



MANITOU SPRINGS CITY COUNCIL WORK SESSION AGENDA

City Council meetings are held as hybrid, Zoom (remote) or
in-person at Memorial Hall.

Memorial Hall

606 Manitou Avenue

Manitou Springs, CO 80829

Remote: www.manitouspringsgov.com; click on meeting
link under "Government; City Council" page

Position	Name	Term Expires
Mayor	John G. Graham	January 6, 2026
At-Large	Judith Chandler	January 4, 2028
At-Large	John Shada	January 4, 2028
At-Large	Julie Wolfe	January 4, 2028
Ward 1	Mayor Pro Tem Natalie Johnson	January 6, 2026
Ward 2	Nancy Fortuin	January 6, 2026
Ward 3	Michelle Whetherhult	January 6, 2026

August 12, 2025

6:00 PM

NO DECISIONS WILL BE MADE AT THIS WORK SESSION

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION

1. PikeRide Presentation 2024 Operational Report and Update for 2025
2. Design Update Hiawatha Gardens Phase 1 - Parking Lot and Restroom Structure
3. Design Update Hiawatha Gardens Phase 2 - Pavilion and Plaza

D. RECEIVE COUNCIL CORRESPONDENCE

E. CITY ADMINISTRATOR REPORT

ADJOURN

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact the ADA Coordinator at (719) 685-5481 or jfryer@manitouspringsco.gov. You may also contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.



Memorandum

Title: PikeRide Presentation 2024 Operational Report and Update for 2025
From: Tara McCarthy Executive Director at PikeRide, John Crawford Mobility and Parking Director Manitou Springs
To: Mayor and City Council
CC: City Administrator Denise Howell
Allocated Time: 15 Minutes

August 12, 2025

Purpose:

To review the PikeRide bike share program in Manitou Springs for 2024 and the first half of 2025

Background:

PikeRide provides a bike share program in Manitou Springs as part of our mobility options for visitors.

Pros and Cons:

N/A

Fiscal Impact:

N/A

Workload Impact:

N/A

Recommended Action:

This is for informational purposes only.

PikeRide

Tara McCarthy



Advancing community through human-focused

Who We Are

4 full-time staff

Plus

part-time
work-study
volunteer mechanics

Healthy board



Riders

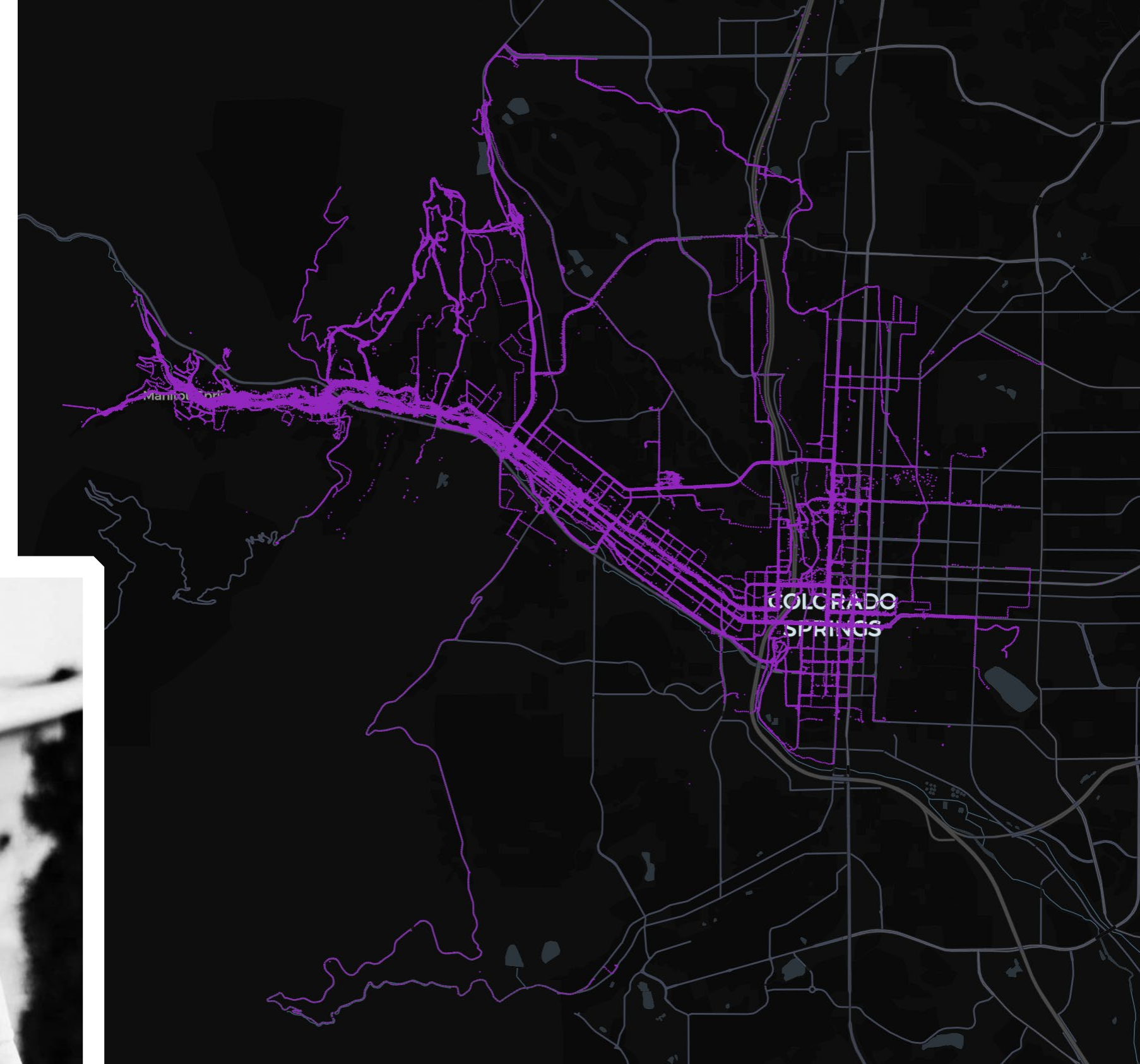
in 2024

2,496 trips taken
102% increase in end trips
25% increase in start trips

5,954 miles traveled
Changing behavior

1,509 pounds of CO2 reduced

Whole system data
1,322 tourists
72 MS residents



Mobility

5

stations
added

3.34

miles avg. trip
distance

1.85

miles avg. trip
system wide

46

public bike
racks

**Monday and
Wednesday**

lowest trips of the week

Saturday

highest trip day of the
week

145

bikes parked at
Emma Crawford

pikeride 



Rides by Station

in 2024

651 trips – Hiawatha Gardens

580 trips – Manitou/Beckers

525 trips – Schryver Park (moved May '24)

451 trips – Canon/Lovers Lane (installed May '24)

46 trips – Ruxton (installed August '24)

32 trips – Fields Park (installed November '24)

28 trips – Manitou/Park (installed October '24)

7 trips – Prospect/Roca (installed September '24)

Our Programs

Standard Fare

Pay as
You Go

24 Hour
Passes

Monthly
Seasonal
Annual

Affordability Programs

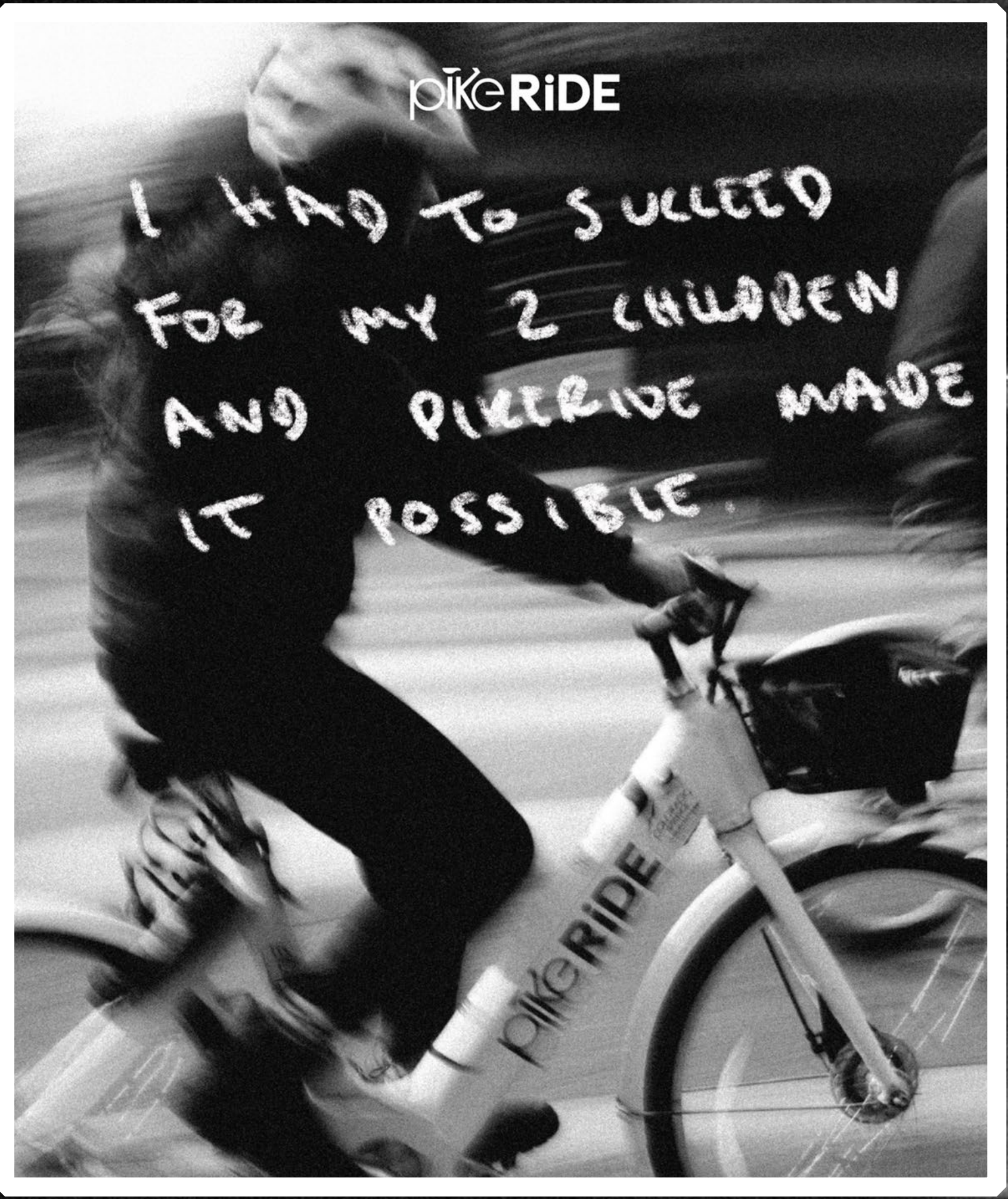
WeRide
\$20
annually

365 days of 90 min
ride time

PikeRide
+
\$35
monthly

private leased ebike





PIKE RiDE

I HAD TO SUFFER
FOR MY 2 CHILDREN
AND PIKE RiDE MADE
IT POSSIBLE.

Multi-Faceted Solution

Economic vitality
Community health

Economic Vitality

7

bikes provided to Pikes Peak Marathon for GoG 10 miler and Ascent and Marathon operational use

67 %

use PikeRide to visit a business based on how accessible it is to a PikeRide station

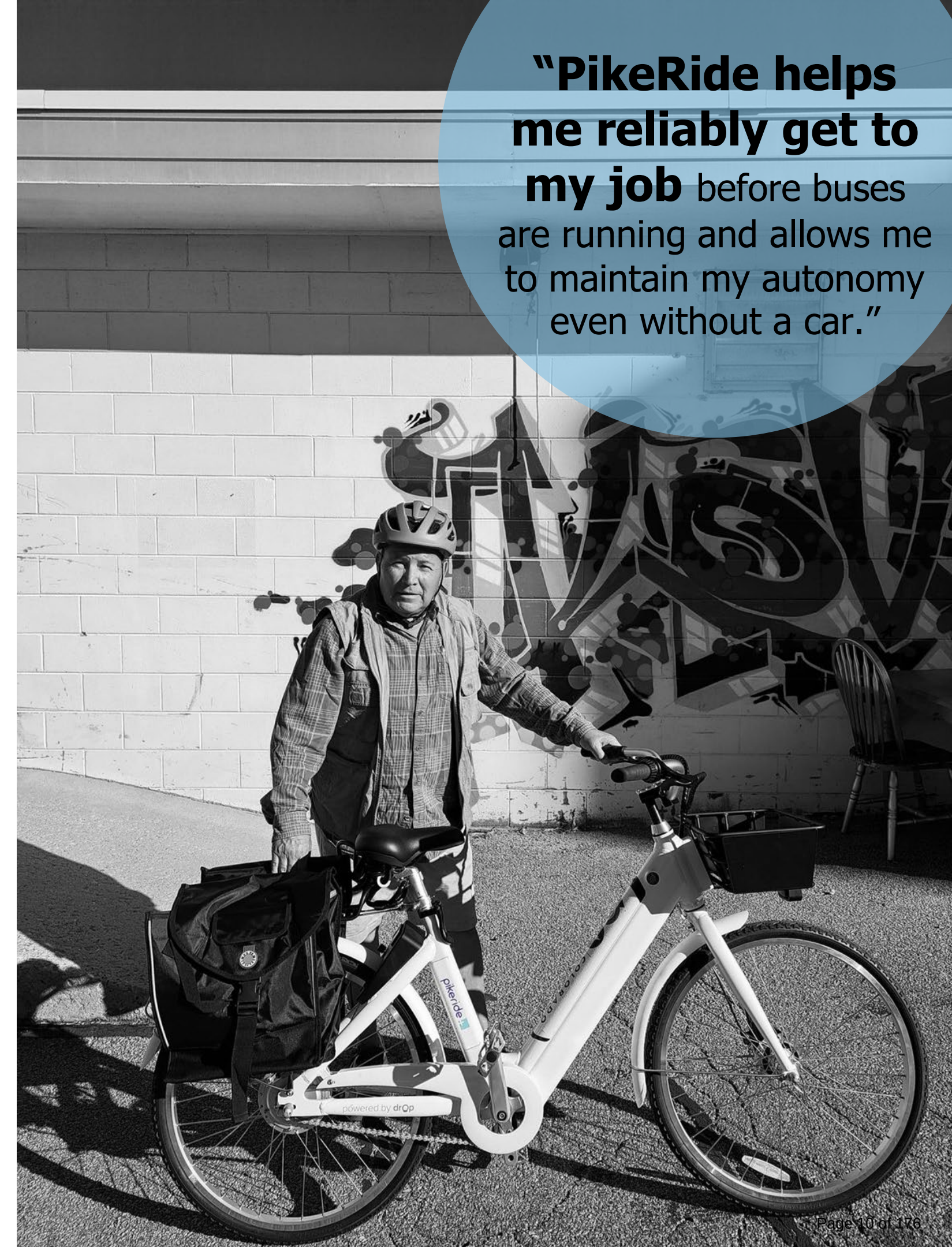
56 %

of riders used PikeRide to visit a restaurant or bar

80 %

of visitors stated they were able to visit more places because of PikeRide

“PikeRide helps me reliably get to my job before buses are running and allows me to maintain my autonomy even without a car.”



Community Health

22
%

graduated high school or
equivalent

44
%

of riders experienced
improved mental health

22
%

of riders experienced
improved fitness

67
%

of riders would have
driven alone if they didn't
use PikeRide



**"WeRide has
changed my life
and given me more
confidence in my
future."**



Rides by Station

January to July 31, 2025

280 trips – Manitou/Beckers

252 trips – Schryver Park

243 trips – Canon/Lovers Lane

194 trips – Hiawatha Gardens

171 trips – Fields Park

121 trips – Manitou Springs Library (installed February '25)

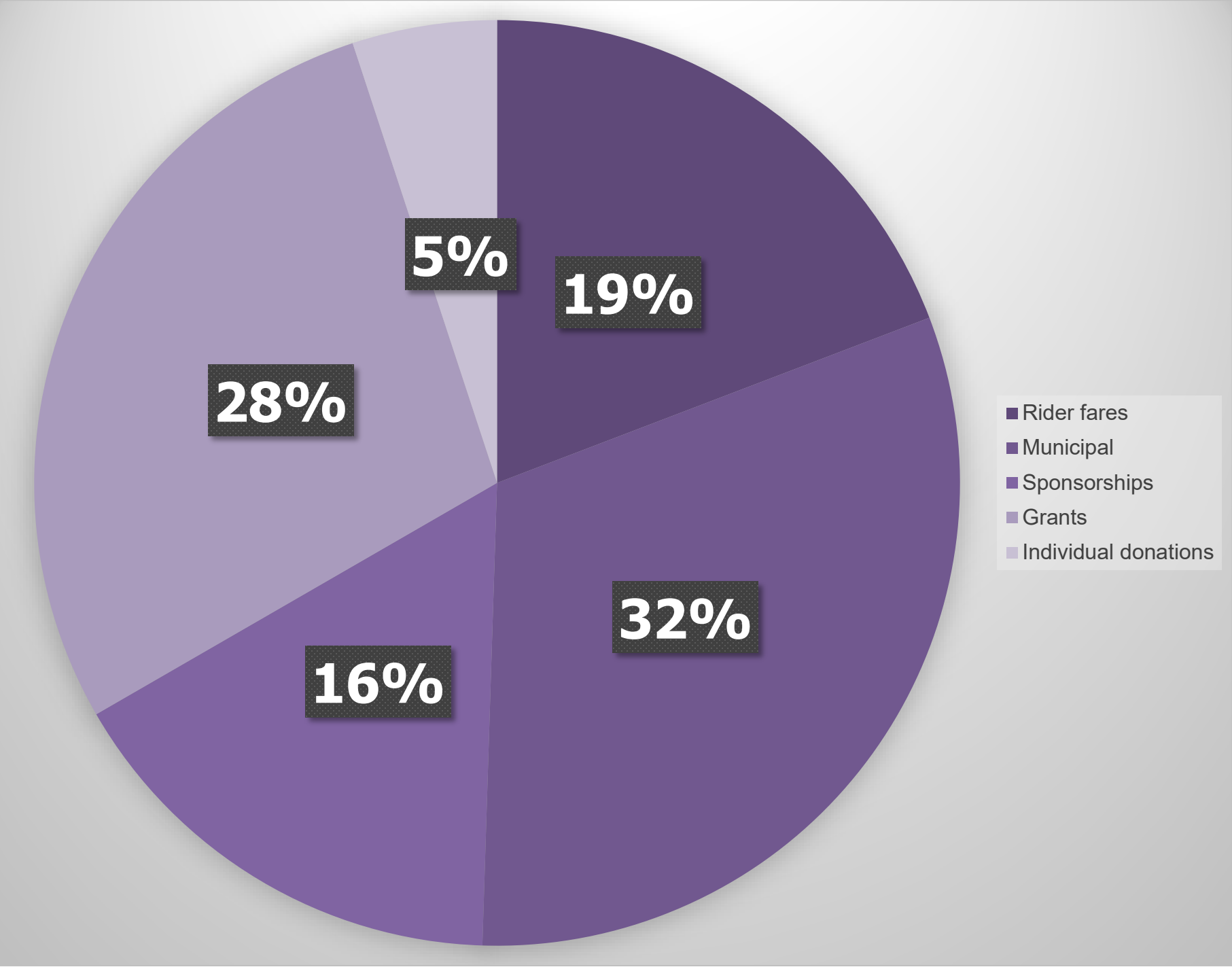
79 trips – Manitou/Park

77 trips – Ruxton

43 trips – Prospect/Roca

22 trips – The Dillon (installed June '25)

Ride totals are 114% of the same time period in 2024.



We operate much like MMT- **rider fares do not cover operational expenses**



Finance and Future



Questions?



Memorandum

Title: Design Update Hiawatha Gardens Phase 1 - Parking Lot and Restroom Structure

From: Erin Ringsred – Project Manager

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 20 Minutes

August 12, 2025

Purpose:

Staff are requesting direction from City Council on the Parking Lot and Restroom design for Phase 1 at Hiawatha Gardens (10 Old Mans Trail and 487 El Paso Boulevard)

Background:

Goals Identified

Throughout the project's design process, the following goals were identified throughout the community engagement events:

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

City Council as part of previous presentations, identified the following goals:

1. Reduce Congestion: Reduce traffic congestion in downtown and residential areas.
2. Parking: Reduces the use of critical retail parking spots for non-retail purposes
3. Noise and Pollution: Reduce noise and pollution within City Limits by reducing vehicles circling looking for parking.



The goals identified by City Council and the community have guided decision-making throughout the design process.

Project Programming

Phase one identifies the primary users as residents and visitors. The Phase one improvements will provide an integrated mobility hub to support residents and visitors enjoying downtown.

Project Progress

Staff and the Consultant Team have been working together to refine the design for Phase 1 starting in May 2025. Sustainability was stated as a goal by the Community and City Council. The team has been collaborating with the Floodplain Administrator, MS4 permit reviewers and the City Engineer to refine the Stormwater Plan. The proposed plan works with existing grading patterns and green infrastructure to provide green infrastructure to improve water quality from run-off prior to entering Fountain Creek.

A Natural Aesthetic and the inclusion of more pervious surfaces was a shared goal by the Community and City Council. The team collaborated to maximize parking while minimizing the impervious surface areas. The layout was revised to include the required landscape standards in the design. The reduction of impervious surface areas also served the goal of sustainability and stormwater management.

The grading strategy for Phase 1 was refined as part of the work performed by the team between May 2025 and August 2025. The team is proposing an approach for circulation within Phase 1 that promotes sloped walking surfaces instead of formal stairs for the majority of circulation. A formal ramp is proposed north of the restroom in order to provide ADA-compliant access from El Paso Blvd to the Restroom and then to the Open-Air Pavilion in Phase 2. This design progression serves to meet the community's stated goals for accessibility and a design for all people.

The project team requested input from community experts serving on the Parks and Recreation Advisory Board, Mobility and Parking Board, and CRANE. The input



received is summarized below.

Parks and Recreation Advisory Board Input

Staff presented the suggested seven tree removal, pruning and thinning to PARAB at their July 14, 2025, meeting prior to the completion of the schematic design which is being presented to City Council at the August 12, 2025, work session. They voiced their support for the suggested seven tree removal, thinning of smaller trees to enhance canopy health and pruning. They stated their reluctance to remove the two blue spruce on the west side of Phase 1 but acknowledged that their health appeared to be in decline and the stress associated with removing the asphalt so close to the trees. PARAB requested the proposed tree list for planting be brought back to them to confirm alignment with the City's urban tree canopy goals.

Mobility and Parking Board Input

Staff presented the Hiawatha Project to the MAPS board on June 25, 2025, prior to the completion of the schematic design which is being presented to City Council at the August 12, 2025, work session. MAPS stated their concerns of ADA compliance for sidewalks, bike parking for non-standard bikes, and green infrastructure for runoff management in a floodplain. They also requested bike amenities such as bike racks and bike lockers be visible at key transportation choice decision points within the site.

CRANE Input

The Project Team requested input from representatives of CRANE to generate a Master Plan for art opportunities at Hiawatha Gardens. Throughout the design process, the Community and Council have stated that this property needs to "feel like Manitou" and a strategy to accomplish that goal is a plan to accommodate art opportunities throughout the site. Funding does not allow for full realization of the art master plan on day one, but in an effort to design for the future, material details have been created to allow for surfaces to receive art in the future. For example, the southern façade of the restroom in Phase 1 will be light-colored stucco in order to minimize preparation required for a mural to be installed in the future.



HPC Input

The project team presented to HPC at their June 4th, 2025, meeting. The purpose of this presentation was to update them on the directions given by the City Council for the Open-Air Pavilion. Staff requested input regarding the proposed building form and alignment of the restroom structure to confirm design guideline compliance. Materials previously supported in earlier iterations were reviewed for compatibility with the new approach, specifically stucco on the restroom structure.

Tree Removal

A Tree Inventory and Assessment was completed by Tall Timbers in July 2025. As part of their inventory and assessment, seven trees were recommended for removal based on current health, perceived hazard and estimated quantity of root disturbance due to construction impacts. Tall Timbers also made recommendations that they felt would improve the quality of the tree canopy health of existing trees as Hiawatha. Tall Timbers recommended pruning of the mature trees to remain to enhance the quality of the tree canopy and branching structure. Thinning is recommended by Tall Timbers as many of these trees are overcrowded and thinning/removing smaller trees will give larger trees more space to grow. 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.

In response to the Tall Timbers suggestion for thinning the smaller trees in this area, the Manitou Springs Fire Department was consulted as it related to the City's Hazard Mitigation Strategy.

Manitou Springs Fire Department had this to say about hazard mitigation.

While deciduous trees are generally more fire-resistant than pine trees, the area is extremely overgrown and presents a very high fuel load.

If a resident were to request a wildfire risk assessment for this area, I would recommend reducing both the number of trees and the overall fuel load. The main concern is not just the amount of combustible material, but also the dense overgrowth, which would significantly hinder our ability to safely and effectively fight a fire in that location.

Looking at Tall Timbers Proposal, I agree with his prescription of the east; this would



reduce the wildfire risk in that area. -Michael Willie Lieutenant

Next Steps

Upon the City Council's direction to move forward with the design, the project would move forward with the submittal of entitlement applications on September 4, 2025, to the reviewing bodies. The required applications be sequenced as follows: The first application would be a Material Change of Appearance Certification which requires staff review for application completion and then would be heard in a public hearing by the Historic Preservation Commission. There are two applications that will be heard by the City Council. They include: Rezoning and a Major Development Plan. Both applications will first be reviewed for completeness by planning staff, then they will be heard by the City Planning Commission as the recommendation body. The City Council will be the final decision maker. A Grading and Erosion Control Permit would be reviewed by City Staff concurrently with Pikes Peak Regional Building Departments' building permit review.

Pros and Cons:

Pros: With the direction to proceed by City Council on August 12th, the project team will be able to meet the submittal deadline of September 4, 2025, and conduct the required public hearings in October 2025. The PPRTA-2 dollars allocated to the Hiawatha Gardens Mobility Hub have to be used specifically for this project and improvements. The November 8, 2022 election allocated these funds to the project.

Cons: If direction is postponed, this will push back the project timeline, which has the potential to impact parking availability during peak season in 2026. The City could potentially lose the PPRTA dollars if we do not proceed with these improvements.

Fiscal Impact:

The proposed design for Phase 1: Restrooms and Parking Lot has a cost estimate of \$3,385,605. As part of the previous project discussion, available funding was totaled at \$ 2,736,650 utilizing PPRTA funds, Mobility and Parking Enterprise, and Additional Restroom Funding sources. The estimated cost is currently above the available funding amount by a total of \$648,955. Staff and the Design Team are continuing to explore strategies to reduce costs in the construction budget. Additionally, City Staff is researching potential additional grant and funding sources.



Workload Impact:

Design Phase: The project manager's time overseeing the project, including the coordination of meetings, keeping all records up-to-date and additional data gathering to ensure all items are accounted for. A City Planner will assist the project manager and consultant team by contributing planning expertise to ensure all city codes are incorporated into the final approved plan.

Construction Phase: Project Manager's time attending Owner Architect Contractor meetings, reviewing pay-apps, and managing the project budget.

Property Maintenance Long-Term: Bathroom & Office capacity increases for Hiawatha, and Dillon will require the addition of two people full-time, two people seasonally May through October, and two people full-time to cover paid time off in order to maintain the current restroom cleaning frequency throughout the City's Public Restrooms. Public Restrooms in Manitou Springs are currently cleaned four times a day. Without the hiring of additional staff, public restrooms would be cleaned twice a day by the janitorial staff. The Parks team will require an additional 2 hours per week and Forestry will require an additional 1 hour per work to maintain turf and trees at Hiawatha as proposed. Additional hours per week will need to be added for the garden maintenance as part of Phase 1. This is estimated to be approximately 1.5hr per week for a total of \$2,430 annually.

Recommended Action:

There is no formal action to be taken. Staff is seeking City Council's direction to move forward with the design strategies.



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

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Site Map



Tree Inventory Spreadsheet

Tree #	Species	Common Name	DBH	Notes	Recommendation
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	Transplant 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	Transplant 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	Transplant 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	Transplant 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



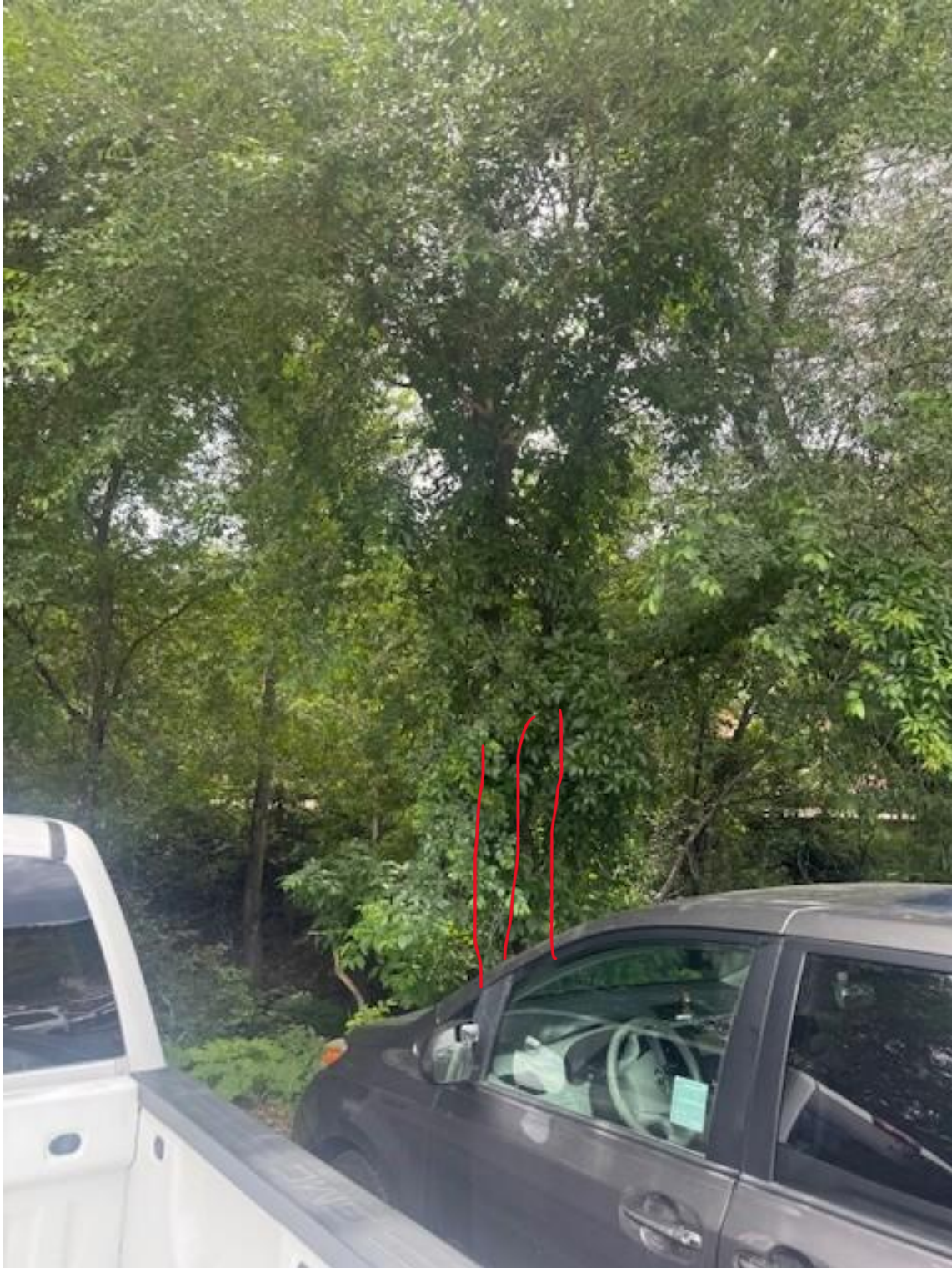
Tree #29



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 1 x Ht.	Target within 1.5 x Ht.			
1	Building	☒			4	No	No
2	Vehicles	☒			3	No	Yes
3	Pedestrians	☒			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 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/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 ☐

Risk Categorization																							
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood												Consequences				Risk rating of part (from Matrix 2)
							Failure				Impact				Failure & Impact (from Matrix 1)								
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely	Negligible	Minor	Significant	Severe	
1	Branch		20"	20'	1	No														High			
			20"	40'	2	No														High			
			20"	40'	3	No														Mod			
2	Trunk		45"	40'	1	No														Low			
			45"	40'	2	No														Low			
			45"	40'	3	No														Low			
3	Roots		45"	40'	1	No														Mod			
			45"	40'	2	No														Mod			
			45"	40'	3	No														Low			
4																							

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions

Mitigation options

Pruning to remove large deadwood and reduce weight on live limbs over building

Residual risk

Mod

Removing the entire tree would be an option if looking to remove all risk of failure.

Residual risk

None

Residual risk

Residual risk

Overall tree risk rating

Low

Moderate

High

Extreme

Work priority

1

2

3

4

Overall residual risk

Low

Moderate

High

Extreme

Recommended inspection interval

1 year

Data

Final

Preliminary

Advanced assessment needed

No

Yes-Type/Reason

Inspection limitations

None

Visibility

Access

Vines

Root collar buried

Describe



HIAWATHA GARDENS

PRESENTED BY: PROJECT MANAGER ERIN RINGSRED & DAVIS PARTNERSHIP ARCHITECTS

PRESENTED TO: CITY COUNCIL

AUGUST 12, 2025

Introductions



- Byron Zick – Davis Partnership Architects
- Beth Krehbiel – Davis Partnership Architects
- Fransen Pittman
- Martin and Martin
- Artaic Group

Schedule



- August 12, 2025 – Presentation to City Council
- September 4, 2025 – Submit Application to Reviewers
- October Public Hearings
 - October 1, 2025 - Historic Preservation Commission
 - October 8, 2025 – City Planning Commission
 - October 21, 2025 – City Council Presentation
- November 2025 – Permit Submittal to PPRBD

Funding Sources



- Phase 1
 - \$1,736,650 – Pikes Peak Regional Transit Authority
 - \$500,000 – Additional Funding for Restrooms
 - \$500,000 – Mobility and Parking Enterprise
- Phase 2
 - MACH - \$160,000
 - CIP – Previously Identified - \$856,231

Presentation Request



Direction on Phase 1 – Restroom and Parking Lot



Direction on Phase 2 – Pavilion and Plaza





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

Design Evolution Since 12/3/24



- **Accessibility:** ADA Compliance Refinement
- **Natural Aesthetic:** Decrease Impervious Surfaces in Proposed Design
- **Sustainability:** Refine Sustainable Stormwater Approach
- **Mobility/Transportation Hub:** Systems Refinement
- Collaborate with:
 - CRANE - **Creativity**
 - PARAB - **Natural Aesthetic**
 - MAPS - **Transportation Hub**
 - HPC - **Rehabilitation**



Items Covered in Each Phase Presentation

- Design Strategies
 - Strategy 1: Sustainable Stormwater Management
 - Strategy 2: Parking Lot (Phase 1 Only)
 - Strategy 3: Mobility
 - Strategy 4: Arts and Community
- Cost Estimates and Funding Sources



Phase 1 – Restroom and Parking Lot

PRESENTED BY: PROJECT MANAGER ERIN RINGSRED & DAVIS PARTNERSHIP ARCHITECTS

PRESENTED TO: CITY COUNCIL

AUGUST 12, 2025

Direction on Phase 1: Restroom and Parking Lot



- Direction for Strategy #1: Sustainable Stormwater
- Direction for Strategy #2: Parking
- Direction for Strategy #3: Mobility
- Direction for Strategy #4: Art and Community
- Direction for Revised Restroom Programming

Strategy #1 – Sustainable Stormwater Plan



- Run-off is filtered through green infrastructure before reaching Fountain Creek
 - Rain Garden will filter 130,340 gallons (0.4 Acre-Feet) in a 100-year flood event
- Reduce Impervious Surface on the site by 23%
- Work With Existing Drainage Patterns
- Incorporate Snow Removal Strategies
- Collaborate



GREEN INFRASTRUCTURE



Flow Through Planters



Rain Garden

Strategy #1: Sustainable Stormwater Plan





Strategy #2 – Parking

- Reduce Impacts to Existing Trees
 - Increase buffer between proposed edge of pavement and Existing Trees
- Eliminate Need/Cost for Retaining Wall at the East
- Incorporate City Landscape Standards
- Incorporate City Parking Lot Standards
- Improve Ratio of Impervious Surface vs. Parking Spaces

RESTROOM TO GARDENS





Existing Condition



Strategy #2: Parking

PARKING	TOTAL STALLS	ADA
EXISTING	140	11
PHASE 1	96	6

IMPERVIOUS SURFACE	AREA (SF)
EXISTING	46,444 SF
PROPOSED	35,687 SF



Strategy #3 – Mobility



- Bike parking stations and lockers that are scalable as demand grows
- Place Mobility Amenities near destinations and at decision points
- Utilize Bike Amenities to accommodate non-standard bikes accommodate all
- Navigate Grade Changes without stairs to promote accessibility

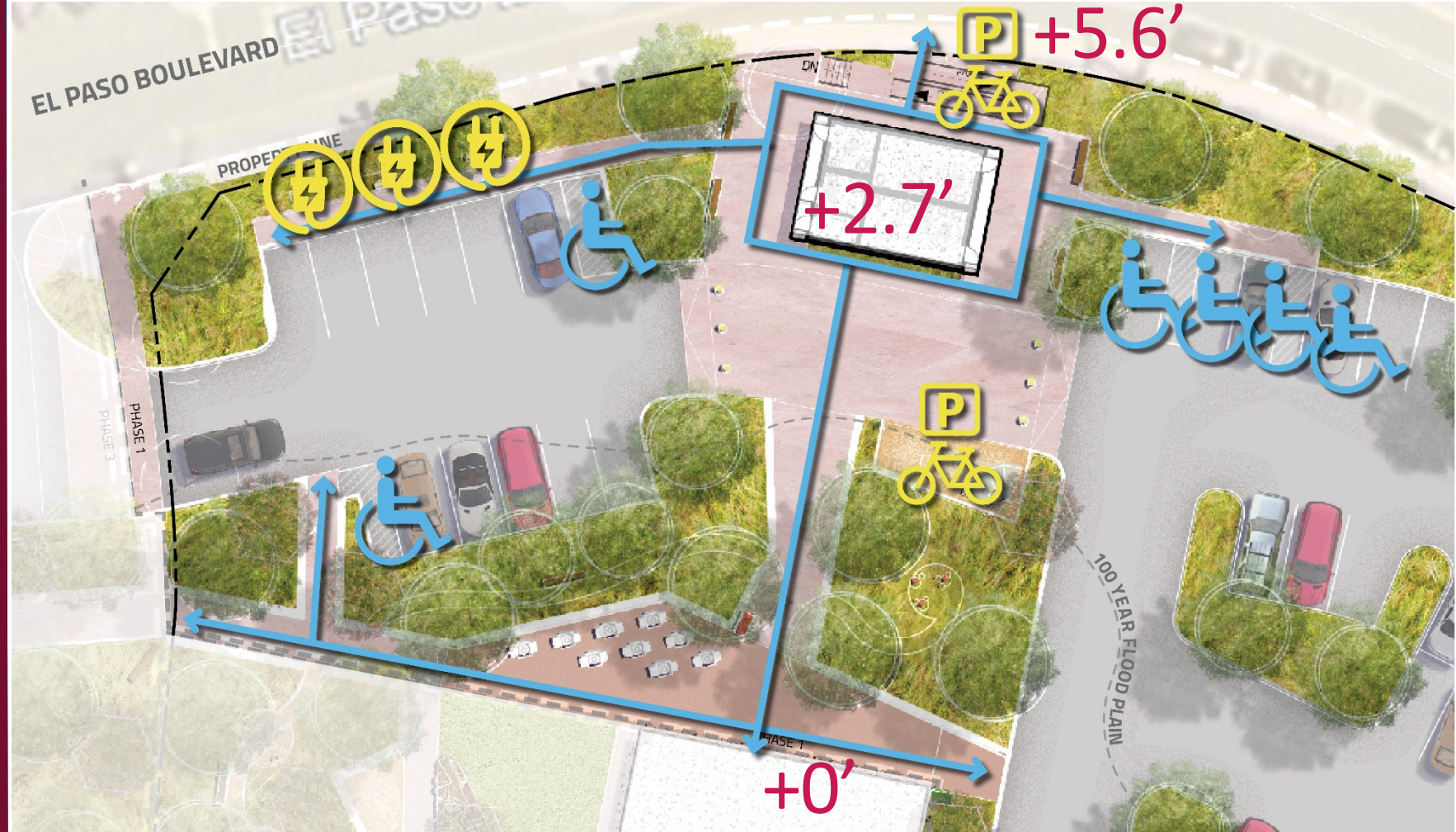


Bike Racks



Bike Lockers

Strategy #3: Mobility



Legend



BIKE PARKING



EV CHARGING STATION



ADA PATH



ADA PARKING



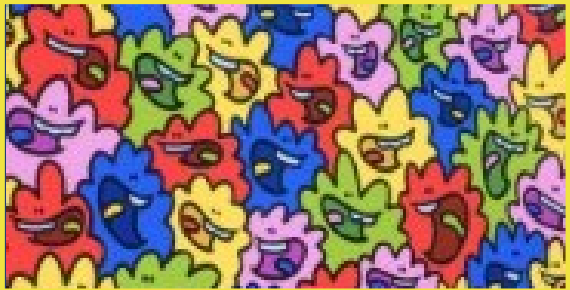
Strategy #4 – Art and Community



- Collaborate with CRANE to Create a Master Plan for Art Opportunities
- Provide Gathering Spaces to Accommodate Residents and Guests
- Pollinator Plant Species

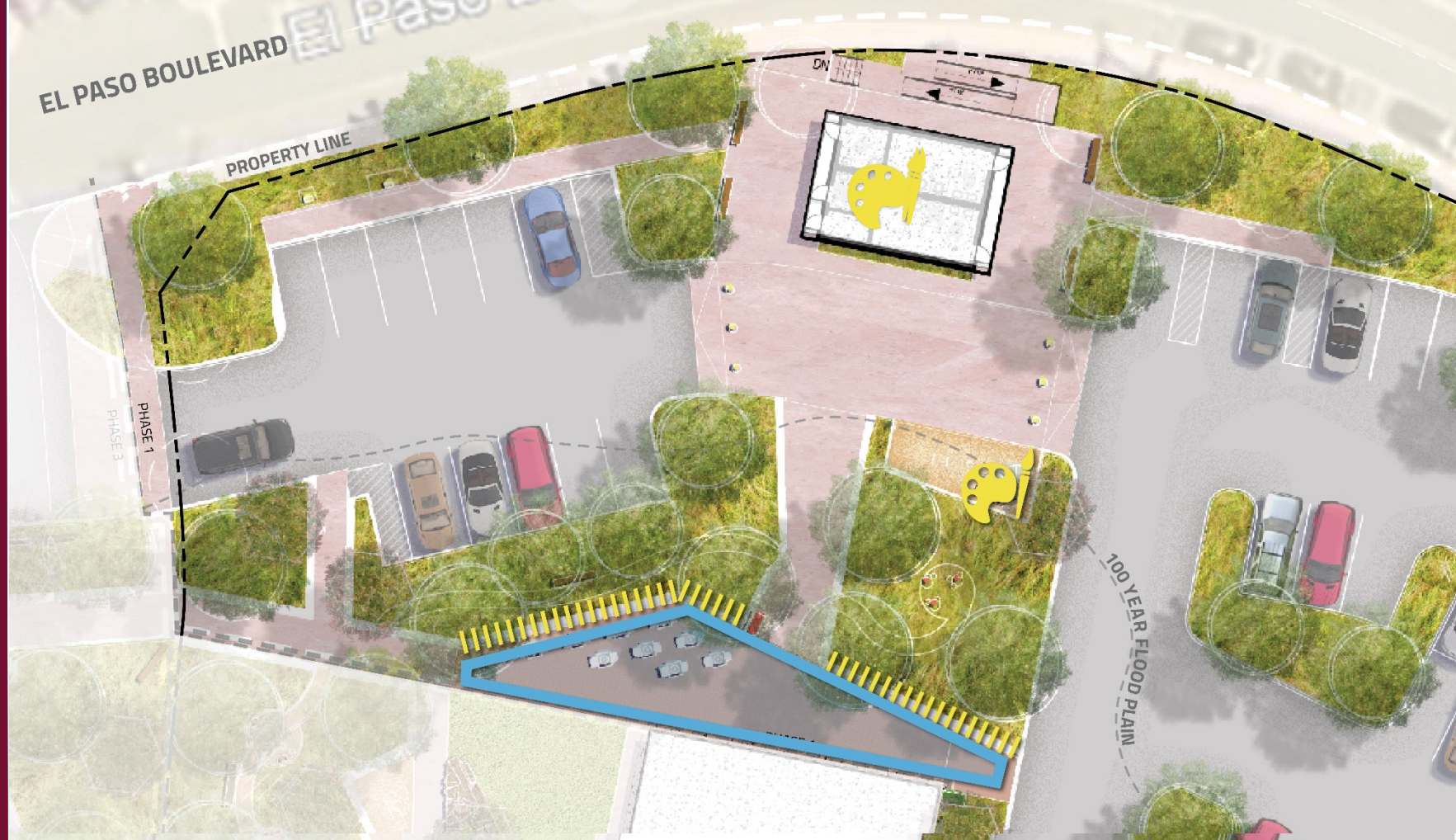


Mosaic Opportunities



Mural Opportunities

Strategy #4: Art and Community



Legend



MURAL OPPORTUNITY



EMBEDDED MOSAIC OPPORTUNITY



GATHERING SPACE

Restroom Design Programming



- 3 Womens
- 3 Mens
- 2 Family
- Custodial Closet





Phase 1: Project Funding vs Cost Estimate

- Project Funding: \$2,736,650
 - \$1,736,650 – Pikes Peak Regional Transit Authority
 - \$500,000 – Additional Funding for Restrooms
 - \$500,000 – Mobility and Parking Enterprise
- Cost Estimate Phase 1 – \$3,385,605
 - COR -\$648,955

Direction on Phase 1: Restroom and Parking Lot



- Direction for Strategy #1: Sustainable Stormwater
- Direction for Strategy #2: Parking
- Direction for Strategy #3: Mobility
- Direction for Strategy #4: Art and Community
- Direction for Revised Restroom Programming



Questions?



Memorandum

Title: Design Update Hiawatha Gardens Phase 2 - Pavilion and Plaza

From: Erin Ringsred – Project Manager

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 20 Minutes

August 12, 2025

Purpose:

Staff are requesting direction from City Council on the Phase 2 Pavilion and Plaza at Hiawatha Gardens. (10 Old Mans Trail)

Background:

Goals Identified

Throughout the project's design process, the following goals were identified throughout the community engagement events:

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

City Council as part of previous presentations identified the following goals:

1. Reduce Congestion: Reduce traffic congestion in downtown and residential areas.
2. Parking: Reduces the use of critical retail parking spots for non-retail purposes
3. Noise and Pollution: Reduce noise and pollution within City Limits by reducing vehicles circling looking for parking.



The goals identified by City Council and the community have guided decision-making throughout the design process.

Project Programming

Phase 2 identifies the primary users as residents and visitors. The Phase 2 improvements will provide an integrated mobility hub and community space to support residents and visitors enjoying Memorial Park and downtown.

Project Progress

Staff and the Consultant Team have been working together to refine the design for Phase 2 starting in May 2025. Sustainability was stated as a goal by the Community and City Council. The team has been collaborating with the Floodplain Administrator, MS4 permit reviewers and the City Engineer to refine the Stormwater Plan. The proposed plan works with existing grading patterns and green infrastructure to provide green infrastructure to improve water quality from run-off prior to entering Fountain Creek.

A Natural Aesthetic and the inclusion of more pervious surfaces was a shared goal by the Community and City Council. The team collaborated to further refine the plaza design to maximize pervious surface areas and increase the opportunity for pollinator species and habitat support while also accommodating our hazard mitigation best practices. The reduction of impervious surface areas also served the goal of sustainability and stormwater management. The proposed planting areas will provide habitat, beauty and serve as flow-through planters to improve water quality before it reaches Fountain Creek.

The grading strategy for Phase 2 was refined as part of the work performed by the team between May 2025 and August 2025. The team is proposing an approach for circulation within Phase 2 that promotes sloped walking surfaces instead of formal stairs for the majority of circulation. A sloped path and stairs are proposed along the creek's edge in order to meet the mobility needs of all users. This design progression serves to meet the community's stated goals for accessibility and a design for all people.



The project team requested input from community experts serving on the Parks and Recreation Advisory Board, Mobility and Parking Board, CRANE and the Historic Preservation Commission. The input received is summarized below.

Parks and Recreation Advisory Board Input

Staff presented the suggested tree removal and thinning proposed by Tall Timbers to PARAB at their July 14, 2025, meeting prior to the completion of the schematic design which is being presented to City Council at the August 12, 2025, work session. They voiced their support for the suggested tree removals identified as 38, 39, 40 and 41 in the Tall Timbers report. They stated their reluctance to remove the box elders but agreed with the Tall Timbers recommendation. PARAB requested box elder be considered as a species for proposed tree plantings. In the southeast corner of the pavilion there is a mature Crack Willow that is 48" in diameter at breast height. A basic tree risk assessment was performed on this tree due to its observed lean towards the pavilion. The assessment identified the risk of failure as moderate and recommended the following mitigation options: pruning to remove large deadwood and reducing weight over the building or removing the tree entirely. Due to the age and size of the tree, PARAB does not support removal of this tree at this time. Prior to removal of the tree, PARAB requested an additional assessment be done when the roots and base of the tree could be observed when not submerged under the creek water level. PARAB requested the proposed tree list for planting be brought back to them to confirm alignment with the City's urban tree canopy goals.

Mobility and Parking Board Input

Staff presented the Hiawatha Project to the MAPS board on June 25, 2025, prior to the completion of the schematic design which is being presented to City Council at the August 12, 2025, work session. MAPS stated their concerns about ADA compliance for sidewalks, bike parking for non-standard bikes, and green infrastructure for runoff management in a floodplain. They also requested bike amenities such as bike racks and bike lockers be visible at key transportation choice decision points within the site.

CRANE Input



The Project Team requested input from representatives of CRANE to generate a Master Plan for art opportunities at Hiawatha Gardens. Throughout the design process, the Community and Council have stated that this property needs to “feel like Manitou” and a strategy to accomplish that goal is a plan to accommodate art opportunities throughout the site. Funding does not allow for full realization of the art master plan on day one, but in an effort to design for the future, material details have been created to allow for surfaces to receive art in the future. For example, seating nooks adjacent to the flex lawn will be concrete-designed with the intent to install mosaic art in the future with minimal surface preparation requirements.

HPC Input

The project team presented to HPC at their June 4, 2025, meeting. The purpose of this presentation was to update them on the direction given by council for the Open-Air Pavilion and the proposed building form and alignment of the restroom structure for direction on design guideline compliance. Staff notified HPC that the wood flooring would need to be removed as part of the Open Air approach. The project team has scheduled a meeting with History Colorado to discuss future grant funding.

Tree Removal

A Tree Inventory and Assessment was completed by Tall Timbers in July 2025. As part of their inventory, trees identified as 38, 39, 40, and 41 were recommended for removal based on current health, perceived hazard and estimated quantity of root disturbance due to construction impacts. Tall Timbers also made recommendations that they felt would improve the quality of the tree canopy health of existing trees, as Hiawatha the majority of the tree pruning is recommended as part of the Phase 1 scope. Tall Timbers recommended pruning tree 37, which is identified as the 45” DBH Crack Willow leaning over the historic dance hall.

Next Steps

Upon the City Council’s direction to move forward with the design, the project would move forward with the submittal of entitlement applications on September 4, 2025, to



the reviewing bodies. The required applications be sequenced as follows: The first application would be a Material Change of Appearance Certification which requires staff review for application completion and then would be heard in a public hearing by the Historic Preservation Commission. There are two applications that will be heard by the City Council. They include: Rezoning and a Major Development Plan. Both applications will first be reviewed for completeness by planning staff, then they will be heard by the City Planning Commission as the recommendation body. The City Council will be the final decision maker. A Grading and Erosion Control Permit would be reviewed by City Staff concurrently with Pikes Peak Regional Building Departments' building permit review.

Pros and Cons:

Pros: With the direction to proceed by City Council on August 12th, the project team will be able to meet the submittal deadline of September 4, 2025, and conduct the required public hearings in October 2025.

Cons: If direction is postponed, this will impact Phase 1's project timeline, which has the potential to impact parking availability during peak season in 2026. Phase 1 and 2 need to be brought forward in the design process simultaneously due to permitting requirements.

Fiscal Impact:

The proposed design for Phase 2: Pavilion and Plaza has a cost estimate of \$3,612,673. As part of the previous project discussions, available funding totaled to \$1,016,231 utilizing MACH and CIP funding sources. City staff are researching potential funding sources to fully fund this phase of this project.

Workload Impact:

Design Phase: The project manager's time overseeing the project, including the coordination of meetings, keeping all records up-to-date and additional data gathering to ensure all items are accounted for. A City Planner will assist the project manager and consultant team by contributing planning expertise to ensure all city codes are incorporated into the final approved plan.

Construction Phase: Project Manager's time attending Owner Architect Contractor meetings, reviewing pay-apps, and managing the project budget.

Property Maintenance Long-Term: The Parks team will require an additional 2 hours per week and Forestry will require an additional 1 hour per week to maintain turf and trees at Hiawatha as proposed. Additional hours per week will need to be added for the



garden maintenance as part of Phase 2 is estimated to be approximately 1.5hr per week for a total of \$2,430 annually.

Recommended Action:

There is no formal action to be taken. Staff is seeking City Council's direction to move forward with the design strategies.



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

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ISA TRAQ Certification

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Site Map



Tree Inventory Spreadsheet

Tree #	Species	Common Name	DBH	Notes	Recommendation
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	Transplant 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	Transplant 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	Transplant 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	Transplant 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



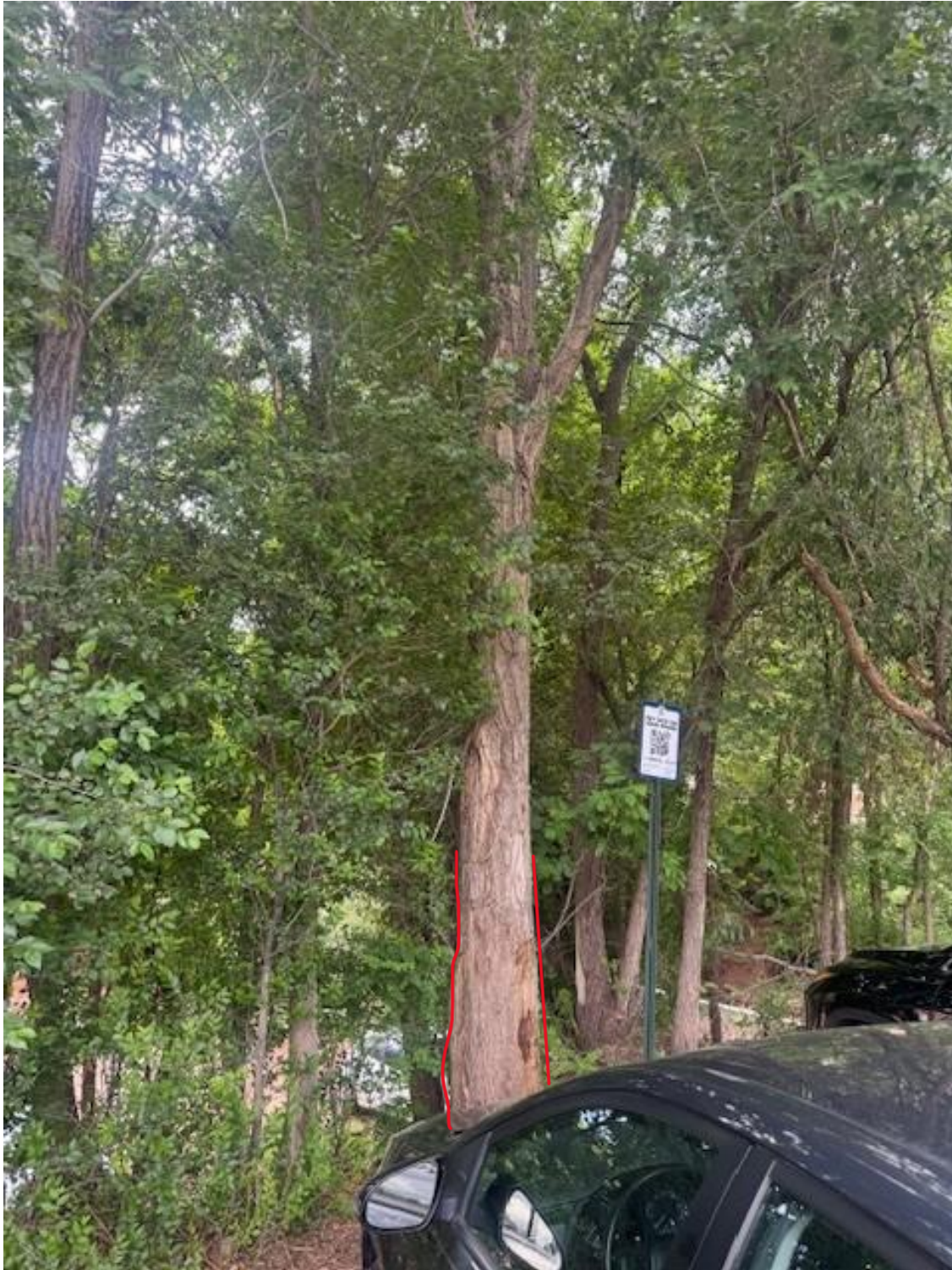
Tree #24



Tree #25



Tree #26



Tree #27



Tree #28



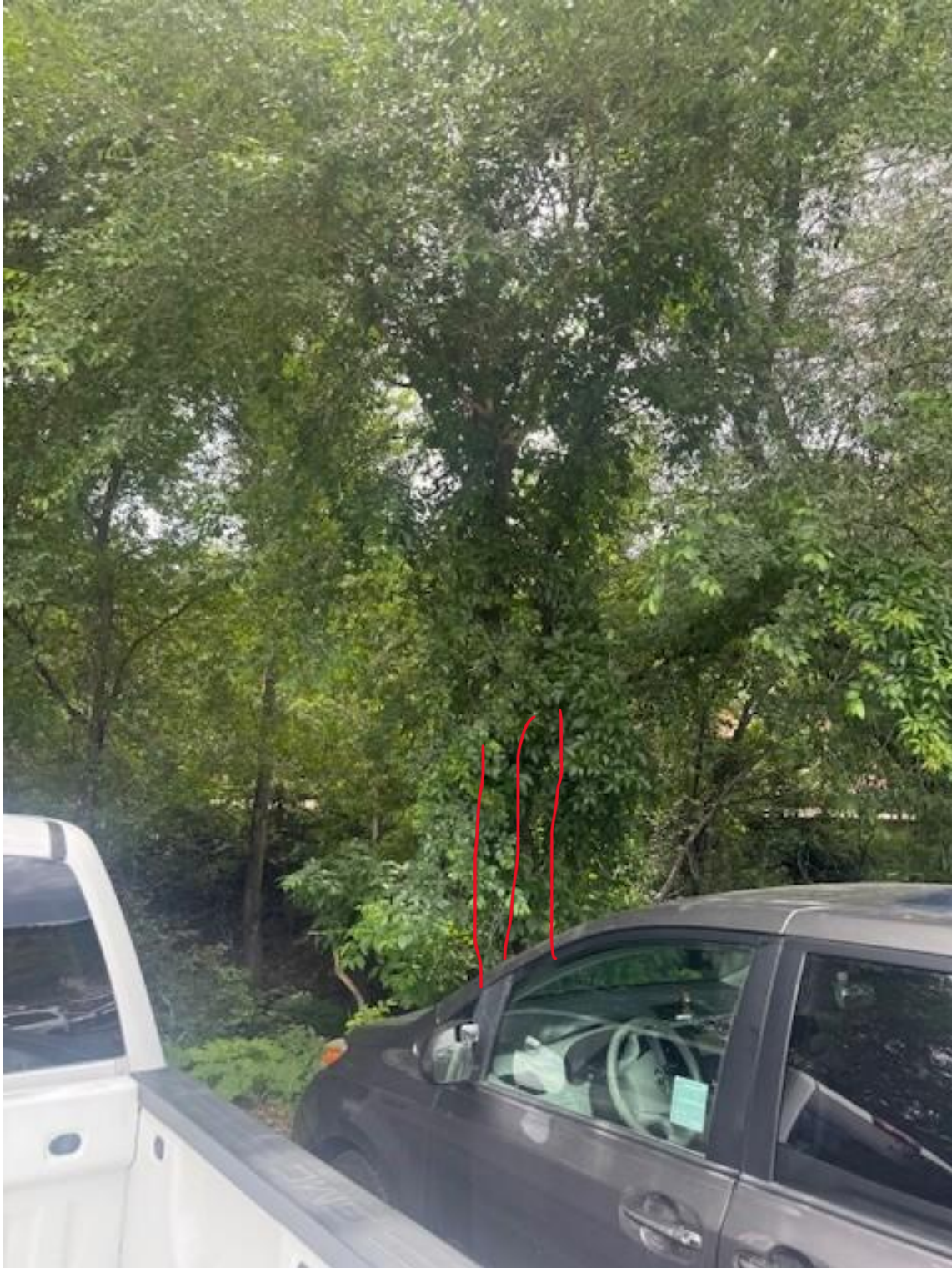
Tree #29



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 1 x Ht.	Target within 1.5 x Ht.			
1	Building	✓			4	No	No
2	Vehicles	✓			3	No	Yes
3	Pedestrians	✓			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 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/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 ☐

Risk Categorization																							
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood												Consequences				Risk rating of part (from Matrix 2)
							Failure				Impact				Failure & Impact (from Matrix 1)								
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely	Negligible	Minor	Significant	Severe	
1	Branch		20"	20'	1	No															High		
			20"	40'	2	No															High		
			20"	40'	3	No																Mod	
2	Trunk		45"	40'	1	No															Low		
			45"	40'	2	No															Low		
			45"	40'	3	No															Low		
3	Roots		45"	40'	1	No															Mod		
			45"	40'	2	No															Mod		
			45"	40'	3	No															Low		
4																							

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions

Mitigation options Pruning to remove large deadwood and reduce weight on live limbs over building

Residual risk Mod

Removing the entire tree would be an option if looking to remove all risk of failure.

Residual risk None

Residual risk

Residual risk

Overall tree risk rating Low ☐ Moderate ☐ High ☒ Extreme ☐

Work priority 1 ☐ 2 ☐ 3 ☐ 4 ☐

Overall residual risk Low ☐ Moderate ☒ High ☐ Extreme ☐

Recommended inspection interval 1 year

Data ☒ Final ☐ Preliminary Advanced assessment needed ☒ No ☐ Yes-Type/Reason

Inspection limitations ☒ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe



Phase 2 – Pavilion and Plaza

PRESENTED BY: PROJECT MANAGER ERIN RINGSRED & DAVIS PARTNERSHIP ARCHITECTS

PRESENTED TO: CITY COUNCIL

AUGUST 12, 2025

Direction on Phase 2: Pavilion and Plaza



- Direction for Strategy #1: Sustainable Stormwater
- Direction for Strategy #2: Mobility
- Direction for Strategy #3: Art and Community

Strategy #1 – Sustainable Stormwater Plan



- Increase Pervious Surfaces for Infiltration
- Work With Existing Drainage Patterns – Floodplain Compliance
- Collaborate:
 - MS4 Permit Reviewers
 - Floodplain Administrator



CREEKSIDE TERRACE

IMPERVIOUS SURFACE	AREA (SF)
EXISTING	9,186 SF
PROPOSED	3,047 SF



73%

Increase
Pervious Surface

Strategy #1: Sustainable Stormwater Plan

Strategy #2 – Mobility and Circulation



- Bike Amenities that are scalable as demand grows
- Place Mobility Amenities near destinations and at decision points
- Utilize Bike Amenities that accommodate non-standard bikes
- Navigate Grade Changes without stairs to promote accessibility

Legend



BIKE PARKING



ADA PATH



TRAIL

Strategy #2: Mobility





Strategy #3 – Art and Community

- Collaborate with CRANE to Create a Master Plan for Art Opportunities
- Provide a Variety of Gathering Spaces Opportunities
- Provide Art as Play
- Pollinator Plant Species



ACTIVE LAWN AREA



CENTRAL GATHERING SPACES

Legend



MURAL OPPORTUNITY



EMBEDDED MOSAIC OPPORTUNITY

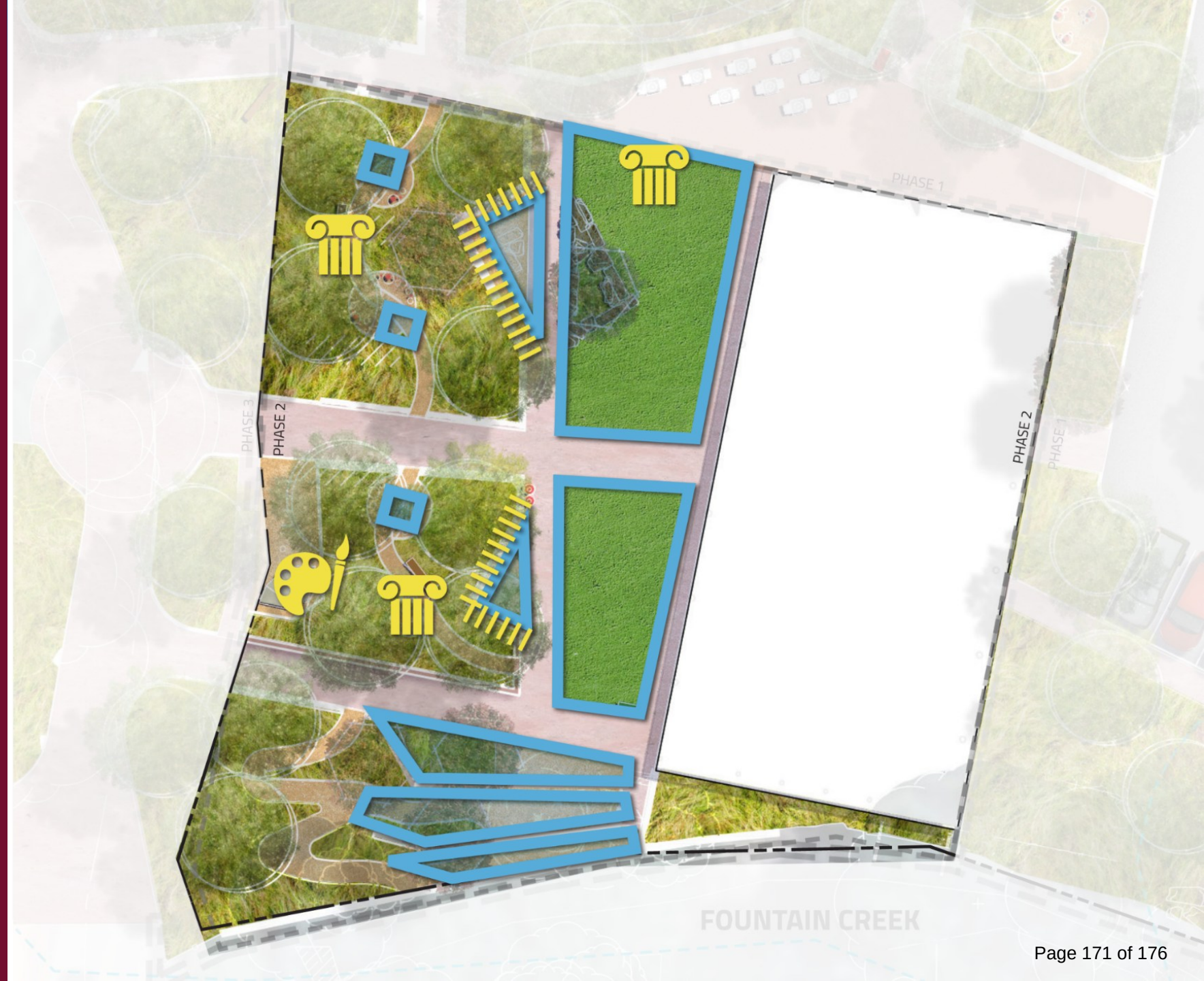


SCULPTURE OPPORTUNITY



GATHERING SPACE

Strategy #3: Art and Community



Direction on Phase 2: Pavilion and Plaza



- Direction for Strategy #1: Sustainable Stormwater
- Direction for Strategy #2: Mobility
- Direction for Strategy #3: Art and Community



Phase 2: Project Funding vs Cost Estimate

- Phase 2
 - MACH - \$160,000
 - CIP – Previously Identified - \$856,231
- Cost Estimate Phase 2: \$3,612,673
 - Additional Funding Needed: \$2,596,442



Questions?



HIAWATHA

OLD MANS TRAIL FROM EL PASO



THE DUCK STOP – EAST APPROACH