



FIRST  
QUARTER  
2016

# CITY OF MANITOU SPRINGS NEWSLETTER

CITY ADVISORY  
BOARD EDITION

## Historic Preservation Commission

By Neale Minch, chair

Unlike many small communities whose buildings show a high degree of architectural uniformity, Manitou Springs has adopted multiple architectural styles, from the Victorian to the Modern and from the rustic to the artfully ornamented.

Committed to preserving this heterogeneity, which is such a part of the city's character and history, Manitou Springs' citizens established the Historic Preservation Commission in 1979.

The first Local Historic Preservation District was established in 1980 and the first Design Review Guidelines followed in 1981. The Historic Preservation Commission (HPC) is charged with "the protection, enhancement and perpetuation of districts of historic and cultural significance and to instill and foster civic pride in the legacy and achievements of the past."

More simply put, the HPC's charter is to help keep the "Historic" in Historic Manitou Springs.

The commission recruited three new members this year and this is a good opportunity to welcome new (and retiring members) as well as to thank the Pikes Peak Bulletin for running the volunteer section each week as this has been a huge help in attracting new members.

In April we said goodbye to Molly Wingate, who has been a stalwart of the

commission for many years. Molly has taken a (temporary) leave to pursue another opportunity that is near and dear to her heart. We wish Molly well and look forward to her return.

In January, we welcomed Lisette Casey and Bobby Jackson.

Lisette joined because she was interested in the preservation of Manitou Springs from a historical and architectural point of view. She recently retired from the Manitou Springs School District and has lived and worked in the Manitou Springs community for nearly 25 years.

Bobby is a native of Manitou Springs, a two-branch military veteran and lover of history, and always had a deep desire to return to the place he came from and help to maintain the charm and heritage that have impacted his life and family. Bob-

by would like his children to be able to enjoy that charm and heritage as much as Bobby always has.

In March, we welcomed Deb Moore. Deb is a new resident of Manitou but has a long history (going back two generations) of visiting Manitou and the surrounding area. As a keen reader of local history and having traveled with the Air Force, Deb is enthusiastic about preserving Manitou's history and authenticity.

The rest of the commission is made up of Ann Nichols, Tammila Wright and Neale Minch. Roger Armstrong serves as alternate and we thank Roger, as last year we needed his help on several occasions. The



Photo by Rhonda Van Pelt

The Cliff House at Pikes Peak, 306 Cañon Ave., was built in 1873 and added to the National Register of Historic Places in 1980.

commission currently has openings for one regular member and two alternates.

Randy Hodges is City Council liaison and Michelle Anthony is planning staff.

In 2015, the commission reviewed 28

Material Change of Appearance Certification (MCAC) requests and four mini-grant requests. This May, the commission will hold the annual Historic Preservation Honor Awards during National Preservation Month.

The focus of this annual, nationwide celebration of historic preservation and all that it brings to communities across America is "THIS. PLACE. MATTERS."

That certainly is a true statement for Manitou Springs and our historic treasures.

A little closer to home, May is also Colorado Archeology and Historic Preservation month; the theme for this year's celebration of Colorado's fantastic historic and archeological legacy is "History in the Making — Celebrating Youth in Preservation."

The mini-grant program was introduced in 2013 in memory of former commission member Vicky Bunsen Doucette and allows for up to a \$500 matching grant to help residents in Manitou's historic district with the costs of exterior maintenance.

Under the HPC section of the city website, you can find information on the Maintenance Mini-Grant Program and on incentives and tax credits to assist with the costs of preserving historic structures.

If you are looking for something to do one day, try taking the Historic Plaque Walking Tour, which will take you around 27 Manitou historic structures. A brochure can be found on the HPC section of the city website. Go to [www.manitouspringsgov.com](http://www.manitouspringsgov.com), click on Government, then on Publications, Plans, Reports and Maps. The tour map PDF is near the bottom.

The commission is working on replacing and repairing some of the plaques that have suffered since their initial installation.

This year will see the installation of road signs to help identify the Historic District. You may have seen other communities have done something similar. The HPC is actively participating in the Plan Manitou initiative and working with city to define a more significant program to help with the costs of renovating/repairing historic structures.

Finally, a big thank you to the excellent staff that supports HPC and, frankly, do an outstanding job working with residents of Manitou Springs!

### GET INVOLVED

The Historic Preservation Commission meets at 6 p.m. first Wednesdays in City Council Chambers, 606 Manitou Ave. Information: [www.manitouspringsgov.com/government/city-boards/hpc](http://www.manitouspringsgov.com/government/city-boards/hpc).

# Open Space Advisory Committee

By Nancy Fortuin, chair

It's been a busy year for the Open Space Advisory Committee, one highlighted by the enthusiastic support from our Manitou Springs community!

Things to feel good about include:

**The unveiling of the draft Parks, Open Space and Trails Master Plan.** We will host an open house 6-8 p.m. April 28 in City Hall, 606 Manitou

Ave., to debut the plan that has consumed untold hours and involved input from a large swath of the community.

It's the last real chance for the larger community to comment before it goes to City Council for approval. So please attend and let us know what excites you about the plan, if there's anything we should eliminate or if there is anything we missed. If you can't attend the open house, the plan will be on the city's website for comment.

**The extension of the Open Space Tax.** In November, the good citizens of Manitou showed their support of OSAC's accomplishments and plans by voting to extend the Open Space Tax until 2032. This means we will be able to pay off our debt on Iron Mountain, help fund future acquisitions, provide much-needed maintenance and start implementing some of the great ideas in the aforementioned master plan!

Perhaps most importantly, it will show granting organizations that

Manitou is committed to our open space program, giving us a leg up on obtaining grants (which generally means we can get \$3 in grant money for every \$1 the city puts up in matching dollars).

**The purchase of the Black Canyon Road (Voth) property.** It consists of 34 beautiful acres on the northeast side of Highway 24. We were able to obtain a Great Outdoors Colorado (GOCO) Grant to purchase

it using that previously mentioned 3:1 ratio. During the master planning process, we heard a strong desire to have a northern trail around Manitou Springs.

This property could be a first step in helping the city realize that dream. We have entered into a partnership with Palmer Land Trust to establish a conservation easement guaranteeing that the property can never be developed.

Of course, OSAC accomplishments wouldn't be possible without serious involvement from dedicated people. Recently, OSAC lost two community pillars (Tom Fears moved to England and David Walker is committing more time to the Heritage Center), but we have also gained some great members (Mike Maio, Sue Graham, Kym Littleton and Eric Billmeyer).

Additionally, we have some longer-term members who have been the backbone of the committee (Gary Michaels, Marc Straub and Nancy Wilson). So when you see these folks, thank them for their service and give

## GET INVOLVED

The Open Space Advisory Committee meets at 6:30 p.m. fourth Mondays in City Hall, 606 Manitou Ave. Information: [www.manitouspringsgov.com/government/city-boards/osac](http://www.manitouspringsgov.com/government/city-boards/osac).

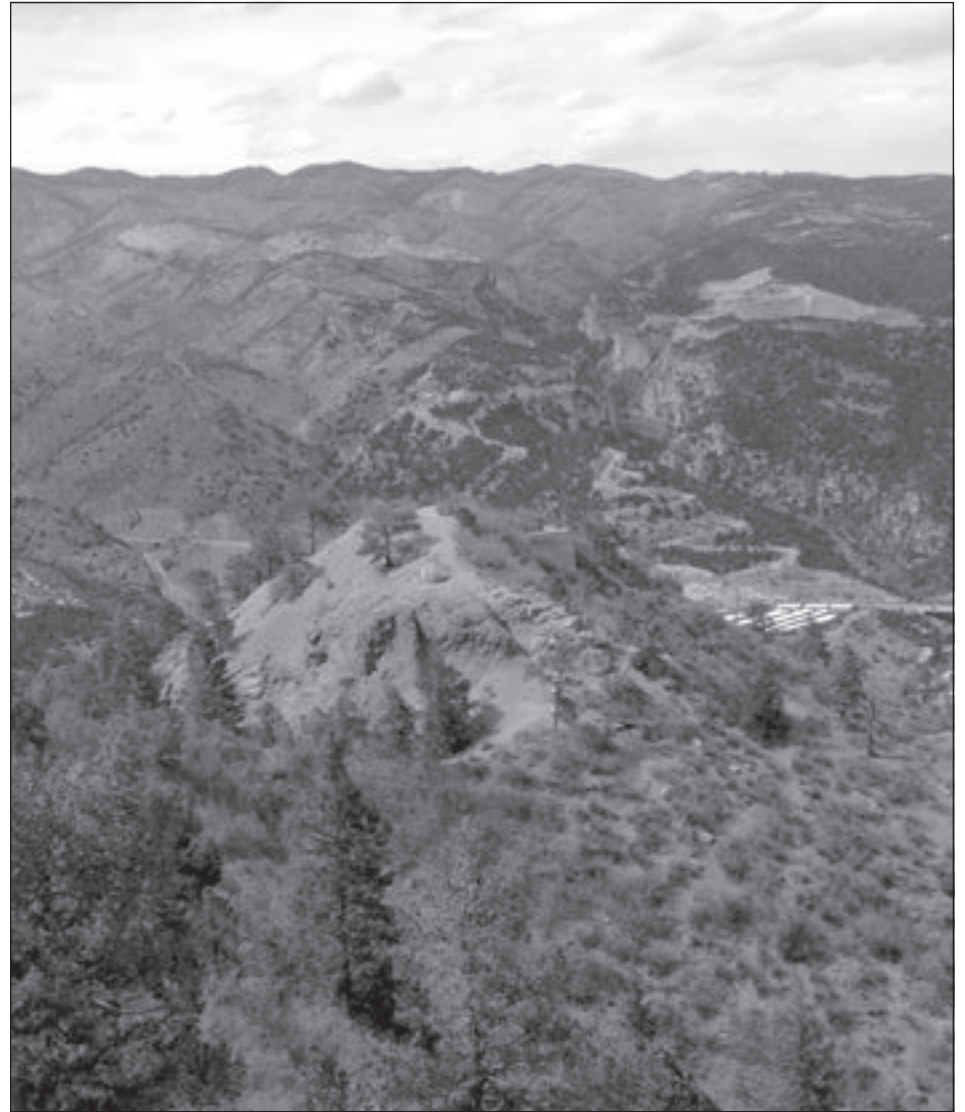


Photo by Michael Maio

This north-facing view toward the summit of Red Mountain shows U.S. Highway 24 and slopes burned by the Waldo Canyon fire.

them any suggestions you might have for OSAC.

We are also indebted to city planning staff (Wade Burkholder, Karen Berchtold and Sherri Johnson), who are tireless in their willingness to help ensure our recommendations make it to implementation.

We are grateful for the support of our Council liaisons (previously Nicole Nicoletta and now Becky

Elder) and the entire Council. Without their authority and approval, none of these efforts would have come to fruition.

We always appreciate community input and would love to see you at our meetings. If you'd like to join OSAC, just show up and tell us you're interested. I believe you'd enjoy the work as well as the rewards of making good things happen for our city.

# Plan Manitou

By Karen Berchtold

Planner II,  
Manitou Springs Planning Department

The city's Community Master Plan process is in full swing and we've already conducted our April 2 trends and key issues meeting.

Staff and residents reviewed and discussed major trends, key issues and hazards affecting the community. Confirmed the community vision and core value statements established in "Manitou Springs Forward: A Vision and Planning Guide," and suggested updates or modifications to better reflect changes in the community since 2011.

Here are reminders of our upcoming meetings intended to

## GET INVOLVED

[www.planmanitou.com](http://www.planmanitou.com) or Karen Berchtold, 685-2559 or [kberchtold@comsgov.com](mailto:kberchtold@comsgov.com).

update residents

and listen to feedback. All meetings are 6-8 p.m. at City Hall, 606 Manitou Ave., except for the Explore the Plan event.

### Thursday, May 5: Follow-up Workshop with City Staff

This is an opportunity to meet with planning staff and participants and discuss any aspect of Plan Manitou in an informal setting.

### Wednesday, June 8: Explore the Plan

From 1-3 p.m. at Soda Springs Park Pavilion. The consulting team is hosting an open house, so residents can stop by to discuss the project, ask questions or view maps.

### Thursday, June 9: Vision and Goals

Review and confirm the preliminary vision and goals that will serve as a foundation for the Community Master Plan and Hazard Mitigation Plan. Provide feedback, identify possible gaps or suggest new topics that could be included in the final plan.

### Thursday, Sept. 15: Policy Framework and Future Land Use Plan

Review and provide input on preliminary goals and policies for the Community Master Plan and Hazard Mitigation Plan, as well as the Future

Land Use Plan. Provide comments on key choices regarding future land use and learn about the possible tradeoffs associated with each scenario.

### Thursday, Nov. 10: Draft Plan

Review and provide input on the draft Community Master Plan and Hazard Mitigation Plan, and the supporting Implementation Plan. Feedback will be used to refine the draft plan before it is presented to the Planning Commission and City Council for adoption.

# Plan Manitou



# Parks, Open Space and Trails Master Plan

## Manitou Springs Planning Department

Based on historic document review, stakeholder interviews and agency research, along with public input from May 2015 through January 2016, the following is a summary of findings regarding the Parks, Open Space, and Trails Master Plan project.

### Parks

The existing park system consists of 18 sites (12 parks and six mineral springs) totaling 30 acres. Some of the larger parks (Memorial Park, Mansions Park and Soda Springs Park) serve as host sites for special events.

Parks along Fountain Creek are still recovering from flood damage in 2013 and 2014 and are looked upon as an opportunity for creation of a model linear park/greenway system while also addressing future flood-mitigation opportunities.

Current staff and budget resources are too limited to provide maintenance and capital repair to existing parks or to develop new parks.

The community wants to:

- Create a park system along Fountain Creek from Rainbow Falls to the east city gateway, incorporating bridges and rest areas;
- Complete necessary flood mitigation along the linear park system for continued recovery from flood damage and to mitigate future flooding;
- Integrate the proposed linear park with the proposed Fountain Creek regional improvement plans;
- Enhance the linear park concept by completing and improving the Creek Walk Trail;
- Consider additional park sites at Higginbotham Flats, Jenkins property, and a park/trail link to provide creek-side access to Rainbow Falls;
- Complete an Americans with Disabilities Act compliance plan, enhancing accessibility at all sites;
- Enhance the trail system to provide maximum access to existing parks;
- Add pocket parks;
- Consider incorporating interactive outdoor water feature(s) in park(s);
- Explore adding a community garden or botanic garden and utilizing a city park as a “games” park;
- Address impacts of special events in parks; improve access to restrooms;
- Create and implement an environmentally

sensitive and sustainable management and maintenance plan for parks and parks facilities.

## GET INVOLVED

Attend a POST Master Plan open house 6-8 p.m. April 28 at City Hall, 606 Manitou Ave. Or visit [www.manitouspringsgov.com](http://www.manitouspringsgov.com); look for the Parks, Open Space, and Trails Master Plan Link on the home page. Comments accepted until May 6 by emailing [planningdept@comsgov.com](mailto:planningdept@comsgov.com).

### Open Space

The city has accumulated approximately 300 acres of open space properties since the completion of the 1997 Open Space Plan, the approval (and extension) of open space taxes and the pursuit of multiple opportunities.

Acquisition criteria were defined in 1997; however, the plan did not provide guidance for creating and implementing management plans, stewardship plans or funding of maintenance needs.

The community wants to:

- Continue the commitment to open space acquisition;
- Keep open spaces open, accessible and undeveloped;
- Use slope, zoning, floodplain, viewshed and wildlife habitat criteria, along with public input, to guide designation of candidate properties;
- Create and implement management, stewardship and sustainability strategies;
- Seek parcels that also provide trail connections, view corridors, future park sites and access to mineral springs;
- Address resource/funding needs for open space management and for acquisition of open space properties identified as priorities through the POST Master Plan process;
- Use the master plan to provide the city with clear direction on priorities, while allowing flexibility to respond to unique opportunities.

### Trails

Public input provided multiple suggestions on trail improvements, local connections and connectivity to regional trails systems.

The community wants to:

- Create a multi-use trail system providing connection to key public facilities, parks, open

space, schools and mineral springs;

- Maintain accessibility of trails and continue to offer a variety of trail experiences;
- Construct a loop trail around Manitou Springs with multiple access points;
- Connect city trails to trails and facilities beyond city limits;
- Incorporate on-street “trails” to enhance transportation options and connectivity between destinations and trails;
- Look at revitalizing public access stairs at selected locations;
- Enhance trailheads by relocation, addition and expansion, and provide adequate parking;
- Improve signage;
- Improve sustainability and maintenance of the trail system;
- Adopt design guidelines to guide decision-making and volunteer efforts;
- Secure sustainable funding for proper trail maintenance and management;
- Establish a protocol and strategy to identify easement agreements and ownership for existing and future trail corridors.

The Open Space Advisory Committee and Parks and Recreation Advisory Board, appointed by City Council, help guide planning and operations in lieu of a formal parks and recreation department.

The community wants to:

- Strengthen the administrative oversight of the city’s outdoor resources;
- Ensure that accurate information is accessible;
- Coordinate and strengthen the supervision of friends group and volunteer activities;
- Identify and pursue methods for generating additional funding for maintenance;
- Create capital repair plans for all parks;
- Develop a system-wide plan for signage;
- Develop environmentally sensitive maintenance standards;
- Revisit and fully implement the Soda Springs Park Improvement Plan;
- Create a park special-event use policy that balances community enjoyment with concerns about overuse and damage;
- Address public safety concerns.

All of these findings have been consolidated into a multi-level plan that represents and enhances the interrelationship of the parks, trails, and open space assets.

## City Planning Commission

By Alan Delwiche, chair

The first several months of 2016 have been a busy time for the Planning Department and for the Planning Commission, which serves as an advisory board to the City Council and acts as the final approval authority on certain land-use matters.

Besides reviewing a number of variances, minor subdivisions and rezoning requests, work continued on the development of a short-term rental ordinance to manage the growing trend for short-term rentals of

residential properties.

During February and March work sessions, the planning commission reviewed drafts of the short-term rental ordinance provided by planning staff. Lots of insightful feedback from community members on all sides of the issue was helpful as we crafted an ordinance to serve our unique community.

The final draft of the ordinance was passed to City Council for review and public hearings before becoming part of the Manitou Springs zoning ordinance.

## GET INVOLVED

The City Planning Commission meets at 6 p.m. second Wednesdays in City Council Chambers at 606 Manitou Ave. Information: [www.manitouspringsgov.com/government/city-boards/planning-commission](http://www.manitouspringsgov.com/government/city-boards/planning-commission).

One of the things that made the first few months of 2016 so successful for planning was the active participation of Manitou citizens at most of the meetings and work sessions.

Their passionate and articulate feedback during the public hearings associated with our deliberations helped to guide us through the planning process.

The spring and summer months have always been an active time for the Planning Department and Planning Commission as new projects and new enterprises get going.

If the trend of the past three months continues, we can expect a very interesting and exciting year for planning activities in Manitou Springs.

# Soda Springs Park Task Force

By Kelly Snyder, co-chair

The Soda Springs Task Force began meeting in the beginning of 2012, while Richard Myers was interim police chief. Before taking Myers' place at police chief, Joe Ribeiro began attending these meetings in the spring of 2012.

Stakeholders from the school district, the religious community, the city and its advisory boards, and a variety of Manitou Springs citizens developed the following strategic plan:

**Mission:** to review historic problems at Soda Springs Park that the community perceives as unsafe and/or criminal in nature or that otherwise erode the quality of life in Manitou Springs, and to develop strategic plans and tactics to increase the access to and safety of Soda Springs Park and vicinity.

**Vision:** a Soda Springs Park that is safe for all to use, free from harassment for any visitors or park

users, and crime-free. A park where all feel welcome.

**Values:** all persons' Constitutional rights are valued. Free passage without harassment is valued. Diversity among people, interests, music and activities are valued. Personal, private and public property is all valued.

After meeting a number of times, the group formulated three proposed breakouts:

Physical/environmental aspects: incorporate crime prevention through environmental design (CPTED), park design, etc.;

Human aspects: behaviors that are negative and positive, programs, etc.;

Policy aspects: laws, ordinances, park rules, etc.

Among the many concerns the group has addressed over the years are lighting needs, moving large trash receptacles behind stage, adding chains across the entrances and front of stage, working with businesses in the immediate area and removing all benches from pavilion.

## GET INVOLVED

The Soda Springs Park Task Force meets at 5 p.m. first Tuesdays at Manitou Springs City Hall, 606 Manitou Ave.

Signs with the existing park rules have been installed and trees and bushes have been trimmed to allow visibility from businesses, neighbors and streets.

The group will be reviewing the mission and goals that were originally set for the group and revising those to match the more current situation.

The task force's name is changing to reflect the fact that the issue is really no longer solely Soda Springs Park, but has become more of a downtown issue. Find "Friends of Manitou Springs' Parks" on Facebook.

In place of the private security firm that was employed last year, the city will utilize interns from a local college's law-enforcement program to help enforce rules.

# Urban Renewal Authority

By Wade Burkholder

Planning director,  
Manitou Springs Planning Department

Manitou Springs' Urban Renewal Authority Board has been actively following the Westside Avenue revitalization project and has been attending the working project management meetings as the design plans are being finalized.

The URA is working to add increased design elements within this corridor, such as art pedestals, benches and enhanced lighting and sidewalk designs. The board will present its recommendations to the City Council in May, and construction work is anticipated to begin in the fall of this year.

As a reminder, the façade improvement program remains available to property owners within the URA District. Property owners and tenants can receive up to \$2,000 toward the total cost of exterior building needs and street-frontage

improvements.

Remember: The Urban Renewal area boundaries are on Manitou Avenue from the east arch to the U.S. Highway 24 overpass and the area along the southern side of El Paso Boulevard.

The board recently completed a mapping project for the URA area; information and maps can now be found on the website: [www.manitouspringsgov.com/government/city-boards/ura](http://www.manitouspringsgov.com/government/city-boards/ura).

Additionally, an incentive-based zoning overlay district has been established for the district in

## GET INVOLVED

The Urban Renewal Authority Board meets at 8:30 a.m. third Fridays. Information: [www.manitouspringsgov.com/government/city-boards/ura](http://www.manitouspringsgov.com/government/city-boards/ura) or Manitou Springs Planning Department: 685-4398.



efforts to make the redevelopment of parcels more advantageous.

The Redevelopment Overlay District provides for density incentives, setback reductions and height bonuses if a proposed plan is found to meet the goals and objectives as outlined in the URA Plan.

The URA board continues to work collaboratively with all other entities to make important changes that will improve the curb appeal to our Manitou citizens as well as our neighbors to the east and our many visitors.

# Parks and Recreation Advisory Board

By Danu Fatt, chair

The most striking things that come to our board are the need to look to the future in creating protocols, policies and visions for our parks and city landscapes, and how best to serve our community and environment while applying best practices within our natural environment.

In focusing on resilient stewardship of our parks, PARAB has been collaborating with volunteers and Manitou

organizations, trying to move toward a greener, more organic partnership with our Earth.

This approach would apply not only to our parks but also within the city landscapes. Thus, a draft of an Organic Land Management (OLM)

Policy has been submitted for city and Council review.

PARAB has been implementing much of this draft policy for the past five years while maintaining our parks' turf via a private sub-contractor who is knowledgeable about implementation and use of organic products and application.

We also have received valuable input from the Manitou Springs Garden Club in developing the OLM Policy draft.

This momentum has been carried further by the planning and ongoing development of the Parks, Open Space and Trails Master Plan (POST), working with the Open Space Advisory Committee, city staff and the consultant.

## GET INVOLVED

The Parks and Recreation Advisory Board meets at 6 p.m. first Mondays in City Hall, 606 Manitou Ave. Information: [www.manitouspringsgov.com/government/city-boards/parab](http://www.manitouspringsgov.com/government/city-boards/parab).

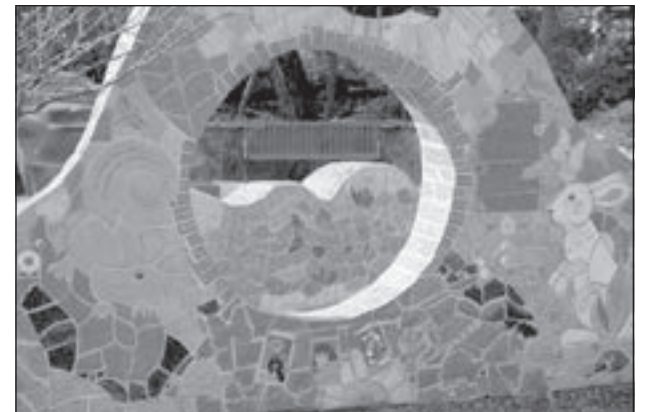


Photo by Rhonda Van Pelt

This Concrete Couch sculpture can be found in Soda Springs Park.

Although PARAB members still find ourselves dealing with the day-to-day operations of maintenance, improvements and projects left behind, it is our hope that we become better stewards of our assets and to the community.