



MANITOU SPRINGS PARKS AND RECREATION ADVISORY BOARD REGULAR MEETING AGENDA

This PARAB meeting is a Hybrid Meeting - both in-person and Zoom (remote). In-person at the Manitou Art Center (MAC), 515 Manitou Avenue, Manitou Springs, CO 80829. And via Zoom. A link is provided on the City's Official Website at <https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

July 14, 2025

6:00 PM

-
- A. CALL TO ORDER and INTRODUCTIONS**
 - B. APPROVAL OF AGENDA**
 - C. APPROVAL OF MINUTES**
 - 1. Draft Minutes from PARAB June 20252, Meeting
 - D. PUBLIC COMMENTS NOT ON THE AGENDA**
(Please limit your comments to 3 minutes)
 - E. PRESENTATION (please limit presentations to 15 minutes)**
 - 1. Hiawatha Gardens Update / Planning Dept.
 - F. REPORTS (5 minutes)**
 - 1. Arborist Report
 - 2. Parks and Recreation Advisory Board (PARAB)
 - a. Memorial Tree has been planted at SSP
 - 3. Council Liaison
 - G. PARKS AND RECREATION DEPARTMENT**
 - 1. Director's Report
 - H. NEW BUSINESS**
 - 1. Memorial Bench Request, Mansions Park / Greg DiFore
 - I. OTHER BUSINESS**
 - 1. Candace Craig (Secretary) requests leave of absence from PARAB for the summer
 - J. 2026 PROJECTS / BUDGETS**
 - 1. Construction Documents for Higginbotham Flats / Professional Services : \$65,000

2. Memorial Trees/Benches / Replacement costs: \$5,000
3. Pool and Recreation / Playground Equipment: \$25,000
4. Art in the Parks / \$5,000
 - a. Repair or Rebuild Little Free Libraries
 - b. Manizoo Repairs
5. Urban Forestry in Parks / \$10,000
6. Parks / General Repairs and Maintenance: \$35,000
7. TOTAL 2026 budget : \$145,000

K. ADJOURNMENT

Board Members:

Danu Fatt, Chair (2/28/2029)
 Tim Bresnahan, Vice Chair (02/28/2029)
 David Crawford (02/28/2026)
 Christina Grow (2/28/2028)
 Anthony Lane (02/28/2027)
 Colin McAllister (02/28/2029)
 Rebecca Wood (2/28/2028)

Staff and Liaisons:

Natalie Johnson, Council Liaison
 Gillian Rossi, Parks & Recreation Director
 Aaron Reynard, Forestry Tech

Alternates:

Candace Craig, Secretary (2/28/2027)
 Jan Johnson (2/28/2029)

1 alternate position available

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**CITY OF MANITOU SPRINGS
PARKS AND RECREATION ADVISORY BOARD**
Regular Meeting Minutes
Remote Meeting via Zoom
June 2, 2025

A. CALL TO ORDER AND INTRODUCTIONS

Chair Fatt called the Parks and Recreation Advisory Board (PARAB) meeting to order at 6:00 PM.

BOARD MEMBERS PRESENT FOR ROLL CALL:

Chair Danu Fatt
Board Member David Crawford
Board Member Anthony Lane
Board Member Rebecca Wood
Alternate Board Member Candace Craig

BOARD MEMBERS ABSENT FOR ROLL CALL:

Vice Chair Tim Bresnahan (Excused)
Board Member Christina Grow (Excused)
Board Member Colin McAllister (Not Excused)
Alternate Board Member Jan Johnson (Excused)

B. APPROVAL OF AGENDA

Board Member Wood made a motion to approve the agenda with an amendment to include a discussion of the funding of new art in Fields Park to be placed under Section G, Old Business. The motion was seconded by Board Member Crawford. The motion was carried (4-0).

C. APPROVAL OF MINUTES

1. Draft Minutes from PARAB May 5, 2025

Board Member Crawford moved to approve the minutes as presented. The motion was seconded by Board Member Lane. The motion was carried (4-0).

D. PUBLIC COMMENTS NOT ON THE AGENDA

(Please limit your comments to 3 minutes)

Executive Director Audrey Gray of Creative Alliance Manitou Springs (CRANE) reported that the Manizoo tile repairs have been progressing slowly due to rain.

E. REPORTS (5 minutes)

1. Arborist Report

As the Manitou Springs Parks Department still has not secured a permanent arborist, Parks and Recreation Director Gillian Rossi provided the arborist report. She stated that the neighborhood chipping project will begin on June 3, 2025.

2. Parks and Recreation Advisory Board (PARAB)

a. Pickleball / Tennis Court (Alternate Board Member Johnson)

Since Alternate Board Member Johnson was not in attendance, PARAB did not discuss this item.

Chair Fatt asked whether the interim arborist, Aaron Reynard, had any trees that could be used for memorial trees. Director Rossi agreed to investigate.

Chair Fatt reported that the turf in Soda Springs Park is yellow and inquired about the possibility of reseeding or revitalizing it. Director Rossi reported that Timberline Landscaping is aware of the problem and agreed to send Chair Fatt an update.

3. Council Liaison

Council Liaison Johnson was not in attendance, so there was no discussion.

4. Open Space Advisory Committee (OSAC)

There were no approved minutes from OSAC.

F. PARKS AND RECREATION DEPARTMENT

1. Director's Report

Director Rossi reported that the fence for Soda Springs Park, is now informally scheduled for delivery on June 13, 2025.

The Hiawatha Gardens group requested to present at PARAB's next meeting in July. However, that is the day of PARAB's budget meeting. Director Rossi stated that she would check with the group to see if they would agree to present in August, instead.

Director Rossi inquired whether PARAB is interested in taking the failed 0 Beckers Lane rezoning back to the Council for reconsideration. Director Rossi explained that rezoning the property as a "park" would mean that it could be repurposed for such things as a playground or a paved recreational court. Keeping the property designated as "open space" would still allow it to be cleaned up, provided with bench seating, and sprinkled with artwork. Attending PARAB members expressed satisfaction in leaving it as open space for now, provided that the space is eventually cleaned up and formalized for human enjoyment.

Chair Fatt relayed the idea from Alternate Board Member Johnson of having cigarette dispensers attached to the garbage receptacles in the park, as stray butts have been

sighted. Director Rossi reiterated that there is no smoking allowed in any of Manitou's parks. The topic is not necessarily closed; however, she expressed concern that installing dispensers might send a message that conflicts with the official park rules and cater to rule-breakers.

There was a discussion about adding pickleball lines on the remaining tennis court. Board Members Lane, Wood, and Alternate Craig were all opposed to the hybridized court because tennis players would likely feel pressure from pickleball players to vacate their court early. Board Member Crawford and Chair Fatt did not have strong opinions. At the request of Board Member Wood, Director Rossi agreed to bring cost information to the next regular meeting.

G. OLD BUSINESS

1. Memorial Tree proposed planting at Soda Springs Park Update

Chair Fatt reported speaking with Mia Requesens, Landscape Architect at Hord Coplan Macht, concerning the placement of the memorial tree and decided on Soda Springs Park. If the city arborist has no more available trees, then Chair Fatt suggested an Early Glow Ohio Buckeye tree. The location for the proposed memorial tree is number 5 on the map of Soda Springs Park in the agenda packet, page 7. All members of PARAB were satisfied with the proposed location.

2. Letter of Support for Building New Trail Along Open Space/Bill Bauers Park Access

Board Member Grow wrote the support letter on behalf of PARAB, included in the agenda packet, pages 8 to 9. The board expressed its satisfaction with the letter and the consensus was to have Board Member Grow submit it to Council. Director Rossi shared that the City Council will conduct a work session concerning this new trail on June 10 and suggested that a representative from PARAB attend this session. Chair Fatt offered to ask Board Member Grow to represent PARAB at the session.

3. Request for Funding of Art Displays in Fields Park

Executive Director Gray reported that CRANE will cover the costs of replacing the front sides of the Fields Park art displays that were vandalized. She requested \$1,958 to pay for the artwork on the reverse sides of six double-sided displays. The request was not limited to the artwork that was vandalized.

Board Member Crawford made a motion to allocate \$1,958 for the printing of artwork on the reverse sides of the displays. The motion was seconded by Board Member Lane. The motion carried (4-0).

H. NEW BUSINESS

1. Install New Plaque for Raul Maynez at The Fountain of Youth / Mansions Park

In 2001, Raul Maynez (now deceased), who worked for Manitou Springs, dedicated a Fountain of Youth in honor of Colorado children who lost their lives. The original dedication plaque has long since disappeared. In 2015, his daughter requested a replacement; however, this was never accomplished. Chair Fatt advocated replacing the plaque and posed a question for Executive Director Gray of CRANE about remaking and securing it more permanently. She replied that it would not be expensive to remake the plaque. Chair Fatt and Executive Director Gray agreed to meet to discuss the matter further.

I. OTHER BUSINESS

1. Schedule Special July Budget Session

Chair Fatt proposed to hold the budget meeting on July 7, 2025. Those PARAB members in attendance agreed to this date and a start time of 5:30 PM.

J. ADJOURNMENT

Chair Fatt moved to adjourn the meeting. The motion was seconded by Board Member Lane. The motion was carried (4-0).
The meeting adjourned at 6:44 PM.

If you need this document in an alternative format, such as large print, accessible PDF, or Braille, please contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554.



Hiawatha Gardens Update

PRESENTED BY: ERIN RINGSRED, PROJECT MANAGER

PRESENTED TO: PARKS AND RECREATION ADVISORY BOARD

JULY 7, 2025

Introductions





Project Goals from Community Engagement

- **Accessibility:** State-of-the art infrastructure for people of all abilities
- **Transportation Hub:** Create a site that Encourages and supports all modes of transportation
- **Security:** Safe, secure, welcoming
- **Creativity:** A community facility that encourages Manitou's creativity
- **Natural Aesthetic:** Reflect community's natural beauty and enhance creek-side location
- **Sustainability:** Economically prosperous, socially inclusive, environmentally sustainable with permanent water quality.
- **Rehabilitation:** Honor the historical aspects of the site
- **Design for the Future:** Provide a site/building to be used for generations to come.



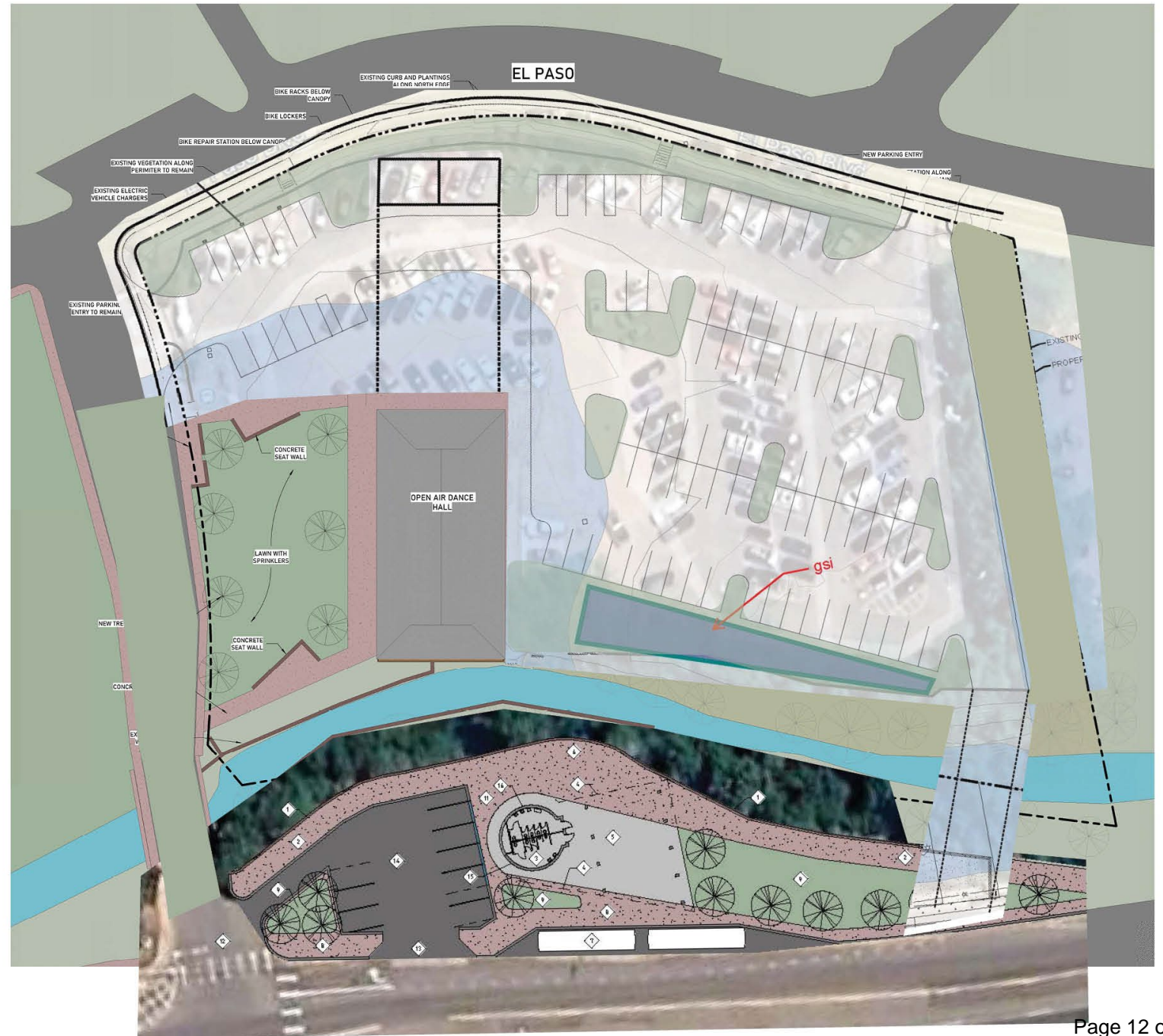
Purpose of Hiawatha

- **Primary Use:** Short-term (<4hrs) parking to provide visitors and residents with mobility options to downtown businesses
- **Secondary Uses:**
 - Community Space
 - Public Restrooms.

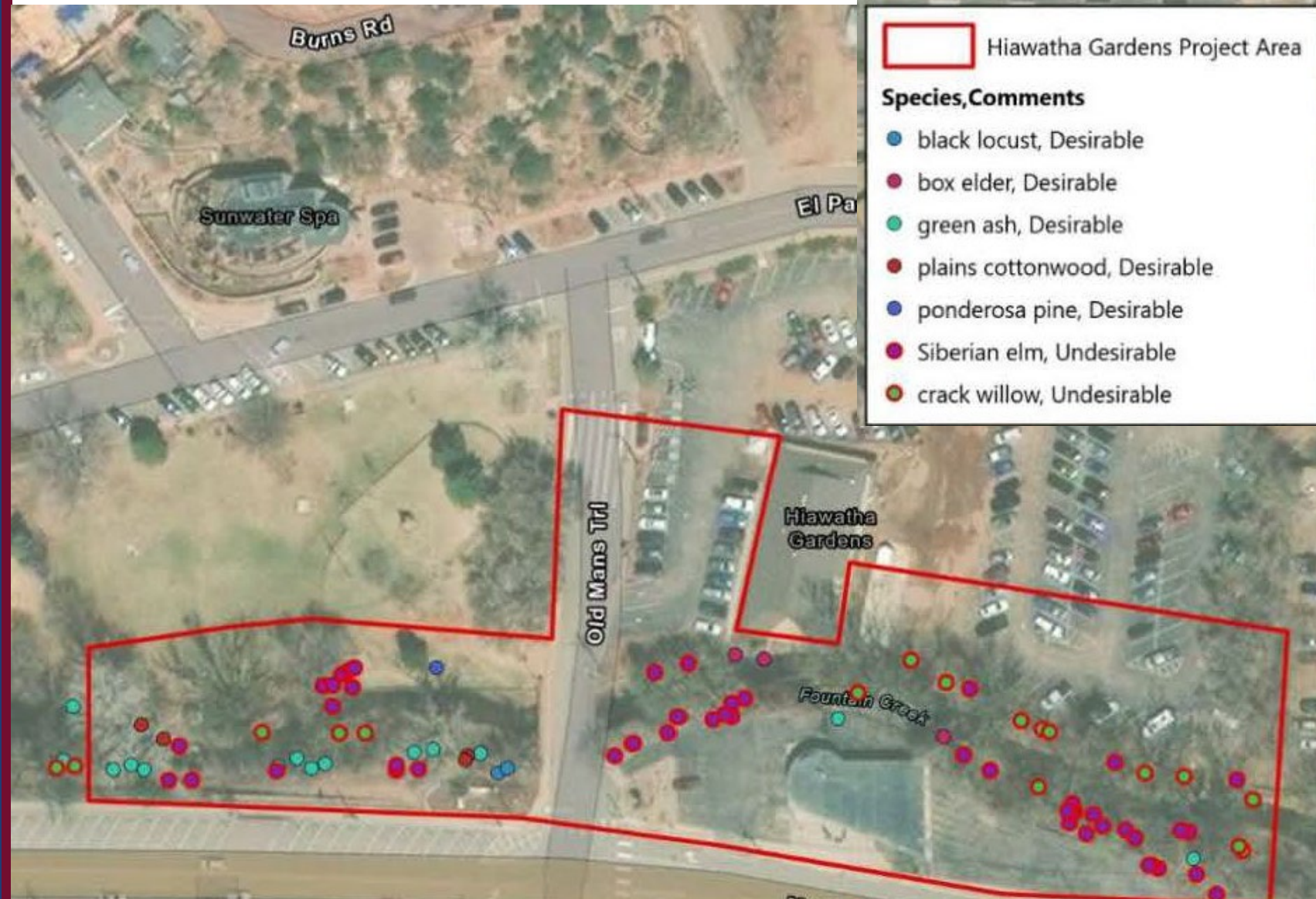


Revised Design In-Progress

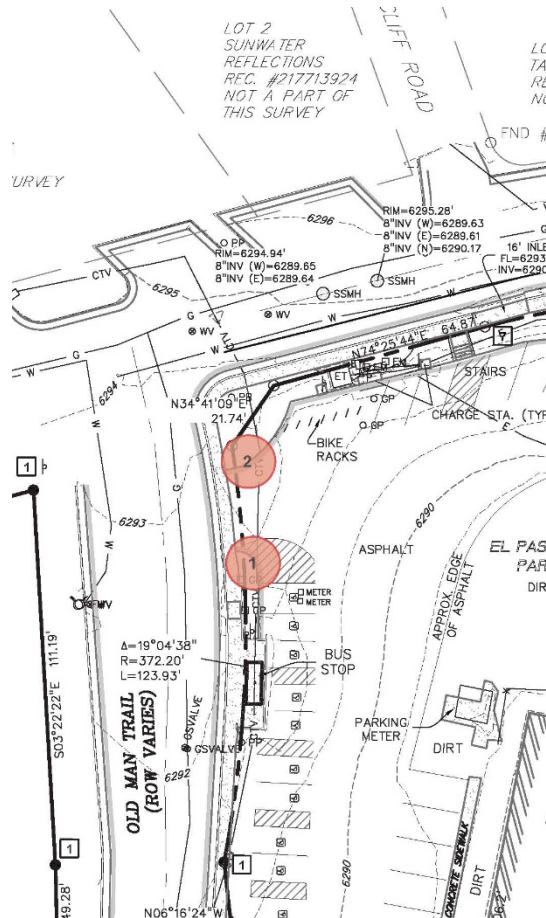
- Parking Lot revised to within existing pavement boundaries
- Reoriented parking alignment for ease of circulation of pedestrians to transit amenities
- Inclusion of landscape island per 18.03.6.9



Existing Trees Inventoried 2024



Phase 1 Construction Removal Recommendations



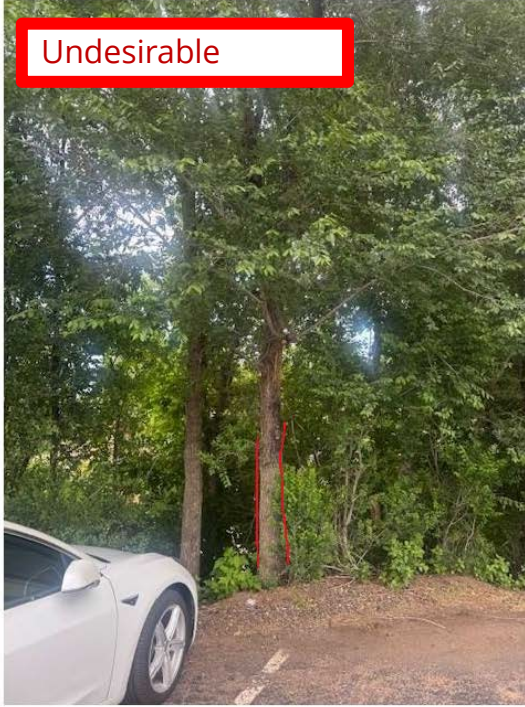
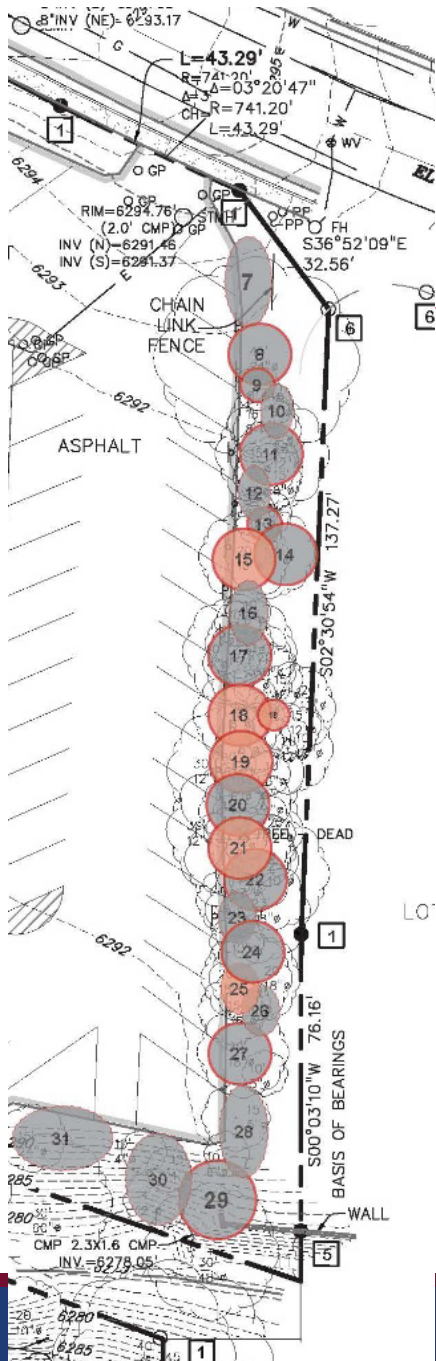
Tree #1



Tree #2

1	<i>Picea pungens</i>	Blue Spruce, desirable	12.5"	Overall poor health, poor structure, small root zone	Remove
2	<i>Picea pungens</i>	Blue Spruce, desirable	7.5"	Fair health, many roots will be cut with parking lot work	Remove work

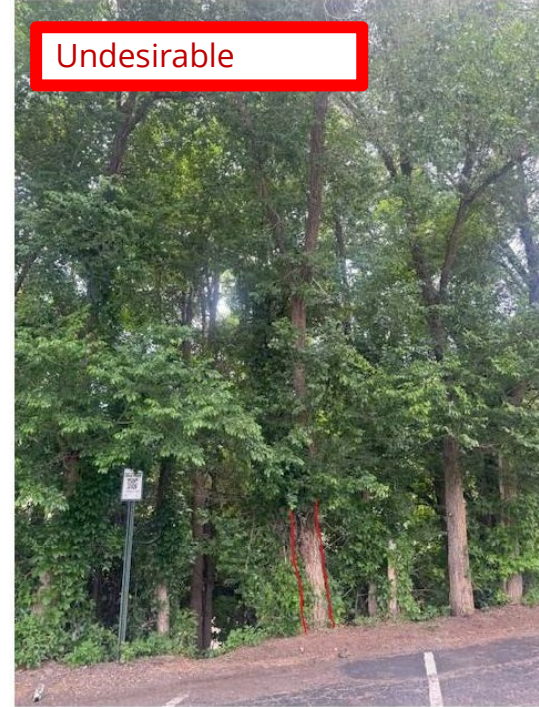
Phase 1 Construction Removal Recommendations



Tree #15



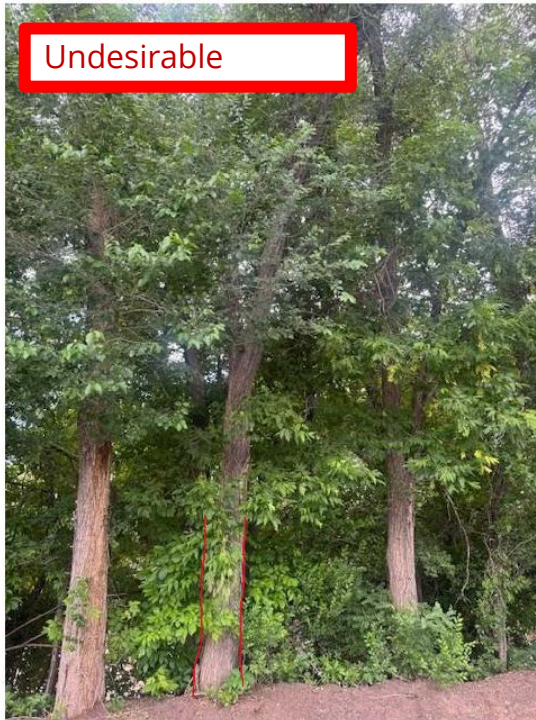
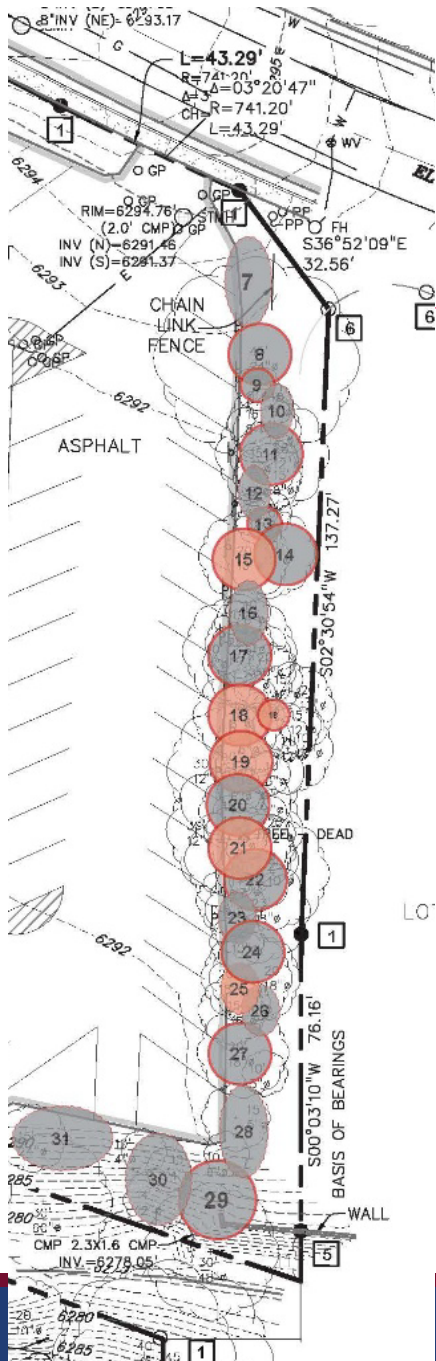
Tree #18



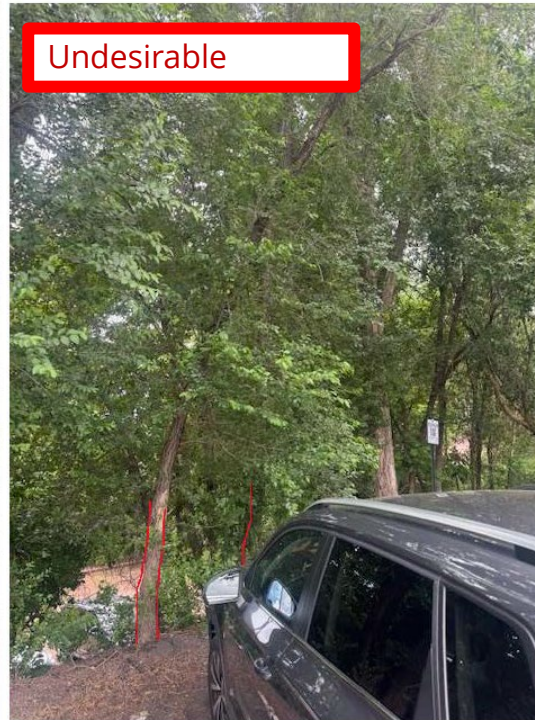
Tree #19

15	<i>Ulmus pumila</i>	Siberian Elm, undesirable	10"	Too close to parking lot, overhangs vehicles and roots will be cut during construction	Remove
18	<i>Ulmus pumila</i>	Siberian Elm, undesirable	8.5"	Leans over vehicles, roots will be cut. Also remove small dead elm behind this one.	Remove
19	<i>Ulmus pumila</i>	Siberian Elm, undesirable	10"	Large wound on trunk, poor structure, overhangs vehicles	Remove

Phase 1 Construction Removal Recommendations



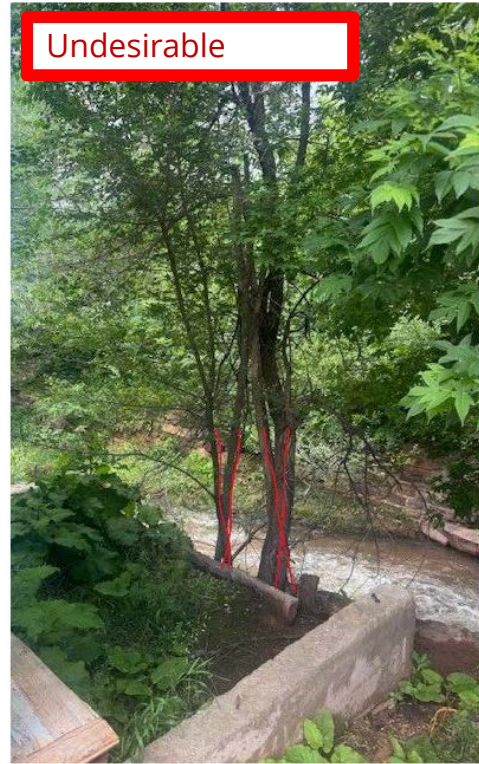
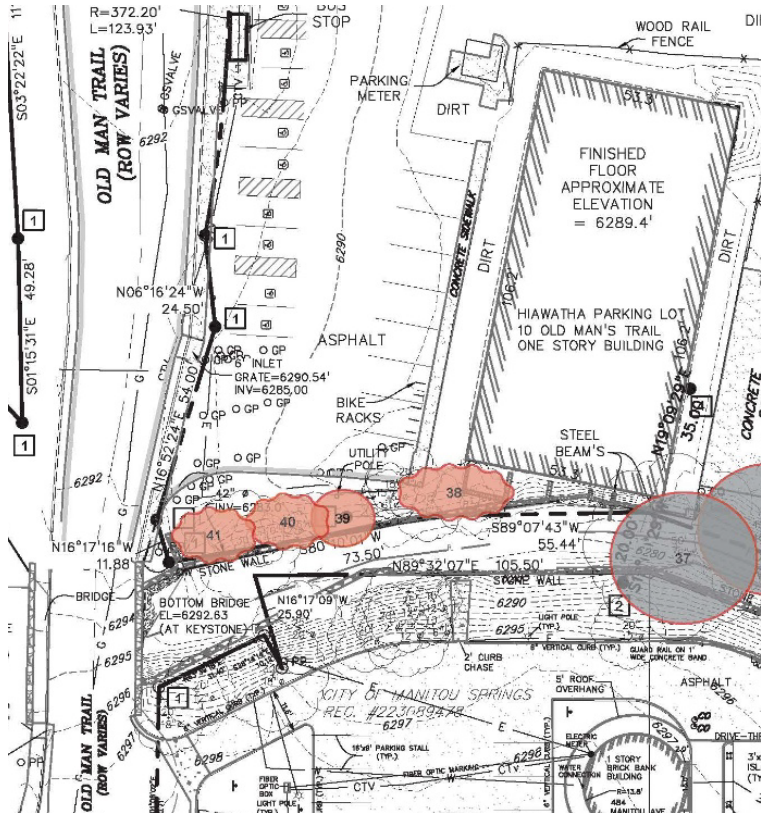
Tree #21



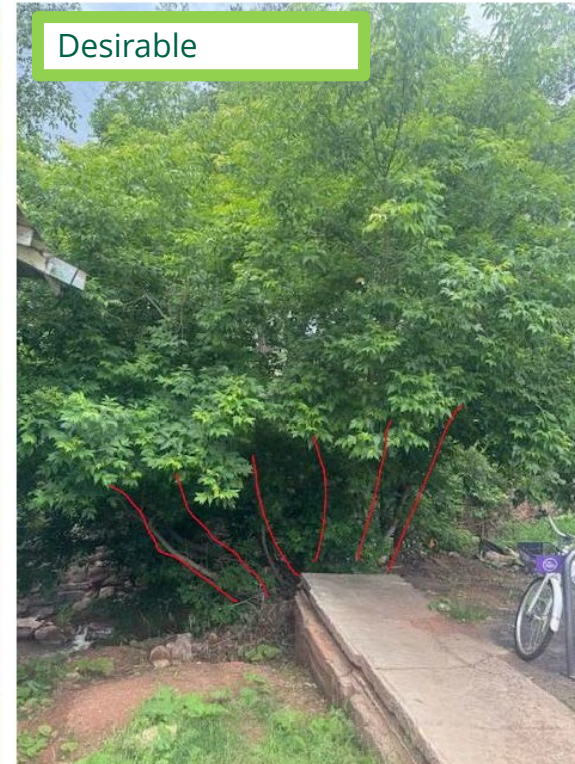
Tree #25

21	<i>Ulmus pumila</i>	Siberian Elm, undesirable	11.5"	Large wound on trunk, fair health, overhangs vehicles	Remove
25	<i>Ulmus pumila</i>	Siberian Elm, undesirable	7", 2"	Overhanging vehicles	Remove

Phase 2 Construction Removal Recommendations



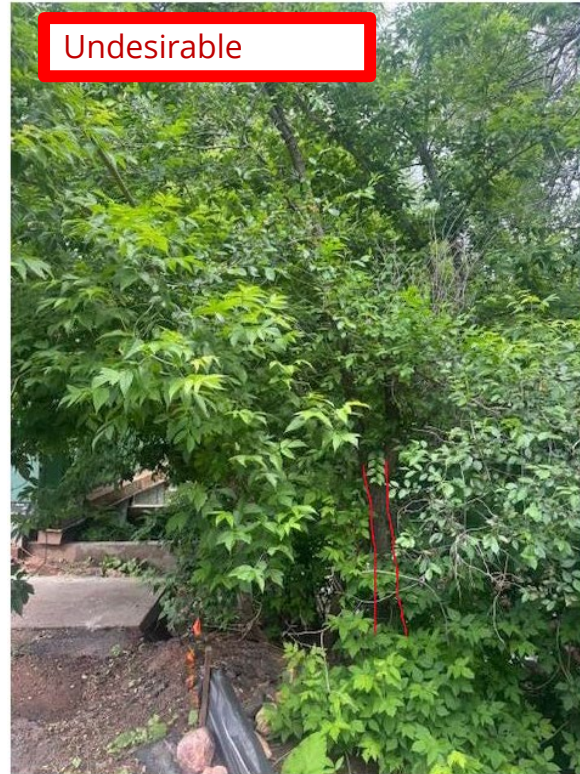
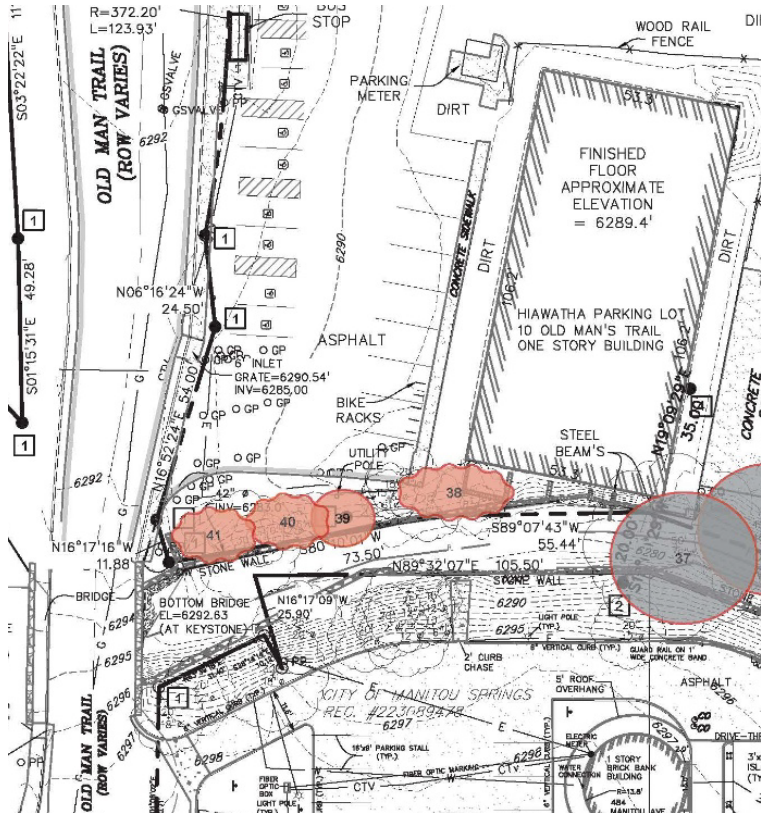
Tree #38



Tree #39

38	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	4 elm stems, too close to building, will cause future problems/maintenance	Remove
39	<i>Acer negundo</i>	Box elder, desirable	<6"	Very poor structure, poor branching, future risk of failure if not removed	Remove

Phase 2 Construction Removal Recommendations



Tree #40

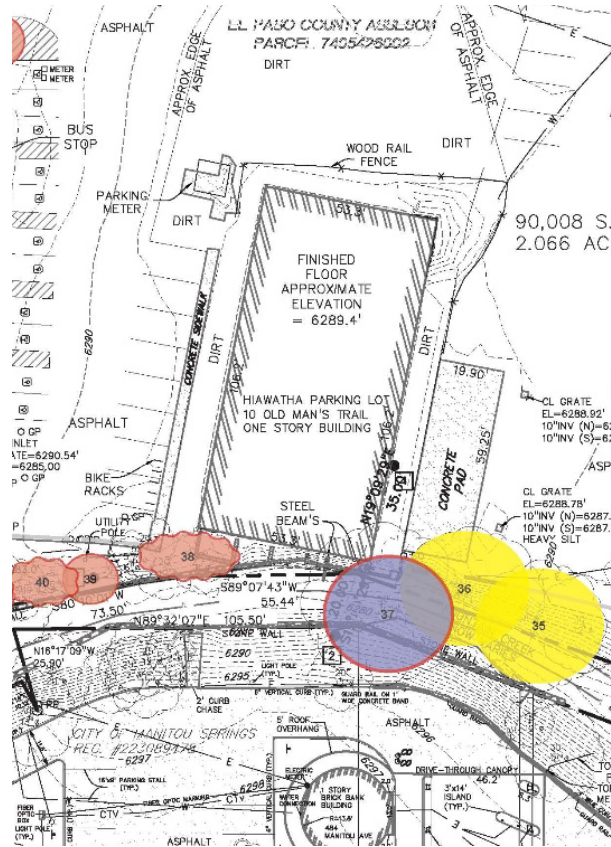


Tree #41

40	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	Elm stem in box elder clump, leaning over parking lot	Remove
41	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	~19 elm stems, poor structure, overcrowded, bad location under utility lines. Will cause future problems/maintenance.	Remove



Phase 2 Tree Risk Assessment



Tree #37

— Crown and Branches —

Unbalanced crown LCR %
 Dead twigs/branches 15 % overall Max. dia. 8"
 Broken/Hangers Number 4 Max. dia. 4"
 Over-extended branches
Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other
 Cracks Lightning damage
 Codominant Included bark
 Weak attachments Cavity/Nest hole % circ.
 Previous branch failures Similar branches present
 Dead/Missing bark Cankers/Galls/Burrs Sapwood damage/decay
 Conks Heartwood decay
 Response growth
 Main concern(s) Large deadwood in upper canopy, limbs over roof of building
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

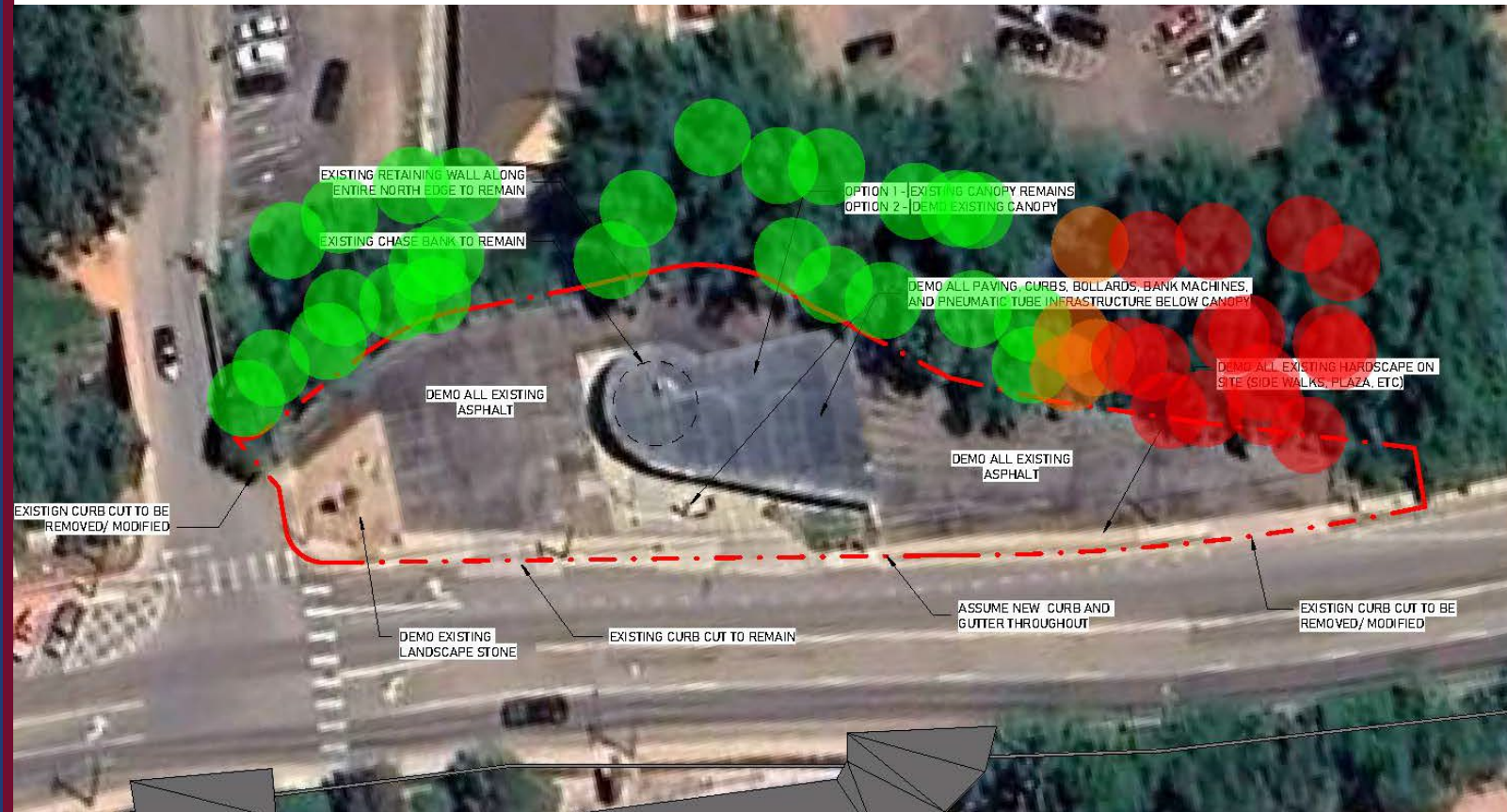
Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burrs Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole % circ. Depth Poor taper
 Lean 5° Corrected? No
 Response growth
 Main concern(s) Water line currently at root flare, when creek rises water on trunk could cause decay
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity % circ.
 Cracks Cut/Damaged roots Distance from trunk
 Root plate lifting Soil weakness
 Response growth
 Main concern(s) Roots in creek could have subsurface decay
No signs of decay above waterline on roots or trunk
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

37	<i>Salix fragilis</i>	Crack Willow, undesirable	45"	Leaning over building, large deadwood, see TRAQ report.	Prune/Remove
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Trees to be Removed for Phase 3 Construction



Trees Identified:

- 11 Siberian Elm - Undesirable
 - 4 Crack Willow - Undesirable
 - 3 Cottonwood - Desirable
 - 1 Green Ash - Desirable
- 19 Total Trees (approximately)

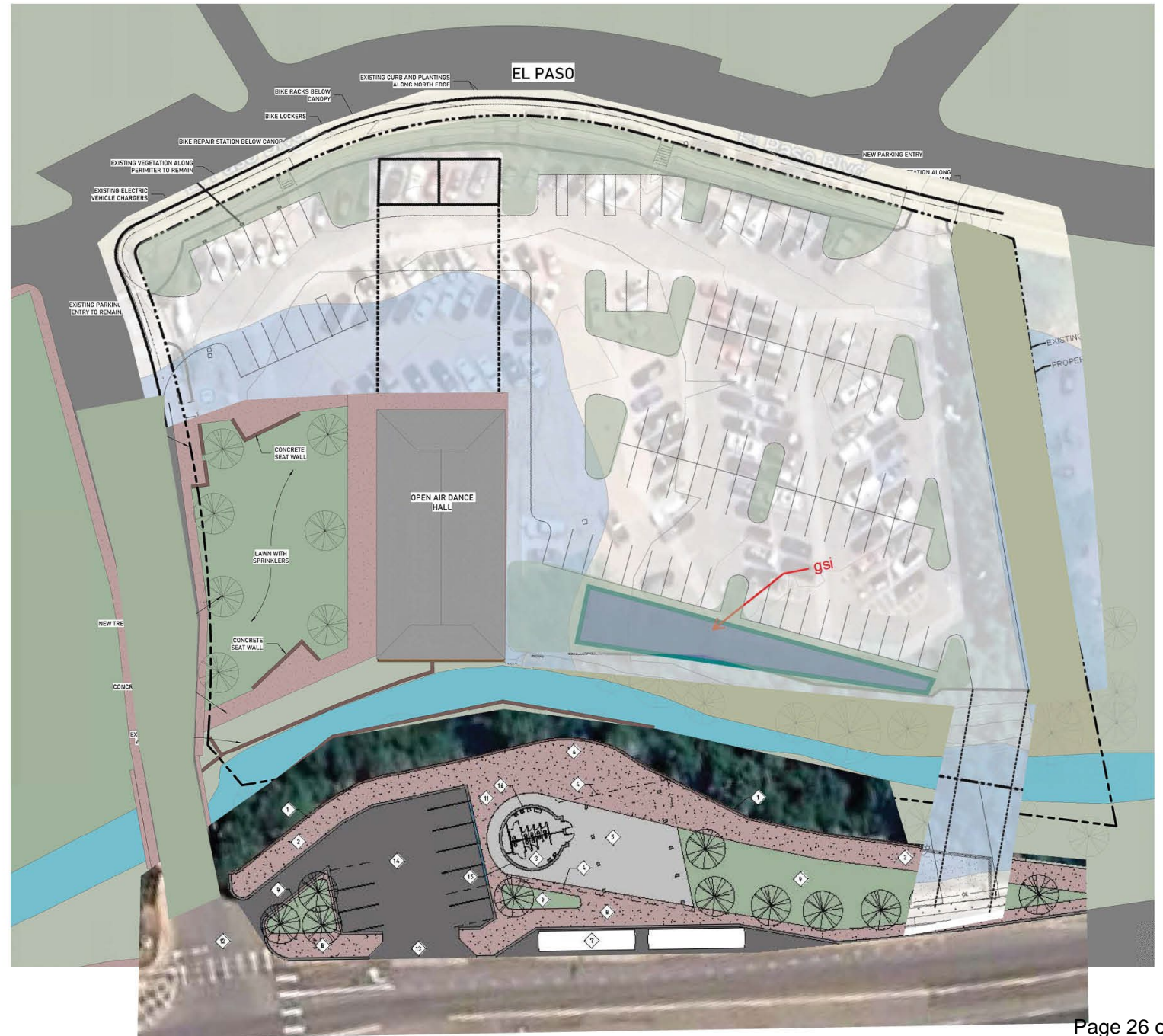
Question #1

- Other than the restroom construction, what opportunities do you see for this plaza to support Memorial Park uses?



Revised Design In-Progress

- Parking Lot revised to within existing pavement boundaries
- Reoriented parking alignment for ease of circulation of pedestrians to transit amenities
- Inclusion of landscape island per 18.03.6.9



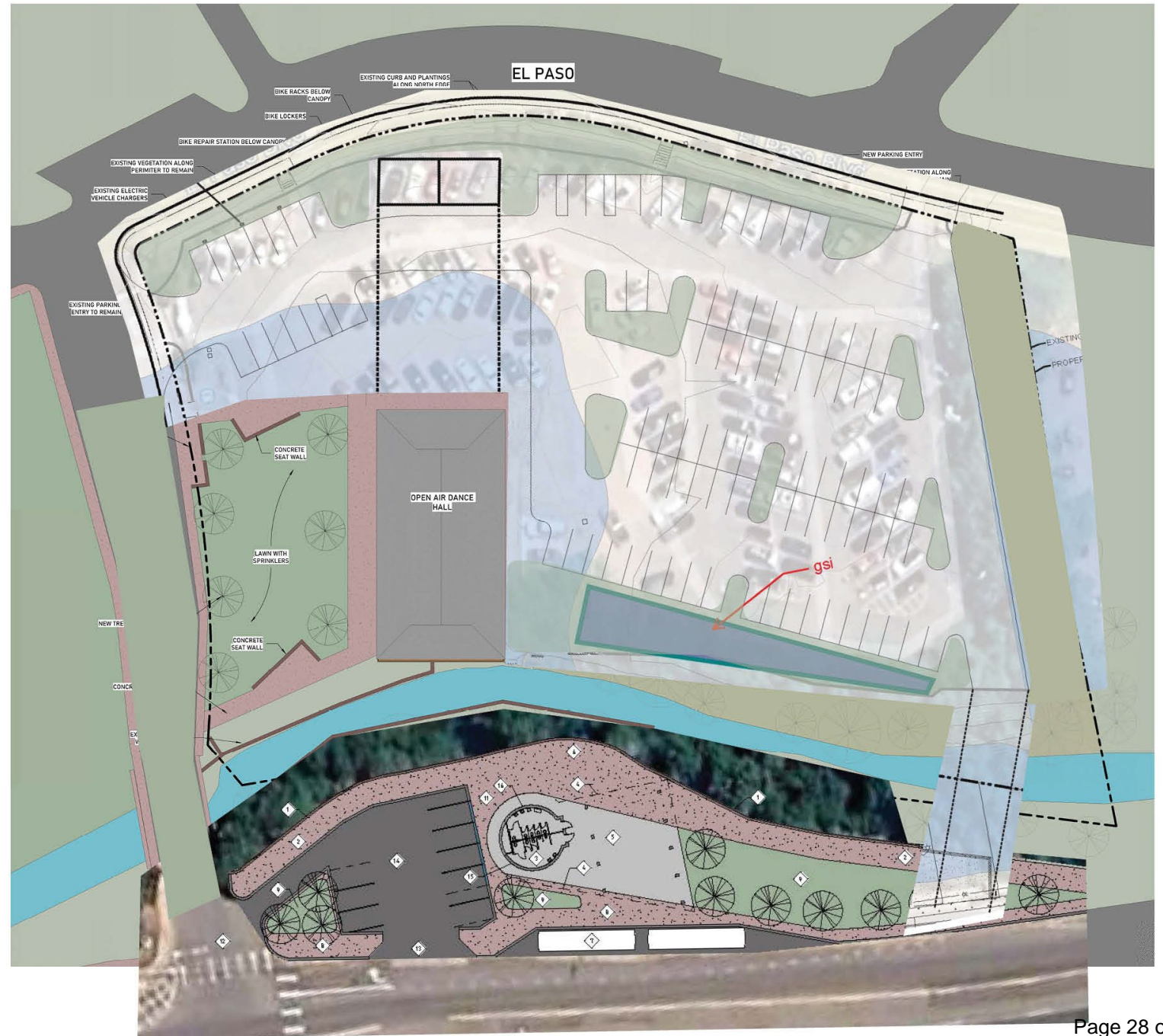
Question #2

- What must be provided to support community users in the plaza spaces?
- Currently Considering
 - Musical Play Element in Partnership with CRANE



Revised Design In-Progress

- Parking Lot revised to within existing pavement boundaries
- Reoriented parking alignment for ease of circulation of pedestrians to transit amenities
- Inclusion of landscape island per 18.03.6.9





Questions?



TALL TIMBERS

TREE & SHRUB SERVICE

Hiawatha Gardens Tree Health Report

City of Manitou Springs

Date: 7/3/2025

Location: Hiawatha Gardens Parking Area

10 Old Mans Trail Manitou Springs, CO 80829

Introduction

This report summarizes the condition and suitability of trees located immediately in and around the proposed construction area of the Hiawatha Gardens parking lot in Manitou Springs. The evaluation focused on species health, structural integrity, and tolerance for disturbance due to upcoming construction activities. Special attention was given to tree species composition and spacing, with recommendations for removal or preservation based on arboricultural standards and site constraints. A basic tree risk assessment was done on one very large willow with limbs hanging over the main building.

Summary of Findings

Total Trees Evaluated: 41, smaller trees, less than 6" DBH (Diameter at Breast Height), were put into groups

Species Composition:

- Majority: *Ulmus pumila* (Siberian Elm)
- Others: *Picea pungens* (Blue spruce), *Quercus bicolor* (Swamp white oak), *Acer tataricum* 'GarAnn' (Hot wings maple), *Gleditsia triacanthos* (Honey locust), *Salix fragilis* (Crack Willow), *Acer negundo* (Box elder)

General Rating Scale:

- Health - Good, Fair, Poor, Dead or Hazardous
- Structure – Normal, fair, poor

Key Observations:

A significant portion of trees, particularly along the east side of the lot, are *Siberian elms*, a non-native and generally undesirable species due to their invasive nature, weak wood, and susceptibility to pests and disease. Many of these trees are overcrowded and thinning/removing smaller trees will give larger trees more space to grow. Many of these trees hang over the parking lot posing hazards to vehicles and pedestrians.

Trees under 6" DBH are overcrowded and exhibit poor form and health. Many of the smaller elms are suppressing the growth and health of adjacent larger, more viable trees or will be soon.

Construction impact is expected to include removing existing asphalt, possibly redoing road base, grading, root zone disturbance, and compaction, which several trees will not tolerate. Exact depths of disturbance were not provided for this assessment.

Recommendations

Tree Removal

All Siberian elms under 6" DBH along the east perimeter should be removed to improve spacing and reduce competition for healthier, mature trees. These are undesirable trees as it is, and the smaller ones should be removed before they become larger problem or maintenance issues.

Additional trees of poor structural condition, poor health, or those in direct conflict with construction grading should be removed. See table 1 for notes and recommendations of each tree or group of trees on the site.

Total trees recommended for removal: 25 trees or groups of small trees

Tree Preservation

Trees in good to fair health with DBH >6" and outside the primary construction impact zone can be preserved.

Protective measures (tree fencing, root zone protection) should be implemented prior to construction start.

The four smaller trees on the North side of the parking lot should not be in the construction area. However if the design changes and the construction move closer to these trees, they can be transplanted to other locations within the project or off-site.

Total trees recommended for transplanting: possibly 4 depending on final design and extent of project.

Tree Pruning

Large trees being preserved would benefit from full pruning to reduce hazards, improve structure and enhance stability. It would be recommended to remove large deadwood that could fall and damage vehicles. Pruning should also reduce overextended limbs hanging over the parking areas and lift low branches for vehicle clearance. Lastly, good pruning would help preserve the overall health and longevity of the tree being preserved at the site

Best Practices

- Use proper cuts at branch collars — never flush or stub cuts.
- Use clean, sharp tools to prevent damage and disease spread.
- Follow ANSI A300 Pruning Standards (industry best practices).
- Hire an ISA Certified Arborist for pruning large or high-risk trees.

Schedule Regular Inspections

- Re-inspect trees annually or after severe storms.
- Plan maintenance pruning every 3–5 years, or as needed for high-traffic areas.

Total trees recommended for pruning: 12 trees

Species Suitability Notes

Blue Spruce (*Picea pungens*)

- Suitability Notes:
 - Popular ornamental; striking blue foliage.
 - Prefers well-drained soil and full sun.
 - Susceptible to needle cast and other fungal issues in humid regions.
- Construction/Root Damage Tolerance:
Low — Shallow roots are easily damaged; poor recovery from root disturbance.
Avoid construction near the root zone.

Swamp White Oak (*Quercus bicolor*)

- Suitability Notes:
 - Excellent urban tree; tolerant of wet soils and drought.
 - Strong wood, good structure.
 - Moderate growth rate; long-lived.
- Construction/Root Damage Tolerance:

Moderate — Oaks have sensitive root systems. Avoid major root disturbance, but can recover from minor impacts if managed well.

Honeylocust (*Gleditsia triacanthos*)

- Suitability Notes:
 - Widely used street tree; tolerant of urban conditions.
 - Deep-rooted, allows for turf growth underneath.
 - Fast-growing and drought-tolerant.
- Construction/Root Damage Tolerance:

High — Very tolerant of root disturbance and compaction; often used in street and parking lot plantings.

Siberian Elm (*Ulmus pumila*)

- Suitability Notes:
 - Fast-growing, often considered invasive.
 - Tolerates drought and poor soils.
 - Weak-wooded and prone to breakage.
 - Not recommended for urban planting due to poor form and invasive behavior.
- Construction/Root Damage Tolerance:

High — Very tough and adaptable; can survive significant root disturbance but will likely decline in form and structure over time.

Crack Willow (*Salix fragilis*)

- Suitability Notes:
 - Fast-growing, brittle wood, frequent limb drop.
 - Often found near water; prefers moist soils.

- Short-lived and not structurally reliable.
- Construction/Root Damage Tolerance:
Moderate to Low — Tolerates moist compacted soils, but root damage often leads to instability and decay. Not ideal near structures.

Boxelder (*Acer negundo*)

- Suitability Notes:
 - Fast-growing, often considered weedy.
 - Weak wood, prone to decay and breakage.
 - Common in riparian areas and disturbed sites.
- Construction/Root Damage Tolerance:
Moderate to High — Can survive tough conditions and root loss, but often at the cost of structural integrity.

Recommended Construction Protection Guidelines for Retained Trees

Critical Root Zone (CRZ) is typically 1' of radius per inch of trunk diameter (DBH), or a minimum of 1.5 times the dripline. This zone is essential for tree stability and nutrient uptake.

Tree Protection Fencing

- Install durable barriers, sturdy fencing (e.g., chain-link, snow fence) around the CRZ. Use visible signage: "Tree Protection Area – Do Not Enter."
- Fence placement should be beyond the dripline of the canopy. Absolutely no equipment, materials, or foot traffic inside fenced areas.

Avoid Root Zone Disturbance

- Minimize Excavation around the rootzone. Do not trench or grade within the CRZ. If underground utilities must pass nearby, use directional boring or air spading instead of trenching.
- Preserve soil structure - Avoid soil compaction by preventing machinery from operating near roots. Use temporary mulch paths or load-spreading mats if access is unavoidable.

Protect Tree Trunks and Canopies

- Physical Trunk Protection - Use plywood wrap or wooden planks around trunks if work must occur nearby.
- Prevent Canopy Damage - Prune only as needed before construction begins. Remove weak or dead limbs professionally; avoid heavy pruning during active construction.

Manage Water and Soil Changes

- Maintain Natural Drainage - Ensure construction does not cause waterlogging or cut off water to tree roots. Avoid piling soil or debris around base of trees (prevents root suffocation).
- Monitor Irrigation - During construction, trees may need supplemental watering, especially if root zones are partially exposed.

During Construction

- Appoint a tree protection supervisor - Monitor compliance with the tree protection plan. Maintain fencing, prevent violations, and report damage promptly.
- Emergency root pruning - If roots are cut, make clean cuts with sharp tools. Avoid tearing or ripping roots with excavation equipment.

Post-Construction Care

- Inspect and prune as needed - Reassess trees for signs of stress, disease, or structural issues. Prune broken or compromised limbs.
- Mulch and water - Apply 2–4 inches of mulch over the root zone (keep away from trunk). Water deeply and regularly for at least one growing season post-construction.
- Soil Remediation (if compaction occurs) - Consider air spading and soil amendments to restore structure and aeration.

Attachments

- Site Map with Tree Locations
- Tree Inventory Spreadsheet (ID, Species, DBH, Health, Recommendation)
- Photos of all trees
- Tree Risk Assessment for willow (tree #37) near building

Conclusion

This report provides actionable recommendations for tree preservation and removal to accommodate the proposed construction while maximizing the long-term health of remaining trees. Where possible, removal of invasive or low-quality trees creates opportunities for future planting of desirable, site-appropriate species to improve the urban canopy. Desirable species should be kept or transplanted when possible if the tree has good structure and good health. For this location, many of the small elms need to be removed to enhance the health and longevity of the large elms. By keeping and pruning the recommended trees, this project will have some large mature trees around the parking lot/building while potentially adding some young trees to the newly landscaped areas.

Bradley Williams

Prepared by:

Bradley Williams

ISA Certified Arborist RM-8136A

ISA TRAQ Certification

General Manager, Tall Timbers Tree & Shrub Service

719-528-8141

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Site Map



numbering is off compared to the diagram. Do we have one more tree shown on the north side diagram than what is there?

Inventory Spreadsheet

	Species	Common Name	DBH	Notes	Recomm- endation
1	<i>Picea pungens</i>	Blue Spruce, desirable	12.5"	Overall poor health, poor structure, small root zone	Remove
2	<i>Picea pungens</i>	Blue Spruce, desirable	7.5"	Fair health, many roots will be cut with parking lot work	Remove
3	<i>Quercus bicolor</i>	Swamp white oak, desirable	2"	Good health, good structure. Can survive in current location with parking lot work. If structure is being added in this location it would be recommended to transplant this tree with a tree spade	Transplan t if needed
4	<i>Acer tataricum</i> 'GarAnn'	Hot wings maple, desirable	1.75"	Good health, good structure. Can survive in current location with parking lot work. If structure is being added in this location it would be recommended to transplant this tree with a tree spade	Transplan t if needed
5	<i>Gleditsia triacanthos</i>	Honey locust, desirable	2"	Good health, good structure. Can survive in current location with parking lot work. If structure is being added in this location it would be recommended to transplant this tree with a tree spade	Transplan t if needed
6	<i>Gleditsia triacanthos</i>	Honey locust, desirable	2"	Good health, good structure. Can survive in current location with parking lot work. If structure is being added in this location it would be recommended to transplant this tree with a tree spade	Transplan t if needed
7	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	~10 elm volunteers, overcrowded	Remove
8	<i>Ulmus pumila</i>	Siberian Elm, undesirable	9", 7.5", 13.5"	3 stem elm, good health	Prune
9	<i>Ulmus pumila</i>	Siberian Elm, undesirable	5.5"	Overcrowded	Remove

10	<i>Ulmus pumila</i>	Siberian Elm, undesirable	6.5", 6.5", 6.5"	Overcrowded, poor structure	Remove
11	<i>Ulmus pumila</i>	Siberian Elm, undesirable	14.25"	Good health, good structure	Prune
12	<i>Ulmus pumila</i>	Siberian Elm, undesirable	8", 5", 7", 8"	4 elm stems, overcrowded	Remove
13	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	3 elm stems, overcrowded	Remove
14	<i>Ulmus pumila</i>	Siberian Elm, undesirable	10.75"	Tree is set back from parking lot, good structure	Prune
15	<i>Ulmus pumila</i>	Siberian Elm, undesirable	10"	Too close to parking lot, overhangs vehicles and roots will be cut during construction	Remove
16	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	~11 elm stems, overcrowded	Remove
17	<i>Ulmus pumila</i>	Siberian Elm, undesirable	11.5"	Good health, fair structure	Prune
18	<i>Ulmus pumila</i>	Siberian Elm, undesirable	8.5"	Leans over vehicles, roots will be cut. Also remove small dead elm behind this one.	Remove
19	<i>Ulmus pumila</i>	Siberian Elm, undesirable	10"	Large wound on trunk, poor structure, overhangs vehicles	Remove
20	<i>Ulmus pumila</i>	Siberian Elm, undesirable	12"	Good structure, good health	Prune
21	<i>Ulmus pumila</i>	Siberian Elm, undesirable	11.5"	Large wound on trunk, fair health, overhangs vehicles	Remove
22	<i>Ulmus pumila</i>	Siberian Elm, undesirable	12"	Set back from parking lot, good structure, good health	Prune
23	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	~4 elm stems, overcrowded	Remove
24	<i>Ulmus pumila</i>	Siberian Elm, undesirable	28.5"	Poor structure, large tree worth keeping	Prune

25	<i>Ulmus pumila</i>	Siberian Elm, undesirable	7", 2"	Overhanging vehicles	Remove
26	<i>Ulmus pumila</i>	Siberian Elm, undesirable	5", 10", 1.5", 2.5", 6.5"	5 elm stems, wounds, poor spacing, overcrowded	Remove
27	<i>Ulmus pumila</i>	Siberian Elm, undesirable	18"	Wound on trunk, good health	Prune
28	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	~10 elm stems, 1 green ash, 1 black locust, poor structure, overcrowded	Remove
29	<i>Salix fragilis</i>	Crack Willow, undesirable	10"	Failed willow stem hung up in other trees blocking corner of parking lot	Remove
30	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	3 elm stems, overcrowded	Remove
31	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	2 elm stems, poor structure, overcrowded	Remove
32	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	3 elm stems, poor structure, overcrowded	Remove
33	<i>Acer negundo</i>	Box elder, desirable	<6"	~4 box elder stems, overcrowded	Remove
34	<i>Ulmus pumila</i>	Siberian Elm, undesirable	8.5"	Set back from parking lot, good location, good health	Prune
35	<i>Salix fragilis</i>	Crack Willow, undesirable	~50"	Estimated dbh because limited access from bank/creek. Good health, good location	Prune
36	<i>Salix fragilis</i>	Crack Willow, undesirable	~50"	Estimated dbh because limited access from bank/creek. Good health, good location	Prune
37	<i>Salix fragilis</i>	Crack Willow, undesirable	45"	Leaning over building, large deadwood, see TRAQ report.	Prune/ Remove
38	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	4 elm stems, too close to building, will cause future problems/maintenance	Remove
39	<i>Acer negundo</i>	Box elder, desirable	<6"	Very poor structure, poor branching, future risk of failure if not removed	Remove

40	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	Elm stem in box elder clump, leaning over parking lot	Remove
41	<i>Ulmus pumila</i>	Siberian Elm, undesirable	<6"	~19 elm stems, poor structure, overcrowded, bad location under utility lines. Will cause future problems/maintenance.	Remove



Tree #1



Tree #2



Tree #3



Tree #4



Tree #5



Tree #6



Tree #7



Tree #8



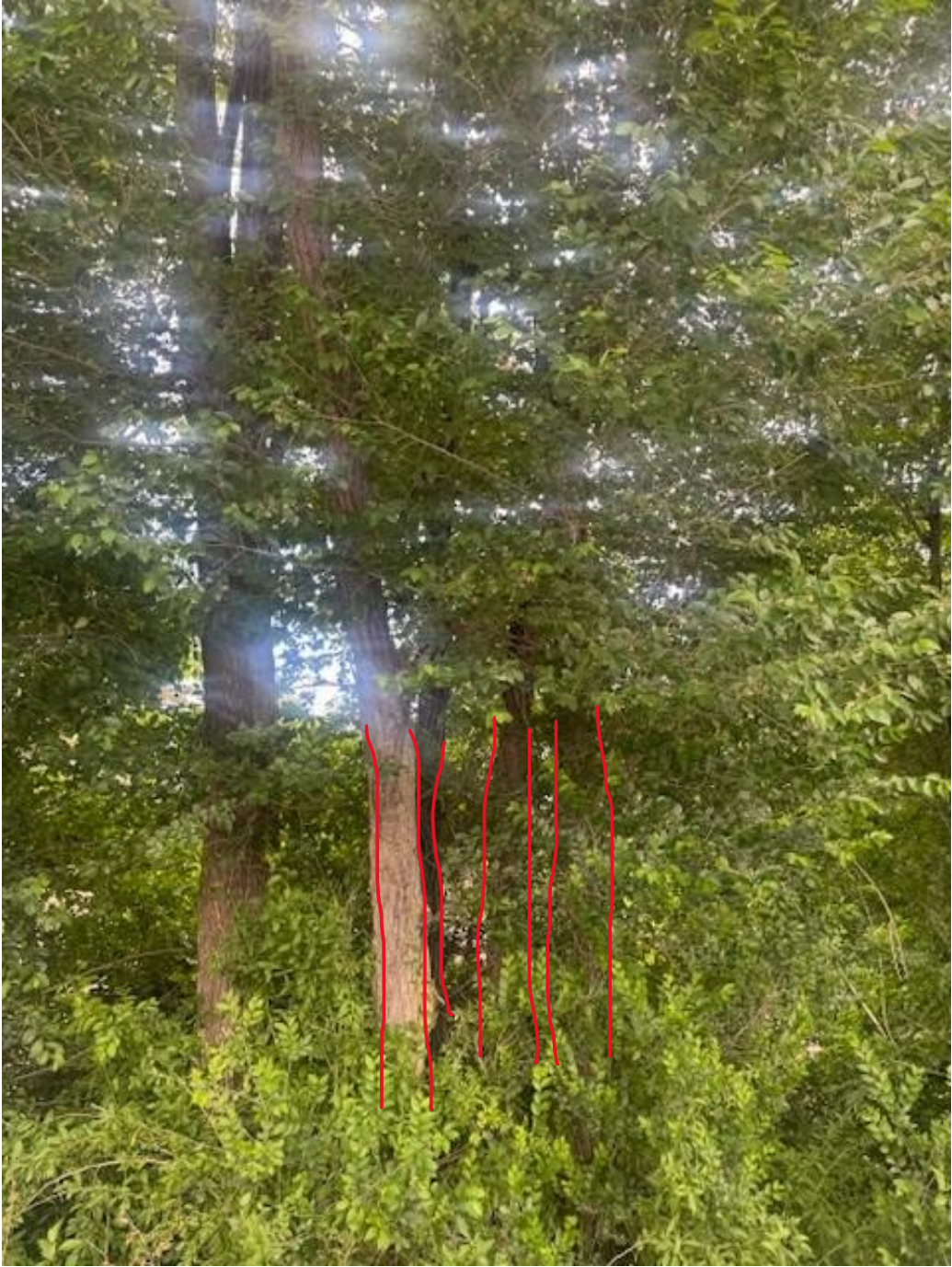
Tree #9



Tree #10



Tree #11



Tree #12



Tree #13



Tree #14



Tree #15



Tree #16



Tree #17



Tree #18



Tree #19



Tree #20



Tree #21



Tree #22



Tree #23



Tree #24



Tree #25



Tree #26



Tree #27



Tree #28



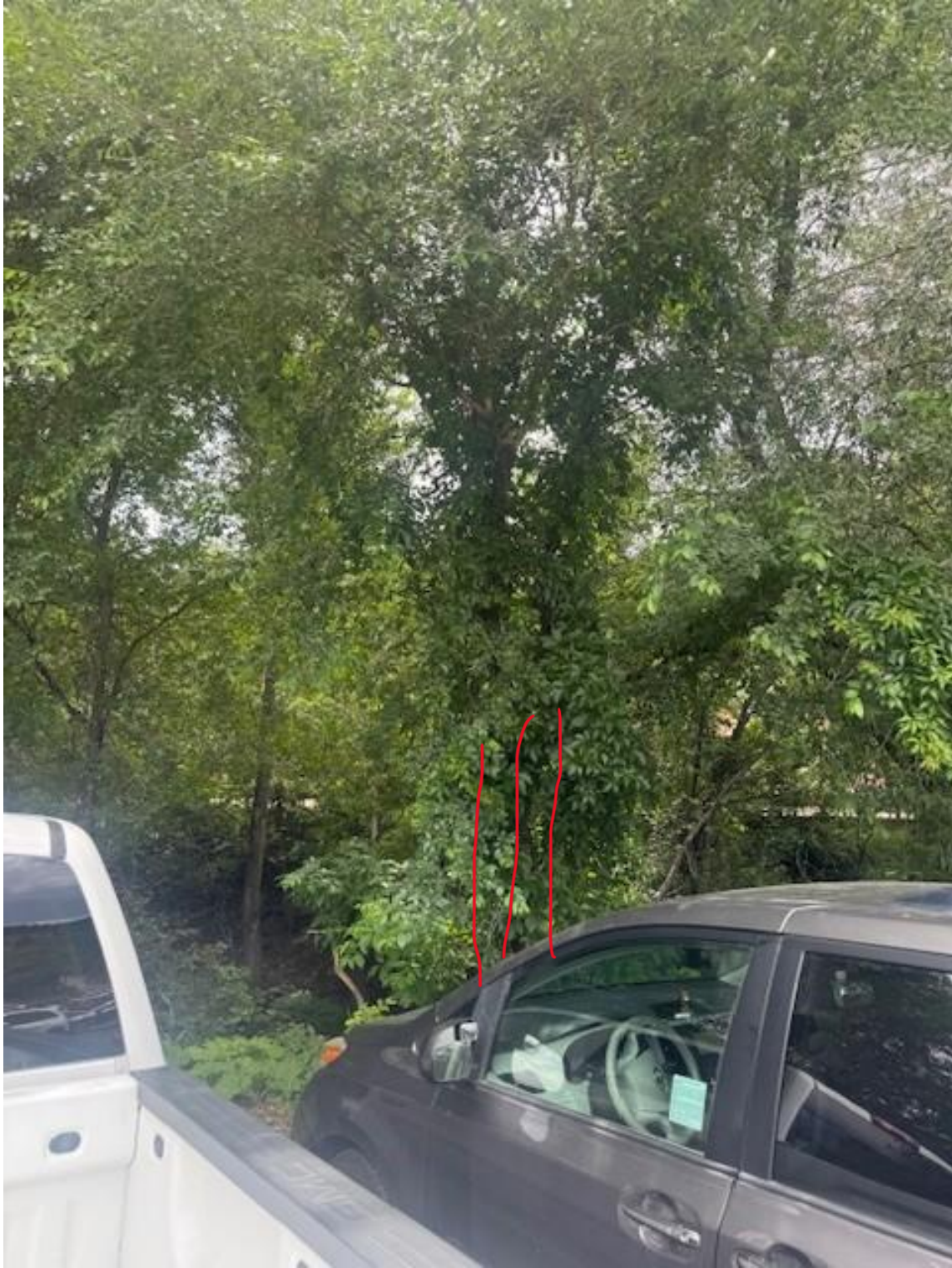
Tree #29



Tree #30



Tree #31



Tree #32



Tree #33



Tree #34



Tree #35



Tree #36



Tree #37



Tree #38



Tree #39



Tree #40



Tree #41



Basic Tree Risk Assessment Form

Client City of Manitou Springs Date 6/27/25 Time 12:50pm
 Address/Tree location 10 Old Mans Trail, Manitou Springs, CO 80829 Tree no. 1 Sheet 1 of 1
 Tree species Crack Willow (Salix fragilis) dbh 45" Height 60' Crown spread dia. 45'
 Assessor(s) Brad Williams Time frame 1 yr Tools used Mallet

Target Assessment

Target number	Target description	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	Building	<input checked="" type="checkbox"/>			4	No	No
2	Vehicles	<input checked="" type="checkbox"/>			3	No	Yes
3	Pedestrians	<input checked="" type="checkbox"/>			2	No	Yes
4							

Site Factors

History of failures Several minor branch failures Topography Flat Slope 50 % Aspect N
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots % Describe Along creek bank
 Prevailing wind direction W Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal 85 % Chlorotic % Necrotic 15 %
 Pests _____ Abiotic _____
 Species failure profile Branches Trunk Roots Describe Willows have soft wood and branches often fail

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss
 Recent or planned change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR %
 Dead twigs/branches 15 % overall Max. dia. 8"
 Broken/Hangers Number 4 Max. dia. 4"
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Cracks _____ Lightning damage
 Codominant _____ Included bark
 Weak attachments _____ Cavity/Nest hole % circ.
 Previous branch failures _____ Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay _____
 Response growth _____
 Main concern(s) Large deadwood in upper canopy, limbs over roof of bulding
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole % circ. Depth _____ Poor taper
 Lean 5 ° Corrected? No
 Response growth _____
 Main concern(s) Water line currently at root flare, when creek rises water on trunk could cause decay
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Main concern(s) Roots in creek could have subsurface decay
No signs of decay above waterline on roots or trunk
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

Rcvd 5/29 KD

Memorial Request Application

Directions: Please review the memorial request policy (shown below) in its entirety before completing an application. Submit the completed application, along with a \$25 application fee, to the City Clerk's Department at the address shown below. The application will then be forwarded to the Park and Recreation Advisory Board (PARAB) who will be tasked with making a recommendation regarding approval. Final approval will be considered at a Regular Meeting of the City Council. It is the applicant's responsibility to submit the application in a timely manner in order to allow sufficient time for it to be processed. Questions regarding the application should be directed to one of the contacts shown below:

PARAB
Danu Fatt
Chair
danufatt@gmail.com

City of Manitou Springs
Richard Parsons
City Clerk's Department
606 Manitou Avenue
Manitou Springs CO 80829
719-685-2580
rparsons@comsgov.com

MANITOU SPRINGS PARAB MEMORIAL REQUESTS POLICY

1. PURPOSE

Memorials are a celebration of the individual and an amenity donated to enhance City parks for all citizens. They are not intended to serve as a gravestone, which lists birth and death dates. Messages associated with memorials must relate solely to the individual being memorialized, and may not communicate any message unrelated to that individual. The only types of memorials permitted in City parks are benches, trees, and artwork memorializing an individual who has lived or currently lived in Manitou Springs. The purpose of this policy is to regulate the placement of memorials in City areas zoned as public parks.

2. GENERAL REQUIREMENTS

The following requirements apply to applications for all memorials:

A. Application Procedure. Applications shall be filed with the City Clerk on forms prepared by the City Clerk. All applications shall be initially reviewed by PARAB, which shall provide a recommendation to the City Council. As part of its review, PARAB shall conduct a site visit with the applicant, at which time the memorial location shall be reviewed. City Council shall render a final decision, and if approved, a written permit shall be provided by the City Clerk.

B. Fee. The fee for a memorial permit shall be as set forth in the fee schedule approved by the City Council from time-to-time. (PARAB shall provide a line item in its budget to provide general maintenance for trees and non-art benches.)

C. Review Criteria. All proposed memorials shall comply with the following criteria:

1. Words, images, or symbols shall be limited to a plaque no larger than 24 square inches.
2. Content of the plaque shall relate solely to the individual being memorialized, and may not convey any message, opinion, or idea not directly related to the individual (such as, by way of example and not limitation, religious or political messages).
3. Birth and death dates are not permitted.
4. Memorials shall be located and installed in compliance with all applicable laws, rules, and regulations, including without limitation, floodplain regulations.
5. Memorials must be permitted by and consistent with the terms of any conservation easements, land dedications, land use regulations or master plans.
6. Memorials shall not interfere with pedestrian or vehicular traffic.
7. Memorials shall not interfere with the purpose of the park, or the surrounding environment. For example, a bench or tree may not block an important view, or be located where it may obstruct or interfere with a path, creek, or sidewalk.

8. The number of memorials shall not negatively impact the purpose of the park, the surrounding environment, or the area aesthetics.

D. Costs. Applicants shall be responsible for all costs of a memorial, including as applicable and without limitation, the following:

1. Installation costs (planting, concrete pad, and affixation for art pieces. The Public Works Department will affix park benches.
2. Estimated maintenance costs for reasonable period of time, which may be required to be paid prior to installation of the memorial art pieces or on a regular basis as determined by the City Council.
3. Cost of Bench, plaque, tree, artwork (including art protection ring for trees if desired), and any shipping/delivery costs.

3. PARK BENCH AND TREE MEMORIALS

As applicable, park bench and tree memorials must comply with the following criteria in addition to the general criteria set forth in Section 2(C):

1. For benches, there must be a reasonable utility to the proposed location. If no one, reasonably, would ever use a bench in the proposed location, another location shall be suggested by PARAB.
2. Benches shall closely match any existing benches in the area in size and design, and shall be constructed of high quality material intended to last.
3. If a unique, art-piece bench is desired, the application shall be reviewed by the Manitou Springs Arts Council after review by PARAB for a recommendation to the City Council.
4. The selection of a tree species must comply with recommendations of PARAB and the City's Public Works Department (which shall be based on compatibility with vegetation of the area, viability, aesthetics and similar concerns).

4. ARTWORK TO MEMORIALIZE A CURRENT OR PAST MANITOU SPRINGS RESIDENT

A. Application. This Section 4 shall only apply to applications to install artwork in City parks that is intended to memorialize an individual who at some time during his or her life lived in Manitou Springs. A determination of whether a person qualifies under this Section shall be made by the City Council after recommendation from the PARAB Board and the Manitou Springs Arts Council.

B. Application Procedure. Applications shall be filed with the City Clerk on forms prepared by the City Clerk. All applications shall be initially reviewed by PARAB, which shall provide a recommendation to the City Council. As part of its review, PARAB shall conduct a site visit with the applicant, at which time the memorial location shall be reviewed. The Manitou Spring Arts Council shall also review the application, and provide a recommendation to the City Council. City Council shall render a final decision, and if approved, a written permit shall be provided by the City Clerk.

C. Criteria. Artwork memorials to recognize a Manitou Springs resident shall comply with the general criteria set forth in Section 2(D).

5. NON-LIABILITY AND REMOVAL OF MEMORIALS

A. The City shall incur no liability for any theft, damage or deterioration of a memorial, whether or not related to maintenance or any lack thereof.

B. In the City's sole discretion, the City may remove memorials for any reason in furtherance of the public interest, including if the memorial poses a threat to the public health, safety or welfare. Memorials may be relocated by the City at the discretion of the City Council.

C. The City will make reasonable efforts to notify the permit holder prior to the removal of any memorial to allow the permit holder a reasonable opportunity to remove such memorial from City property.

D. If a memorial is removed by the City, the City may dispose of the memorial and the City shall have no responsibility or liability to the permit holder or any others for the loss or destruction thereof.

E. A memorial may be removed by the permit holder with prior permission of the City Administrator, provided that the permit holder restores the area to substantially the same condition it was in prior to the placement of the memorial marker.

THE REMAINDER OF THIS FORM IS FOR PARAB USE ONLY

Was a site visit conducted? Yes No

Was the memorial information in the application depicted in an accurate way? Yes No

Did the memorial meet all of the conditions as specified in Section 2C of the Memorial Request Policy?
 Yes No

Did the memorial meet all of the conditions as specified in Section 3 and 4 (if applicable)?
 Yes No

Please list any areas of concern/conditions not met:

-
-
-

Does PARAB recommend approval? Yes No

Voted to approve:

Voted to deny:

Reasoning for those denying:

-
-
-

Additional reasoning for decision:
