

HGTF3 Meeting Notes and Decisions from January 13, 2022 (via Zoom)

Present: Nancy Fortuin, Roy Chaney, Dole Grebenik, Emily Lozano, Alan Delwiche, Ann Nichols, Tweed Kezziah, Karl Stang, Ken Jaray, Susan Watkins

Absent: Judith Chandler, Denise Howell, Bill Koerner

1. Review and discussion of the meeting agenda

Task Force member comments

Nancy Fortuin—It's important that the project givens are updated to reflect current conditions.

Ann Nichols—Revisiting the 2018 givens is not a good use of this group's time. We shouldn't be starting over and we shouldn't be going back to Council to talk about givens. The value is in discussing where we want to go.

Alan Delewich—I'm on the same page with Ann. I'm comfortable engaging with the community on what we have.

Tweed Kezziah—The Draft Plan alternatives we have now are not ready for public review and response.

Karl Stang—Assurance of ADA compliance is an important given to include; the mobility hub needs to embrace all modes of transportation.

Ken Jaray—Spending some time on givens is okay, but let's focus our time on plan specifics. As a group, we should come up with the alternatives.

Susan Watkins—The 2018 givens were approved by a previous City Council so they shouldn't be ignored. Updating the givens is important.

2. Review, discussion and agreement on update of the 2018 City Council Hiawatha Gardens givens

Task Force member reached consensus on three modifications to the 2018 givens. All agreed that the following updated givens statement will be included as part of the Task Force's regular 90-day update to City Council on February 8, 2022:

Hiawatha Gardens Givens 2022 Update

1. Until the plan for Hiawatha Gardens Transformation is complete, the City will continue to maintain the building and site.
2. As a result of City Council's approval of the 2019 City-wide Mobility Plan, the Hiawatha Gardens site is designated as one of three City mobility hub sites to serve the needs of motorists, pedestrians, hikers, and bicyclists. *(2018 language updated)*
3. Implementation of the Hiawatha Gardens Transformation is contingent on available funding.
4. Future funding sources may provide additional opportunities and constraints.
5. Citizen engagement will be a significant part of the decision-making process.

6. The Hiawatha Gardens Transformation will not result in a significant reduction from the pre-existing parking inventory of approximately 148 spaces. *(2018 language updated)*
7. All federal guidelines will be followed to ensure Americans with Disabilities (ADA) accessibility on the site. *(New given)*
8. The Transformation will honor Plan Manitou's values of environmental stewardship and green features.
9. Manitou Springs City Council will make the final decision on the Hiawatha Gardens Transformation.

3. Discussion and agreement on a list of City policies staff/Task Force members need clarity on in order to guide Plan development

Policy: Motor vehicle parking inventory: There are no constraints on parking inventory other than the givens, as updated above. The final inventory will be defined by the results of the community engagement process and City Council's approval of the Hiawatha Gardens Plan.

Policy: Use of Hiawatha Gardens parking spaces: A final policy(ies) regarding how and when parking spaces can be used will be decided after the community engagement process. It is critical that parking use trade-offs are communicated clearly to the community through the process.

Policy(ies): Floodplain and Fountain Creek issues: The City has policies in place to address these issues. City staff will review all construction plans on the Hiawatha Gardens site to ensure the contractor(s) works within those policies.

Policy: Site landscaping: It's important the City's Parks and Recreation Department review draft site plan alternatives to ensure they are realistic. It's also important that landscaping trade-offs are communicated clearly to the community through the community engagement process. Dole will ask Skylar to review and provide comments on the draft alternatives.

Policy: Restroom connection to the dancehall building: From an historic rehabilitation perspective, attaching restrooms on the east or west sides of the building would not be looked upon favorably. Through the community engagement process, inform the community about restroom location trade-offs and implications and solicit responses on restroom locations in the site plan alternatives.

4. Discussion with BVH representatives and agreement on expectations

The Task Force met with Ed Vidlak, BVH principal-in-charge; Jennifer Davis, BVH project designer; and Michaela Kaiser, DHM landscape architect designer.

Ed outlined expectations going forward regarding BVH's service to the City and Task Force:

1. Previous BVH project lead Melanie Short has left BVH; Ed will now represent BVH as the project principal going forward;
2. There will intentional, regular communication from BVH to the Task Force;
3. A BVH representative(s) will attend every Task Force meeting;
4. There should be no change in cost from what was agreed to in the contract for services;

5. BVH will provide additional detail on the draft Plan in the next few weeks on such items as restroom locations and additional visual materials, including perhaps a “fly-through” of the site and the building;
6. The data provided to BVH by the City should be well organized and stated clearly in the draft document;
7. Task Force members can assist BVH by being open, candid, and by challenging BVH as necessary.

Regarding the Phase 1.A. deliverables, Jennifer said BVH should have a revised Draft Phase 1 report and additional graphics to the Task Force in three weeks. She said we need to reach consensus on what we want to include in the Phase 1 Plan and decide how to communicate it to the public. The Task Force needs to consider what options will be best to serve Manitou Springs.

Nancy asked Dole and Ed to set a time schedule for next steps and present it to the Task Force at its January 20th meeting. Nancy said the Task Force has not received from BVH a response to long list of Task Force members’ comments on the Draft Phase 1 Report and needs that response. She said the Task Force would welcome BVH’s advice on mobility hub elements. She also asked if BVH has contacted Historic Colorado, as called for in the contract Phase 1.A. scope of work; Jennifer said she would check on that and let the Task Force know.

5. Discussion and agreement on the community engagement strategy of combining Hiawatha Gardens and the Creek Walk into one community meeting

All agreed it no longer makes sense to combine the two projects into one meeting, considering the amount of Hiawatha Gardens information we need to present to the community and solicit responses to. Dole will contact Jacobs Engineering to let them know to proceed with a separate Creek Walk community meeting.

6. Identification of Task Force members’ general impressions of the current draft alternatives

- Feeling better about them now after this meeting, but still not excited about them. Have we fulfilled our potential with them?
- The Task Force should give BVH guidance on the alternatives.
- They don’t really reflect Manitou’s character, creativity and quirkiness.
- We need cohesive materials that are easy for the community to understand.
- We need architectural imagery of the site plan and building to show the community.

Next Task Force meeting date: January 20, 2022. The agenda focus will be on the BVH/Task Force timeline and on discussion of the draft alternatives.