

# MANITOU SPRINGS URBAN RENEWAL AUTHORITY

## EAST MANITOU CORRIDOR LAND USE MODEL COMMUNITY ENGAGEMENT REPORT



Prepared for Manitou Springs Urban Renewal Authority Board  
June 2014

## **Background**

What if the east end of Manitou Avenue were to redevelop? The Manitou Springs Urban Renewal Authority explored this question through land use modelling to illustrate a vision for redevelopment of East Manitou Avenue between the U.S. Hwy 24 interchange and the historic gateway arch.

An open house held on Thursday, February 20<sup>th</sup> from 6:00pm to 8:00pm at Manitou Springs City Hall presented this East Manitou Avenue redevelopment vision to the community to garner public feedback. The information collected by the Board from this public engagement will be used to shape, guide and direct development and improvements for the East Corridor.

The city of Manitou Springs created the Urban Renewal Authority in November 2006 as a measure to promote redevelopment of the east end of Manitou Avenue. To form the authority the area has to meet certain legal criteria for blight and have a plan to guide its revitalization.

Urban Renewal designation is key, but not the end game. It is the means to encourage new economic activity in the area, while strengthening the city as a whole. Attracting new development doesn't happen without planning and that is why a plan is a requirement of the urban renewal. A component of the [East Corridor URA Plan](#) identified high quality commercial and mixed use development with improvements to infrastructure, public facilities and parking as potential land uses.

An Economic Impact Report completed in 2006 projected a development program with 90,000 square feet of retail, 110,000 square feet of office and 200 residential units within a variety of mixed use buildings constructed over a 25 year period. This redevelopment program could generate up to \$14.5 million in incremental property tax and \$15.7 million in incremental sales tax. These funds would be available to the URA as Tax Increment Financing (TIF) to participate in a redevelopment project or complete public improvements within the district.

The URA Plan and economic report left a lingering question in the minds of the Board. What does this described and speculated development program look like? So, the Board set their course to define a realistic vision for the area.

Local planning firm, NES, Inc., was hired in 2012 to model the development potential identified for the East Corridor urban renewal area. The model generated two land use concepts, including 3D simulations to help the URA board, area land and business owners, and Manitou Springs citizens visualize the east end of Manitou Springs.

The [Land Use Model](#) identified general locations and sizes of buildings, parking, streetscape and public improvements. Also considered are existing parcel configurations, Colorado Department of Transportation access requirements, utilities (sewer, water, storm water, gas and electric), floodplain regulations, pedestrian and bicycle access, access to Fountain Creek, and other site conditions. It also included analysis of the City's zoning standards in order to identify where changes may be needed to achieve either land use scenario.

The Urban Renewal Authority provided a number of opportunities to learn more and give feedback for the project. In addition to the Land Use Model Open House, a preference survey launched the same evening as the open house and closed on March 14<sup>th</sup>. Information was distributed through the new Manitou Springs Planning Department Facebook page and the URA web page on the Manitou Springs city website. This community participation is a vital part of the project as it will provide direction to the Board on the public's preferences for the future vision of the area. Additionally, it will identify issues, concerns and opportunities regarding development in the East Corridor that may not have been covered by the Land Use Model.

Participation from property owners, businesses and citizens was plentiful. Over 100 people participated in the open house and approximately 50 participated in the preference survey. The Board is committed to communicating all the latest news and information regarding the East Manitou URA. To stay tuned, please go to [www.manitouspringsgov.com](http://www.manitouspringsgov.com) or [facebook.com/manitou.planning](https://facebook.com/manitou.planning).

Here is what you told us at the open house and from the survey.

## **Community Input Summary**

### WHAT ARE THE COMMON THEMES?

- Establish a mixed use redevelopment guide or framework for the East Manitou Urban Renewal Area that is based on the Plan "B" redevelopment scenario, rooted in the historic character of Manitou Springs and that doesn't visually recreate "downtown" - it has to be different and something truly "Manitou".
- Redevelopment should address affordable housing.
- Establish trails connections with the CreekWalk Trail.
- Promote, attract and incent businesses serving residents in Manitou Springs and on the Westside to locate in the URA and not just tourist oriented service jobs
- Stop turning your back to Fountain Creek – it is an economic, environmental and recreation resource for the city and URA.
- Building height must be varied, limited to 3-stories and include design elements that promote local character and openness.
- Westside Avenue Action Plan has broad acceptance within the community. The city and URA Board must be active participants in its implementation.
- Enhance outdoor recreation and natural areas of the community, particularly Fountain Creek.
- Architectural and landscape variety is important.
- The community wants to see successful redevelopment of the East Corridor Urban Renewal Area.

### DISCUSSION QUESTION 1, 2 & 3

The Land Use Model proposed two (2) potential development alternatives. Plan "A" redeveloped the area with existing parcel lines and ownership, assumed three (3) primary land uses: lodging, non-residential including retail,

office and restaurants; and multi-family housing on second floors of mixed use buildings. It also envisioned creating up to 175 new lodging units, 92,600 square feet of non-residential uses and 68 multi-family units.

Alternatively, Plan “B”, conceptualized redevelopment occurring by assembling parcels to form larger development areas, thus being able to create a Master Development Plan. This plan proposed more above street level multi-family dwellings, fewer lodging units and more non-residential space. The breakdown is as follows: 128 new motel units; 290 multi-family units; and 109,750 square feet of new non-residential space.

The following questions were asked to gauge community preferences regarding approach to redevelopment, land uses and community needs that neither of the plans address, but an opportunity exists:

**1. What redevelopment approach do you prefer, individual parcel development or Master Development Plan?**

A master development plan was preferred over individual parcel development by 51% to 49%. There was no clear preference with the voting.

Even though one approach was not significantly favored over the other, the written comments did support a guiding document for redevelopment of the area. It will be up to the URA Board to determine if this guide needs to be regulatory, voluntary or a little of both. This is said knowing that any action will need the cooperation and partnership of the city (e.g., council, planning commission, historic preservation and staff).

Other resonating comments included; (1) affordable housing; (2) focus on improving Manitou Avenue that is in concert with the Westside Avenue Action Plan; and (3) establish and build connections to the Midland Trail (Adams Crossing was suggested as a connection location). Community comments also supported Fountain Creek restoration, energy efficiency standards and additional green space with either streetscape improvements or redevelopment projects.

**2. What plan do you prefer, Plan A or Plan B?**

Plan “B” was firmly supported over Plan “A” by a 62% to 38% margin. People identified with Plan “A” because it was small in scale as compared to Plan “B”. They felt it was more - small, mountain town in character. The idea of lodging and “keeping the tourists” close was accepted too and it was felt to be vital to the city’s economic success. In short, the community likes mixed use, a variety of architectural styles, building heights limited to 3-stories and they decidedly want this area to be visually different than “downtown”.

**3. Is there a community need that could be or is not addressed in the proposed land uses of either Plan A or Plan B?**

By the slightest of margins, 51% to 49%, people said that there wasn’t a community need that could be or needed to be address with redevelopment. However, the written comments suggest otherwise. Some

great ideas were included in the written responses associated with this question and those that stood out include:

- Medical clinic
- Shuttle Bus Station
- Music/Performing Arts Space
- Access to trails and open spaces
- Focus on attracting degree level professional jobs (engineering, medical, IT, design, etc.)
- Affordable Housing
- Fountain Creek Restoration

#### DISCUSSION QUESTION 4

The two (2) redevelopment land use scenarios depicted not only different intensities of land use, but also differing forms, defined by scale and mass of buildings. Plan “A” reflected primarily one (1) and two (2) story buildings, while Plan “B” had buildings that were between two (2) to four (4) stories in height.

The following questions were asked to discover the community’s perception of building scale and mass with height being the factor that most contributes to one’s sense of mass and scale:

#### **4. Do you prefer “one (1) or two (2) story buildings” or “two (2) to four (4) story buildings”?**

There is strong community support, by a margin of 66% to 36%, for 1 and 2-story buildings in the URA. With that being said, people did feel that taller buildings could be advantageous in that they would better support mixed uses and use of space. That is to say, the Plan “A” redevelopment scenario will necessitate “going up, not spreading out” in order to accommodate the amount and types of land uses proposed. If this is the direction selected, architectural design will have to be attractive, sensitive to the fact that views are beloved and in the rocky mountain west the prevailing attitude with new development is “don’t box me in” – buildings must not create a canyon effect along Manitou Avenue or Fountain Creek as the big blue sky, sunshine and open space are highly desired amenities.

A perception began to surface with this question that redevelopment insinuates razing of all existing buildings and completely redoing the area. This concern, even though highly unlikely, will need to be addressed. Similar comments are also expressed in the questions that followed too.

#### DISCUSSION QUESTION 5 & 6

Both Land Use Model “A” and “B” used a new Manitou Avenue street section as reflected in the Westside Avenue Action Plan. The street design focused mainly on increased pedestrian circulation and safety. Building from the new street both plan options showed buildings within the URA fronting the avenue with parking to the rear or in a centralized location. Even though not modeled we also directed the community to contemplate an option where pedestrian circulation and safety remained the focus. However, buildings were setback, a landscape buffer was added between the street and buildings, and

parking was located to the front or sides of buildings so that development was more reminiscent of the roadside lodging era of the 1930's, 40's and 50's.

The following questions were posed to assess the community's preference for improved pedestrian circulation and safety with either building fronting the street/rear yard or centralized parking or buildings setback from the street/front and side yard parking:

**5. Do you agree with a new street section that focuses on pedestrian circulation and safety, in combination with buildings that front Manitou Avenue and have parking in the rear or centralized?**

There was overwhelming support in favor of the proposed Westside Avenue Action Plan. 72% of all responses were positive. People agreed mainly with the proposed three lane street with bike lanes and sidewalks. The enhanced pedestrian design was a big hit with the community. Based on this selection it suggests that they were also in agreement with centralized surface or garage parking with its location to the rear of buildings. Written comments reveal a slight difference of this interpretation.

Buildings fronting Manitou Avenue, not that it was disliked, but it certainly caused a where's the green space reaction. Creating an environment where people want to be and enjoy is going to be an important design element for the area when it redevelops. Also, parking location was important to people. It needs to be easily accessible and recognizable, and it seemed that many actually wanted to see the parking lots. So, not wanting to hide or soften the appearance of parking by buffering it behind buildings.

**6. With pedestrian circulation and pedestrian safety remaining the approach for the new Manitou Avenue street section, would you rather see buildings setback from the street with a landscape buffer at the street edge and parking to the front and sides of buildings?**

This alternative was definitely not favored, as 60% answered no to this question. There was however a positive reaction to the "landscape buffer" phrase as it played into the community's support of open space. For the most part, many felt that this approach would be a hindrance to a safe pedestrian environment and the opportunity for an improved Fountain Creek corridor. The auto-oriented site design akin to road side lodge was definitely not supported. However, the architecture of that period and which remains in within the URA did have some appeal to the community.

An important take away from this question was the identification of the importance of the design relationship between eastern Manitou Spring and western Old Colorado City. Even though similar in character, the URA Board should not clone each area. Rather they need to ensure that the areas have their own individuality, yet have a positive synergy with the other.

## DISCUSSION QUESTION 7

The plans developed equally suggested a stronger relationship with Fountain Creek, Midland Trail and the parkland adjacent to Becker's Lane on the creeks North side.

To determine the level of importance for this relationship between redevelopment and green space the following question was asked:

**7. Do you agree that strengthening the relationship with adjacent active and passive open areas is an important characteristic for redevelopment of the area?**

A resounding YES! YES! YES! The people of this community value highly the waterways, open spaces, parks and trails of the city. Redevelopment of the East Manitou Springs Area must capitalize on this level of support. It is paramount.

## DISCUSSION QUESTION 8 THROUGH 23

The land use models created several street view perspectives depicting various architectural styles, materials and building mass of 2, 3 and 4-story buildings. The variety was used so that an understanding of the community's preference as to how new development should look in the East Manitou Springs area. Questions were also used to determine the level to which design should be prescribed in the redevelopment process.

This was evaluated by asking a series of 16 questions, as follows:

**8. Do you prefer 19<sup>th</sup> Century Commercial architecture?**

52% of the responses favored the architecture of the late 1800's. A theme for the majority of these questions was variety, mix it up and don't make it another downtown.

**9. Do you prefer 20<sup>th</sup> Century Commercial architecture?**

45% answered that they like the early 20<sup>th</sup> century architecture that was depicted in the survey. There is a fairly strong desire that buildings are urban, and not suburban in character, and of high quality design and construction.

**10. Do you prefer the Pueblo Revival architectural style?**

39% stated that they preferred Pueblo Revival. This is somewhat of an oddity as this style is more prevalent than the others in the URA and people seem to support development that respects and/or is representative of the historic character for this part of town. Yet, again, a variety of architectural styles, building heights and materials resounded in the commentary.

**11. Do you prefer limiting new buildings to 2-stories?**

54% of the supported 2-story buildings, but at the same time supported the densities and mixture of uses as presented by the land use model.

**12. Do you prefer limiting new buildings to 3-stories?**

Only 32% said that they preferred building heights of 3-stories. Those that answered no to this question, were absolutely NO and the yes's were like - it is probably ok. It is necessary for the mixed use concepts presented with each development scenario. Rather dictate a single height standard for the area, encourage or promote height variations.

**13. Do you prefer limiting new buildings to 4-stories?**

76% of respondents said NO to 4-story buildings. However, written comments (very few) opened the window for taller buildings if there was an upper level step back, clearly defined entries or outdoor space at street level or other design feature that added to the visual interest of a building.

**14. Would you rather encourage a variety of buildings for the area, with 4-story building height limit as an example?**

The answer to this question was a middle-of-the-road no. 47% answered yes and 53% said no. However, the comments clearly suggest that people support "variety with a 3-story maximum!"

One very good suggestion was to encourage lower story buildings on the south-side of the street because of the sun location and angle during the winter.

**15. Do you like brick as a building material?**

It is a toss-up! 50% like brick and 50% were a no.

**16. Do you like stucco as a building material?**

This question had the same response rate as question 15. If there was anything to be concluded, it is to encourage the use of a variety of local building materials...wood, stone, brick and stucco.

**17. Do you like lap siding as a building material?**

60% said no to lap siding.

**18. Do you like vertical siding as a building material?**

90% said no to vertical siding. Question 17 and 18 just did not reveal much in terms of preferences for architectural materials.

**19. Would you rather encourage a variety of building materials for new buildings and/or renovations as part of redevelopment for the URA?**

The clear preference, over 90%, is a mix of materials similar to what is present throughout the city today.

**20. Would simply rather see the market determine the architectural style, building height, building materials, etc. within existing city development standards?**

It is a fairly resounding NO! 82% felt that some oversight, guidelines and/or standards were appropriate.

**21. Do you support design standards prescribed by the city (i.e., regulations based design standards)?**

65% said the city and URA Board should implement design standard to better ensure that the redevelopment plan is carried out according to the vision being established.

**22. Do you support the developer/property owner imposing their own design for a redevelopment project?**

75% say that the design of redevelopment projects should not be at the discretion of just the developer/property owner. They should be able to propose their own designs but they must fit into a design framework that supports community objectives.

**23. Do you think it is more appropriate that design standards be created through a negotiated process between the city, URA Board and Developer (i.e., similar to that of a Planned Unit Development process)?**

People, for the most part, supported negotiated design standards. 70% answered yes to the question. This support was tempered a little bit. Yes, collaboration is great but clear guidance, direction and assistance needs to be a part of the process.

## DISCUSSION QUESTION 24

As a method to encourage any and all types of comments about the Land Use Model Study an open-ended “catch-all” question was included with the survey.

### **Question “24” generated the following feedback:**

- More connection to Midland Trail between west end of Adams crossing and Beckers. Pedestrian traffic routed to Midland Trail at Adams crossing with crossing at west end.
- Concerned about increased water usage in Plan “B” with 290 multi-family units. We already strain our water reservoir.
- We do not need this area redesigned to look like a nameless city without character.

- Manitou has come through so much and is on the brink of explosion and even greater popularity. We must take advantage of this opportunity to create sustainable development that will last for generations. We spend many months creating the Manitou Springs vision and planning guide that includes so much vision and creativity that we must use it as a guide for URA and East side development. Please don't make this a status quo endeavor!
- Keep the character of Manitou...history, art, nature and walk-ability.
- Please pay attention to the characteristics of our unique community's history, art, nature, walk-ability, etc.
- All for the project to revitalize east Manitou. People from Colorado Springs proper and abroad love Manitou springs and old Colorado City. This would bring people from old Colorado city right through a pedestrian and bike friendly redeveloped entrance into Manitou springs. To review all our tourist attractions such as Pikes Peak, Cog Railway, Manitou Arts Center, Sun Water, Red Rock Canyon, Garden of the Gods and great restaurants, etc. This can only help the tax base for Manitou springs and west Colorado Springs. This is a great opportunity to make and keep this part of our community a beautiful place to live. Thanks from Mayor Marcy Morrison and Mayor Marc Snyder.
- Being careful not to let the area develop as "anywhere USA".
- This area of Manitou Springs initially developed starting in the teen's and twenties (20th Century) and really was the Route 66 (Roadside Architecture) area of the City. I believe keeping that character and building on it is the best way to redevelop the east Manitou Avenue corridor.
- We've come a long way so let's try to do more.
- It is so exciting that there will be a EMSURA! There is so much potential, and possibility. And it could be a nation-wide model, with nominal additional cost to make it sustainable and ecologically sound.
- Folks traveling the open highway to seek the romance of journeying up into the mountains will benefit from the visual idea of "Going West". They visit here to get away from their everyday lives and environments (even if they are just coming from Colorado Springs). They are seeking new and novel experiences both personally and visually. I like the idea of creating little oases that they can visit, get off of their bikes and running shoes and out of their cars. They should be able to dip their feet in the creek, rest on the ground under the shade of a tree and watch their kids run around a little before "hitting the road again". They should be able to find healthy refreshment while reading about the history of our region as they journey through it. They should be stimulated by art installments along the way, thus appreciating how colorful and creative a community we really are. They should be exposed to both the nostalgia of the past and innovations for the future. While journeying through they should see how much we appreciate

our history as well as embrace the present. And finally, they should leave with the desire to return to experience all of Manitou Springs more fully.

- Overall I think this has a lot of potential. My biggest concerns are: 1) creating affordable housing that is accessible to all; 2) buildings that fit within the existing "feel" of the city; 3) increased "pedestrian-ization", access to trails and green space, and a bike-friendly area (unlike our downtown which is horrid for biking); and 4) incorporating sustainable (energy efficient, etc.) building requirements into new development.
- Thank you for your work on this important project. It will be exciting to see it come to be!
- Again, there is a strong need for affordable housing and for safety for pedestrians along this corridor.
- Keep this part of the city historic looking--victorian, indian, early settlers, mining & tourism. BUT do not turn it into the flat topped southwestern look that has crept into our neighborhoods. That does not portray Manitou's history.
- I think I've run off at the mouth enough. I would have been more interested in reading the document if it weren't so lengthy. You just need to (for weirdo's like myself) be a bit more brief and to the point . . . e.g., Plan One is to raze everything on the Avenue and make it look like Briargate versus Plan Two is to be a bit more chill and begin by cleaning up the neighborhood, the creek and getting the streets and sidewalks improved. Guess we'll see what happens, hey?
- Please keep Manitou Springs the small mountain destination and not an urban eyesight.
- I hope something will come of this. The gateway to our city is a pretty sad state of affairs at present. Keep up the good work!
- Just a note about lodging - Manitou isn't coming close to filling the lodging properties currently in existence. Please don't create new businesses that will bankrupt those already in town.
- Very grateful for the chance to give feedback. This important new development deserves the fine attention it is getting.
- It would be my preference to have a consistent feel throughout this area that is not overbearing on existing structures. I would dislike seeing a totally different built-up part of town that does not easily coexist with current buildings/structures or something that looks as though part of downtown Colorado Springs was dropped in that part of Manitou. I would like to see this prompt COS to further take this idea up to 31st. Parking should be made easily accessible, but not necessarily in the front of buildings. I would like to see less concrete jungle and more landscape - naturescape opportunities. I am very excited about this discussion and the hard work put into this venture!

- Not so much density please! Parking, some pretty open space, landscaping, etc. No high rises.
- The development should flow from the character of the west side and not become a brand new and different city on the east end. Thank you for the opportunity to provide feedback. I live on Manitou Ave.
- It is exciting that we are at one of those unique moments of history where we can think large and achieve great results. But we cannot shrink back from the task. Obviously, I encourage the city to be aggressive in establishing the guidelines of development and putting the common good as the primary goal. This project, if large in scope and ambitious in design, could transform Manitou.
- It would be great to have a real neighborhood emerge in what is now just a pass-through corridor. Good luck!

## What Happens Next?

1. Design a redevelopment guide for the area that is voluntary, regulatory or a combination that clearly describes the community's vision for the URA. This would include working with city council to revise the town's zoning and development code to encourage redevelopment in the study area. Standards that should be addressed are: residential density, building height, lot frontage, lot coverage, setbacks, parking and the addition of architectural and landscaping standards. Implementing this recommendation is the most logical next step for the URA Board.
2. Communicate to the public that the intent of the Land Use Model is not solely to promote the clearing of this area for an entirely new development. Instead it is to promote orderly redevelopment and restoration of existing properties and buildings through land use planning and development incentives.
3. Establish a planning relationship with City of Colorado Springs to create synergistic land use and design parameters for eastern Manitou Ave and western Colorado Avenue through an IGA, common development codes and standards or development guides.
4. Pursue opportunities for Fountain Creek restoration as an environmental, recreation and business asset for the area and community overall.
5. Develop a Public Relations program for the URA that promotes and markets redevelopment opportunities.
6. Make sure the city is represented and its interests represented for the West Side Avenue Action Plan and Colorado Springs Annexation of Colorado Avenue.
7. Initiate the discussion with CDOT for ownership of Manitou Avenue.
8. Research Best Practices and Successes of other URA's in Colorado.
9. Develop a Policies and Procedures manual for URA redevelopment programs.
10. Update Mission Statement and Work Plan.
11. Identify a Catalyst Project – preferably one that adds to funding ability for future public improvements.

## **Appendix**

**SURVEY RESPONSES**

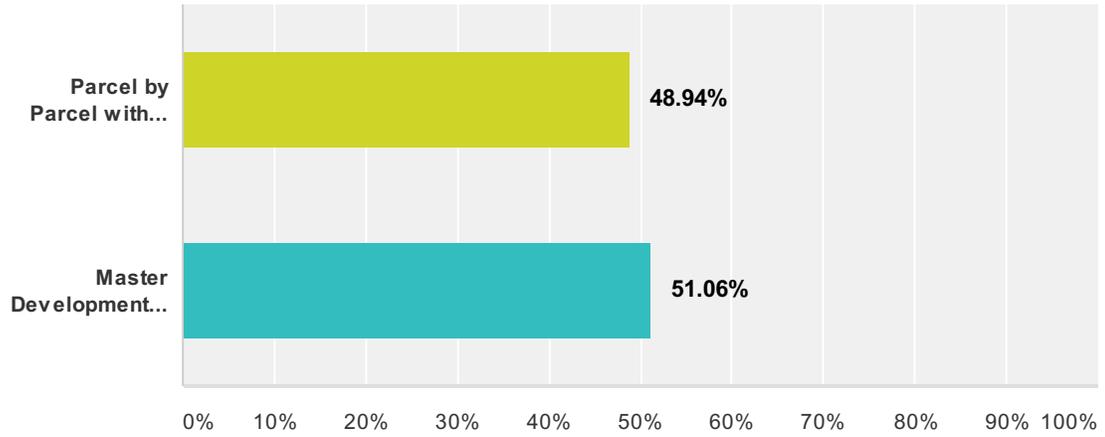
**INDIVIDUAL RESPONSES AND COMMENTS**

**URA PLAN**

**LAND USE MODEL REPORT**

### Q1 Which redevelopment approach do you prefer?

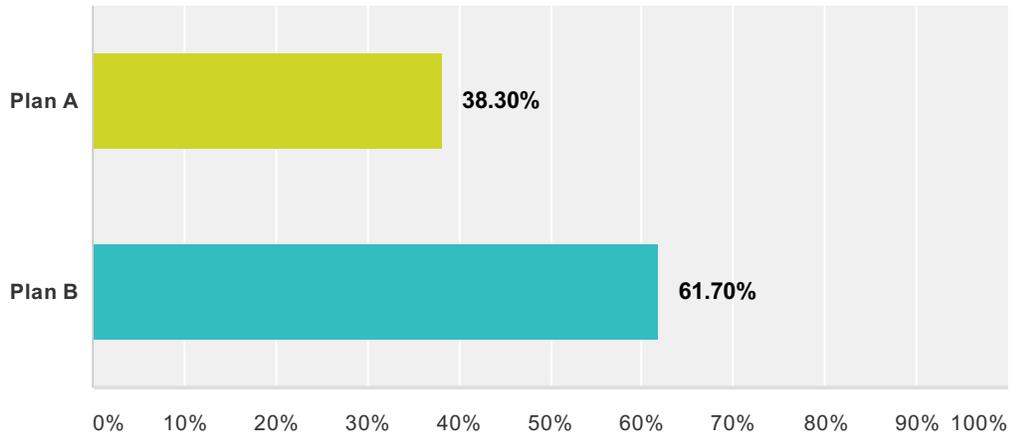
Answered: 47 Skipped: 0



| Answer Choices                               | Responses |
|--|-----------|
| Parcel by Parcel with varied designs         | 48.94% 23 |
| Master Development Plan with unified designs | 51.06% 24 |
| <b>Total</b>                                 | <b>47</b> |

## Q2 Which plan do you prefer?

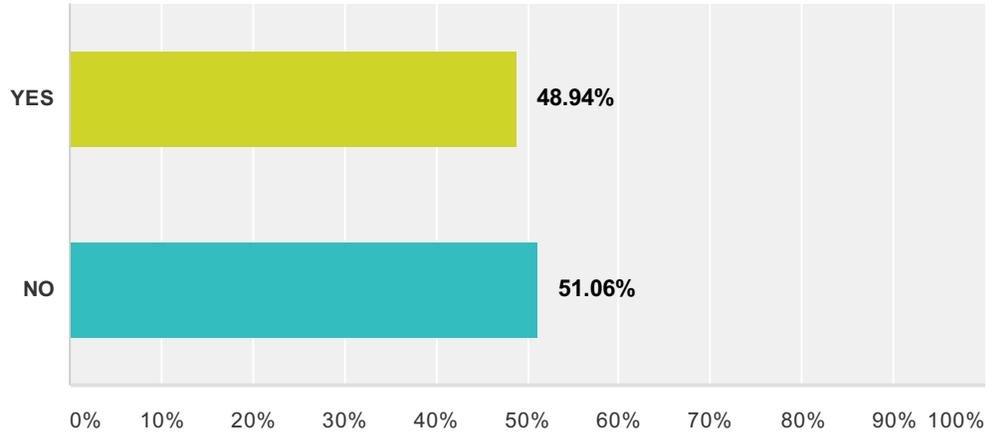
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| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| Plan A         | 38.30%    | 18        |
| Plan B         | 61.70%    | 29        |
| <b>Total</b>   |           | <b>47</b> |

**Q3 Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

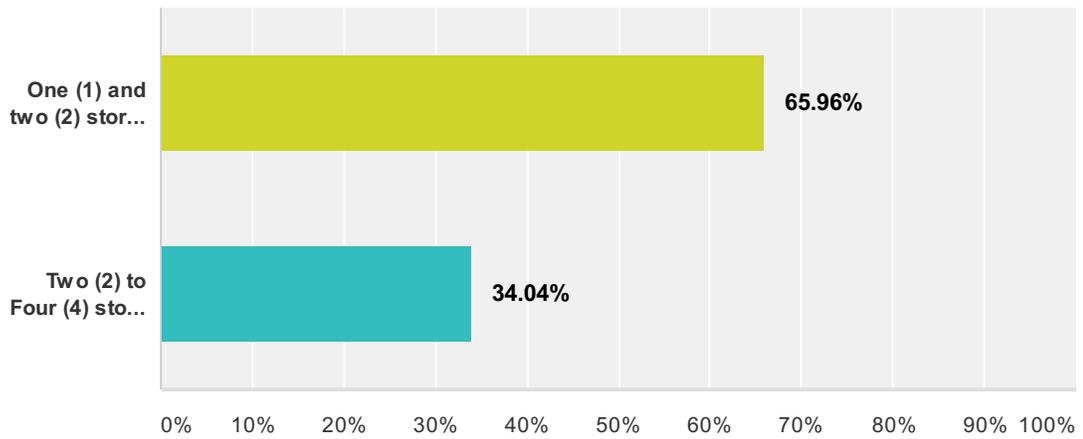
Answered: 47 Skipped: 0



| Answer Choices | Responses | Count     |
|----------------|-----------|-----------|
| YES            | 48.94%    | 23        |
| NO             | 51.06%    | 24        |
| <b>Total</b>   |           | <b>47</b> |

### Q4 Which do you prefer?

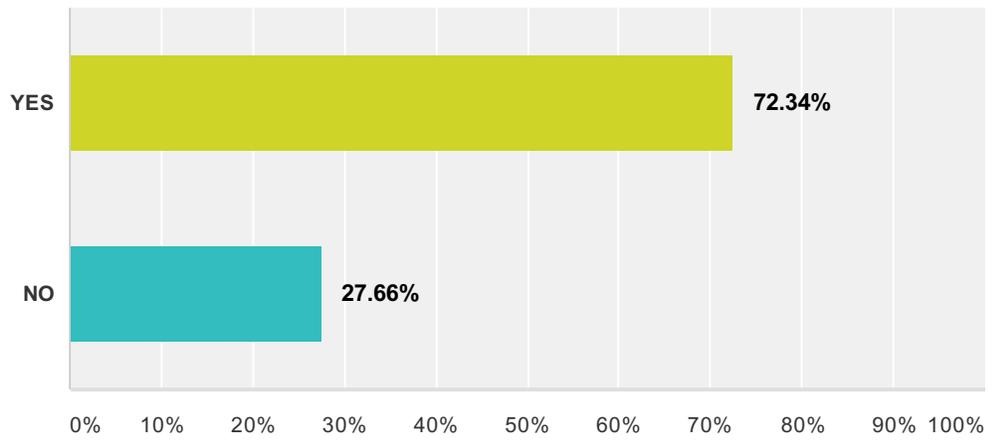
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| Answer Choices                      | Responses |           |
|-------------------------------------|-----------|-----------|
| One (1) and two (2) story buildings | 65.96%    | 31        |
| Two (2) to Four (4) story buildings | 34.04%    | 16        |
| <b>Total</b>                        |           | <b>47</b> |

### Q5 Do you agree with this approach?

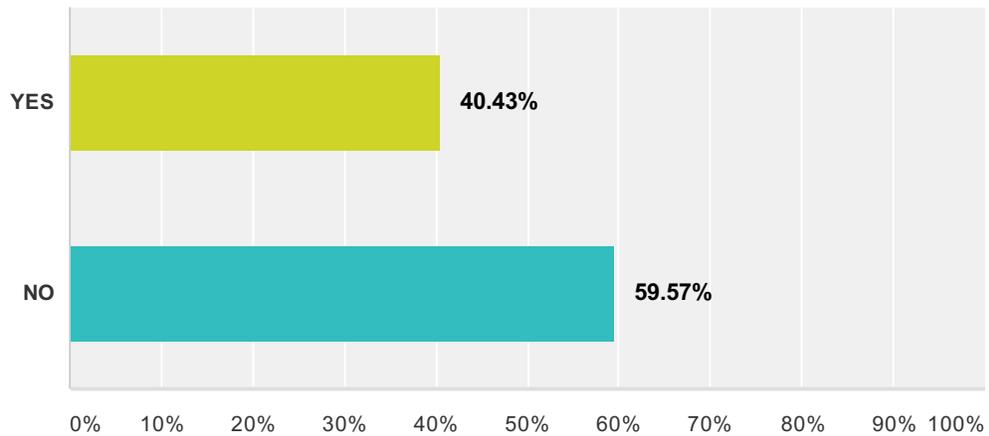
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| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 72.34%    | 34        |
| NO             | 27.66%    | 13        |
| <b>Total</b>   |           | <b>47</b> |

**Q6 Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

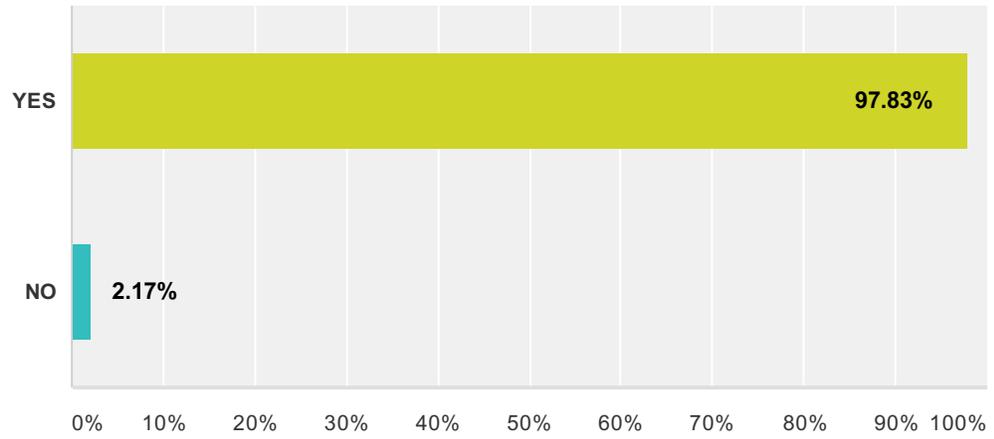
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| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 40.43%    | 19        |
| NO             | 59.57%    | 28        |
| <b>Total</b>   |           | <b>47</b> |

### Q7 Do you agree with this approach?

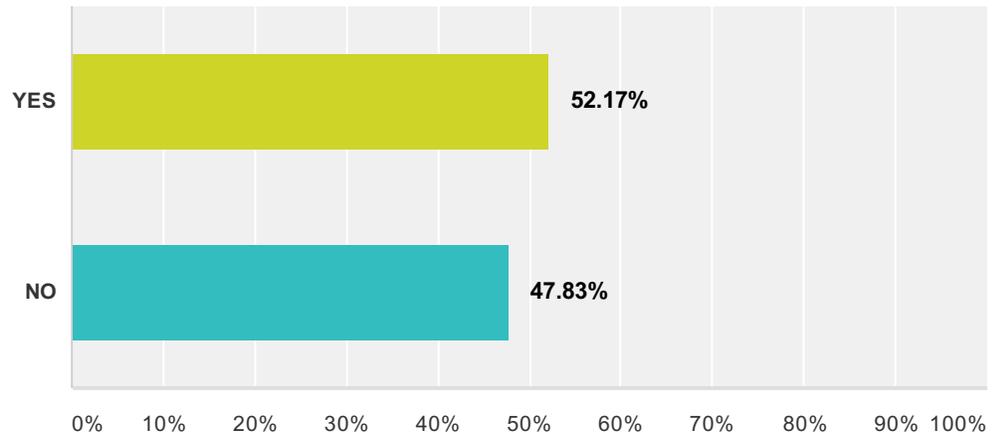
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| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 97.83%    | 45        |
| NO             | 2.17%     | 1         |
| <b>Total</b>   |           | <b>46</b> |

### Q8 Do you prefer 19th Century Commercial?

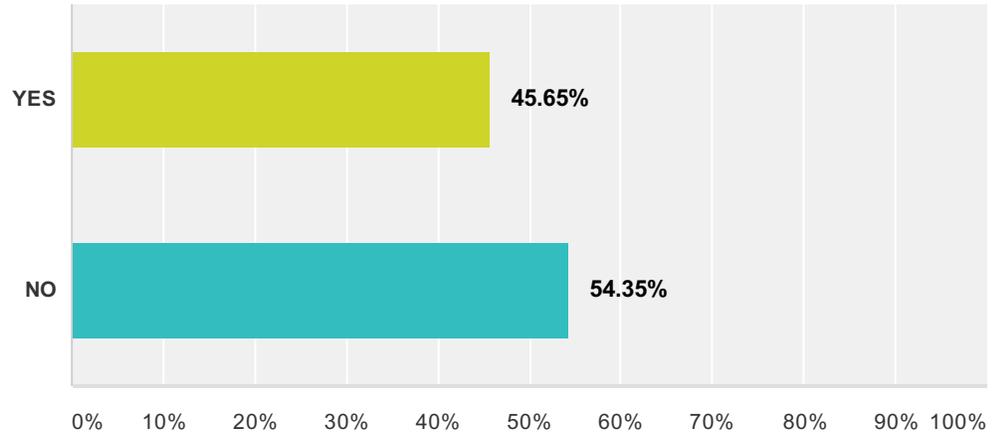
Answered: 46 Skipped: 1



| Answer Choices | Responses |
|----------------|-----------|
| YES            | 52.17% 24 |
| NO             | 47.83% 22 |
| <b>Total</b>   | <b>46</b> |

### Q9 Do you prefer 20th Century Commercial?

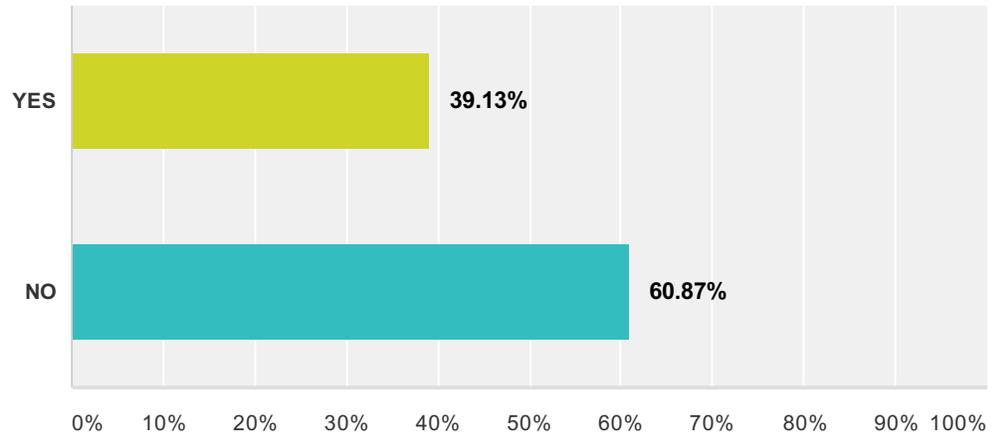
Answered: 46 Skipped: 1



| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 45.65%    | 21        |
| NO             | 54.35%    | 25        |
| <b>Total</b>   |           | <b>46</b> |

### Q10 Do you prefer Pueblo Revival?

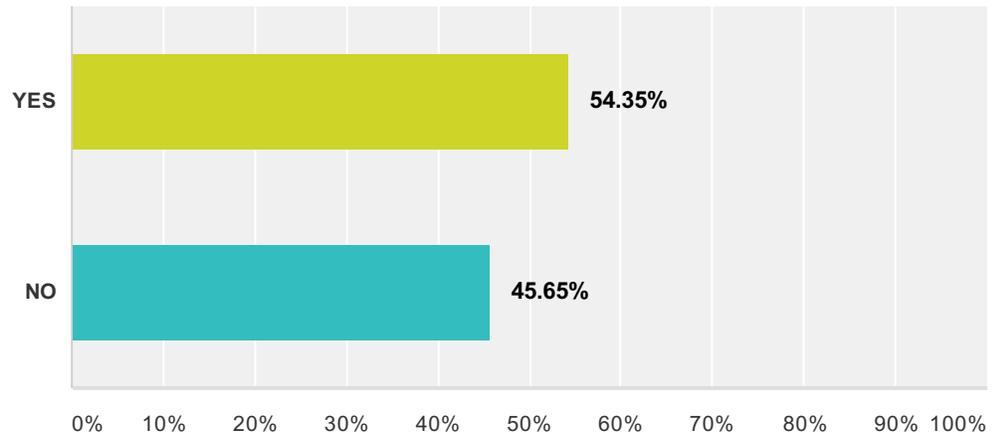
Answered: 46 Skipped: 1



| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 39.13%    | 18        |
| NO             | 60.87%    | 28        |
| <b>Total</b>   |           | <b>46</b> |

### Q11 Do you prefer limiting redevelopment to two (2) story buildings?

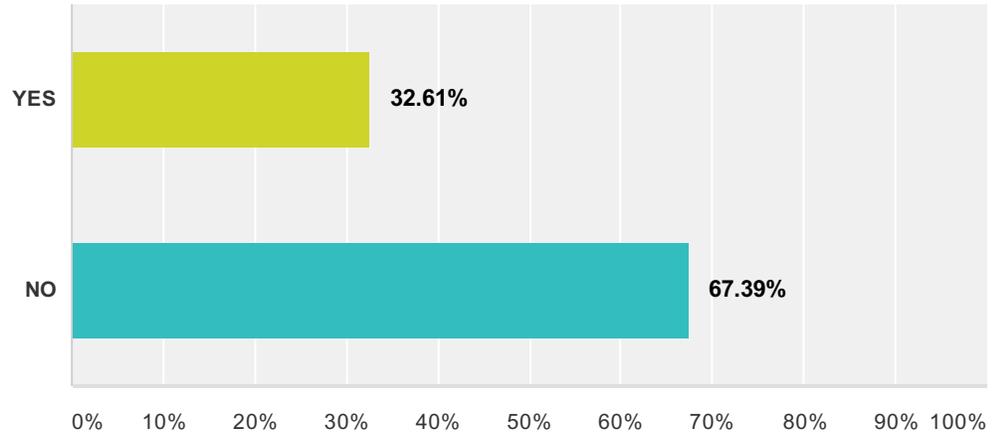
Answered: 46 Skipped: 1



| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 54.35%    | 25        |
| NO             | 45.65%    | 21        |
| <b>Total</b>   |           | <b>46</b> |

### Q12 Do you prefer three (3) story buildings?

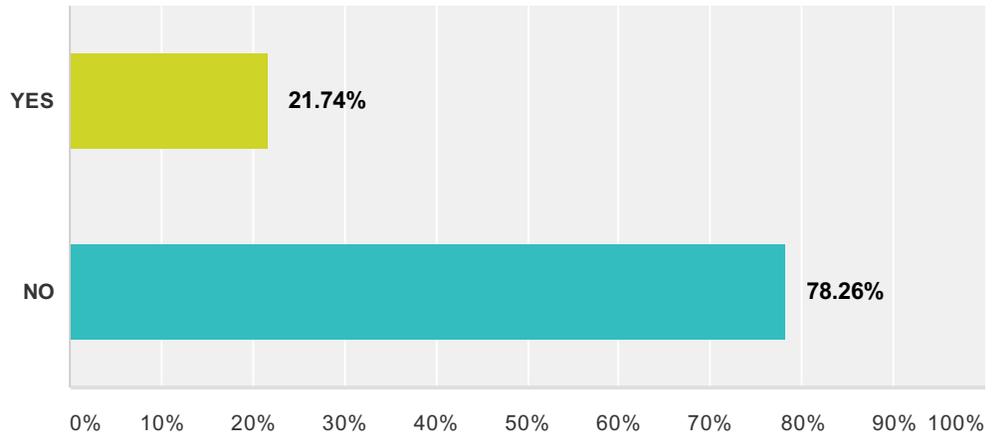
Answered: 46 Skipped: 1



| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 32.61%    | 15        |
| NO             | 67.39%    | 31        |
| <b>Total</b>   |           | <b>46</b> |

### Q13 Do you prefer four (4) story buildings?

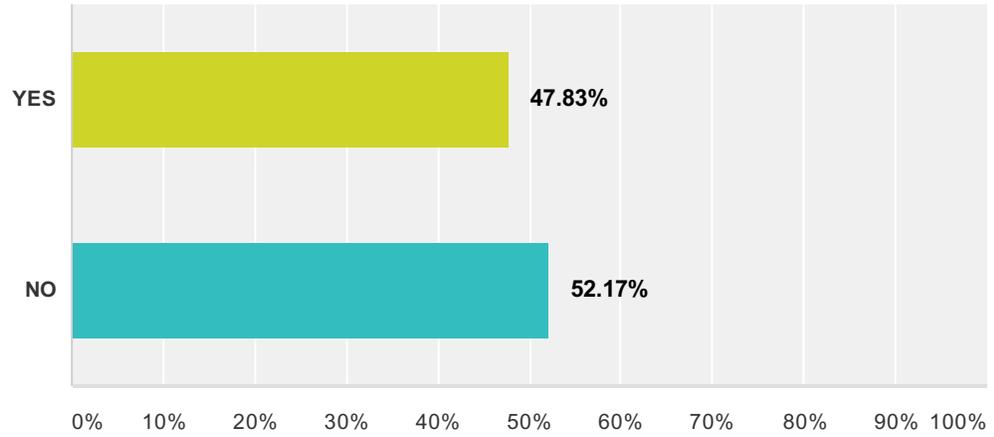
Answered: 46 Skipped: 1



| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 21.74%    | 10        |
| NO             | 78.26%    | 36        |
| <b>Total</b>   |           | <b>46</b> |

### Q14 Do you prefer multiple heights (i.e., variety with a four (4) story maximum?)

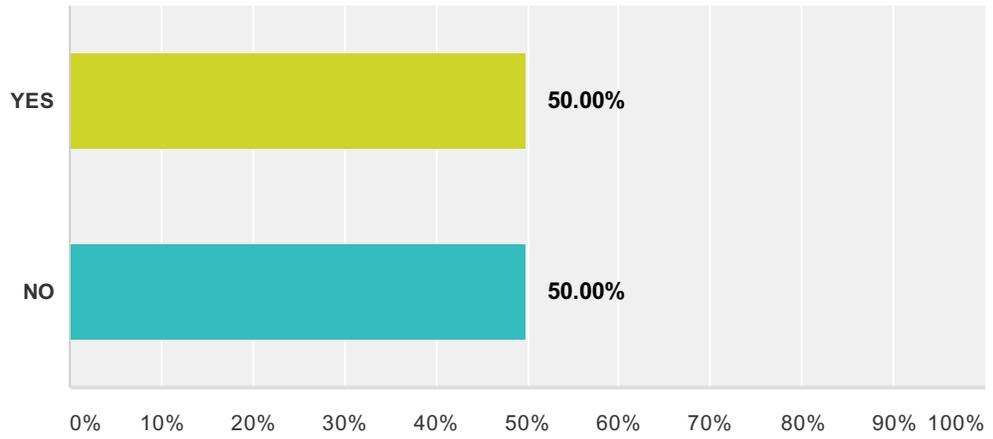
Answered: 46 Skipped: 1



| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 47.83%    | 22        |
| NO             | 52.17%    | 24        |
| <b>Total</b>   |           | <b>46</b> |

### Q15 Do you prefer brick?

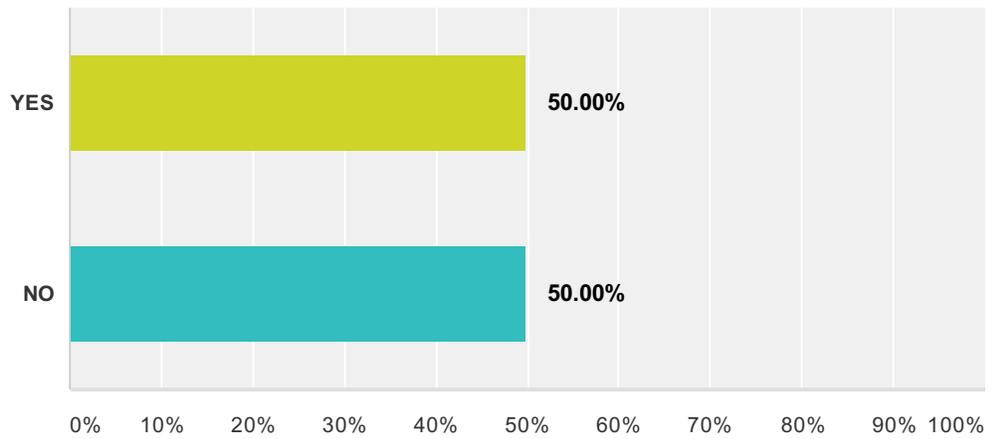
Answered: 46 Skipped: 1



| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 50.00%    | 23        |
| NO             | 50.00%    | 23        |
| <b>Total</b>   |           | <b>46</b> |

### Q16 Do you prefer stucco?

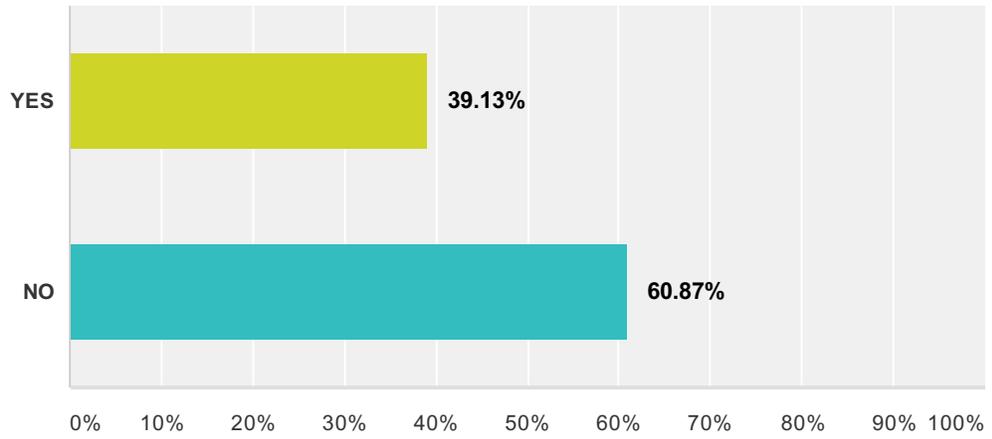
Answered: 46 Skipped: 1



| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 50.00%    | 23        |
| NO             | 50.00%    | 23        |
| <b>Total</b>   |           | <b>46</b> |

### Q17 Do you prefer lap siding?

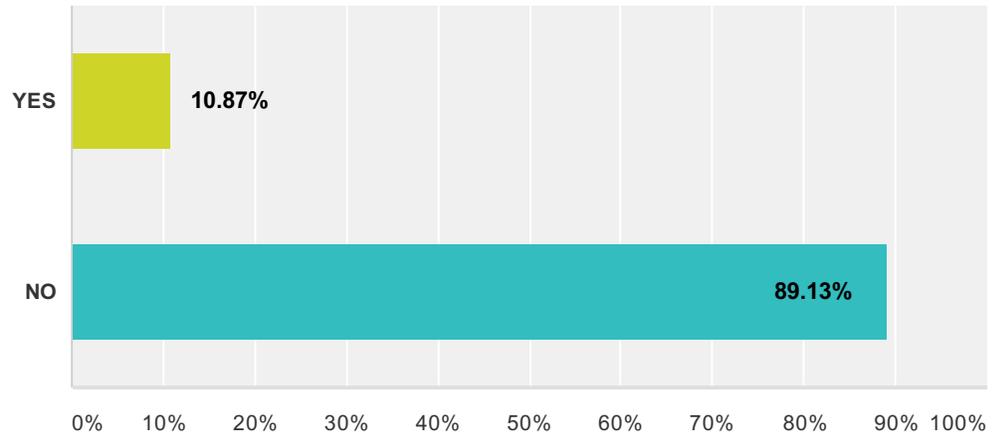
Answered: 46 Skipped: 1



| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 39.13%    | 18        |
| NO             | 60.87%    | 28        |
| <b>Total</b>   |           | <b>46</b> |

### Q18 Do you prefer vertical siding?

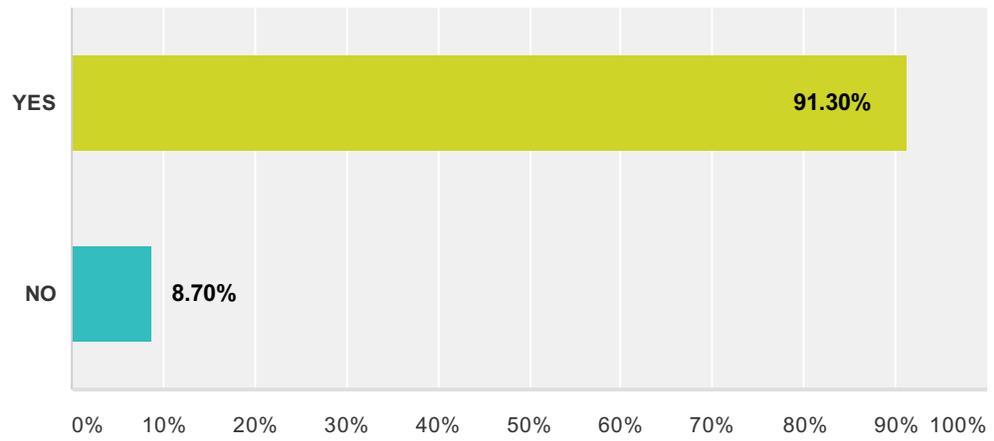
Answered: 46 Skipped: 1



| Answer Choices | Responses |
|----------------|-----------|
| YES            | 10.87% 5  |
| NO             | 89.13% 41 |
| <b>Total</b>   | <b>46</b> |

### Q19 Do you prefer a mix of materials?

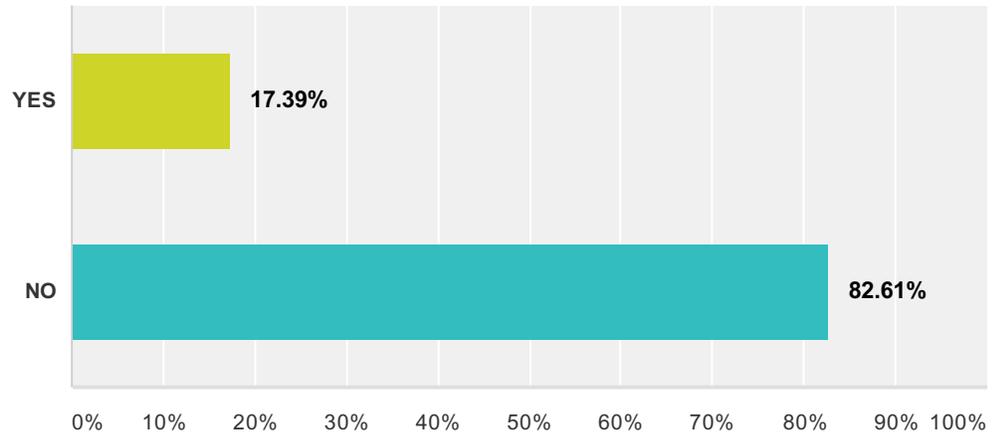
Answered: 46 Skipped: 1



| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 91.30%    | 42        |
| NO             | 8.70%     | 4         |
| <b>Total</b>   |           | <b>46</b> |

**Q20 Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?**

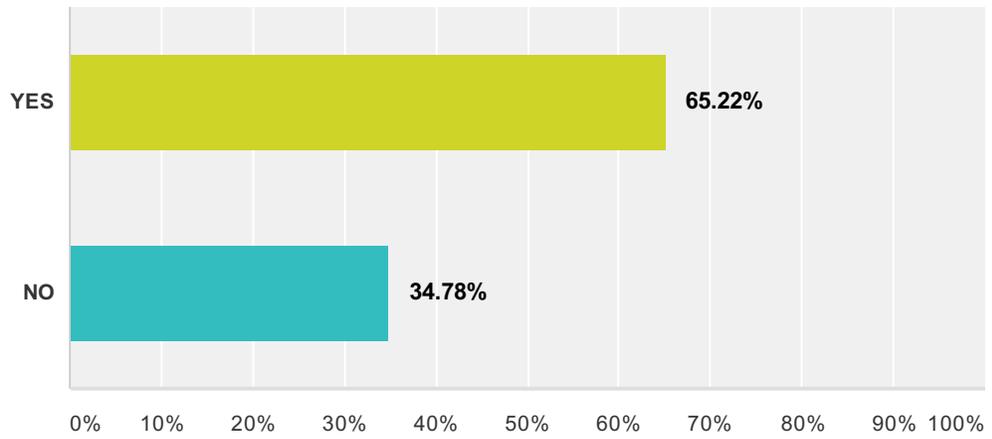
Answered: 46 Skipped: 1



| Answer Choices | Responses |
|----------------|-----------|
| YES            | 17.39% 8  |
| NO             | 82.61% 38 |
| <b>Total</b>   | <b>46</b> |

### Q21 Should architectural design be prescribed by city adopted design standards?

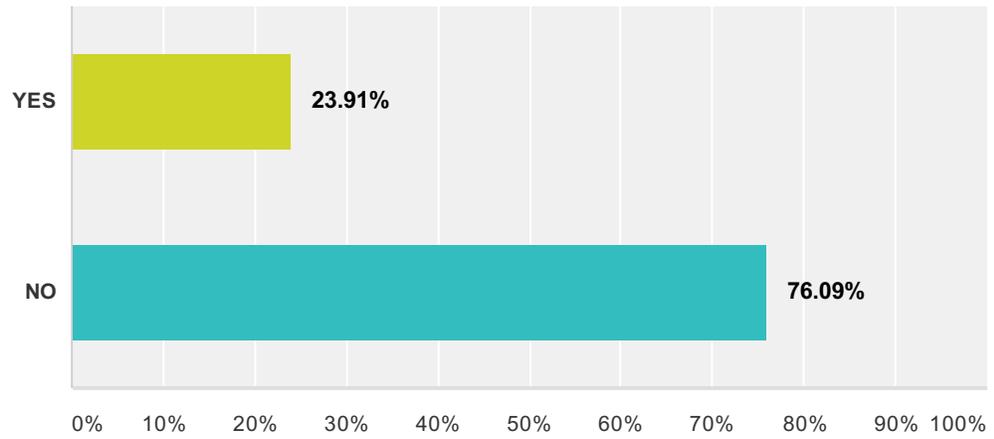
Answered: 46 Skipped: 1



| Answer Choices | Responses |
|----------------|-----------|
| YES            | 65.22% 30 |
| NO             | 34.78% 16 |
| <b>Total</b>   | <b>46</b> |

### Q22 Should architectural design be determined by developer/property owner?

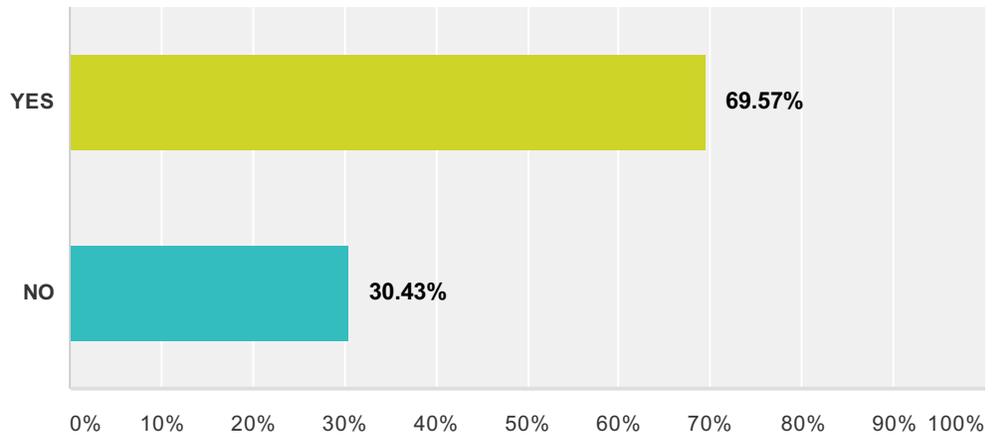
Answered: 46 Skipped: 1



| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 23.91%    | 11        |
| NO             | 76.09%    | 35        |
| <b>Total</b>   |           | <b>46</b> |

### Q23 Should architectural design be negotiated between city, URA Board and developer/property owner?

Answered: 46 Skipped: 1



| Answer Choices | Responses |           |
|----------------|-----------|-----------|
| YES            | 69.57%    | 32        |
| NO             | 30.43%    | 14        |
| <b>Total</b>   |           | <b>46</b> |

**Q24 Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

Answered: 26 Skipped: 21

#1



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Saturday, February 22, 2014 10:03:37 AM

**Last Modified:** Saturday, February 22, 2014 10:32:54 AM

**Time Spent:** 00:29:17

**IP Address:** 75.163.179.72

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?**

Master Development Plan with unified designs,

Comments:

I really like the idea of more multi-family dwelling. That will provide stability to the area. I also prefer the idea of a master plan. I would like to see unified designs, with an emphasis on the plural in "designs." I am not that enthusiastic about a cookie-cutter look, such as one finds at Vail.

**Q2: Which plan do you prefer?**

Plan B

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

YES,

Comment

I would like to see a master plan that provides good "tie-in" the open spaces (any parks), the trail system, and especially the creek there. There should be an integrative approach that allows the general public good open and obvious access to these amenities.

## PAGE 2: Building Height

**Q4: Which do you prefer?**

Two (2) to Four (4) story buildings,

Comment

It makes sense to have a denser development scheme (making use of public recreational spaces) for the gateway to Manitou. I'd like to see more people living there, giving a sense of permanence, cohesion, and ownership.

## PAGE 3

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q5: Do you agree with this approach?**

YES,

Comment

I like the idea of narrowing down to one lane of traffic in each direction (with turning lanes along the way). It would be great to have more attention paid to pedestrians and safety.

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

NO,

Comment

I would prefer to have buildings right up to the sidewalk, and parking in the back. I don't like the new suburban look of parking in the front. It is not inviting, and it certainly doesn't promote the feeling of wanting to walk along the street.

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?**

YES

## PAGE 5: East Manitou Avenue Architecure

**Q8: Do you prefer 19th Century Commercial?**

NO,

Comment

Why compete with the historic downtown core of Manitou? I'd have a different personality for the east end. Something more distinctive.

**Q9: Do you prefer 20th Century Commercial?**

YES,

Comment

I think that this style could be ok, if it doesn't look too corporate and suburban. It's my second choice.

**Q10: Do you prefer Pueblo Revival?**

YES,

Comment

This is my first choice. I think it would tie in the Southwest buildings across from Safeway and take that style up through the Colorado Motel. Nice idea!

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?**

NO,

Comment

I'd like to see higher density, especially residential and mixed use on the same properties.

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |  |
|--|--|
| <b>Q12: Do you prefer three (3) story buildings?</b>   | YES,<br><br>Comment<br>Rather than mandate one level, I'd like to see varies heights between two and four stories, paying particular attention to site lines of the mountains. |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | YES,<br><br>Comment<br>Rather than mandate one level, I'd like to see varies heights between two and four stories, paying particular attention to site lines of the mountains. |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | YES,<br><br>Comment<br>Rather than mandate one level, I'd like to see varies heights between two and four stories, paying particular attention to site lines of the mountains. |
| <b>Q15: Do you prefer brick?</b>   | NO   |
| <b>Q16: Do you prefer stucco?</b>  | YES,<br><br>Comment I like the stucco side.  |
| <b>Q17: Do you prefer lap siding?</b>  | YES  |
| <b>Q18: Do you prefer vertical siding?</b>   | NO   |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES,<br><br>Comment<br>But with a preponderance in one main style, with the others tying in with it well. We don't want clashes, but we don't want the Vail look, either.      |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO,<br><br>Comment<br>Let's raise our sights and put community interests in the long term as our first priority.   |

## PAGE 6: Design Standards

|   |  |
|---|--|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b> | YES,<br><br>Comment<br>Absolutely. And if people buy those properties, they will need to be aware of that mandate. |
|---|--|

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q22: Should architectural design be determined by developer/property owner?**

NO,

Comment

This approach would lead to a more chaotic approach, and it would not address many of the problems in the area right now. In fact, it might very well exacerbate them.

**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?**

NO,

Comment

I just think that the city should put its interesst first in the development plan, and owners and developers who are eager to participate will be able to operate within that framework.

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

It is exciting that we are at one of those unique moments of history where we can think large and achieve great results. But we cannot shrink back from the task. Obviously, I encourage the city to be aggressive in establishing the guidelines of development and putting the common good as the primary goal. This project, if large in scope and ambitious in design, could transform Manitou.

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#2



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Saturday, February 22, 2014 10:05:13 AM

**Last Modified:** Saturday, February 22, 2014 10:40:59 AM

**Time Spent:** 00:35:46

**IP Address:** 75.163.179.72

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?**

Master Development Plan with unified designs

**Q2: Which plan do you prefer?**

Plan B,

Comment

It would be nice to try to make the three elements of new develop work together, in order to have some sort of neighbor synergy in that area, instead of just a random collection of stuff one passes by or pops into on the way downtown.

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

YES,

Comment

I'd like to see development connect with a combination of outdoor uses (parks, walking trails, the creek) and foot or biking transport.

## PAGE 2: Building Height

**Q4: Which do you prefer?**

Two (2) to Four (4) story buildings,

Comment

I'm fine with more concentrated development as long as it is well designed, and impacts on traffic, public transit, and parking are thought through. We have very little open space to develop - so going up some is fine, as long as we can retain regular view lines of the mountains and the creek and break things up here and there.

## PAGE 3

**Q5: Do you agree with this approach?**

YES,

Comment

The more we can create a walkable environment, the better.

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

NO,

Comment

Not necessarily - in some cases I think it is good to have buildings abut the sidewalk, if we are trying to create a more pedestrian-centric environment. I'd probably mix things up a bit, since some businesses may do better with a little parking in front or on the side. And some breaks among buildings with front landscaping could be good. But overall, I'd prefer parking in the back and buildings in the front.

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?**

YES,

Comment

YES - we ought to emphasize more our natural environment and athleticism, particularly if Colorado Springs tries to heighten tourism and business relating to the Olympics and sports.

## PAGE 5: East Manitou Avenue Architecure

**Q8: Do you prefer 19th Century Commercial?**

NO,

Comment

I think there's no reason to compete with the historic district. The idea is to have building reflect their time there, so let's not make fake old ones right next door.

**Q9: Do you prefer 20th Century Commercial?**

YES,

Comment

Yes, I think some 20th century commercial would be fine, particularly if we include adding upper stories with housing.

**Q10: Do you prefer Pueblo Revival?**

YES,

Comment

I think Pueblo Revival would also be good - it would tie in with some existing modern southwestern buildings (like the banks across from Safeway), and connect with our earlier history - yet be clearly modern in design.

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?**

NO

**Q12: Do you prefer three (3) story buildings?**

NO

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q13: Do you prefer four (4) story buildings?**

NO

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?**

YES,

Comment

I like the idea of four-story buildings for parts of the area, since that would allow for more housing, especially. If people live there, it will be more a neighborhood than a corridor. At the same time, I'd prefer variation to preserve view lines. You might want more lower buildings on the south side, also - to keep the streets and sidewalks from being entirely in shadow during the winter.

**Q15: Do you prefer brick?**

YES

**Q16: Do you prefer stucco?**

YES

**Q17: Do you prefer lap siding?**

YES

**Q18: Do you prefer vertical siding?**

NO

**Q19: Do you prefer a mix of materials?**

YES,

Comment

I'd prefer a mix, probably with stucco dominating, if we include a significant number of Pueblo-style buildings. But mixing in some modern stucco, brick, and lap siding could be attractive. One thing that makes historic Manitou interesting is the great variety of building styles in the historic district, while at the same time having an overall dominantly Victorian look. I'd probably like this district to have an overall modern stucco look, but with distinctively different buildings that bring some variety in without becoming entirely eclectic.

**Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?**

NO,

Comment

Letting developers do whatever they want would probably just lead to a cluttered corridor with no good synergies. Strong design rules can help owners make the most of their investments, even if they don't like being told what they can and cannot do. The interests of the city as whole needs to come first, while also always being aware of the need to allow individual property owners to profit, be innovative, and have a say. There's no reason these interests can't be balanced.

## PAGE 6: Design Standards

**Q21: Should architectural design be prescribed by city adopted design standards?**

YES

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q22: Should architectural design be determined by developer/property owner?** NO

**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?** NO

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

It would be great to have a real neighborhood emerge in what is now just a pass-through corridor. Good luck!

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#3



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Saturday, February 22, 2014 12:18:13 PM

**Last Modified:** Saturday, February 22, 2014 12:34:42 PM

**Time Spent:** 00:16:29

**IP Address:** 174.51.29.25

## PAGE 1: Land Use Model Scenarios

|   |  |
|---|--|
| <b>Q1: Which redevelopment approach do you prefer?</b>  | Master Development Plan with unified designs   |
| <b>Q2: Which plan do you prefer?</b>  | Plan B   |
| <b>Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?</b> | YES,<br><br>Comment<br>Plans should explicitly mention the need for affordable housing for a fair amount of the residential units. Plans for non-residential space should include minimize retail enterprises that ultimately result in more minimum wage jobs in our community. Focus should be on creating an environment that will attract and encourage higher paying white collar / professional jobs - medical, engineering, software, creative, etc |

## PAGE 2: Building Height

|                                 |   |
|---------------------------------|---|
| <b>Q4: Which do you prefer?</b> | Two (2) to Four (4) story buildings,<br><br>Comment<br>I prefer 2-3 story buildings but the survey doesn't offer that choice. |
|---------------------------------|---|

## PAGE 3

|  |  |
|--|--|
| <b>Q5: Do you agree with this approach?</b>  | YES  |
| <b>Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?</b> | NO,<br><br>Comment<br>It has advantages but it seems like floodplain realities would make it too challenging |

## PAGE 4: Fountain Creek Relationship

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|   |   |
|---|---|
| <b>Q7: Do you agree with this approach?</b> | YES,<br><br>Comment<br>Bike paths that do not invite accidents between vehicles and bikes MUST be part of it. |
|---|---|

**PAGE 5: East Manitou Avenue Architecture**

|  |  |
|--|--|
| <b>Q8: Do you prefer 19th Century Commercial?</b>  | NO   |
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | NO   |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO   |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | NO   |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | YES  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO   |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO,<br><br>Comment<br>I prefer multiple heights with a 3 story maximum |
| <b>Q15: Do you prefer brick?</b>   | NO   |
| <b>Q16: Do you prefer stucco?</b>  | NO   |
| <b>Q17: Do you prefer lap siding?</b>  | NO   |
| <b>Q18: Do you prefer vertical siding?</b>   | NO   |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES  |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO   |

**PAGE 6: Design Standards**

|   |   |
|---|---|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b> | YES   |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>      | NO,<br><br>Comment should be a city / developer partnership |

# Manitou Springs Urban Renewal Authority Land Use Model Survey

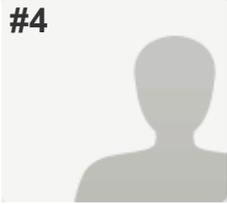
**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?**

YES

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

*Respondent skipped this question*

**#4**  **COMPLETE**  
**Collector:** Web Link (Web Link)  
**Started:** Saturday, February 22, 2014 1:26:46 PM  
**Last Modified:** Saturday, February 22, 2014 1:48:23 PM  
**Time Spent:** 00:21:37  
**IP Address:** 70.114.153.223

PAGE 1: Land Use Model Scenarios

|   |   |
|---|---|
| <b>Q1: Which redevelopment approach do you prefer?</b>  | Parcel by Parcel with varied designs,<br><br>Comments:<br>Seems that parcel to parcel would better preserve the quaint feel of Manitou. |
| <b>Q2: Which plan do you prefer?</b>  | Plan A,<br><br>Comment<br>Density of housing seems too large in plan B.   |
| <b>Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?</b> | YES,<br><br>Comment Community music/performing art space.   |

PAGE 2: Building Height

|                                 |  |
|---------------------------------|--|
| <b>Q4: Which do you prefer?</b> | One (1) and two (2) story buildings,<br><br>Comment<br>Preserving the flow and feel of Manitou seems more on target with one two and maybe some 3 story considering the flood plain. |
|---------------------------------|--|

PAGE 3

|  |     |
|--|-----|
| <b>Q5: Do you agree with this approach?</b>  | NO  |
| <b>Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?</b> | YES |

PAGE 4: Fountain Creek Relationship

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|   |     |
|---|-----|
| <b>Q7: Do you agree with this approach?</b> | YES |
|---|-----|

**PAGE 5: East Manitou Avenue Architecture**

|  |  |
|--|--|
| <b>Q8: Do you prefer 19th Century Commercial?</b>  | YES  |
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | NO   |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | YES  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | NO,<br>Comment<br>A mix would be my preference max of 3 story.                   |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO,<br>Comment Mix   |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO   |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO   |
| <b>Q15: Do you prefer brick?</b>   | YES,<br>Comment<br>Mix of quality timeless material including concrete.          |
| <b>Q16: Do you prefer stucco?</b>  | YES,<br>Comment<br>Mix of quality timeless 100 year material including concrete. |
| <b>Q17: Do you prefer lap siding?</b>  | NO   |
| <b>Q18: Do you prefer vertical siding?</b>   | NO   |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES,<br>Comment<br>Mix of quality timeless material including concrete.          |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO,<br>Comment The market needs direction.                                       |

**PAGE 6: Design Standards**

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q21: Should architectural design be prescribed by city adopted design standards?**

YES,

Comment With some flexibility built in.

**Q22: Should architectural design be determined by developer/property owner?**

NO,

Comment Absolutely not.

**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?**

NO,

Comment No politics.

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

The development should flow from the character of the west side and not become a brand new and different city on the east end. Thank you for the opportunity to provide feedback. I live on Manitou Ave.

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#5



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Saturday, February 22, 2014 3:13:46 PM

**Last Modified:** Saturday, February 22, 2014 3:35:42 PM

**Time Spent:** 00:21:56

**IP Address:** 70.56.233.140

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?**

Master Development Plan with unified designs,

Comments:

I prefer a mixture of parcel by parcel and some assembling parcels

**Q2: Which plan do you prefer?**

Plan A,

Comment

I especially prefer less multi family dwellings as we have seen that condo type dwellings-especially upstairs units are not desirable. The majority of people seeking to live on the Westside or Manitou don't want upstairs living period.

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

YES,

Comment

Yes Parking Parking Parking! Especially Bus Parking, Seasonal Parking, RV Parking, Trailer Parking. Less Density with plenty of large vehicle parking

## PAGE 2: Building Height

**Q4: Which do you prefer?**

One (1) and two (2) story buildings,

Comment

No more than two stories. hey also should be set back, otherwise the street is too dark!

## PAGE 3

**Q5: Do you agree with this approach?**

NO

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

YES,

Comment

Don't agree with the architecture statement. I think we should offer three different architectural styles so there would be some continuity, not just anything from the 30s,40s,and 50s. We can leave some of the existing but fill in and plan new in replacement of some in one of several styles being allowed.

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?**

NO,

Comment I'm not sure.

## PAGE 5: East Manitou Avenue Architecure

**Q8: Do you prefer 19th Century Commercial?**

NO

**Q9: Do you prefer 20th Century Commercial?**

NO

**Q10: Do you prefer Pueblo Revival?**

YES

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?**

YES

**Q12: Do you prefer three (3) story buildings?**

NO

**Q13: Do you prefer four (4) story buildings?**

NO

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?**

NO,

Comment

I prefer one story buildings, but two is acceptable.

**Q15: Do you prefer brick?**

NO,

Comment

Somewhat-it would not be my first choice. I prefer wood and stucco.

**Q16: Do you prefer stucco?**

NO,

Comment

Not just stucco maybe with some stone or Spanish wood or Pueblo elements, too.

**Q17: Do you prefer lap siding?**

YES,

Comment That , too.

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |  |
|--|--|
| <b>Q18: Do you prefer vertical siding?</b>   | NO   |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES  |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO,<br>Comment No we need some restrictions. |

## PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES |

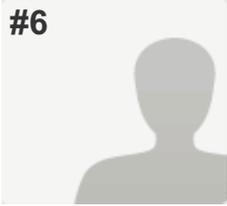
## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

Not so much density please! Parking, some pretty open space, landscaping, etc. No high rises.

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#6



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Tuesday, February 25, 2014 12:46:37 PM

**Last Modified:** Tuesday, February 25, 2014 1:01:06 PM

**Time Spent:** 00:14:29

**IP Address:** 24.56.180.66

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?**

Master Development Plan with unified designs,

Comments:

However, I do not believe that teh buildings should be more than 2 story as that will retract from views and hamper sunshine on streets (thinking snow!).

**Q2: Which plan do you prefer?**

Plan B

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

YES,

Comment

Getting residents and visitors from the east side to the west side easily. Perhaps pedestrian bridges?

## PAGE 2: Building Height

**Q4: Which do you prefer?**

One (1) and two (2) story buildings

## PAGE 3

**Q5: Do you agree with this approach?**

YES

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

NO

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?**

YES

## PAGE 5: East Manitou Avenue Architecure

## Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |   |
|--|---|
| <b>Q8: Do you prefer 19th Century Commercial?</b>  | YES   |
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | NO  |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | YES   |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO  |
| <b>Q15: Do you prefer brick?</b>   | NO  |
| <b>Q16: Do you prefer stucco?</b>  | NO  |
| <b>Q17: Do you prefer lap siding?</b>  | NO  |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES,<br><br>Comment<br>my preference is a mix of materials similar to what we have in town currently. |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO  |

### PAGE 6: Design Standards

|   |  |
|---|--|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES  |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO   |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES,<br><br>Comment With an emphasis on MAYBE... |

### PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

It would be my preference to have a consistent feel throughout this area that is not overbearing on existing structures. I would dislike seeing a totally different built-up part of town that does not easily coexist with current buildings/structures or something that looks as though part of downtown Colorado Springs was dropped in that part of Manitou. I would like to see this prompt COS to further take this idea up to 31st.

Parking should be made easily accessible, but not necessarily in the front of buildings. I would like to see less concrete jungle and more landscape - naturescape opportunities.

I am very excited about this discussion and the hard work put into this venture!

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#7



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Wednesday, February 26, 2014 12:34:34 PM

**Last Modified:** Wednesday, February 26, 2014 12:39:34 PM

**Time Spent:** 00:05:00

**IP Address:** 75.163.144.15

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Parcel by Parcel with varied designs

**Q2: Which plan do you prefer?** Plan A

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

## PAGE 2: Building Height

**Q4: Which do you prefer?** One (1) and two (2) story buildings

## PAGE 3

**Q5: Do you agree with this approach?** YES

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** YES

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

## PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?** YES

**Q9: Do you prefer 20th Century Commercial?** YES

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |     |
|--|-----|
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | NO  |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | YES |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | YES |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | YES |
| <b>Q15: Do you prefer brick?</b>   | YES |
| <b>Q16: Do you prefer stucco?</b>  | NO  |
| <b>Q17: Do you prefer lap siding?</b>  | YES |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | YES |

## PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | NO  |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | YES |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES |

## PAGE 7: Additional Comments

|  |   |
|--|---|
| <b>Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.</b> | <i>Respondent skipped this question</i> |
|--|---|

#8



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Wednesday, February 26, 2014 12:31:40 PM

**Last Modified:** Wednesday, February 26, 2014 12:47:26 PM

**Time Spent:** 00:15:46

**IP Address:** 24.8.109.243

**PAGE 1: Land Use Model Scenarios**

**Q1: Which redevelopment approach do you prefer?**

Parcel by Parcel with varied designs,

Comments:

I think the numbers for new commercial and residential units are ambitious. Tone it down a little.

**Q2: Which plan do you prefer?**

Plan A,

Comment

I had to give an answer for the survey to work. I prefer neither. I think the buildings for both are too close to the street. East Manitou should remain visually different from downtown. Also, the feel should be more open, more sun on the road (especially in winter!), and I think parking should be visible from Manitou Ave, or no one will stop for businesses. reverse the parking/building locations

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

YES,

Comment

The proposed development looks all the same, even though the uses of the buildings would be different. We are eclectic and the buildings, architectures, set backs and so on should have variety to them. I propose a variety of styles that could be used -- modern, mission, victorian -- all could blend together to make the development feel more like Manitou.

**PAGE 2: Building Height**

**Q4: Which do you prefer?**

One (1) and two (2) story buildings

**PAGE 3**

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |   |
|--|---|
| <b>Q5: Do you agree with this approach?</b>  | NO,<br><br>Comment<br>I think people need to be able to see the parking.<br>Most of it in the back is good, but some must be easily visible |
| <b>Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?</b> | YES   |

## PAGE 4: Fountain Creek Relationship

|   |     |
|---|-----|
| <b>Q7: Do you agree with this approach?</b> | YES |
|---|-----|

## PAGE 5: East Manitou Avenue Architecure

|  |     |
|--|-----|
| <b>Q8: Do you prefer 19th Century Commercial?</b>  | NO  |
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | NO  |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>             | YES |
| <b>Q12: Do you prefer three (3) story buildings?</b>                                     | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>                                      | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b> | YES |
| <b>Q15: Do you prefer brick?</b>   | NO  |
| <b>Q16: Do you prefer stucco?</b>  | NO  |
| <b>Q17: Do you prefer lap siding?</b>  | NO  |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES |

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?**

NO,

Comment

A set of suggested or approved design elements would be a good idea -- I prefer none of the styles and like all of them.

## PAGE 6: Design Standards

**Q21: Should architectural design be prescribed by city adopted design standards?**

YES

**Q22: Should architectural design be determined by developer/property owner?**

NO

**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?**

YES

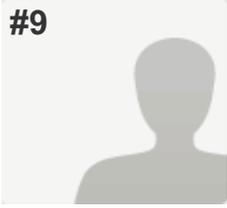
## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

Very grateful for the chance to give feedback. This important new development deserves the fine attention it is getting.

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#9



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Wednesday, February 26, 2014 12:41:35 PM

**Last Modified:** Wednesday, February 26, 2014 12:51:48 PM

**Time Spent:** 00:10:13

**IP Address:** 174.51.24.26

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs

**Q2: Which plan do you prefer?** Plan B

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

## PAGE 2: Building Height

**Q4: Which do you prefer?** Two (2) to Four (4) story buildings

## PAGE 3

**Q5: Do you agree with this approach?** YES

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

## PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?** YES

**Q9: Do you prefer 20th Century Commercial?** YES

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |     |
|--|-----|
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | NO  |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | YES |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | YES |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | YES |
| <b>Q15: Do you prefer brick?</b>   | YES |
| <b>Q16: Do you prefer stucco?</b>  | NO  |
| <b>Q17: Do you prefer lap siding?</b>  | YES |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO  |

## PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES |

## PAGE 7: Additional Comments

|  |   |
|--|---|
| <b>Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.</b> | <i>Respondent skipped this question</i> |
|--|---|

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#10



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Wednesday, February 26, 2014 1:00:33 PM

**Last Modified:** Wednesday, February 26, 2014 1:10:18 PM

**Time Spent:** 00:09:45

**IP Address:** 24.8.111.99

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Parcel by Parcel with varied designs

**Q2: Which plan do you prefer?** Plan B

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** YES,  
Comment Something like a 7-11

## PAGE 2: Building Height

**Q4: Which do you prefer?** One (1) and two (2) story buildings

## PAGE 3

**Q5: Do you agree with this approach?** NO

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** YES

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

## PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?** YES

**Q9: Do you prefer 20th Century Commercial?** NO

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |     |
|--|-----|
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | YES |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO  |
| <b>Q15: Do you prefer brick?</b>   | NO  |
| <b>Q16: Do you prefer stucco?</b>  | YES |
| <b>Q17: Do you prefer lap siding?</b>  | YES |
| <b>Q18: Do you prefer vertical siding?</b>   | YES |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO  |

## PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES |

## PAGE 7: Additional Comments

|   |
|---|
| <b>Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.</b><br><br>Just a note about lodging - Manitou isn't coming close to filling the lodging properties currently in existence. Please don't create new businesses that will bankrupt those already in town. |
|---|

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#11



**INCOMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Wednesday, February 26, 2014 2:19:26 PM

**Last Modified:** Wednesday, February 26, 2014 2:24:17 PM

**Time Spent:** 00:04:51

**IP Address:** 50.155.166.195

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs

**Q2: Which plan do you prefer?** Plan B

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

## PAGE 2: Building Height

**Q4: Which do you prefer?** One (1) and two (2) story buildings

## PAGE 3

**Q5: Do you agree with this approach?** YES

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** *Respondent skipped this question*

## PAGE 5: East Manitou Avenue Architecure

**Q8: Do you prefer 19th Century Commercial?** *Respondent skipped this question*

**Q9: Do you prefer 20th Century Commercial?** *Respondent skipped this question*

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |   |
|--|---|
| <b>Q10: Do you prefer Pueblo Revival?</b>  | <i>Respondent skipped this question</i> |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | <i>Respondent skipped this question</i> |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | <i>Respondent skipped this question</i> |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | <i>Respondent skipped this question</i> |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | <i>Respondent skipped this question</i> |
| <b>Q15: Do you prefer brick?</b>   | <i>Respondent skipped this question</i> |
| <b>Q16: Do you prefer stucco?</b>  | <i>Respondent skipped this question</i> |
| <b>Q17: Do you prefer lap siding?</b>  | <i>Respondent skipped this question</i> |
| <b>Q18: Do you prefer vertical siding?</b>   | <i>Respondent skipped this question</i> |
| <b>Q19: Do you prefer a mix of materials?</b>  | <i>Respondent skipped this question</i> |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | <i>Respondent skipped this question</i> |

## PAGE 6: Design Standards

|   |   |
|---|---|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | <i>Respondent skipped this question</i> |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | <i>Respondent skipped this question</i> |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | <i>Respondent skipped this question</i> |

## PAGE 7: Additional Comments

|  |   |
|--|---|
| <b>Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.</b> | <i>Respondent skipped this question</i> |
|--|---|

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#12



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Wednesday, February 26, 2014 3:52:39 PM

**Last Modified:** Wednesday, February 26, 2014 3:59:05 PM

**Time Spent:** 00:06:26

**IP Address:** 204.69.139.16

## PAGE 1: Land Use Model Scenarios

|   |  |
|---|--|
| <b>Q1: Which redevelopment approach do you prefer?</b>  | Parcel by Parcel with varied designs                             |
| <b>Q2: Which plan do you prefer?</b>  | Plan A   |
| <b>Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?</b> | YES,<br>Comment<br>Don't forget sidewalks, trails, public access |

## PAGE 2: Building Height

|                                 |                                     |
|---------------------------------|-------------------------------------|
| <b>Q4: Which do you prefer?</b> | One (1) and two (2) story buildings |
|---------------------------------|-------------------------------------|

## PAGE 3

|  |  |
|--|--|
| <b>Q5: Do you agree with this approach?</b>  | YES,<br>Comment<br>But parking in front of buildings is also okay            |
| <b>Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?</b> | YES,<br>Comment<br>I don't know if I'd "rather" see this, but it sounds okay |

## PAGE 4: Fountain Creek Relationship

|   |     |
|---|-----|
| <b>Q7: Do you agree with this approach?</b> | YES |
|---|-----|

## PAGE 5: East Manitou Avenue Architecure

|   |     |
|---|-----|
| <b>Q8: Do you prefer 19th Century Commercial?</b> | YES |
|---|-----|

## Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |  |
|--|--|
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | YES  |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | YES  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | YES  |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO,<br>Comment But 3 stories would probably be okay  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO   |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | YES,<br>Comment<br>How about variety with a 3-story maximum?                                     |
| <b>Q15: Do you prefer brick?</b>   | YES  |
| <b>Q16: Do you prefer stucco?</b>  | YES  |
| <b>Q17: Do you prefer lap siding?</b>  | NO   |
| <b>Q18: Do you prefer vertical siding?</b>   | NO   |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES  |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | YES,<br>Comment<br>But there should be some guidelines/limits. 5 stories is definitely too high. |

### PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES |

### PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

I hope something will come of this. The gateway to our city is a pretty sad state of affairs at present. Keep up the good work!

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#13



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Wednesday, February 26, 2014 6:21:10 PM

**Last Modified:** Wednesday, February 26, 2014 6:33:21 PM

**Time Spent:** 00:12:11

**IP Address:** 69.171.160.177

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs

**Q2: Which plan do you prefer?** Plan B

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** YES

## PAGE 2: Building Height

**Q4: Which do you prefer?** Two (2) to Four (4) story buildings

## PAGE 3

**Q5: Do you agree with this approach?** YES

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO,  
Comment  
Yes & No, I would like to see the best use of space and keep the architecture feel.

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

## PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?** YES

**Q9: Do you prefer 20th Century Commercial?** NO

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q10: Do you prefer Pueblo Revival?** NO,  
Comment maybe

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?** NO

**Q12: Do you prefer three (3) story buildings?** NO

**Q13: Do you prefer four (4) story buildings?** NO

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?** YES

**Q15: Do you prefer brick?** NO

**Q16: Do you prefer stucco?** YES

**Q17: Do you prefer lap siding?** YES

**Q18: Do you prefer vertical siding?** NO

**Q19: Do you prefer a mix of materials?** YES

**Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?** NO

**PAGE 6: Design Standards**

**Q21: Should architectural design be prescribed by city adopted design standards?** YES

**Q22: Should architectural design be determined by developer/property owner?** NO

**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?** YES

**PAGE 7: Additional Comments**

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.** *Respondent skipped this question*

#14



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Thursday, February 27, 2014 5:15:45 AM

**Last Modified:** Thursday, February 27, 2014 5:23:33 AM

**Time Spent:** 00:07:48

**IP Address:** 75.71.163.43

**PAGE 1: Land Use Model Scenarios**

**Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs

---

**Q2: Which plan do you prefer?** Plan B

---

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** YES,  
Comment Parking hub for shuttle system

**PAGE 2: Building Height**

**Q4: Which do you prefer?** Two (2) to Four (4) story buildings

**PAGE 3**

**Q5: Do you agree with this approach?** NO,  
Comment North side read is stream side and an amenity for properties, and South side is uphill in topo so more restrictive.

---

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO,  
Comment North side read is stream side and an amenity for properties, and South side is uphill in topo so more restrictive.

**PAGE 4: Fountain Creek Relationship**

**Q7: Do you agree with this approach?** YES

**PAGE 5: East Manitou Avenue Architecure**

## Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |   |
|--|---|
| <b>Q8: Do you prefer 19th Century Commercial?</b>  | NO  |
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | NO  |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | YES   |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | NO  |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | YES   |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | YES,<br><br>Comment<br>maximum return on investment potential with<br>greater potential for it actually happening |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | YES   |
| <b>Q15: Do you prefer brick?</b>   | NO  |
| <b>Q16: Do you prefer stucco?</b>  | YES   |
| <b>Q17: Do you prefer lap siding?</b>  | YES,<br><br>Comment combination use   |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES   |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO  |

### PAGE 6: Design Standards

|   |   |
|---|---|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES   |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES,<br><br>Comment Best option for joint ownership |

### PAGE 7: Additional Comments

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.** *Respondent skipped this question*

#15



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Thursday, February 27, 2014 9:48:49 AM

**Last Modified:** Thursday, February 27, 2014 10:08:39 AM

**Time Spent:** 00:19:50

**IP Address:** 75.71.211.77

PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?**

Parcel by Parcel with varied designs,

Comments:

The historic character of Manitou Springs was not captured by the development plan

**Q2: Which plan do you prefer?**

Plan A,

Comment

Neither. Buildings were not developed with the Historic character of Manitou Springs

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

YES

PAGE 2: Building Height

**Q4: Which do you prefer?**

One (1) and two (2) story buildings,

Comment This is Manitou Springs, Not a big city

PAGE 3

**Q5: Do you agree with this approach?**

YES,

Comment

Keep two lanes of traffic. There exists a bike/pedestrian path

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

YES,

Comment Keep two lanes of traffic

PAGE 4: Fountain Creek Relationship

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q7: Do you agree with this approach?** YES

## PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?** YES,  
Comment No 4 story buildings

**Q9: Do you prefer 20th Century Commercial?** NO,  
Comment Keep historic Manitou Springs

**Q10: Do you prefer Pueblo Revival?** NO,  
Comment Keep historic Manitou Springs

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?** YES

**Q12: Do you prefer three (3) story buildings?** YES

**Q13: Do you prefer four (4) story buildings?** NO

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?** NO

**Q15: Do you prefer brick?** YES,  
Comment Keep historic Manitou Springs using stone and old brick

**Q16: Do you prefer stucco?** NO,  
Comment Keep historic Manitou Springs

**Q17: Do you prefer lap siding?** NO

**Q18: Do you prefer vertical siding?** NO

**Q19: Do you prefer a mix of materials?** YES,  
Comment All Natural

**Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?** NO

## PAGE 6: Design Standards

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q21: Should architectural design be prescribed by city adopted design standards?** YES

---

**Q22: Should architectural design be determined by developer/property owner?** YES,  
Comment  
As long as the design meets historic character

---

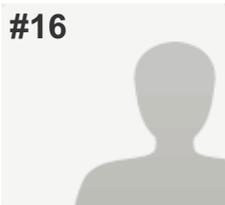
**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?** YES

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

Please keep Manitou Springs the small mountain destination and not a urban eyesight

#16



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Friday, February 28, 2014 5:04:00 PM

**Last Modified:** Friday, February 28, 2014 5:51:27 PM

**Time Spent:** 00:47:27

**IP Address:** 71.219.194.160

**PAGE 1: Land Use Model Scenarios**

**Q1: Which redevelopment approach do you prefer?**

Parcel by Parcel with varied designs,

Comments:

I selected "parcel by parcel" because I believe we need to maintain some sense of individuality among and between the various properties. However, I do believe a "master development plan" is very much necessary to address issues such as Fountain Creek. I've recently read two accounts of visitors to Manitou Springs in the late 1800's and both paint a picture of beauty . . . beauty revolving around Fountain Creek. New development on existing parcels should receive much scrutiny. Upgrading, cleaning up, rehabbing, whatever, of existing properties should receive interested assistance as well as scrutiny. If there is any question of legal liability by prohibiting certain businesses or property alterations, that should be addressed by the master plan. It may be easier to spell out what the City of Manitou Springs (to wit; it's residents) do not want to see.

**Q2: Which plan do you prefer?**

Plan B,

Comment

To be honest, I did not view all of the plans (my computer gets hung up on multiple .pdf files). However, I did view the first drawing that was listed and I did not like that. It looked like it could be on Academy Boulevard, or Circle Drive. I don't think everything needs to be Victorian Style, but . . . perhaps an alternative would be to attempt to preserve the best of the varied styles that presently exist on that section of The Avenue. If there is to be a bunch of money spent on the planning and the developing, perhaps some could be spent assisting the cleanup to be able to see things. It's like you've accumulated a bunch of junk in your house and you have to get all of that stuff out of the way to see what you've got to work with.

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

YES,

Comment

Again, I confess that I did not read the plans enough to know. Which may go to say that the extent of writing is just information overload. Let's make the community commitment to a plan, be a more basic thing like a plan to get sidewalks and street issues cleaned up and get Fountain Creek cleaned up to be a beautiful community resource and if there is any "open space" along that section of the avenue, then maybe acquire it and develop a small park with creek access.

## PAGE 2: Building Height

**Q4: Which do you prefer?**

One (1) and two (2) story buildings,

Comment

I think this is a bizarre question. It leads me to think that an idea is already in mind to demolish everything that presently exists and then replace it with something like "The Shops At Manitou". Why would there be a need for a four story building? Is there a problem with enforcing existing property maintenance laws that prohibits requiring some of the property owners to clean things up?

## PAGE 3

**Q5: Do you agree with this approach?**

NO,

Comment

Again, it sounds like your plan is to raze the existing stuff and completely redo it. Increasing "pedestrian circulation (planning buzzword?)" can be accomplished by assuring safe walkways (e.g., sidewalks) and maybe a bench here and there; creekside as well.

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

NO,

Comment

Allow set back to vary according to the individual properties needs. If the plan is to remove existing buildings and replace them with "the roadside vernacular architecture of the 1930's, etc." . . . how do you propose to ensure that the redevelopment will not be Super 8 and Texas Roadhouse ilk?

## PAGE 4: Fountain Creek Relationship

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q7: Do you agree with this approach?**

YES,

Comment

Very much so. This and general clean up of that neighborhood and improving the streets and sidewalks there should be the only emphasis of this initial plan.

## PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?**

NO,

Comment

Let the styles vary as long as they meet standards of quality.

**Q9: Do you prefer 20th Century Commercial?**

NO,

Comment I prefer quality design and construction.

**Q10: Do you prefer Pueblo Revival?**

NO,

Comment I prefer quality design and construction.

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?**

YES,

Comment

If nothing else, anything more than 2 story should undergo intense scrutiny.

**Q12: Do you prefer three (3) story buildings?**

NO

**Q13: Do you prefer four (4) story buildings?**

NO

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?**

NO,

Comment

Let the building be designed appropriately for the property owners needs, but demand quality design and construction.

**Q15: Do you prefer brick?**

NO,

Comment

Please do not specify what the buildings be covered with.

**Q16: Do you prefer stucco?**

NO,

Comment

I am tempted to be a smart mouth and say that I prefer asphalt siding that is made to look like brick, but then I think there may be a place for that (there is similar stuff on the backs of existing buildings downtown along the creek).

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q17: Do you prefer lap siding?**

NO,

Comment

I prefer that everything doesn't look the same (e.g., like the townhomes or lofts or whatever you call them that were built above the old GM garage).

---

**Q18: Do you prefer vertical siding?**

NO,

Comment Zig-zag please!

---

**Q19: Do you prefer a mix of materials?**

YES,

Comment Hopefully all on one property.

---

**Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?**

NO,

Comment

ONLY if there is really some good oversight as to the integrity of the developer.

---

## PAGE 6: Design Standards

**Q21: Should architectural design be prescribed by city adopted design standards?**

NO,

Comment

I'm thinking those design standards are a bit loose or maybe a bit tight, depending upon the definition. Definitely don't want "design standards" to mean everything ends up looking similar or of a similar quality.

---

**Q22: Should architectural design be determined by developer/property owner?**

YES,

Comment But . . .

---

**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?**

YES,

Comment

With patient and respectful interest on behalf of the city . . . and maybe even some assistance (e.g., materials needing to be removed from property, high-lift assistance, whatever).

---

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

I think I've run off at the mouth enough. I would have been more interested in reading the document if it weren't so lengthy. You just need to (for weirdo's like myself) be a bit more brief and to the point . . . e.g., Plan One is to Raze Everything on the Avenue and make it look like Briargate versus Plan Two is to be a bit more chill and begin by cleaning up the neighborhood, the creek and getting the streets and sidewalks improved. Guess we'll see what happens, hey?

#17



**COMPLETE**

**Collector:** Web Link (Web Link)  
**Started:** Saturday, March 01, 2014 1:36:13 PM  
**Last Modified:** Saturday, March 01, 2014 1:58:01 PM  
**Time Spent:** 00:21:48  
**IP Address:** 166.147.80.138

PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs

---

**Q2: Which plan do you prefer?** Plan B

---

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** YES,  
Comment Park(s)

PAGE 2: Building Height

**Q4: Which do you prefer?** One (1) and two (2) story buildings

PAGE 3

**Q5: Do you agree with this approach?** YES,  
Comment  
I would hope there would be a place for some green space in front of buildings.

---

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** YES

PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

PAGE 5: East Manitou Avenue Architecure

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |  |
|--|--|
| <b>Q8: Do you prefer 19th Century Commercial?</b>  | YES,<br>Comment Is in keeping with "Historic" Manitou                |
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | NO   |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO,<br>Comment What is it?   |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | NO   |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO   |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO   |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO,<br>Comment<br>With 3 story would be ok 4 story obliterates views |
| <b>Q15: Do you prefer brick?</b>   | NO,<br>Comment Not really a Manitou Style                            |
| <b>Q16: Do you prefer stucco?</b>  | NO   |
| <b>Q17: Do you prefer lap siding?</b>  | NO   |
| <b>Q18: Do you prefer vertical siding?</b>   | NO   |
| <b>Q19: Do you prefer a mix of materials?</b>  | NO,<br>Comment Maybe   |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO   |

## PAGE 6: Design Standards

|   |   |
|---|---|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES   |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | YES,<br>Comment<br>In conjunction with city approved guidelines |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | NO  |

PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

Keep this part of the city historic looking--victorian, indian, early settlers, mining & tourism BUT do not turn it into the flat topped southwestern look that has crept into our neighborhoods. That does not portray Manitou's history.

#18



**COMPLETE**

**Collector:** Web Link (Web Link)  
**Started:** Saturday, March 01, 2014 6:13:32 PM  
**Last Modified:** Saturday, March 01, 2014 6:32:00 PM  
**Time Spent:** 00:18:28  
**IP Address:** 174.24.32.195

PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Parcel by Parcel with varied designs

---

**Q2: Which plan do you prefer?** Plan B,  
Comment  
I prefer a plan with more multi-family units as long as a good percentage are affordable. That said, I don't support eminent domain takings in order to assemble larger parcels. In addition, I don't support any building in the floodplain. Storage is mentioned as acceptable floodplain use and this is shortsighted given the extreme flooding we have experienced.

---

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** YES,  
Comment  
Affordable housing Stronger focus on design standards Preserving floodplain

---

PAGE 2: Building Height

**Q4: Which do you prefer?** Two (2) to Four (4) story buildings,  
Comment  
As long as they are architecturally attractive and consistent with downtown styles

PAGE 3

**Q5: Do you agree with this approach?** YES,  
Comment  
Sidewalks on both sides of the street are critical for safety and to facilitate pedestrian transportation

---

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

NO,

Comment

Let's continue a downtown feel and keep buildings away from 24 and the floodplain. Keeping the same pedestrian circulation is extremely unsafe and robs people who must traverse this area on foot of their dignity.

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?**

YES

## PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?**

YES

**Q9: Do you prefer 20th Century Commercial?**

NO

**Q10: Do you prefer Pueblo Revival?**

NO

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?**

NO,

Comment

Density is key to the attractiveness of downtown manitou and should be allowed on the east side as well.

**Q12: Do you prefer three (3) story buildings?**

YES

**Q13: Do you prefer four (4) story buildings?**

NO,

Comment

Four stories could be appropriate if the roof line is articulated and the architecture meets design standards

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?**

YES

**Q15: Do you prefer brick?**

NO,

Comment No preference

**Q16: Do you prefer stucco?**

NO

**Q17: Do you prefer lap siding?**

NO

**Q18: Do you prefer vertical siding?**

NO

**Q19: Do you prefer a mix of materials?**

YES

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?**

NO,

Comment

I think standards are necessary for roof lines and building fronts that still allow for variety.

## PAGE 6: Design Standards

**Q21: Should architectural design be prescribed by city adopted design standards?**

YES

**Q22: Should architectural design be determined by developer/property owner?**

NO

**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?**

YES

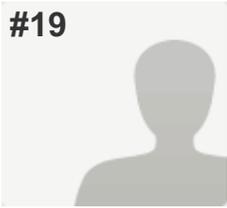
## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

Again, there is a strong need for affordable housing and for safety for pedestrians along this corridor.

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#19



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Sunday, March 02, 2014 8:51:59 AM

**Last Modified:** Sunday, March 02, 2014 8:58:04 AM

**Time Spent:** 00:06:05

**IP Address:** 75.71.173.187

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs

---

**Q2: Which plan do you prefer?** Plan B

---

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

## PAGE 2: Building Height

**Q4: Which do you prefer?** One (1) and two (2) story buildings

## PAGE 3

**Q5: Do you agree with this approach?** YES

---

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

## PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?** NO

---

**Q9: Do you prefer 20th Century Commercial?** YES

---

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |     |
|--|-----|
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | YES |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO  |
| <b>Q15: Do you prefer brick?</b>   | NO  |
| <b>Q16: Do you prefer stucco?</b>  | YES |
| <b>Q17: Do you prefer lap siding?</b>  | NO  |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | YES |

## PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | NO  |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | YES |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES |

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

*Respondent skipped this question*

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#20



**COMPLETE**

**Collector:** Web Link (Web Link)  
**Started:** Monday, March 03, 2014 7:13:55 AM  
**Last Modified:** Monday, March 03, 2014 7:19:53 AM  
**Time Spent:** 00:05:58  
**IP Address:** 24.8.105.184

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs

---

**Q2: Which plan do you prefer?** Plan B

---

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

## PAGE 2: Building Height

**Q4: Which do you prefer?** One (1) and two (2) story buildings

## PAGE 3

**Q5: Do you agree with this approach?** YES

---

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** YES

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

## PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?** NO

---

**Q9: Do you prefer 20th Century Commercial?** YES

---

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |     |
|--|-----|
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | YES |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO  |
| <b>Q15: Do you prefer brick?</b>   | NO  |
| <b>Q16: Do you prefer stucco?</b>  | YES |
| <b>Q17: Do you prefer lap siding?</b>  | NO  |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO  |

## PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | NO  |

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

Thank you for your work on this important project. It will be exciting to see it come to be!

David

#21



**COMPLETE**

**Collector:** Web Link (Web Link)  
**Started:** Monday, March 03, 2014 7:33:33 PM  
**Last Modified:** Monday, March 03, 2014 7:50:27 PM  
**Time Spent:** 00:16:54  
**IP Address:** 24.8.104.53

**PAGE 1: Land Use Model Scenarios**

**Q1: Which redevelopment approach do you prefer?**

Parcel by Parcel with varied designs,

Comments:

I think it would be possible to have varied designs and keep eclecticism while still having some overall unifying themes. This would keep character and not make the whole development too similar and sterile.

**Q2: Which plan do you prefer?**

Plan A,

Comment

I like parts of each. I like that Plan B has more residential units, but I do not like its inclusion of 4 story buildings. That feels out of character with Manitou. Indeed, the entire scale of Plan B seems incongruous with our little town.

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

YES,

Comment

Increase the emphasis on open space, bike lanes, and public uses. Just making neat crosswalks is not sufficient! I am also interested in the housing mix. I think it's great to expand residential units but want to make sure that affordable and low-income units are included. I know many of the not so nice hotels in this area are home to homeless families. I would be loath to see them totally displaced.

**PAGE 2: Building Height**

**Q4: Which do you prefer?**

One (1) and two (2) story buildings,

Comment

As I said earlier, four story just seems out of sync with the feel of the town overall. In addition, though I strongly support density, I am not convinced we can support that level of housing/retail/etc.

**PAGE 3**

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q5: Do you agree with this approach?**

YES,

Comment

Yes. And what about bike safety? That would be fantastic to increase as well (and is very good for local business).

---

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

NO,

Comment

Street parking isn't that great. Some is ok, but if it can be downplayed it will make it a much more pleasant street to be on.

---

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?**

YES,

Comment

Yes, yes, yes. I think that the plans could do even more in this regard, but I like what I see.

---

## PAGE 5: East Manitou Avenue Architecure

**Q8: Do you prefer 19th Century Commercial?**

YES,

Comment

I'm saying yes to these three. I like them all, and they all currently exist in interesting buildings in town. Again, I like eclecticism, if done well!

---

**Q9: Do you prefer 20th Century Commercial?**

YES,

Comment

I'm saying yes to these three. I like them all, and they all currently exist in interesting buildings in town. Again, I like eclecticism, if done well!

---

**Q10: Do you prefer Pueblo Revival?**

YES,

Comment

I'm saying yes to these three. I like them all, and they all currently exist in interesting buildings in town. Again, I like eclecticism, if done well!

---

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?**

YES

---

**Q12: Do you prefer three (3) story buildings?**

YES,

Comment

Three story can be ok, and is good for mixed use.

---

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |   |
|--|---|
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO,<br>Comment<br>This just seems too high for the scale of Manitou.  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | YES,<br>Comment Variety with a 3 story maximum!   |
| <b>Q15: Do you prefer brick?</b>   | YES   |
| <b>Q16: Do you prefer stucco?</b>  | YES   |
| <b>Q17: Do you prefer lap siding?</b>  | YES   |
| <b>Q18: Do you prefer vertical siding?</b>   | YES   |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES,<br>Comment<br>I don't have a strong feeling about materials  |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO,<br>Comment<br>I think the City should give guidelines within which developers need to work, beyond just zoning standards but allow variety within those guidelines. |

## PAGE 6: Design Standards

|   |   |
|---|---|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES,<br>Comment<br>I think the city should give guidelines and options (that do have regulatory teeth) but not completely decide all designs. |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | YES,<br>Comment<br>Though they should be limited by City guidelines that help them fit within the overall feel of the town.                   |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES,<br>Comment Sounds like a good idea!  |

## PAGE 7: Additional Comments

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

Overall I think this has a lot of potential. My biggest concerns are 1) creating affordable housing that is accessible to all, 2) buildings that fit within the existing "feel" of the city, 3) increased pedestrianization, access to trails and green space, and a bike-friendly area (unlike our downtown which is horrid for biking), and 4) incorporating sustainable (energy efficient, etc.) building requirements into new development

#22



**COMPLETE**

**Collector:** Web Link (Web Link)  
**Started:** Tuesday, March 04, 2014 5:28:11 PM  
**Last Modified:** Tuesday, March 04, 2014 5:51:09 PM  
**Time Spent:** 00:22:58  
**IP Address:** 174.22.186.229

PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?**

Parcel by Parcel with varied designs

**Q2: Which plan do you prefer?**

Plan A,

Comment

I think this plan is better because Manitou Springs is such a small city and one of the "attractions" to it is just that ...small & local. Yes, you get tourists in and we do need to be able to accommodate their needs, which also helps with local businesses, but keep in mind that is seasonal. For those of us actually living year round in Manitou ...we don't necessarily want to see large obtrusive structures that block the views. That's one of the reasons a lot of us moved here ...to get away from the big city life and buildings. I personally moved here because of the small town feel and of course to be closer to the mountains with a view & not necessarily living up in them. I also don't want to start to see a whole lot of people living here, as that increases traffic, which would eventually mean expanding lanes, creating more parking & etc. I think it would just end up being a big mess. You'd have to then have more staff on the police/fire/City to accommodate the population growth, which then costs the City more. Eventually, a lot of what beautifies Manitou will be destroyed or taken away. I don't want to see that, as I'm sure most don't. If I wanted to have all the luxuries of a bigger city I would've stayed in Colorado Springs or moved to Denver. So anyway ...those are my personal thoughts.

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

NO

PAGE 2: Building Height

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q4: Which do you prefer?**

One (1) and two (2) story buildings,

Comment

Again, I don't want to see tall buildings that are going to block views of the mountains, creek & parks.

## PAGE 3

**Q5: Do you agree with this approach?**

YES

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

YES

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?**

YES

## PAGE 5: East Manitou Avenue Architecure

**Q8: Do you prefer 19th Century Commercial?**

NO

**Q9: Do you prefer 20th Century Commercial?**

YES

**Q10: Do you prefer Pueblo Revival?**

YES

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?**

YES

**Q12: Do you prefer three (3) story buildings?**

NO

**Q13: Do you prefer four (4) story buildings?**

NO

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?**

NO

**Q15: Do you prefer brick?**

NO

**Q16: Do you prefer stucco?**

YES

**Q17: Do you prefer lap siding?**

YES

# Manitou Springs Urban Renewal Authority Land Use Model Survey

Q18: Do you prefer vertical siding? NO

---

Q19: Do you prefer a mix of materials? YES

---

Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards? NO

## PAGE 6: Design Standards

Q21: Should architectural design be prescribed by city adopted design standards? NO

---

Q22: Should architectural design be determined by developer/property owner? NO

---

Q23: Should architectural design be negotiated between city, URA Board and developer/property owner? YES

## PAGE 7: Additional Comments

Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area. *Respondent skipped this question*

#23



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Thursday, March 06, 2014 11:56:37 AM

**Last Modified:** Thursday, March 06, 2014 12:53:05 PM

**Time Spent:** 00:56:28

**IP Address:** 75.71.165.51

PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?**

Parcel by Parcel with varied designs,

Comments:

Please set the buildings back from the street to allow for native landscaping that is a treat for the eyes, a break from monotony, and also provides a cooling effect. As global warming continues to heat up our environment the last thing we need to do is create an asphalt heat island that causes more heating of our environment. And, if we are going to build new structures, what about creating an area where solar power is utilized? Our new buildings could be showcases of energy efficiency in their total designs. Let's think smart about energy use in the future.

**Q2: Which plan do you prefer?**

Plan B,

Comment

Please see comment below - I prefer a mix of buildings reflecting Pueblo Revival and Roadside Vernacular Architecture. At the very least, let's not have buildings over 3 stories that look like they belong in Chicago.

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

YES,

Comment

Yes - diversity and individuality which are key qualities of our community. We should be celebrating the local culture with folk architecture like the Pueblo Revival and Roadside Vernacular combination that we already have. Large, square, institutional buildings, as proposed, look too much like anywhere USA and are boring. Manitou is the gateway to our regional mountain environment. As such I feel the URA corridor should connect to the American Psyche by continuing the old Route 66, romance of traveling the open highway for both automobiles and bicycles. Our gateway should continue to feature the old diners, motor courts and gas stations (with dinosaurs). We should capitalize on historic themes providing a living history as travelers transition from the prairie towns of the old west into the towns of the Rocky Mountains. Please make it educational and interesting and even a little "quirky".

PAGE 2: Building Height

Q4: Which do you prefer?

One (1) and two (2) story buildings

PAGE 3

Q5: Do you agree with this approach?

NO,

Comment

I don't want to sacrifice aesthetics. Proper planning will allow for public safety AND landscaping.

---

Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?

YES,

Comment

DEFINITELY!! Whereas I recognize that Colorado Avenue connects 2 historic districts (Old Colorado City and Manitou) we don't need to be clones of each other. Let's sustain our own individuality as much as we can.

PAGE 4: Fountain Creek Relationship

Q7: Do you agree with this approach?

YES,

Comment

Outdoor recreation and natural beauty are what draw residents and tourists alike to our area. Let's capitalize on that and develop Ft. Creek into a safe amenity, not just an avenue for storm water.

PAGE 5: East Manitou Avenue Architecure

Q8: Do you prefer 19th Century Commercial?

NO,

Comment

Although it's better than 20th Century Commercial....

---

Q9: Do you prefer 20th Century Commercial?

NO,

Comment YUKKY BORRING!

---

Q10: Do you prefer Pueblo Revival?

YES

---

Q11: Do you prefer limiting redevelopment to two (2) story buildings?

YES

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |  |
|--|--|
| <b>Q12: Do you prefer three (3) story buildings?</b>   | YES  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO   |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO,<br>Comment<br>Mixing it up with a maximum of 3 stories would be visually interesting.  |
| <b>Q15: Do you prefer brick?</b>   | YES,<br>Comment<br>One of the characteristics of Route 66 was the utilization of local building materials. As a result there some areas were largely brick, others stucco and others wood. I would like to see these buildings a reflection of our local building materials - even in combination. |
| <b>Q16: Do you prefer stucco?</b>  | YES  |
| <b>Q17: Do you prefer lap siding?</b>  | NO   |
| <b>Q18: Do you prefer vertical siding?</b>   | NO   |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES,<br>Comment<br>Here again I prefer variety and diversity. A good plan will allow for this without it looking too slap-dash!  |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO   |

## PAGE 6: Design Standards

|   |   |
|---|---|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES,<br>Comment<br>Let's have a plan and offer variances as needed .  |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO,<br>Comment<br>We're looking for improvement to the URA, not anything goes.  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES,<br>Comment<br>Most likely SOME negotiation will be necessary for folks to invest so close to Ft. Creek and imminent flood threats. |

PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

Folks traveling the open highway to seek the romance of journeying up into the mountains will benefit from the visual idea of "Going West".

They visit here to get away from their everyday lives and environments (even if they are just coming from Colorado Springs). They are seeking new and novel experiences both personally and visually. I like the idea of creating little oases that they can visit, get off of their bikes and running shoes and out of their cars. They should be able to dip their feet in the creek, rest on the ground under the shade of a tree and watch their kids run around a little before "hitting the road again". They should be able to find healthy refreshment while reading about the history of our region as they journey through it. They should be stimulated by art installments along the way, thus appreciating how colorful and creative a community we really are. They should be exposed to both the nostalgia of the past and innovations for the future. While journeying through they should see how much we appreciate our history as well as embrace the present. And finally, they should leave with the desire to return to experience all of Manitou Springs more fully.

#24



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Wednesday, March 12, 2014 6:42:24 PM

**Last Modified:** Wednesday, March 12, 2014 9:00:40 PM

**Time Spent:** 02:18:16

**IP Address:** 24.8.105.72

**PAGE 1: Land Use Model Scenarios**

**Q1: Which redevelopment approach do you prefer?**

Master Development Plan with unified designs,

Comments:

I really think a combination would be best. A master plan with varied designs and room for options.

**Q2: Which plan do you prefer?**

Plan B,

Comment

I like the "build up, not out" idea, even though the footprint seems to be similar.

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

YES,

Comment

I didn't really see much information regarding sustainability, recycling, water stations, sidewalks. I like the rooftop gardens, solar could be included. Local gardeners/permacultersts should be consulted to make sure the "natural environment" is truly beautiful and natural and sustainable. Perhaps I missed this information somewhere, but I feel it is really important to uphold the historic architectural continuity whilst embracing modern technology. We could really be a template for progressive community growth.

**PAGE 2: Building Height**

**Q4: Which do you prefer?**

Two (2) to Four (4) story buildings,

Comment

If the developed footprint is smaller, I think up is better than out. And 2 to 4 story buildings are what is downtown.

**PAGE 3**

**Q5: Do you agree with this approach?**

YES

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

YES

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?**

YES,

Comment

Community is so important to Manitou, and incorporating the Natural Environment and healthy activities is paramount.

## PAGE 5: East Manitou Avenue Architecure

**Q8: Do you prefer 19th Century Commercial?**

YES,

Comment

A mix with 20th century is historically congruent.

**Q9: Do you prefer 20th Century Commercial?**

YES,

Comment

A mix with 19th century is historically congruent.

**Q10: Do you prefer Pueblo Revival?**

NO

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?**

NO

**Q12: Do you prefer three (3) story buildings?**

YES,

Comment 2-4 story buildings

**Q13: Do you prefer four (4) story buildings?**

YES,

Comment 2-4 story buildings

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?**

YES

**Q15: Do you prefer brick?**

YES

**Q16: Do you prefer stucco?**

YES,

Comment If appropriate

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |  |
|--|--|
| <b>Q17: Do you prefer lap siding?</b>  | YES,<br>Comment If appropriate   |
| <b>Q18: Do you prefer vertical siding?</b>   | NO   |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES  |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO,<br>Comment<br>Ambiguous question? Who is the market? Who is measuring it? I would like the community to decide. (On your next survey come up with a better question) |

## PAGE 6: Design Standards

|   |  |
|---|--|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES,<br>Comment<br>If the city is getting community input. (We have no design standards, as far as I can tell.)                              |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | YES,<br>Comment<br>The property owner should have input, but if it is out of the realm of overall design standards, it shouldn't be allowed. |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES,<br>Comment<br>Collaboration always seems to be more constructive for all involved.  |

## PAGE 7: Additional Comments

### **Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

I think it is so exciting that there will be a EMSURA! There is so much potential, and possibility. And it could be a nation wide model, with nominal additional cost to make it sustainable and eco-logically sound.

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#25



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Thursday, March 13, 2014 10:15:49 AM

**Last Modified:** Thursday, March 13, 2014 11:11:26 AM

**Time Spent:** 00:55:37

**IP Address:** 207.224.126.61

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs

---

**Q2: Which plan do you prefer?** Plan A

---

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** YES,  
Comment grocery shuttle to parking

## PAGE 2: Building Height

**Q4: Which do you prefer?** One (1) and two (2) story buildings

## PAGE 3

**Q5: Do you agree with this approach?** YES

---

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** YES

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

## PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?** YES

---

**Q9: Do you prefer 20th Century Commercial?** YES

---

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |     |
|--|-----|
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | NO  |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO  |
| <b>Q15: Do you prefer brick?</b>   | NO  |
| <b>Q16: Do you prefer stucco?</b>  | YES |
| <b>Q17: Do you prefer lap siding?</b>  | NO  |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | YES |

## PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | YES |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES |

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

We've come a long way so let's try to do more

#26



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Thursday, March 13, 2014 11:20:03 AM

**Last Modified:** Thursday, March 13, 2014 12:46:12 PM

**Time Spent:** 01:26:09

**IP Address:** 207.224.126.61

**PAGE 1: Land Use Model Scenarios**

**Q1: Which redevelopment approach do you prefer?**

Master Development Plan with unified designs,

Comments:

Please keep w/ the character (old west) and color mountain atmosphere. Plain square buildings are boring w/ no character and no reason to entice visitors

**Q2: Which plan do you prefer?**

Plan A,

Comment

My concern is that balconies will be cluttered and unsightly. Rooftop gardens would be nice. If you must put in a plain square building how about a facade front?

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

YES,

Comment

Do we really need more motels??? or is this only adding to existing? parking..we need parking please!

**PAGE 2: Building Height**

**Q4: Which do you prefer?**

Two (2) to Four (4) story buildings,

Comment

with hydroponic gardens on the roofs, this will contribute to food security for the community

**PAGE 3**

**Q5: Do you agree with this approach?**

YES,

Comment Yes! Thank you, thank you, thank you!

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES,  
Comment  
I think its very important to protect while utilizing our natural environment.

## PAGE 5: East Manitou Avenue Architecure

**Q8: Do you prefer 19th Century Commercial?** YES

**Q9: Do you prefer 20th Century Commercial?** YES

**Q10: Do you prefer Pueblo Revival?** NO

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?** YES

**Q12: Do you prefer three (3) story buildings?** NO

**Q13: Do you prefer four (4) story buildings?** NO

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?** NO

**Q15: Do you prefer brick?** NO

**Q16: Do you prefer stucco?** NO

**Q17: Do you prefer lap siding?** YES

**Q18: Do you prefer vertical siding?** NO

**Q19: Do you prefer a mix of materials?** NO

**Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?** YES

## PAGE 6: Design Standards

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q21: Should architectural design be prescribed by city adopted design standards?** NO

---

**Q22: Should architectural design be determined by developer/property owner?** NO

---

**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?** YES

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.** *Respondent skipped this question*

#27



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Monday, March 17, 2014 8:18:16 AM

**Last Modified:** Monday, March 17, 2014 8:30:02 AM

**Time Spent:** 00:11:46

**IP Address:** 207.224.126.61

**PAGE 1: Land Use Model Scenarios**

**Q1: Which redevelopment approach do you prefer?**

Parcel by Parcel with varied designs,

Comments:

Although I would like to see varied designs, I would like to see a design catalog or framework that the developer needs to work within.

**Q2: Which plan do you prefer?**

Plan A,

Comment

I actually didn't like either plan. I wouldn't like to see buildings over two stories in this area. I also don't like the buildings coming out to the sidewalks - this is too much like downtown and I don't think we should be creating something that looks like the downtown.

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

YES,

Comment

I don't know if it is missing in the plans, but I would like to see an emphasis on businesses that support residents - not just tourists. Again, different than the downtown.

**PAGE 2: Building Height**

**Q4: Which do you prefer?**

One (1) and two (2) story buildings

**PAGE 3**

**Q5: Do you agree with this approach?**

NO,

Comment

I agree with the change in the street section and enhanced pedestrian improvements in this area. I do not agree with parking at the backs of buildings or the development of central lots/structures. I believe that parking for each property should be provided on that property (where it can be).

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

YES,

Comment Strongly support this.

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?**

YES,

Comment

What a waste to turn your back on the creek!

## PAGE 5: East Manitou Avenue Architecure

**Q8: Do you prefer 19th Century Commercial?**

NO

**Q9: Do you prefer 20th Century Commercial?**

NO

**Q10: Do you prefer Pueblo Revival?**

YES

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?**

YES

**Q12: Do you prefer three (3) story buildings?**

NO

**Q13: Do you prefer four (4) story buildings?**

NO

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?**

NO,

Comment

I prefer one and two stories - so multiple heights, but not up to four stories.

**Q15: Do you prefer brick?**

NO

**Q16: Do you prefer stucco?**

YES

**Q17: Do you prefer lap siding?**

YES

**Q18: Do you prefer vertical siding?**

YES

**Q19: Do you prefer a mix of materials?**

YES

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?**

NO,

Comment

I think it is important to not only be true to the style of this area of Manitou Springs, but to incorporate new development into the style so that we don't become "Anyplace USA", but have a unique, identifiable and cohesive style in this area.

## PAGE 6: Design Standards

**Q21: Should architectural design be prescribed by city adopted design standards?**

YES,

Comment

This is important so that we don't have a hodge podge of building styles in this area.

**Q22: Should architectural design be determined by developer/property owner?**

NO

**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?**

NO

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

This area of Manitou Springs initially developed starting in the teen's and twenties (20th Century) and really was the Route 55 (Roadside Architecture) area of the City. I believe keeping that character and building on it is the best way to redevelop the east Manitou Avenue corridor.

#28



**COMPLETE**

**Collector:** Web Link (Web Link)  
**Started:** Monday, March 17, 2014 12:19:47 PM  
**Last Modified:** Monday, March 17, 2014 12:28:21 PM  
**Time Spent:** 00:08:34  
**IP Address:** 207.224.126.57

PAGE 1: Land Use Model Scenarios

- 
- Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs
- 
- Q2: Which plan do you prefer?** Plan B
- 
- Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO,  
Comment  
more landscape/outdoor roof areas to take in the views

PAGE 2: Building Height

- Q4: Which do you prefer?** Two (2) to Four (4) story buildings,  
Comment  
highest and best use should be the theme

PAGE 3

- Q5: Do you agree with this approach?** YES,  
Comment  
underground or 1st floor parking is the key to keeping Manitou from becoming a sea of asphalt
- 
- Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO,  
Comment under building parking is best

PAGE 4: Fountain Creek Relationship

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q7: Do you agree with this approach?**

YES,

Comment

Bicycle transportation and creekside amenities should be encouraged

**PAGE 5: East Manitou Avenue Architecture**

**Q8: Do you prefer 19th Century Commercial?**

YES

**Q9: Do you prefer 20th Century Commercial?**

NO

**Q10: Do you prefer Pueblo Revival?**

YES

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?**

NO

**Q12: Do you prefer three (3) story buildings?**

NO

**Q13: Do you prefer four (4) story buildings?**

NO

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?**

YES

**Q15: Do you prefer brick?**

NO

**Q16: Do you prefer stucco?**

YES

**Q17: Do you prefer lap siding?**

NO

**Q18: Do you prefer vertical siding?**

NO

**Q19: Do you prefer a mix of materials?**

YES

**Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?**

NO,

Comment

again, highest and best use is key to the economic development of Manitou Springs

**PAGE 6: Design Standards**

**Q21: Should architectural design be prescribed by city adopted design standards?**

YES

**Q22: Should architectural design be determined by developer/property owner?**

NO

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?**

NO,

Comment  
strict design standards should direct development

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

Being careful not to let their area develop as "anywhere USA".

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#29



**COMPLETE**

**Collector:** Web Link (Web Link)

**Started:** Monday, March 17, 2014 12:29:55 PM

**Last Modified:** Monday, March 17, 2014 12:38:20 PM

**Time Spent:** 00:08:25

**IP Address:** 207.224.126.57

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs

---

**Q2: Which plan do you prefer?** Plan B

---

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

## PAGE 2: Building Height

**Q4: Which do you prefer?** Two (2) to Four (4) story buildings

## PAGE 3

**Q5: Do you agree with this approach?** YES

---

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

## PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?** NO

---

**Q9: Do you prefer 20th Century Commercial?** YES

---

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|   |     |
|---|-----|
| Q10: Do you prefer Pueblo Revival?  | NO  |
| Q11: Do you prefer limiting redevelopment to two (2) story buildings?   | NO  |
| Q12: Do you prefer three (3) story buildings?   | YES |
| Q13: Do you prefer four (4) story buildings?  | YES |
| Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?   | YES |
| Q15: Do you prefer brick?   | NO  |
| Q16: Do you prefer stucco?  | NO  |
| Q17: Do you prefer lap siding?  | NO  |
| Q18: Do you prefer vertical siding?   | NO  |
| Q19: Do you prefer a mix of materials?  | YES |
| Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards? | YES |

## PAGE 6: Design Standards

|  |     |
|--|-----|
| Q21: Should architectural design be prescribed by city adopted design standards?                     | NO  |
| Q22: Should architectural design be determined by developer/property owner?                          | YES |
| Q23: Should architectural design be negotiated between city, URA Board and developer/property owner? | YES |

## PAGE 7: Additional Comments

### Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.

I am all for the project to revitalize east Manitou. People from Colorado springs proper and abroad love Manitou springs and old Colorado City. This would ring people from old Colorado city right through a pedestrian and bike friendly redeveloped entrance into Manitou springs. To review all our tourist attractions such as Pikes Peak, cog railway, Manitou arts center, sun water, red rock canyon garden of the gods and great restaurants, etc.

This can only help the tax base for Manitou springs and west Colorado Springs. This is a great opportunity to make and keep this part of our community a beautiful place to live. Thanks form Mayor Marcy Morrison and Mayor Marc Snyder.

#30



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Saturday, March 22, 2014 7:08:40 PM

**Last Modified:** Saturday, March 22, 2014 7:22:49 PM

**Time Spent:** 00:14:09

**IP Address:** 71.219.235.138

**PAGE 1: Land Use Model Scenarios**

**Q1: Which redevelopment approach do you prefer?** Parcel by Parcel with varied designs

**Q2: Which plan do you prefer?** Plan B

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

**PAGE 2: Building Height**

**Q4: Which do you prefer?** One (1) and two (2) story buildings

**PAGE 3**

**Q5: Do you agree with this approach?** NO

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO

**PAGE 4: Fountain Creek Relationship**

**Q7: Do you agree with this approach?** YES

**PAGE 5: East Manitou Avenue Architecure**

**Q8: Do you prefer 19th Century Commercial?** NO

**Q9: Do you prefer 20th Century Commercial?** YES

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |  |
|--|--|
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO   |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | YES  |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO   |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO   |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | YES  |
| <b>Q15: Do you prefer brick?</b>   | YES  |
| <b>Q16: Do you prefer stucco?</b>  | NO   |
| <b>Q17: Do you prefer lap siding?</b>  | YES  |
| <b>Q18: Do you prefer vertical siding?</b>   | NO   |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES  |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO,<br>Comment do not want to block view of pikes peak |

## PAGE 6: Design Standards

|   |    |
|---|----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | NO |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | NO |

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.** *Respondent skipped this question*

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#31



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Saturday, March 22, 2014 7:23:11 PM

**Last Modified:** Saturday, March 22, 2014 7:39:43 PM

**Time Spent:** 00:16:32

**IP Address:** 71.219.235.138

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Parcel by Parcel with varied designs,  
Comments: definately mixed use.

**Q2: Which plan do you prefer?** Plan B

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO,  
Comment  
lacks the whole character of manitou which is the reason people live ad come to manitou

## PAGE 2: Building Height

**Q4: Which do you prefer?** One (1) and two (2) story buildings

## PAGE 3

**Q5: Do you agree with this approach?** NO,  
Comment  
rather the building be set back from street to keep an open look. don't agree with centralized parking.

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

## PAGE 5: East Manitou Avenue Architecure

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |  |
|--|--|
| <b>Q8: Do you prefer 19th Century Commercial?</b>  | YES,<br>Comment<br>YES! for downtown!! mixture for east end of town      |
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | NO   |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO   |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | YES  |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO   |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO   |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO   |
| <b>Q15: Do you prefer brick?</b>   | NO   |
| <b>Q16: Do you prefer stucco?</b>  | NO   |
| <b>Q17: Do you prefer lap siding?</b>  | NO   |
| <b>Q18: Do you prefer vertical siding?</b>   | NO   |
| <b>Q19: Do you prefer a mix of materials?</b>  | NO   |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO,<br>Comment<br>existing variety of styles adds to an interesting look |

## PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | NO  |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES |

## PAGE 7: Additional Comments

## Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

please pay attention to the characteristics of our unique community history, art, nature, etc. walk ability.

#32



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Saturday, March 22, 2014 7:40:22 PM

**Last Modified:** Saturday, March 22, 2014 7:49:41 PM

**Time Spent:** 00:09:19

**IP Address:** 71.219.235.138

**PAGE 1: Land Use Model Scenarios**

**Q1: Which redevelopment approach do you prefer?** Parcel by Parcel with varied designs

---

**Q2: Which plan do you prefer?** Plan A

---

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

**PAGE 2: Building Height**

**Q4: Which do you prefer?** One (1) and two (2) story buildings

**PAGE 3**

**Q5: Do you agree with this approach?** NO,  
Comment  
building set back with grass in front - parking in back, if possible.

---

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** YES

**PAGE 4: Fountain Creek Relationship**

**Q7: Do you agree with this approach?** YES

**PAGE 5: East Manitou Avenue Architecture**

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |  |
|--|--|
| <b>Q8: Do you prefer 19th Century Commercial?</b>  | YES  |
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | NO   |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO   |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | YES  |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO   |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO   |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | YES  |
| <b>Q15: Do you prefer brick?</b>   | YES  |
| <b>Q16: Do you prefer stucco?</b>  | NO   |
| <b>Q17: Do you prefer lap siding?</b>  | NO   |
| <b>Q18: Do you prefer vertical siding?</b>   | NO   |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES  |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO,<br>Comment keep in the historic style of manitou |

## PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | NO  |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES |

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

keep the character of manitou. history. artistic characteristics, nature, walk ability.

#33



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Saturday, March 22, 2014 7:50:05 PM

**Last Modified:** Saturday, March 22, 2014 8:06:43 PM

**Time Spent:** 00:16:38

**IP Address:** 71.219.235.138

**PAGE 1: Land Use Model Scenarios**

**Q1: Which redevelopment approach do you prefer?**

Parcel by Parcel with varied designs,

Comments:

it would be great if developers could combine parcels but i feel a master plan might be too cumbersome since there are so many different property owners. make it as easy and enticing to developers as possible. so it gets done.

**Q2: Which plan do you prefer?**

Plan A,

Comment

it would be great if developers could combine parcels but i feel a master plan might be too cumbersome since there are so many different property owners. make it as easy and enticing to developers as possible. so it gets done.

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

NO

**PAGE 2: Building Height**

**Q4: Which do you prefer?**

Two (2) to Four (4) story buildings,

Comment

taller building allowances would enable more mixed use development which should be goal of redevelopment.

**PAGE 3**

**Q5: Do you agree with this approach?**

YES,

Comment more walk ability is key

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

NO,

Comment  
building should appeal to pedestrians which is best accomplished with smaller set backs. but the architectural style could still effect mid century charm.

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?**

YES

## PAGE 5: East Manitou Avenue Architecure

**Q8: Do you prefer 19th Century Commercial?**

YES,

Comment some. mix it up.

**Q9: Do you prefer 20th Century Commercial?**

YES,

Comment mix it up

**Q10: Do you prefer Pueblo Revival?**

YES

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?**

YES

**Q12: Do you prefer three (3) story buildings?**

YES

**Q13: Do you prefer four (4) story buildings?**

NO

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?**

NO

**Q15: Do you prefer brick?**

YES

**Q16: Do you prefer stucco?**

YES

**Q17: Do you prefer lap siding?**

YES

**Q18: Do you prefer vertical siding?**

YES

**Q19: Do you prefer a mix of materials?**

YES

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?**

NO,

Comment  
there should be some guidelines for development so it flows and remains pedestrian focused. but don't let it turn into a prescribed suburban looking faux historic/sourest/mid-century development. a mix of looks is best.

## PAGE 6: Design Standards

**Q21: Should architectural design be prescribed by city adopted design standards?**

YES,

Comment  
to a degree. don't let it be too homogeneous. maybe setbacks.

**Q22: Should architectural design be determined by developer/property owner?**

YES,

Comment  
this is how you will achieve the architectural diversity that makes Manitou special

**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?**

YES,

Comment diversity is beautify- mid century is cool.

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

*Respondent skipped this question*

#34



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Saturday, March 22, 2014 8:07:05 PM

**Last Modified:** Saturday, March 22, 2014 8:13:36 PM

**Time Spent:** 00:06:31

**IP Address:** 71.219.235.138

PAGE 1: Land Use Model Scenarios

- Q1: Which redevelopment approach do you prefer?** Parcel by Parcel with varied designs
- 
- Q2: Which plan do you prefer?** Plan A,  
Comment favoring lodging keeps the tourist's close.
- 
- Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

PAGE 2: Building Height

- Q4: Which do you prefer?** One (1) and two (2) story buildings

PAGE 3

- Q5: Do you agree with this approach?** YES
- 
- Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO,  
Comment  
i would prefer contemporary approach that favors traffic and pedestrian flow.

PAGE 4: Fountain Creek Relationship

- Q7: Do you agree with this approach?** YES,  
Comment  
Heck Yeah! Its a great idea to incorporate natural features, not hide them

PAGE 5: East Manitou Avenue Architecure

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |     |
|--|-----|
| <b>Q8: Do you prefer 19th Century Commercial?</b>  | YES |
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | YES |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | NO  |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | YES |
| <b>Q15: Do you prefer brick?</b>   | YES |
| <b>Q16: Do you prefer stucco?</b>  | NO  |
| <b>Q17: Do you prefer lap siding?</b>  | NO  |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | YES |

## PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES |

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.** *Respondent skipped this question*

#35



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Saturday, March 22, 2014 8:14:32 PM

**Last Modified:** Saturday, March 22, 2014 8:21:25 PM

**Time Spent:** 00:06:53

**IP Address:** 71.219.235.138

PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?**

Master Development Plan with unified designs,

Comments:

we hope its a priority to have a historic look that matches up with the character of downtown.

**Q2: Which plan do you prefer?**

Plan B,

Comment

hopefully the residential would be as affordable as possible.

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

NO

PAGE 2: Building Height

**Q4: Which do you prefer?**

Two (2) to Four (4) story buildings,

Comment

but with open areas for the multi story building

PAGE 3

**Q5: Do you agree with this approach?**

YES

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

NO

PAGE 4: Fountain Creek Relationship

# Manitou Springs Urban Renewal Authority Land Use Model Survey

Q7: Do you agree with this approach? YES

## PAGE 5: East Manitou Avenue Architecture

Q8: Do you prefer 19th Century Commercial? YES

Q9: Do you prefer 20th Century Commercial? NO

Q10: Do you prefer Pueblo Revival? NO

Q11: Do you prefer limiting redevelopment to two (2) story buildings? NO

Q12: Do you prefer three (3) story buildings? YES

Q13: Do you prefer four (4) story buildings? YES

Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum? YES

Q15: Do you prefer brick? YES

Q16: Do you prefer stucco? NO

Q17: Do you prefer lap siding? NO

Q18: Do you prefer vertical siding? NO

Q19: Do you prefer a mix of materials? YES

Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards? NO

## PAGE 6: Design Standards

Q21: Should architectural design be prescribed by city adopted design standards? YES

Q22: Should architectural design be determined by developer/property owner? NO

Q23: Should architectural design be negotiated between city, URA Board and developer/property owner? NO

## PAGE 7: Additional Comments

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.** *Respondent skipped this question*

#36



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Saturday, March 22, 2014 8:24:12 PM

**Last Modified:** Saturday, March 22, 2014 8:31:23 PM

**Time Spent:** 00:07:11

**IP Address:** 71.219.235.138

**PAGE 1: Land Use Model Scenarios**

- Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs
- 
- Q2: Which plan do you prefer?** Plan A,  
Comment too confined for residential
- 
- Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO,  
Comment community is nice ideal, but doesn't sound practical

**PAGE 2: Building Height**

- Q4: Which do you prefer?** Two (2) to Four (4) story buildings,  
Comment area is trapped by US 24 and creek. tall buildings won't hurt.

**PAGE 3**

- Q5: Do you agree with this approach?** NO,  
Comment pedestrian aimed at creek and park to support motels. otherwise too small and confined except for park trail.
- 
- Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO,  
Comment sounds nice but is there room?

**PAGE 4: Fountain Creek Relationship**

# Manitou Springs Urban Renewal Authority Land Use Model Survey

Q7: Do you agree with this approach? YES

## PAGE 5: East Manitou Avenue Architecture

Q8: Do you prefer 19th Century Commercial? NO

Q9: Do you prefer 20th Century Commercial? YES

Q10: Do you prefer Pueblo Revival? YES

Q11: Do you prefer limiting redevelopment to two (2) story buildings? NO

Q12: Do you prefer three (3) story buildings? NO

Q13: Do you prefer four (4) story buildings? YES

Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum? YES

Q15: Do you prefer brick? NO

Q16: Do you prefer stucco? NO

Q17: Do you prefer lap siding? NO

Q18: Do you prefer vertical siding? NO

Q19: Do you prefer a mix of materials? YES

Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards? NO

## PAGE 6: Design Standards

Q21: Should architectural design be prescribed by city adopted design standards? NO

Q22: Should architectural design be determined by developer/property owner? NO

Q23: Should architectural design be negotiated between city, URA Board and developer/property owner? YES

## PAGE 7: Additional Comments

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.** *Respondent skipped this question*

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#37



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Sunday, March 23, 2014 4:56:28 AM

**Last Modified:** Sunday, March 23, 2014 5:37:26 AM

**Time Spent:** 00:40:58

**IP Address:** 71.219.235.138

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?**

Master Development Plan with unified designs,

Comments:  
residential development should include a substantial amount of affordable units.

**Q2: Which plan do you prefer?**

Plan B,

Comment  
2 or at most 3 stories at Beckers & Manitou Ave.  
Keep within height limits of HDR - 30ft.

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

NO

## PAGE 2: Building Height

**Q4: Which do you prefer?**

One (1) and two (2) story buildings

## PAGE 3

**Q5: Do you agree with this approach?**

YES

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

NO

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?**

YES

# Manitou Springs Urban Renewal Authority Land Use Model Survey

## PAGE 5: East Manitou Avenue Architecture

|  |     |
|--|-----|
| <b>Q8: Do you prefer 19th Century Commercial?</b>  | NO  |
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | YES |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | NO  |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | YES |
| <b>Q15: Do you prefer brick?</b>   | YES |
| <b>Q16: Do you prefer stucco?</b>  | NO  |
| <b>Q17: Do you prefer lap siding?</b>  | NO  |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO  |

## PAGE 6: Design Standards

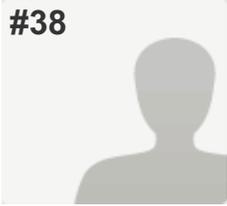
|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | NO  |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES |

## PAGE 7: Additional Comments

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.** *Respondent skipped this question*

#38



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Sunday, March 23, 2014 5:37:33 AM

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**Time Spent:** 00:07:48

**IP Address:** 71.219.235.138

**PAGE 1: Land Use Model Scenarios**

**Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs

---

**Q2: Which plan do you prefer?** Plan B

---

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

**PAGE 2: Building Height**

**Q4: Which do you prefer?** Two (2) to Four (4) story buildings

**PAGE 3**

**Q5: Do you agree with this approach?** YES

---

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** YES

**PAGE 4: Fountain Creek Relationship**

**Q7: Do you agree with this approach?** YES

**PAGE 5: East Manitou Avenue Architecure**

**Q8: Do you prefer 19th Century Commercial?** YES

---

**Q9: Do you prefer 20th Century Commercial?** NO

---

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|   |   |
|---|---|
| Q10: Do you prefer Pueblo Revival?  | YES   |
| Q11: Do you prefer limiting redevelopment to two (2) story buildings?   | NO  |
| Q12: Do you prefer three (3) story buildings?   | YES   |
| Q13: Do you prefer four (4) story buildings?  | YES   |
| Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?   | YES   |
| Q15: Do you prefer brick?   | YES   |
| Q16: Do you prefer stucco?  | YES   |
| Q17: Do you prefer lap siding?  | NO  |
| Q18: Do you prefer vertical siding?   | NO  |
| Q19: Do you prefer a mix of materials?  | YES,<br>Comment strike a balance, hard to do. |
| Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards? | NO  |

## PAGE 6: Design Standards

|  |     |
|--|-----|
| Q21: Should architectural design be prescribed by city adopted design standards?                     | YES |
| Q22: Should architectural design be determined by developer/property owner?                          | YES |
| Q23: Should architectural design be negotiated between city, URA Board and developer/property owner? | YES |

## PAGE 7: Additional Comments

Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area. *Respondent skipped this question*

#39



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Sunday, March 23, 2014 5:47:33 AM

**Last Modified:** Sunday, March 23, 2014 6:14:31 AM

**Time Spent:** 00:26:58

**IP Address:** 71.219.235.138

PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Parcel by Parcel with varied designs

**Q2: Which plan do you prefer?** Plan B

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** YES,  
Comment  
The little trees lining the street have a 7yr lifespan. The community needs long term sustainable landscaping/greenery. clump the trees and choose ones that are resilient.

PAGE 2: Building Height

**Q4: Which do you prefer?** One (1) and two (2) story buildings,  
Comment  
increased pedestrian circulation is good and bus stops with covering is essential. Building fronting Manitou is great but we must remember the green scapes and views

PAGE 3

**Q5: Do you agree with this approach?** YES,  
Comment  
increased pedestrian circulation is good and bus stops with covering is essential. Building fronting Manitou is great but we must remember the green scapes and views.

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO,  
Comment  
we don't have to contribute to the car culture. keeps car in back and add some landscaping along sidewalk; landscaping that is xerioscape and catered to this area. we can grow foods like fruit trees.

# Manitou Springs Urban Renewal Authority Land Use Model Survey

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?**

YES,

Comment  
absolutely keep our open recreational spaces as an asset and something to be cared for.

## PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?**

NO,

Comment  
no 4 story buildings. 2 story max. bldg materials that are green and can lead to earth centered certificates. Differing architectural styles are great and add diversity but must be mindful of our location to nature.

**Q9: Do you prefer 20th Century Commercial?**

NO

**Q10: Do you prefer Pueblo Revival?**

YES

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?**

YES

**Q12: Do you prefer three (3) story buildings?**

NO

**Q13: Do you prefer four (4) story buildings?**

NO

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?**

NO

**Q15: Do you prefer brick?**

YES

**Q16: Do you prefer stucco?**

YES

**Q17: Do you prefer lap siding?**

NO

**Q18: Do you prefer vertical siding?**

NO

**Q19: Do you prefer a mix of materials?**

YES

**Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?**

NO,

Comment  
The community needs a voice dialogue with the developer.

## PAGE 6: Design Standards

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q21: Should architectural design be prescribed by city adopted design standards?**

YES,

Comment by the city and community

---

**Q22: Should architectural design be determined by developer/property owner?**

NO

---

**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?**

NO,

Comment  
let there by city meetings and open discussions on this. What an incredible way to come together as a community. We have the chance to create something amazing!

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

Manitou has come through so much and is on the brink of explosion and even greater popularity. We must take advantage of this opportunity to create sustainable development that will last for generations. We spend many months creating the Manitou springs vision and planning guide that includes so much vision and creativity that we must use it as a guide for URA and East side development. Please don't make this a status quo endeavor!

#40



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Sunday, March 23, 2014 6:15:36 AM

**Last Modified:** Sunday, March 23, 2014 6:41:52 AM

**Time Spent:** 00:26:16

**IP Address:** 71.219.235.138

PAGE 1: Land Use Model Scenarios

- Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs
- 
- Q2: Which plan do you prefer?** Plan B,  
Comment  
I like plan b because of the 290 multi family units vs 68 multi family units.
- 
- Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

PAGE 2: Building Height

- Q4: Which do you prefer?** Two (2) to Four (4) story buildings,  
Comment  
I think that 4 story building won't interfere with the western view scape but...

PAGE 3

- Q5: Do you agree with this approach?** YES
- 
- Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** YES

PAGE 4: Fountain Creek Relationship

- Q7: Do you agree with this approach?** YES

# Manitou Springs Urban Renewal Authority Land Use Model Survey

## PAGE 5: East Manitou Avenue Architecture

|  |   |
|--|---|
| <b>Q8: Do you prefer 19th Century Commercial?</b>  | NO  |
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | NO  |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | YES   |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | NO  |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | YES   |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | YES   |
| <b>Q15: Do you prefer brick?</b>   | YES   |
| <b>Q16: Do you prefer stucco?</b>  | YES   |
| <b>Q17: Do you prefer lap siding?</b>  | YES   |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES   |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO,<br>Comment<br>I would like to see hydroponic gardens on roofs to provide food for the citizens and visitors to Manitou. |

## PAGE 6: Design Standards

|   |  |
|---|--|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES  |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO   |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES,<br>Comment<br>I believe in city community partnership to develop a master plan that attempts to satisfy all the stake holders |

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.** *Respondent skipped this question*

#41



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Sunday, March 23, 2014 6:44:08 AM

**Last Modified:** Sunday, March 23, 2014 7:04:45 AM

**Time Spent:** 00:20:37

**IP Address:** 71.219.235.138

PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Parcel by Parcel with varied designs

---

**Q2: Which plan do you prefer?** Plan A

---

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

PAGE 2: Building Height

**Q4: Which do you prefer?** One (1) and two (2) story buildings,  
Comment definitely do not want 3 -4 stories.

PAGE 3

**Q5: Do you agree with this approach?** YES

---

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO

PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?** NO

---

## Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |   |
|--|---|
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | NO  |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | YES   |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | YES   |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO  |
| <b>Q15: Do you prefer brick?</b>   | YES   |
| <b>Q16: Do you prefer stucco?</b>  | YES   |
| <b>Q17: Do you prefer lap siding?</b>  | NO  |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES   |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO,<br>Comment<br>Let's just have some nice buildings not like the ugly, soul-less ones in the presentations. |

### PAGE 6: Design Standards

|   |  |
|---|--|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | NO   |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO   |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | NO,<br>Comment<br>I believe a little guidance is okay-work together. |

### PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

we do not need this area redesigned to look like a nameless city without character. Try to preserve Manitou Westside character of possible near signs dark

#42



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Sunday, March 23, 2014 7:05:11 AM

**Last Modified:** Sunday, March 23, 2014 7:11:32 AM

**Time Spent:** 00:06:21

**IP Address:** 71.219.235.138

**PAGE 1: Land Use Model Scenarios**

**Q1: Which redevelopment approach do you prefer?**

Parcel by Parcel with varied designs,

Comments:

I think something older or historical looking would suit Manitou better than a modern look.

**Q2: Which plan do you prefer?**

Plan A

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

NO

**PAGE 2: Building Height**

**Q4: Which do you prefer?**

One (1) and two (2) story buildings

**PAGE 3**

**Q5: Do you agree with this approach?**

YES

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

YES,

Comment I like the historical look

**PAGE 4: Fountain Creek Relationship**

**Q7: Do you agree with this approach?**

YES

**PAGE 5: East Manitou Avenue Architecture**

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |     |
|--|-----|
| <b>Q8: Do you prefer 19th Century Commercial?</b>  | YES |
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | NO  |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | NO  |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO  |
| <b>Q15: Do you prefer brick?</b>   | NO  |
| <b>Q16: Do you prefer stucco?</b>  | NO  |
| <b>Q17: Do you prefer lap siding?</b>  | NO  |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | NO  |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO  |

## PAGE 6: Design Standards

|   |    |
|---|----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | NO |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | NO |

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.** *Respondent skipped this question*

#43



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Sunday, March 23, 2014 7:11:36 AM

**Last Modified:** Sunday, March 23, 2014 7:23:12 AM

**Time Spent:** 00:11:36

**IP Address:** 71.219.235.138

PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Parcel by Parcel with varied designs

**Q2: Which plan do you prefer?** Plan A

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

PAGE 2: Building Height

**Q4: Which do you prefer?** One (1) and two (2) story buildings

PAGE 3

**Q5: Do you agree with this approach?** YES

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO,  
Comment set back where creek allows

PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

PAGE 5: East Manitou Avenue Architecure

**Q8: Do you prefer 19th Century Commercial?** NO

**Q9: Do you prefer 20th Century Commercial?** NO

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |     |
|--|-----|
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | YES |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | YES |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO  |
| <b>Q15: Do you prefer brick?</b>   | YES |
| <b>Q16: Do you prefer stucco?</b>  | YES |
| <b>Q17: Do you prefer lap siding?</b>  | YES |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO  |

## PAGE 6: Design Standards

|   |   |
|---|---|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | NO  |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES,<br>Comment combine 19th & 20th century |

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

concerned about increased water usage in plan b with 290 multifamily units. we already strain our water reservoir.

#44



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Sunday, March 23, 2014 7:23:27 AM

**Last Modified:** Sunday, March 23, 2014 7:31:51 AM

**Time Spent:** 00:08:24

**IP Address:** 71.219.235.138

PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs

---

**Q2: Which plan do you prefer?** Plan B

---

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

PAGE 2: Building Height

**Q4: Which do you prefer?** One (1) and two (2) story buildings

PAGE 3

**Q5: Do you agree with this approach?** YES

---

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** YES

PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

PAGE 5: East Manitou Avenue Architecture

**Q8: Do you prefer 19th Century Commercial?** YES

---

**Q9: Do you prefer 20th Century Commercial?** YES

---

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |     |
|--|-----|
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | YES |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO  |
| <b>Q15: Do you prefer brick?</b>   | YES |
| <b>Q16: Do you prefer stucco?</b>  | NO  |
| <b>Q17: Do you prefer lap siding?</b>  | NO  |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO  |

## PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | NO  |

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.** *Respondent skipped this question*

#45



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Sunday, March 23, 2014 7:31:55 AM

**Last Modified:** Sunday, March 23, 2014 7:48:56 AM

**Time Spent:** 00:17:01

**IP Address:** 71.219.235.138

PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?**

Parcel by Parcel with varied designs,

Comments:

what about existing businesses and residents? this whole plan is excessive and ridiculous. stick to road/trail improvements and work with your neighbors to integrate Adams crossing midland trail, camp creek, west co plans.

**Q2: Which plan do you prefer?**

Plan B,

Comment

i was forced to choose a or b but i prefer neither

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

NO,

Comment

this plan is totally incompatible with the community. looks like boilerplate for anywhere USA.

PAGE 2: Building Height

**Q4: Which do you prefer?**

One (1) and two (2) story buildings,

Comment leave existing business in place

PAGE 3

**Q5: Do you agree with this approach?**

NO,

Comment

more big buildings depicted as ugly are not pedestrian or riparian friendly

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

NO,

Comment why obliterate what is there?

# Manitou Springs Urban Renewal Authority Land Use Model Survey

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

## PAGE 5: East Manitou Avenue Architecure

**Q8: Do you prefer 19th Century Commercial?** NO

**Q9: Do you prefer 20th Century Commercial?** NO

**Q10: Do you prefer Pueblo Revival?** NO

**Q11: Do you prefer limiting redevelopment to two (2) story buildings?** YES

**Q12: Do you prefer three (3) story buildings?** NO

**Q13: Do you prefer four (4) story buildings?** NO

**Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?** NO

**Q15: Do you prefer brick?** NO

**Q16: Do you prefer stucco?** NO

**Q17: Do you prefer lap siding?** NO

**Q18: Do you prefer vertical siding?** NO

**Q19: Do you prefer a mix of materials?** YES

**Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?** NO

## PAGE 6: Design Standards

**Q21: Should architecultural design be prescribed by city adopted design standards?** NO

**Q22: Should architectural design be determined by developer/property owner?** NO

**Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?** NO,  
Comment this whole plan wasted a lot of money

PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.**

More connection between Midland Trail between west end of Adams crossing and Beckers. Pedestrian traffic routed to Midland Trail at Adams crossing with crossing at west end.

# Manitou Springs Urban Renewal Authority Land Use Model Survey

#46



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Sunday, March 23, 2014 7:49:20 AM

**Last Modified:** Sunday, March 23, 2014 7:58:44 AM

**Time Spent:** 00:09:24

**IP Address:** 71.219.235.138

## PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?**

Parcel by Parcel with varied designs,

Comments:

my primary concern is what will happen to provide some space - affordable space for present rental people/families who will be displaced due to their low income.

**Q2: Which plan do you prefer?**

Plan B,

Comment

more housing for diverse population needs.

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?**

YES,

Comment

Emergicare, one stop shop for med, medical assistance

## PAGE 2: Building Height

**Q4: Which do you prefer?**

One (1) and two (2) story buildings

## PAGE 3

**Q5: Do you agree with this approach?**

YES

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?**

NO,

Comment

parking in the front - need to allow a lot more space. can lead to more congestion and less pedestrian safety.

## PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?**

YES

PAGE 5: East Manitou Avenue Architecture

|  |     |
|--|-----|
| <b>Q8: Do you prefer 19th Century Commercial?</b>  | YES |
| <b>Q9: Do you prefer 20th Century Commercial?</b>  | YES |
| <b>Q10: Do you prefer Pueblo Revival?</b>  | YES |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | YES |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | YES |
| <b>Q15: Do you prefer brick?</b>   | YES |
| <b>Q16: Do you prefer stucco?</b>  | YES |
| <b>Q17: Do you prefer lap siding?</b>  | YES |
| <b>Q18: Do you prefer vertical siding?</b>   | YES |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | YES |

PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | NO  |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES |

PAGE 7: Additional Comments

# Manitou Springs Urban Renewal Authority Land Use Model Survey

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.** *Respondent skipped this question*

#47



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link (Web Link)

**Started:** Sunday, March 23, 2014 7:58:56 AM

**Last Modified:** Sunday, March 23, 2014 8:05:35 AM

**Time Spent:** 00:06:39

**IP Address:** 71.219.235.138

PAGE 1: Land Use Model Scenarios

**Q1: Which redevelopment approach do you prefer?** Master Development Plan with unified designs

---

**Q2: Which plan do you prefer?** Plan B

---

**Q3: Do you think there is an overall community need that is missing in these plans that could be included in the land use mix of one of both of these scenarios?** NO

PAGE 2: Building Height

**Q4: Which do you prefer?** One (1) and two (2) story buildings

PAGE 3

**Q5: Do you agree with this approach?** YES

---

**Q6: Keeping the same pedestrian circulation and safety approach for the new Manitou Avenue street section... Would you rather see buildings set back from the street with a landscape buffer at the street edge, with parking to the front and side of buildings that is more reminiscent of the roadside vernacular architecture of the the 1930's, 40's and 50's?** NO,  
Comment  
I like the landscape buffer parking hidden as much as possible.

PAGE 4: Fountain Creek Relationship

**Q7: Do you agree with this approach?** YES

PAGE 5: East Manitou Avenue Architecure

**Q8: Do you prefer 19th Century Commercial?** NO

---

**Q9: Do you prefer 20th Century Commercial?** YES

---

# Manitou Springs Urban Renewal Authority Land Use Model Survey

|  |     |
|--|-----|
| <b>Q10: Do you prefer Pueblo Revival?</b>  | NO  |
| <b>Q11: Do you prefer limiting redevelopment to two (2) story buildings?</b>   | YES |
| <b>Q12: Do you prefer three (3) story buildings?</b>   | NO  |
| <b>Q13: Do you prefer four (4) story buildings?</b>  | NO  |
| <b>Q14: Do you prefer multiple heights (i.e., variety with a four (4) story maximum?</b>   | NO  |
| <b>Q15: Do you prefer brick?</b>   | YES |
| <b>Q16: Do you prefer stucco?</b>  | NO  |
| <b>Q17: Do you prefer lap siding?</b>  | NO  |
| <b>Q18: Do you prefer vertical siding?</b>   | NO  |
| <b>Q19: Do you prefer a mix of materials?</b>  | YES |
| <b>Q20: Do you simply prefer to let the market decide on style, height and materials within the existing limits of city zoning/land use standards?</b> | NO  |

## PAGE 6: Design Standards

|   |     |
|---|-----|
| <b>Q21: Should architectural design be prescribed by city adopted design standards?</b>                     | YES |
| <b>Q22: Should architectural design be determined by developer/property owner?</b>                          | NO  |
| <b>Q23: Should architectural design be negotiated between city, URA Board and developer/property owner?</b> | YES |

## PAGE 7: Additional Comments

**Q24: Please provide us with any additional feedback on redevelopment for the East Manitou Springs Urban Renewal Area.** *Respondent skipped this question*