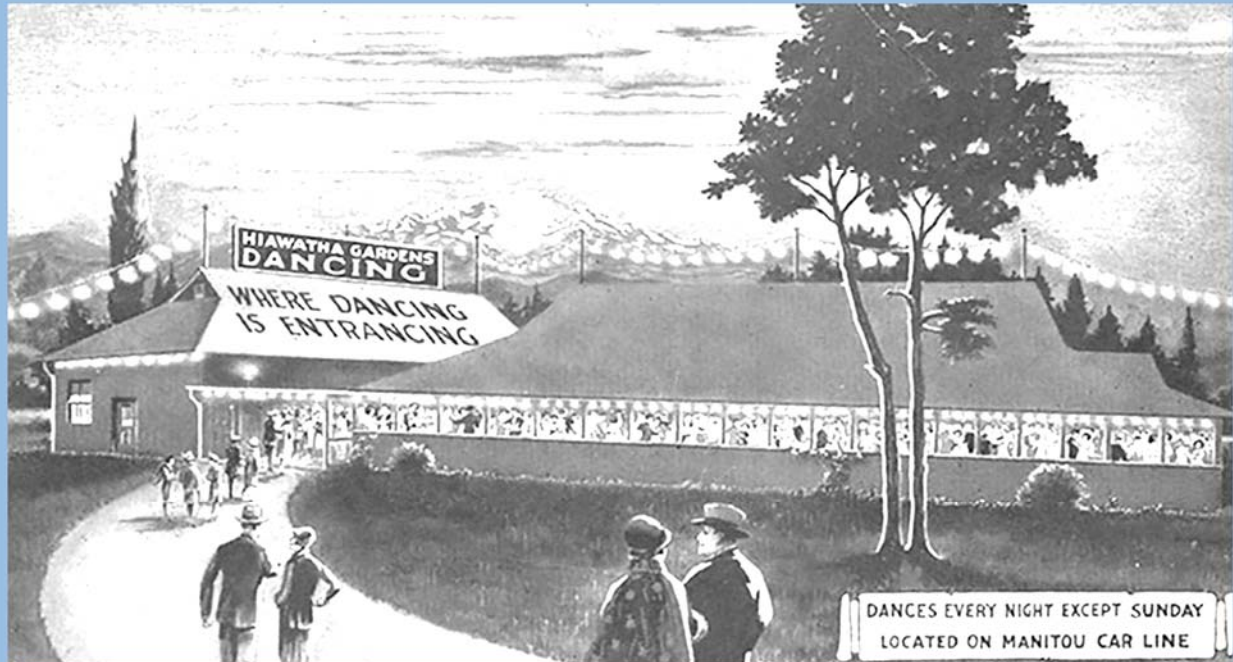


Hiawatha Gardens Community Center and Mobility Hub Plan



Report of Responses from July 11, 2022 Community Meeting



Hiawatha Gardens

Report of Responses from July 11, 2022 Community Meeting

The Hiawatha Gardens Task Force hosted a community meeting on July 11, 2022 to provide the opportunity for community review of the Draft Preferred Plan for the Hiawatha Gardens property. The meeting was held in Memorial Hall and was also offered via Zoom. Twenty-two people attended in person and seven participated through Zoom.

The meeting began with a brief presentation of project background and goals. A review of the community responses received through two Hiawatha Gardens meetings held in March 2022 followed. The purpose of the March meetings was to present and solicit community preferences in response to four site plan alternative concepts and eight building option concepts.

The Draft Preferred Plan presented at the July 11 meeting was based on the responses received at the March community meetings.

Representatives from architectural firm BVH which is assisting the Task Force with the Plan, presented the Draft Preferred Plan and answered questions for clarification. Following the presentation, meeting attendees met in small groups to discuss responses to the three questions that are the focus of this report. Following the group discussions, individual participants responded in writing to the questions. Those collective responses are the focus of this report. Pages 1-3 summarize the responses received to each question. Report pages 4-7 contain the verbatim comments submitted on the response forms, while pages 8-14 include the verbatim comments categorized by topic.

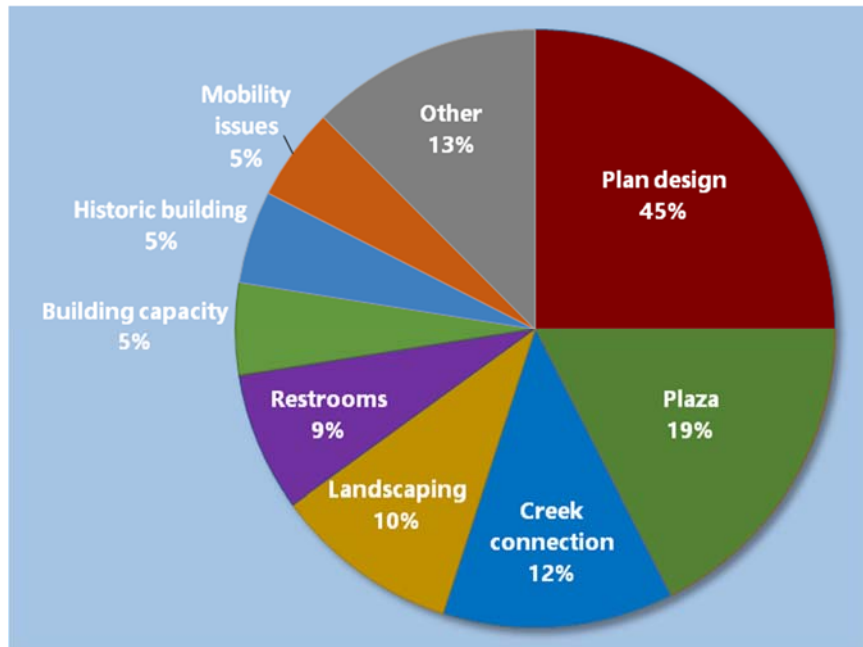
Question 1: What do you particularly like about the Draft Preferred Plan? Why?

What many meeting participants said they liked the best about the Draft Plan was the Plan itself. Some cited liking many of the elements contained in the Plan, some praised the balance of possible uses that all work together, while others directed kudos to the Task Force for capturing and incorporating the community preferences expressed during the March Plan Concepts meetings.

The specific Plan element most appreciated by community members was the plaza, with some remarking that it will be a "nice gathering area" and "great large plaza will build community." Others were impressed with how the building design highlights the connection to Fountain Creek and the Creek Walk Trail.

Trees specifically and landscaping in general were cited as positives, with some saying they would like more and larger trees on the site.

Other elements less often mentioned as positives were restrooms, the level of building capacity, that the historic building was saved, and the mobility hub.



Question 2: Is there any element of the Plan that you have serious concerns about? If so, why?

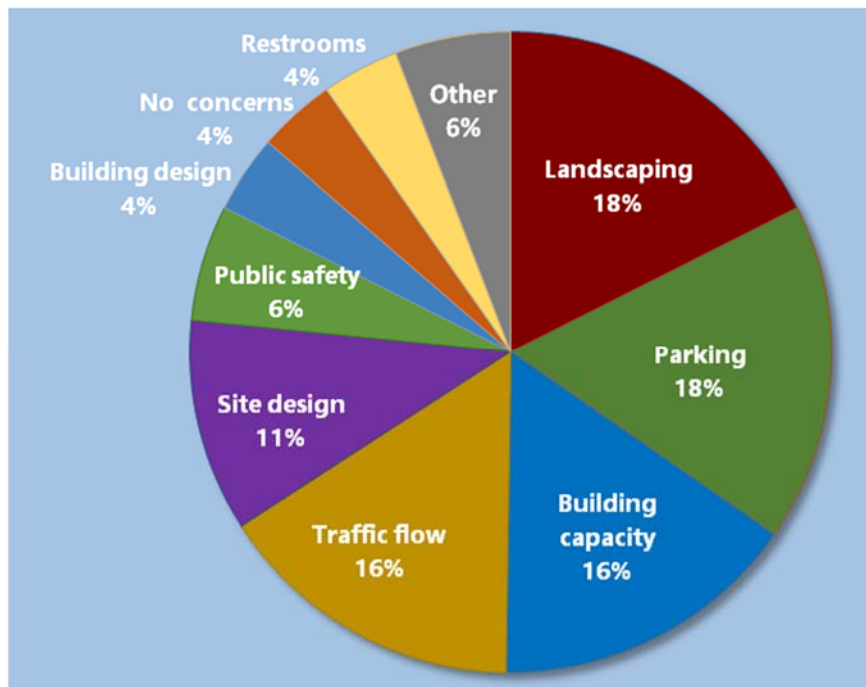
A number of people expressed concern about the need for more landscaping on the site, with some requesting more green space on the south side along the Creek. Other suggested that more greenery and drought-tolerant plantings could help offset the heat issues caused by the parking area.

Parking was also frequently mentioned in response to this question. Some thought too much parking was included in the Plan, and that we should use that space for other things for the community. One participant praised the Plan for incorporating parking for tourists. Others questioned whether the project will just exacerbate the parking issue in the community and whether “designing a structure around an enhanced parking lot only serves to address auto-centric needs.”

It appears that the 500-720 level of building occupancy suggested in the Draft Preferred Plan exceeds the level preferred by some July 11 meeting participants. One person said the numbers “seem out of sync with other elements of the project and the parking situation,” while another questioned whether the capacity number “Is for Manitou residents or for tourists?”

Traffic flow was mentioned by some attendees as a significant concern. Multiple people commented that they believe a traffic study is warranted before any final Plan decisions are made because of potential impacts to the surrounding neighborhood and because of the growing volume of pedestrian and bicycle traffic on El Paso Boulevard. Others said they don’t like offering two access points for motorists.

Site design responses were varied: one participant suggested adding a foot bridge on the east side of Old Man’s Trail. Another was concerned about parking lot drainage “dumping contaminants into Fountain Creek.” One person commented that the “Site design lacks character and excitement.”



Public safety-related comments focused on the number of vehicles and the variety of mobility users that will be on-site and the need to ensure safety for all. Building design concerns cited were the lack of meeting spaces and space for teens in the dance hall building. One of the restroom-related comments questioned whether “we’re reverting to a 20th century gender division” by not including genderless restrooms in the Plan.

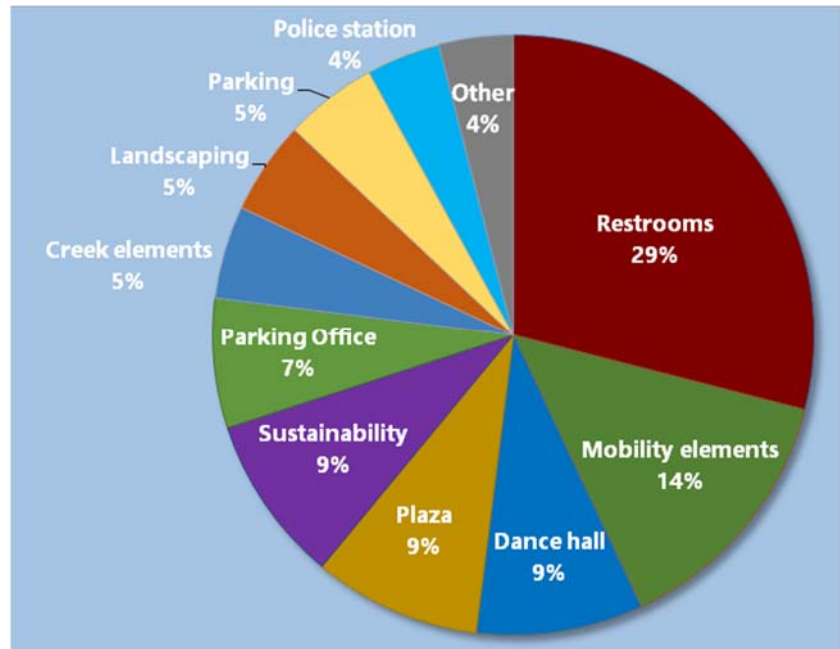
Question 3: Given financial constraints, it's likely that implementation of the Hiawatha Gardens Plan will have to be accomplished in phases. If that is the case, what element in the Plan would you like to see accomplished in the first phase? Why is that your priority?

The responses to this questions were very brief and, for the most part, self-explanatory. One participant who cited mobility elements as a priority explained, "Public safety, mobility, bike options! We have EXCELLENT venues in Manitou Springs already offering programmable space, but we don't have a full-fledged transit hub."

One person said the dance hall building should be a priority because "Historic-related funding will likely be available for dance hall rehabilitation and should be pursued as soon as possible."

A comment related to making the Parking Office a priority was "Parking office needs to be installed first. This is the guidance central hub for project and public questions on a daily basis." Another participant asked about the nearby Chase Bank building and parking lot, and suggested perhaps that building could be used to house the Parking Office.

Two people recommended adding a new element to the Plan with the addition of a Police Department sub-station to occupy the space currently designated on the Plan as the green room.



Verbatim Meeting Participant Response Form Comments

1. What do you particularly like about the Draft Preferred Plan? Why?

Glad you saved the building.

Maintaining some parking (wish there was more). Parking is absolutely crucial to prevent our community from being root-bound. Bathrooms—although it would be good to have more public restrooms off-hours.

Plaza. Capacity—700 is good. Connection to Creek Walk Trail. Creekside breezeway. Landscaping. Safety lighting. Decorative lighting—string lights.

Large plaza. Good capacity of dance hall. Restrooms and green room. Creek-side.

The restrooms north and patio south; the size is midsize; the “green room” added in; parking offices on-site.

Trees (want more)! Glad the building was saved!

Bathrooms. Community/visitors.

The plaza and moving some of the activities off the lawn and onto the hardscape to reduce lawn/park damage. Like the landscaped parking lot sections, the permeable part.

New restrooms—we need updated restrooms for visitors. Plaza—nice gathering area, needs shade. Covered breezeway—will be beautiful to enjoy the creek. Mobility hub—local access to a variety of transportation options.

This will be a great place for Manitou! This must be a place for City functions that can be controlled. Controlling and maintaining this will be expensive.

Large plaza—room for community activities.

Bathrooms and office building structure. Balance of maximizing number of parking spaces. Plaza and covered breezeway.

I think the orientation of restrooms, inclusion with plaza and covered breezeway are all oriented the way I think maximizes people space. Love the use of greenstone for restroom exterior.

It appears to be a community gathering place. I like the idea of a food truck area where vendors can gather. Also the plaza is intriguing.

Good job capturing feedback! Design looks good. Good focus on community space, mobility hub. I like having seating by the creek. Please also allow safe bike/ped access through and next to creek. Great, large plaza will build community.

Community buy-in.

Like that drainage was considered and that the parking lot planting berms will be accepting that water to filter and slow run-off. Like restrooms and parking office inside building. Like closed patio to keep loiterers out. Like trees and green spaces being functional and not just “pretty.” Like saving the building and the process to evaluate and protect structural elements. Great job!!

I like the trees but would like to see more. Would like BIG TREES, especially around the periphery.

WOW. I am seriously floored by the incredible balance the design team has been able to strike with all of the possible uses of this space. Why? Because I know this is a difficult area, but I think this is a winning solution given all the considerations for use, sustainability, flood plain mitigation, etc.

It all seems to work together, responding to the requests, suggestions and needs of the community—kudos! That it can be completed in sections and used while various parts are being constructed seems important.

2. Is there any element of the Plan that you have serious concerns about? If so, why?

Style of windows—need to be historic—window panes. More green space. More large rocks.

Parking! I appreciate that people think the space could be used for other things, but people who actually live in town see the need for parking for tourists. Otherwise, plan is great!

Traffic flow—traffic study. Include trails. Pool design/duplication of efforts/Mansions Park/Library. RV parking?

No! :) Consider a foot bridge on east side of Old Man's Trail bridge. No sidewalk on that side of existing bridge.

No.

More green space area—heat island effect. Drainage on parking lot dumping contaminants into Fountain Creek. Place ADA ramp where there aren't roses growing!

Too much parking, not enough community. No meeting spaces in the building. Re-study the number of people. Create a meeting room(s) for community members to use fee-free. How many parking spaces do we need? We chose not to have the parking lot for all parking—community space and gardens. Create space for teens.

The stated occupancy of 720 seems too many for this facility considering the space 150 table seating occupies. Where do they park? Better do a traffic study to get the ingress/egress paths established before we go much farther.

Open the breezeway to have walk-thru, easy access to parking to plaza. Bus stop—should sit in, not take up traffic lane. Parking lot should not be hard surface. Occupancy number of people no more than 500.

Traffic on El Paso—two driveways; Pinon Lane with 20-ish houses only exit. Parking full on weekends now. How do 82 new spots get added for new project? Use part of plaza area for bus pull-off. Need more parking but you add the need for even more with new project.

The trash dumpsters for the facility and for the picnics and food trucks. What is the plan for food trucks? I worry about maintenance and upkeep costs. Re-study number of people—occupant load. Is the main entrance also an exit? Thought it was just an entrance.

Not enough green space – trees, etc.

Creating a great community space will increase demand for additional parking. Is this going to exacerbate the overall parking issue in town?

People/foot traffic/peds/bikes/skateboards/bus users, etc. from Manitou are [going] over to plaza and restrooms. Same vulnerable users' access from Sunwater Spa/Tava Truck to plaza/restrooms. Why? Safety needs to be addressed. I really don't like offering two access points for motorists. Keep northeast access only. Please give peds/cyclists/micro-mobility users safe and proper access from the Creek Walk Trail.

1. One concern of mine is the capacity of the planned building. A capacity of 450-500? This is a number that begs the question: who is this for? Is it for Manitou residents or for tourists?

2. Additionally, designing a structure around an enhanced parking lot only serves to address auto-centric needs. 3. Bathrooms! Eliminate the portable facilities.

Pinon Ave. residents have some concerns—let's be ready to address those! Four-way? Roundabouts? We do need some kind of traffic study, especially [since] El Paso is designated the main bike/ped way into town—do we need space for a bike lane here?

Parking space impact. Heat issues. Appropriate landscape—drought-tolerant.

Serious concerns about why you would eliminate an existing landscaped grow space with historic roses to install stairs and ramp when there already is plenty of access north of bus stop. All bike racks, lockers, should be next to the landscape berm and area next to creek should be green space extending creek-side feel that Memorial Park has.

Yes, I think there is not enough green space on the south side by the creek.

I've said this before, but what I think is actually working about the current Hiawatha Gardens porta-potty situation is that it is genderless. That we're reverting to a 20th century gender division to provide bathrooms is a bit disappointing, but I can see the pros and the cons.

Just to restate concerns that safety for all is a concern, even with the best plans. The corner of Old Man's Trail and Manitou Avenue, over the little bridge, is always busy with wheeled vehicles and pedestrians moving/crossing in all directions.

3. Given financial constraints, it's likely that implementation of the Hiawatha Gardens Plan will have to be accomplished in phases. If that is the case, what element in the Plan would you like to see accomplished in the first phase? Why is that your priority?

Restrooms first.

1. Restrooms 2. Dance hall 3. Plaza 4. Creek stuff.

Bathrooms and transportation/sidewalks. Way-finding.

Plaza and restroom within a year or so.

Dance hall restoration to start having events inside.

1. Finish the design process! Beee (sic) green! 2. Restroom. 3. Planting trees where [you] can now!

Police sub-station. Community garden: less parking, more community.

1. Restrooms. 2. Plaza. 3. City Parking Office. 4. Mobility elements. 5. Parking lot improvement.
6. Dance hall re-hab.

1. Restrooms! 2. Improve parking lot. 3. Main building. 4. Plaza.

Bathrooms—get rid of porta-potty.

The City needs these first: mobility elements; restrooms; City parking offices; police sub-station instead of green room.

Restrooms.

1. Restrooms. 2. Plaza. 3. Parking lot improvements.

Proper restrooms and mobility elements/safety; green space.

Everyone agrees bathrooms are top priority. Mobility/traffic study simulation for El Paso [Blvd].

#1 priority—sustainable design and operations. Energy efficiency. Maintain historic feel of property.

1. Restrooms. 2. Mobility elements. 3. Creek protections. 4. Permeable infiltration for run-off; habitat protections, bio-swales, wild feel left along creek. Energy-efficient checklist when making choices. Costs short-term and long-term. Parking office needs to be installed first. This is the guidance central hub for project and public questions on a daily basis.

Bathrooms.

Phase element priority: Public safety, mobility, bike options! We have EXCELLENT venues in Manitou Springs already offering programmable space, but we don't have a fully-fledged transit hub.

I would like to see the bathrooms and parking areas completed first so they could be used while the plaza and buildings are being completed.

I wasn't part of other meetings so this was already addressed, but what is happening about the Chase building and parking areas? Are they part of the property now? If so, is the Chase building being removed or used? Could the building be used for the City Parking Office?

Categorized Meeting Participant Response Form Comments

1. What do you particularly like about the Draft Preferred Plan? Why?

Plan Design (10 mentions)

The restrooms north and patio south; the size is midsize; the “green room” added in; parking offices on-site.

Bathrooms and office building structure. Balance of maximizing number of parking spaces. Plaza and covered breezeway.

I think the orientation of restrooms, inclusion with plaza and covered breezeway, are all oriented the way I think maximizes people space. Love the use of greenstone for restroom exterior.

It appears to be a community gathering place. I like the idea of a food truck area where vendors can gather. Also the plaza is intriguing.

Maintaining some parking (wish there was more). Parking is absolutely crucial to prevent our community from being root-bound. Bathrooms—although it would be good to have more public restrooms off-hours.

Good job capturing feedback! Design looks good. Good focus on community space, mobility hub. I like having seating by the creek.

Like that drainage was considered and that the parking lot planting berms will be accepting that water to filter and slow run-off. Like restrooms and parking office inside building. Like closed patio to keep loiterers out. Like trees and green spaces being functional and not just “pretty.” Like saving the building and the process to evaluate and protect structural elements. Great job!!

WOW. I am seriously floored by the incredible balance the design team has been able to strike with all of the possible uses of this space. Why? Because I know this is a difficult area, but I think this is a winning solution given all the considerations for use, sustainability, flood plain mitigation, etc.

Task Force did a good job of incorporating the community’s preferences.

It all seems to work together, responding to the requests, suggestions and needs of the community--kudos! That it can be completed in sections and used while various parts are being constructed seems important.

Plaza (7 mentions)

Plaza.

Large plaza.

The plaza and moving some of the activities off the lawn and onto the hardscape to reduce lawn/park damage.

Plaza—nice gathering area, needs shade.

Large plaza—room for community activities.

Great, large plaza will build community.

Public plaza space

Connection to Creek (5 mentions)

Connection to Creek Walk Trail.

Creek-side breezeway.

Creek-side.

Covered breezeway—will be beautiful to enjoy the creek.

Building design highlights creek-side location.

Landscaping (4 mentions)

Landscaping.

Trees (want more)!

Like the landscaped parking lot sections, the permeable part.

I like the trees but would like to see more. Would like BIG TREES, especially around the periphery.

Restrooms (3 mentions)

Restrooms.

Bathrooms.

New restrooms—we need updated restrooms for visitors.

Building occupancy/capacity (2 mentions)

Capacity—700 is good.

Good capacity of dance hall.

Dance hall building (2 mentions)

Glad you saved the building.

Glad the building was saved!

Mobility issues (2 mentions)

Mobility hub—local access to a variety of transportation options.

Please also allow safe bike/ped access through and next to creek.

Other (5 mentions)

Green room.

Safety lighting. Decorative lighting—string lights.

Community/visitors.

This will be a great place for Manitou! This must be a place for City functions that can be controlled.

Controlling and maintaining this will be expensive.

Community buy-in.

2. *Is there any element of the Plan that you have serious concerns about? If so, why?*

Landscaping (8 mentions)

More green space. More large rocks.

More green space area—heat island effect.

Place ADA ramp where there aren't roses growing!

Not enough green space – trees, etc.

Heat issues. Appropriate landscape—drought-tolerant.

Serious concerns about why you would eliminate an existing landscaped grow space with historic roses to install stairs and ramp when there already is plenty of access north of bus stop. All bike racks, lockers, should be next to the landscape berm and area next to creek should be green space extending creek-side feel that Memorial Park has.

Yes, I think there is not enough green space on the south side by the creek.
Use pollinator perennial plantings, ornamental grasses and bushes on some median instead of trees.

Parking (8 mentions)

Parking! I appreciate that people think the space could be used for other things, but people who actually live in town see the need for parking for tourists. Otherwise, plan is great!

RV parking?

Too much parking, not enough community.

How many parking spaces do we need? We chose not to have the parking lot for all parking—community space and gardens.

Parking full on weekends now. How do 82 new spots get added for new project? Use part of plaza area for bus pull-off. Need more parking but you add the need for even more with new project.

Creating a great community space will increase demand for additional parking. Is this going to exacerbate the overall parking issue in town?

Additionally, designing a structure around an enhanced parking lot only serves to address auto-centric needs.

Parking space impact.

Traffic (6 mentions)

Traffic flow—traffic study.

Better do a traffic study to get the ingress/egress paths established before we go much farther.

Traffic on El Paso—two driveways; Pinon Lane with 20-ish houses only exit.

Is the main entrance also an exit? Thought it was just an entrance.

I really don't like offering two access points for motorists. Keep northeast access only.

Pinon Ave. residents have some concerns—let's be ready to address those! Four-way? Roundabouts?

We do need some kind of traffic study, especially [since] El Paso is designated the main bike/ped way into town—do we need space for a bike lane here?

Building occupancy/capacity (6 mentions)

Re-study the number of people.

The stated occupancy of 720 seems too many for this facility considering the space 150 table seating occupies. Where do they park?

Occupancy number of people no more than 500.

Re-study number of people—occupant load.

One concern of mine is the capacity of the planned building. A capacity of 450-500? This is a number that begs the question: who is this for? Is it for Manitou residents or for tourists?

Occupancy numbers seem out of sync with other elements of the project, including the parking situation and realistic uses for the building.

Site design (5 mentions)

Open the breezeway to have walk-thru, easy access to parking to plaza. Bus stop—should sit in, not take up traffic lane. Parking lot should not be hard surface.

Consider a foot bridge on east side of Old Man's Trail bridge. No sidewalk on that side of existing bridge.

Drainage on parking lot dumping contaminants into Fountain Creek.

Include trails.

Site design lacks character and excitement. Doesn't reflect Manitou's character and creativity.

Public safety (3 mentions)

People/foot traffic/peds/bikes/skateboards/bus users, etc. from Manitou are [going] over to plaza and restrooms. Same vulnerable users' access from Sunwater Spa/Tava Truck to plaza/restrooms. Why? Safety needs to be addressed. Please give peds/cyclists/micro-mobility users safe and proper access from the Creek Walk Trail.

Vehicular traffic ingress and egress is one of the biggest challenges for this project and it needs to be studied thoroughly because of potential safety impacts and understandable neighborhood concerns.

Just to restate concerns that safety for all is a concern, even with the best plans. The corner of Old Man's Trail and Manitou Avenue, over the little bridge, is always busy with wheeled vehicles and pedestrians moving/crossing in all directions.

Building design (2 mentions)

No meeting spaces in the building. Create a meeting room(s) for community members to use fee-free. Create space for teens.

No concerns (2 mentions)

No

No! :)

Restrooms (2 mentions)

Bathrooms! Eliminate the portable facilities.

I've said this before, but what I think is actually working about the current Hiawatha Gardens porta-potty situation is that it is genderless. That we're reverting to a 20th century gender division to provide bathrooms is a bit disappointing, but I can see the pros and the cons.

Other (3 mentions)

Style of windows—need to be historic—window panes.

Pool design/duplication of efforts/Mansions Park/Library.

The trash dumpsters for the facility and for the picnics and food trucks. What is the plan for food trucks?

3. Given financial constraints, it's likely that implementation of the Hiawatha Gardens Plan will have to be accomplished in phases. If that is the case, what element in the Plan would you like to see accomplished in the first phase? Why is that your priority?

Restrooms (16 mentions)

Restrooms first.

Restrooms

Bathrooms

Restroom within a year or so.

Restroom

Restrooms

Restrooms

Bathrooms—get rid of porta-potty.

Restrooms

Restrooms

Restrooms

Proper restrooms.

Everyone agrees bathrooms are top priority.

Restrooms

Bathrooms

There is a current need for permanent restrooms and likely funding from the Pikes Peak Rural Transportation Authority.

Mobility elements (8 mentions)

Mobility elements.

Transportation/sidewalks.

Way-finding

Mobility elements.

Mobility elements/safety.

Mobility/traffic study simulation for El Paso [Blvd.]

Mobility elements.

Public safety, mobility, bike options! We have EXCELLENT venues in Manitou Springs already offering programmable space, but we don't have a fully-fledged transit hub.

Dance hall building (5 mentions)

Dance hall

Dance hall restoration to start having events inside.

Dance hall re-hab

Main building

Historic-related funding will likely be available for dance hall rehabilitation and should be pursued as soon as possible.

Plaza (5 mentions)

Plaza

Plaza within a year or so

Plaza

Plaza

Plaza

Sustainability (5 mentions)

#1 priority—sustainable design and operations.

Energy efficiency

Permeable infiltration for run-off; habitat protections bio-swales.

Energy-efficient checklist when making choices.

Finish the design process! Beeee (sic) green!

City Parking Office (3 mentions)

City parking offices

City Parking Office

Parking office needs to be installed first. This is the guidance central hub for project and public questions on a daily basis.

I wasn't part of other meetings so this was already addressed, but what is happening about the Chase building and parking areas? Are they part of the property now? If so, is the Chase building being removed or used? Could the building be used for the City Parking Office?

Creek elements (3 mentions)

Creek stuff

Creek protections

Wild feel left along creek

Landscaping (3 mentions)

Planting trees where [you] can now!

Community garden: less parking, more community.

Green space

Parking (3 mentions)

Parking lot improvement

Improve parking lot

Parking lot improvements

Police sub-station (2 mentions)

Police sub-station instead of green room.

Police sub-station

Other (2 mentions)

Maintain historic feel of property.

Costs short-term and long-term.