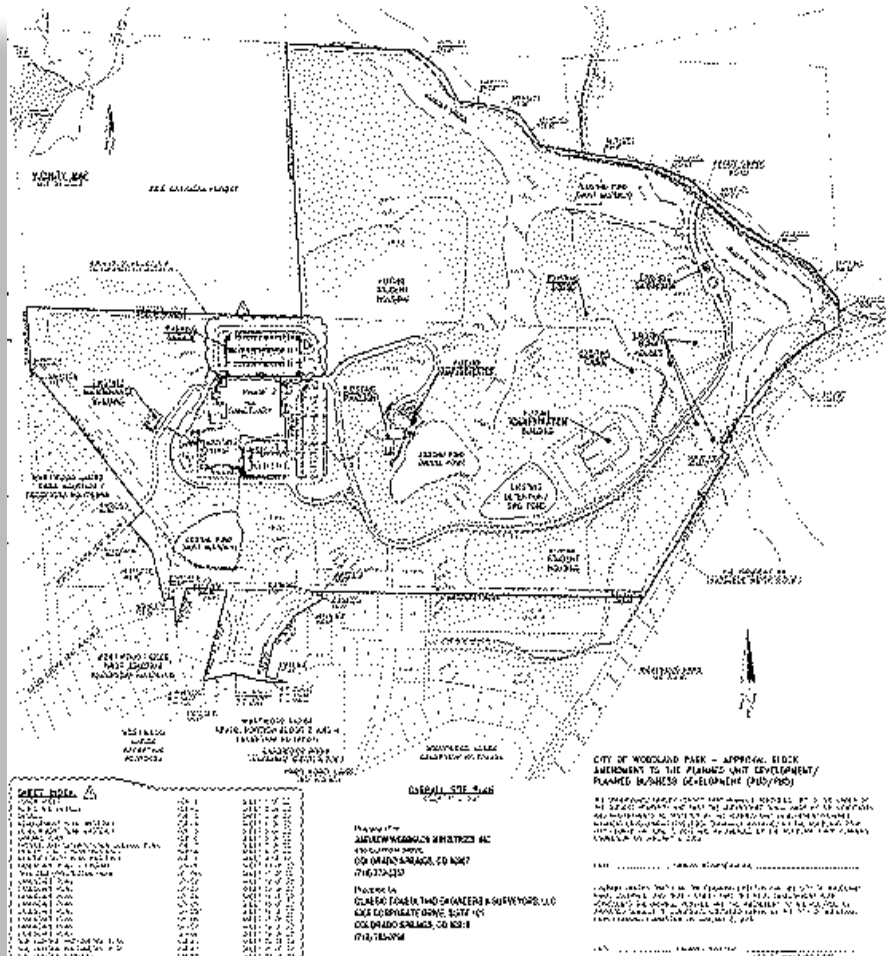


Prior to the opportunity to purchase the Sturman property, the current Ministry property was anticipated for and entitled through the City of Woodland Park as a master planned development. This PUD plan set the framework for a largely industrial focused mixed use development. The plan identified standards and densities for a development direction at the time that centered around manufacturing, corporate facilities and supportive residential uses. Additionally the plan identified the Malt Conservation Easement and standards within such for maximum building heights, densities and allowed uses. This document at the time of the approvals served a development intent that unfortunately did not come to fruition and a land use in Woodland Park that has not shown traction since its initial approvals. Since the purchase of the land, the Ministry and College have worked within the development

standards along with Memorandums of Understanding that have allowed development to move forward to date, but a large scale update addressing the current Vision and renewed land-use is needed to solidify the two land areas into one campus. This document approval carries past land use entitlements relevant to the Malt Easement, which should remain in place, but the larger implementation strategies tied to the approval need to be revised to address the current use and direction of 315 acre property.

THE SANCTUARY PUD

The most recent land use actions addressed the southern campus, The Sanctuary, which looked to incorporate a much needed campus parking garage for the college and identified a scope of development for student housing. This PUD plan aligns with much of the goals of the Bible College and Mission for such but now plays a larger role in the cohesiveness sought between the South Campus and the North Campus of the larger Charis Bible College Campus.







SECTION 02

CAPACITIES

EXISTING CONDITIONS

Site Analysis

Early in the planning process, the Team analyzed the existing conditions and capacities, in order to conduct some preliminary planning studies which ultimately could inform the Vision and its successful implementation strategies seen in the following sections. Each study below acknowledges the current conditions of the site, which help define constrained areas and opportunity areas for the campus. These studies provided a framework for conversations surrounding the strategic goals for the Campus and opportunities for early action items and Vision objectives.

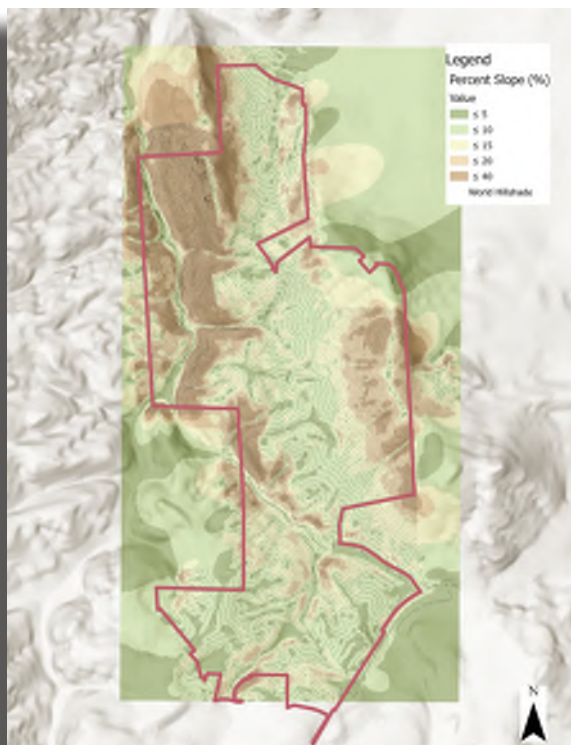


Exhibit 2.1

TOPOGRAPHY

The Slope Inventory in Exhibit 2.1 identifies steep slopes of up to 40% on west and east portions of the property. Several drainages on the west extend toward center. Slopes mellow south to Highway 24. Ridges adjacent to the drainageways on the west provide viewshed opportunities. Proposed site development projects will need to be identified on portions of the site with sustainable topography, generally through the center, north east and south areas of the site.



HYDROLOGY

Tributaries of Trout Creek flow along the west edge and traverse through the site to the south. Man-made and naturally occurring bodies of water are present on the southern portion of the property. Portions of the site located in the floodplain require a strategic approach for the placement of future site projects. On-site wetlands present opportunities and challenges. Wetlands provide valuable wildlife habitats, as well as a passive recreation opportunity. Construction activity should be limited in Wetland areas to protect and preserve natural functions. This is an important consideration in identifying proposed site development projects.

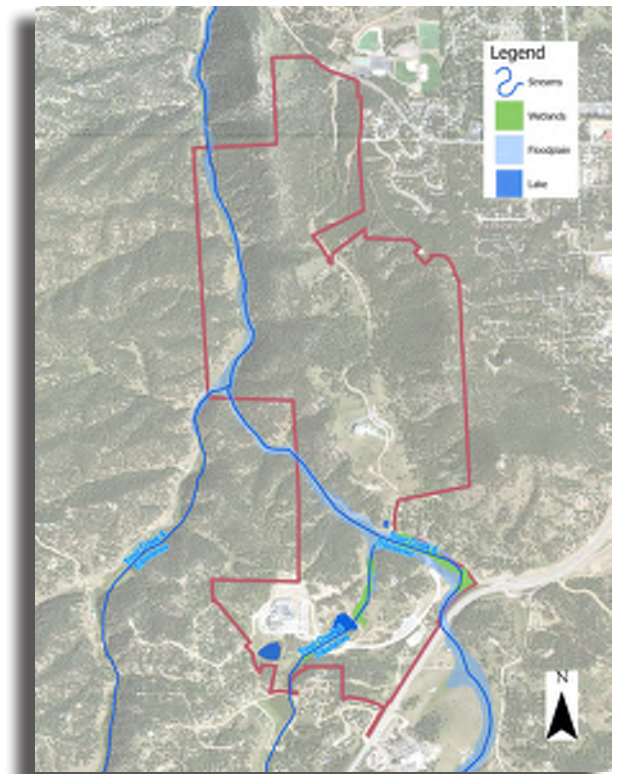


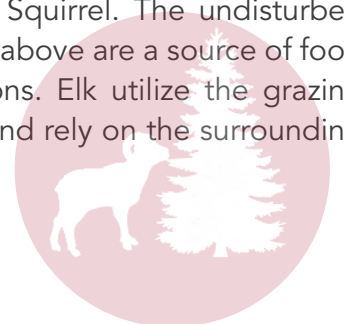
Exhibit 2.2



Exhibit 2.3

FOREST MANAGEMENT

The property is comprised of Southern Rocky Mountain Ponderosa Pine Forest around the perimeter with pockets of Douglas Fir and Southern Rocky Mountain Dry-Mesic Montane Mixed Conifer Forest. Forest stands transition through small mosaics of Rocky Mountain subalpine shrublands into swaths of Southern Rocky Mountain montane-subalpine grasslands through central portions of the site. The mature forest stands around the perimeter, buffering the site from adjacent neighborhoods and create a sense of seclusion and sanctuary. The variety of ground cover provides habitat to a diverse range of wildlife including Elk, Black Bear, Great Blue Heron, Wild Turkey and Abert's Squirrel. The undisturbed wetlands identified in the exhibit above are a source of food and shelter for Great Blue Herons. Elk utilize the grazing opportunities of the grasslands and rely on the surrounding forest for cover.



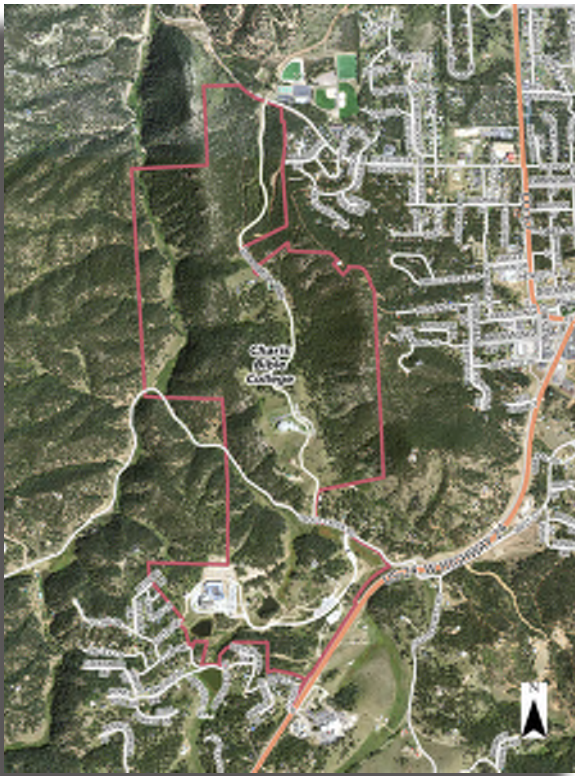


Exhibit 2.4

CIRCULATION

Existing site conditions and mountain topography impact vertical and horizontal alignment options for roadways and pedestrian paths. To maintain the property's aesthetics and create a context-sensitive design, planned roadways, parking areas, pedestrian paths and buildings should all be strategically located in order to minimize the disruption that could be caused to native areas and drainage-ways. Gospel Truth Way runs north-south through the existing South Campus area. The roadway appears to be constructed to a 36-foot minimum pavement width from southeast of the existing parking lot and continuing north to the Trout Creek intersection.



FACILITIES

The property is currently within Woodland Park's Gold Hill pressure boundary, served by a large storage tank generally north of the site. Various studies have been done to analyze the water distribution system, and more specifically for the Sanctuary which included a Utility Report and Final Drainage in 2012. These early studies have analyzed water models for the South site, based on the current PUD plan and relevant drainage facility capacities and needs for full spectrum detention and stormwater quality capture volume. Further studies are needed for the North site and any future development. Final water main sizing, fire flow modeling, pressures, and demands should be further refined with future construction document preparation prior to construction.

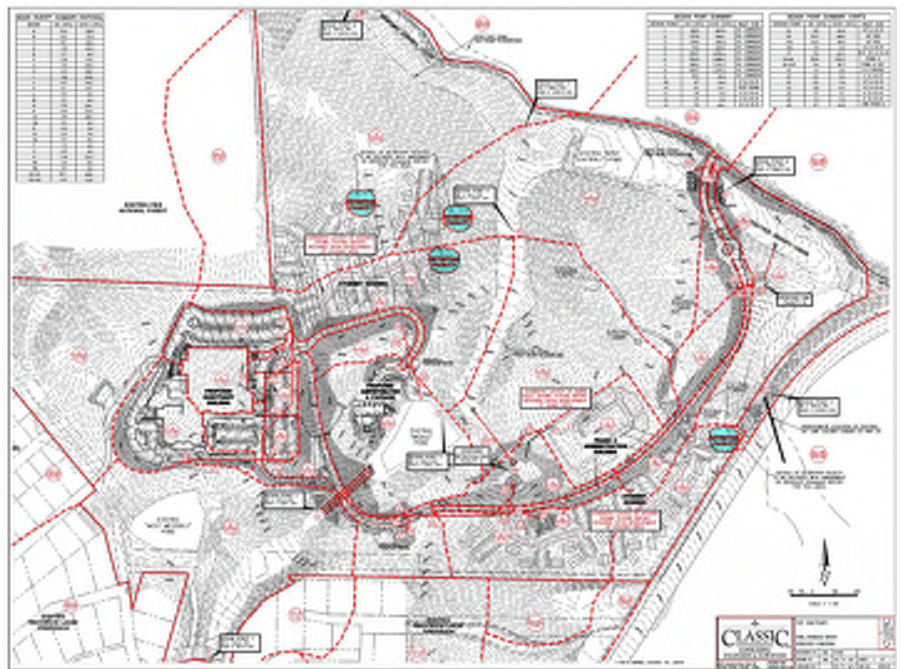


Exhibit 2.5

KEY TAKEAWAYS



TOPOGRAPHY

- Steep slopes on site impact future development projects.
- The presence of the ridges on site provide unique viewshed opportunities.
- Drainage on site through valleys will need to be addressed with future development projects and utilized as site recreation amenities.



HYDROLOGY

- Wetlands provide valuable wildlife habitat.
- Wetlands could be utilized as a passive recreation opportunity.
- The presence of undisturbed wetlands on site impact future development projects.
- Further research is needed to understand site specific flood elevations, duration of flooding, rate of floodwater rise, as well as their fall and frequency.
- Building and facilities placement will need to consider and respect floodplain boundaries.



FOREST MANAGEMENT

- Areas identified as High to Highest Wildfire Risk by the Colorado State Forest Service.
- Establish buffers and intensive forest stand management measures around high value existing and proposed development.



CIRCULATION

- Topography presents unique opportunities and challenges for future road and pedestrian path alignment.
- Goal to enhance existing site access points to diversify transportation options.
- Increase pedestrian and bicycle circulation on site to reduce vehicle traffic and encourage multi-modal options.



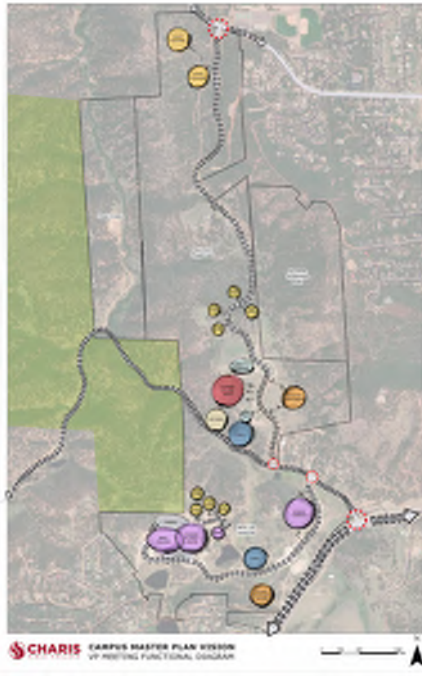
FACILITIES

- Current service providers include water and wastewater service by the City of Woodland Park, electric service from IREA, natural gas service from Black Hills Energy, and communications from CenturyLink and US Cable.
- In order to support the full build out of the current Sanctuary PUD, a water main loop was constructed.
- The south campus Sanctuary site can currently be served by the existing 8" water and wastewater mainlines. This is sufficient to support the current south campus Sanctuary PUD. Additional water modeling is necessary for future development on the south campus to facilitate the future Vision.
- Future land use layouts will need to consider potential ejectors to accommodate the site topography.
- Future water distribution system be designed to meet the maximum hourly water demand plus fire flow requirements with residual pressure demand restrictions as noted in the current Sanctuary Water Model Report.

PLANNING STUDIES

Initial Studies

Early in the process the project team meet with key members of the ministry to understand the creation of a legacy vision. Through early interviews, site analysis and research, the Project Team inventoried and documented the baseline information. These initial studies set a framework for understanding the demands and capacities of the campus. These preliminary studies addressed conceptual thinking only and did not intend to represent any formal design, just framed process and analysis for a cohesive vision.



LAND USE PLANNING STUDY

The Project Team identified key land use areas to shape a long term vision for a master development. This study takes into consideration existing conditions and constraints, and conceptualizes key land uses on campus. The succeeding studies build off this, providing the foundational framework for the Vision Plan. By clustering various uses, each portion of campus has a defined character. The southwestern cluster is the Student Activity Center, including the Bible College, Student Activity Center, Lodge housing, and Chapel. The central cluster is the Student Village, including shops, the ministry building, an RV Park, student apartments, and support facilities. Additional housing and the sports complex surround these clusters, all to be connected via trails and road networks.

Purple - Student Activities

Orange - Primary Campus Housing

Yellow - Temporary/Special Use

Housing

Red - Village Shops

Blue - Storm water Quality

Exhibit 2.6

The complete study is in the Appendix (page 47)

WALKING DISTANCE STUDY

Following the larger Land Use Planning Study, alternative modes of transportation and access were evaluated on the basis of these larger master plan uses. This study looked specifically at reasonable distances from the individual uses and set the understanding and need for alternative modes of transportation.

This study analyzes 5-10 minute walking radiuses for key locations on campus. The solid lines indicate a .25 mile (5 minute) walking radius, and the dashed lines indicate a .5 mile (10 minute) walking radius.

The main centers of campus activity are (north to south):

A - Faculty Housing

B - Lodge Housing

C - College Services

D - Student Housing

E - Sports Complex

F - Student Attached Housing

G - Student Attached Housing

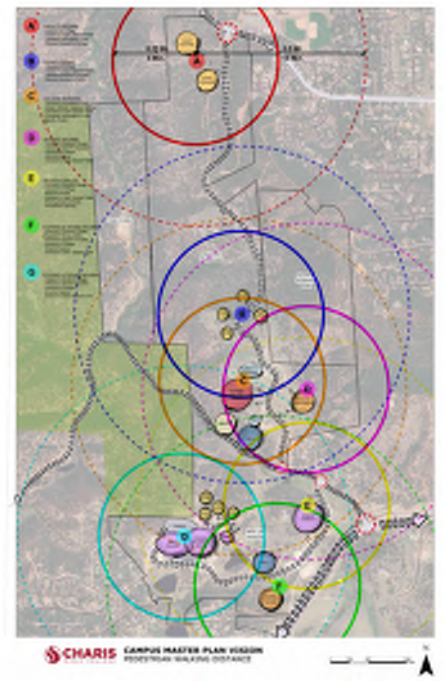


Exhibit 2.7

The complete study is in the Appendix (page 48)

TRAIL ACCESS & IMPROVEMENT STUDY

This study analyzes future trails in effort to create a cohesive bike and pedestrian trail system. This study considers internal trail access, as well as connections to the City of Woodland Park. The trail system intentionally connects important locations on campus, while also providing viewshed opportunities and scenic overlooks. The study recommends various types of trail, indicated below:

Pink: Soft surface type 1 (limited access)

Red: Soft surface type 2 (public access)

Yellow: Bike Lane and Sidewalk

Blue: Sidewalk

Orange: Viewshed Opportunity



Exhibit 2.8

The complete study is in the Appendix (page 49)



PARKING NEEDS & IMPROVEMENT STUDY

This study evaluates the anticipated parking demand and land use area that would be related to such from a service and need basis. This study identifies 9 future parking locations around the campus, with strategic parking being placed adjacent to the proposed trail network for convenient multi-modal campus transportation.

P1 - supports the staff housing, intentionally removed from primary campus area

P2 - Cottage parking, strategically within walking distance of the Student Village

P3 - Ministry and guest parking

P4 - Student Village Support and employee parking

P5 - Apartment Housing parking, adjacent to bike and pedestrian trails for connection to Student Village

P6 - Sports complex and event parking space, supportive of off campus incoming traffic

P7 - Student housing and guest parking, in close proximity to Student Village

P8 - Event parking for off campus students and visitors

P9 - Lodge Housing parking

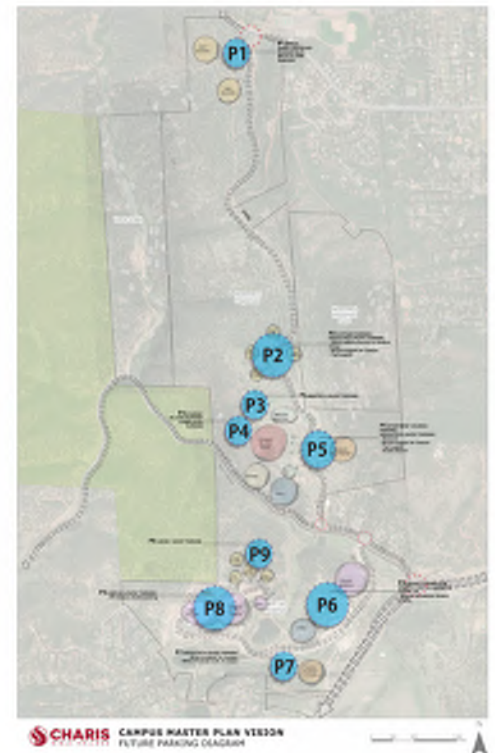


Exhibit 2.9

The complete study is in the Appendix (page 50)





SECTION 03

STRATEGIES

GOAL 1

Create a strategic and cohesive vision to shape future Charis Bible College campus growth that aligns with the mission of Andrew Wommack Ministries

Early in his ministry, Andrew Wommack realized that the most efficient way to reach as far and deep with the Gospel as possible—which has always been the mission of his organization—would be to train licensed ministers who would then be able to train others. In other words, he realized that if he were to create a Bible training college, it would greatly increase the ability of the organization to fulfill its mission. So in 1994, Colorado Bible College (now Charis Bible College) opened its doors and has been equipping adults from various backgrounds to enter the workforce.

This mission—to reach as far and deep with the Gospel as possible—has always guided and will continue to guide the growth of the Charis Bible College campus. Creating a vision plan will address first and foremost the Ministries desired legacy. The vision will further outline and work towards an informative Campus direction that shapes the character, intent and lasting legacy desired by the Ministry for a successful blueprint for future development.

After Charis moved from Colorado Springs to Woodland Park in 2014, its growth trajectory has imparted a need to increase supportive campus growth infrastructure and the ability to support such by ways of student housing and supportive facilities needed for future growth. This Vision Plan recommends that Charis Bible College create student housing options and related student lifestyle amenities to support recruitment, retention, and graduation goals. On-campus housing not only creates a community for learning and discipleship, but it also creates a place for students to bond with one another and the college.



EARLY ACTION ITEMS

1. Prioritize potential campus facility and amenity improvements.
2. Determine budget demands for future construction projects.
3. Identify needs for future growth and future development implementation.
4. Utilize and share the Vision document as a communication tool for community engagement to foster the fluid application of development and implementation strategies lending to a successful campus.



OBJECTIVES

DEVELOP and implement an integrated Vision Plan that details the incremental development of campus facilities and the student experience.

INCREASE facility capacities to support incremental growth.

DEFINE a vision that promotes collaboration and connections to surrounding neighborhoods and the Woodland Park community.

CONTINUE collaboration with key regulatory agencies and departments within the City of Woodland Park to understand the challenges and strategic partnerships that can be fostered to support the ultimate Campus Master Plan.

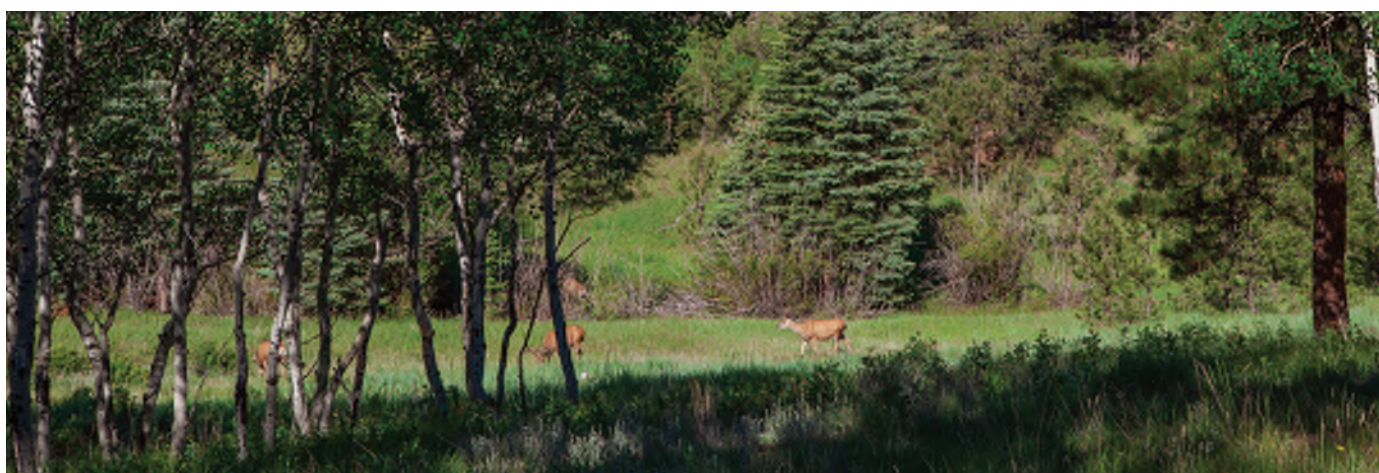


GOAL 2

Invest in infrastructure, facilities, and amenities that support our strategic growth while acknowledging the established Woodland Park community and preserving the natural beauty of the region

The Charis Bible College campus will be enhanced and improved for utilitarian, leisure, and recreational purposes. To honor the beauty of the region and to respect the established community, all enhancements and improvements to the campus will be guided by future architectural standards and the entitlement efforts for the overall PUD that set the site development standards under current Woodland Park code requirements. Investments in strategic growth are to be centered around implementation that not only serves the need of the overall campus infrastructure but serves development that actively engages the faculty, staff and students in the cohesive campus services and needed facilities. Finally, growth will be planned so that it fosters a healthy lifestyle for both the Charis Bible College and Woodland Park communities.

Strategic growth implementation should outline and create the direction for needed infrastructure, access improvements and site programming to form a sustainable design direction.





EARLY ACTION ITEMS

1. Establish solid projections for on-campus housing needs for the next 25 years.
2. Prioritize locations and building types for campus housing options.
3. Create entitlement and construction schedules for high-priority housing sites.
4. Create a multimodal route map to allow students, faculty, and staff to walk, ride bikes, or drive vehicles throughout the campus.
5. Upgrade road crossings along Trout Creek Road.
6. Consider adding bicycle lanes to support multi-modal options.
7. Identify campus-wide infrastructure needs.
8. Connect the two campuses with the integration of multimodal options and extensions of Sturman Parkway.
9. Create campus wide emergency service plans that address proper emergency service planning efforts and the staff needed to support these efforts.
10. Continue to address needs for water modeling, drainage facility capacities and needs for full spectrum detention and stormwater quality capture volume with future development

OBJECTIVES

EXPAND residential campus housing options to promote community, learning, and discipleship.

INTEGRATE natural environmental processes into the design of buildings and landscape, with particular consideration for energy and water efficiency, the lifecycle of materials, biodiversity and stormwater management.

DESIGN and site buildings to be compatible in bulk and massing with existing adjacent buildings, and to provide appropriate external area for landscaping and open space. Buildings will be designed to maximize natural daylight, and to provide an exterior view and natural ventilation for all occupants.

STAY in keeping with the “dark sky” efforts of Teller County by continuing to employ “downlights”—outdoor light fixtures that purposefully direct light downward to an area beneath them, reducing night-sky light pollution.

INCLUDE bicycle routes and lanes.

DEVELOP a routing plan for bicycles within the campus environment with links to routes penetrating from outside the campus.

GOAL 3

Enhance the identity and placemaking of Charis Bible College

Andrew Wommack Ministries has been in the Front Range region of Colorado since 1978. Its founder and his family have lived in rural Teller County since the early 1980s. Their love of the region, and Teller County, is why they decided to relocate Charis Bible College from El Paso to Teller in January of 2014. In the fall of 2018, the headquarters for the college, Andrew Wommack Ministries, relocated its operations as well, marking the return to a united campus. As the Charis Bible College campus grows, every decision will continue to be driven by a desire to honor and preserve the unique beauty and small-town lifestyle of Woodland Park.

As the campus moves into its next phases of growth, the college will incorporate private and public spaces that include trails for walking and biking that focus around the needs of the campus but also provide connected opportunities to community open space and recreation.

Fostering activity both on campus and in the unique recreational spaces available both on site and within the larger Woodland Park and Teller County areas will create a connection to the growth that supports the ultimate vision.



EARLY ACTION ITEMS

1. Establish campus-specific design guidelines for building and site improvements moving forward.
2. Increase multimodal transportation planning.
3. Develop a pedestrian plan that takes into account future enrollment.
4. Increase campus connectivity and cohesive development feel with the construction of a student promenade.



OBJECTIVES

BUILD prospective growth plan to foster quality placemaking while developing a campus with a positive and supportive environment.

DIVERSIFY Campus housing, circulation, recreation and transportation options.

EXPAND circulation network to connect existing and proposed pathways, trails, and open spaces to increase ease of pedestrian movement through the campus.

IMPLEMENT development improvements that are multifaceted and facilitate function relative to the needs of the students, faculty and ministry.



GOAL 4

Engage with the local community to foster mutually beneficial growth opportunities and partnerships between the campus and the greater community

Charis Bible College is a partner to Woodland Park. Charis Bible College visitors, students, faculty and staff strengthen the community retail, housing and tax base of Woodland Park boosting the area's economic development.

The seminars and events hosted on campus are an opportunity to promote and market Woodland Park as a destination encouraging visitors to stay rather than pass through Woodland Park. Charis Bible College students, faculty, staff and alumni are an undervalued consumer market for Woodland Park. Charis Campus events and conferences are a reason for visitors and tourists to visit Woodland Park and give them a reason to stay for the day or the night.





EARLY ACTION ITEMS

1. Establish a P3 task force of Campus Faculty/ Staff.
2. Desire to promote a transparent process as decisions are made, implemented, and reassessed.
3. Update a revised planned unit development (PUD) plan that supports the efforts of the vision moving forward.
4. Collaborate with the Woodland Park Fire and Police Departments on an emergency management plan.
5. Continually evaluate campus security to lessen the burden on the City of Woodland Park police department.



OBJECTIVES

EXPLORE new opportunities for collaboration and coordination with community stakeholders who share a similar passion for Woodland Park and surrounding Teller County.

STRENGTHEN existing partnerships with community stakeholders through outreach and ongoing engagement. Keep stakeholders up to date on implementation of the Vision Plan and notify them as new possibilities for collaboration become available.

IDENTIFY gaps in the current community infrastructure that Charis could support through partnerships.

SHARE the Vision of the AWM and Charis growth that looks to a cohesive campus that grows with Ministry and community at large.





SECTION 04

VISION

*Faculty/Student Single
Family Attached*

Student Village

Lodges

Student Apartments

Parking Garage

Maintenance Building

Bible College Auditorium

Bible College Sanctuary

Trail

Trail





VISION PLAN

VISION STATEMENT

VISION

This Vision Statement is an opportunity to describe anticipated development within the context of the overall Charis Bible College vision and the overall City of Woodland Park vision. In addition, this Vision Plan describes the need for Andrew Wommack Ministries and Charis Bible College to *reinforce a united campus*, which was the reality from 1994 to 2014.

The Charis Bible College Vision Plan creates a *proposed plan for the prospective growth* of campus infrastructure, recreation, multi-modal circulation, and preservation of the natural beauty of the property. This Vision sets the framework for campus-wide growth and creates a path forward for mutually beneficial growth of the campus and the community, fostering long-lasting partnerships.

The goals and strategies in this plan will be used to develop early implementation facility objects for immediate growth and to assist in the understanding of future needs. The Vision's goals outline the framework for the master plan and the successful outcome of programming.

Through the programming, a *common development theme* has been established: all architecture of new construction will reflect contemporary mountain/lodge design aesthetics. The programming components further explore prospective growth and associated campus needs, supporting the long-term vision.



OVERARCHING BENEFIT

Building needed infrastructure and campus housing in scheduled stages, as well as other campus amenities, will help fulfill the overall goal of the Charis Bible College Vision Plan. In addition to directly benefiting students and staff, on-site housing will alleviate some of the pressure on the local housing market. Students will have multiple options for housing and will not always have to turn to the local community to find lodging. Furthermore, the student activity and recreational centers will provide opportunities for a vibrant campus life and will be conducive to developing a more productive and engaged student body, which in turn, will be more profitable to both the college and the community at large.



SINGLE-FAMILY ATTACHED

Situated on the North Campus of the site, these present a more traditional housing option in close proximity to the campus for faculty, staff, and students. Lots can range in size and need but will largely be focused on transitional housing options for staff and students. This type of housing will largely provide short term lease options for staff or students in the process of identifying permanent housing.





LODGE HOUSING

Lodges have the potential to accommodate guests attending conference events and gatherings on campus. In addition these facilities will be utilized for student housing options for group living alternatives possibly tied to graduate students. These facilities offer centralized shared amenities, such as cooking and laundry, in a single hub building.

Lodge Housing adapts to the varied topography on site and is flexible in placement. The number of beds in each unit differs to capture the diverse demands of the various events held on campus.

STUDENT APARTMENTS

Apartments provide a traditional, two-bedroom, and community style living option on-site for first-year and second-year students who may not have access to a vehicle. The proposed apartments will address the need for on campus living options and relieve the pressure on the current Woodland Park rental market for seasonal living.



STUDENT ACTIVITY CENTER & STUDENT VILLAGE

The Student Activity Center and Student Village are the main hubs for on-campus life. Dining options, event space, study lounges, and student services ensure there will always be opportunity for student engagement and activities. These facilities also houses several campus departments and will be the hub of information and student support services. The Center and Village will provide additional space for on-site amenities and potential cross-departmental and community partnerships.



PROMENADE

The Student Promenade presents a safe, designated area which is exclusive to pedestrian and bicycle traffic. Students who do not have access to a vehicle will not have to compete with vehicular traffic during their commute to the campus. This will serve as an accessible point of connection between the main campus and the general housing area, as well as the other activity and service-oriented structures.



AMPHITHEATRE

The Amphitheatre will allow for more frequent showings of theater and creative art productions. With a growing student body, an increase in student-led productions will also increase. The Amphitheatre will decrease any conflict for rehearsal or performance space in the Auditorium that comes with this increased demand. Additionally, this can serve as another area for student life and activities.



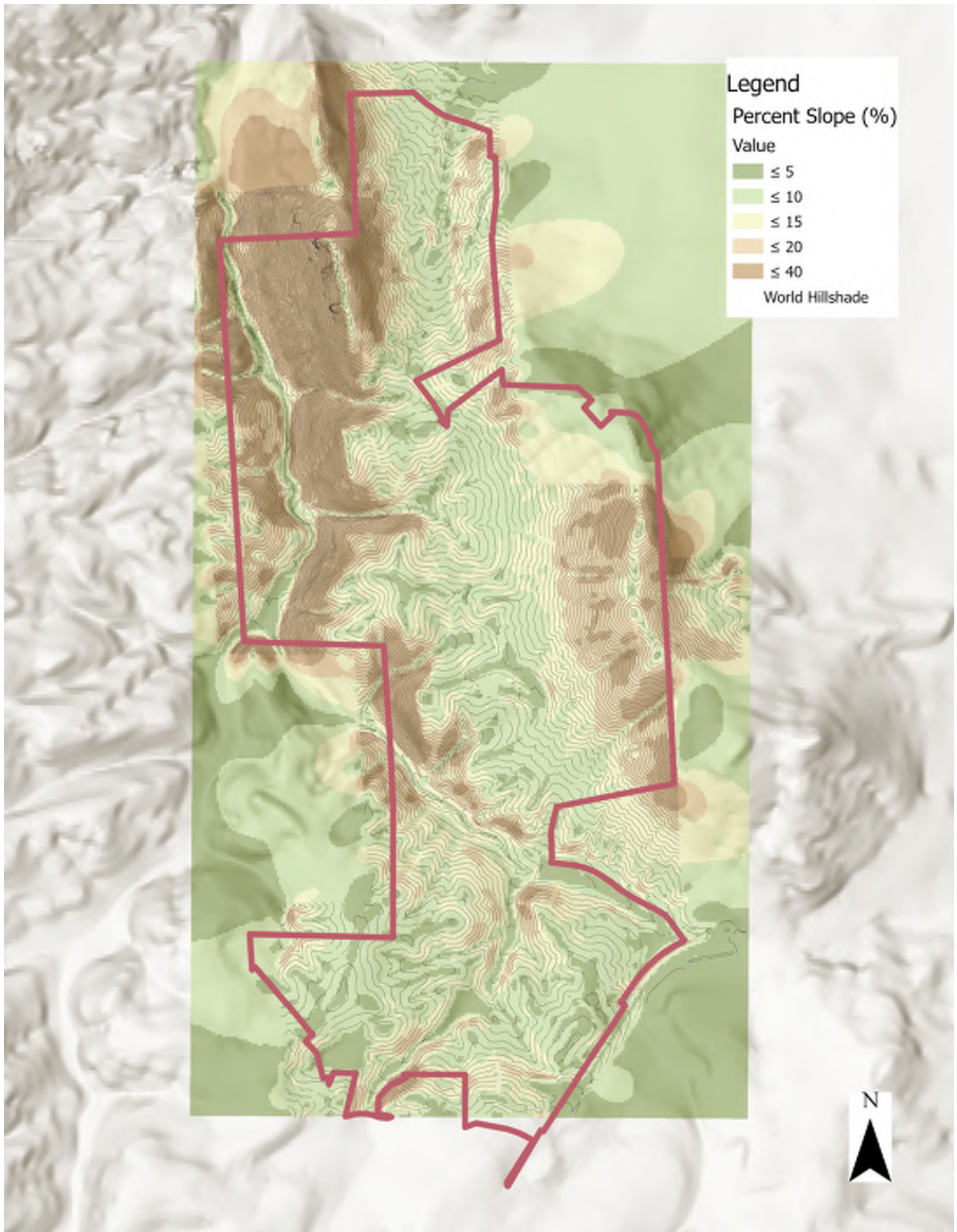




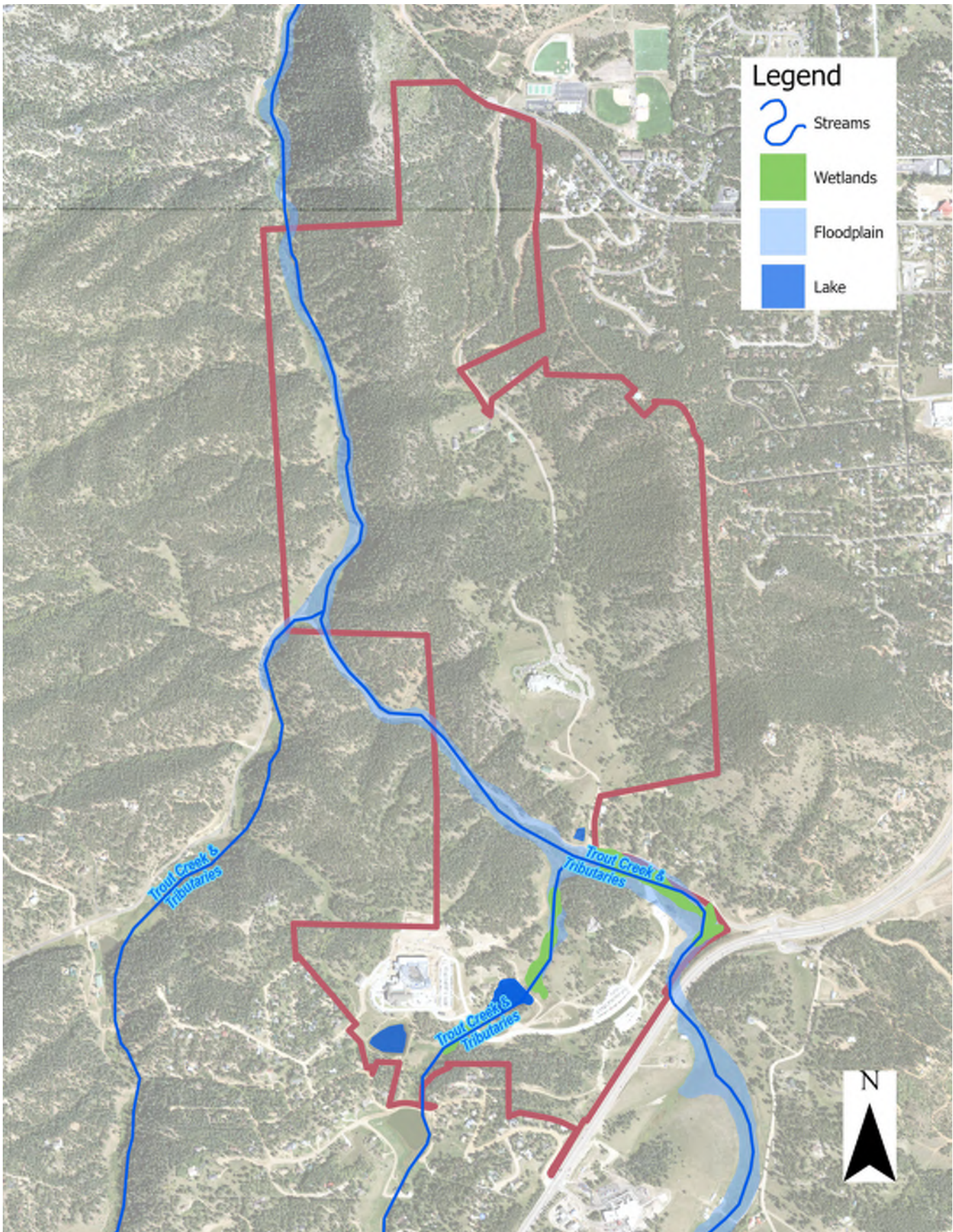
SECTION 05

APPENDIX

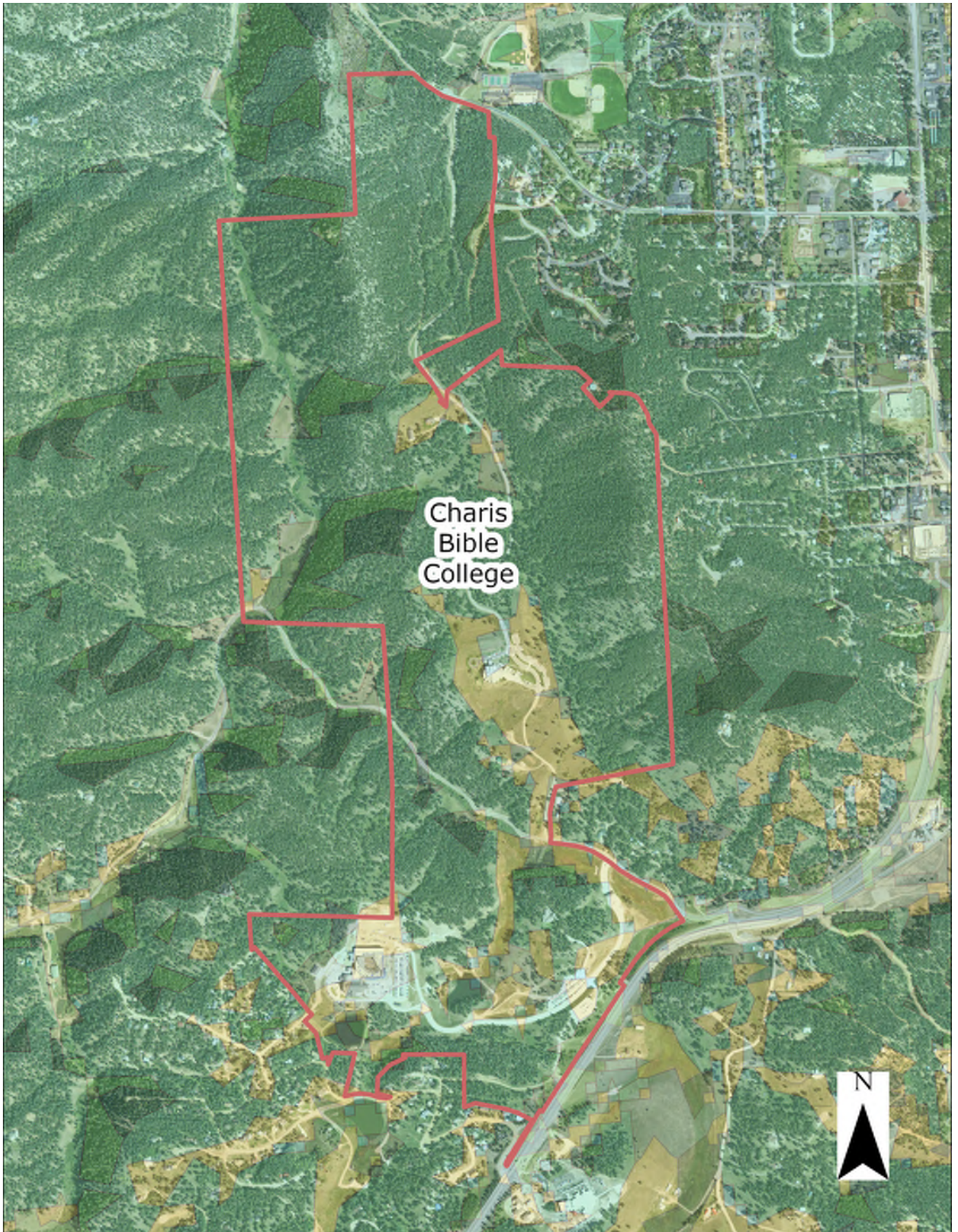
TOPOGRAPHY



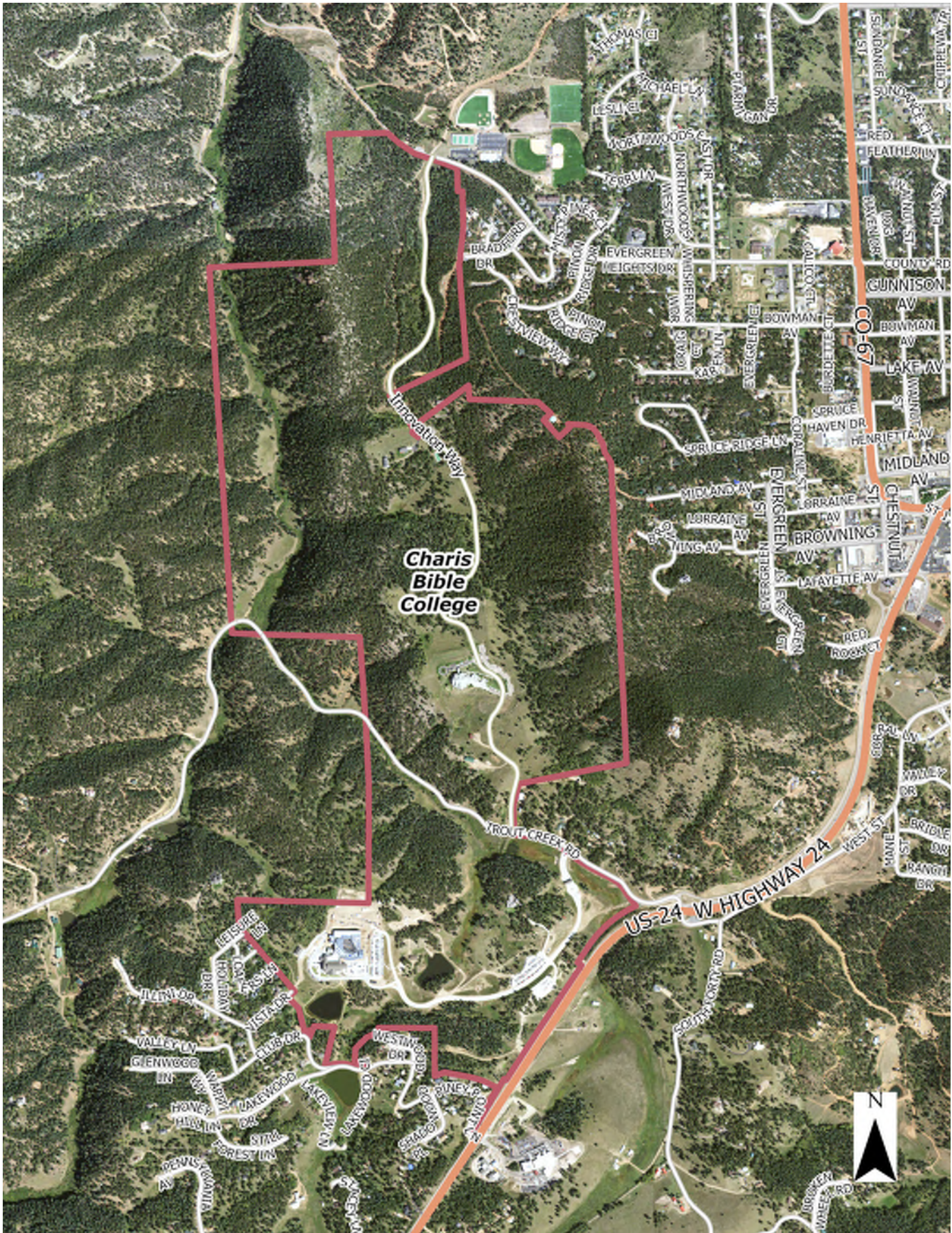
HYDROLOGY



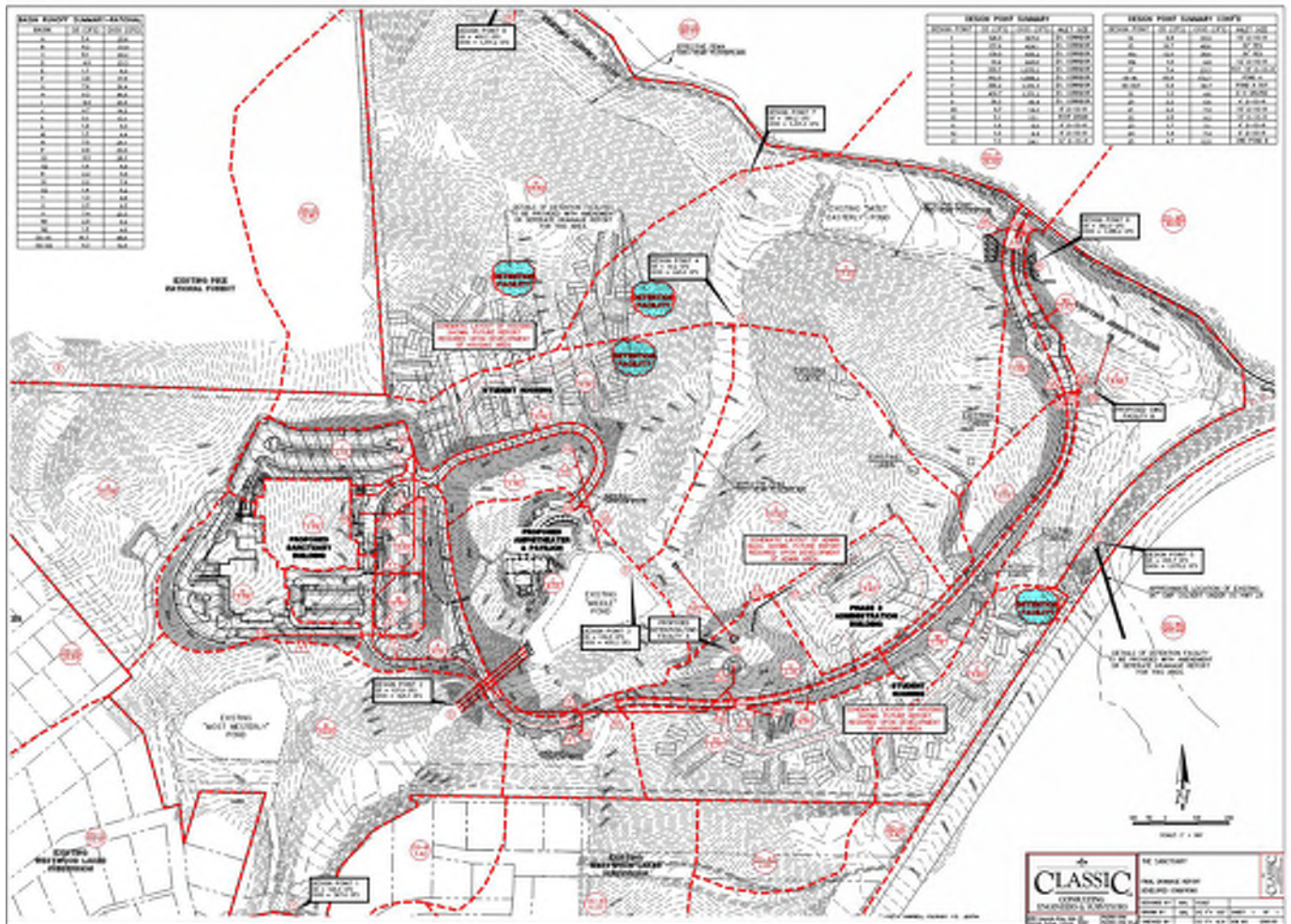
FOREST MANAGEMENT



CIRCULATION

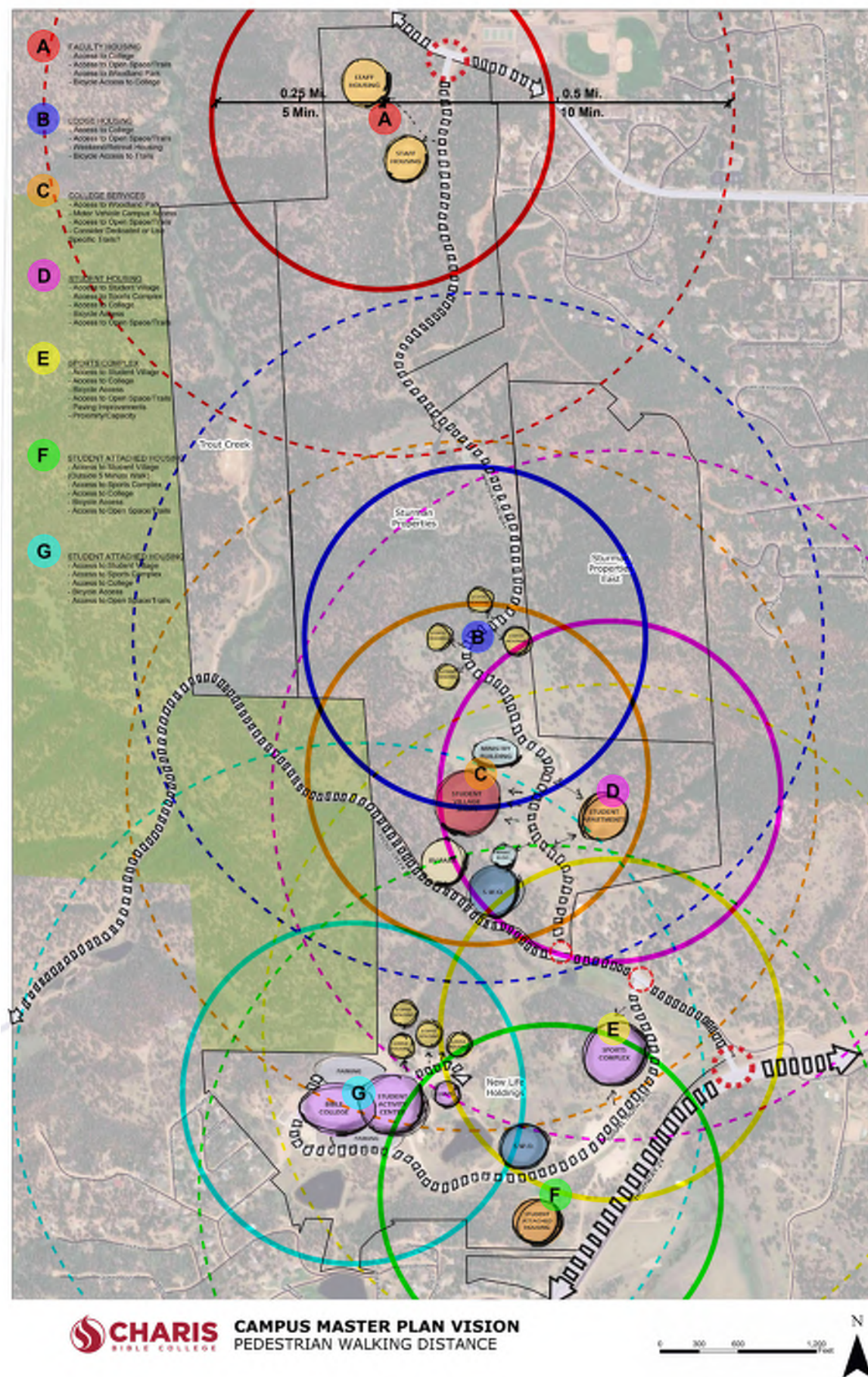


FACILITIES

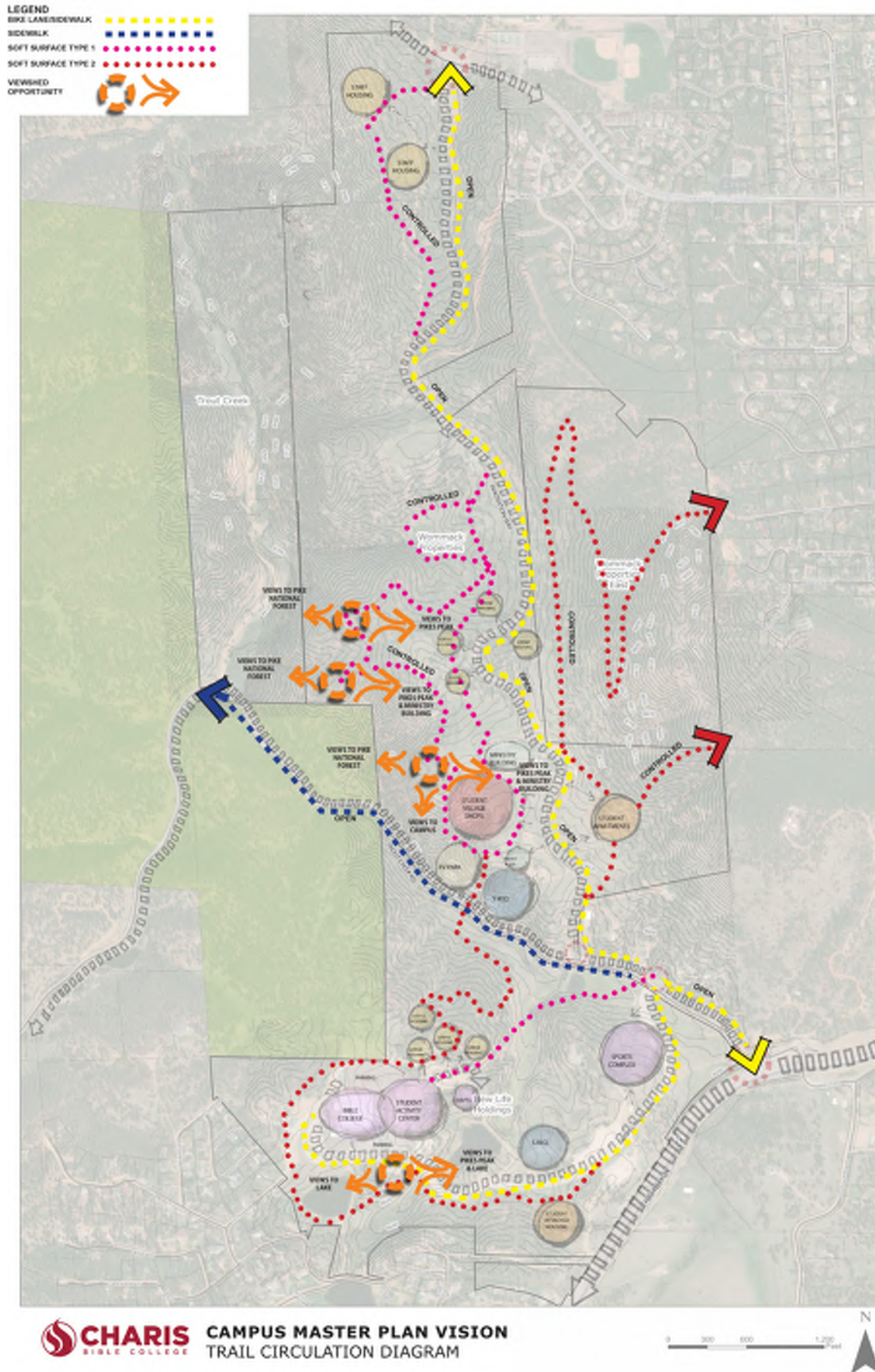




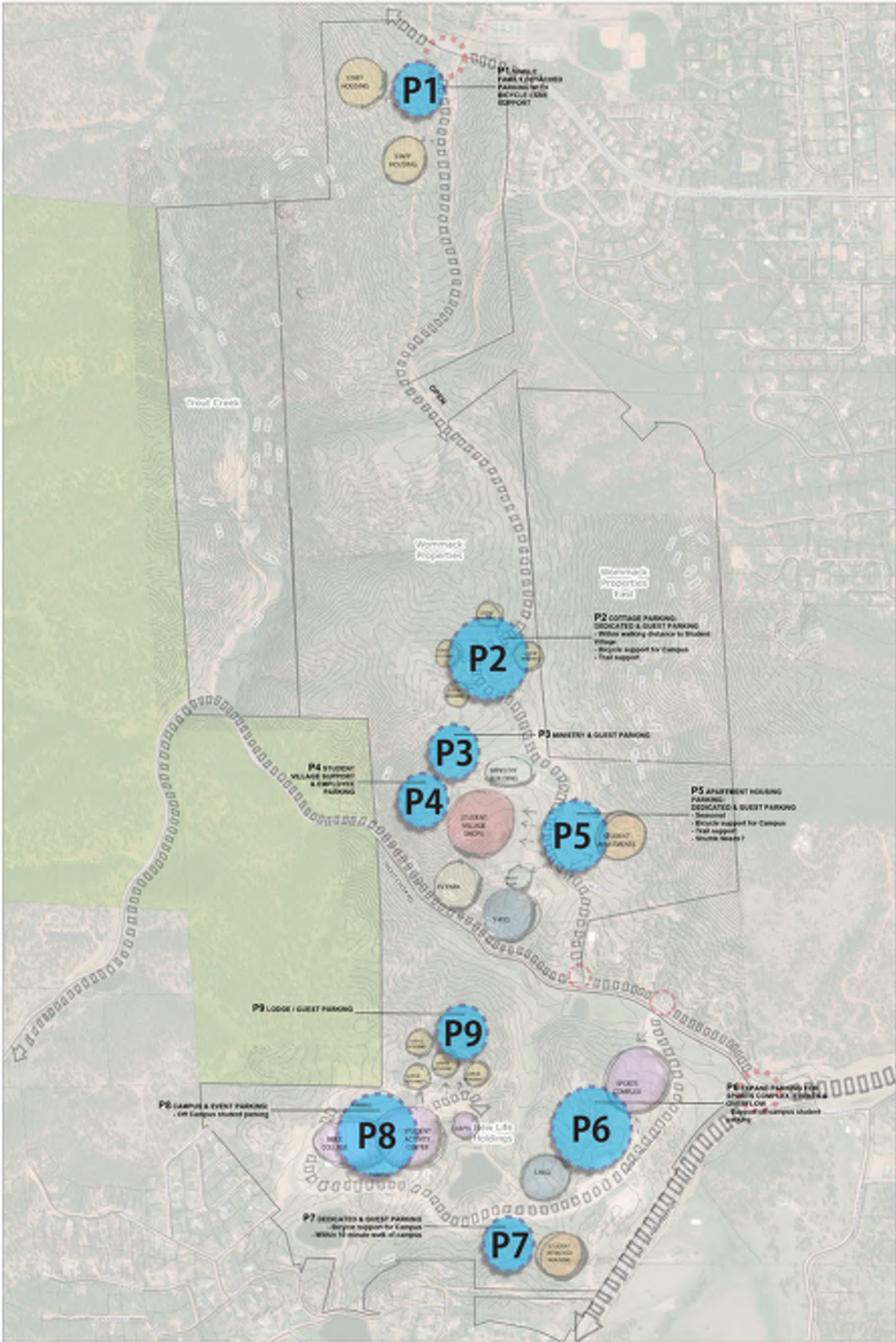
WALKING DISTANCE STUDY



TRAIL ACCESS AND IMPROVEMENT STUDY



PARKING NEEDS AND IMPROVEMENT STUDY



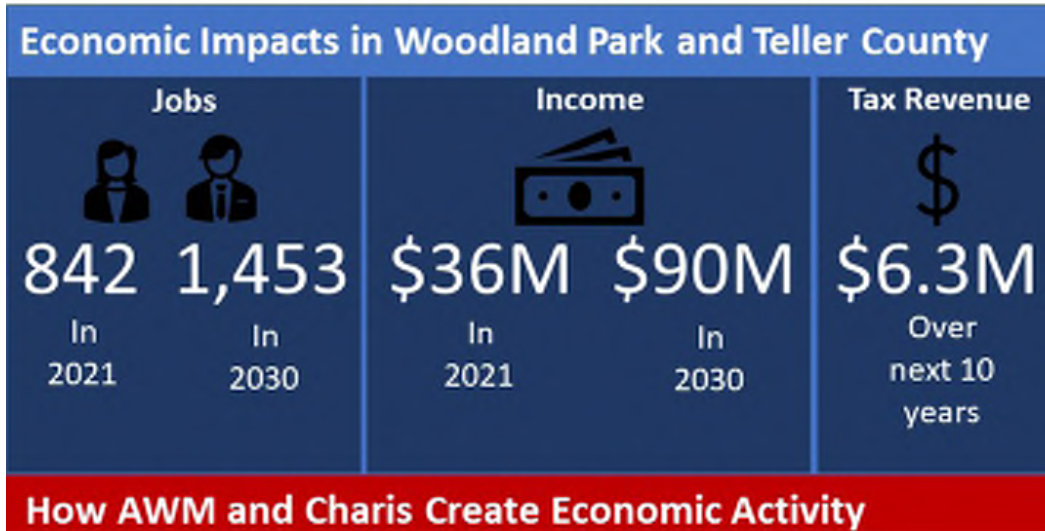
CAMPUS MASTER PLAN VISION
FUTURE PARKING DIAGRAM



ECONOMIC AND FISCAL IMPACT REPORT



ECONOMIC AND FISCAL IMPACT REPORT



Staff salary: \$22M - \$60M through 2030

Student spending: \$10M - \$44M through 2030

Operations spending: \$10M - \$20M through 2030

Event visitor spending: \$2M - \$5M through 2030

Construction spending: \$10M - \$12M through 2030

AWM and Charis create economic impact through their spending, and the spending of their students, employees, and visitors at local businesses that use the money to pay employees and purchase goods from other businesses, creating a multiplier effect.

