



# MANITOU SPRINGS CITY COUNCIL REGULAR MEETING AGENDA

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

Memorial Hall

606 Manitou Avenue

Manitou Springs, CO 80829

Remote: [www.manitouspringsgov.com](http://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 |

October 21, 2025

6:00 PM

THE CITY COUNCIL MAY TAKE ACTION ON ANY OF THE FOLLOWING AGENDA ITEMS AS PRESENTED OR MODIFIED PRIOR  
TO OR DURING THE MEETING, AND ITEMS NECESSARY TO EFFECTUATE THE AGENDA ITEMS

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. APPROVAL OF AGENDA**

**E. PUBLIC COMMENT ON NON-AGENDA ITEMS**

**F. CONSENT CALENDAR**

1. Presentation of Warrants
2. Consider Reappointing Karl Stang to the Pikes Peak Rural Transportation Authority Citizens Advisory Committee

**G. BUSINESS**

1. Consider Appointing Marion Ceruzzi to the Open Space Advisory Committee
2. Consider Appointing Cassandra Bresnahan to the Open Space Advisory Committee

**H. HEARINGS**

1. Second Reading and Public Hearing of Ordinance No. 2025, An Ordinance Vacating a Portion of the Old Man's Trail Right-of-Way Adjacent to the Property Known as 10 Old Man's Trail

2. Second Reading and Public Hearing of Ordinance No. 2125, An Ordinance Amending the Zoning Map of the City of Manitou Springs, Colorado, Rezoning 2 Parcels Also Known by Assessor's Office as Schedule Numbers 74054-26-002 and 74054-26-001 to Public Facility Zone District
3. Public Hearing for Major Development Plan Application MJR 2501 - Major Development Plan at Hiawatha Gardens
4. Second Reading and Public Hearing of Ordinance No. 1925 Concerning Accessory Dwelling Units, Occupancy Limits for Dwelling Units, and Parking Restrictions for Multifamily Residential Development
5. Second Reading and Public Hearing of Ordinance No. 2225, An Ordinance of the City of Manitou Springs, Colorado, Amending the Manitou Springs Municipal Code to Allow Digital Publication of Certain Publication Notices

**I. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE**

**J. CITY ADMINISTRATOR REPORT**

**K. EXECUTIVE SESSION**

1. An Executive Session to hold a conference with the City Attorney for legal advice pursuant to Section 5.1(c) of the City of Manitou Springs Home Rule Charter concerning *Manitou and Pikes Peak Railway Company v. City of Manitou Springs Colorado*, El Paso County District Court Case No. 2025CV30766

**ADJOURN**

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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](mailto:jfryer@manitouspringsco.gov). You may also contact the City Clerk's Office at [cityclerk@manitouspringsco.gov](mailto:cityclerk@manitouspringsco.gov) or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.





## Memorandum

Title: Presentation of Warrants  
From: Rebecca Davis, CPFO, Finance Director  
To: Mayor and City Council  
CC: City Administrator Denise Howell  
Allocated Time: 5 Minutes

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October 21, 2025

### **Purpose:**

To present warrants, written from September 1, 2025, through September 30, 2025, to City Council.

### **Background:**

City Code 4.2. Powers and duties of Council

...the Council shall have the responsibility and power to:

(d) Prepare and administer an annual budget, and post monthly in City Hall *and make available to the public the line by line expenditures authorized by the Council.*

### **Pros and Cons:**

N/A

### **Fiscal Impact:**

Total checks written: 212

Total amount: \$1,596,320

### **Workload Impact:**

30 Minutes

### **Recommended Action:**

Acknowledge presentation of the warrants by approval of the Consent Calendar.

## Report Criteria:

Report type: Summary

Check.Type = {&lt;&gt;} "Adjustment"

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee                               | Check GL Account | Amount     |   |
|-----------|------------------|--------------|---------------|-------------------------------------|------------------|------------|---|
| 09/25     | 09/15/2025       | 22044        | 170           | CIRSA                               | 10-202-100       | 70,131.60  | M |
| 09/25     | 09/16/2025       | 22045        | 615           | CARDMEMBER SERVICE                  | 10-202-100       | 1,292.56   | M |
| 09/25     | 09/17/2025       | 22046        | 615           | CARDMEMBER SERVICE                  | 52-202-100       | 125.00     | M |
| 09/25     | 09/19/2025       | 22047        | 615           | CARDMEMBER SERVICE                  | 55-202-100       | 3,400.82   | M |
| 09/25     | 09/18/2025       | 251213       | 20220313      | EXTRA SPACE MANAGEMENT INC          | 10-202-100       | 13.00-     | V |
| 09/25     | 09/22/2025       | 251570       | 746           | MHC KENWORTH-COLORADO SPRINGS       | 10-202-100       | 1,517.62-  | V |
| 09/25     | 09/18/2025       | 251654       | 20220017      | CYBERSOURCE CORPORATION             | 55-202-100       | 548.00-    | V |
| 09/25     | 09/02/2025       | 252054       | 145724        | AMAZON CAPITAL SERVICES             | 10-202-100       | 196.07     |   |
| 09/25     | 09/02/2025       | 252055       | 145600        | AMERICAN BATTERY CORPORATION        | 55-202-100       | 99.56      |   |
| 09/25     | 09/02/2025       | 252056       | 137           | BILL'S EQUIPMENT AND SUPPLY INC     | 10-202-100       | 39.96      |   |
| 09/25     | 09/02/2025       | 252057       | 726           | BURLAP BAG                          | 10-202-100       | 146.30     |   |
| 09/25     | 09/02/2025       | 252058       | 848           | CENTURYLINK                         | 10-202-100       | 405.03     |   |
| 09/25     | 09/02/2025       | 252059       | 20221163      | DAVIS PARTNERSHIP, P.C.             | 26-202-100       | 24,694.26  |   |
| 09/25     | 09/02/2025       | 252060       | 20220763      | FRANSEN PITTMAN GENERAL CONTRACTORS | 39-202-100       | 56,721.23  |   |
| 09/25     | 09/02/2025       | 252061       | 20221169      | GARZA, DIANA                        | 10-202-100       | 500.00     |   |
| 09/25     | 09/02/2025       | 252062       | 20221170      | GONZALEZ, VICTOR                    | 10-202-100       | 300.00     |   |
| 09/25     | 09/02/2025       | 252063       | 436           | HOME DEPOT CREDIT SERVICES          | 10-202-100       | 162.55     |   |
| 09/25     | 09/02/2025       | 252064       | 270           | LEXIPOL LLC                         | 10-202-100       | 11,036.08  |   |
| 09/25     | 09/02/2025       | 252065       | 1009          | MARCUS ELECTRIC LLC                 | 10-202-100       | 370.00     |   |
| 09/25     | 09/02/2025       | 252066       | 145606        | MILE HIGH ACE HARDWARE              | 10-202-100       | 141.74     |   |
| 09/25     | 09/02/2025       | 252067       | 20200300      | MORENO, MARCUS                      | 10-202-100       | 1,250.00   |   |
| 09/25     | 09/02/2025       | 252068       | 2021089       | NATIONSEARCH.COM LLC                | 10-202-100       | 199.69     |   |
| 09/25     | 09/02/2025       | 252069       | 145602        | SITEONE LANDSCAPE SUPPLY            | 10-202-100       | 627.59     |   |
| 09/25     | 09/02/2025       | 252070       | 20200156      | T2 SYSTEMS CANADA INC               | 55-202-100       | 1,690.00   |   |
| 09/25     | 09/02/2025       | 252071       | 1027          | WESTERN PAPER DISTRIBUTORS, INC.    | 10-202-100       | 1,773.14   |   |
| 09/25     | 09/02/2025       | 252072       | 144506        | ADVANCE AUTO PARTS                  | 53-202-100       | 176.54     |   |
| 09/25     | 09/02/2025       | 252073       | 145724        | AMAZON CAPITAL SERVICES             | 53-202-100       | 630.56     |   |
| 09/25     | 09/02/2025       | 252074       | 20220677      | ARTAIK GROUP, LLC                   | 39-202-100       | 5,421.08   |   |
| 09/25     | 09/02/2025       | 252075       | 20221117      | DAVINCI SIGN SYSTEMS, INC           | 39-202-100       | 44,795.86  |   |
| 09/25     | 09/02/2025       | 252076       | 1258          | HARDLINE EQUIPMENT                  | 55-202-100       | 1,328.68   |   |
| 09/25     | 09/02/2025       | 252077       | 187           | O'REILLY AUTO PARTS / FIRST CALL    | 53-202-100       | 44.78      |   |
| 09/25     | 09/02/2025       | 252078       | 672           | REMCO EQUIPMENT CO                  | 10-202-100       | 45.00      |   |
| 09/25     | 09/02/2025       | 252079       | 143           | SCHMIDT CONSTRUCTION                | 10-202-100       | 500.50     |   |
| 09/25     | 09/02/2025       | 252080       | 170078        | TWIN BEARS                          | 54-202-100       | 46.50      |   |
| 09/25     | 09/02/2025       | 252081       | 20221161      | UNIFIRST CORPORATION                | 52-202-100       | 167.00     |   |
| 09/25     | 09/02/2025       | 252082       | 20220331      | VERIZON CONNECT FLEET USA LLC       | 55-202-100       | 773.50     |   |
| 09/25     | 09/02/2025       | 252083       | 317           | WANCO INC                           | 55-202-100       | 829.00     |   |
| 09/25     | 09/02/2025       | 252084       | 20220025      | WOLFCO COMMERCIAL SERVICES          | 10-202-100       | 165.00     |   |
| 09/25     | 09/02/2025       | 252085       | 20220358      | WOLFCO COMMERCIAL SERVICES          | 10-202-100       | 100.00     |   |
| 09/25     | 09/03/2025       | 252086       | 144506        | ADVANCE AUTO PARTS                  | 10-202-100       | 58.51      |   |
| 09/25     | 09/03/2025       | 252087       | 145724        | AMAZON CAPITAL SERVICES             | 10-202-100       | 70.35      |   |
| 09/25     | 09/03/2025       | 252088       | 20220516      | CATHCART, ROBYN                     | 10-202-100       | 60.00      |   |
| 09/25     | 09/03/2025       | 252089       | 642           | CORE & MAIN LP                      | 53-202-100       | 327.74     |   |
| 09/25     | 09/03/2025       | 252090       | 20221167      | D'HONDT, ANAYANCY                   | 10-202-100       | 12.50      |   |
| 09/25     | 09/03/2025       | 252091       | 867           | DREXEL, BARRELL & CO                | 39-202-100       | 14,835.00  |   |
| 09/25     | 09/03/2025       | 252092       | 503           | FEDERAL EXPRESS                     | 52-202-100       | 139.59     |   |
| 09/25     | 09/03/2025       | 252093       | 20221028      | FILANC                              | 52-202-100       | 117,140.42 |   |
| 09/25     | 09/03/2025       | 252094       | 1024          | GOODYEAR AUTO SERVICE CTR           | 10-202-100       | 201.80     |   |
| 09/25     | 09/03/2025       | 252095       | 15009         | JR ENGINEERING LLC                  | 39-202-100       | 637.50     |   |
| 09/25     | 09/03/2025       | 252096       | 20221171      | KIRKENDALL, ERICA                   | 10-202-100       | 145.00     |   |
| 09/25     | 09/03/2025       | 252097       | 142003        | MASTER BLASTER, INC.                | 52-202-100       | 1,160.00   |   |
| 09/25     | 09/03/2025       | 252098       | 20220219      | MATRIX DESIGN GROUP, INC            | 55-202-100       | 22,031.25  |   |
| 09/25     | 09/03/2025       | 252099       | 20220774      | ORGANIC GARDENING SERVICES LLC      | 10-202-100       | 3,502.80   |   |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee                                   | Check GL Account | Amount     |
|-----------|------------------|--------------|---------------|-----------------------------------------|------------------|------------|
| 09/25     | 09/03/2025       | 252100       | 160025        | PRODUCTION PRINTING D11                 | 10-202-100       | 141.23     |
| 09/25     | 09/03/2025       | 252101       | 143           | SCHMIDT CONSTRUCTION                    | 10-202-100       | 152.10     |
| 09/25     | 09/03/2025       | 252102       | 145602        | SITEONE LANDSCAPE SUPPLY                | 54-202-100       | 171.60     |
| 09/25     | 09/03/2025       | 252103       | 20200156      | T2 SYSTEMS CANADA INC                   | 55-202-100       | 702.00     |
| 09/25     | 09/03/2025       | 252104       | 662           | TAYCO SCREEN PRINTING                   | 10-202-100       | 109.75     |
| 09/25     | 09/03/2025       | 252105       | 269           | THE GAZETTE                             | 10-202-100       | 173.12     |
| 09/25     | 09/03/2025       | 252106       | 20221161      | UNIFIRST CORPORATION                    | 53-202-100       | 217.28     |
| 09/25     | 09/03/2025       | 252107       | 20200273      | WOLFCO COMMERCIAL SERVICES              | 10-202-100       | 175.00     |
| 09/25     | 09/04/2025       | 252108       | 20220652      | 7 SUMMITS ROOFING LLC                   | 10-202-100       | 7,333.33   |
| 09/25     | 09/04/2025       | 252109       | 145724        | AMAZON CAPITAL SERVICES                 | 10-202-100       | 65.78      |
| 09/25     | 09/04/2025       | 252110       | 20220821      | CRITERION INC                           | 10-202-100       | 3,712.59   |
| 09/25     | 09/04/2025       | 252111       | 20220017      | CYBERSOURCE CORPORATION                 | 55-202-100       | 548.00     |
| 09/25     | 09/04/2025       | 252112       | 20221163      | DAVIS PARTNERSHIP, P.C.                 | 26-202-100       | 36,689.07  |
| 09/25     | 09/04/2025       | 252113       | 20220229      | POWER DMS, INC.                         | 10-202-100       | 3,500.15   |
| 09/25     | 09/08/2025       | 252114       | 37            | AFLAC                                   | 10-202-100       | 34.40      |
| 09/25     | 09/08/2025       | 252115       | 145724        | AMAZON CAPITAL SERVICES                 | 10-202-100       | 287.56     |
| 09/25     | 09/08/2025       | 252116       | 426           | AMERICAN LOCK & KEY                     | 10-202-100       | 17.00      |
| 09/25     | 09/08/2025       | 252117       | 341           | AMERICAN WATER WORKS ASSOC              | 52-202-100       | 431.00     |
| 09/25     | 09/08/2025       | 252118       | 20220811      | BARCO PRODUCTS LLC                      | 25-202-100       | 1,240.27   |
| 09/25     | 09/08/2025       | 252119       | 848           | CENTURYLINK                             | 10-202-100       | 82.83      |
| 09/25     | 09/08/2025       | 252120       | 170           | CIRSA                                   | 10-202-100       | 7,869.95   |
| 09/25     | 09/08/2025       | 252121       | 20221173      | COX, APRIL                              | 10-202-100       | 100.00     |
| 09/25     | 09/08/2025       | 252122       | 20221163      | DAVIS PARTNERSHIP, P.C.                 | 39-202-100       | 23,020.90  |
| 09/25     | 09/08/2025       | 252123       | 436           | HOME DEPOT CREDIT SERVICES              | 10-202-100       | 48.35      |
| 09/25     | 09/08/2025       | 252124       | 20220266      | KOLLACODE LLC                           | 29-202-100       | 9,000.00   |
| 09/25     | 09/08/2025       | 252125       | 144777        | L.N. CURTIS & SONS                      | 10-202-100       | 1,028.14   |
| 09/25     | 09/08/2025       | 252126       | 56            | LOWE'S                                  | 10-202-100       | 60.48      |
| 09/25     | 09/08/2025       | 252127       | 2021089       | NATIONSEARCH.COM LLC                    | 10-202-100       | 131.55     |
| 09/25     | 09/08/2025       | 252128       | 20221067      | NTVIA ACCOUNTING DEPT                   | 10-202-100       | 17,240.63  |
| 09/25     | 09/08/2025       | 252129       | 18922         | PREFERRED DOCUMENT SOLUTIONS            | 10-202-100       | 57.49      |
| 09/25     | 09/08/2025       | 252130       | 20220843      | STARGUARD ELITE LLC                     | 10-202-100       | 1,440.00   |
| 09/25     | 09/08/2025       | 252131       | 160263        | TALL TIMBERS TREE & SHRUB SERVICE INC   | 10-202-100       | 500.00     |
| 09/25     | 09/08/2025       | 252132       | 20221166      | TOFFEL, LESLIE E                        | 10-202-100       | 445.00     |
| 09/25     | 09/08/2025       | 252133       | 20200170      | UNITED SITE SERVICES                    | 55-202-100       | 5,776.00   |
| 09/25     | 09/08/2025       | 252134       | 20220024      | WOLFCO COMMERCIAL SERVICES              | 10-202-100       | 135.00     |
| 09/25     | 09/09/2025       | 252135       | 145724        | AMAZON CAPITAL SERVICES                 | 10-202-100       | 36.36      |
| 09/25     | 09/09/2025       | 252136       | 426           | AMERICAN LOCK & KEY                     | 10-202-100       | 39.75      |
| 09/25     | 09/09/2025       | 252137       | 726           | BURLAP BAG                              | 10-202-100       | 188.10     |
| 09/25     | 09/09/2025       | 252138       | 1516          | CASELLE INC                             | 10-202-100       | 2,371.00   |
| 09/25     | 09/09/2025       | 252139       | 2021025       | CHAVEZ CONSULTING INC                   | 10-202-100       | 6,237.50   |
| 09/25     | 09/09/2025       | 252140       | 20221163      | DAVIS PARTNERSHIP, P.C.                 | 26-202-100       | 46,572.23  |
| 09/25     | 09/09/2025       | 252141       | 855           | ROCKY MOUNTAIN AIR SOLUTIONS            | 52-202-100       | 2,012.46   |
| 09/25     | 09/09/2025       | 252142       | 144342        | ROCKY TOP RESOURCES, INC.               | 10-202-100       | 453.60     |
| 09/25     | 09/09/2025       | 252143       | 20221174      | SCHNEIDER ELECTRIC BUILDINGS AMERICAS   | 52-202-100       | 753,118.01 |
| 09/25     | 09/09/2025       | 252144       | 203           | UTILITY NOTIFICATION CENTER OF COLORADO | 52-202-100       | 77.12      |
| 09/25     | 09/09/2025       | 252145       | 202195        | WATTERS H2O SERVICES                    | 52-202-100       | 5,496.25   |
| 09/25     | 09/09/2025       | 252146       | 20220883      | DIVISION OF CHILD SUPPORT               | 10-202-100       | 312.00     |
| 09/25     | 09/12/2025       | 252147       | 145701        | ALL SEASON DOOR & GLASS                 | 10-202-100       | 277.00     |
| 09/25     | 09/12/2025       | 252148       | 20220880      | AUTOMATED BUSINESS PRODUCTS OF COLORAD  | 10-202-100       | 16.63      |
| 09/25     | 09/12/2025       | 252149       | 170           | CIRSA                                   | 10-202-100       | 2,000.00   |
| 09/25     | 09/12/2025       | 252150       | 1806          | COMCAST                                 | 10-202-100       | 474.74     |
| 09/25     | 09/12/2025       | 252151       | 144799        | GARDEN OF THE GODS ACE HARDWARE         | 10-202-100       | 29.99      |
| 09/25     | 09/12/2025       | 252152       | 144289        | ITRON, INC.                             | 52-202-100       | 6,188.79   |
| 09/25     | 09/12/2025       | 252153       | 20220037      | NEW YORK LIFE                           | 10-202-100       | 1,077.20   |
| 09/25     | 09/12/2025       | 252154       | 256           | POSTMASTER                              | 10-202-100       | 370.00     |
| 09/25     | 09/12/2025       | 252155       | 529           | ROCKY MOUNTAIN RESERVE                  | 10-202-100       | 153.00     |
| 09/25     | 09/15/2025       | 252156       | 145724        | AMAZON CAPITAL SERVICES                 | 10-202-100       | 492.67     |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee                                    | Check GL Account | Amount    |
|-----------|------------------|--------------|---------------|------------------------------------------|------------------|-----------|
| 09/25     | 09/15/2025       | 252157       | 426           | AMERICAN LOCK & KEY                      | 10-202-100       | 19.00     |
| 09/25     | 09/15/2025       | 252158       | 20220677      | ARTAIC GROUP, LLC                        | 55-202-100       | 159.60    |
| 09/25     | 09/15/2025       | 252159       | 20220180      | BATTERIES + BULBS #090                   | 10-202-100       | 31.95     |
| 09/25     | 09/15/2025       | 252160       | 2021025       | CHAVEZ CONSULTING INC                    | 26-202-100       | 4,250.00  |
| 09/25     | 09/15/2025       | 252161       | 1806          | COMCAST                                  | 54-202-100       | 174.89    |
| 09/25     | 09/15/2025       | 252162       | 202111        | DOOLEY ENTERPRISES                       | 24-202-100       | 4,699.81  |
| 09/25     | 09/15/2025       | 252163       | 20220578      | DYNAMIC RENOVATION CONTRACTORS LLC       | 39-202-100       | 3,108.38  |
| 09/25     | 09/15/2025       | 252164       | 20221176      | LEDOM'S PERFORMANCE EQUIPMENT & DIESEL R | 52-202-100       | 4,703.77  |
| 09/25     | 09/15/2025       | 252165       | 56            | LOWE'S                                   | 55-202-100       | 175.39    |
| 09/25     | 09/15/2025       | 252166       | 746           | MHC KENWORTH-COLORADO SPRINGS            | 10-202-100       | 328.61    |
| 09/25     | 09/15/2025       | 252167       | 145606        | MILE HIGH ACE HARDWARE                   | 10-202-100       | 6.14      |
| 09/25     | 09/15/2025       | 252168       | 20221175      | NATURAL SOY PRODUCTS LTD                 | 10-202-100       | 143.00    |
| 09/25     | 09/15/2025       | 252169       | 242           | PETTY CASH - FINANCE                     | 10-202-100       | 10.95     |
| 09/25     | 09/15/2025       | 252170       | 20200287      | SHELDON'S AUTO REPAIR                    | 10-202-100       | 791.13    |
| 09/25     | 09/15/2025       | 252171       | 20200156      | T2 SYSTEMS CANADA INC                    | 55-202-100       | 11,726.51 |
| 09/25     | 09/15/2025       | 252172       | 20220380      | TAKE 5 CAR WASH                          | 10-202-100       | 140.00    |
| 09/25     | 09/16/2025       | 252173       | 20221177      | ALPHONSE, KURTIS                         | 01-202-100       | 23.73     |
| 09/25     | 09/16/2025       | 252174       | 145724        | AMAZON CAPITAL SERVICES                  | 10-202-100       | 383.01    |
| 09/25     | 09/16/2025       | 252175       | 125           | CEM SALES & SERVICE                      | 10-202-100       | 2,087.22  |
| 09/25     | 09/16/2025       | 252176       | 1             | CITY OF MANITOU SPRINGS PETTY CASH       | 10-202-100       | 7.57      |
| 09/25     | 09/16/2025       | 252177       | 20220058      | CRAWFORD, DAVID                          | 01-202-100       | 27.68     |
| 09/25     | 09/16/2025       | 252178       | 20221179      | LEE, CATHERINE                           | 10-202-100       | 100.00    |
| 09/25     | 09/16/2025       | 252179       | 929           | SMOKEBRUSH FOUNDATION 302 EL PASO        | 10-202-100       | 500.00    |
| 09/25     | 09/16/2025       | 252180       | 20221178      | WILKINSON, DAVID                         | 01-202-100       | 129.46    |
| 09/25     | 09/17/2025       | 252181       | 426           | AMERICAN LOCK & KEY                      | 52-202-100       | 21.25     |
| 09/25     | 09/17/2025       | 252182       | 726           | BURLAP BAG                               | 53-202-100       | 200.00    |
| 09/25     | 09/17/2025       | 252183       | 451           | COLORADO ANALYTICAL LABORATORY           | 52-202-100       | 455.00    |
| 09/25     | 09/17/2025       | 252184       | 177           | COLORADO SPRINGS UTILITIES               | 52-202-100       | 8,832.85  |
| 09/25     | 09/17/2025       | 252185       | 642           | CORE & MAIN LP                           | 52-202-100       | 6,521.59  |
| 09/25     | 09/17/2025       | 252186       | 20221004      | DETECTACHEM, INC.                        | 10-202-100       | 163.97    |
| 09/25     | 09/17/2025       | 252187       | 658           | EL PASO COUNTY PUBLIC HEALTH LABORATORY  | 52-202-100       | 368.00    |
| 09/25     | 09/17/2025       | 252188       | 1024          | GOODYEAR AUTO SERVICE CTR                | 10-202-100       | 247.75    |
| 09/25     | 09/17/2025       | 252189       | 301           | NALCO COMPANY                            | 52-202-100       | 18,678.66 |
| 09/25     | 09/17/2025       | 252190       | 144342        | ROCKY TOP RESOURCES, INC.                | 52-202-100       | 453.60    |
| 09/25     | 09/17/2025       | 252191       | 20220237      | RYAN HERCO PRODUCTS CORP                 | 52-202-100       | 56.25     |
| 09/25     | 09/17/2025       | 252192       | 20200156      | T2 SYSTEMS CANADA INC                    | 55-202-100       | 167.50    |
| 09/25     | 09/17/2025       | 252193       | 20220331      | VERIZON CONNECT FLEET USA LLC            | 55-202-100       | 773.50    |
| 09/25     | 09/17/2025       | 252194       | 20220675      | WEISBURG LANDSCAPE MAINTENANCE           | 52-202-100       | 965.25    |
| 09/25     | 09/17/2025       | 252195       | 213           | WHISLER INDUSTRIAL SUPPLY                | 52-202-100       | 183.92    |
| 09/25     | 09/17/2025       | 252196       | 551           | XEROX FINANCIAL SVCS/MARLIN LEASING CORP | 10-202-100       | 1,695.04  |
| 09/25     | 09/18/2025       | 252197       | 20220017      | CYBERSOURCE CORPORATION                  | 55-202-100       | 548.00    |
| 09/25     | 09/19/2025       | 252198       | 787           | AFFORDABLE FLAGS                         | 10-202-100       | 146.95    |
| 09/25     | 09/19/2025       | 252199       | 145724        | AMAZON CAPITAL SERVICES                  | 10-202-100       | 1,100.90  |
| 09/25     | 09/19/2025       | 252200       | 426           | AMERICAN LOCK & KEY                      | 55-202-100       | 713.98    |
| 09/25     | 09/19/2025       | 252201       | 396           | BASELINE ASSOCIATES INC                  | 10-202-100       | 1,404.00  |
| 09/25     | 09/19/2025       | 252202       | 20220993      | BLUEBEAM INC                             | 10-202-100       | 2,640.00  |
| 09/25     | 09/19/2025       | 252203       | 358           | BOUND TREE MEDICAL,LLC.                  | 10-202-100       | 3,162.64  |
| 09/25     | 09/19/2025       | 252204       | 690           | CENTURYLINK                              | 52-202-100       | 2,638.21  |
| 09/25     | 09/19/2025       | 252205       | 1             | CITY OF MANITOU SPRINGS PETTY CASH       | 10-202-100       | 952.50    |
| 09/25     | 09/19/2025       | 252206       | 177           | COLORADO SPRINGS UTILITIES               | 53-202-100       | 55,482.70 |
| 09/25     | 09/19/2025       | 252207       | 20221085      | H&D ENTERPRISES, LLC                     | 10-202-100       | 17,099.97 |
| 09/25     | 09/19/2025       | 252208       | 1618          | HEIDRICH'S COLORADO TREE FARM NURSERY    | 10-202-100       | 257.93    |
| 09/25     | 09/19/2025       | 252209       | 436           | HOME DEPOT CREDIT SERVICES               | 10-202-100       | 182.69    |
| 09/25     | 09/19/2025       | 252210       | 15009         | JR ENGINEERING LLC                       | 39-202-100       | 382.50    |
| 09/25     | 09/19/2025       | 252211       | 746           | MHC KENWORTH-COLORADO SPRINGS            | 10-202-100       | 35.84     |
| 09/25     | 09/19/2025       | 252212       | 145606        | MILE HIGH ACE HARDWARE                   | 55-202-100       | 82.71     |
| 09/25     | 09/19/2025       | 252213       | 20221086      | NOMATIX                                  | 10-202-100       | 1,437.50  |

| GL Period     | Check Issue Date | Check Number | Vendor Number | Payee                                | Check GL Account | Amount       |
|---------------|------------------|--------------|---------------|--------------------------------------|------------------|--------------|
| 09/25         | 09/19/2025       | 252214       | 391           | RICK'S GARDEN CENTER                 | 10-202-100       | 72.19        |
| 09/25         | 09/19/2025       | 252215       | 20220647      | RIDERS CONSTRUCTION                  | 55-202-100       | 700.00       |
| 09/25         | 09/19/2025       | 252216       | 20220393      | ROCKSOL CONSULTING GROUP INC         | 26-202-100       | 8,945.72     |
| 09/25         | 09/22/2025       | 252217       | 746           | MHC KENWORTH-COLORADO SPRINGS        | 10-202-100       | 1,827.53     |
| 09/25         | 09/23/2025       | 252218       | 20200156      | T2 SYSTEMS CANADA INC                | 55-202-100       | 3,345.25     |
| 09/25         | 09/23/2025       | 252219       | 144506        | ADVANCE AUTO PARTS                   | 53-202-100       | 516.05       |
| 09/25         | 09/23/2025       | 252220       | 20200132      | ALLEN, MICHAEL T                     | 10-202-100       | 1,525.00     |
| 09/25         | 09/23/2025       | 252221       | 145724        | AMAZON CAPITAL SERVICES              | 10-202-100       | 615.98       |
| 09/25         | 09/23/2025       | 252222       | 20221180      | BVTS PIKES PEAK RV OWNER, LLC        | 01-202-100       | 8,212.26     |
| 09/25         | 09/23/2025       | 252223       | 160124        | COLORADO ADVERTISING PRODUCTS        | 10-202-100       | 288.93       |
| 09/25         | 09/23/2025       | 252224       | 266           | COLORADO DEPT OF PUBLIC HEALTH       | 55-202-100       | 350.00       |
| 09/25         | 09/23/2025       | 252225       | 1024          | GOODYEAR AUTO SERVICE CTR            | 10-202-100       | 887.00       |
| 09/25         | 09/23/2025       | 252226       | 242           | PETTY CASH - FINANCE                 | 10-202-100       | 36.66        |
| 09/25         | 09/23/2025       | 252227       | 20220883      | DIVISION OF CHILD SUPPORT            | 10-202-100       | 312.00       |
| 09/25         | 09/24/2025       | 252228       | 145724        | AMAZON CAPITAL SERVICES              | 10-202-100       | 978.36       |
| 09/25         | 09/24/2025       | 252229       | 726           | BURLAP BAG                           | 10-202-100       | 72.00        |
| 09/25         | 09/24/2025       | 252230       | 350           | COLORADO COMPRESSED GASES            | 10-202-100       | 25.73        |
| 09/25         | 09/24/2025       | 252231       | 20221105      | GRANITE TELECOMMUNICATIONS LLC       | 52-202-100       | 417.43       |
| 09/25         | 09/24/2025       | 252232       | 20221185      | LANGUAGE SOLUTIONS                   | 10-202-100       | 70.80        |
| 09/25         | 09/24/2025       | 252233       | 160162        | NATIONAL ASSOC OF FIRE INVESTIGATORS | 10-202-100       | 70.00        |
| 09/25         | 09/30/2025       | 252234       | 726           | BURLAP BAG                           | 53-202-100       | 442.50       |
| 09/25         | 09/30/2025       | 252235       | 125           | CEM SALES & SERVICE                  | 10-202-100       | 613.13       |
| 09/25         | 09/30/2025       | 252236       | 177           | COLORADO SPRINGS UTILITIES           | 55-202-100       | 25,042.03    |
| 09/25         | 09/30/2025       | 252237       | 180031        | COLORADO STORMWATER COUNCIL          | 54-202-100       | 272.50       |
| 09/25         | 09/30/2025       | 252238       | 642           | CORE & MAIN LP                       | 52-202-100       | 3,944.52     |
| 09/25         | 09/30/2025       | 252239       | 20220140      | ECOSWEEPING INC                      | 55-202-100       | 5,600.00     |
| 09/25         | 09/30/2025       | 252240       | 160344        | FLAIR DATA SYSTEMS                   | 10-202-100       | 24,970.61    |
| 09/25         | 09/30/2025       | 252241       | 796           | HOOK-FAST SPECIALTIES INC.           | 10-202-100       | 479.24       |
| 09/25         | 09/30/2025       | 252242       | 15009         | JR ENGINEERING LLC                   | 39-202-100       | 323.75       |
| 09/25         | 09/30/2025       | 252243       | 2021089       | NATIONSEARCH.COM LLC                 | 52-202-100       | 210.35       |
| 09/25         | 09/30/2025       | 252244       | 20221086      | NOMATIX                              | 39-202-100       | 3,625.00     |
| 09/25         | 09/30/2025       | 252245       | 202148        | R & R AUTO GLASS                     | 55-202-100       | 85.00        |
| 09/25         | 09/30/2025       | 252246       | 1217          | RAM PRODUCTS, LTD                    | 10-202-100       | 149.53       |
| 09/25         | 09/30/2025       | 252247       | 20211010      | ROADSAFE TRAFFIC SYSTEMS INC         | 10-202-100       | 1,060.76     |
| 09/25         | 09/30/2025       | 252248       | 144342        | ROCKY TOP RESOURCES, INC.            | 52-202-100       | 907.20       |
| 09/25         | 09/30/2025       | 252249       | 20221035      | TALOS TECHNOLOGIES LTD               | 52-202-100       | 940.00       |
| 09/25         | 09/30/2025       | 252250       | 20200170      | UNITED SITE SERVICES                 | 55-202-100       | 737.00       |
| 09/25         | 09/30/2025       | 252251       | 213           | WHISLER INDUSTRIAL SUPPLY            | 54-202-100       | 42.33        |
| 09/25         | 09/18/2025       | 20240025     | 20220313      | EXTRA SPACE MANAGEMENT INC           | 10-202-100       | 3.00- V      |
| 09/25         | 09/18/2025       | 20242223     | 20220313      | EXTRA SPACE MANAGEMENT INC           | 10-202-100       | 1.00- V      |
| 09/25         | 09/18/2025       | 20250109     | 20220313      | EXTRA SPACE MANAGEMENT INC           | 10-202-100       | 4.00- V      |
| 09/25         | 09/18/2025       | 20250567     | 20220313      | EXTRA SPACE MANAGEMENT INC           | 10-202-100       | 6.00- V      |
| 09/25         | 09/23/2025       | 20250581     | 20200156      | T2 SYSTEMS CANADA INC                | 55-202-100       | 3,345.25- V  |
| 09/25         | 09/18/2025       | 20250688     | 20220313      | EXTRA SPACE MANAGEMENT INC           | 10-202-100       | 14.00- V     |
| 09/25         | 09/18/2025       | 20250809     | 20220313      | EXTRA SPACE MANAGEMENT INC           | 10-202-100       | 5.00- V      |
| Grand Totals: |                  | 212          |               |                                      |                  | 1,596,320.01 |

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Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

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## Memorandum

Title: Consider Reappointing Karl Stang to the Pikes Peak Rural Transportation Authority Citizens Advisory Committee

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

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October 21, 2025

### **Purpose:**

To reappoint Karl Stang to the Pikes Peak Rural Transportation Authority Citizens Advisory Committee (PPRTA CAC) for another term.

### **Background:**

The Pikes Peak Rural Transportation Authority (PPRTA) has a Citizens Advisory Committee (CAC) which is composed of volunteer citizens from the multiple member jurisdictions. The CAC serves as an advisory board and reviews matters coming before the PPRTA. The CAC's work includes reviewing transportation construction projects and programs that may affect the organization.

Mr. Stang was appointed by City Council to serve on the Committee on March 4, 2025. Mr. Stang replaced Alan Delwiche whose term was set to expire on December 31, 2025. By reappointing Mr. Stang to serve another term, he will serve a regular term length, which is 3 years.

### **Pros and Cons:**

N/A

### **Fiscal Impact:**

None.

### **Workload Impact:**

Minimal.

### **Recommended Action:**

Reappoint Karl Stang to the Pikes Peak Rural Transportation Authority Citizens Advisory Committee through the approval of the consent calendar.



## Memorandum

Title: Consider Appointing Marion Ceruzzi to the Open Space Advisory Committee

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

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October 21, 2025

### **Purpose:**

Council to consider appointing Marion Ceruzzi to serve as an alternate member on the Open Space Advisory Committee (OSAC).

### **Background:**

Cassandra Bresnahan has submitted an application and resume for the Council's consideration. OSAC Chair Conley has also submitted a letter of recommendation noting the committee's unanimous support for Cassandra's appointment.

### **Pros and Cons:**

N/A

### **Fiscal Impact:**

None.

### **Workload Impact:**

Minimal.

### **Recommended Action:**

Move to appoint Marion Ceruzzi as an alternate member of OSAC.





City of Manitou Springs

Application for Board/Commission Membership

Please complete the following to express interest in board or commission membership.

[Click here for a list of all board and commission vacancies!](#)

|                                                                                 |                                                                                                                                |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Which Board are you Applying For?                                               | Open Space Advisory Committee                                                                                                  |
| Membership Requested                                                            | <ul style="list-style-type: none"><li>• Alternate</li></ul>                                                                    |
| Full Name                                                                       | Marion Ceruzzi                                                                                                                 |
| Street Address                                                                  | [REDACTED]                                                                                                                     |
| City                                                                            | Manitou Springs                                                                                                                |
| State                                                                           | CO                                                                                                                             |
| Zip Code                                                                        | 80829                                                                                                                          |
| Phone                                                                           | [REDACTED]                                                                                                                     |
| Email                                                                           | [REDACTED]                                                                                                                     |
| Do you have any special interests? If so, please briefly provide details below: | Interested in preserving as much open space as possible. The maintenance of native plants and elimination of invasive species. |

*Per City Charter 9.3: The Council shall not appoint to any Board or Commission any member of the immediate family of any Council Member. Immediate family shall be defined as spouse, parents, brothers, sisters, and children.*

*(Amendment No. 8, adopted and approved January 14, 1975)*

|                                                         |    |
|---------------------------------------------------------|----|
| Do you have an immediate family member on City Council? | No |
|---------------------------------------------------------|----|

Please attach a resume:

 marionceruzziCV2025.docx



## **MARION CERUZZI, Ph.D.**

Ethidium Services LLC  
[REDACTED]  
Manitou Springs, CO 80829  
[REDACTED]  
[REDACTED] (cell)

### **HIGHLIGHTS OF QUALIFICATIONS**

#### **Pharmaceutical Industry**

Over 25 years of experience in regulatory affairs with background in multiple therapeutic areas and all phases of development for both biologics as well as synthetic drugs.

Over the past 10 years, my focus has been early development for oncology indications.

Past experience included: primary liaison and direct interface with the FDA and the Global Regulatory oncology therapeutic lead for various core project teams; provided the US regulatory strategy for development of INDs, NDAs, BLAs, and major clinical supplements, labeling changes, REMS, Health Authority meeting requests/briefing books as well as coordination and review of Multiple Myeloma regulatory activities worldwide, review of such dossiers to EU, Japan, China and response to HA questions. Presented Global Regulatory strategies to Senior Management and Key Opinion Leaders.

Management and mentoring of Regulatory professionals.

Presentations to Senior Management including CEO's

Past company representative for various professional organizations, e.g. LD-KIT PhRMA, BIO.

#### **Teaching**

Adjunct assistant professor at Community College level courses in General Biology I & II, Biology Lab, Microbiology, Nutrition (online)

#### **Volunteer Work**

Past work: Mentoring Native American student Elementary-High School (Navajo); Kiwimbi-Board member, Literacy Volunteers of America, Open Space Committee Long Hill Township; Girl Scout Co Leader, VA Hospital- Meal Mate in Dementia Unit and Hospice Unit, Raptor Trust-Receptionist/Data Entry/Gift Shop Clerk, Master Gardener NJ, Pillar (adult learner) presenter, American Red Cross Caseworker, VP Manitou Springs Garden Club, Manitou Springs Mansions Community Garden-Gardening coordinator, coordinator So. District Garden Club Annual Meeting

*Current volunteer work* Master Gardener El Paso County CO, Manitou Springs Garden Club member; Indivisible Colorado Springs-Healthcare Action Team Lead

**Computer Skills:** MS Windows, MS Word, PowerPoint, Some Excel, also familiar with MAC platform

## EDUCATION

**Doctor of Philosophy**-Biological Chemistry  
Indiana University, Bloomington, Indiana.  
Biological Chemistry Research Internship

**Bachelor of Arts**-Chemistry- Magna cum Laude  
Southern Connecticut State University, New Haven, Connecticut.  
Awards  
Chesbrough-Ponds Chemistry Award  
Connecticut State Scholarship

## Post-doctoral Research Work in Virology/Molecular Biology

Roche Institute and NJ Center for Advanced Biotechnology and Medicine

## OTHER EDUCATION

Horticulture Therapy Certificate (Credit via Colorado State University) 2018  
Master Gardener NJ-Horticultural Training  
Master Gardener CO-Horticultural Training  
Red Cross Caseworker Training  
Coursera-John Hopkins Certificate in Contact Tracing  
<https://www.coursera.org/account/accomplishments/verify/8LA3VQBjJA6N>

## INDUSTRIAL EXPERIENCE

***Ethidium Services, LLC, Owner***  
*Feb 2017- present* **Regulatory**  
**Affairs Consultant** Oncology  
*Contract work for Projects in*  
*Early and Later Development for*  
*the following companies:*

- ***Heidelberg Pharma-2023-***  
*presently assisting German*  
*based biotech company*  
*with oncology drug*  
*development*
- ***Advysom-April 2021-May***  
*2022t sub-contractor-*  
*assisted companies*  
*assigned by Advysom based*  
*in France, China, Scotland*  
*as US Agent in oncology*  
*drug development-*

*submitted INDs, liaison work with FDA, provided strategic input for Briefing Books, End of Phase II meeting, Advice on Pediatric Plans, outline T of C for NDA*

- **Merck KGaA/EMD Serono**  
*(4 years, in April 2021 projects moved to internal employees)-*

- *Acted as US/Global Regulatory Lead providing regulatory guidance on project teams for several early oncology projects in Solid Tumors, Breast Cancer and Renal Cancer*
- *Review and comment on key regulatory documents*
- *FDA Liaison work e.g., coordinated responses to FDA queries on development plan and clinical protocols.*
- *Submitted IND, protocol amendments, IB's, DSURs, etc. for company*

- **Enterome** *(4 months)*

- *Reviewed/Edited BB*
- *Coordinated and led discussion with FDA pre-IND meeting for potential cancer vaccine*
- *Acted as US Agent for French Company.*

## **Celgene Corporation Summit, NJ**

2012- Jan. 2016 (Retired) **Senior Director, Global Regulatory Affairs**

- Developed US Regulatory Strategies and operational plans for identified investigational and/or marketed products
- Worked with regional staff to execute global regulatory plans for identified projects/products
- Provided leadership to the larger regulatory team that supports assigned projects
  - Mentored/managed assigned regulatory staff
- Regulatory representative on various cross-functional teams.
  - Responsible for Global submission work for filings -e.g. sNDAs, INDs, Variations, FDA Meetings, Briefing Books, HA Meetings (US, EU, Japan, China), answering questions from Health Authorities in US, Japan, EU, Australia, Switzerland, China, US Pediatric Requests, etc.
  - REMS assessment reports, updates; REMS submission for new NDA

2009- 2012 - **Director, Global Regulatory Affairs,**

- Responsible for global Multiple Myeloma and MDS filing strategies for Revlimid,
- US FDA liaison activities; REMS submissions, labeling negotiations,
- Review and providing input on various Health Authority queries while assuring consistency across regions;
- Managing several staff members

## **Merck & Co., (formerly Schering-Plough)**

2002, 2005-2009- **Global Regulatory Affairs Lead**

- Global Strategic and US FDA Liaison activities for Marketed Oncology, Anti-inflammatory and Anti-Infective Products
- Development of regulatory strategy for products in Early Development in anti-inflammatory and oncology indications.
- NDA filing for new formulation for Temodar.
- IND filing, Co -lead fo r CTA & IMPD filings in EU

## **Sanofi-Aventis Pharma** *(formerly Aventis and Hoechst Marion Roussel)*

1994-2002 **Assistant Director, Director**

Various US and Global regulatory roles throughout mergers including Global Regulatory Strategic Liaison Oncology,

Develop global regulatory strategies (for compliance with Japanese, U.S. and European Health Agency rules and regulations) and risk assessments for a variety of new drug projects in Oncology Franchise.

- Coordinated and reviewed key regulatory documents for scientific rigor and compliance with various health authorities' rules and regulations
- Hired and Managed Drug Regulatory Affairs professionals in Oncology Franchise after merger with RPR.
- Coordination and Direction of project team for Oncology Advisory Meeting

## **TEACHING EXPERIENCE**

### **Raritan Valley Community College**

2003- 2005 Adjunct Assistant Professor,  
General Biology I, II (lecture and lab for science majors), Introductory Microbiology

### **Sussex County Community College**

2003-2005 Adjunct Assistant Professor,  
Introduction to Nutrition, Telecourse/online

## **VOLUNTEER EXPERIENCE**

**2019- present El Paso County, CO Master Gardener-** Zoom presentations to Gardeners as part of Speakers Bureau, Help Desk-Answering gardening queries, Social Media posts

**2021-2025-VP Manitou Garden club, coordinator of Mansions Community Garden**

**2020-2023 Red Cross Case Worker Southeastern Colorado-**Providing assistance to clients in recovery from disasters

### **2017-2019 Morris County, NJ Rutgers Extension Master Gardener**

Assisting elderly residents in horticulture projects, Frelinghuysen Arboretum Plant Sale, Morris County Hotline, Speakers Bureau, Writing Articles for Newsletter, Morris County Representative to NJMGA

**2017-2019 Board Trustee Kiwimbi International-**Non-Profit that provides educational assistance to children in Western Kenya. Fundraising related activities.

**2016-2019 Raptor Trust, Millington, NJ -**Receptionist: Greet those who bring in injured birds and preliminary intake assessment, database entries, Gift Shop checkout clerk

**Feb 2016 – June 2017 VA Hospital Lyons, NJ-**Feeding Veterans with Dementia, Feeding Veterans in Hospice, providing company to veterans

**2016-2017 Morristown Medical Center-**Assisting elderly patients to try to avoid/delay/mitigate delirium, feeding assistance

**2015- 2016 Home for Good Dog Rescue** Walking, Bathing and Cleaning Rescued Dogs, Administrative work

**2008- 2015 Education of Native American (the former Futures for Children Program)**

**2003-2005 Literacy Volunteers of America, English Tutor**

**Public Presentations**

*Pillar Institute* 2019-present: Science Presentations via Zoom, “How did Life Get Started on Planet Earth”, “The Fascinating Story of Evolution, Heredity and DNA”

*Women in Biotechnology Seminar*, "Women working in Research and Regulatory Affairs using Biotechnology", Raritan Valley Community College, 2005

*De Vry Industry Advisory Board Meeting* Consultant, Oct. 2003

Raising Awareness of Life Sciences Career *Day*, Raritan Valley Community College Fall 2003, 2004  
*Science Seminar*, "How Drugs are approved in the United States", Raritan Valley Community College Fall 2004

**Social Media**

Routine postings on gardening topics on CO Master Gardener El Paso County Facebook Page; Lunch and Learn Gardening Presentations; Presentations at Manitou Springs Garden Club

**Publications**

Papers:

Ceruzzi, M.A.F., Bektesh, S. L. and Richardson, J.P.: Interaction of Rho factor with bacteriophage lambda era transcripts. *J. Bioi. Chem.* 260, 9412-9418, 1985.

Ceruzzi, M. and Richardson, J. P.: Interaction of Rho protein with lambda era and T7D11 early gene transcripts. In "Sequence Specificity in Transcription and Translation" UCLA Symposia on Molecular Biology (Calendar, R. and Gold, L., eds.) Vol. 30, Alan R. Liss, Inc., New York, pp. 161-170, 1985. Ceruzzi, M. and Shatkin, A.J.: Expression of reovirus p14 in bacteria and identification in the Cytoplasm of infected mouse L-cells. *Virology* 153, 35-45, 1986.

Ceruzzi, M. and Draper, K.: The intracellular and extra cellular fate of oligodeoxyribonucleotides in tissue culture systems. *Nucleosides and Nucleotides*, §, 815-818, 1989.

Draper, K.G., Ceruzzi, M., Kmetz, M.E. and Sturzenbecker, L.: Complementary oligonucleotide sequence inhibits both Vmw65 gene expression and replication of herpes simplex virus. *Antiviral Research*, 13, 151-164, 1990.

Ceruzzi, M., Draper, K. and Schwartz, J.: Natural and phosphorothioate-modified oligodeoxyribonucleotides exhibit a nonrandom cellular distribution. *Nucleosides and Nucleotides*, 679-695, 1990.



Kmetz, M.E., Ceruzzi, M. and Schwartz, J: Vmw65 Phosphorothioate Oligonucleotides Inhibit HSV KOS Replication and Vmw65 Protein Synthesis. *Antiviral Research*, 16,173-184, 1991.

**Abstracts:**

Ceruzzi, M. and Shatkin, A.J.: Expression of reovirus polypeptide p14 in bacteria and in infected mouse L-cells. Annual ASV Meeting, Santa Barbara, CA, 1986.

Ceruzzi, M. and Shatkin, A.J.: Expression of reovirus type 3 polypeptide in E. coli. Double-stranded RNA Virus Meeting, Oxford, England, 1986.

Shatkin, A.J., Benavente, J., Ceruzzi, M. and Fajardo, E.: mRNA capping and initiation of translation:

Expression of reovirus genes. *Inti. Symp. Of Gene Expression*, Japan, 1986.

Ceruzzi, M. and Draper, K. G.: The intracellular and extra cellular fate of oligodeoxyribonucleotides in tissue culture systems. Eighth Annual Nucleoside and Nucleotide Round Table Meeting, Alabama, 1988.

Draper, K.G., Ceruzzi, M. Kmetz, M., Sturzenbecker, L: Inhibition of herpes virus replication with complementary oligonucleotides. Annual Meeting NJ ASM, 1989.

**REFERENCES**

Available upon Request

David C. Conley  
[REDACTED]  
Manitou Springs, CO 80829

October 3, 2025

City Clerk  
City of Manitou Springs  
via email to [kdukoi@manitouspringsco.gov](mailto:kdukoi@manitouspringsco.gov)

**Re: Recommendation for Alternate Member Position  
Open Space Advisory Committee**

Madam Clerk:

The City's Open Space Advisory Committee received an application for an alternate position from Marion Ceruzzi, [REDACTED], Manitou Springs, CO. Marion submitted her application and resume in early August. I met with her in person in mid-August and she attended the Committee's August meeting. On October 1, 2025, the Committee adopted a motion unanimously recommending her application to the City Council. Please let Marion and me know when the Council can take up her application. She and I anticipate attending that meeting in person.

Sincerely,

*David C. Conley*

cc: Marion Ceruzzi via email  
[REDACTED]



## Memorandum

Title: Consider Appointing Cassandra Bresnahan to the Open Space Advisory Committee

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

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October 21, 2025

### **Purpose:**

Council to consider appointing Cassandra Bresnahan to serve as an alternate member on the Open Space Advisory Committee (OSAC).

### **Background:**

Cassandra Bresnahan has submitted an application and resume for the Council's consideration. OSAC Chair Conley has also submitted a letter of recommendation noting the committee's unanimous support for Cassandra's appointment.

### **Pros and Cons:**

N/A

### **Fiscal Impact:**

None.

### **Workload Impact:**

Minimal.

### **Recommended Action:**

Move to appoint Cassandra Bresnahan as an alternate member of OSAC.



City of Manitou Springs

Application for Board/Commission Membership

Please complete the following to express interest in board or commission membership.

[Click here for a list of all board and commission vacancies!](#)

|                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Which Board are you Applying For?                                                                                                                                                                                                                                                                                    | OSAC                                                                                                                                                                                                                                                                                                                                                                                 |
| Membership Requested                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"><li>Alternate</li></ul>                                                                                                                                                                                                                                                                                                                            |
| Full Name                                                                                                                                                                                                                                                                                                            | Cassandra Bresnahan                                                                                                                                                                                                                                                                                                                                                                  |
| Street Address                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                      |
| City                                                                                                                                                                                                                                                                                                                 | Manitou Springs                                                                                                                                                                                                                                                                                                                                                                      |
| State                                                                                                                                                                                                                                                                                                                | CO                                                                                                                                                                                                                                                                                                                                                                                   |
| Zip Code                                                                                                                                                                                                                                                                                                             | 80829-1613                                                                                                                                                                                                                                                                                                                                                                           |
| Phone                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                      |
| Email                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                      |
| Do you have any special interests? If so, please briefly provide details below:                                                                                                                                                                                                                                      | I believe recreation in outdoor space is critical for mental and physical wellness. I am a physician and am also very active in the schools. I help coach high school cross country and track. I direct the Manitou 5K race fundraiser. I am outside everyday hiking, biking or running in our town. Spending time outdoors did not start during Covid, it has been a lifetime goal! |
| <p><i>Per City Charter 9.3: The Council shall not appoint to any Board or Commission any member of the immediate family of any Council Member. Immediate family shall be defined as spouse, parents, brothers, sisters, and children.</i></p> <p><i>(Amendment No. 8, adopted and approved January 14, 1975)</i></p> |                                                                                                                                                                                                                                                                                                                                                                                      |
| Do you have an immediate family member on City Council?                                                                                                                                                                                                                                                              | No                                                                                                                                                                                                                                                                                                                                                                                   |

Please attach a resume:

 CV-Cassandra Bresnahan.pages.zip

Date

08/05/2025

# Cassandra Maria Bresnahan, MD

[REDACTED]

Manitou Springs, CO 80829

[REDACTED]

[REDACTED]

## QUALIFICATIONS:

### *Board Certification Internal Medicine*

- Recertification Internal Medicine 9/2016
- Internal Medicine 9/10/2006

### *Colorado State Medical License*

- License number: 43762
- Expiration date: 4/30/2025

### *DEA Practitioner License*

- License number: FB1374696
- Expiration date: 7/31/2027

### *ACLS Provider*

- ACLS Expiration date: 4/2027

## EDUCATION:

### *University of Toledo School of Medicine*

- Toledo, OH  
1999-2003  
Doctor of Medicine

### *University of Virginia*

- Charlottesville, VA  
1995-1999  
Bachelor of Arts in Foreign Affairs

## POST GRADUATE TRAINING:

### *University of Colorado Health Sciences Center*

- Denver, CO  
2003-2006  
Internal Medicine Residency

## CLINICAL EXPERIENCE:

### *Red Mountain Internal Medicine*

- Hospitalist at St Thomas More Hospital  
4/2021-present
- Hospitalist at Sterling Regional Medical Center  
9/2010-2021

### *United States Air Force*

- Staff Internist at Internal Medicine Clinic  
United States Air Force Academy, Colorado Springs  
2006-2010

### *Military Deployment*

- Internist and Critical Care Physician  
Al Udeid Air Base, Qatar  
3/2007-9/2007
- Internist and Critical Care Physician  
Travis Air Force Base  
9/2008-1/2009

## LEADERSHIP EXPERIENCE:

### *Rural Physicians Group*

- Regional Medical Director 2018-2023
- Chief Hospitalist, Sterling Regional Medical Center 2015-2018
- Teaching physician, FP residency Sterling Medical Center, 2018-2021

### *United States Air Force*

- Medical Education Program Director, 2006-2010
- Infusion Clinic Director, 2007-2010

### *University of Toledo School of Medicine*

- At-Large Representative to Administrative Board of the Association of American Medical Colleges (AAMC), 2003
- Class Representative, Medical Student Council, 2003

## HONORS AND AWARDS:

### *Sterling Regional Medical Center*

- Physician of the Year, 2017

### *University of Colorado Health Sciences Center*

- Chief Resident, selected, 2006

### *University of Virginia*

- Ironwoman, female winner of tri-service triathlon, Spring, 1997 - 1999

## VOLUNTEERING:

### *Manitou Springs, CO, local involvement*

- Assistant Coach High School Cross Country & Track., 2023-present
- Coach Landsharks Running Club, K-6th grade, 2017-2023

## LANGUAGES:

*Fluent in Spanish*

David C. Conley  
[REDACTED]  
Manitou Springs, CO 80829

October 3, 2025

City Clerk  
City of Manitou Springs  
via email to [kdukoi@manitouspringsco.gov](mailto:kdukoi@manitouspringsco.gov)

**Re: Recommendation for Alternate Member Position  
Open Space Advisory Committee**

Madam Clerk:

The City's Open Space Advisory Committee received an application for an alternate position from Cassandra Bresnahan, [REDACTED], Manitou Springs, CO. Cassandra submitted her application and resume in early August. I met with her in person in mid-August and she attended the Committee's August meeting. On October 1, 2025, the Committee adopted a motion unanimously recommending her application to the City Council. Please let Cassandra and me know when the Council can take up her application. She and I anticipate attending that meeting in person.

Sincerely,

*David C. Conley*

cc: Cassandra Bresnahan via email  
[REDACTED]



## Memorandum

Title: Second Reading and Public Hearing of Ordinance No. 2025, An Ordinance Vacating a Portion of the Old Man's Trail Right-of-Way Adjacent to the Property Known as 10 Old Man's Trail

From: Chelsea Royston, Senior Planner

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 10 Minutes

---

October 21, 2025

### **Purpose:**

The City of Manitou Springs proposes to vacate a portion of Right-of-Way adjacent to 10 Old Man's Trail. This is part of the Hiawatha Gardens project which includes multiple application packages under concurrent review, including the proposed rezoning of two parcels from Commercial to Public Facilities zone district.

### **Background:**

The partial vacation of the Old Man's Trail Right-of-Way (ROW) is accompanied by a dedication of ROW in the subdivision plat that is under administrative review. These two actions combine to complete the realignment of Old Man's Trail so that the platted ROW accurately depicts the travel path of the physical improvements. Approximately 3,652 square feet (0.08 acres) is proposed to be vacated. Approximately 7,544 square feet (0.17 acres) is proposed to be dedicated.

The property known as 10 Old Man's Trail is currently developed with a parking lot and a building that was historically used as a dance hall. The property was purchased in 2016 by the City of Manitou Springs for use as a Public Facility to include a paid parking lot, bus stop, public restrooms and event space. In order to clarify the prevailing regulations on the site, the rezoning and vacation are being presented for consideration prior to the Major Development Plan. By rezoning the property prior to reviewing the development plan, City reviewers, appointed officials, city council, and the public can more easily understand the development standards, utility requirements, and access concerns that will be considered. Another benefit of reviewing these two applications prior to the development plan, is the adoption of ordinances that is required to approve rezoning and vacations, which require two readings before City Council.

The first reading of the Ordinance was presented to City Council on October 7th with no objections. This vacation request was formally presented to the City Planning Commission during its regularly scheduled meeting on September 10, 2025 with no





objections. Additionally, no members of the public provided comments or objections during the public hearing portion of the meeting. The City Planning Commission recommended approval of the vacation, indicating general agreement that the vacation was appropriate and consistent with city planning objectives. Please refer to the City Planning Commission staff report and meeting minutes for additional details.

### **Pros and Cons:**

#### **Pros:**

- Supports the goals outlined in Plan Manitou, the Transportation and Mobility Master Plan, and others, ensuring consistency in land use planning.
- Accurately aligns the developed path of travel with the platted right-of-way.
- Ensures appropriate application of the Land Use and Development Code to the proposed development.

#### **Cons:**

- Public Facilities require ongoing maintenance, which may place additional demands on the City's budget and resources.

### **Fiscal Impact:**

The proposed vacation does not have direct fiscal implications because the Old Man's Trail has already been developed outside the platted ROW on property owned by the City.

However, the following are indirect implications or implications caused by the vacation: The realignment of the Old Man's Trail ROW will aid in the development of the proposed public restroom building, as it allows staff to calculate building setbacks from the property line as it is currently developed, rather than as currently platted.

### **Workload Impact:**

Approximately 10 staff hours have been appropriated by the application.

### **Recommended Action:**

Move to adopt on Second Reading, Ordinance No. 2025, an ordinance vacating a portion of the Old Man's Trail Right-of-Way adjacent to the property known as 10 Old Man's Trail.

## ORDINANCE

**AN ORDINANCE VACATING A PORTION OF THE OLD MAN'S TRAIL RIGHT-OF-WAY ADJACENT TO THE PROPERTY KNOWN AS 10 OLD MAN'S TRAIL, CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO.**

**WHEREAS**, the Manitou Springs City Planning Commission recommended on September 10, 2025, the vacation of a portion of platted, but not developed with roadway, Old Man's Trail; and

**WHEREAS**, City staff have found that the path of travel for the developed portion of Old Man's Trail does not follow the platted right-of-way

**WHEREAS**, City staff and public utilities providers have found that the right-of-way contains no existing utilities and there is no need to retain an easement over the proposed vacated area for future utilities systems to surrounding properties; and

**WHEREAS**, the City Council finds the area of right-of-way is undeveloped and unnecessary for future public access and the vacation would not deprive abutting properties from adequate, legal access.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:**

**Section 1:** The area as shown on Exhibit A attached to this ordinance and described as follows is hereby vacated:

A PORTION OF OLD MAN'S TRAIL AS DEPICTED ON THE PLAT OF THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, EL PASO COUNTY, COLORADO, RECORDED IN PLAT BOOK C, PAGE 40 OF THE EL PASO COUNTY RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF LOT 19, OF THE SAID ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, AND CONSIDERING THE WESTERLY LINE OF SAID LOT 19 TO BEAR N 16°52'54" E, 54.00 FEET, BEING MONUMENTED AT THE SOUTH TERMINUS BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED "DBCO. PLS 37913" AND MONUMENTED AT THE NORTH TERMINUS BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED "DBCO PLS 37913", WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO;

THENCE ALONG SAID WESTERLY LINE OF LOT 19, N 16°52'24" W, 54.00 FEET TO THE MOST SOUTHERLY CORNER OF THAT TRACT NO. 1-X OF THE CITY OF MANITOU SPRINGS PROJECT NO. M7758 (1), AS REFERENCED IN THAT SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 216004748 OF THE EL PASO COUNTY RECORDS;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT THE NEXT TWO (2) COURSES:

1. N 06°16'24" W, 24.50 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, WHENCE THE RADIAL LINE BEARS N 79°22'21" W, 372.20 FEET;
2. THENCE 89.74 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 372.20 FEET, A CENTRAL ANGLE OF 13°48'49", AND BEING SUBTENDED BY A CHORD THAT BEARS N 03°43'15" E, 89.52 FEET;

THENCE N 16°52'24" E, 56.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EL PASO BOULEVARD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 74°25'44" E, 35.55 FEET;

THENCE S 16°52'24" W, 185.17 FEET TO THE **POINT OF BEGINNING**.

**Section 2.** If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

**Section 3:** This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

**Section 4:** This Ordinance shall be in full force and effect from and after five (5) days of its final passage and publication as provided by law.

Passed on first reading and ordered published this 7th day of October 2025.

A Public Hearing on Ordinance No. 2025 will be held at the October 21, 2025, City Council meeting. The Council meeting will be held at 6:00 pm at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

\_\_\_\_\_  
City Clerk, Elena Krebs

Ordinance Published: October 8, 2025.  
*City's Official Website and City Hall*

Passed on second reading and adopted by Council this \_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Mayor, John Graham

Attest: \_\_\_\_\_  
City Clerk, Elena Krebs

Published: \_\_\_\_\_, 2025 (in full)  
*City's Official Website and City Hall*

# 10 OLD MAN'S TRAIL SUBDIVISION

A REPLAT OF LOTS 11–20, THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, A PART OF SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, AND BLOCK 6, AN AMENDED PLAT OF MANSIONS PARK PLACE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO

TOTAL AREA PLATTED = 2.066 ACRES MORE OR LESS (LOT 1)  
0.222 ACRES MORE OR LESS (BLOCK 6A)

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF MANITOU SPRINGS, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND, TO WIT:

**LEGAL DESCRIPTION:(See Survey Note 5)**

THE LAND IS DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTIES ASSESSED AS TAX SCHEDULE NO. (74054–26–002)

PARCEL A:  
THAT PORTION OF THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU AND SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU AND THE AMENDED PLAT OF MANSIONS PARK PLACE, AND OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF TH 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE EAST LINE OF LOTS 11 THROUGH 14, THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, WHICH WAS ASSUMED TO BE NORTH 00°36'00" WEST.

BEGINNING AT A POINT ON THE EASTERLY LINE OF CHERRY PLACE AS SHOWN ON THE PLAT OF SAID SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU AS RECORDED IN PLAT BOOK F AT PAGE 25 OF THE RECORDS OF THE SAID EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 11, IN SAID THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU AS RECORDED IN PLAT BOOK C AT PAGE 40 OF SAID RECORDS;THENCE NORTH 71°22'25" WEST ON SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOTS 11 AND 20, 268.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20;  
THENCE ON THE SOUTH LINE OF LOT 19, IN SAID ALBRECHT SUBDIVISION SOUTH 88°35'49" WEST, 55.44 FEET TO THE MOST EASTERLY CORNER OF THAT PARCEL DESCRIBED IN BOOK 2975 AT PAGE 914 OF SAID EL PASO COUNTY RECORDS;  
THENCE ON THE SOUTHERLY LINE OF SAID PARCEL, SOUTH 79°39'49" WEST, 73.50 FEET;  
THENCE ON THE WESTERLY LINE OF SAID PARCEL, NORTH 36°14'12" WEST, 12.00 FEET, (FIELD–NORTH 17°01'33" WEST, 11.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19,  
THENCE ON THE WESTERLY LINE OF SAID LOT 19, NORTH 16°20'30" EAST, 54.00 FEET TO THE MOST SOUTHERLY CORNER OF THAT TRACT NO. 1–X OF THE CITY OF MANITOU SPRINGS PROJECT NO. M7758 (1) TO BE DEEDED FROM THE CITY OF MANITOU SPRINGS TO P.D.M., INC.;

THENCE ON THE WESTERLY LINE OF SAID TRACT FOR THE NEXT FOUR (4) COURSES:  
(1) NORTH 06°24'00" WEST, 24.50 FEET;  
(2) THENCE ON A NON–TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 372.2 FEET, THROUGH A CENTRAL ANGLE OF 19°29'41", AN ARC DISTANCE OF 126.64 FEET (THE CHORD OF SAID CURVE BEARS NORTH 00°34'05" EAST, 126.03 FEET);  
(3) THENCE ON A NON–TANGENT LINE, NORTH 32°41'00" EAST, 22.00 FEET;  
(4) THENCE NORTH 75°28'30" EAST, 43.80 FEET TO THE WESTERLY LINE OF LOT 16 IN SAID ALBRECHT SUBDIVISION;  
THENCE CONTINUE NORTH 75°28'30" EAST, 24.00 FEET;  
THENCE ON A CURVE TO THE RIGHT, WHOSE RADIUS IS 204.2 FEET, THROUGH A CENTRAL ANGLE OF 42°07'30", AN ARC DISTANCE OF 150.1 FEET;  
THENCE SOUTH 62°24'00" EAST, 103.70 FEET; THENCE ON A CURVE TO THE LEFT WHOSE RADIUS IS 741.2 FEET, THROUGH A CENTRAL ANGLE OF 03°20'47", AN ARC DISTANCE OF 43.29 FEET TO INTERSECT THE NORTHEAST LINE OF THAT TRACT DESCRIBED AS PARCEL C IN BOOK 2740 AT PAGE 44 OF SAID RECORDS;  
THENCE ON SAID NORTHEAST LINE, SOUTH 30°52'00" EAST, 30.63 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF CHERRY PLACE AS SHOWN IN SAID SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN SAID THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU;  
THENCE SOUTH 00°36'00" EAST ON SAID NORTHERLY EXTENSION AND ON SAID EASTERLY LINE OF CHERRY PLACE, 210.46 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO,

AND

THAT PART OF LOT 1, BLOCK 1., IN A SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, MANITOU, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWEST BOUNDARY LINE OF SAID LOT 1, A CHORD DISTANCE OF 15.55 FEET NORTHEAST FROM A POINT OF TANGENT ON AN UNIMPROVED STREET KNOWN AS CHERRY PLACE; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE WHOSE RADIUS IS 19.74 FEET, A DISTANCE OF 15.99 FEET TO A POINT OF TANGENT; THENCE SOUTH ALONG THE WEST BORDER OF SAID LOT 1, A DISTANCE OF 122.3 FEET TO A POINT; THENCE IN NORTHERLY DIRECTION A DISTANCE OF 136.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT

PORTION LYING WITHIN THE PUBLIC ROAD ALONG THE NORTH LINE OF LOTS 14 AND 20, THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, IN THE CITY OF MANITOU SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION IS AS SHOWN ON THE INFORMATIONAL TITLE COMMITMENT ISSUED BY CORE TITLE GROUP LLC, FILE NO. 1470COR–C, COMMITMENT DATE OF 05/09/2024 AT 7:30 AM.

SURVEYOR'S NOTE: THE SUBSEQUENT CALL AFTER THE 4TH COURSE OF TRACT NO. 1–X SHOULD READ "THENCE CONTINUE NORTH 75°28'30" EAST, 24.00 FEET;"

SURVEYOR'S NOTE: SEE PLAT NOTE 2 FOR CLARIFICATION OF THE PROPERTY DESCRIBED UNDER THE EXCEPTION "PORTION LYING WITHIN..."

TOGETHER WITH:

ALL OF BLOCKS 5 AND 6, AS SHOWN ON AN AMENDED PLAT OF MANSIONS PARK PLACE, MANITOU, COUNTY OF EL PASO, STATE OF COLORADO,

SURVEYOR'S NOTE: ONLY BLOCK 6 IS INCLUDED IN THIS REPLAT, AN AMENDED PLAT OF MANSIONS PARK PLACE, MANITOU, RECORDED UNDER RECEPTION NO. 235237 IN THE RECORDS OF SAID EL PASO COUNTY.

LEGAL DESCRIPTION IS AS SHOWN ON THE INFORMATIONAL TITLE COMMITMENT ISSUED BY CORE TITLE GROUP LLC, FILE NO. 2141COR–C, COMMITMENT DATE AUGUST 8, 2024 AT 7:30 AM

## AS–MEASURED LEGAL DESCRIPTION (SEE SURVEY NOTE 4)

THE FOLLOWING AS–MEASURED LEGAL DESCRIPTION IS BASED UPON FOUND MONUMENTATION AND RECORD INFORMATION AS SHOWN HEREON THIS SURVEY.

A TRACT OF LAND BEING A PART OF THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU AND SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU, AND AN AMENDED PLAT OF MANSIONS PARK PLACE, MANITOU, EL PASO COUNTY, COLORADO;

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF MANITOU SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS:

‘BEGINNING’ AT A POINT ON THE EASTERLY LINE OF CHERRY PLACE AS SHOWN ON SAID PLAT OF SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU AS RECORDED IN PLAT BOOK F AT PAGE 25 OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE WEST LINE OF LOT 1 OF SAID PLAT, AND CONSIDERING A PORTION OF SAID WEST LINE TO BEAR S 00°03'10" W, 76.16 FEET, MONUMENTED AT THE NORTH TERMINUS BY A FOUND #6 REBAR WITH ALUMINUM CAP STAMPED "DBCO PLS 37913" AND MONUMENTED AT THE SOUTH TERMINUS BY A FOUND #6 REBAR WITH ALUMINUM CAP STAMPED "DBCO PLS 37913" AND WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO, SAID POINT BEING THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 11, AS SHOWN ON THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, RECORDED IN PLAT BOOK C, PAGE 40 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING THE TRUE "POINT OF BEGINNING";

THENCE N 70°50'31" W, 268.61 FEET, ON SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOTS 11 AND 20, TO THE SOUTHWEST CORNER OF SAID LOT 20, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 19;

THENCE S 89°07'43" W, 55.44 FEET ON THE SOUTH LINE OF LOT 19;

THENCE S 80°10'01" W, 73.50 FEET;

THENCE N 16°17'16" W, 11.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19;

THENCE N 16°52'24" E, 54.00 FEET ON THE WESTERLY LINE OF SAID LOT 19;

THENCE N 06°16'24" W, 24.50 FEET TO A POINT OF NON–TANGENT CURVE CONCAVE TO THE LEFT, WHENCE THE RADIAL LINE BEARS N 79°22'21" W;

THENCE 123.93 FEET NORTHEAST, ON THE ARC OF SAID NON–TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 372.200 FEET, A CENTRAL ANGLE OF 19°04'38", AND BEING SUBTENDED BY A CHORD THAT BEARS N 01°05'20" E, 123.36 FEET;

THENCE N 34°41'09" E, 21.74 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF EL PASO BOULEVARD;

THENCE ALONG SAID RIGHT–OF–WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. N 74°25'44" E, 64.87 FEET TO A POINT OF NON–TANGENT CURVE CONCAVE TO THE RIGHT, WHENCE THE RADIAL LINE BEARS S 15°37'29" E;  
2. SOUTHEAST, 154.26 FEET ALONG THE ARC OF SAID NON–TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 204.20 FEET, A CENTRAL ANGLE OF 43°17'04", AND BEING SUBTENDED BY A CHORD THAT BEARS S 83°58'56" E, 150.62 FEET;  
3. S 62°57'53" E, 103.70 FEET TO A POINT OF CURVE TO THE LEFT;  
4. 43.29 FEET ON THE ARC OF SAID CURVE TO THE LEFT, TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 741.20 FEET, A CENTRAL ANGLE OF 03°20'47", AND BEING SUBTENDED BY A CHORD THAT BEARS S 64°38'17" E, 43.28 FEET;  
5. S 36°52'09" E, 32.56;

THENCE S 02°30'54" W, 137.27 FEET TO THE WEST LINE OF LOT 1 AS SHOWN ON SAID SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU;

THENCE S 00°03'10" W, 76.16 FEET ON SAID WEST LINE, TO THE "POINT OF BEGINNING";

THE ABOVE DESCRIBED PARCEL CONTAINS 2.066 ACRES OR 90,008 SQUARE FEET, MORE OR LESS.

## AS–MEASURED LEGAL DESCRIPTION BLOCK 6A (SEE SURVEY NOTE 5)

THE FOLLOWING AS–MEASURED LEGAL DESCRIPTION FOR BLOCK 6, AMENDED PLAT OF MANSIONS PARK PLACE IS BASED UPON FOUND MONUMENTATION AND RECORD INFORMATION AS SHOWN HEREON THIS SURVEY.

A TRACT OF LAND BEING A PART OF AN AMENDED PLAT OF MANSIONS PARK PLACE, MANITOU, RECORDED IN PLAT BOOK Q, PAGE 19 IN THE EL PASO COUNTY RECORDS, EL PASO COUNTY, COLORADO;

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF MANITOU SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF CHERRY PLACE AS SHOWN ON SAID PLAT OF SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU AS RECORDED IN PLAT BOOK F AT PAGE 25 OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE WEST LINE OF LOT 1, AND CONSIDERING A PORTION OF SAID WEST LINE TO BEAR S 00°03'10" W, 76.16 FEET, MONUMENTED AT THE NORTH TERMINUS BY A FOUND #6 REBAR WITH ALUMINUM CAP STAMPED "DBCO PLS 37913" AND MONUMENTED AT THE SOUTH TERMINUS BY A FOUND #6 REBAR WITH ALUMINUM CAP STAMPED "DBCO PLS 37913" AND WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO, SAID POINT BEING THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 11, AS SHOWN ON THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, RECORDED IN PLAT BOOK C, PAGE 40 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE N 70°50'31" W, 268.61 FEET ON SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOTS 11 AND 20, TO THE SOUTHWEST CORNER OF SAID LOT 20;

THENCE S 89°07'43" W, 55.44 FEET, ON THE SOUTH LINE OF LOT 19;

THENCE S 80°10'01" W, 73.50 FEET;

THENCE N 16°17'16" W, 11.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19;

THENCE N 16°52'24" E, 54.00 FEET, ON THE WESTERLY LINE OF SAID LOT 19;

THENCE N 06°16'24" W, 24.50 FEET TO A POINT OF NON–TANGENT CURVE CONCAVE TO THE LEFT, WHENCE THE RADIAL LINE BEARS N 79°22'21" W;  
THENCE NORTHEAST, 123.93 FEET ALONG THE ARC OF SAID NON–TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 372.20 FEET, A CENTRAL ANGLE OF 19°04'38", AND BEING SUBTENDED BY A CHORD THAT BEARS N 01°05'20" E, 123.36 FEET;

THENCE S 77°25'03" W, 60.33 FEET TO THE MOST NORTHEASTERLY CORNER OF BLOCK 6A, SAID CORNER ALSO BEING ON THE SOUTHERLY RIGHT–OF–WAY LINE FOR EL PASO BOULEVARD, THE WESTERLY RIGHT–OF–WAY LINE FOR OLD MAN'S TRAIL, AND THE "POINT OF BEGINNING";

THENCE ON SAID WESTERLY RIGHT–OF–WAY LINE OF OLD MAN'S TRAIL, THE FOLLOWING TWO (2) COURSES:

1. S 03°22'22" E, 111.19 FEET;  
2. S 01°15'31" E, 49.28 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF VIRGINIA ROAD, AS SHOWN ON SAID AMENDED PLAT OF MANSIONS PARK PLACE;

THENCE ON SAID NORTHERLY RIGHT–OF–WAY LINE THE FOLLOWING TWO (2) COURSES:

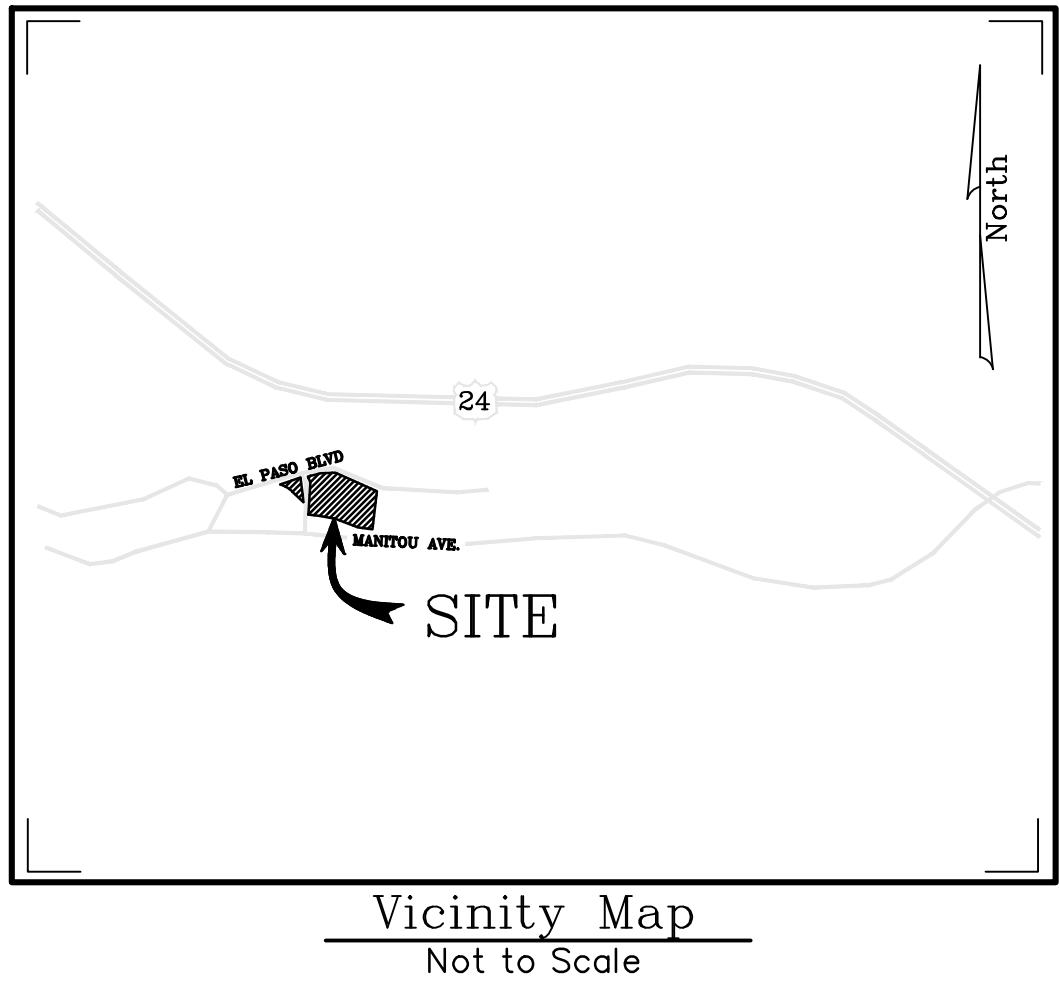
1. N 42°35'50" W, 97.61 FEET TO A POINT OF CURVE TO THE LEFT;  
2. 92.85 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 209.35 FEET, A CENTRAL ANGLE OF 25°24'44", AND BEING SUBTENDED BY A CHORD THAT BEARS N 55°18'14" W, 92.09 FEET TO SAID SOUTHERLY RIGHT–OF–WAY LINE OF EL PASO BOULEVARD;

THENCE N 74°59'06" E, 138.90 FEET ON SAID RIGHT–OF–WAY LINE TO THE "POINT OF BEGINNING";

THE ABOVE DESCRIBED PARCEL CONTAINS 0.222 ACRES OR 9,684 SQUARE FEET, MORE OR LESS.

## SURVEY NOTES:

- "NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON".
- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTHERLY PORTION OF THE WEST LINE OF LOT 1, BLOCK 1, SHOWN ON THE SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, MONUMENTED AT THE NORTH TERMINUS AND AT THE SOUTHWEST CORNER OF SAID LOT 1 BY A 1 1/2" ALUMINUM CAP MARKED "DBCO PLS 37913" BEARS S00°03'10"W, 76.16' AS SHOWN HEREON, GRID BEARING DETERMINED FROM GPS INFILL SURVEY AND OPUS SOLUTION, RINEX FILE: 300\_300q.22o ON OCTOBER 27, 2022.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. THE AS–MEASURED AREA OF THE SUBJECT PROPERTY IS 90,061 S.F. OR 2.068 ACRES, MORE OR LESS.
- AN INFORMATIONAL TITLE COMMITMENT WAS PROVIDED TO DREXEL, BARRELL & CO. BY CORE TITLE GROUP LLC; FILE NO. 1470COR, AMENDMENT NO. 1470COR–C, COMMITMENT DATE OF MAY 9, 2024 AT 7:30 AM, WAS RELIED UPON FOR MATTERS CONCERNING OWNERSHIP AND EASEMENTS OF RECORD FOR THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED, RECEPTION NO. 216004748, RECORDED IN THE RECORDS OF EL PASO COUNTY, COLORADO. THE UNDERSIGNED HAS ALSO RELIED UPON RECORDED PLATS PROVIDED BY THE OWNER, EL PASO COUNTY PUBLIC LAND RECORDS, AND BOTH FOUND AND SET MONUMENTS IN THE FIELD. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
- AN INFORMATIONAL TITLE COMMITMENT WAS PROVIDED TO DREXEL, BARRELL & CO. BY CORE TITLE GROUP LLC; FILE NO. 2141COR, AMENDMENT NO. 2141COR–C, COMMITMENT DATE AUGUST 8, 2024 AT 7:30 AM, WAS RELIED UPON FOR MATTERS CONCERNING OWNERSHIP AND EASEMENTS OF RECORD FOR THE PROPERTY DESCRIBED AS BLOCK 6, SHOWN ON THE AMENDED PLAT OF MANSIONS PARK PLACE, COUNTY OF EL PASO, STATE OF COLORADO. THE UNDERSIGNED HAS ALSO RELIED UPON RECORDED PLATS PROVIDED BY THE OWNER, EL PASO COUNTY PUBLIC LAND RECORDS, AND BOTH FOUND AND SET MONUMENTS IN THE FIELD. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
- THE LEGAL DESCRIPTION AS DESCRIBED IN SAID INFORMATIONAL TITLE COMMITMENT, 1470COR–C, AGREES WITH SAID SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 216004748 IN THE RECORDS OF EL PASO COUNTY. THE CALCULATED AREA OF THE REPLATTED PROPERTIES IS BASED UPON FOUND AND SET MONUMENTATION AS SHOWN HEREON.
- THE AS–MEASURED LEGAL DESCRIPTIONS FOR THE REPLATTED PROPERTIES ARE FROM FOUND MONUMENTATION AND RECORD INFORMATION, AS SHOWN HEREON.
- FIELD WORK WAS COMPLETED IN JULY, 2024.



## SURVEYOR'S STATEMENT:

I, PETER VAN STEENBURGH, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT IT ACCURATELY SHOWS INTO DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PETER VAN STEENBURGH  
PLS NUMBER 37913 FOR  
AND ON BEHALF OF  
DREXEL BARRELL & CO.

## CITY APPROVALS:

ON BEHALF OF THE CITY OF MANITOU SPRINGS, THE UNDERSIGNED HEREBY APPROVES FOR FILING THE ACCOMPANYING PLAT OF "10 OLD MAN'S TRAIL SUBDIVISION"

CITY PLANNING DIRECTOR

DATE

## CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO )

)SS

COUNTY OF EL PASO )

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK  
\_\_\_\_\_, M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED UNDER  
RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

\_\_\_\_\_, RECORDER

FEE:

BY: \_\_\_\_\_

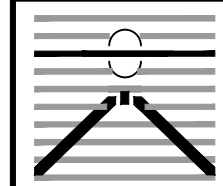
DEPUTY

SURCHARGE: \_\_\_\_\_

Sheet 1 – Description, Dedication, Notes and Certificates  
Sheet 2 – Plat Graphic, Lots–Tracts

AUGUST 20, 2025

SHEET 1 OF 2



DREXEL, BARRELL & CO.  
Engineers-Surveyors  
101 S. SAWATCH ST. SUITE 100  
COLORADO SPGS, COLORADO 80903  
(719) 260-0887

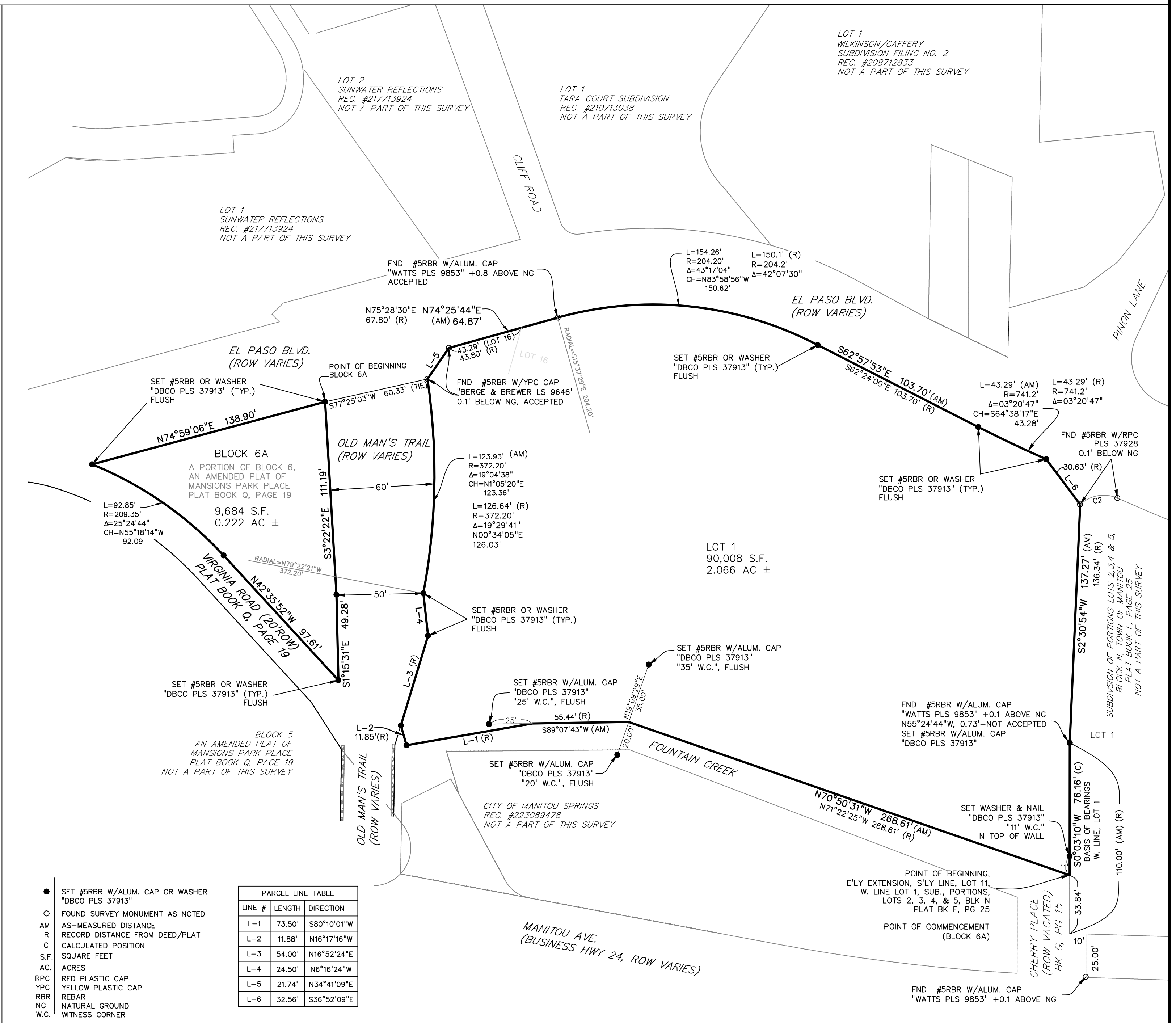
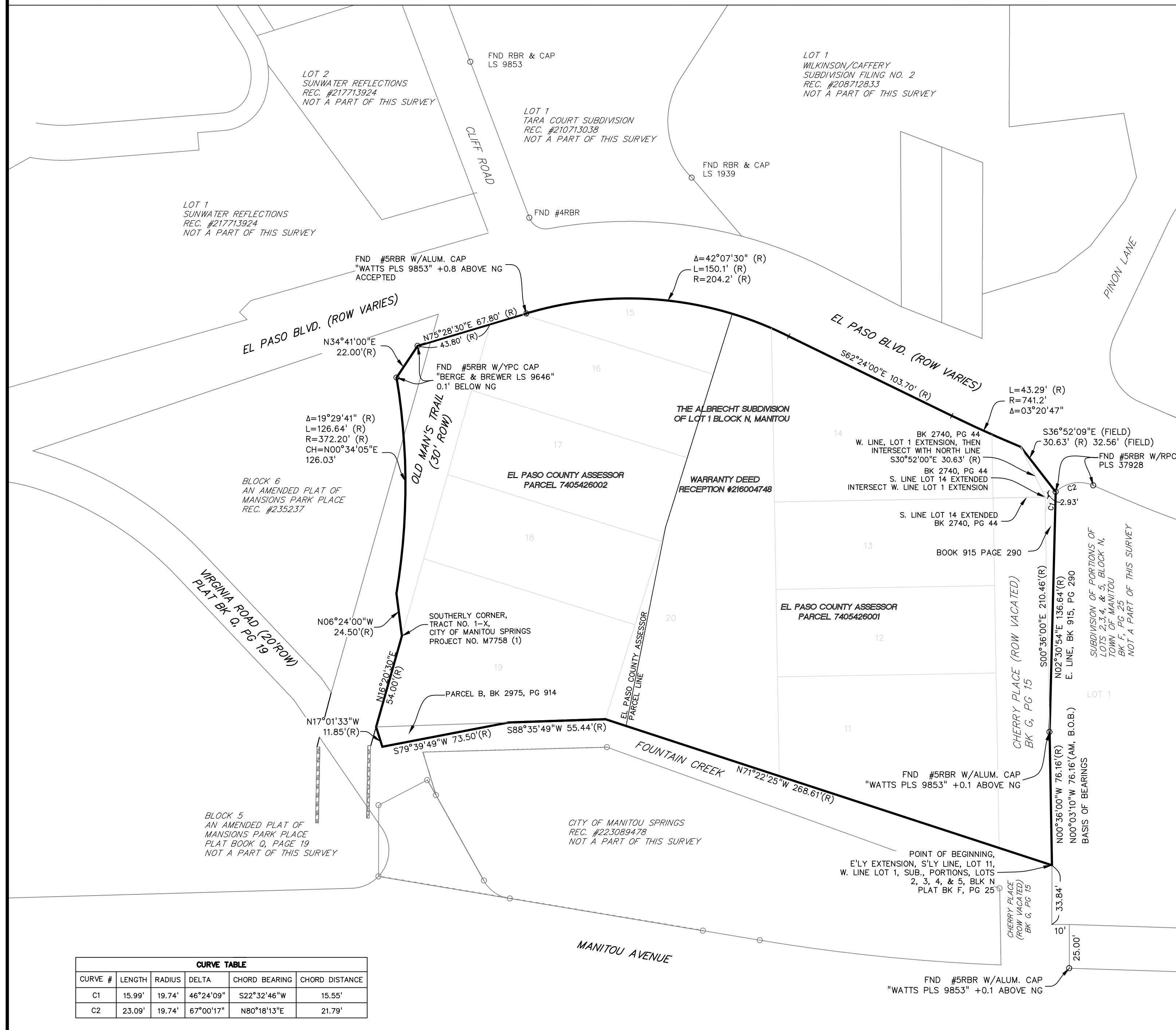
Job No. 20944–29

20944–29 REPLAT–REV0525.dwg



# 10 OLD MAN'S TRAIL SUBDIVISION

A REPLAT OF LOTS 11-20, THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, A PART OF SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, AND BLOCK 6, AN AMENDED PLAT OF MANSIONS PARK PLACE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO

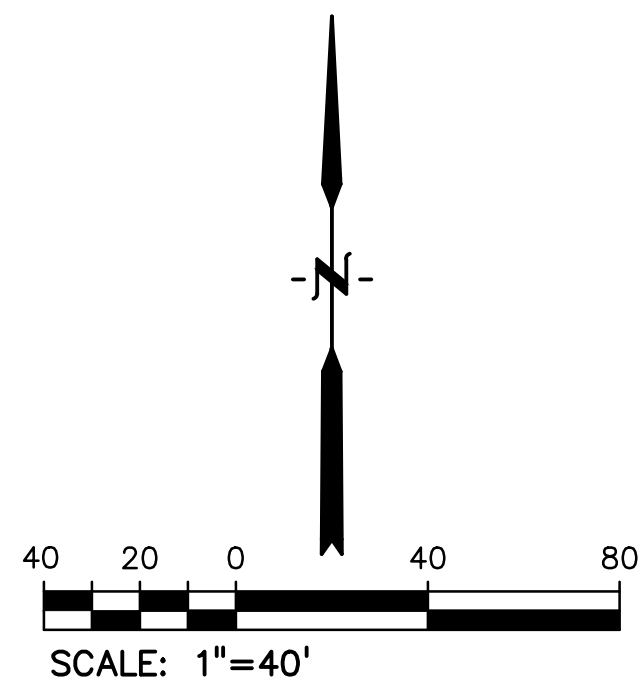


## CURRENTLY EXISTING

RECORD DIMENSIONS AND BEARINGS ARE FROM SPECIAL WARRANTY DEED RECEPTION #216004748

## REPLATTED

DIMENSIONS AND BEARINGS ESTABLISHED FROM FOUND MONUMENTATION AND BOUNDARY ANALYSIS OF FIELD SURVEY WORK



## 20944-29: OLD MAN'S TRAIL

May 20, 2025

### EXHIBIT A

### SHEET 1/2

A PORTION OF OLD MAN'S TRAIL AS DEPICTED ON THE PLAT OF THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, EL PASO COUNTY, COLORADO, RECORDED IN PLAT BOOK C, PAGE 40 OF THE EL PASO COUNTY RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF LOT 19, OF THE SAID ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, AND CONSIDERING THE WESTERLY LINE OF SAID LOT 19 TO BEAR N 16°52'54" E, 54.00 FEET, BEING MONUMENTED AT THE SOUTH TERMINUS BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED "DBCO. PLS 37913" AND MONUMENTED AT THE NORTH TERMINUS BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED "DBCO PLS 37913", WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO;

THENCE ALONG SAID WESTERLY LINE OF LOT 19, N 16°52'24" W, 54.00 FEET TO THE MOST SOUTHERLY CORNER OF THAT TRACT NO. 1-X OF THE CITY OF MANITOU SPRINGS PROJECT NO. M7758 (1), AS REFERENCED IN THAT SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 216004748 OF THE EL PASO COUNTY RECORDS;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT THE NEXT TWO (2) COURSES:

1. N 06°16'24" W, 24.50 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, WHENCE THE RADIAL LINE BEARS N 79°22'21" W, 372.20 FEET;
2. THENCE 89.74 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 372.20 FEET, A CENTRAL ANGLE OF 13°48'49", AND BEING SUBTENDED BY A CHORD THAT BEARS N 03°43'15" E, 89.52 FEET;

THENCE N 16°52'24" E, 56.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EL PASO BOULEVARD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 74°25'44" E, 35.55 FEET;

THENCE S 16°52'24" W, 185.17 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIBED PORTION CONTAINS 0.084 ACRES OR 3,652 SQUARE FEET, MORE OR LESS.

I, PETER VAN STEENBURGH, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING

Peter Van Steenburgh PLS 37913  
For and on behalf of Drexel, Barrell & Co.  
101 S. Sahwatch Street, Ste. 101  
Colorado Springs, Colorado 80903  
719-260-0887



EXHIBIT A  
SHEET 2/2

SUNWATER REFLECTIONS  
REC. #217713924

EL PASO BOULEVARD  
(ROW VARIES)

BLOCK 6  
AMENDED PLAT OF  
MANSIONS PARK PLACE  
BOOK Q, PAGE 19

| LINE TABLE |        |            |
|------------|--------|------------|
| LINE #     | LENGTH | DIRECTION  |
| L-1        | 24.50' | N6°16'24"W |

L=89.74'  
R=372.20'  
Δ=13°48'49"  
CH=N3°43'15"E  
89.52'

RADIAL=N79°22'21"W, 372.20'

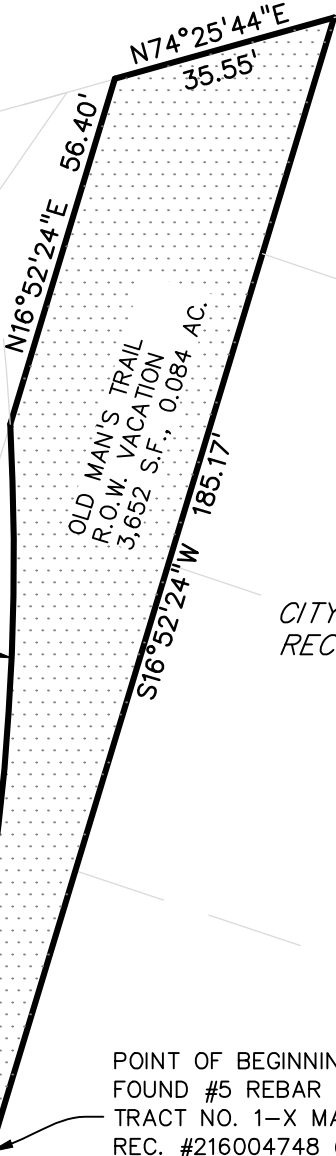
VIRGINIA ROAD  
(20' ROW)

OLD MAN'S TRAIL  
(30' ROW)

BASIS OF BEARINGS,  
WESTERLY LINE LOT 19,  
N16°52'24"E, 54.00'

OLD MAN'S TRAIL  
(30' ROW)

BLOCK 5  
AMENDED PLAT OF  
MANSIONS PARK PLACE  
BOOK Q, PAGE 19



CITY OF MANITOU SPRINGS  
REC. #216004748

POINT OF BEGINNING  
FOUND #5 REBAR W/AL CAP "DBCo. PLS 37913"  
TRACT NO. 1-X MANITOU SPRINGS PROJECT NO. M7758 (1)  
REC. #216004748 (REFERENCE)

19  
ALBRECHT SUBDIVISION OF LOT NO. 1,  
BLOCK N, MANITOU

POINT OF COMMENCEMENT  
FOUND #5 REBAR WITH AL. CAP "DBCo. PLS 37913"  
SW CORNER, LOT 19,  
ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU  
PLAT BOOK C, PAGE 40

FOUNTAIN CREEK

CITY OF MANITOU SPRINGS  
REC. #223089478

PAGE 2 OF 2  
EXHIBIT A  
NOTE: THIS MAP IS NOT A LAND  
SURVEY PLAT OR AN IMPROVEMENT  
SURVEY PLAT. THE PURPOSE OF THIS  
MAP IS TO DEPICT THE ATTACHED LEGAL  
DESCRIPTION.



SCALE: 1"=30'

|                                                                                                                                                                                                                                                                                                       |                      |                  |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------|---------------------|
| PREPARED BY:<br> Drexel, Barrell & Co. Engineers/Surveyors<br>101 S. WAHSATCH ST. SUITE 100 COLORADO SPRINGS, COLORADO 80903 (719)260-0887<br>1376 MINERS DRIVE, SUITE 107 LAFAYETTE, COLORADO 80026 (303)442-4338 |                      |                  |                     |
|                                                                                                                                                                                                                                                                                                       | Date<br>5/20/25-REV. | Drawn By<br>PV   | Job No.<br>20944-29 |
|                                                                                                                                                                                                                                                                                                       | Scale<br>1" = 30'    | Checked By<br>PV | Drawing No.<br>OMT  |



**Title:** VAC 2501, RE 2501: Right-of-Way Vacation, and Rezoning for 10 Old Mans Trail and 487 El Paso Blvd

**From:** Chelsea Royston

**To:** City Planning Commission

**Address of Proposal:** 10 Old Man's Trail and 487 El Paso Blvd

**Applicant:** City of Manitou Springs

---

September 10, 2025

**Proposal:**

The City of Manitou Springs proposes to rezone two parcels collectively known as "Hiawatha Gardens" (10 Old Man's Trail and 487 El Paso Boulevard) from Commercial to Public Facilities. The proposal also includes the Vacation of a portion of the Old Man's Trail Right-of-Way (ROW).

**Zone District:**

Existing: Commercial (C) Zone District

Proposed: Public Facilities (PF) Zone District

**Background & Existing Conditions:**

The property is currently developed with a parking lot and a building that was historically used as a dance hall. The property was purchased in 2016 by the City of Manitou Springs for use as a Public Facility to include a paid parking lot, bus stop, public restrooms and event space. In order to clarify the prevailing regulations on the site, the rezoning and vacation are being presented for consideration prior to the Major Development Plan. By rezoning the property prior to reviewing the development plan, City reviewers, appointed officials, city council, and the public can more easily understand the development standards, utility requirements, and access concerns that will be considered. Another benefit of reviewing these two applications prior to the development plan, is the adoption of ordinances that is required to approve rezoning and vacations, which require two readings before City Council.

**Application Detail:**

The dimensional standards of the commercial zone (existing) are similar to those of the public facilities zone (proposed). The three differences are:

1. The public facilities zone has no minimum lot frontage, where the commercial zone requires a 50 foot minimum lot frontage.
2. The public facilities zone has a maximum building height of 30 feet compared to 35 feet in the commercial zone.
3. Residential Density limits do not apply in the public facilities zone because residential is not a permitted use in that zone.





Uses in the public facilities zone are limited to: agricultural uses, civic and outdoor recreational uses, and infrastructure uses. Certain development standards, such as those for signs, regulate the public facilities zone as if it was a commercial zone. The intended use of the site would be supported by either zone district, however, because the property is owned by the City, the public facilities zone is more appropriate.

The partial vacation of the Old Man's Trail ROW is accompanied by a dedication of ROW in the subdivision plat that is under administrative review. These two actions combine to complete the realignment of Old Man's Trail so that the platted ROW accurately depicts the travel path of the physical improvements. Approximately 3,652 square feet (0.08 acres) is proposed to be vacated. Approximately 7,544 square feet (0.17 acres) is proposed to be dedicated.

#### **Public Involvement:**

The application was noticed via postcards to properties within 300 feet of the property boundaries, in the newspaper and via a poster posted on site. No comments have been received as of the publication of this report.

#### **Findings & Review Criteria:**

##### **18.06.4.3 Rezone:**

The Planning Commission and City Council shall consider the approval criteria found in Section 18.06.4.3.E in the review of all rezoning applications.

1. General conformance with the goals and policies of the Comprehensive Plan and other plans and policies adopted by the City Council;

Specific goals and policies identified in PlanManitou 2.0 that are supported by this rezoning are:

- IP-2.2 Adequate Public Facilities
- IP-3.2 Location of Facilities
- TM-4.1 Parking Management
- TM-4.3 Parking Supply

Other applications for the development of the site may support additional goals and policies.

2. Compliance with applicable statutory provisions;

Staff finds this rezoning to be compliant with statutory provisions. The lots resulting from the proposed subdivision meet the dimensional standards for the Public Facilities Zone District.

3. Whether the rezoning will adversely impact or overburden public facilities and services;

This rezoning will not adversely affect public facilities as the site has been used for the intended parking lot for several years.

4. Whether the rezoning will result in a higher risk to natural hazards and geologic hazards; and

The rezoning will help minimize risks as the Public Facilities Zone district limits the potential use types to uses for the property. If the property remains Commercially Zoned, the types of



potential uses increases, potentially including uses that are incompatible with the flood hazard on the site.

5. Whether the proposed rezoning is compatible with the surrounding land uses.

Section 18.06.4.3 exempts Public Facilities Zones from the requirement that the area requested for rezoning to abut an existing zone district of the same zoning. The property is not adjacent to any other properties zoned Public Facilities, however, the City owns the adjacent properties on the west and south of this site. The property to the west is developed with Memorial Park. The property to the south is the future “Duck Stop” mobility hub. Staff finds these uses to be compatible with the proposed use of the subject property.

18.06.4.19 – Vacation of Right-of-Way:

The Planning Commission and City Council shall consider the approval criteria found in Section 18.06.4.19.F in the review of all Vacation of Right-of-Way applications.

1. The vacation is consistent with the Comprehensive Plan and other adopted policies and plans, including any adopted transportation plan or streets/roadway plan;

Specific goals and policies identified in PlanManitou 2.0 that are supported by this rezoning are:

- IP-2.2 Adequate Public Facilities
- IP-3.2 Location of Facilities
- TM-4.1 Parking Management
- TM-4.3 Parking Supply

Specific goals identified in the Transportation & Mobility Master Plan that are supported by this rezoning are:

- 1.1 Create Mobility Hubs (Hiawatha Gardens)
- 2.2 Increase Demand Management (Location of Managed Parking)
- 2.3 Enhance Supply (Hiawatha Gardens Mobility Hub)
- 3.3 Improve the Pedestrian Experience (Pedestrian Plazas)
- 5.1 Enhance Street Safety

Other applications for the development of the site may support additional goals and policies.

2. The land to be vacated is no longer necessary for the public use and convenience;

The land to be vacated will be incorporated into publicly owned property. It will still be available for the public use, however, it will more clearly delineate the boundaries between vehicle and pedestrian uses, creating a safer environment.

3. The right-of-way within the subdivision is no longer needed for public transportation purposes;

The right-of-way to be vacated is no longer needed for public transportation. New right-of-way will be dedicated as part of the resubdivision.



4.The vacation will not adversely impact use of the right-of-way for public utility and/or drainage purposes;

Staff finds this statement to be accurate as utility and drainage infrastructure are currently located within the right-of-way to be dedicated.

5.Access to lots or properties surrounding the plat will not be adversely affected, and the vacation will not leave any land-locked parcels or deprive abutting properties of adequate, legal access;

Staff finds this statement to be accurate.

6.The vacation will not adversely impact the health, safety and/or welfare of the general community, or reduce the quality of public facilities or services provided to any parcel of land, including but not limited to police/fire protection, access, and utility service; and

Staff finds this statement to be accurate.

7.The vacation is consistent with the purpose of this LUDC.

The vacation is consistent with the purpose of this LUDC, particularly purpose statement 18.01.2.1.A.6 “Ensuring that the connectivity of future public and private streets in relation to existing streets are created according to the vision of the adopted Transportation and Mobility Master Plan, that said streets will be built to adequate construction standards, and that multiple forms of mobility are contemplated;”

#### **Staff Recommendation:**

Should the Planning Commission find it appropriate to grant the Rezoning and Vacation of Right-of-Way staff does not recommend any conditions.

#### **Motion Language Options:**

##### **RE 2501 - Rezone**

Recommend approval of the Rezoning at 10 Old Man’s Trail and 487 El Paso Blvd, based upon the findings that the request meets the review criteria for granting a Rezoning as set forth in City Code Section 18.06.4.3.

Recommend approval of the Rezoning at 10 Old Man’s Trail and 487 El Paso Blvd, based upon the findings that the request meeting the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3, with an alteration to staff’s conditions as follows...

Recommend denial of the Rezoning at 10 Old Man’s Trail and 487 El Paso Blvd, based upon the findings that the request does not meet the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3.

Postpone the Rezoning at 10 Old Man’s Trail and 487 El Paso Blvd to October 8, 2025 for further consideration.

##### **VAC 2501 - Vacation**



Recommend approval of the Vacation at 10 Old Man's Trail and 487 El Paso Blvd, based upon the findings that the request meets the review criteria for granting a Vacation as set forth in City Code Section 18.06.4.19.

Recommend approval of the Vacation at 10 Old Man's Trail and 487 El Paso Blvd, based upon the findings that the request meeting the review criteria for granting a Vacation, as set forth in City Code Section 18.06.4.19, with an alteration to staff's conditions as follows...

Recommend denial of the Vacation at 10 Old Man's Trail and 487 El Paso Blvd, based upon the findings that the request does not meet the review criteria for granting a Vacation, as set forth in City Code Section 18.06.4.19.

Postpone the Vacation at 10 Old Man's Trail and 487 El Paso Blvd to October 8, 2025 for further consideration.

**Narrative Description of the Request**

The City is requesting a partial right-of-way vacation of Old Mans Trail right-of-way. The current right-of-way boundary does not align with the developed right-of-way and associated path of travel. The Right-of-way Vacation request in combination with the Major Subdivision application will correct the right-of-way to align with Old Mans Trail as constructed. The vacated right-of-way will be incorporated into 10 Old Mans Trail.

The attached Subdivision Plat show the proposed realignment of the Old Mans Trail Right-of-Way



## **CITY OF MANITOU SPRINGS CITY PLANNING COMMISSION**

Regular Meeting Minutes  
Hybrid Meeting via Zoom and at Memorial Hall  
September 10, 2025

### **A. CALL TO ORDER**

A Regular Meeting of the Manitou Springs City Planning Commission (CPC) was held at Manitou Springs Memorial Hall, 606 Manitou Avenue. Chair Delwiche called the meeting to order at 5:30 PM and declared a quorum present.

### **COMMISSIONERS PRESENT FOR ROLL CALL:**

Chair Alan Delwiche  
Vice Chair Justin Wilson  
Commissioner Mike Casey  
Commissioner Stephen Graybill  
Commissioner Gloria Latimer  
Commissioner Carey Storm  
Alternate Commissioner Megan Day  
Alternate Commissioner Frank DeLay

### **COMMISSIONERS ABSENT:**

Commissioner Roy Rosenthal

### **STAFF PRESENT:**

Planner Zachary Davison  
Planner Erin Ringsred  
Senior Planner Chelsea Royston  
Planning Director Frederick Rollenhagen

### **B. APPROVAL OF MINUTES**

#### **1. June 11, 2025**

Commissioner Storm moved to approve the June 11, 2025 minutes. Commissioner Graybill seconded the motion. The motion carried unanimously (7-0).

#### **2. August 13, 2025**

Vice Chair Wilson moved to approve August 13, 2025, minutes. Commissioner Storm seconded the motion. The motion carried unanimously (6-0), with Commissioner Latimer abstaining.

### **C. UNFINISHED BUSINESS**

No unfinished business was discussed.

#### **D. PUBLIC COMMENT ON NON-AGENDA ITEMS**

There was no public comment.

#### **E. NEW BUSINESS**

##### **1. STR 2501 – 423 Washington Avenue**

Planner Davison presented the short-term rental proposal for 423 Washington Avenue. The request was for a short-term rental of the entire lower level, with property owners occupying the upper level year-round. Background and requirements for a short-term rental permit were reviewed. The property location and its surrounding land uses were presented, along with the site plan. Planner Davison shared that the owner will use OwnerRes, property management software, to manage all bookings for the property.

A brief discussion ensued about the required parking, and the property was explained to support three parking spaces according to the city code. Planner Davison noted that the code requires two cumulative parking spaces and that the property has had no code violations.

Applicant Kristen Cole emphasized maintaining relationships with neighbors. The applicant mentioned that they were considering integrating with the Sun Water Spa which is next-door as to provide a place to stay for spa attendees.

Commissioner Storm moved to approve STR 2501 based upon the findings that the request meets the review criteria for granting a Short-Term Rental Permit, as set forth in City Code Section 18.06.4.5, with no conditions. Commissioner Graybill seconded the motion. The motion carried unanimously (7-0).

##### **2. VAC 2501, RE 2501: Right-of-Way Vacation, and Rezoning for 10 Old Mans Trail and 487 El Paso Blvd**

Planner Royston gave a presentation regarding Hiawatha Gardens. The request was for the purpose of rezoning two parcels from Commercial to Public Facilities zoning, along with the vacation of a portion of Old Man's Trail. The entitlements of municipal review committees were explained, along with the regulations of reviewing bodies. The location of the project was presented as well as where development was intended and the proposed replat. Planner Royston explained that all portions of Vacation (VAC) 2501 fit together in one movement, but the rezone is just for the Hiawatha Gardens portion of the property.

Commissioner Casey motioned to approve Rezone (RE) 2501 and VAC 2501 with no conditions, based upon the findings that the request meets the review criteria for granting a rezoning as set forth in City Code Section 18.06.4.3 and for granting a vacation as set forth in City Code Section 18.06.4.19. The motion was seconded by Chair Delwiche. The motion carried unanimously (7-0).

## **F. OTHER BUSINESS**

### **1. Consideration of Title 18 Code Revisions for ADUs, Residential Occupancy Standards, and Parking Requirements for multi-family Development**

Director Rollenhagen gave a presentation regarding code revisions in response to State Land Use Legislation adopted in 2024 addressing Housing Occupancy Limits, Accessory Dwelling Units (ADUs), and Minimum Parking Requirements for new Multi-Family Development. Previous code revision work sessions were summarized. Three potential changes were presented shown. The first proposed modifying the definition of household to remove references to occupancy limits based on blood or guardianship and tie the definition to another housing code to ensure safety. The second revision addressed minimum parking requirements allowing an exception to homes in the transit service area. Lastly, proposed changes for ADU code revisions that were discussed in previous sessions were reviewed. It was noted that a Minor Site Plan would be required for the construction of an ADU.

**Note for the Record** – A letter from the Housing Advisory Board (HAB) was read aloud and amended to the agenda packet. The letter emphasized the need for diverse and affordable housing options and expressed support for applying existing zoning code to ADUs.

A discussion ensued on the setback requirements for ADUs. Chair Delwiche voiced that ADU setback rules could be a cause for concern in terms of distance between structures. Director Rollenhagen explained that there was nothing in code that would stop construction if fire, city, and regional codes were met.

HAB Alternate Member Nate Nassif suggested a housing survey to gather community input on ADU rules.

Chair Delwiche confirmed that the HAB letter language regarding the ADU size minimum was in hopes of raising affordable housing rates.

Commissioner Delay asked about the risk of a draft ordinance not addressing short term rental prohibitions.

There was a discussion about new ADUs meeting the current code regarding short term rentals. Alternate Member Nassif explained that the intent of the law was not for short-term rentals.

Chair Delwiche voiced that not having size limitations on ADUs would be against the intent of the ADU ordinance and that not having a cap provides financial opportunity for owners rather than support for the community. He suggested having a size limit on ADUs and allowing for smaller minimums.

Commissioner Storm expressed support for the language in the HAB letter which specified 750 square feet or 50% of the principal unit for max ADU size.

Commissioner Casey voiced his opinion that short term rental rules be applied to ADUs.



Commissioner Storm opposed short term rentals for ADUs and added that short term rentals are against the point of ADU law.

Commissioner Graybill pointed out that ADUs are already being used as short term rentals, and stated that there was no need for the extra administrative burden.

Commissioner Day commented that only new ADUs would be barred from being short term rentals.

Commissioner Wilson saw no need for short-term rental provisions, and Commissioner Delay agreed.

Chair Delwiche moved to recommend to the City Council the draft ordinance as amended to state that ADUs be no smaller than 250 square feet and no larger than 750 square feet or 50% of livable space in the principal residence and to remove short term rental restrictions in the draft. The motion was seconded by Commissioner Graybill. The motion carried unanimously (7-0).

#### **G. NOTICE OF COUNCIL ACTION AND UPDATES**

Director Rollenhagen stated that the Planning Department is preparing its budget to propose to City Council in October.

#### **H. ADJOURNMENT**

With no further business to discuss, Chair Delwiche adjourned the meeting at 7:30 PM.

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# Hiawatha Gardens

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REZONING AND ROW VACATION

CITY COUNCIL

OCTOBER 7, 2025



# Hiawatha Gardens

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## Rezone

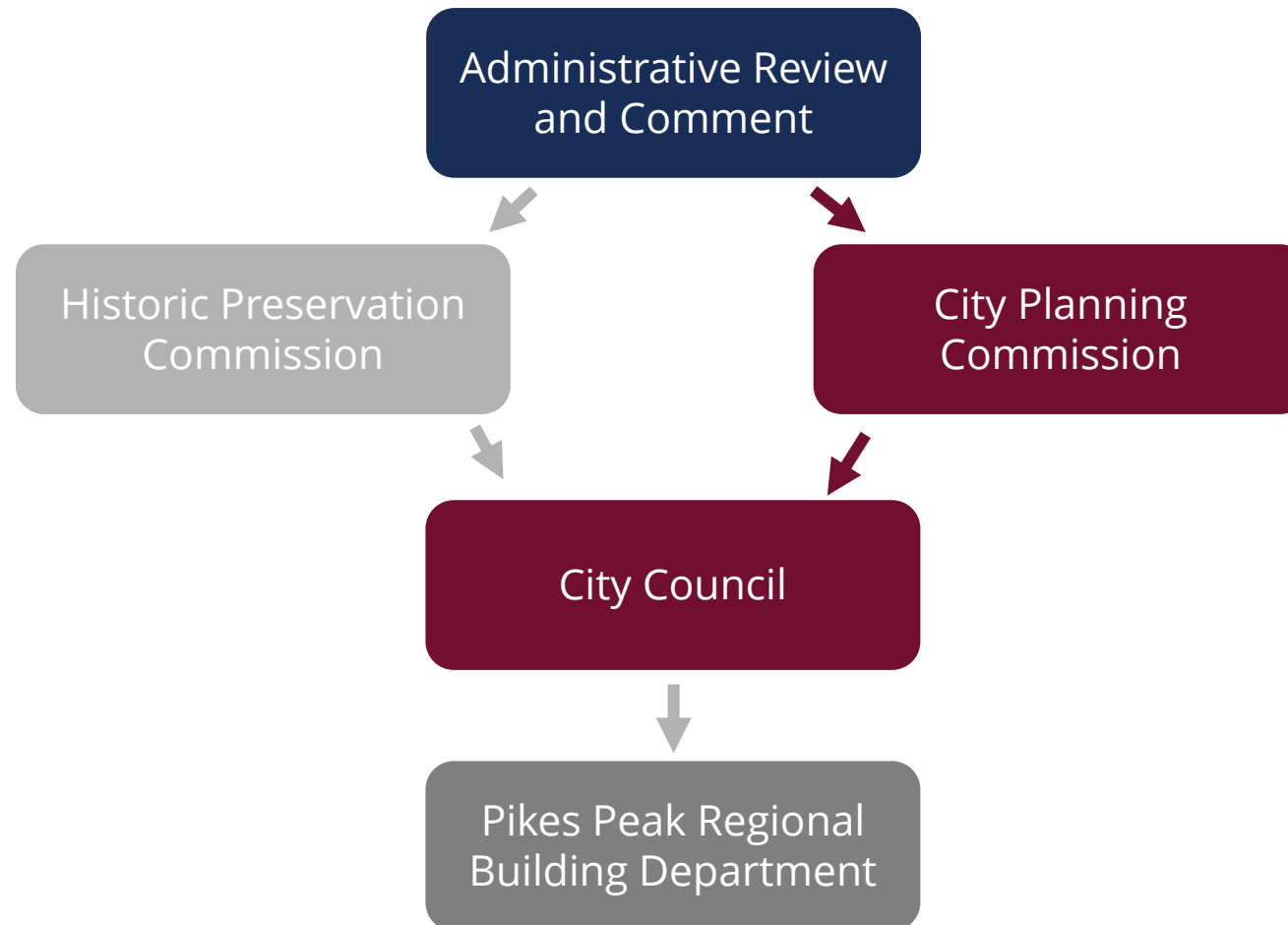
- Rezone two parcels from Commercial to Public Facilities

## Right of Way (ROW) Vacation

- Vacate a portion of Old Man's Trail

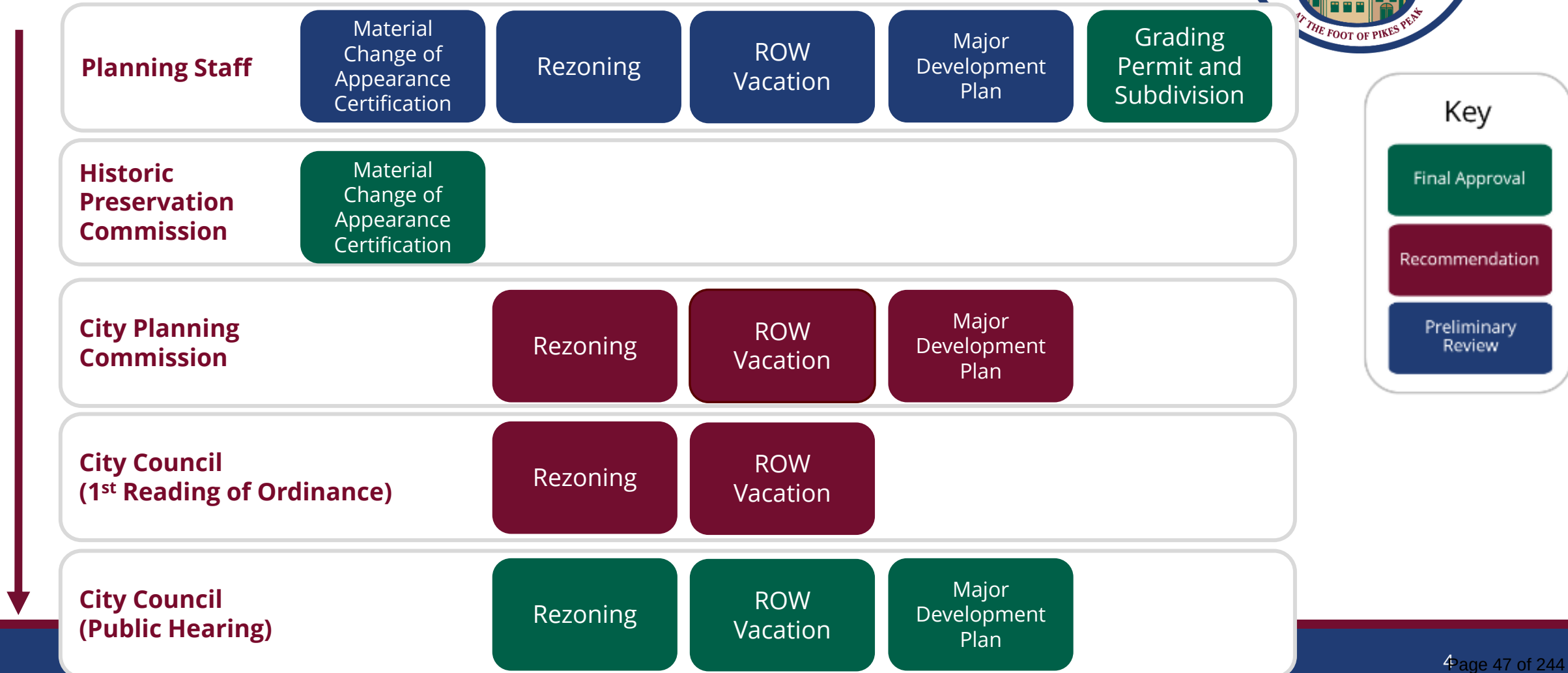


# Municipal Review Process





# Municipal Review Entitlements





# Regulations by Reviewing Bodies

## City Staff

- Title 12 – Streets and Other Public Places
- Title 13- Utilities
- Title 14 – Stormwater Quality Management and Discharge Control
- Title 18 – Land Use and Development Code Compliance

## Historic Preservation Commission

- Title 17 – Historic Preservation
  - 17.04.050 Material Change of Appearance Certification
    - New construction
    - Exterior changes
    - Interior changes (publicly owned structures)
  - Historic District Design Guidelines

## City Planning Commission

- Comprehensive Plan
- Dimensional Standards
- Use Standards
  - Parking Lots
- Streets and Roadway Intersections
- Hazard Mitigation
- Landscape Standards
- Lighting Photometrics

## City Council

- Comprehensive Plan
- Dimensional Standards
- Use Standards
  - Parking Lots
- Streets and Roadway Intersections
- Hazard Mitigation
- Landscape Standards
- Lighting Photometrics

## PPRBD

- Foundations
- Loading Requirements
- Construction Details
- Floodplain Regulations



# Regulations by Reviewing Bodies

## City Staff

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## City Council

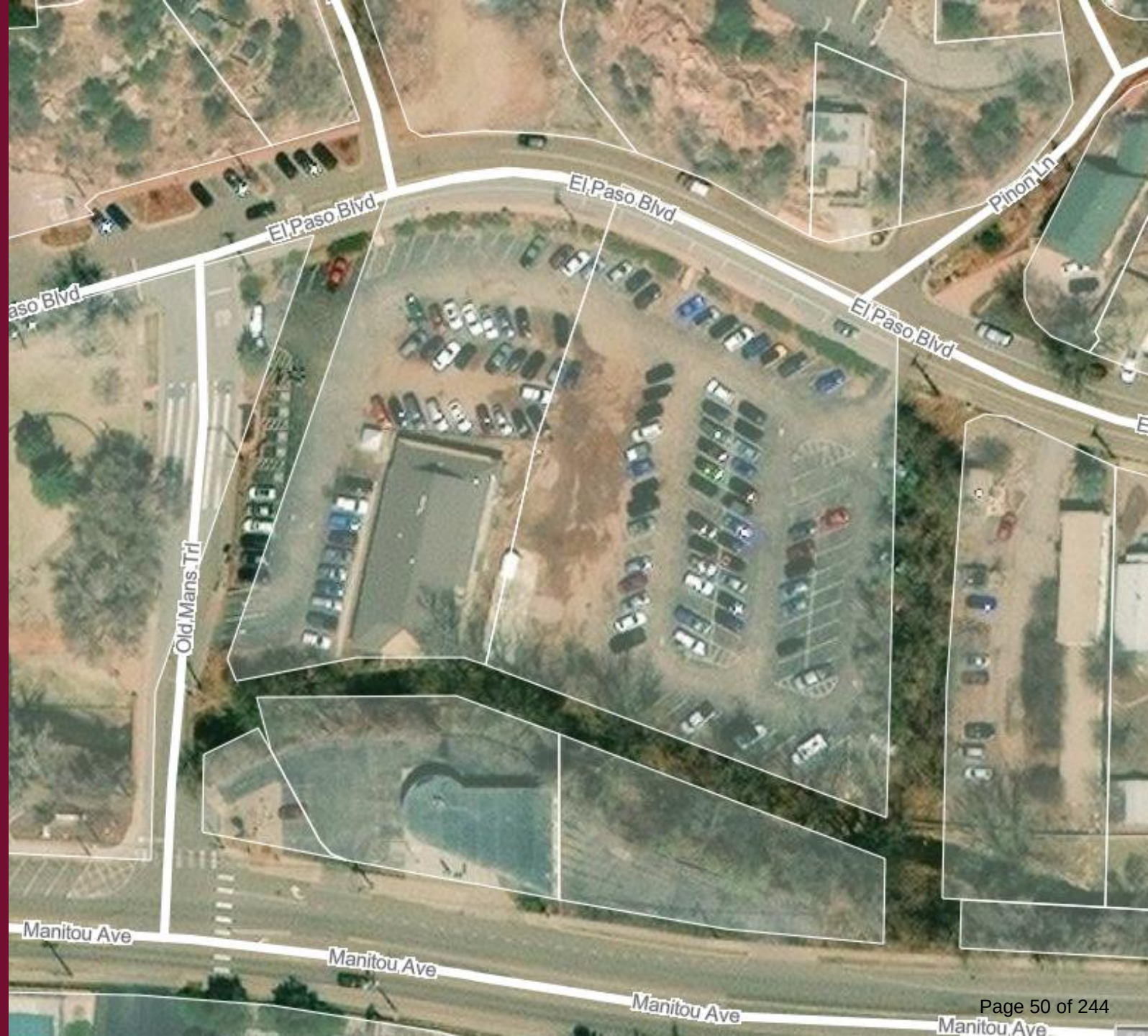
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- Use Standards
  - Parking Lots
- Streets and Roadway Intersections
- Hazard Mitigation
- Landscape Standards
- Lighting Photometrics

## PPRBD

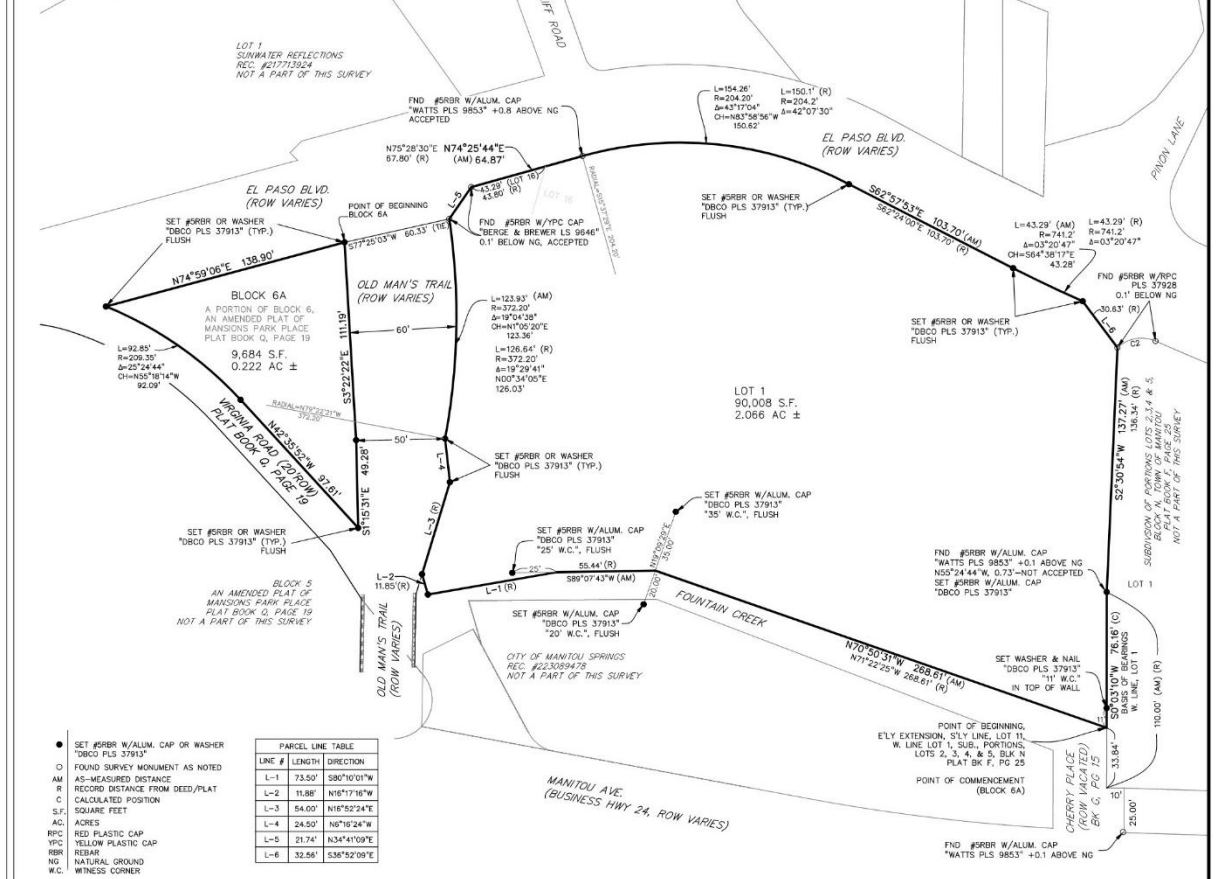
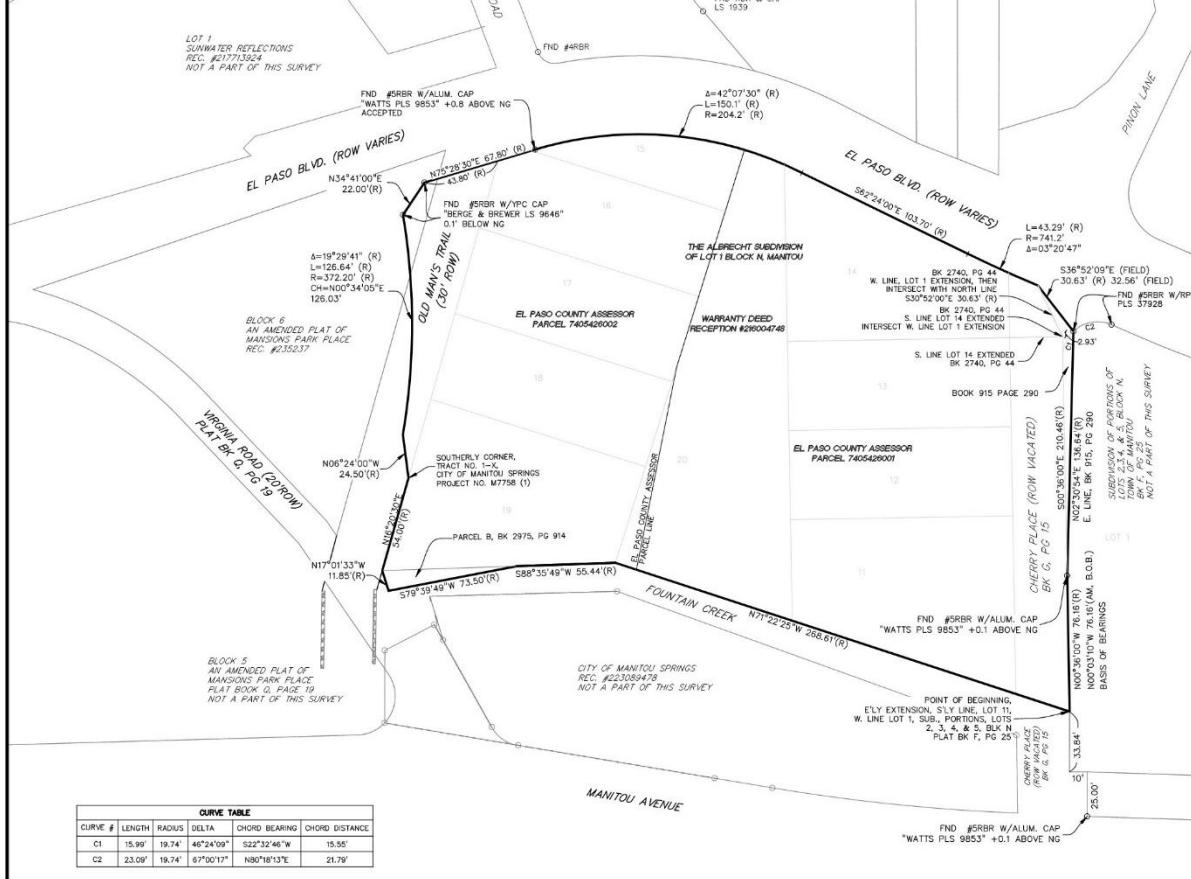
- Foundations
- Loading Requirements
- Construction Details
- Floodplain Regulations



# Project Location







## CURRENTLY EXISTING

RECORD DIMENSIONS AND BEARINGS ARE FROM  
SPECIAL WARRANTY DEED RECEPTION #216004748

## REPLATTED

DIMENSIONS AND BEARINGS ESTABLISHED FROM FOUND  
MONUMENTATION AND BOUNDARY ANALYSIS OF FIELD SURVEY WORK

# Subdivision (Administrative Review)

To be Vacated  
0.08 acres

| CURVE TABLE |        |        |           |               |
|-------------|--------|--------|-----------|---------------|
| CURVE #     | LENGTH | RADIUS | DELTA     | CHORD BEARING |
| C1          | 15.99' | 19.74' | 46°24'09" | S27°32'46"W   |
| C2          | 23.09' | 19.74' | 67°00'17" | N80°18'13"E   |

CURRENTLY EXISTING

RECORD DIMENSIONS AND BEARINGS ARE FROM  
SPECIAL WARRANTY DEED RECEPTION #216004748

To be Dedicated  
0.17 acres

| PARCEL LINE TABLE |        |             |  |
|-------------------|--------|-------------|--|
| LINE #            | LENGTH | DIRECTION   |  |
| L-1               | 73.50' | S80°10'01"W |  |
| L-2               | 11.88' | N16°17'18"W |  |
| L-3               | 54.00' | N16°52'24"E |  |
| L-4               | 24.50' | N6°16'24"W  |  |
| L-5               | 21.74' | N34°41'09"E |  |
| L-6               | 32.56' | S36°52'09"E |  |

● SET #5RBR W/ALUM. CAP OR WASHER  
"DBCO PLS 37913"  
○ FOUND SURVEY MONUMENT AS NOTED  
AM AS-MEASURED DISTANCE  
R RECORD DISTANCE FROM DEED/PLAT  
C CALCULATED POSITION  
S.F. SQUARE FEET  
AC. ACRES  
R/C RED PLASTIC CAP  
YPC YELLOW PLASTIC CAP  
RBR REBAR  
NG NATURAL GROUND  
W.C. WITNESS CORNER

REPLATTED

DIMENSIONS AND BEARINGS ESTABLISHED FROM FOUND  
MONUMENTATION AND BOUNDARY ANALYSIS OF FIELD SURVEY WORK

# Vacation of Right of Way



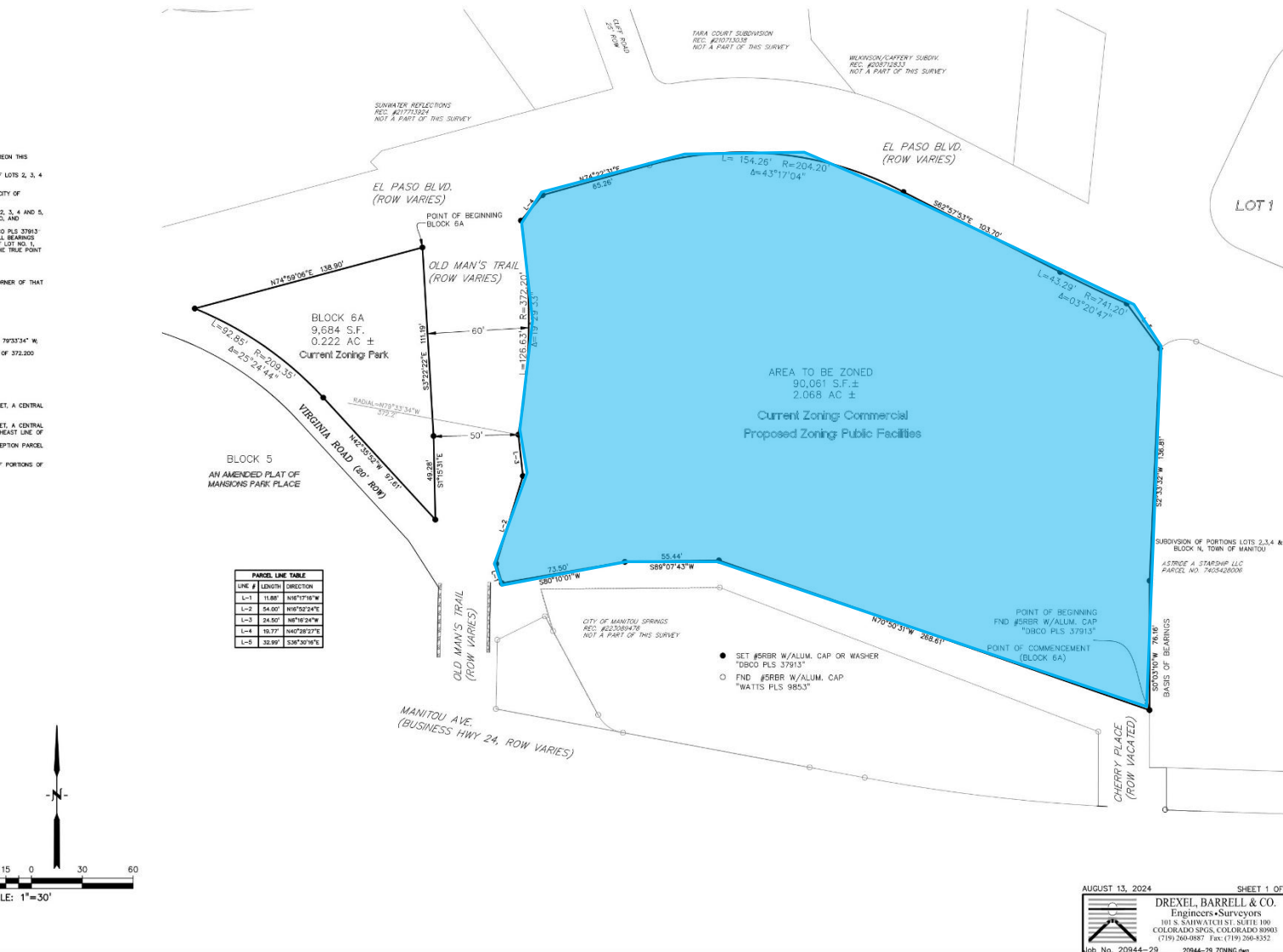
## 18.06.4.19 Vacation Approval Criteria

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1. The vacation is consistent with the Comprehensive Plan and other adopted policies and plans, including any adopted transportation plan or streets/roadway plan;
2. The land to be vacated is no longer necessary for the public use and convenience;
3. The *right-of-way* within the *subdivision* is no longer needed for public transportation purposes;
4. The vacation will not adversely impact use of the *right-of-way* for *public utility* and/or drainage purposes;
5. Access to lots or properties surrounding the *plat* will not be adversely affected, and the vacation will not leave any land-locked parcels or deprive abutting properties of adequate, legal access;
6. The vacation will not adversely impact the health, safety and/or welfare of the general community, or reduce the quality of public facilities or services provided to any parcel of land, including but not limited to police/fire protection, access, and utility service; and
7. The vacation is consistent with the purpose of this LUDC.

# 10 OLD MAN'S TRAIL SUBDIVISION INITIAL ZONING MAP

A REPLAT OF LOTS 11-20, THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, A PART OF SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, AND BLOCK 6, THE AMENDED PLAT OF MANSIONS PARK PLACE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO



Existing Zone:  
Commercial

Proposed Zone:  
Public Facilities



# Zoning

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## COMMERCIAL (EXISTING)

### Minimum Lot Frontage

- Fifty (50) Feet

### Maximum Building Height

- Thirty-five (35) feet

### Uses

- Residential permitted

## PUBLIC FACILITIES (PROPOSED)

### Minimum Lot Frontage

- No minimum lot frontage

### Maximum Building Height

- Thirty (30) feet

### Uses

- Residential not permitted

### Public ownership



## 18.06.4.3 Rezone Approval Criteria

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1. General conformance with the goals and policies of the Comprehensive Plan and other plans and policies adopted by the City Council;
2. Compliance with applicable statutory provisions;
3. Whether the rezoning will adversely impact or overburden public facilities and services;
4. Whether the rezoning will result in a higher risk to *natural hazards* and *geologic hazards*; and
5. Whether the proposed rezoning is compatible with the surrounding land uses.



## Staff Recommendation:

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Should the City Council find it appropriate to grant the Rezoning and Vacation of Right-of-Way staff does not recommend any conditions.

# Motion Language

## Ord. 2025- Vacation



Approve Ordinance No. 2025, Vacating A Portion Of The Old Man's Trail Right-Of-Way; based upon the findings that the request meets the review criteria for granting a Vacation, as set forth in City Code Section 18.06.4.19, on first reading and set a public hearing for October 21, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.

Approve Ordinance No. 2025, Vacating A Portion Of The Old Man's Trail Right-Of-Way; based upon the findings that the request meets the review criteria for granting a Vacation, as set forth in City Code Section 18.06.4.19, with the conditions as follows \_\_\_\_\_, on first reading and set a public hearing for October 21, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.

Deny the rezoning of the 2025, Vacating A Portion Of The Old Man's Trail Right-Of-Way; based upon the findings that the request does not meet the review criteria for granting a Vacation, as set forth in City Code Section 18.06.4.19.

Postpone the vacation of a portion of the Old Man's Trail Right-of-Way to October 21, 2025 for further consideration



# Motion Language

## Ord. 2125- Rezone

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Approve Ordinance No. 2125, amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 2 parcels from various zone districts to Public Facilities (PF); based upon the findings that the request meets the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3., on first reading and set a public hearing for October 21, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.

Approve Ordinance No. 2125, amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 2 parcels from various zone districts to Public Facilities (PF); based upon the findings that the request meets the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3, with the conditions as follows \_\_\_\_\_, on first reading and set a public hearing for October 21, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.

Deny the rezoning of the 2 parcels, based upon the findings that the request does not meet the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3.

Postpone the rezoning of the 2 parcels to October 21, 2025 for further consideration



## Memorandum

Title: Second Reading and Public Hearing of Ordinance No. 2125, An Ordinance Amending the Zoning Map of the City of Manitou Springs, Colorado, Rezoning 2 Parcels Also Known by Assessor's Office as Schedule Numbers 74054-26-002 and 74054-26-001 to Public Facility Zone District

From: Chelsea Royston, Senior Planner

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 10 Minutes

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October 21, 2025

### **Purpose:**

The City of Manitou Springs proposes to rezone two parcels collectively known as "Hiawatha Gardens" (10 Old Man's Trail and 487 El Paso Boulevard) from Commercial to Public Facilities. The proposal also includes the Vacation of a portion of the Old Man's Trail Right-of-Way (ROW). This city-initiated rezoning effort aims to update and clarify the Official Zoning Map, ensuring that each parcel is appropriately categorized to reflect its function and future purpose.

### **Background:**

The property is currently developed with a parking lot and a building that was historically used as a dance hall. The property was purchased in 2016 by the City of Manitou Springs for use as a Public Facility to include a paid parking lot, bus stop, public restrooms and event space. In order to clarify the prevailing regulations on the site, the rezoning and vacation are being presented for consideration prior to the Major Development Plan. By rezoning the property prior to reviewing the development plan, City reviewers, appointed officials, city council, and the public can more easily understand the development standards, utility requirements, and access concerns that will be considered. Another benefit of reviewing these two applications prior to the development plan, is the adoption of ordinances that are required to approve rezoning and vacations, which require two readings before City Council.

This rezoning request was formally presented to the City Planning Commission during its regularly scheduled meeting on September 10, 2025. During the presentation, City staff outlined the purpose and justification for the rezoning, highlighting its alignment with Plan Manitou, the Transportation and Mobility Master Plan, and the City's Land Use and Development Code. Staff also provided details on the specific parcels, their current and proposed zoning classifications, and the anticipated benefits of the rezoning.



The first reading of the Ordinance was presented to City Council on October 7th with no objections. This rezoning request was formally presented to the City Planning Commission during its regularly scheduled meeting on September 10, 2025 with no objections. Additionally, no members of the public provided comments or objections during the public hearing portion of the meeting. The City Planning Commission recommended approval of the vacation, indicating general agreement that the rezoning was appropriate and consistent with city planning objectives. Please refer to the City Planning Commission staff report and meeting minutes for additional details.

### **Pros and Cons:**

#### **Pros:**

- Supports the goals outlined in Plan Manitou, the Transportation and Mobility Master Plan, and others, ensuring consistency in land use planning.
- Accurately designates parcels for their intended use (Public Facility), reducing zoning conflicts.
- Ensures appropriate zoning for public infrastructure like drainage and parking areas.
- Provides clearer zoning data, improving the City's ability to assess future land use proposals and infrastructure needs.

#### **Cons:**

- Public Facilities require ongoing maintenance, which may place additional demands on the City's budget and resources.
- The Land Use and Development Code applies fewer development standards to Public Facilities zoned parcels than to Commercial zoned parcels.

### **Fiscal Impact:**

The proposed rezoning of two city-owned parcels does not have direct fiscal implications because the City already owns and maintains the subject parcels. However, the following are indirect implications or implications caused by the rezoning of the property:

- Clearly defining parcels for public facility use (PF) allows for better long-term capital improvement planning, ensuring efficient allocation of city funds.
- Parcels rezoned for public facility use (PF) may require funding for future improvements, such as drainage systems, parking areas, or municipal buildings.



- Rezoning certain parcels may restrict opportunities for future commercial or residential development, potentially reducing property tax revenue from those sites.

**Workload Impact:**

Approximately 10 staff hours have been appropriated by the application.

**Recommended Action:**

Move to adopt on second reading, Ordinance No. 2125, An Ordinance Amending the Zoning Map of the City of Manitou Springs, Colorado, Rezoning 2 Parcels Also Known by Assessor's Office as Schedule Numbers 74054-26-002 and 74054-26-001 to Public Facility Zone District.

**ORDINANCE**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF MANITOU SPRINGS, COLORADO, REZONING 2 PARCELS ALSO KNOWN BY ASSESSOR'S OFFICE AS SCHEDULE NUMBERS 7405426002 and 7405426001, MANITOU SPRINGS, COLORADO, TO PUBLIC FACILITY ZONE DISTRICT.**

**WHEREAS**, the Manitou Springs City Council, after reviewing the recommendations and findings of the Planning Department and Planning Commission, has approved rezoning the property as described in Section 1 below from Commercial zone district to Public Facility zone district.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:**

**Section 1:** The following described property shall be rezoned from Commercial zone districts to Public Facility zone district.

| <b>Address</b>   | <b>Assessor's Parcel Number</b> | <b>Legal Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10 Old Mans Trl  | 7405426002                      | LOTS 16 TO 19 INC, PART OF LOT 20 AS FOLS, BEG AT PT ON ELY LN 8.4 FT NLY FROM SE COR OF LOT 17, TH SLY ALG ELY LN OF LOTS 17 TO 19 INC TO SE COR OF LOT 19, ALG SLY LN OF LOT 20 ELY 12.4 FT, TH NLY ON STRAIGHT LN TO POB, TRACT ADJ TO LOT 19 AS FOLS, BEG AT SW COR OF SD LOT, TH NELY ALG S LN OF SD LOT 75.8 FT, ANG R 171<04' SWLY 73.5 FT, TH NWLY 12 FT TO POB LOT 15 EX PART AS FOLS, BEG AT NE COR OF SD LOT, TH S ALG E LN OF SD LOT 5.2 FT, ANG R 98<21' WLY 5.6 FT TO PT OF CUR, TH ON A CUR TO L WHOSE C/A IS 40<25' + RAD OF 119.06 FT AN ARC DIST OF 83.53 FT TO PT OF TANG, TH ON TANG LN 47.2 FT M/L TO INTSEC WITH W LN OF SD LOT, TH N 54 FT ON SD W LN, TH ALG CUR + NLY LN OF SD LOT 86.8 FT TO POB ALBRECHTS SUB OF LOT 1 OF BLK N MANITOU SPGS |
| 487 El Paso Blvd | 7405426001                      | LOTS 11 TO 14 INC SMITHS RESUB OF LOTS 11 TO 14 INC OF ALBRECHTS SUB OF PART OF LOT 1 BLK N + PART OF BLK 1 OF SUB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <p>OF PART OF LOTS 2 TO 5 INC BLK N MANITOU SPGS, LOT 20 ALBRECHTS SUB OF PART OF LOT 1 BLK N MANITOU SPGS EX PART OF LOTS 14 + 20 BEING A STRIP 10 FT WIDE TO BE USED FOR PUBLIC RD, EX FOL DES PART OF LOT 20, BEG AT SW COR OF LOT 20, TH ELY ALG S LN OF SD LOT 12.4 FT, TH IN A STRAIGHT LN NLY 119.52 FT M/L TO INTSEC W LN OF SD LOT, TH SLY 118.4 FT TO POB, ALSO UNIMPROVED ST KNOWN AS CHERRY PLACE PART OF BLK 1 SUB OF PART OF LOTS 2 TO 5 INC BLK N MANITOU SPGS AS FOLS, BEG ON NW LN OF LOT 1 A CHORD DIST OF 15.55 FT NE FROM PT OF + ON SD CHERRY PL, TH SWLY ON ARC OF CUR WHOSE RAD IS 19.74 FT A DIST OF 15.99 FT TO A PT OF TANG, SLY ALG W LN OF SD LOT 122.3 FT, TH IN NLY DIR 136.34 FT M/L TO POB</p> |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Section 2:** This rezoning shall be reflected within the Zoning Code of the City of Manitou Springs and the Zoning Map.

**Section 3.** If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

**Section 4:** This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

**Section 5:** This Ordinance shall be in full force and effect from and after five (5) days of its final passage and publication as provided by law.

Passed on first reading and ordered published this 7th day of October 2025.

A Public Hearing on Ordinance No. 2125 will be held at the October 21, 2025, City Council meeting. The Council meeting will be held at 6:00 pm at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

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City Clerk, Elena Krebs

Ordinance Published: October 8, 2025.  
*City's Official Website and City Hall*

Passed on second reading and adopted by Council this \_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Mayor, John Graham

Attest: \_\_\_\_\_  
City Clerk, Elena Krebs

Published: \_\_\_\_\_, 2025 (in full)  
*City's Official Website and City Hall*



**Title:** VAC 2501, RE 2501: Right-of-Way Vacation, and Rezoning for 10 Old Mans Trail and 487 El Paso Blvd

**From:** Chelsea Royston

**To:** City Planning Commission

**Address of Proposal:** 10 Old Man's Trail and 487 El Paso Blvd

**Applicant:** City of Manitou Springs

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September 10, 2025

**Proposal:**

The City of Manitou Springs proposes to rezone two parcels collectively known as "Hiawatha Gardens" (10 Old Man's Trail and 487 El Paso Boulevard) from Commercial to Public Facilities. The proposal also includes the Vacation of a portion of the Old Man's Trail Right-of-Way (ROW).

**Zone District:**

Existing: Commercial (C) Zone District

Proposed: Public Facilities (PF) Zone District

**Background & Existing Conditions:**

The property is currently developed with a parking lot and a building that was historically used as a dance hall. The property was purchased in 2016 by the City of Manitou Springs for use as a Public Facility to include a paid parking lot, bus stop, public restrooms and event space. In order to clarify the prevailing regulations on the site, the rezoning and vacation are being presented for consideration prior to the Major Development Plan. By rezoning the property prior to reviewing the development plan, City reviewers, appointed officials, city council, and the public can more easily understand the development standards, utility requirements, and access concerns that will be considered. Another benefit of reviewing these two applications prior to the development plan, is the adoption of ordinances that is required to approve rezoning and vacations, which require two readings before City Council.

**Application Detail:**

The dimensional standards of the commercial zone (existing) are similar to those of the public facilities zone (proposed). The three differences are:

1. The public facilities zone has no minimum lot frontage, where the commercial zone requires a 50 foot minimum lot frontage.
2. The public facilities zone has a maximum building height of 30 feet compared to 35 feet in the commercial zone.
3. Residential Density limits do not apply in the public facilities zone because residential is not a permitted use in that zone.





Uses in the public facilities zone are limited to: agricultural uses, civic and outdoor recreational uses, and infrastructure uses. Certain development standards, such as those for signs, regulate the public facilities zone as if it was a commercial zone. The intended use of the site would be supported by either zone district, however, because the property is owned by the City, the public facilities zone is more appropriate.

The partial vacation of the Old Man's Trail ROW is accompanied by a dedication of ROW in the subdivision plat that is under administrative review. These two actions combine to complete the realignment of Old Man's Trail so that the platted ROW accurately depicts the travel path of the physical improvements. Approximately 3,652 square feet (0.08 acres) is proposed to be vacated. Approximately 7,544 square feet (0.17 acres) is proposed to be dedicated.

#### **Public Involvement:**

The application was noticed via postcards to properties within 300 feet of the property boundaries, in the newspaper and via a poster posted on site. No comments have been received as of the publication of this report.

#### **Findings & Review Criteria:**

##### **18.06.4.3 Rezone:**

The Planning Commission and City Council shall consider the approval criteria found in Section 18.06.4.3.E in the review of all rezoning applications.

1.General conformance with the goals and policies of the Comprehensive Plan and other plans and policies adopted by the City Council;

Specific goals and policies identified in PlanManitou 2.0 that are supported by this rezoning are:

- IP-2.2 Adequate Public Facilities
- IP-3.2 Location of Facilities
- TM-4.1 Parking Management
- TM-4.3 Parking Supply

Other applications for the development of the site may support additional goals and policies.

2.Compliance with applicable statutory provisions;

Staff finds this rezoning to be compliant with statutory provisions. The lots resulting from the proposed subdivision meet the dimensional standards for the Public Facilities Zone District.

3.Whether the rezoning will adversely impact or overburden public facilities and services;

This rezoning will not adversely affect public facilities as the site has been used for the intended parking lot for several years.

4.Whether the rezoning will result in a higher risk to natural hazards and geologic hazards; and

The rezoning will help minimize risks as the Public Facilities Zone district limits the potential use types to uses for the property. If the property remains Commercially Zoned, the types of



potential uses increases, potentially including uses that are incompatible with the flood hazard on the site.

5. Whether the proposed rezoning is compatible with the surrounding land uses.

Section 18.06.4.3 exempts Public Facilities Zones from the requirement that the area requested for rezoning to abut an existing zone district of the same zoning. The property is not adjacent to any other properties zoned Public Facilities, however, the City owns the adjacent properties on the west and south of this site. The property to the west is developed with Memorial Park. The property to the south is the future “Duck Stop” mobility hub. Staff finds these uses to be compatible with the proposed use of the subject property.

18.06.4.19 – Vacation of Right-of-Way:

The Planning Commission and City Council shall consider the approval criteria found in Section 18.06.4.19.F in the review of all Vacation of Right-of-Way applications.

1. The vacation is consistent with the Comprehensive Plan and other adopted policies and plans, including any adopted transportation plan or streets/roadway plan;

Specific goals and policies identified in PlanManitou 2.0 that are supported by this rezoning are:

- IP-2.2 Adequate Public Facilities
- IP-3.2 Location of Facilities
- TM-4.1 Parking Management
- TM-4.3 Parking Supply

Specific goals identified in the Transportation & Mobility Master Plan that are supported by this rezoning are:

- 1.1 Create Mobility Hubs (Hiawatha Gardens)
- 2.2 Increase Demand Management (Location of Managed Parking)
- 2.3 Enhance Supply (Hiawatha Gardens Mobility Hub)
- 3.3 Improve the Pedestrian Experience (Pedestrian Plazas)
- 5.1 Enhance Street Safety

Other applications for the development of the site may support additional goals and policies.

2. The land to be vacated is no longer necessary for the public use and convenience;

The land to be vacated will be incorporated into publicly owned property. It will still be available for the public use, however, it will more clearly delineate the boundaries between vehicle and pedestrian uses, creating a safer environment.

3. The right-of-way within the subdivision is no longer needed for public transportation purposes;

The right-of-way to be vacated is no longer needed for public transportation. New right-of-way will be dedicated as part of the resubdivision.



4.The vacation will not adversely impact use of the right-of-way for public utility and/or drainage purposes;

Staff finds this statement to be accurate as utility and drainage infrastructure are currently located within the right-of-way to be dedicated.

5.Access to lots or properties surrounding the plat will not be adversely affected, and the vacation will not leave any land-locked parcels or deprive abutting properties of adequate, legal access;

Staff finds this statement to be accurate.

6.The vacation will not adversely impact the health, safety and/or welfare of the general community, or reduce the quality of public facilities or services provided to any parcel of land, including but not limited to police/fire protection, access, and utility service; and

Staff finds this statement to be accurate.

7.The vacation is consistent with the purpose of this LUDC.

The vacation is consistent with the purpose of this LUDC, particularly purpose statement 18.01.2.1.A.6 “Ensuring that the connectivity of future public and private streets in relation to existing streets are created according to the vision of the adopted Transportation and Mobility Master Plan, that said streets will be built to adequate construction standards, and that multiple forms of mobility are contemplated;”

#### **Staff Recommendation:**

Should the Planning Commission find it appropriate to grant the Rezoning and Vacation of Right-of-Way staff does not recommend any conditions.

#### **Motion Language Options:**

##### **RE 2501 - Rezone**

Recommend approval of the Rezoning at 10 Old Man’s Trail and 487 El Paso Blvd, based upon the findings that the request meets the review criteria for granting a Rezoning as set forth in City Code Section 18.06.4.3.

Recommend approval of the Rezoning at 10 Old Man’s Trail and 487 El Paso Blvd, based upon the findings that the request meeting the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3, with an alteration to staff’s conditions as follows...

Recommend denial of the Rezoning at 10 Old Man’s Trail and 487 El Paso Blvd, based upon the findings that the request does not meet the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3.

Postpone the Rezoning at 10 Old Man’s Trail and 487 El Paso Blvd to October 8, 2025 for further consideration.

##### **VAC 2501 - Vacation**



Recommend approval of the Vacation at 10 Old Man's Trail and 487 El Paso Blvd, based upon the findings that the request meets the review criteria for granting a Vacation as set forth in City Code Section 18.06.4.19.

Recommend approval of the Vacation at 10 Old Man's Trail and 487 El Paso Blvd, based upon the findings that the request meeting the review criteria for granting a Vacation, as set forth in City Code Section 18.06.4.19, with an alteration to staff's conditions as follows...

Recommend denial of the Vacation at 10 Old Man's Trail and 487 El Paso Blvd, based upon the findings that the request does not meet the review criteria for granting a Vacation, as set forth in City Code Section 18.06.4.19.

Postpone the Vacation at 10 Old Man's Trail and 487 El Paso Blvd to October 8, 2025 for further consideration.



10 OLD MAN’S TRAIL SUBDIVISION  
INITIAL ZONING MAP

BEING A REPLAT OF LOTS 11–20, THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, A PART OF SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, AND BLOCK 6, THE AMENDED PLAT OF MANSIONS PARK PLACE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO

AS-MEASURED LEGAL DESCRIPTION (SEE SURVEY NOTE 5)

THE FOLLOWING AS-MEASURED LEGAL DESCRIPTION IS BASED UPON FOUND MONUMENTATION AND RECORD INFORMATION AS SHOWN HEREON THIS SURVEY.

A TRACT OF LAND BEING A PART OF THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU AND SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU, AND AN AMENDED PLAT OF MANSIONS PARK PLACE, MANITOU, EL PASO COUNTY, COLORADO;

ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF MANITOU SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS:

“BEGINNING” AT A POINT ON THE EASTERLY LINE OF CHERRY PLACE AS SHOWN ON SAID PLAT OF SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU AS RECORDED IN PLAT BOOK F AT PAGE 25 OF THE RECORDS OF THE SAID EL PASO COUNTY, COLORADO, AND CONSIDERING THE WEST LINE OF LOT 1 OF SAID PLAT TO BEAR S 00°03'10" W, 76.16 FEET, BEING MONUMENTED AT THE NORTH TERMINUS BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED “DBCO PLS 37913” AND BEING MONUMENTED AT THE SOUTH TERMINUS BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED “DBCO PLS 37913”; WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO, SAID POINT BEING ON THE EASTERLY EXTENSION OF LOT 11, IN SAID ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU AS RECORDED IN PLAT BOOK C, PAGE 40 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF LOTS 11 AND 20, N 70°50'31" W, 268.61 FEET TO THE SOUTHWEST CORNER OF LOT 20;

THENCE ALONG THE SOUTH LINE OF LOT 19, IN SAID ALBRECHT SUBDIVISION S 89°07'43" W, 55.44 FEET TO THE MOST EASTERLY CORNER OF THAT PARCEL DESCRIBED IN BOOK 2975 AT PAGE 914 OF SAID EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 80°10'01" W, 73.50 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 16°17'16" W, 11.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 19, N 16°52'24" E, 54.00 FEET;

THENCE N 06°16'24" W, 24.50 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE LEFT, WHENCE THE RADIAL LINE BEARS N 79°33'34" W;

THENCE NORTHEAST, 126.63 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 372.20 FEET, A CENTRAL ANGLE OF 19°29'33", AND BEING SUBTENDED BY A CHORD THAT BEARS N 00°41'39" E, 126.02 FEET;

THENCE N 40°28'27" E, 19.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EL PASO BOULEVARD;

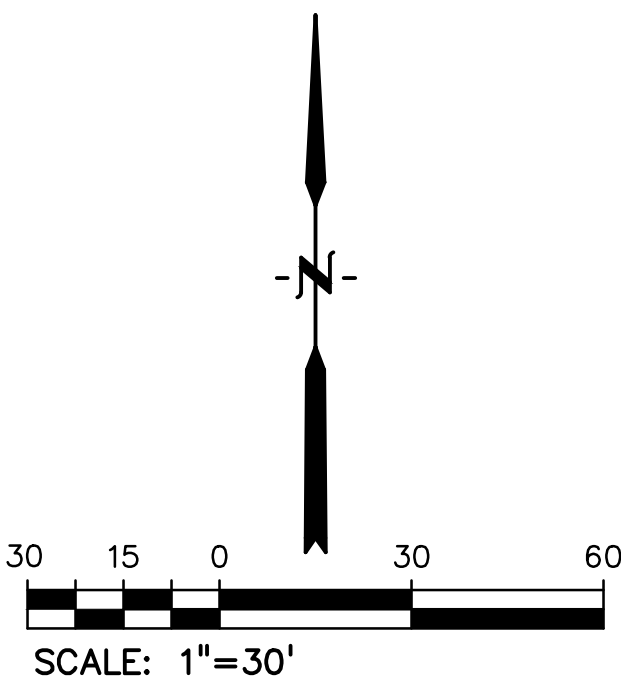
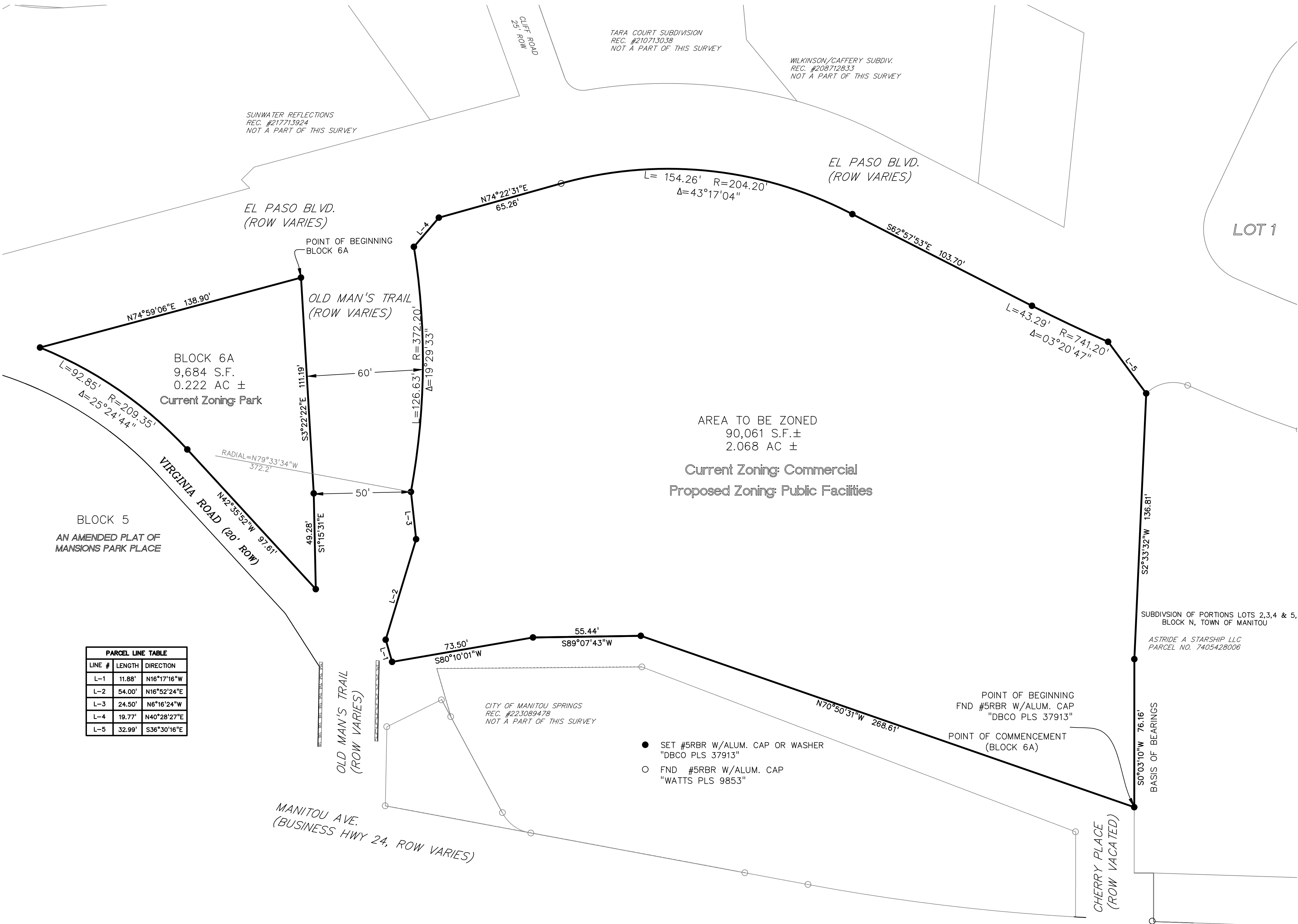
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. N 74°22'31" E, 65.26 FEET TO A POINT OF CURVE TO THE RIGHT;
2. 154.26 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 204.20 FEET, A CENTRAL ANGLE OF 43°17'04", AND BEING SUBTENDED BY A CHORD THAT BEARS S 83°58'56" E, 150.62 FEET;
3. S 62°57'53" E, 103.70 FEET TO A POINT OF CURVE TO THE LEFT;
4. 43.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 741.20 FEET, A CENTRAL ANGLE OF 03°20'47", AND BEING SUBTENDED BY A CHORD THAT BEARS S 64°38'17" E, 43.28 FEET TO INTERSECT THE NORTHEAST LINE OF THAT TRACT DESCRIBED AS PARCEL C IN BOOK 2740 AT PAGE 44 OF SAID EL PASO COUNTY RECORDS;
5. ON SAID NORTHEAST LINE S 60°30'16" E, 32.59 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF THAT EXCEPTION PARCEL RECORDED IN BOOK 915 AT PAGE 290 OF SAID EL PASO COUNTY RECORDS;

THENCE ALONG SAID EASTERLY LINE, S 02°33'32" W, 136.81 FEET TO THE WEST LINE OF LOT 1 AS SHOWN ON SAID SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU;

THENCE ALONG SAID WEST LINE, S 00°03'10" W, 76.16 FEET TO THE “POINT OF BEGINNING”;

THE ABOVE DESCRIBED PARCEL CONTAINS 2.068 ACRES OR 90,061 SQUARE FEET, MORE OR LESS.



**Identification of Proposed Area of Amendment:**

The property being rezoned is 10 Old Mans Trail parcel number 7405426002. The attached exhibit shows the rezoning of the replatted parcel Lot 1.

**Description of the Proposal**

The Lot 1 is currently zoned Commercial and is requested to be rezoned to Public Facilities. The property was purchased by the City in 2016 for use as a public facility. The property has since been utilized as public parking lot.

**Description of Existing Conditions**

The property identified as Lot 1 is currently utilized as a parking lot with 140 parking spots. The lot has approximately 46,444 square feet of pavement and three curb cuts. The Curb Cut at the northwest corner is currently barricaded and is the location of porta potties. The structure on the site is a historic dance hall that is not currently in use. The southern edge of the property abuts Fountain Creek. On the northern edge the parcels are zoned general residential, the western edge is adjacent to a parcel zoned Parks (Memorial Park) and the southern and eastern edges are adjacent to parcels zoned commercial.

**Other Concurrent or Completed Applications**

Below is a list of the applications anticipated for this parcel and their approximate hearing dates.

1. Major Subdivision Plan
  - a. CPC – September 10, 2025
  - b. City Council – October 7<sup>th</sup>, 2025
2. Right of Way Vacation
  - a. CPC – September 10, 2025
  - b. City Council – October 7<sup>th</sup>, 2025
3. Rezoning
  - a. CPC – September 10, 2025
  - b. 1<sup>st</sup> Reading City Council – October 7<sup>th</sup>, 2025
  - c. 2<sup>nd</sup> Reading City Council – October 21<sup>st</sup>, 2025
4. Major Development Plan
  - a. CPC – October 8, 2025
  - b. City Council – October 21<sup>st</sup>, 2025
5. Material Change of Appearance Certification

a. HPC – October 1, 2025



**CITY OF MANITOU SPRINGS  
CITY PLANNING COMMISSION**

Regular Meeting Minutes  
Hybrid Meeting via Zoom and at Memorial Hall  
September 10, 2025

**A. CALL TO ORDER**

A Regular Meeting of the Manitou Springs City Planning Commission (CPC) was held at Manitou Springs Memorial Hall, 606 Manitou Avenue. Chair Delwiche called the meeting to order at 5:30 PM and declared a quorum present.

**COMMISSIONERS PRESENT FOR ROLL CALL:**

Chair Alan Delwiche  
Vice Chair Justin Wilson  
Commissioner Mike Casey  
Commissioner Stephen Graybill  
Commissioner Gloria Latimer  
Commissioner Carey Storm  
Alternate Commissioner Megan Day  
Alternate Commissioner Frank DeLay

**COMMISSIONERS ABSENT:**

Commissioner Roy Rosenthal

**STAFF PRESENT:**

Planner Zachary Davison  
Planner Erin Ringsred  
Senior Planner Chelsea Royston  
Planning Director Frederick Rollenhagen

**B. APPROVAL OF MINUTES**

1. June 11, 2025

Commissioner Storm moved to approve the June 11, 2025 minutes. Commissioner Graybill seconded the motion. The motion carried unanimously (7-0).

2. August 13, 2025

Vice Chair Wilson moved to approve August 13, 2025, minutes. Commissioner Storm seconded the motion. The motion carried unanimously (6-0), with Commissioner Latimer abstaining.

**C. UNFINISHED BUSINESS**

No unfinished business was discussed.



#### **D. PUBLIC COMMENT ON NON-AGENDA ITEMS**

There was no public comment.

#### **E. NEW BUSINESS**

##### **1. STR 2501 – 423 Washington Avenue**

Planner Davison presented the short-term rental proposal for 423 Washington Avenue. The request was for a short-term rental of the entire lower level, with property owners occupying the upper level year-round. Background and requirements for a short-term rental permit were reviewed. The property location and its surrounding land uses were presented, along with the site plan. Planner Davison shared that the owner will use OwnerRes, property management software, to manage all bookings for the property.

A brief discussion ensued about the required parking, and the property was explained to support three parking spaces according to the city code. Planner Davison noted that the code requires two cumulative parking spaces and that the property has had no code violations.

Applicant Kristen Cole emphasized maintaining relationships with neighbors. The applicant mentioned that they were considering integrating with the Sun Water Spa which is next-door as to provide a place to stay for spa attendees.

Commissioner Storm moved to approve STR 2501 based upon the findings that the request meets the review criteria for granting a Short-Term Rental Permit, as set forth in City Code Section 18.06.4.5, with no conditions. Commissioner Graybill seconded the motion. The motion carried unanimously (7-0).

##### **2. VAC 2501, RE 2501: Right-of-Way Vacation, and Rezoning for 10 Old Mans Trail and 487 El Paso Blvd**

Planner Royston gave a presentation regarding Hiawatha Gardens. The request was for the purpose of rezoning two parcels from Commercial to Public Facilities zoning, along with the vacation of a portion of Old Man's Trail. The entitlements of municipal review committees were explained, along with the regulations of reviewing bodies. The location of the project was presented as well as where development was intended and the proposed replat. Planner Royston explained that all portions of Vacation (VAC) 2501 fit together in one movement, but the rezone is just for the Hiawatha Gardens portion of the property.

Commissioner Casey motioned to approve Rezone (RE) 2501 and VAC 2501 with no conditions, based upon the findings that the request meets the review criteria for granting a rezoning as set forth in City Code Section 18.06.4.3 and for granting a vacation as set forth in City Code Section 18.06.4.19. The motion was seconded by Chair Delwiche. The motion carried unanimously (7-0).

## **F. OTHER BUSINESS**

### **1. Consideration of Title 18 Code Revisions for ADUs, Residential Occupancy Standards, and Parking Requirements for multi-family Development**

Director Rollenhagen gave a presentation regarding code revisions in response to State Land Use Legislation adopted in 2024 addressing Housing Occupancy Limits, Accessory Dwelling Units (ADUs), and Minimum Parking Requirements for new Multi-Family Development. Previous code revision work sessions were summarized. Three potential changes were presented shown. The first proposed modifying the definition of household to remove references to occupancy limits based on blood or guardianship and tie the definition to another housing code to ensure safety. The second revision addressed minimum parking requirements allowing an exception to homes in the transit service area. Lastly, proposed changes for ADU code revisions that were discussed in previous sessions were reviewed. It was noted that a Minor Site Plan would be required for the construction of an ADU.

**Note for the Record** – A letter from the Housing Advisory Board (HAB) was read aloud and amended to the agenda packet. The letter emphasized the need for diverse and affordable housing options and expressed support for applying existing zoning code to ADUs.

A discussion ensued on the setback requirements for ADUs. Chair Delwiche voiced that ADU setback rules could be a cause for concern in terms of distance between structures. Director Rollenhagen explained that there was nothing in code that would stop construction if fire, city, and regional codes were met.

HAB Alternate Member Nate Nassif suggested a housing survey to gather community input on ADU rules.

Chair Delwiche confirmed that the HAB letter language regarding the ADU size minimum was in hopes of raising affordable housing rates.

Commissioner Delay asked about the risk of a draft ordinance not addressing short term rental prohibitions.

There was a discussion about new ADUs meeting the current code regarding short term rentals. Alternate Member Nassif explained that the intent of the law was not for short-term rentals.

Chair Delwiche voiced that not having size limitations on ADUs would be against the intent of the ADU ordinance and that not having a cap provides financial opportunity for owners rather than support for the community. He suggested having a size limit on ADUs and allowing for smaller minimums.

Commissioner Storm expressed support for the language in the HAB letter which specified 750 square feet or 50% of the principal unit for max ADU size.

Commissioner Casey voiced his opinion that short term rental rules be applied to ADUs.

Commissioner Storm opposed short term rentals for ADUs and added that short term rentals are against the point of ADU law.

Commissioner Graybill pointed out that ADUs are already being used as short term rentals, and stated that there was no need for the extra administrative burden.

Commissioner Day commented that only new ADUs would be barred from being short term rentals.

Commissioner Wilson saw no need for short-term rental provisions, and Commissioner Delay agreed.

Chair Delwiche moved to recommend to the City Council the draft ordinance as amended to state that ADUs be no smaller than 250 square feet and no larger than 750 square feet or 50% of livable space in the principal residence and to remove short term rental restrictions in the draft. The motion was seconded by Commissioner Graybill. The motion carried unanimously (7-0).

## **G. NOTICE OF COUNCIL ACTION AND UPDATES**

Director Rollenhagen stated that the Planning Department is preparing its budget to propose to City Council in October.

## **H. ADJOURNMENT**

With no further business to discuss, Chair Delwiche adjourned the meeting at 7:30 PM.

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*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](mailto:cityclerk@manitouspringsco.gov) or (719) 685-2554.*



# Hiawatha Gardens

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REZONING AND ROW VACATION

CITY COUNCIL

OCTOBER 7, 2025



# Hiawatha Gardens

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## Rezone

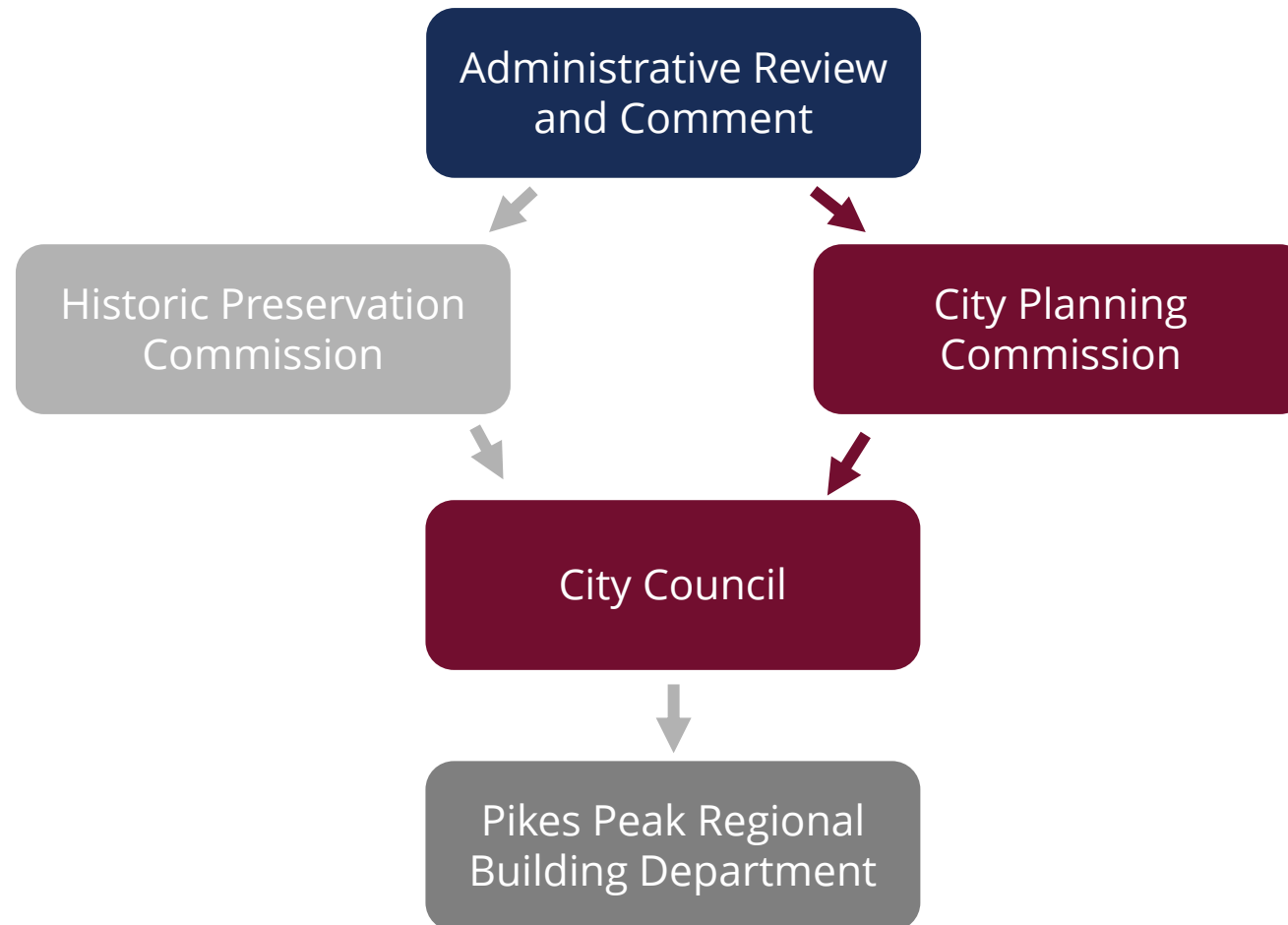
- Rezone two parcels from Commercial to Public Facilities

## Right of Way (ROW) Vacation

- Vacate a portion of Old Man's Trail

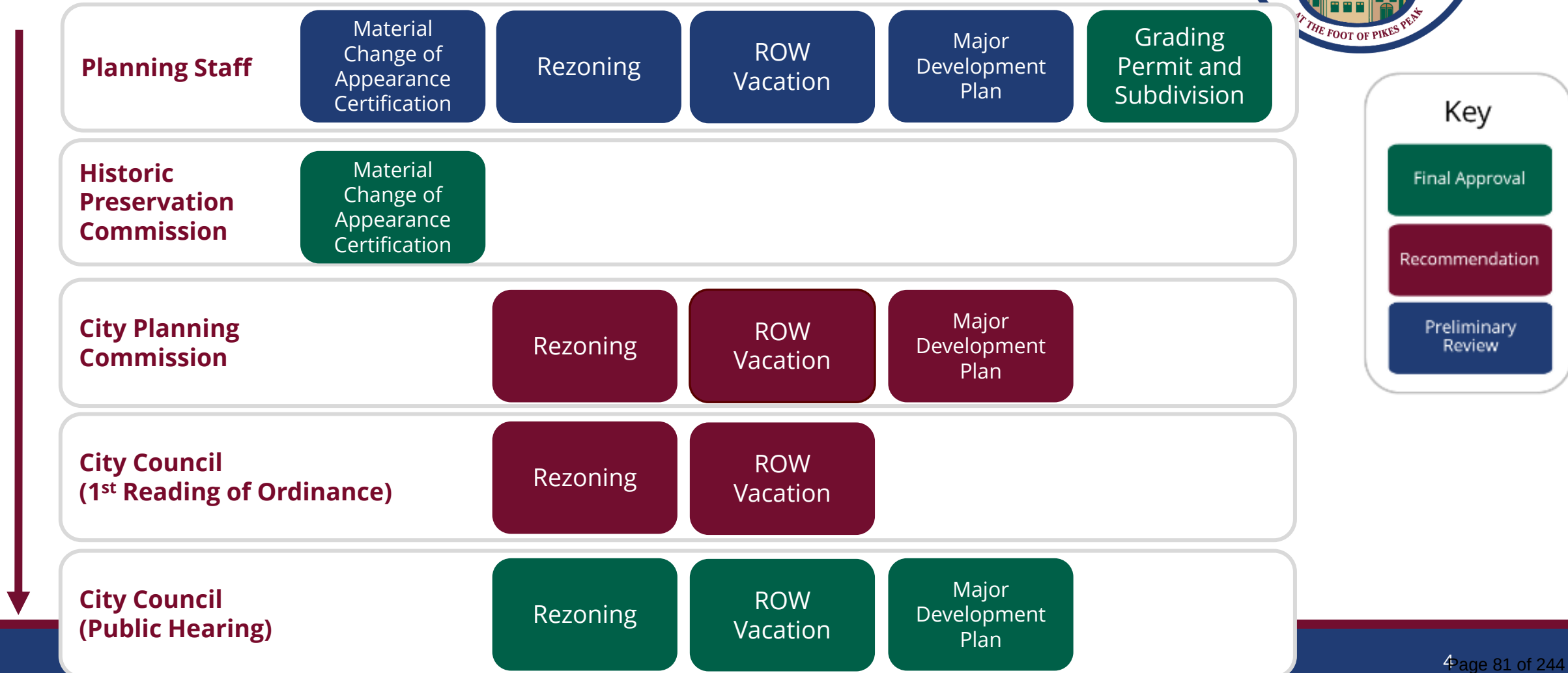


# Municipal Review Process





# Municipal Review Entitlements





# Regulations by Reviewing Bodies

## City Staff

- Title 12 – Streets and Other Public Places
- Title 13- Utilities
- Title 14 – Stormwater Quality Management and Discharge Control
- Title 18 – Land Use and Development Code Compliance

## Historic Preservation Commission

- Title 17 – Historic Preservation
  - 17.04.050 Material Change of Appearance Certification
    - New construction
    - Exterior changes
    - Interior changes (publicly owned structures)
  - Historic District Design Guidelines

## City Planning Commission

- Comprehensive Plan
- Dimensional Standards
- Use Standards
  - Parking Lots
- Streets and Roadway Intersections
- Hazard Mitigation
- Landscape Standards
- Lighting Photometrics

## City Council

- Comprehensive Plan
- Dimensional Standards
- Use Standards
  - Parking Lots
- Streets and Roadway Intersections
- Hazard Mitigation
- Landscape Standards
- Lighting Photometrics

## PPRBD

- Foundations
- Loading Requirements
- Construction Details
- Floodplain Regulations





# Regulations by Reviewing Bodies

## City Staff

- Title 12 – Streets and Other Public Places
- Title 13- Utilities
- Title 14 – Stormwater Quality Management and Discharge Control
- Title 18 – Land Use and Development Code Compliance

## Historic Preservation Commission

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## City Planning Commission

- Comprehensive Plan
- Dimensional Standards
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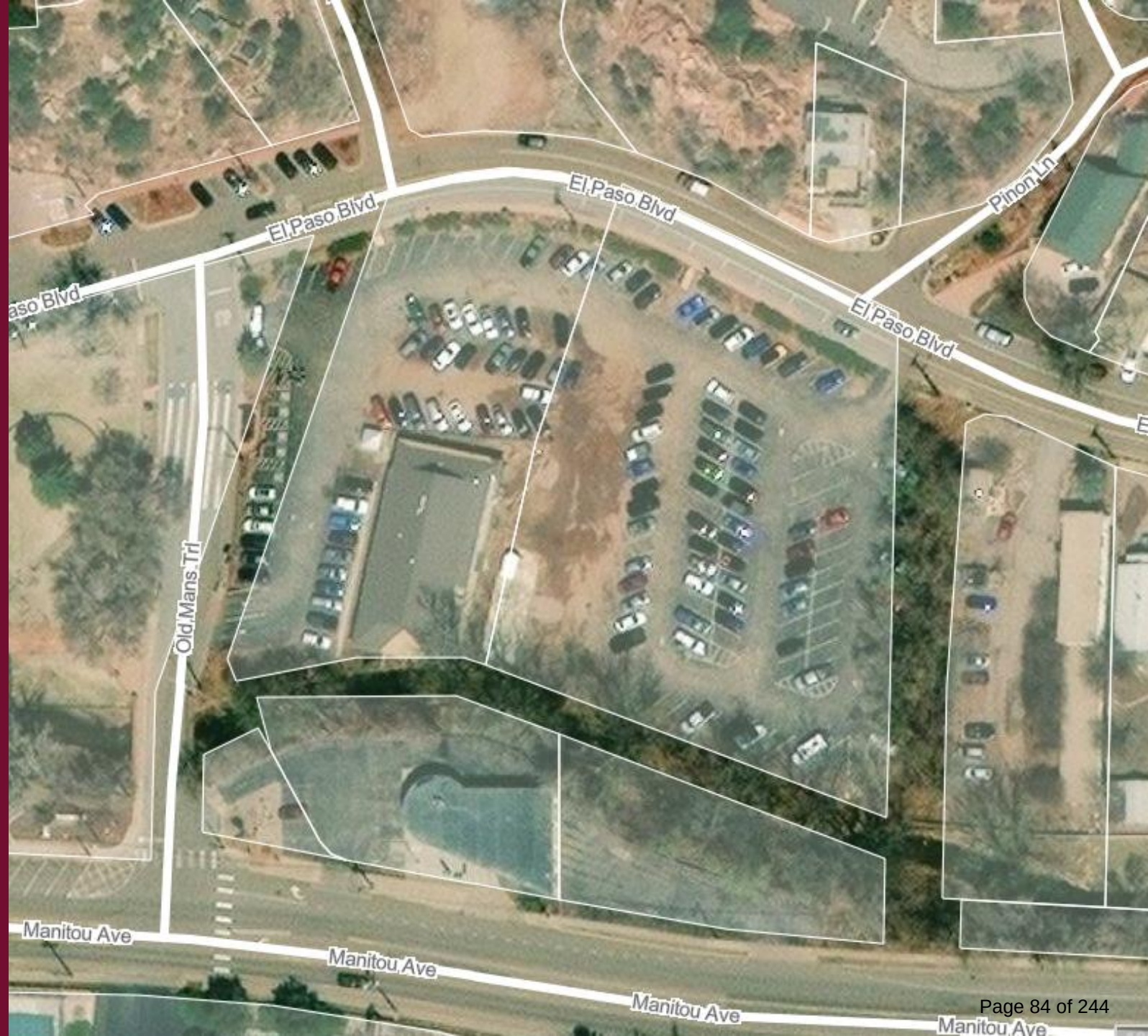
## City Council

- Comprehensive Plan
- Dimensional Standards
- Use Standards
  - Parking Lots
- Streets and Roadway Intersections
- Hazard Mitigation
- Landscape Standards
- Lighting Photometrics

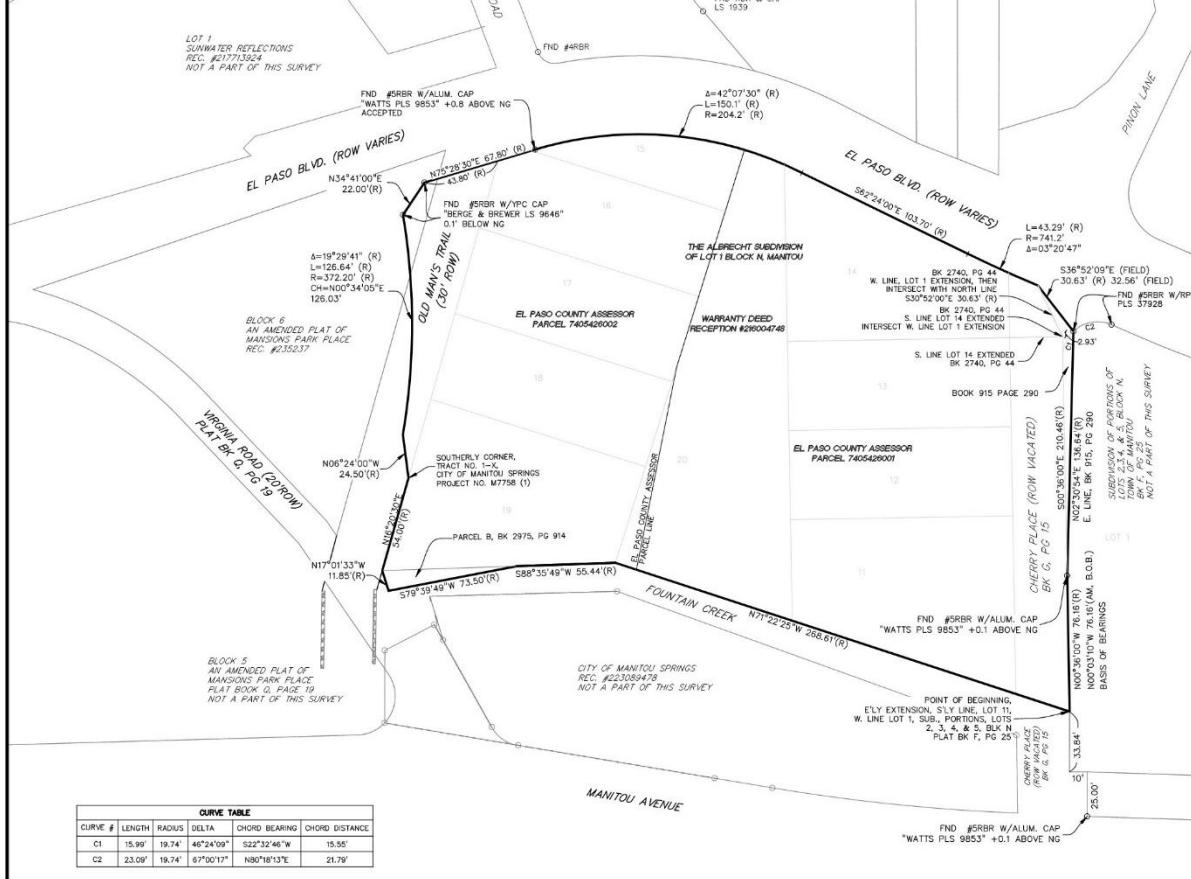
## PPRBD

- Foundations
- Loading Requirements
- Construction Details
- Floodplain Regulations

# Project Location

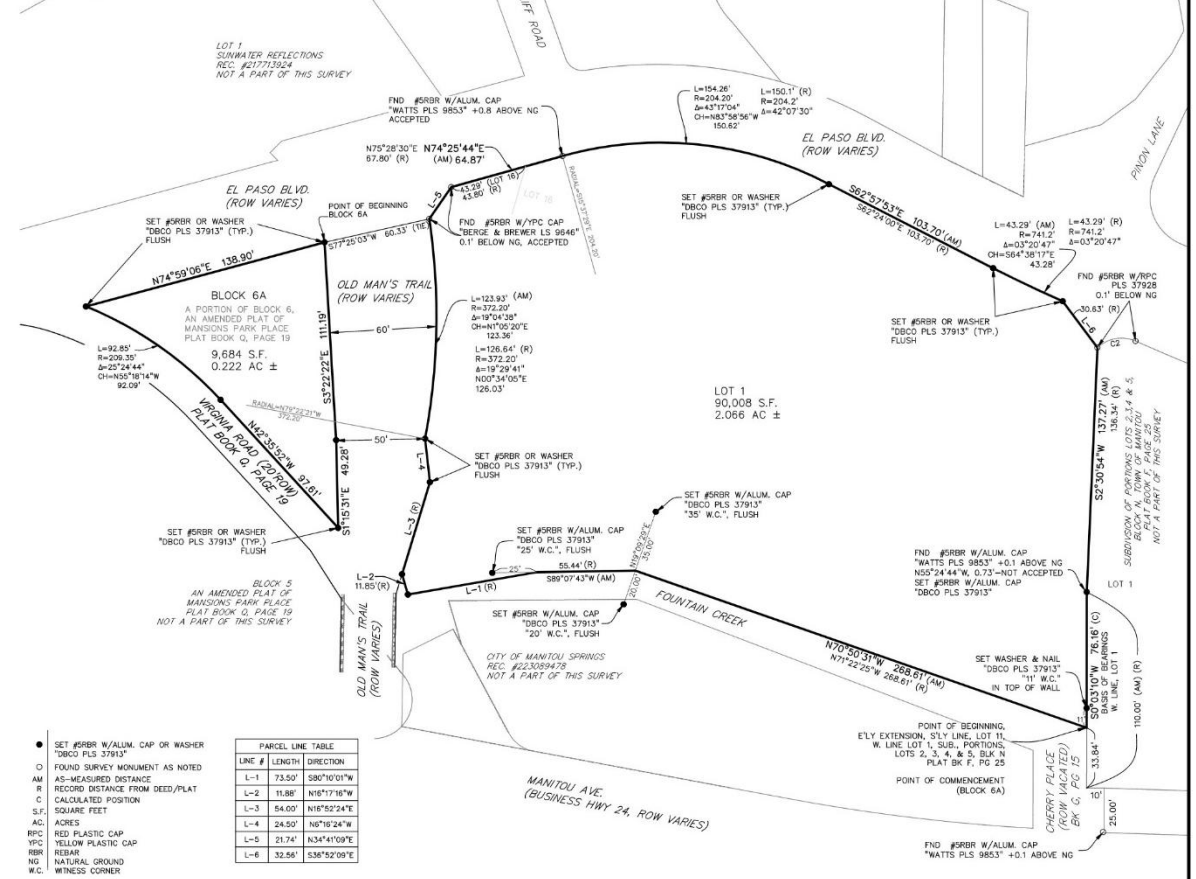






### CURRENTLY EXISTING

RECORD DIMENSIONS AND BEARINGS ARE FROM  
SPECIAL WARRANTY DEED RECEPTION #216004748



### REPLATTED

DIMENSIONS AND BEARINGS ESTABLISHED FROM FOUND  
MONUMENTATION AND BOUNDARY ANALYSIS OF FIELD SURVEY WORK

# Subdivision (Administrative Review)

To be Vacated  
0.08 acres

| CURVE TABLE |        |        |           |               |
|-------------|--------|--------|-----------|---------------|
| CURVE #     | LENGTH | RADIUS | DELTA     | CHORD BEARING |
| C1          | 15.99' | 19.74' | 46°24'09" | S27°32'46"W   |
| C2          | 23.09' | 19.74' | 67°00'17" | N80°18'13"E   |

CURRENTLY EXISTING

RECORD DIMENSIONS AND BEARINGS ARE FROM  
SPECIAL WARRANTY DEED RECEPTION #216004748

To be Dedicated  
0.17 acres

| PARCEL LINE TABLE |        |             |  |
|-------------------|--------|-------------|--|
| LINE #            | LENGTH | DIRECTION   |  |
| L-1               | 73.50' | S80°10'01"W |  |
| L-2               | 11.88' | N16°17'18"W |  |
| L-3               | 54.00' | N16°52'24"E |  |
| L-4               | 24.50' | N6°16'24"W  |  |
| L-5               | 21.74' | N34°41'09"E |  |
| L-6               | 32.56' | S36°52'09"E |  |

● SET #5RBR W/ALUM. CAP OR WASHER  
"DBCO PLS 37913"  
○ FOUND SURVEY MONUMENT AS NOTED  
AM AS-MEASURED DISTANCE  
R RECORD DISTANCE FROM DEED/PLAT  
C CALCULATED POSITION  
S.F. SQUARE FEET  
AC. ACRES  
R/C RED PLASTIC CAP  
Y/C YELLOW PLASTIC CAP  
RBR REBAR  
NG NATURAL GROUND  
W.C. WITNESS CORNER

REPLATTED

DIMENSIONS AND BEARINGS ESTABLISHED FROM FOUND  
MONUMENTATION AND BOUNDARY ANALYSIS OF FIELD SURVEY WORK

# Vacation of Right of Way



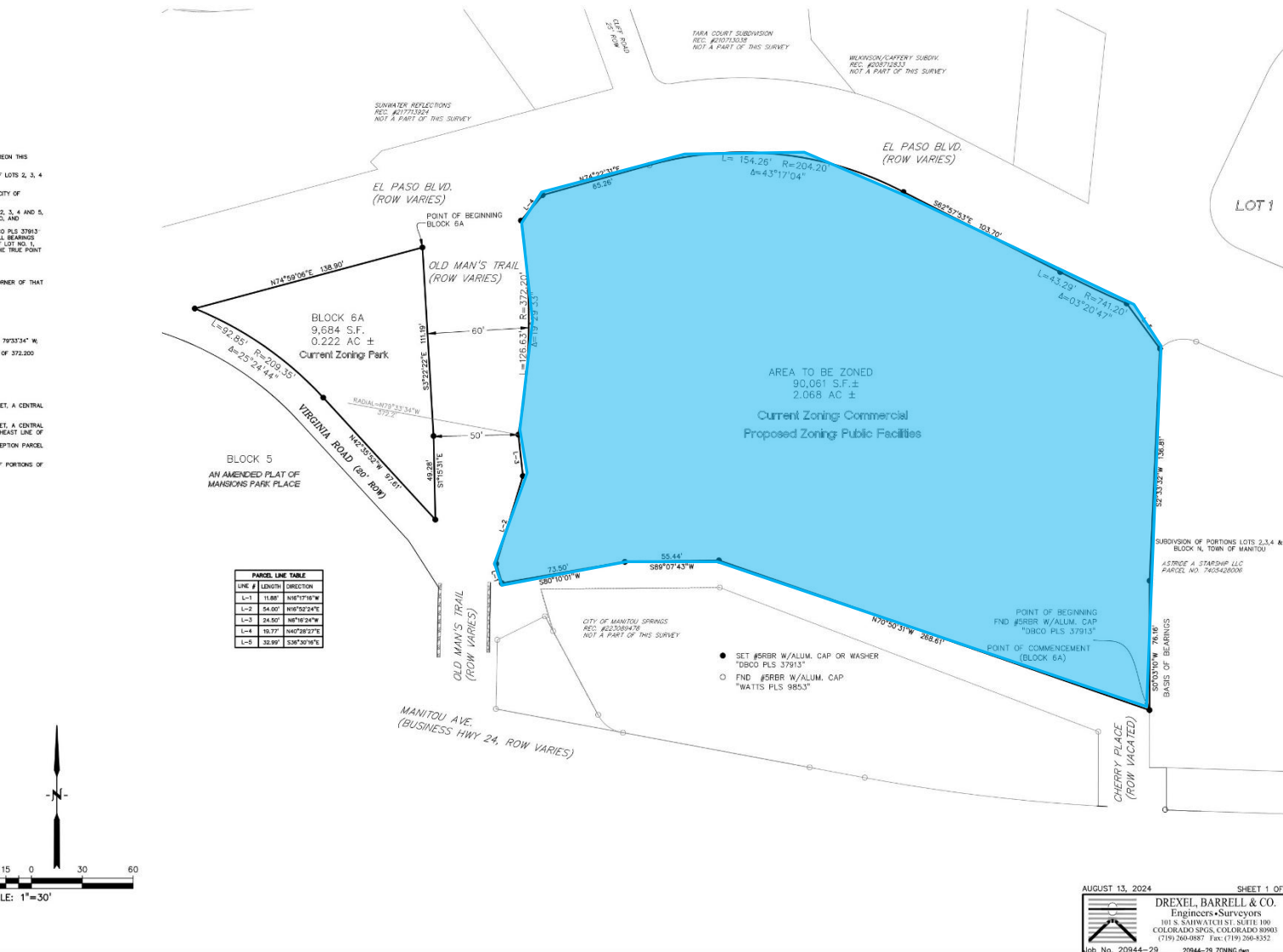
## 18.06.4.19 Vacation Approval Criteria

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1. The vacation is consistent with the Comprehensive Plan and other adopted policies and plans, including any adopted transportation plan or streets/roadway plan;
2. The land to be vacated is no longer necessary for the public use and convenience;
3. The *right-of-way* within the *subdivision* is no longer needed for public transportation purposes;
4. The vacation will not adversely impact use of the *right-of-way* for *public utility* and/or drainage purposes;
5. Access to lots or properties surrounding the *plat* will not be adversely affected, and the vacation will not leave any land-locked parcels or deprive abutting properties of adequate, legal access;
6. The vacation will not adversely impact the health, safety and/or welfare of the general community, or reduce the quality of public facilities or services provided to any parcel of land, including but not limited to police/fire protection, access, and utility service; and
7. The vacation is consistent with the purpose of this LUDC.

# 10 OLD MAN'S TRAIL SUBDIVISION INITIAL ZONING MAP

A REPLAT OF LOTS 11-20, THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, A PART OF SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, AND BLOCK 6, THE AMENDED PLAT OF MANSIONS PARK PLACE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO



Existing Zone:  
Commercial

Proposed Zone:  
Public Facilities



# Zoning

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## COMMERCIAL (EXISTING)

### Minimum Lot Frontage

- Fifty (50) Feet

### Maximum Building Height

- Thirty-five (35) feet

### Uses

- Residential permitted

## PUBLIC FACILITIES (PROPOSED)

### Minimum Lot Frontage

- No minimum lot frontage

### Maximum Building Height

- Thirty (30) feet

### Uses

- Residential not permitted

### Public ownership



## 18.06.4.3 Rezone Approval Criteria

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1. General conformance with the goals and policies of the Comprehensive Plan and other plans and policies adopted by the City Council;
2. Compliance with applicable statutory provisions;
3. Whether the rezoning will adversely impact or overburden public facilities and services;
4. Whether the rezoning will result in a higher risk to *natural hazards* and *geologic hazards*; and
5. Whether the proposed rezoning is compatible with the surrounding land uses.





## Staff Recommendation:

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Should the City Council find it appropriate to grant the Rezoning and Vacation of Right-of-Way staff does not recommend any conditions.

# Motion Language

## Ord. 2025- Vacation



Approve Ordinance No. 2025, Vacating A Portion Of The Old Man's Trail Right-Of-Way; based upon the findings that the request meets the review criteria for granting a Vacation, as set forth in City Code Section 18.06.4.19, on first reading and set a public hearing for October 21, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.

Approve Ordinance No. 2025, Vacating A Portion Of The Old Man's Trail Right-Of-Way; based upon the findings that the request meets the review criteria for granting a Vacation, as set forth in City Code Section 18.06.4.19, with the conditions as follows \_\_\_\_\_, on first reading and set a public hearing for October 21, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.

Deny the rezoning of the 2025, Vacating A Portion Of The Old Man's Trail Right-Of-Way; based upon the findings that the request does not meet the review criteria for granting a Vacation, as set forth in City Code Section 18.06.4.19.

Postpone the vacation of a portion of the Old Man's Trail Right-of-Way to October 21, 2025 for further consideration

# Motion Language

## Ord. 2125- Rezone

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Approve Ordinance No. 2125, amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 2 parcels from various zone districts to Public Facilities (PF); based upon the findings that the request meets the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3., on first reading and set a public hearing for October 21, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.

Approve Ordinance No. 2125, amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 2 parcels from various zone districts to Public Facilities (PF); based upon the findings that the request meets the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3, with the conditions as follows \_\_\_\_\_, on first reading and set a public hearing for October 21, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard.

Deny the rezoning of the 2 parcels, based upon the findings that the request does not meet the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3.

Postpone the rezoning of the 2 parcels to October 21, 2025 for further consideration



## Memorandum

Title: Public Hearing for Major Development Plan Application MJR 2501 - Major Development Plan at Hiawatha Gardens

From: Chelsea Royston, Senior Planner

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 20 Minutes

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October 21, 2025

### **Purpose:**

The City of Manitou Springs proposes a Major Development Plan to facilitate the redevelopment of the property known as "Hiawatha Gardens". This city initiated Major Development Plan includes the rehabilitation of the historic dance hall into an open-air pavilion, the new construction of public restroom facilities, redevelopment of a public parking lot, and the development of a new pedestrian plaza. The City has recently reviewed several other applications in support and anticipation of this Major Development Plan:

- Major Subdivision
- Rezoning
- Right-of-Way Vacation
- Material Change of Appearance Certification

These applications, along with the subject Major Development Plan, were initiated based on direction the Project Team received from City Council on August 12, 2025.

### **Background:**

On August 12, 2025, City Council approved the strategic approach for sustainable stormwater, parking, mobility, art and community for Phase 1 and 2 Hiawatha Gardens Design. Please refer to the attached memo from City Council's August 12, 2025, work session for complete details. With that direction, staff and the design consultant team proceeded to refine the drawings for submission as a Major Development Plan Application per code section 18.06.4.13.

The Major Development Plan was submitted to the Planning Department and distributed to reviewers. Comments were either addressed in the resubmittal, or included as conditions for approval. Please refer to the attached report prepared for the City Planning Commission's October 8, 2025, review for full details on the application, design, and compliance with the Land Use and Development Code.



During the formal presentation of the application to the City Planning Commission, concerns were raised by one commissioner regarding the overall reduction in parking spaces compared to the currently existing parking lot. The design of the Major Development Plan results in a net loss of forty-one (41) parking spaces at this location. Staff indicated that ninety-one (91) new parking spaces have recently been created at the Dillon Mobility Hub with the intent of offsetting the reduced parking at Hiawatha Gardens. Staff shared information from the Transportation and Mobility Master Plan that supports the use of diverse parking locations as a way to enhance the use of dynamic pricing strategies.

Furthermore, the reduction in impervious area brought the proposed design into compliance with the Lot Coverage standards for the Public Facilities zone district (Section 18.02.4.3) and created space required for the other programmatic improvements desired by the community. A traffic study was not required during this phase of the project due to the overall reduction in parking spaces. Please see the attached draft minutes of the October 8, 2025, Planning Commission meeting for more details. No comments were made during the public hearing, and the Planning Commission forwarded a recommendation of approval to City Council with a 6-1 vote.

#### **Pros and Cons:**

**Pros:** With approval of the Major Development Plan, the project team will be able to meet the submittal deadline in November 2025 for Phase 1 construction documents to PPRBD. The PPRTA-2 dollars allocated to the Hiawatha Gardens Mobility Hub must be used specifically for this project and improvements. The November 8, 2022 election allocated these funds to the project.

**Cons:** If the application is denied, 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:**

Approval of the Major Development Plan does not have direct fiscal implications as it does not alter the scope of work for existing contracts. Any future contracts and financial obligations will be reviewed and approved in accordance with the City's procurement policy.

#### **Workload Impact:**

Workload Impacts are identified for the Project as a whole and are not a result of Major Development Plan approval.



**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.

**Recommended Action:**

Move to approve the Major Development Plan (MJR 2501) based upon the recommendation of approval from the City Planning Commission and the findings that the request meets the review criteria for granting a Major Development Plan as set forth in City Code Section 18.06.4.13, with staff's conditions:

1. Railing locations will be finalized wherever a wall height exceeds thirty (30) inches adjacent to a pedestrian walkway in accordance with Section 18.03.5.7.C;
2. A perimeter zone with a minimum width of five (5) feet of inorganic matter shall be placed on the eastern edge of the pavilion per Section 18.03.6.3.G.1, and;
3. The requisite number of shrubs and ornamental grasses (98) will be shown on the final landscape plan per Section 18.03.6.3.



**Title:** MJR 2501 - Major Development Plan at 10 Old Man's Trail and 487 El Paso Boulevard (Hiawatha Gardens)

**From:** Chelsea Royston

**To:** City Planning Commission

**Address of Proposal:** 10 Old Mans Trl and 487 El Paso Blvd

**Applicant:** City of Manitou Springs

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October 8, 2025

**Proposal:**

The City of Manitou Springs seeks approval of a Major Development Plan to facilitate the redevelopment of the properties known as Hiawatha Gardens. The project includes the rehabilitation of the historic dance hall into an open air pavilion, the new construction of public restroom facilities, redevelopment of a public parking lot, and the development of a new pedestrian plaza.

**Zone District:**

The site is currently zoned Commercial zone. City Planning Commission recommended approval of rezoning the property to Public Facilities zone to City Council on September 10, 2025. City Council heard the first reading of the rezoning ordinance on October 7, 2025, the evening prior to this CPC meeting.

**Background & Existing Conditions:**

Hiawatha Gardens was purchased by the City of Manitou Springs in 2016. In 2016, the property consisted of a parking lot and a large structure with multiple additions. An evaluation and assessment of the structure was conducted by Echo Architects on behalf of the City of Manitou Springs in 2016. As a result of this evaluation, partial demolition of the structure was completed in 2021, removing all later additions and leaving only the original dance hall structure. Due to safety and stability concerns, the pavilion was secured after the demolition and has not been accessible to the public. The original site structure contained a clubhouse and dance pavilion constructed in 1897. After a fire in 1920, only the dance pavilion remained, and it was enlarged and enclosed to become Hiawatha Gardens in 1921. The spaces supported by the queen rod trusses are believed to denote the footprint of the original open air pavilion. This Major Development Plan proposes a strategy to reopen the pavilion to the public once again as an open-air pavilion, provide public restrooms and reconstruct the parking lot in compliance with the land use development code standards adopted by the City. The design intent is to stabilize the structure and incorporate modern structural and safety codes. The site is encumbered by the floodplain, which has informed the proposed use and design of the site. The floodplain encumbrance necessitated the return to an open-air pavilion, flooring and foundation replacement and enforcement.





Several application packages are being moved through the review processes concurrently:

- Major Subdivision: Planning Director Frederick Rollenhagen reviewed the Major Subdivision and Right-of-Way dedication, approval of which is contingent on the approval of the rezoning and Right-of-Way Vacation currently in process.
- Rezoning and Right-of-Way Vacation: On September 10, 2025, CPC recommended approval to the City Council. City Council heard the first reading of both ordinances on October 7, 2025. At the time of publication of this report, second reading and public hearings for the rezoning and vacation are anticipated on October 21, 2025.
- Material Change of Appearance Certification: On October 1, 2025, the Historic Preservation Commission approved MCAC 2513 which included:
  - interior and exterior alterations to the historic Hiawatha Gardens pavilion
  - new construction of a separate structure for public restrooms
  - site improvements.
- Major Development Plan: This application for a Major Development Plan, should the CPC forward a recommendation of approval to the City Council, is anticipated to be heard by City Council on October 21, 2025.

#### **Application Detail:**

This project consists of multiple components: the rehabilitation of the historic pavilion, the new construction of a separate public restroom facility, the redevelopment of a public parking lot, and a new pedestrian plaza. A Major Development Plan is required for expansion in gross floor area of existing nonresidential development by thirty percent (30%) or more. The definition of “development” includes land disturbance, retaining walls, and paving, so though the restroom building may not meet this threshold alone, the proposed site improvements likely bring the project to this threshold. In addition to the Development Plan, the following supporting documents were required based on the site and scope of work:

- Tier III Geologic Hazards Evaluation
- Landscape Plan with Irrigation Plan
- Drainage Report
- Ecological Characterization Study
- Photometric (lighting) Plan

All plans were designed to meet the standards of the Public Facilities (PF) zone as that is the zone district for which the rezoning is sought.

The rehabilitation of the historic pavilion includes the removal of the temporary security wall panels that were put in place after the City purchased the property in 2016. A subterranean concrete foundation that ties into the concrete columns which support the historic roof and will substantially reinforce and stabilize the structure against geologic, seismic, and flood hazards. The wood flooring will be salvaged and removed from the site as a concrete floor will be more





resilient and sustainable. The structure of the historic roof includes prominent trusses which will be the focal point of the pavilion. The interior lighting design is intended to balance a soft, pleasant ambiance, with increased security, emphasis on the historic features of the roof structure, and compliance with the Dark Skies regulations.

The new restroom facility is designed to the north of the historic pavilion. The new facility will consist of two three-stall restrooms, two single-stall universal restrooms, and a utility room. The new structure will be approximately 636 square feet. The pedestrian walkway between the two structures is ADA Accessible and has removable bollards to allow vehicle traffic for special events or other needs. Due to the grade change between the restroom facility and the El Paso Boulevard sidewalk, access is provided via an ADA Accessible ramp and integrated stairs to the north of the new structure.

The revitalized parking lot will have less capacity than currently exists on the site due to the new construction, increased amenity space, and required landscaping. The parking lot is proposed to be divided into two parking areas, and will provide a total of 83 standard parking spaces, 6 ADA Accessible parking spaces (including van spaces), and 4 Electric Vehicle (EV) Charging spaces. One of the EV Charging Spaces will also be ADA Van Accessible. The smaller parking area, in the northwest portion of the site, contains 11 of the spaces (4 EV spaces, 1 ADA space, 5 standard spaces, and 1 combination EV and ADA space), and will be accessed via an existing curb cut on Old Man's Trail. The two parking areas are connected via a raised table with removable bollards that acts as the ADA accessible path between the restroom facility and the historic pavilion. The drive aisles in both parking areas are two-way and run east-west (roughly). A trash enclosure is in the southeast corner of the parking lot. All site lighting is full cut-off and in compliance with the LUDC and Dark Skies initiative. The larger parking area is proposed to be accessed via the existing curb cut on El Paso Boulevard. Since there is an overall reduction of parking spaces (approximately 41 parking spaces), a traffic study was not required for this phase of the project.

The pedestrian plaza is to the west of the pavilion, adjacent to Old Man's Trail. In addition to landscaping, the plaza provides organically laid out soft scape paths, as well as geometrically designed hard scape paths. Numerous seating opportunities are provided in traditional benches and chairs, boulders, multipurpose seat walls and retaining walls. Light bollards are provided throughout the plaza to provide pedestrian-scale lighting.

#### **Public Involvement:**

This application was publicly noticed in accordance with Section 18.06.3.7 of the LUDC. No comments have been received as of the publication of this report.

#### **Findings & Review Criteria:**

Section 18.06.4.13 of the LUDC states The Planning Commission and City Council shall



consider the following criteria in the review of all Major Development Plan applications:

1. General conformance with the goals and policies of the Comprehensive Plan and other plans and policies adopted by the City Council;

Staff finds the design of the project to support the following goals and policies outlined in Plan Manitou 2.0:

- Goal AC-3: Support the retention and expansion of venues, facilities, event space, infrastructure, and programs that sustain a range of artistic and cultural activities and events and promote educational opportunities for residents of all ages.
- Policy AC-3.2 Outdoor Venues
- Policy AC-3.4 New Arts & Culture Spaces
- Policy GC-2.2 Community Gathering Spaces
- Goal HC-2 Expand knowledge of and protections for the City's historic and cultural resources.
- Policy HC-2.3 City-Owned Buildings
- Goal HC-3: Preserve and enhance the character and structural integrity of the City's historic structures while encouraging rehabilitation and adaptive reuse.
- Policy HC-3.3: Adaptive Reuse
- Policy IP-3.3 Universal Design
- Goal LU-4: Encourage the use of sustainable development practices and site planning techniques and technologies in all public and private development.
- Policy LU-4.1 Protection of Natural Features
- Policy LU-4.3 Low Impact Development
- Policy LU-4.4 Night Sky Conservation
- Policy TM-4.3 Parking Supply

2. The details of the use, site design, building location, scale, and orientation are compatible and harmonious with the surrounding neighborhood, buildings, and uses;

The proposed redevelopment of the site was informed by the historic pavilion, which has existed on the site since 1897. The pavilion acted as the site anchor, as did the EV charging stations that were installed in recent years. The plaza was located to the west of the pavilion, which is across Old Man's Trail from Memorial Park, which is another outdoor gathering space for the community. The restroom facility was required to be designed outside the 100-year floodplain so that amendments to the federally regulated floodplain were not required. It was also designed to be visible for customers of both parking areas and Memorial Park, and travelers along Old Man's Trail and El Paso Boulevard. Finally, the larger parking area sits behind the pavilion, which helps to mitigate the appearance of the parking lot from adjacent rights-of-way.



3. The project meets dimensional standards applicable to the zone district, such as building setbacks, building height, and building area, or any applicable requirement;

The project was designed to meet the standards of the Public Facilities (PF) zone district. The rezoning is currently in process with a public hearing and second reading of the proposed ordinance tentatively scheduled for October 21, 2025. The site and all structures meet the dimensional standards of the PF zone.

4. The proposed grading, drainage, flood protection, stormwater quality, and stormwater mitigation complies with applicable Sections of this LUDC;

The project was designed to comply with these regulations. The site is partially encumbered by the floodplain and the location of the restroom facility towards the north of the site, as well as the removal of the wood flooring, redevelopment of the dance hall as an open-air pavilion and the location of the parking lot were all designed to not alter the base floodplain elevation. This complies with the "no-rise" condition of development.

5. The project complies with all the development standards of this section; Section 18.03 of the LUDC "Development Standards" is organized in the following applicable sections, (sections not listed are not applicable):

[18.03.4](#) - Exterior Lighting

Complies

[18.03.5](#) - Fencing and Retaining Walls

A deficiency in the plan was identified. Staff recommends the following condition of approval:

**“Railing Locations will be finalized as part of grading and erosion control permits wherever a wall height exceeds 30” adjacent to a pedestrian walkway per Section 18.03.5.7.C”**

[18.03.6](#) - Landscaping and Screening

Refer to the attachment “Detailed Review — Landscaping and Fencing”

Staff recommends the following conditions of approval

**“A perimeter zone with a minimum width of five (5) feet of inorganic matter shall be placed on the eastern edge of the pavilion per Section 18.03.6.3.G.1” and**

**“The requisite number of shrubs and ornamental grasses (98) will be shown on the final landscape plan per Section 18.03.6.3. “**

[18.03.7](#) - Alternative Energy and Green Infrastructure.

Complies

[18.03.10](#) - Development in Natural Hazard Areas

Complies

[18.03.11](#) - Drainage Plans



Complies

18.03.12 – Signs

Signs are not currently proposed.

6. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;

The site was designed to integrate with Fountain Creek, which borders the southern property boundary. New pedestrian access to the creek will be facilitated via a series of paths and stairs in the southwest portion of the site. A landscape buffer is maintained along the southern edge of the main parking area.

7. The project connects to or extends adequate public utilities to the site as required; Water and sewer utilities will be extended to the restroom facility.

8. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic and pedestrians, meets public safety needs for ingress and egress, and a City accepted traffic impact study, if required; and

A traffic study was not required for this phase of the project due to an overall reduction of parking spaces (approximately 41 parking spaces).

9. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to scale, shadowing, parking, light, odor, and noise.

Staff does not anticipate significant off-site impacts as a result of the proposed development. Concerns from nearby residents regarding the perceived increase in traffic along El Paso Boulevard have been shared since the use of the site as a public parking lot was initiated. Staff determined that the reduction in parking spaces will help mitigate the concerns. The addition of landscaping along the perimeter of the lot and throughout the site will aid in reducing glare and noise generated by the use. Further, the construction of permanent restroom facilities to replace the temporary restrooms will reduce odor and will increase the aesthetic of the site.

**Staff Recommendation:**

Should the City Planning Commission find it appropriate to recommend approval of the Major Development Plan, staff recommends the following conditions:

1. Railing locations will be finalized wherever a wall height exceeds thirty (30) inches adjacent to a pedestrian walkway in accordance with Section 18.03.5.7.C;



2. A perimeter zone with a minimum width of five (5) feet of inorganic matter shall be placed on the eastern edge of the pavilion per Section 18.03.6.3.G.1, and;
3. The requisite number of shrubs and ornamental grasses (98) will be shown on the final landscape plan per Section 18.03.6.3.

**Motion Language Options:**

**MJR 2501 - Major Development Plan**

Recommend approval of the Major Development Plan at 10 Old Man's Trail and 487 El Paso Blvd, based upon the findings that the request meets the review criteria for granting a Major Development Plan as set forth in City Code Section 18.06.4.13, with staff's conditions.

Recommend approval of the Major Development Plan at 10 Old Man's Trail and 487 El Paso Blvd, based upon the findings that the request meets the review criteria for granting a Major Development Plan as set forth in City Code Section 18.06.4.13, with an alteration to staff's conditions as follows...

Recommend denial of the Major Development Plan at 10 Old Man's Trail and 487 El Paso Blvd, based upon the findings that the request does not meet the review criteria for granting a Major Development Plan as set forth in City Code Section 18.06.4.13.

Postpone the Major Development Plan at 10 Old Man's Trail and 487 El Paso Blvd to November 12, 2025 for further consideration.



# Manitou Springs Land Use & Development Code

## DEVELOPMENT COVER SHEET

The main component of any application is demonstration of compliance with the LUDC. Applicants are expected to review the specific submittal checklists and standards, found at [www.manitouspringsgov.com](http://www.manitouspringsgov.com).

Return completed applications to:  
606 Manitou Avenue  
Manitou Springs, CO 80829  
Phone (719) 685-4398

## APPLICATION INFORMATION

### Project Information

Project Name Hiawatha Gardens Phase 1 and 2  
Physical Address 10 Old Man's Trail / 487 El Paso Blvd.  
Lot, Subdivision Parcel 7405426002 / Parcel 7405426001  
Tax Schedule Number (TSN) Exempt  
Pre-Application Conference Number (if applicable) not provided; pre-app mtg held 6/3/25

### Property Owner

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Email \_\_\_\_\_ ZIP \_\_\_\_\_  
Mailing Address \_\_\_\_\_

### Agent/Applicant

Name Justin DiPietro Phone 303-861-8555  
Email justin.dipietro@davispartnership.com ZIP 80205  
Mailing Address 2901 Blake Street, Suite 100, Denver, CO 80205-2849

### Designate Primary Contact

☐ Property Owner ☒ Agent/Applicant

### Application Package

- ☐ **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See City Fee Schedule for list of application fees.
- ☒ **Electronic Submittal.** A complete digital file of the application with attachments/plans sent to [planningdept@manitouspringsco.gov](mailto:planningdept@manitouspringsco.gov).
- ☐ **Hard Copy Submittal.** A complete printed file of the application with attachments/plans.
- ☐ **Corporations and Partnerships.** If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation.
- ☐ **Response to Submittal Checklist.** All applications require response to applicable review standards, as outlined on the submittal checklists for each application type. If a pre-application conference is held, submittal checklists will be provided at the conference. If no pre-application conference is required, see the website for the applicable checklists.

For Office Use Only

Action Number: \_\_\_\_\_ Fee Paid: \_\_\_\_\_



## APPLICATION TYPE

### Physical Development Permits

- |                                                            |                                                        |
|------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Concept Plan                      | <input type="checkbox"/> Hillside Development Plan     |
| <input type="checkbox"/> Minor Site Plan                   | <input type="checkbox"/> Sign Permit                   |
| <input type="checkbox"/> Minor Development Plan            | <input type="checkbox"/> Grading Permit                |
| <input checked="" type="checkbox"/> Major Development Plan | <input type="checkbox"/> Material Change of Appearance |

### Use Permits

- |                                                     |                                                       |
|-----------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Conditional Use Permit     | <input type="checkbox"/> Wireless Facility Permit     |
| <input type="checkbox"/> Short-term Rental Permit   | <input type="checkbox"/> Temporary Use Permit – Minor |
| <input type="checkbox"/> Long-term Occupancy Permit | <input type="checkbox"/> Temporary Use Permit- Major  |

### Subdivisions

- |                                            |                                              |                                                 |
|--------------------------------------------|----------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Easement Vacation      |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Revised Final Plat  | <input type="checkbox"/> Rights-of-Way Vacation |
| <input type="checkbox"/> Preliminary Plat  | <input type="checkbox"/> Waiver of Replat    |                                                 |
| <input type="checkbox"/> Final Plat        |                                              |                                                 |

### Relief from the LUDC

- ☐ Waiver
- ☐ Variance

### Amendments

- ☐ LUDC Amendment
- ☐ Minor Modification
- ☐ Rezoning

### Applicant's Statement

I understand the procedures that apply to my request and acknowledge an incomplete application shall not be processed or scheduled for public hearing until such time as it is complete. City acceptance of the application, fee, and any accompanying materials does not constitute completeness. I further agree to reimburse the City for technical and professional consultant expenses that may be incurred during the review of my request. Failure to reimburse the City for invoiced expenses constitutes an incomplete application. I understand and acknowledge the use or action for which approval is requested is not allowed unless the permit is granted. I understand a pre-application appointment is required a minimum of 10 workdays prior to submission deadline.

Justin DiPietro

Digitally signed by Justin DiPietro  
DN: E=Justin.DiPietro@davispartnership.com, CN=Justin  
DiPietro, OU=Staff, DC=dpa, DC=local  
Date: 2025.09.04 17:56:32-06'00'

9/4/2025

Applicant's Signature

Date

### Owner's Statement

I have read and agree to the above statements. In addition, if I am not the applicant for this request, I further give the above designated applicant permission to make the request on my behalf.

Property Owner's Signature

Date



# HIAWATHA GARDENS MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

| #               | Sheet Name                    |
|-----------------|-------------------------------|
| 01              | COVER                         |
| 02              | OVERALL SITE PLAN             |
| 03              | SITE PLAN - TURNING MOVEMENTS |
| 04              | EXISTING DRAINAGE PLAN        |
| 05              | DRAINAGE PLAN                 |
| 06              | LANDSCAPE PLAN (PH.1)         |
| 07              | LANDSCAPE PLAN (PH.1)         |
| 08              | LANDSCAPE PLAN (PH.1)         |
| 09              | LANDSCAPE PLAN (PH.2)         |
| 10              | LANDSCAPE DETAILS AND NOTES   |
| 11              | IRRIGATION NOTES & SCHEDULES  |
| 12              | IRRIGATION PLAN (PH.1)        |
| 13              | IRRIGATION PLAN (PH.1)        |
| 14              | IRRIGATION PLAN (PH.1)        |
| 15              | IRRIGATION PLAN (PH. 2)       |
| 16              | IRRIGATION DETAILS            |
| 17              | BUILDING ELEVATIONS           |
| 18              | BUILDING ELEVATIONS           |
| 19              | PHOTOMETRIC PLAN              |
| 20              | LIGHTING CUT SHEETS           |
| 21              | LIGHTING CUT SHEETS           |
| Grand total: 21 |                               |

## PROJECT SUMMARY

Hiawatha Gardens is located at 10 Old Mans Trail in Manitou Springs, Colorado. The City of Manitou Springs has owned this site for several years and is eager to improve the site as a community gathering space and parking lot. Much of the site is located within the 100-year floodplain, including the historic dance hall. The project consists of various elements broken out into two phases for design and construction, as follows:

### PHASE 1

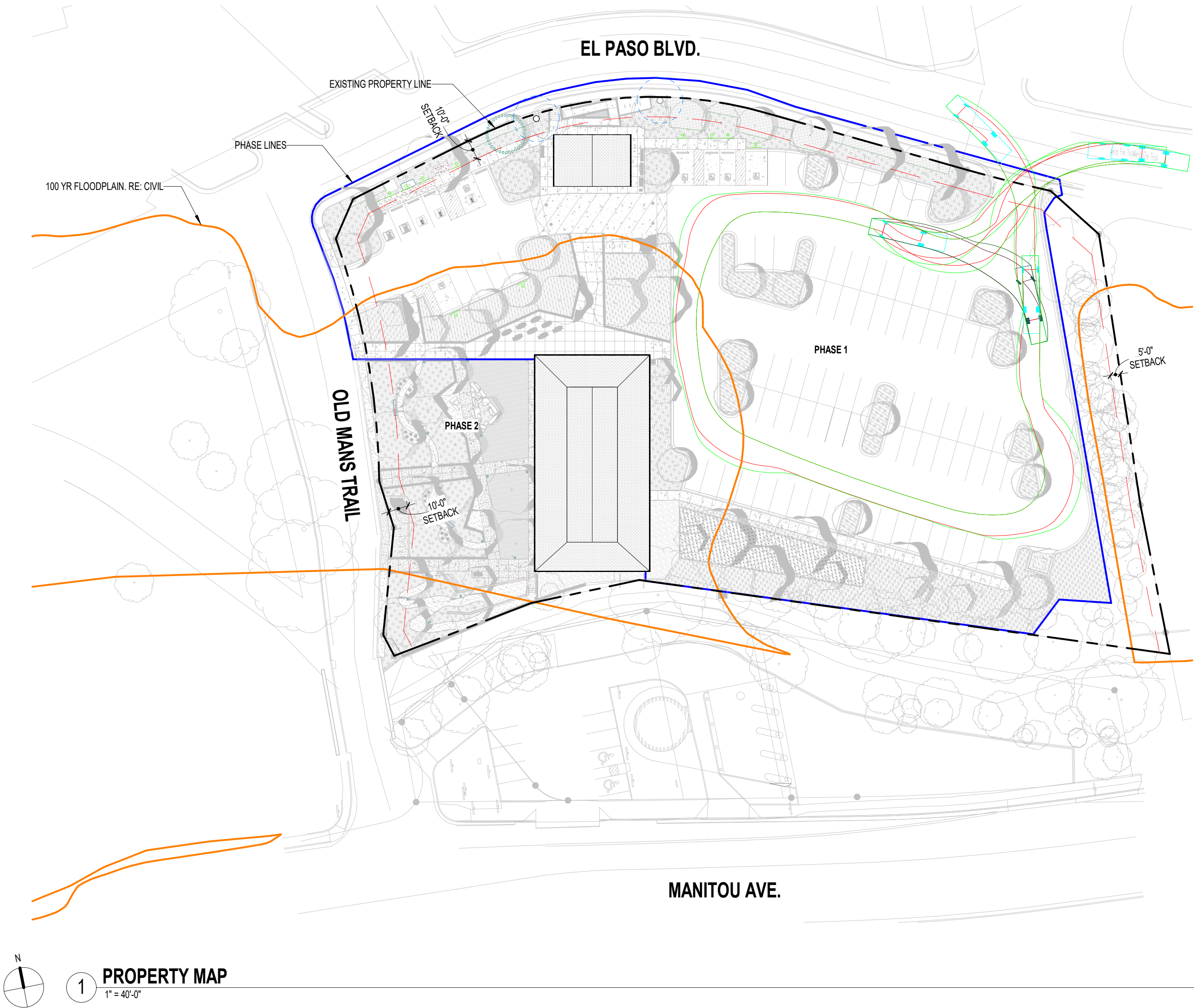
Phase 1 includes a new restroom and storage building, new pedestrian plaza and landscape improvements, new parking lot to replace existing lot, and surface water quality and stormwater treatment improvements.

### PHASE 2

Phase 2 includes the restoration of historic dance hall into a pavilion, a new plaza courtyard, and landscape improvements. Note that the repair and maintenance of existing historic creek retaining walls may be required.

## PARKING CALCULATIONS:

|                        |                       |
|------------------------|-----------------------|
| Existing Parking:      | Proposed Parking:     |
| Standard Parking - 121 | Standard Parking - 83 |
| ADA Parking - 11       | ADA Parking - 6       |
| EV Parking - 2         | EV Parking - 4        |



OWNER  
CITY OF MANITOU SPRINGS  
600 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829  
719.433.6961

### ARCHITECT

DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
DENVER, CO 80202  
303.861.8200

GENERAL CONSULTING  
FRANKEN PITTMAN CONSTRUCTION  
6505 E. FRANKLIN CT.  
CENTENNIAL, CO 80112  
720.724.1200

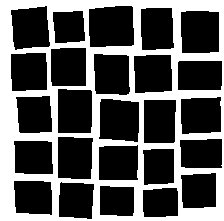
LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
DENVER, CO 80202  
303.861.8200

### CIVIL ENGINEER

MANITOU SPRINGS ENGINEERS  
10405 W. COLFAX AVENUE  
LAKESIDE, CO 80201  
720.544.3046

### GEOTECHNICAL ENGINEER

AE DESIGN  
1600 W. 16TH STREET  
DENVER, CO 80202  
303.296.3579



**DAVIS  
PARTNERSHIP  
ARCHITECTS**  
**COVER**

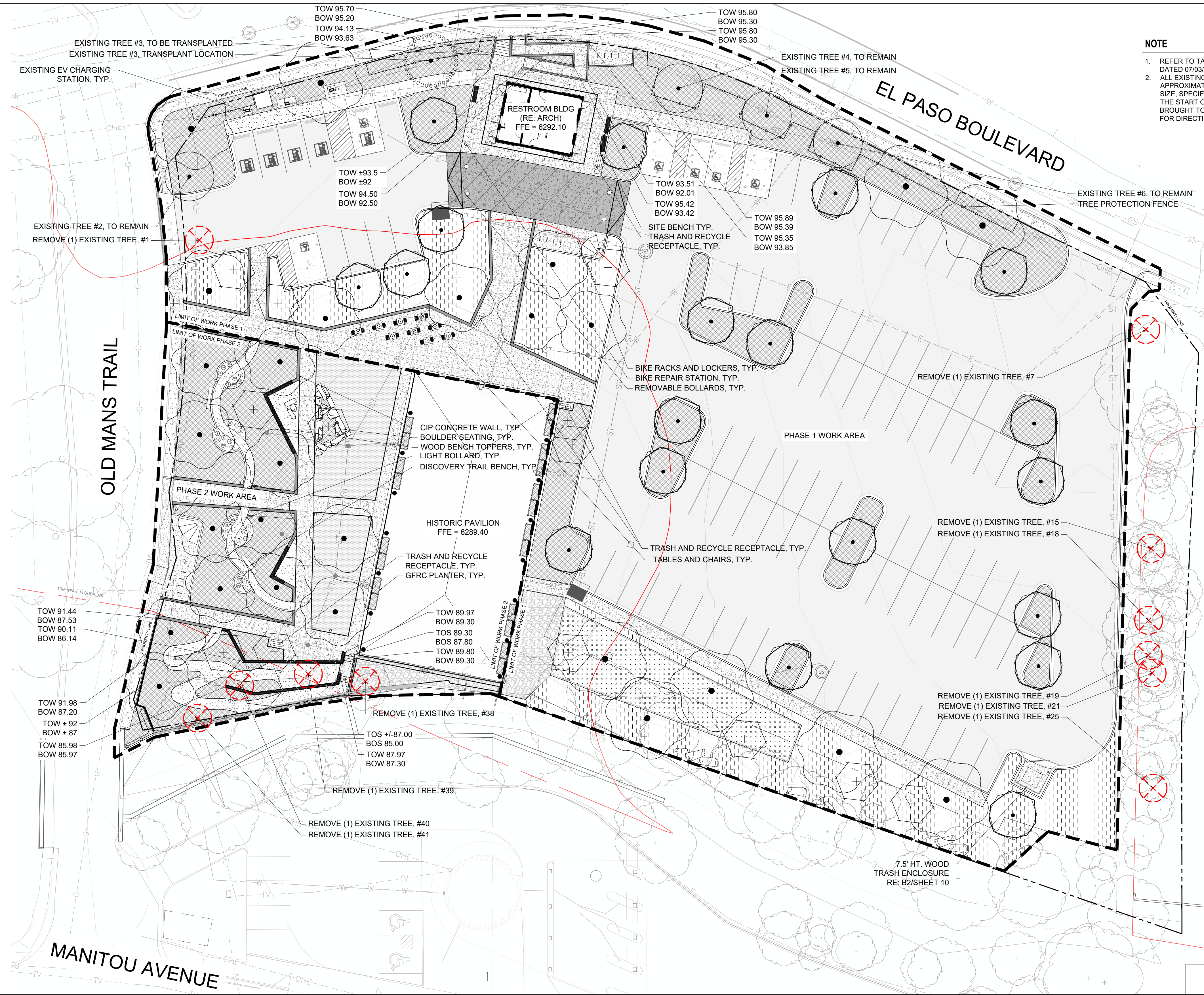
SHEET NUMBER:

**01**  
01 of 21



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



NOTE

- REFER TO TALL TIMBERS HIAWATHA GARDENS TREE HEALTH REPORT DATED 07/03/2025 FOR EXISTING TREE ASSESSMENT
- ALL EXISTING TREES INDICATED ON THE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS. CONTRACTOR SHALL FIELD VERIFY THE SIZE, SPECIES, AND CONDITION OF EXISTING TREES ON SITE PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OWNER FOR DIRECTION BEFORE PROCEEDING WITH WORK.

LEGEND

- LIMIT OF WORK
- [Pattern] CONCRETE PAVING
- [Pattern] 3" DEPTH SHREDDED WOOD MULCH
- [Pattern] NATIVE SEED
- [Pattern] RAIN GARDEN SEED
- [Pattern] EXISTING CONCRETE TO REMAIN, PROTECT IN PLACE
- [Pattern] ASPHALT
- [Pattern] TURF
- [Pattern] CRUSHER FINES
- [Pattern] CIP CONCRETE WALL
- [Pattern] CIP CONCRETE WALL WITH STONE VENEER AND CAP
- [Pattern] RIP RAP
- PA PLANTER AREA
- [Red X] REMOVE EXISTING TREE
- [Circle with X] TREE TO BE TRANSPLANTED IN LOCATION

| TREE # | SPECIES         | COMMON NAME     | DBH    | RECOMMENDATION     | PHASE | TREE REPLACEMENT REQ.* |
|--------|-----------------|-----------------|--------|--------------------|-------|------------------------|
| 1      | PICEA PUNGENS   | BLUE SPRUCE     | 12.5"  | TO BE REMOVED      | 1     | 4                      |
| 3      | QUERCUS BICOLOR | SWAMP WHITE OAK | 2"     | TO BE TRANSPLANTED | 1     | N/A                    |
| 7      | ULMUS PUMILA    | SIBERIAN ELM    | <6"    | TO BE REMOVED      | 1     | N/A                    |
| 15     | ULMUS PUMILA    | SIBERIAN ELM    | 10"    | TO BE REMOVED      | 1     | 2                      |
| 18     | ULMUS PUMILA    | SIBERIAN ELM    | 8.5"   | TO BE REMOVED      | 1     | 2                      |
| 19     | ULMUS PUMILA    | SIBERIAN ELM    | 10"    | TO BE REMOVED      | 1     | 2                      |
| 21     | ULMUS PUMILA    | SIBERIAN ELM    | 11.5"  | TO BE REMOVED      | 1     | 2                      |
| 25     | ULMUS PUMILA    | SIBERIAN ELM    | 7", 2" | TO BE REMOVED      | 1     | 2                      |
| 38     | ULMUS PUMILA    | SIBERIAN ELM    | <6"    | TO BE REMOVED      | 2     | N/A                    |
| 39     | ACER NEGUNDO    | BOX ELDER       | <6"    | TO BE REMOVED      | 2     | N/A                    |
| 40     | ULMUS PUMILA    | SIBERIAN ELM    | <6"    | TO BE REMOVED      | 2     | N/A                    |
| 41     | ULMUS PUMILA    | SIBERIAN ELM    | <6"    | TO BE REMOVED      | 2     | N/A                    |

| REQUIRED PH 1* | PROVIDED PHASE 1* | EXISTING PRESERVED TREE CREDITS PHASE 1* |
|----------------|-------------------|------------------------------------------|
| 14             | 43                | 57                                       |
| REQUIRED PH 2* | PROVIDED PHASE 2* | EXISTING PRESERVED TREE CREDITS PHASE 2* |
| 0              | 17                | 0                                        |

\* REQUIRED PER MANITOU SPRINGS ZONING CODE 18.03.6.5

0' 10' 20' 40'  
SCALE: 1" = 20' - 0"



OWNER  
CITY OF MANITOU SPRINGS  
808 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829  
719.631.6561

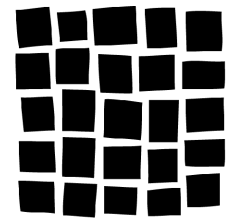
ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
DENVER, CO 80205  
303.881.8555

GENERAL CONTRACTOR  
FRANSEN PITTMAN CONSTRUCTION  
2901 S. FRANCIS ST.  
CENTENNIAL, CO 80112  
720.224.0090

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DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
DENVER, CO 80205  
303.881.8555

CIVIL ENGINEER  
MANITOU SPRINGS ENGINEERS  
12409 W. CO. FAX AVENUE  
LAFAYETTE, CO 80026  
720.544.5346

ELECTRICAL ENGINEER  
AE DESIGN  
1801 W. WYOMING STREET  
DENVER, CO 80202  
303.296.3279



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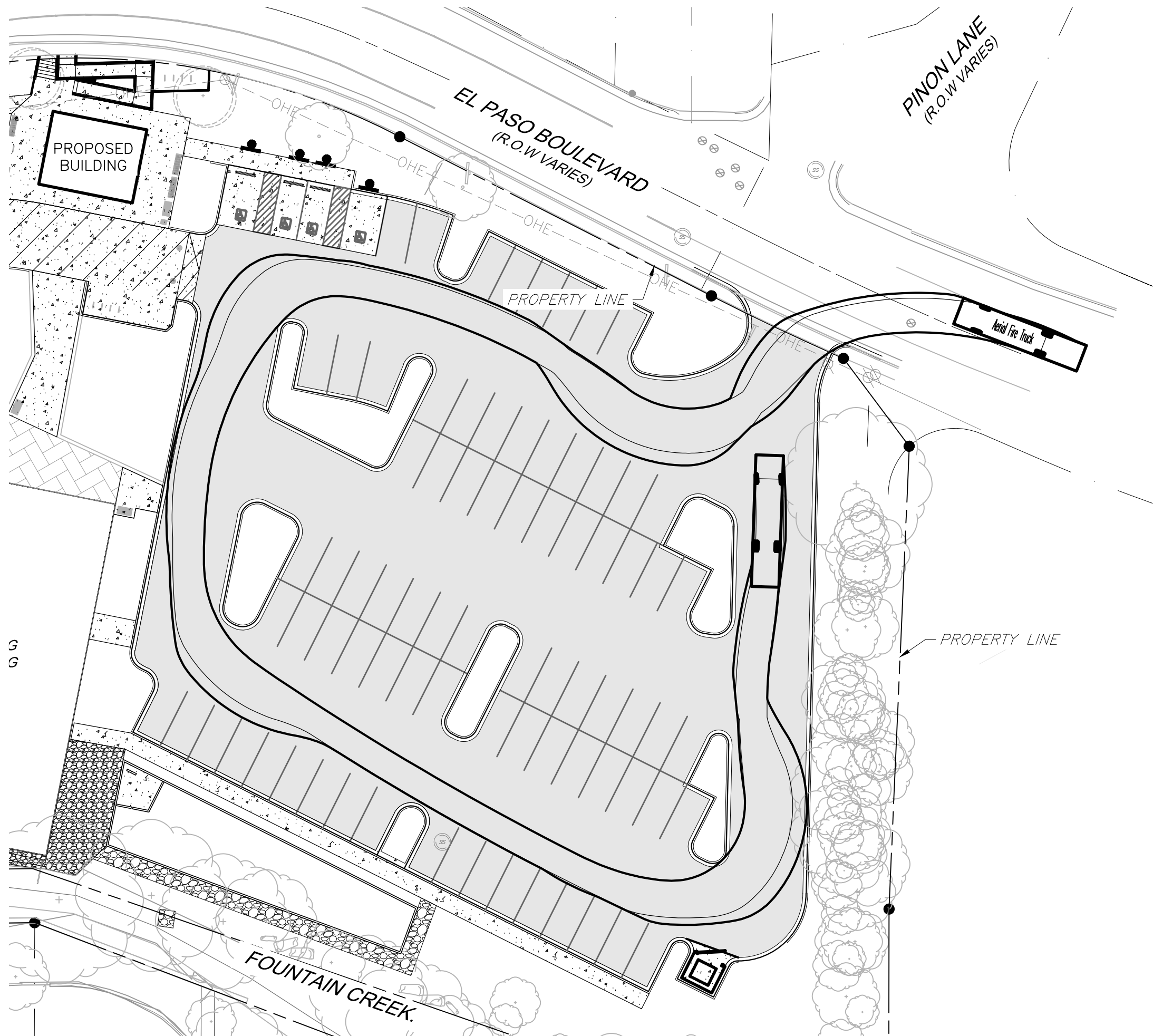
SHEET NUMBER:  
**02**  
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OVERALL SITE PLAN (PHASES 1 & 2)

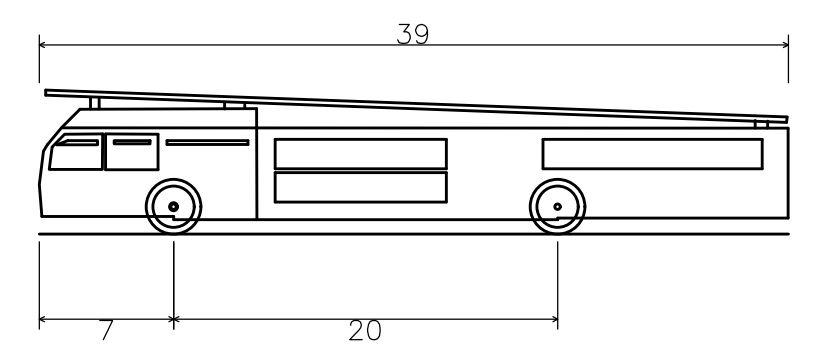
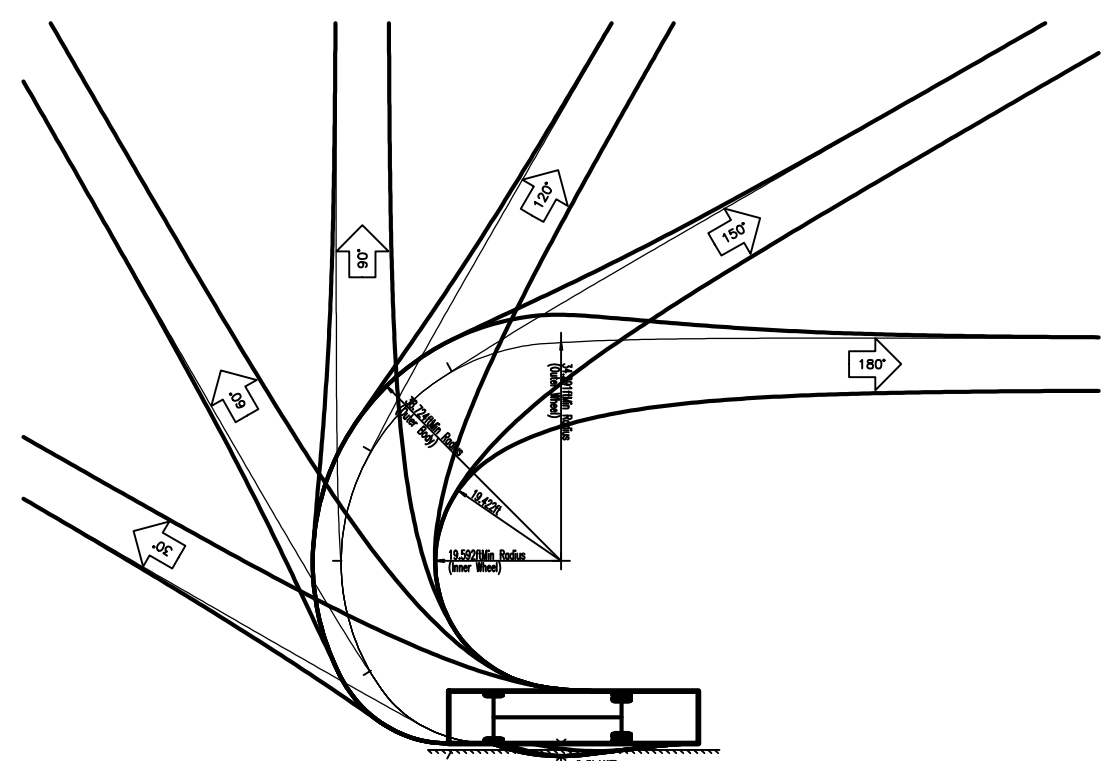


HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

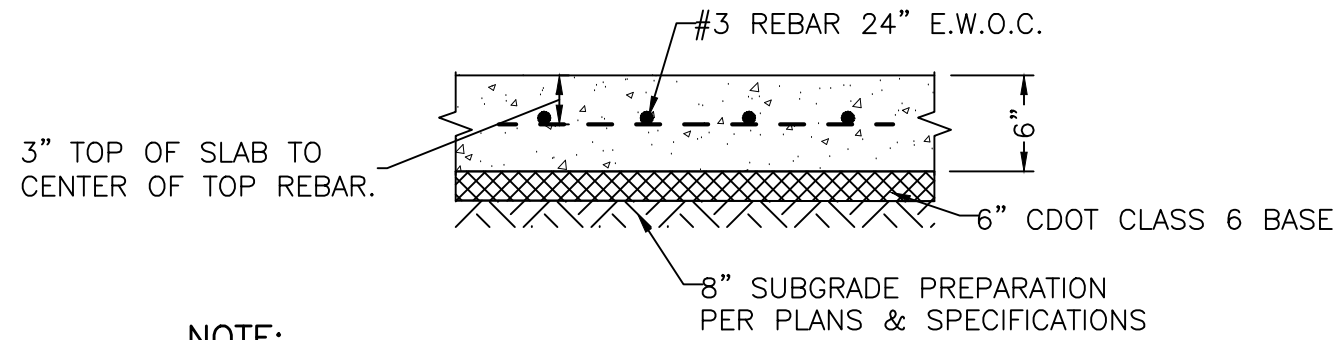
10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



TRUCK TURNING ONE  
FIRE TRUCK & TRASH TRUCK



Aerial Fire Truck  
Overall Length 39.000ft  
Overall Width 8.167ft  
Overall Body Height 7.500ft  
Min Body Ground Clearance 0.750ft  
Track Width 8.167ft  
Lock-to-lock time 5.00s  
Max Wheel Angle 45.00°



NOTE:  
INSTALL EXPANSION JOINT MATERIAL BETWEEN NEW PAVEMENT AND EXISTING CONCRETE SLABS, POLES, FIRE HYDRANTS, BUILDINGS, COLUMNS, ETC. SET EXPANSION JOINT MATERIAL VERTICAL AND WITH THE TOP EDGE BELOW FINISHED SURFACE OF CONCRETE

TYPICAL CONCRETE PAVEMENT SECTION  
NOT TO SCALE

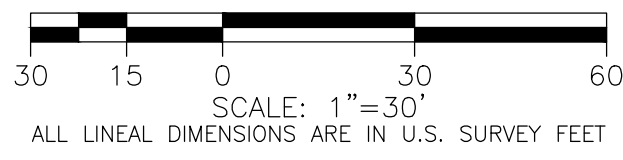
PAVEMENT LEGEND

|                                      |  |
|--------------------------------------|--|
| ASPHALT-DRIVE LANES & PARKING STALLS |  |
| CONCRETE-PEDESTRIAN                  |  |
| CONCRETE-VEHICULAR                   |  |

| PAVEMENT AREA          | MINIMUM HOT MIX ASPHALT (HMA) DESIGN THICKNESS          | MINIMUM PORTLAND CEMENT CONCRETE (PCC) DESIGN THICKNESS |
|------------------------|---------------------------------------------------------|---------------------------------------------------------|
| PARKING LOT            | -4IN HMA<br>-6IN AGG BASE<br>-8IN OF COMPACTED SUBGRADE | -5IN PCC<br>-6IN AGG BASE<br>-8IN COMPACTED SUBGRADE    |
| DUMPSTER PAD AND APRON | NA                                                      | -6IN PCC<br>-6IN AGG BASE<br>-8IN COMPACTED SUBGRADE    |



TRUCK TURNING TWO  
FIRE TRUCK



OWNER  
CITY OF MANITOU SPRINGS  
600 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829  
719.433.0561

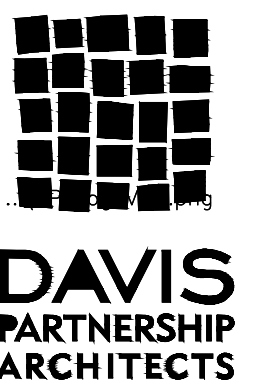
ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2501 BLAKE STREET  
DENVER, CO 80205  
303.881.8665

GENERAL CONTRACTOR  
FRANSEN PITTMAN CONSTRUCTION  
3925 S. MANITOU CT  
CENTENNIAL, CO 80112  
720.224.0292

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2501 BLAKE STREET  
DENVER, CO 80205  
303.881.8665

CIVIL ENGINEER  
MANITOU SPRINGS ENGINEERS  
12400 W. COLFAX AVENUE  
LAKEWOOD, CO 80110  
720.544.5346

ELECTRICAL ENGINEER  
AB DESIGN  
1801 W. 10TH STREET  
DENVER, CO 80202  
303.206.3079



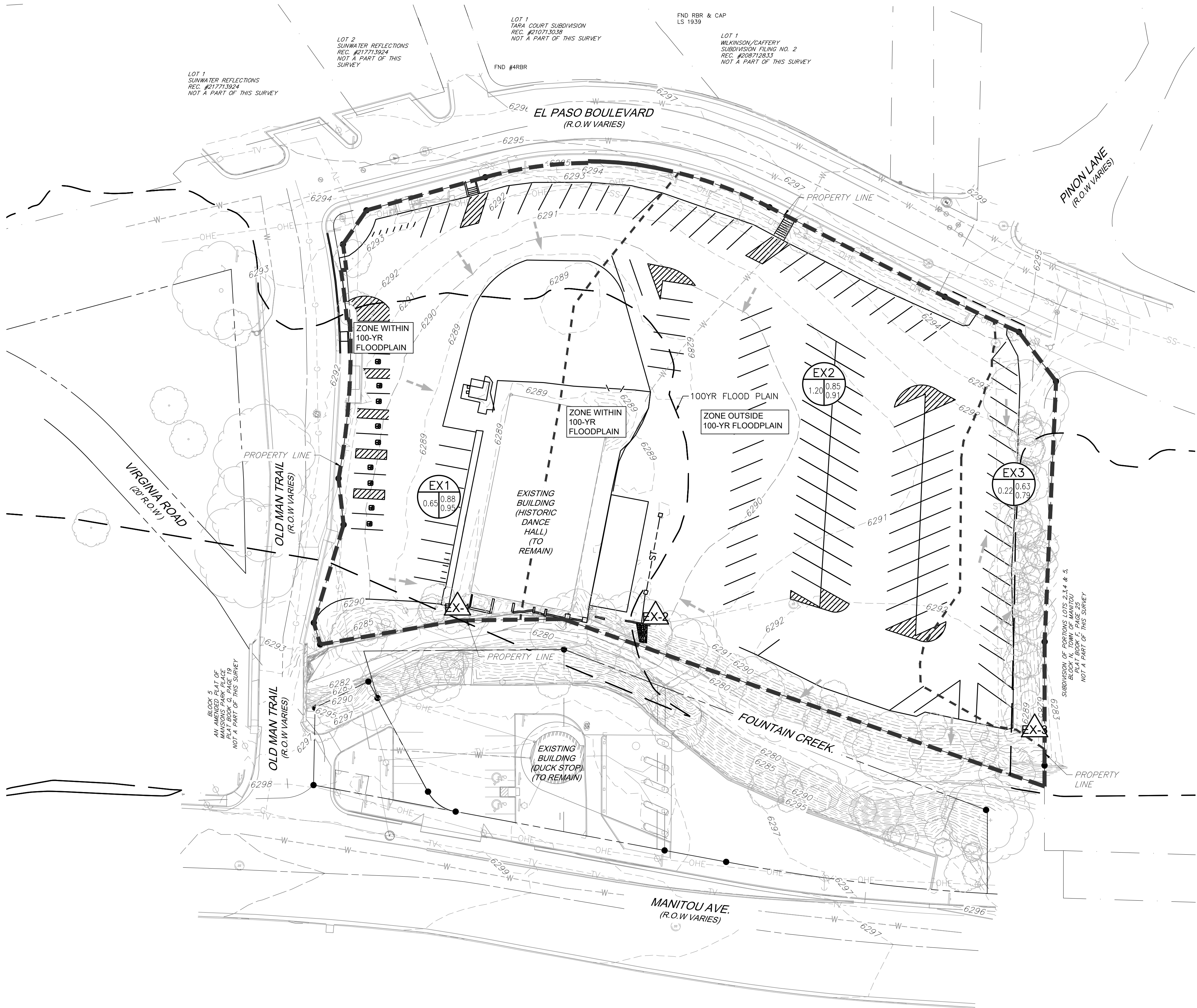
SITE PLAN - TURNING MOVEMENTS

SHEET NUMBER:  
**03**  
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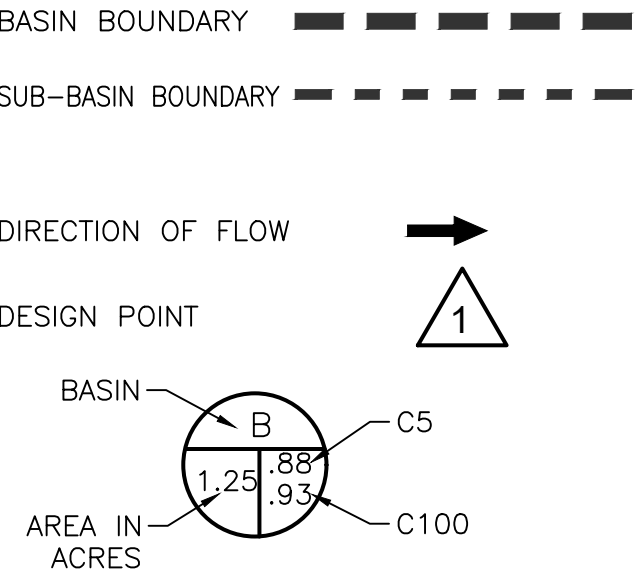


HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



LEGEND



| RUNOFF SUMMARY |              |              |        |                |                  |                      |                        |
|----------------|--------------|--------------|--------|----------------|------------------|----------------------|------------------------|
| BASIN          | DESIGN POINT | AREA (ACRES) | % IMP. | C <sub>s</sub> | C <sub>100</sub> | Q <sub>s</sub> (CFS) | Q <sub>100</sub> (CFS) |
| EX1            | EX-1         | 0.65         | 99.0%  | 0.88           | 0.95             | 2.24                 | 5.02                   |
| EX2            | EX-2         | 1.20         | 99.5%  | 0.85           | 0.91             | 3.98                 | 8.89                   |
| EX3            | EX-3         | 0.22         | 63.9%  | 0.63           | 0.79             | 0.55                 | 1.45                   |
| SITE COMPOSITE |              | 2.07         | 95.5%  | 0.84           | 0.91             | 6.76                 | 15.36                  |

BASIS OF BEARING

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTHERLY PORTION OF THE WEST LINE OF LOT 1, BLOCK 1, SHOWN ON THE SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, MONUMENTED AT THE NORTH TERMINUS AND AT THE SOUTHWEST CORNER OF SAID LOT 1 BY A 1 1/2" ALUMINUM CAP MARKED "DBCO PLS 37913" BEARS S00°03'10"W, 76.16' AS SHOWN HEREON. GRID BEARING DETERMINED FROM GPS INFILL SURVEY AND OPUS SOLUTION, RINEX FILE: 300\_300Q.220 ON OCTOBER 27, 2022.

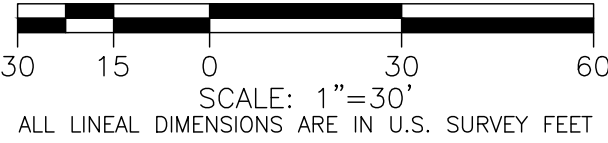
BENCHMARK

VERTICAL DATUM — ELEVATIONS ARE BASED IN THE NATIONAL ADJUSTED VERTICAL DATUM OF 1988. (NAVD88). THE CONTOUR INTERVAL SHOWN HEREON = 1'.



CALL 811 3—BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE FOR  
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



OWNER  
CITY OF MANITOU SPRINGS  
505 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829  
719.433.6561

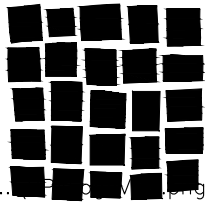
ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2501 BLAKE STREET  
DENVER, CO 80205  
303.861.8025

GENERAL CONTRACTOR  
FRANKEN PITTMAN CONSTRUCTION  
655 S KANGAROO CT  
CENTENNIAL, CO 80112  
720.224.0500

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
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DENVER, CO 80205  
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CIVIL ENGINEER  
MARTIN/MARTIN ENGINEERS  
10400 W COLFAX AVENUE  
LAKESIDE, CO 80521  
720.544.3346

ELECTRICAL ENGINEER  
4555 SHERIDAN  
DENVER, CO 80222  
303.296.8078



DAVIS  
PARTNERSHIP  
ARCHITECTS

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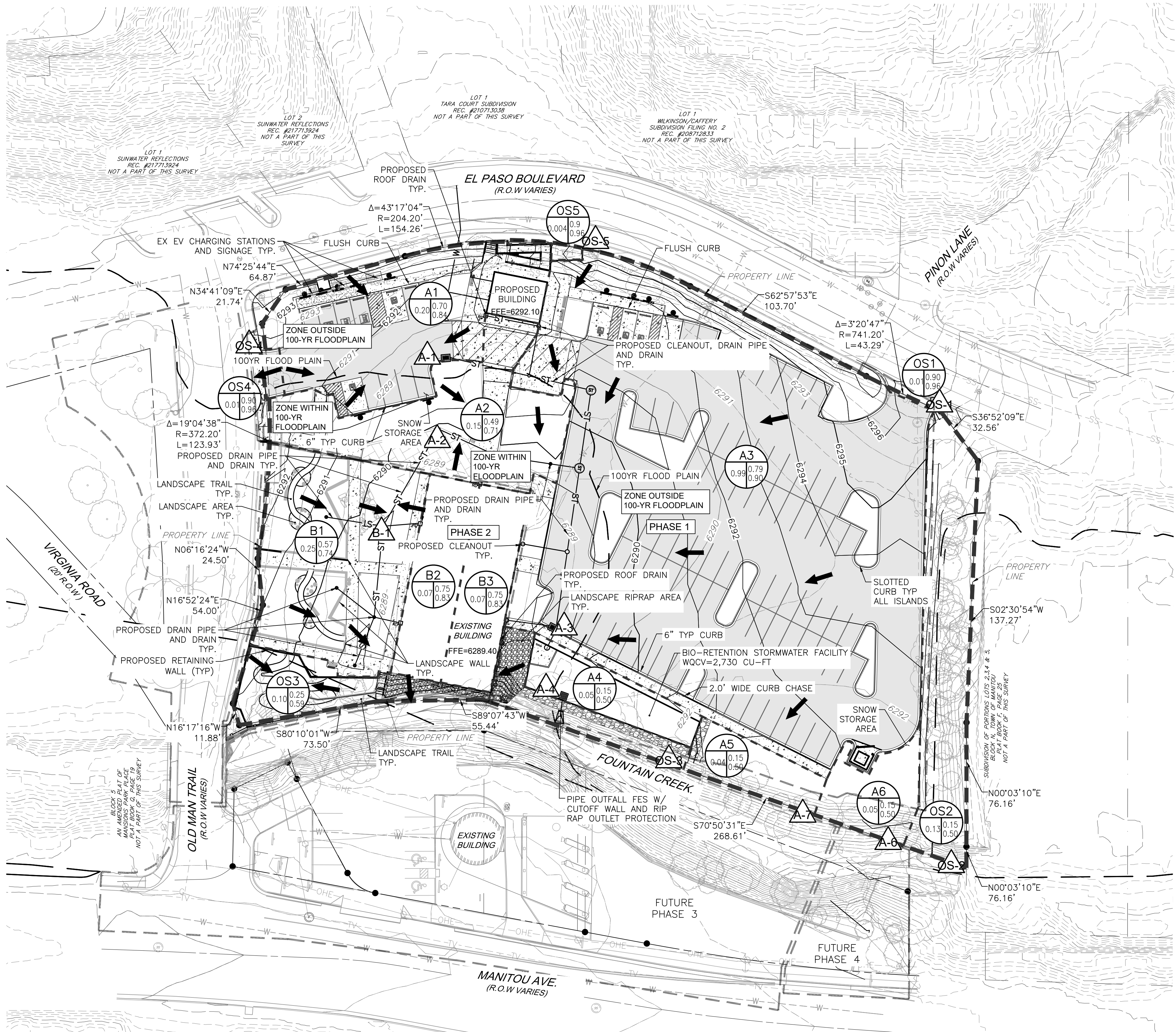
04  
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EXISTING DRAINAGE PLAN

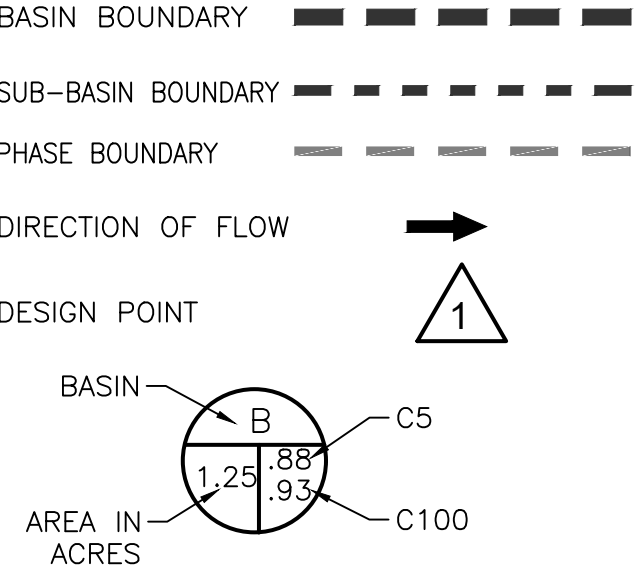


HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



LEGEND



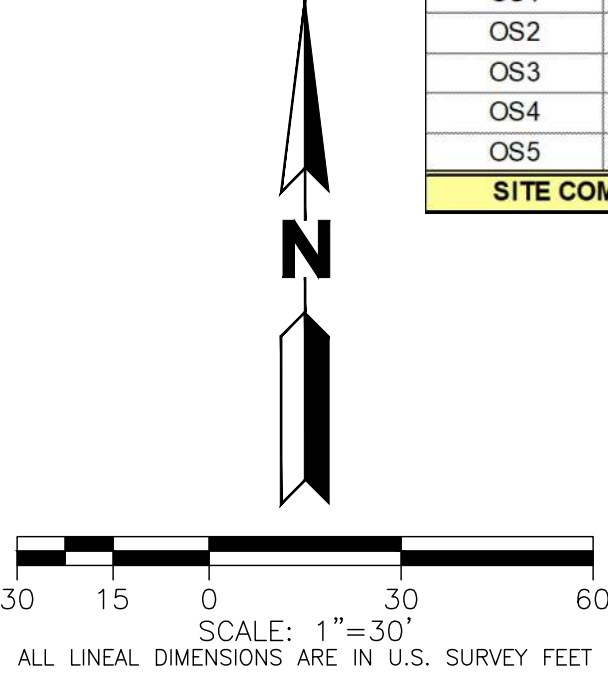
BASIS OF BEARING

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTHERLY PORTION OF THE WEST LINE OF LOT 1, BLOCK 1, SHOWN ON THE SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, MONUMENTED AT THE NORTH TERMINUS AND AT THE SOUTHWEST CORNER OF SAID LOT 1 BY A 1 1/2" ALUMINUM CAP MARKED "DBCO PLS 37913" BEARS S00°03'10"W, 76.16' AS SHOWN HEREON. GRID BEARING DETERMINED FROM GPS INFILL SURVEY AND OPUS SOLUTION, RINEX FILE: 300\_300Q.220 ON OCTOBER 27, 2022.

BENCHMARK

VERTICAL DATUM - ELEVATIONS ARE BASED IN THE NATIONAL ADJUSTED VERTICAL DATUM OF 1988. (NAVD88). THE CONTOUR INTERVAL SHOWN HEREON = 1'.

| RUNOFF SUMMARY |              |              |        |                |                  |                      |                        |
|----------------|--------------|--------------|--------|----------------|------------------|----------------------|------------------------|
| BASIN          | DESIGN POINT | AREA (ACRES) | % IMP. | C <sub>s</sub> | C <sub>100</sub> | Q <sub>s</sub> (CFS) | Q <sub>100</sub> (CFS) |
| A1             | A-1          | 0.20         | 74.5%  | 0.70           | 0.84             | 0.53                 | 1.32                   |
| A2             | A-2          | 0.16         | 45.9%  | 0.49           | 0.71             | 0.32                 | 0.95                   |
| A3             | A-3          | 0.99         | 85.9%  | 0.79           | 0.90             | 2.95                 | 6.96                   |
| A4             | A-4          | 0.05         | 0.0%   | 0.15           | 0.50             | 0.03                 | 0.20                   |
| A5             | A-5          | 0.04         | 0.0%   | 0.15           | 0.50             | 0.02                 | 0.16                   |
| A6             | A-6          | 0.05         | 0.0%   | 0.15           | 0.50             | 0.03                 | 0.20                   |
| B1             | B-1          | 0.25         | 76.1%  | 0.61           | 0.74             | 0.58                 | 1.48                   |
| B2             | B-2          | 0.07         | 90.0%  | 0.75           | 0.83             | 0.19                 | 0.44                   |
| B3             | B-3          | 0.07         | 90.0%  | 0.75           | 0.83             | 0.19                 | 0.44                   |
| OS1            | OS-1         | 0.01         | 100.0% | 0.90           | 0.96             | 0.03                 | 0.06                   |
| OS2            | OS-2         | 0.13         | 0.0%   | 0.15           | 0.50             | 0.08                 | 0.54                   |
| OS3            | OS-3         | 0.10         | 52.6%  | 0.45           | 0.64             | 0.17                 | 0.51                   |
| OS4            | OS-4         | 0.01         | 100.0% | 0.90           | 0.96             | 0.02                 | 0.05                   |
| OS5            | OS-5         | 0.004        | 100.0% | 0.90           | 0.96             | 0.01                 | 0.03                   |
| SITE COMPOSITE |              | 2.12         | 68.4%  | 0.64           | 0.79             | 5.14                 | 13.35                  |



OWNER  
CITY OF MANITOU SPRINGS  
600 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829  
719.433.6561

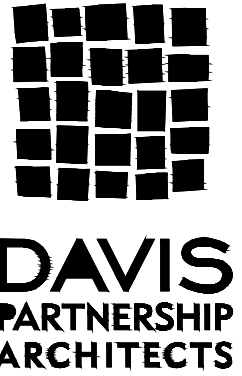
ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2501 BLAKE STREET  
DENVER, CO 80205  
303.861.8825

GENERAL CONTRACTOR  
FRANKLIN PITTMAN CONSTRUCTION  
655 S. UNIVERSITY  
CENTENNIAL, CO 80112  
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720.544.5346

ELECTRICAL ENGINEER  
A.E. DESIGN  
1600 S. UNIVERSITY  
DENVER, CO 80202  
303.295.8079



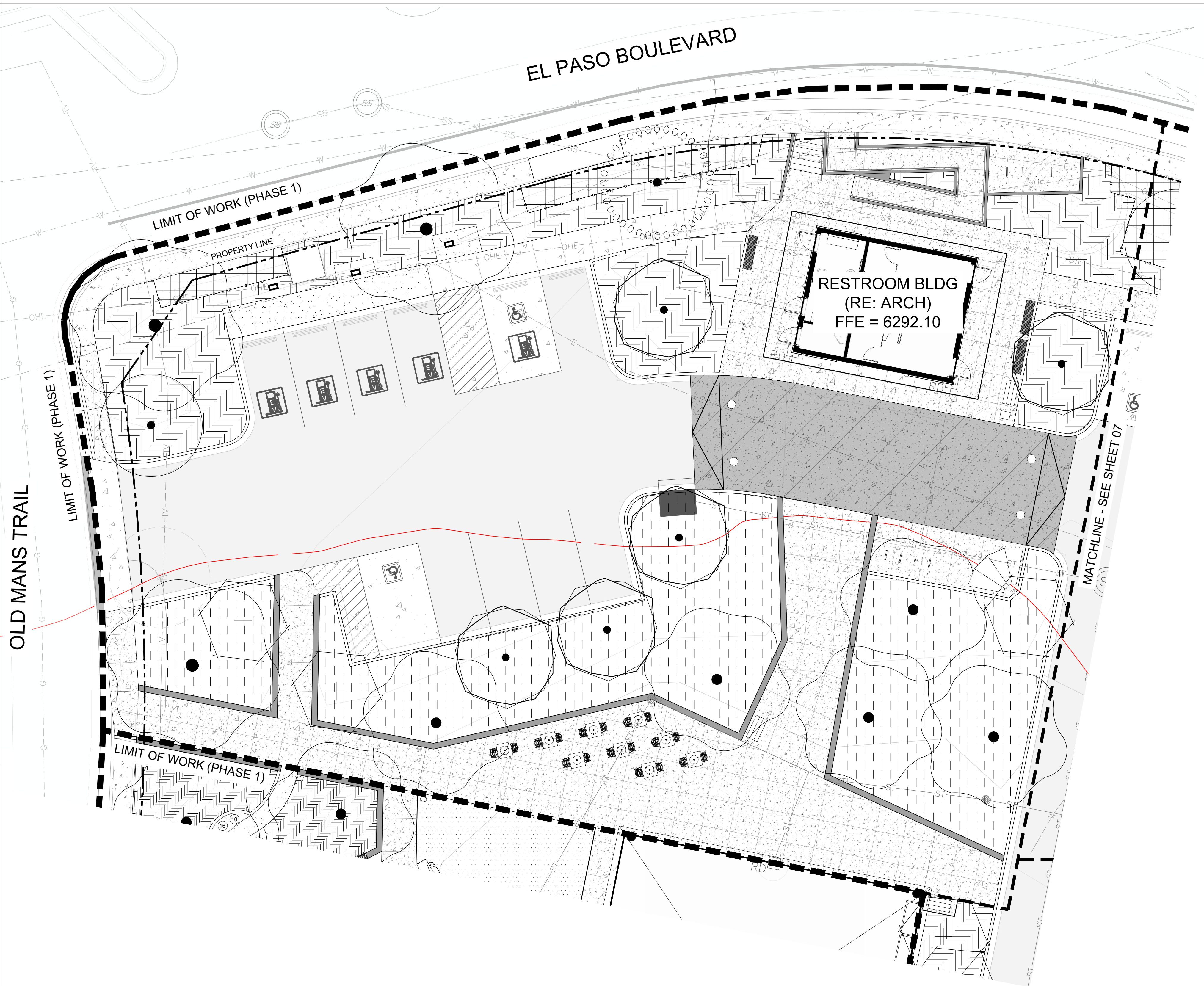
DRAINAGE PLAN

SHEET NUMBER:  
**05**  
5 of 21



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



LEGEND

| SHADE TREE: W-M                                                 | SIZE    | USE   |
|-----------------------------------------------------------------|---------|-------|
| Aesculus hippocastanum / European Horsechestnut                 | 2" Cal. |       |
| Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree | 2" Cal. |       |
| Quercus bicolor / Swamp White Oak                               | 2" Cal. | WL-VH |

| PARKING LOT TREE: W-M                      | SIZE    | USE  |
|--------------------------------------------|---------|------|
| Acer rubrum 'Frank Jr.' / Redpointe® Maple | 2" Cal. | WL-H |
| Aesculus glabra / Ohio Buckeye             | 2" Cal. |      |
| Tilia cordata / Littleleaf Linden          | 2" Cal. |      |

| ORNAMENTAL TREE: W-M                                              | SIZE      | USE  |
|-------------------------------------------------------------------|-----------|------|
| Acer grandidentatum / Bigtooth Maple                              | 1.5" Cal. |      |
| Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance | 1.5" Cal. | WL-H |
| Apple Serviceberry                                                |           |      |
| Cercis canadensis / Eastern Redbud Multi-trunk                    | 1.5" Cal. | WL-L |

| EXISTING TREE TO TRANSPLANT | SIZE | USE |
|-----------------------------|------|-----|
|-----------------------------|------|-----|

| ORNAMENTAL PLANTING: W-M                                            | SIZE   | USE   |
|---------------------------------------------------------------------|--------|-------|
| Amorpha canescens / Leadplant                                       | 5 gal. |       |
| Aquilegia caerulea / Rocky Mountain Columbine                       | 1 gal. | E     |
| Asclepias speciosa / Showy Milkweed                                 | 1 gal. | M     |
| Asclepias tuberosa / Butterfly Milkweed                             | 1 gal. | M     |
| Bouteloua gracilis / Blue Grama Grass                               | 5 gal. | WL-H  |
| Campanula rotundifolia / Harebell                                   | 1 gal. | M     |
| Carex appalachica / Appalachian Sedge                               | 5 gal. | WL-M  |
| Caryopteris x clandonensis / Bluebeard                              | 5 gal. | L     |
| Chrysanthamnus nauseosus / Dwarf Blue Rabbitbrush                   | 5 gal. | L     |
| Cleome serrulata / Rocky Mountain Beeplant                          | 1 gal. | L     |
| Erigeron formosissimus P022S / Rambler Mountain Fleabane            | 1 gal. |       |
| Geum triflorum / Prairie Smoke                                      | 1 gal. | E     |
| Liatris punctata / Dotted Blazing Star                              | 1 gal. | M/L   |
| Monarda fistulosa / Beebalm                                         | 1 gal. | M     |
| Penstemon eatonii / Firecracker Penstemon                           | 1 gal. | E     |
| Penstemon strictus / Rocky Mountain Penstemon                       | 1 gal. | M     |
| Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage | 5 gal. | L     |
| Potentilla fruticosa 'Red Ace' / Red Ace Bush Cinquefoil            | 5 gal. | E/M/L |
| Pulsatilla patens ludoviciana / American Pasqueflower               | 1 gal. | E     |
| Rhus aromatica / Fragrant Sumac                                     | 5 gal. | WL-H  |
| Rudbeckia hirta / Black-eyed Susan                                  | 1 gal. | M     |
| Sporobolus heterolepis / Prairie Dropseed                           | 1 gal. |       |

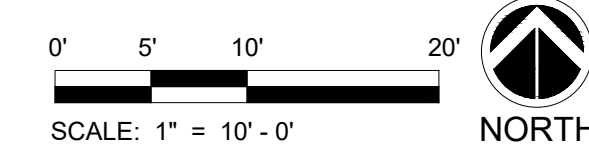
| NATIVE SEED: W-X                                       | SIZE | USE |
|--------------------------------------------------------|------|-----|
| WESTERN NATIVE SEED - HIGH PLAINS/FOOTHILLS MEADOW MIX |      |     |

| PARKING LOT: W-X                                                  | SIZE   | USE  |
|-------------------------------------------------------------------|--------|------|
| Andropogon scoparius / Little Bluestem                            | 5 gal. |      |
| Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama | 5 gal. |      |
| Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry               | 5 gal. |      |
| Rhus aromatica / Fragrant Sumac                                   | 5 gal. | WL-H |
| Sporobolus heterolepis / Prairie Dropseed                         | 5 gal. |      |

| TURF                                                                       | SIZE | USE |
|----------------------------------------------------------------------------|------|-----|
| FOUR WAY BLUEGRASS BLEND (1 PART DROUGHT, 1 PART AGGRESSIVE, 1 PART DENSE) |      |     |

| EXISTING PLANTING TO REMAIN | SIZE | USE |
|-----------------------------|------|-----|
|-----------------------------|------|-----|

| WATER USE: | WILDLIFE VALUE:  | POLLINATOR BLOOM SEASON: |
|------------|------------------|--------------------------|
| W-X: XERIC | WL-L: LOW        | E: EARLY-SEASON          |
| W-L: LOW   | WL-M: MEDIUM     | M: MID-SEASON            |
| W-M: MESIC | WL-H: HIGH       | L: LATE SEASON           |
|            | WL-VH: VERY HIGH | WL: MID AND LATE-SEASON  |



OWNER  
CITY OF MANITOU SPRINGS  
800 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829  
719.633.6561

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2901 BLAKE STREET  
DENVER, CO 80205  
303.881.8005

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FRANKEN PATTANAY CONSTRUCTION  
2901 S. RANGELAN  
CENTENNIAL, CO 80112  
720.724.0900

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
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303.881.8005

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MANITOU SPRING ENGINEERS  
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LAKESIDE, CO 80521  
720.544.5346

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AE DESIGN  
1801 W. 19TH STREET  
DENVER, CO 80202  
303.526.3279

DAVIS  
PARTNERSHIP  
ARCHITECTS

LANDSCAPE PLAN (PH. 1)

SHEET NUMBER:  
**06**  
06 of 21



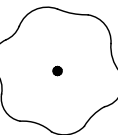
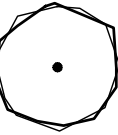
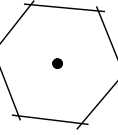
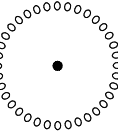
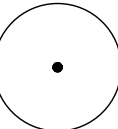
HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

WATER USE:  
W-X: XERIC  
W-L: LOW  
W-M: MESIC

WILDLIFE VALUE:  
WL-L: LOW  
WL-M: MEDIUM  
WL-H: HIGH  
WL-VH: VERY HIGH

POLLINATOR BLOOM SEASON:  
E: EARLY-SEASON  
M: MID-SEASON  
L: LATE SEASON  
M/L: MID AND LATE-SEASON

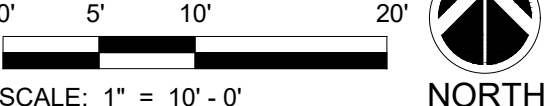
| LEGEND                                                                              |                                                                                                                                                                                                                  |                                       |                      |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------|
|  | <b>SHADE TREE: W-M</b><br>Aesculus hippocastanum / European Horsechestnut<br>Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree<br>Quercus bicolor / Swamp White Oak                                | SIZE<br>2" Cal.<br>2" Cal.<br>2" Cal. | USE<br><br><br>WL-VH |
|  | <b>PARKING LOT TREE: W-M</b><br>Acer rubrum 'Frank Jr.' / Redpointe® Maple<br>Aesculus glabra / Ohio Buckeye<br>Tilia cordata / Littleleaf Linden                                                                | 2" Cal.<br>2" Cal.<br>2" Cal.         | WL-H                 |
|  | <b>ORNAMENTAL TREE: W-M</b><br>Acer grandidentatum / Bigtooth Maple<br>Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance<br>Apple Serviceberry<br>Cercis canadensis / Eastern Redbud Multi-trunk | 1.5" Cal.<br>1.5" Cal.<br>1.5" Cal.   | WL-H<br>WL-L         |
|  | <b><u>EXISTING TREE TO TRANSPLANT</u></b>                                                                                                                                                                        |                                       |                      |
|  | <b><u>EXISTING TREE TO REMAIN</u></b>                                                                                                                                                                            |                                       |                      |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                        |                                                                                                                       |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  | <b>ORNAMENTAL PLANTING: W-M</b><br>Amorpha canescens / Leadplant<br>Aquilegia caerulea / Rocky Mountain Columbine<br>Asclepias speciosa / Showy Milkweed<br>Asclepias tuberosa / Butterfly Milkweed<br>Bouteloua gracilis / Blue Grama Grass<br>Campanula rotundifolia / Harebell<br>Carex appalachica / Appalachian Sedge<br>Caryopteris x clandonensis / Bluebeard<br>Chrysanthemum nauseosus nauseosus / Dwarf Blue Rabbitbrush<br>Cleome serrulata / Rocky Mountain Beeplant<br>Erigeron formosissimus P022S / Rambler Mountain Fleabane<br>Geum triflorum / Prairie Smoke<br>Liatris punctata / Dotted Blazing Star<br>Monarda fistulosa / Beebalm<br>Penstemon eatonii / Firecracker Penstemon<br>Penstemon strictus / Rocky Mountain Penstemon<br>Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage<br>Potentilla fruticosa 'Red Ace' / Red Ace Bush Cinquefoil<br>Pulsatilla patens ludoviciana / American Pasqueflower<br>Rhus aromatica / Fragrant Sumac<br>Rudbeckia hirta / Black-eyed Susan<br>Sporobolus heterolepis / Prairie Dropseed | SIZE<br>5 gal.<br>1 gal.<br>1 gal.<br>1 gal.<br>5 gal.<br>1 gal.<br>5 gal.<br>5 gal.<br>5 gal.<br>1 gal.<br>1 gal.<br>1 gal.<br>1 gal.<br>1 gal.<br>1 gal.<br>5 gal.<br>5 gal.<br>1 gal.<br>5 gal.<br>1 gal.<br>1 gal. | USE<br><br>E<br>M<br>M<br>WL-H<br>M<br>WL-M<br>L<br>L<br>L<br>E<br>M/L<br>M<br>E<br>M<br>L<br>E/M/L<br>E<br>WL-H<br>M |
|  | <b>NATIVE SEED: W-X</b><br>WESTERN NATIVE SEED - HIGH PLAINS/FOOTHILLS MEADOW MIX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                        |                                                                                                                       |
|  | <b>PARKING LOT: W-X</b><br>Andropogon scoparius / Little Bluestem<br>Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama<br>Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry<br>Rhus aromatica / Fragrant Sumac<br>Sporobolus heterolepis / Prairie Dropseed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SIZE<br>5 gal.<br>5 gal.<br>5 gal.<br>5 gal.<br>5 gal.                                                                                                                                                                 | USE<br><br><br>WL-H                                                                                                   |
|  | <b>TURF</b><br>FOUR WAY BLUEGRASS BLEND (1 PART DROUGHT, 1 PART AGGRESSIVE, 1 PART DENSE)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                        |                                                                                                                       |
|  | <b>EXISTING PLANTING TO REMAIN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                        |                                                                                                                       |

|  |                                                                                                                                                                                                                                                                               |                                                        |                 |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------|
|  | <b>NATIVE SEED: W-X</b><br>WESTERN NATIVE SEED - HIGH PLAINS/FOOTHILLS MEADOW MIX                                                                                                                                                                                             |                                                        |                 |
|  | <b>PARKING LOT: W-X</b><br>Andropogon scoparius / Little Bluestem<br>Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama<br>Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry<br>Rhus aromatica / Fragrant Sumac<br>Sporobolus heterolepis / Prairie Dropseed | SIZE<br>5 gal.<br>5 gal.<br>5 gal.<br>5 gal.<br>5 gal. | USE<br><br>WL-H |
|  | <b>TURF</b><br>FOUR WAY BLUEGRASS BLEND (1 PART DROUGHT, 1 PART AGGRESSIVE, 1 PART DENSE)                                                                                                                                                                                     |                                                        |                 |
|  | <b>EXISTING PLANTING TO REMAIN</b>                                                                                                                                                                                                                                            |                                                        |                 |
|  |                                                                                                                                                                                                                                                                               |                                                        |                 |

|  |                                                                                           |  |  |
|--|-------------------------------------------------------------------------------------------|--|--|
|  | <b>TURF</b><br>FOUR WAY BLUEGRASS BLEND (1 PART DROUGHT, 1 PART AGGRESSIVE, 1 PART DENSE) |  |  |
|  | <b>EXISTING PLANTING TO REMAIN</b>                                                        |  |  |

|  |                                    |  |  |
|--|------------------------------------|--|--|
|  | <b>EXISTING PLANTING TO REMAIN</b> |  |  |
|  |                                    |  |  |



OWNER  
CITY OF MANITOU SPRINGS  
2501 BLAKE STREET  
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719.633.8561

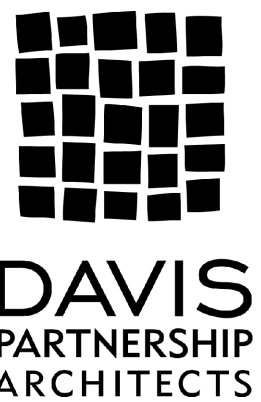
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GENERAL CONTRACTOR  
FRANSEN PITTMAN CONSTRUCTION  
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AE DESIGN  
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CENTENNIAL, CO 80112  
720.224.0090



DAVIS  
PARTNERSHIP  
ARCHITECTS

LANDSCAPE PLAN (PH. 1)

SHEET NUMBER:  
**07**  
07 of 21



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



|            |                  |                          |
|------------|------------------|--------------------------|
| WATER USE: | WILDLIFE VALUE:  | POLLINATOR BLOOM SEASON: |
| W-X: XERIC | WL-L: LOW        | E: EARLY-SEASON          |
| W-L: LOW   | WL-M: MEDIUM     | M: MID-SEASON            |
| W-M: MESIC | WL-H: HIGH       | L: LATE SEASON           |
|            | WL-VH: VERY HIGH | M/L: MID AND LATE-SEASON |

| SHADE TREE: W-M                                                 |  | SIZE    | USE   |
|-----------------------------------------------------------------|--|---------|-------|
| Aesculus hippocastanum / European Horsechestnut                 |  | 2" Cal. |       |
| Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree |  | 2" Cal. |       |
| Quercus bicolor / Swamp White Oak                               |  | 2" Cal. | WL-VH |

| PARKING LOT TREE: W-M                      |  | SIZE    | USE  |
|--------------------------------------------|--|---------|------|
| Acer rubrum 'Frank Jr.' / Redpointe® Maple |  | 2" Cal. | WL-H |
| Aesculus glabra / Ohio Buckeye             |  | 2" Cal. |      |
| Tilia cordata / Littleleaf Linden          |  | 2" Cal. |      |

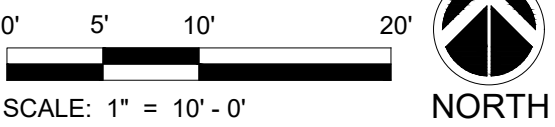
| ORNAMENTAL TREE: W-M                                              |  | SIZE      | USE  |
|-------------------------------------------------------------------|--|-----------|------|
| Acer grandidentatum / Bigtooth Maple                              |  | 1.5" Cal. |      |
| Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance |  | 1.5" Cal. | WL-H |
| Apple Serviceberry                                                |  |           |      |
| Cercis canadensis / Eastern Redbud Multi-trunk                    |  | 1.5" Cal. | WL-L |

| ORNAMENTAL PLANTING: W-M                                            |  | SIZE   | USE   |
|---------------------------------------------------------------------|--|--------|-------|
| Amorpha canescens / Leadplant                                       |  | 5 gal. |       |
| Aquilegia caerulea / Rocky Mountain Columbine                       |  | 1 gal. | E     |
| Asclepias speciosa / Showy Milkweed                                 |  | 1 gal. | M     |
| Asclepias tuberosa / Butterfly Milkweed                             |  | 1 gal. | M     |
| Bouteloua gracilis / Blue Grama Grass                               |  | 5 gal. | WL-H  |
| Campanula rotundifolia / Harebell                                   |  | 1 gal. | M     |
| Carex appalachica / Appalachian Sedge                               |  | 5 gal. | WL-M  |
| Caryopteris x clandonensis / Bluebeard                              |  | 5 gal. | L     |
| Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush          |  | 5 gal. | L     |
| Cleome serrulata / Rocky Mountain Beeplant                          |  | 1 gal. | L     |
| Erigeron formosissimus P022S / Rambler Mountain Fleabane            |  | 1 gal. |       |
| Geum triflorum / Prairie Smoke                                      |  | 1 gal. | E     |
| Liatris punctata / Dotted Blazing Star                              |  | 1 gal. | M/L   |
| Monarda fistulosa / Beebalm                                         |  | 1 gal. | M     |
| Penstemon eatonii / Firecracker Penstemon                           |  | 1 gal. | E     |
| Penstemon strictus / Rocky Mountain Penstemon                       |  | 1 gal. | M     |
| Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage |  | 5 gal. | L     |
| Potentilla fruticosa 'Red Ace' / Red Ace Bush Cinquefoil            |  | 5 gal. | E/M/L |
| Pulsatilla patens ludoviciana / American Pasqueflower               |  | 1 gal. | E     |
| Rhus aromatica / Fragrant Sumac                                     |  | 5 gal. | WL-H  |
| Rudbeckia hirta / Black-eyed Susan                                  |  | 1 gal. | M     |
| Sporobolus heterolepis / Prairie Dropseed                           |  | 1 gal. |       |

| NATIVE SEED: W-X                                       |  | SIZE   | USE |
|--------------------------------------------------------|--|--------|-----|
| WESTERN NATIVE SEED - HIGH PLAINS/FOOTHILLS MEADOW MIX |  | 5 gal. |     |

| RAINGARDEN: W-M                                                         |  | SIZE   | USE  |
|-------------------------------------------------------------------------|--|--------|------|
| Amorpha canescens / Leadplant                                           |  | 5 gal. |      |
| Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry     |  | 5 gal. | WL-M |
| Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama       |  | 5 gal. |      |
| Deschampsia cespitosa / Tufted Hair Grass                               |  | 5 gal. |      |
| Liatris ligulistylis / Meadow Blazing-star                              |  | 1 gal. | M/L  |
| Monarda fistulosa / Beebalm                                             |  | 1 gal. | M    |
| Rhus aromatica / Fragrant Sumac                                         |  | 5 gal. | WL-H |
| Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem |  | 5 gal. | WL-H |
| Sporobolus heterolepis / Prairie Dropseed                               |  | 5 gal. |      |

| PARKING LOT: W-X                                                  |  | SIZE   | USE  |
|-------------------------------------------------------------------|--|--------|------|
| Andropogon scoparius / Little Bluestem                            |  | 5 gal. |      |
| Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama |  | 5 gal. |      |
| Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry               |  | 5 gal. |      |
| Rhus aromatica / Fragrant Sumac                                   |  | 5 gal. | WL-H |
| Sporobolus heterolepis / Prairie Dropseed                         |  | 5 gal. |      |



OWNER  
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800 MANITOU AVENUE  
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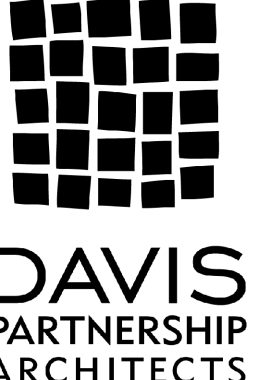
ARCHITECT  
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2901 BLAKE STREET  
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LANDSCAPE PLAN (PH. 1)

SHEET NUMBER:  
**08**  
08 of 21



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



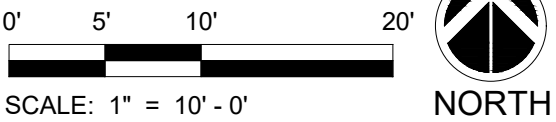
| LEGEND |                                                                 |               |
|--------|-----------------------------------------------------------------|---------------|
|        | SHADE TREE: W-M                                                 | SIZE USE      |
|        | Aesculus hippocastanum / European Horsechestnut                 | 2" Cal. WL    |
|        | Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree | 2" Cal. WL    |
|        | Quercus bicolor / Swamp White Oak                               | 2" Cal. WL-VH |

|  |                                                                   |                |
|--|-------------------------------------------------------------------|----------------|
|  | ORNAMENTAL TREE: W-M                                              | SIZE USE       |
|  | Acer grandidentatum / Bigtooth Maple                              | 1.5" Cal. WL   |
|  | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance | 1.5" Cal. WL-H |
|  | Apple Serviceberry                                                | 1.5" Cal. WL-L |
|  | Cercis canadensis / Eastern Redbud Multi-trunk                    | 1.5" Cal. WL-L |

|  |                                                                     |              |
|--|---------------------------------------------------------------------|--------------|
|  | ORNAMENTAL PLANTING: W-M                                            | SIZE USE     |
|  | Amorpha canescens / Leadplant                                       | 5 gal. E     |
|  | Aquilegia caerulea / Rocky Mountain Columbine                       | 1 gal. M     |
|  | Asclepias speciosa / Showy Milkweed                                 | 1 gal. M     |
|  | Asclepias tuberosa / Butterfly Milkweed                             | 1 gal. M     |
|  | Bouteloua gracilis / Blue Grama Grass                               | 5 gal. WL-H  |
|  | Campanula rotundifolia / Harebell                                   | 1 gal. M     |
|  | Carex appalachica / Appalachian Sedge                               | 5 gal. WL-M  |
|  | Caryopteris x clandonensis / Bluebeard                              | 5 gal. L     |
|  | Chrysanthamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush         | 5 gal. L     |
|  | Cleome serrulata / Rocky Mountain Beeplant                          | 1 gal. L     |
|  | Erigeron formosissimus P022S / Rambler Mountain Fleabane            | 1 gal. E     |
|  | Geum triflorum / Prairie Smoke                                      | 1 gal. M/L   |
|  | Liatris punctata / Dotted Blazing Star                              | 1 gal. E     |
|  | Monarda fistulosa / Beebalm                                         | 1 gal. M     |
|  | Penstemon eatonii / Firecracker Penstemon                           | 1 gal. E     |
|  | Penstemon strictus / Rocky Mountain Penstemon                       | 1 gal. M     |
|  | Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage | 5 gal. L     |
|  | Potentilla fruticosa 'Red Ace' / Red Ace Bush Cinquefoil            | 5 gal. E/M/L |
|  | Pulsatilla patens ludoviciana / American Pasqueflower               | 1 gal. E     |
|  | Rhus aromatica / Fragrant Sumac                                     | 5 gal. WL-H  |
|  | Rudbeckia hirta / Black-eyed Susan                                  | 1 gal. M     |
|  | Sporobolus heterolepis / Prairie Dropseed                           | 1 gal. E     |

|  |                                                                            |
|--|----------------------------------------------------------------------------|
|  | TURF                                                                       |
|  | FOUR WAY BLUEGRASS BLEND (1 PART DROUGHT, 1 PART AGGRESSIVE, 1 PART DENSE) |

|            |                  |                          |
|------------|------------------|--------------------------|
| WATER USE: | WILDLIFE VALUE:  | POLLINATOR BLOOM SEASON: |
| W-X: XERIC | WL-L: LOW        | E: EARLY-SEASON          |
| W-L: LOW   | WL-M: MEDIUM     | M: MID-SEASON            |
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|            | WL-VH: VERY HIGH | M/L: MID AND LATE-SEASON |



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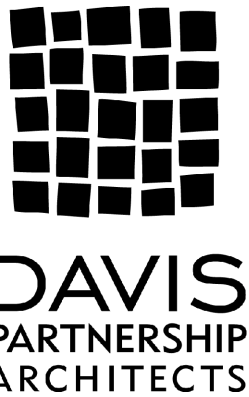
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DAVIS PARTNERSHIP ARCHITECTS  
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303.881.8555

STRUCTURAL ENGINEER  
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LAKESIDE, CO 80521  
720.544.5346

AE DESIGN  
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LAKESIDE, CO 80521  
303.526.3279



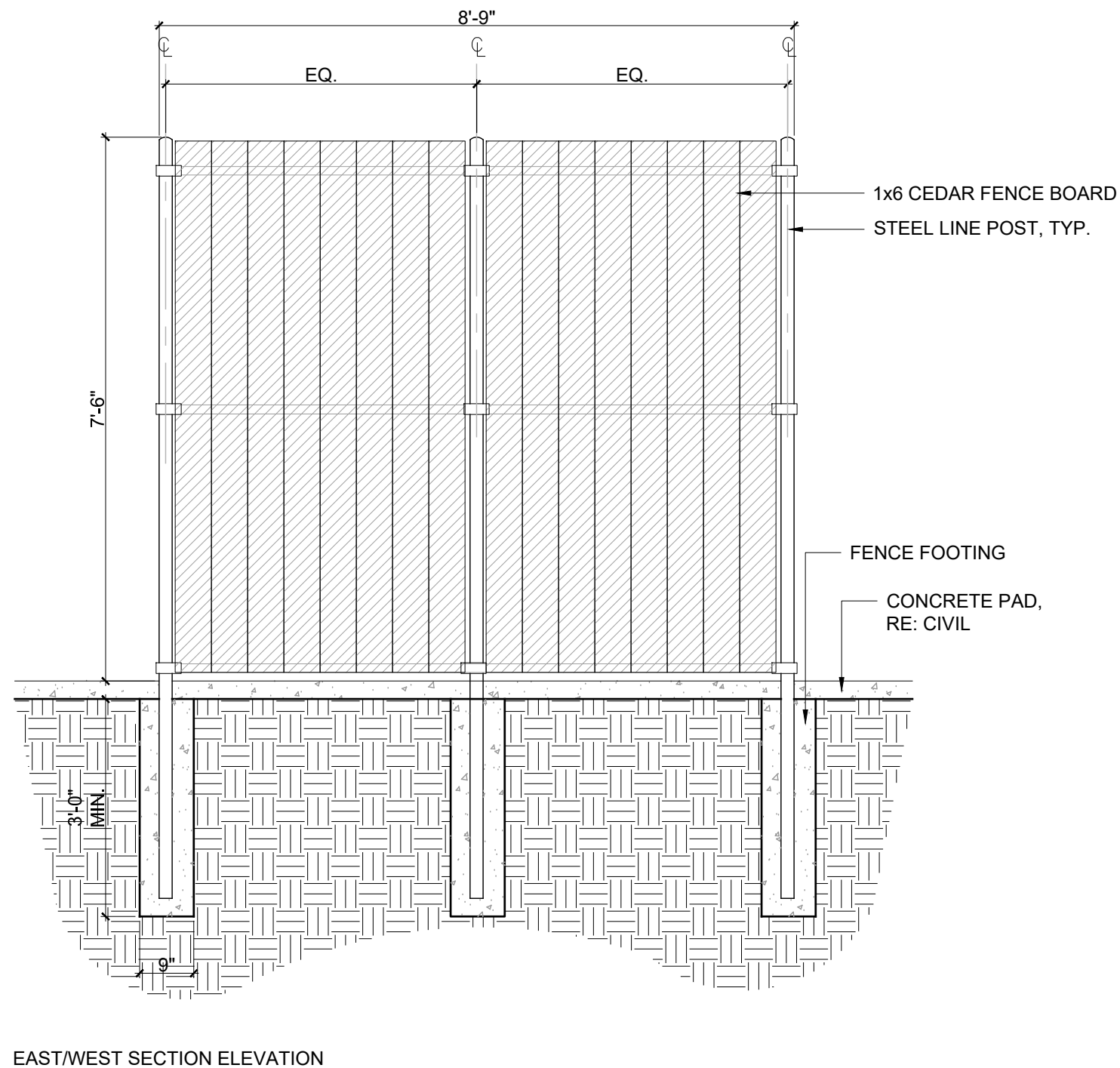
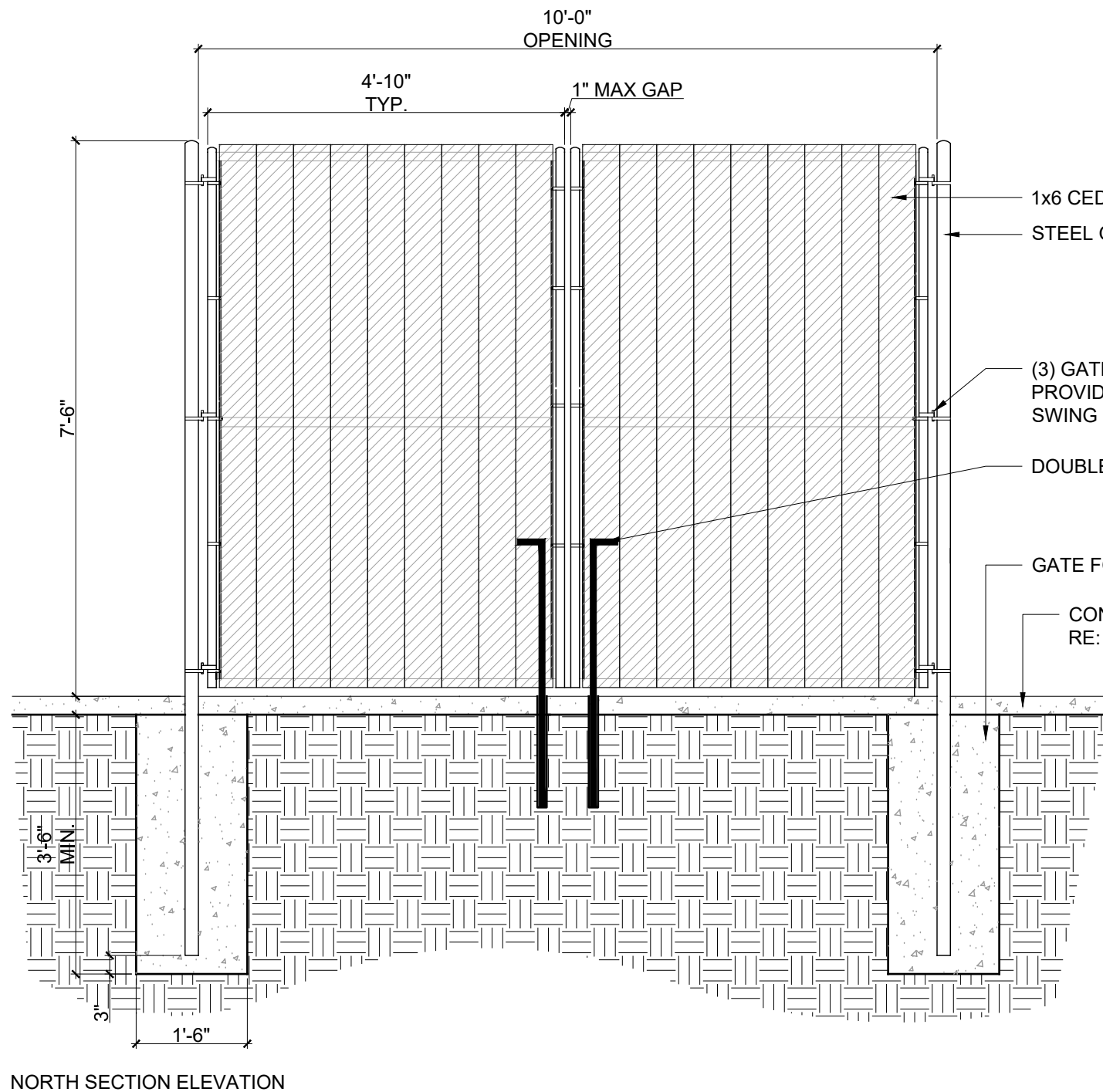
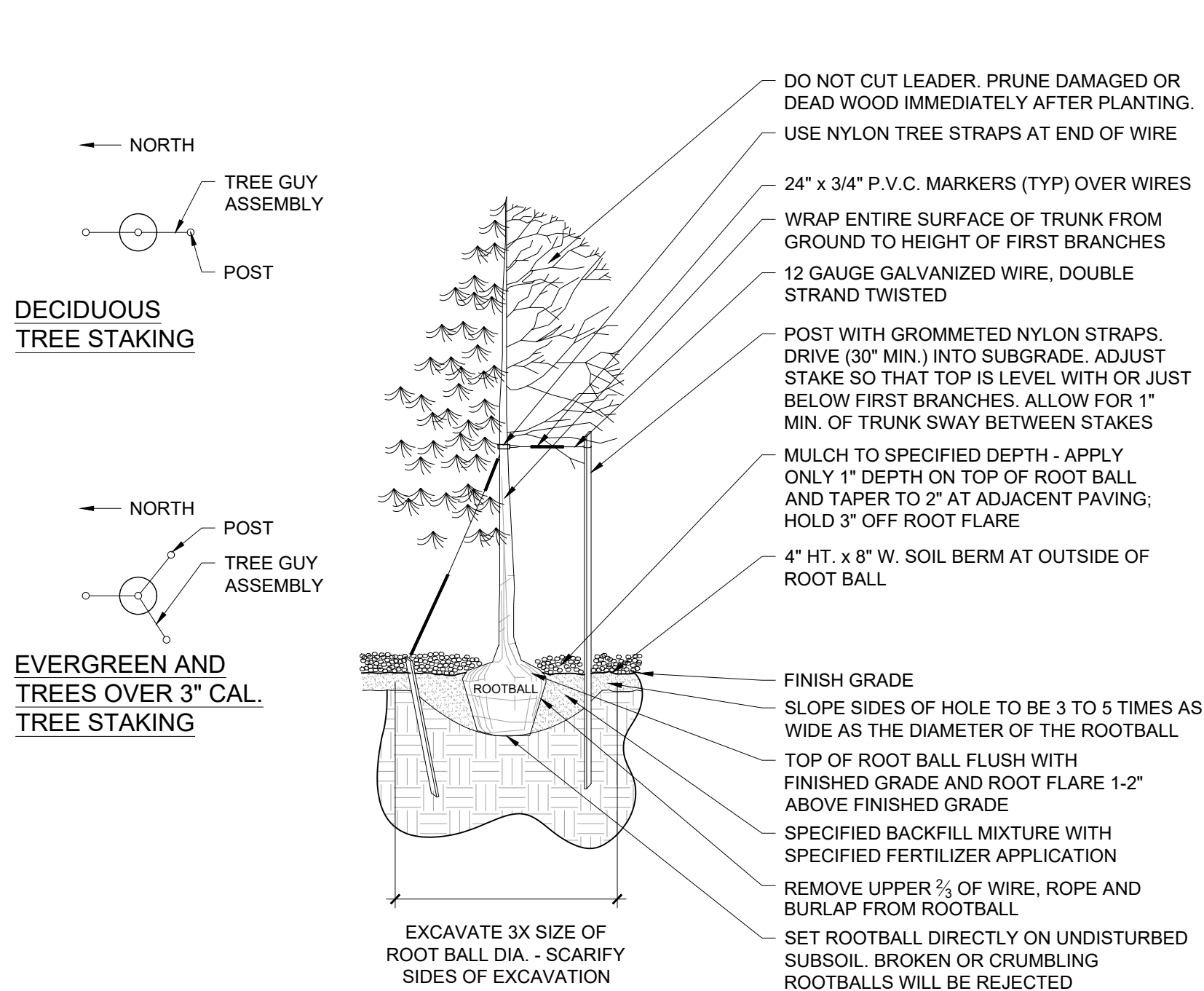
LANDSCAPE PLAN (PH. 2)

SHEET NUMBER:  
**09**  
09 of 21



# HIAWATHA GARDENS MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



## NOTES:

1. ALL DIMENSIONS AND CONDITIONS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
2. CEDAR TO BE #2 GRADE OR BETTER, FREE OF LOOSE KNOTS, SPLITS AND DEFECTS
3. FENCE BOARDS: 1x6 CEDAR PLANKS, VERTICAL ORIENTATION, WITH UNIFORM SPACING (TIGHT-JOINTED UNLESS OTHERWISE SPECIFIED)
4. POSTS SHALL BE SET IN CONCRETE FOOTINGS THAT EXTEND BELOW FROST DEPTH
5. GATE FRAME: CONSTRUCT FROM STEEL FRAME WITH DIAGONAL BRACING TO PREVENT SAGGING
6. HINGES AND LATCH: HEAVY-DUTY GALVANIZED OR STAINLESS STEEL HARDWARE
7. GATE TO SWING OUTWARD (U.N.O)
8. PROVIDE A 1" MIN. CLEARANCE AT BOTTOM OF GATE AND FENCE
9. APPLY WEATHER-RESISTANT WOOD SEALER TO ALL CEDAR COMPONENTS AFTER INSTALLATION
10. PROVIDE SHOP DRAWINGS FOR APPROVAL

## B1 TREE PLANTING

N.T.S.

## B2 TRASH ENCLOSURE FENCE AND GATE

1/2" = 1'-0"

## PLANTING NOTES

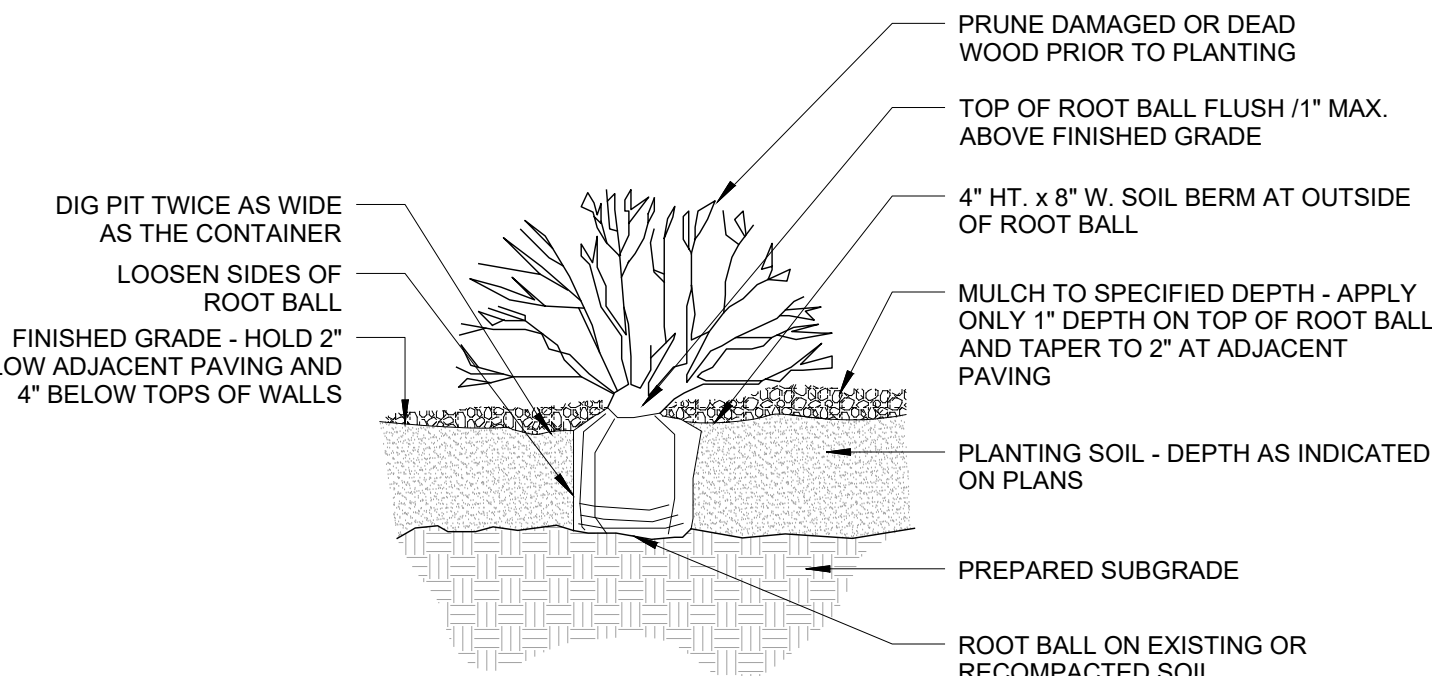
1. THE PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PROJECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES NOTIFICATION CENTER (OF COLORADO UNCC) AND ANY LOCAL UTILITIES NOT IN THE UNCC SYSTEM AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR CONSTRUCTION TO REQUEST EXACT FIELD LOCATIONS OF ALL UTILITIES.
3. MINIMIZE DISTURBANCE OUTSIDE SCOPE OF WORK. ANY DAMAGE OUTSIDE SCOPE OF WORK INCURRED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO LIKE NEW CONDITION.
4. CONTRACTOR SHALL MAINTAIN IRRIGATION TO EXISTING SOD AND OTHER PLANT MATERIAL TO REMAIN.
5. ALL LANDSCAPE AREAS AND STREET TREES WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
6. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL PLANTING PLANS. SHOULD DISCREPANCIES EXIST BETWEEN THE QUANTITIES OR S.F. AREAS PROVIDED IN THE LABEL AND THOSE DRAWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. ALL PLANTS SHALL CONFORM TO STANDARDS FOR MEASUREMENTS, GRADING, BRANCHING, QUALITY, BALL AND BURLAPPING AS STATED IN THE AMERICAN STANDARD FOR NURSERY STOCK, (ANSI Z60.1) EDITION, AMERICAN ASSOCIATION OF NURSEYMEN, INC. (AAN-ANS), AND THE COLORADO NURSERY ACT (CAN).
8. NO PLANT SHALL BE INSTALLED BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT, OR EQUAL.
9. ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING, UNLESS OTHERWISE SPECIFIED OR DETAILED.
10. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF ITS ROOT BOUND. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED COMPLETELY AT TIME OF PLANTING.
11. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN AT LEAST TWO VERTICAL LOCATIONS.
12. ALL TREES SHALL BE REVIEWED AND APPROVED AT NURSERIES BY THE PROJECT LANDSCAPE ARCHITECT. CONTRACTOR SHALL PROVIDE A MAXIMUM OF 2 NURSERIES WHERE A SELECTION OF PLANT MATERIAL IS AVAILABLE TO CHOOSE FROM. CONTRACTOR SHALL VISUALLY INSPECT AND TAG THE BEST SPECIMENS OF PLANT MATERIAL PRIOR TO LANDSCAPE ARCHITECT REVIEW AND APPROVAL.
13. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES SHALL BE STAKED AND SHRUBS LOCATED, STILL IN CONTAINERS, PER PLAN LAYOUT FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT ONE WEEK PRIOR TO DATE OF SITE VISIT.
14. CONTRACTOR SHALL HAVE EXISTING AND NEW UTILITY LOCATIONS MARKED FOR REFERENCE, DURING APPROVAL OF FINAL TREE PLANTING LAYOUT.
15. TREES SHALL NOT BE LOCATED WITHIN FIVE (5) FEET OF UNDERGROUND ELECTRIC AND CABLE LINES, WITHIN SIX (6) FEET OF UNDERGROUND GAS LINES, AND WITHIN TEN (10) FEET OF UNDERGROUND WATER AND SEWER LINES.
16. REFER TO THE DETAILS AND THE CONTRACT SPECIFICATIONS FOR REQUIRED PLANTING METHODS, SOIL PREPARATION, AND OTHER INFORMATION REGARDING PLANTING.
17. ALL PLANTS AND STAKES SHALL BE SET PLUMB.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING NECESSARY FOR INITIAL ESTABLISHMENT OF LANDSCAPE. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON. CONTRACTOR SHALL ALSO BE REQUIRED TO MAINTAIN LANDSCAPE THROUGH SUBSTANTIAL COMPLETION AND FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION. MAINTENANCE SHALL INCLUDE (BUT IS NOT LIMITED TO) WATERING, MOWING, PRUNING, AND WEEDING.
19. THE LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME OF PLANTING.
20. PLANT MATERIAL SHALL NOT BE PRUNED UNLESS OTHERWISE INDICATED IN PLANTING SCHEDULE.
21. ALL PLANTING AREAS TO BE COVERED 3" DEEP WITH ORGANIC MULCH.
22. FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON CONTOURS SHOWN ON PLANS. SLOPES SHALL BE SMOOTH AND WORKED. SOIL SHALL NOT BE LEFT IN CLUMP FORM.
23. PROVIDE AT LEAST (2) 4" DIAMETER SCHEDULE 40 PVC SLEEVES UNDER ALL WALKS AND DRIVES FOR IRRIGATION PIPING AND WIRING, PRIOR TO INSTALLATION OF WALKS AND DRIVES. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVES WITH LANDSCAPE CONTRACTOR. REFER TO APPROVED IRRIGATION PLANS FOR LOCATIONS WHERE SLOPES ARE REQUIRED.
24. ANY PLANT SPECIES SUBSTITUTIONS MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT AND THE JURISDICTION HAVING AUTHORITY PRIOR TO INSTALLATION.

## PROTECTION OF EXISTING PLANT MATERIALS TO REMAIN

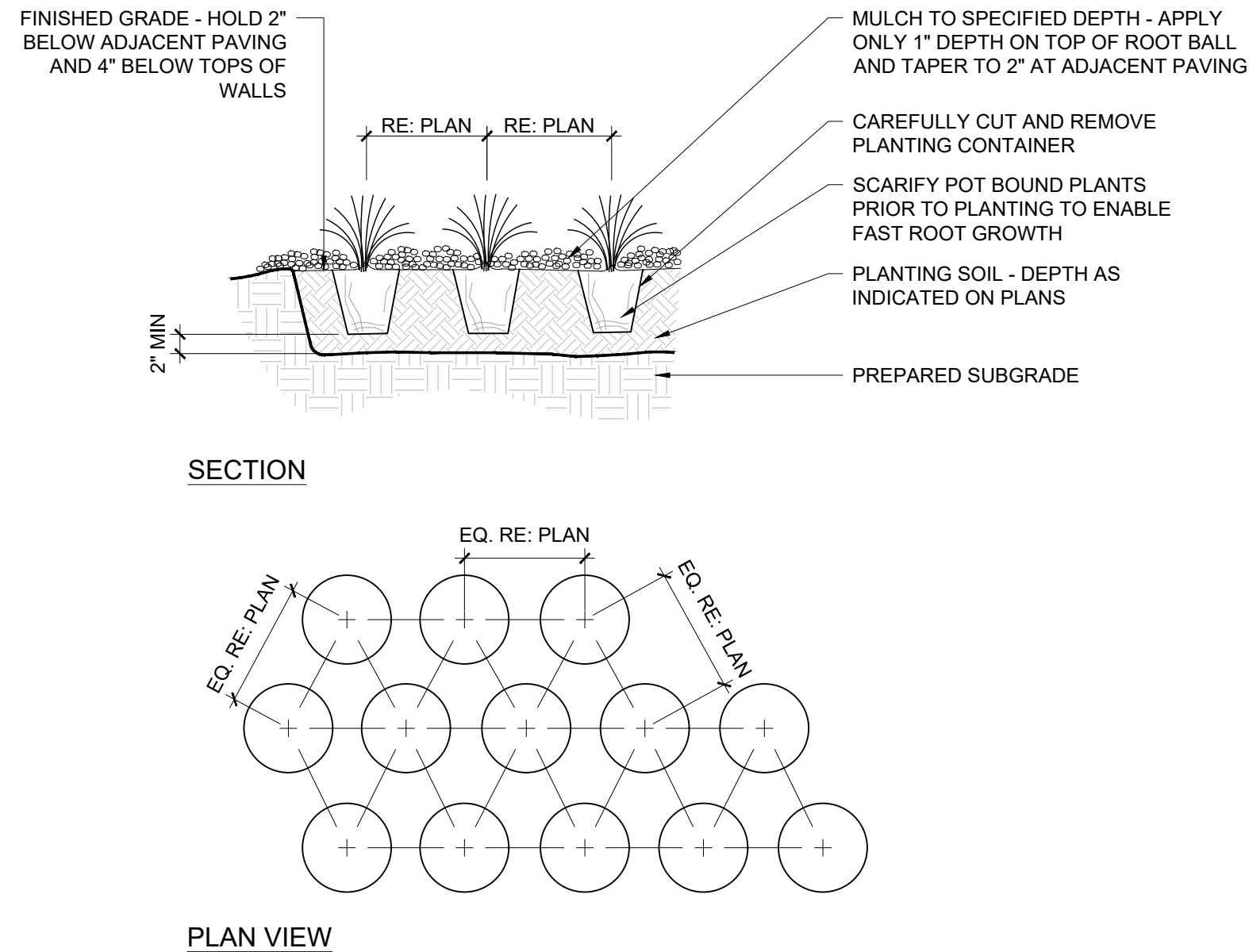
1. EXISTING TREES REQUIRED TO BE PRESERVED IN ROW AND/OR PRIVATE PROPERTY SHALL BE PROTECTED PER DETAIL AND SPECIFICATIONS. TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION AND SHALL REMAIN AS APPROVED THROUGHOUT CONSTRUCTION. NO ACCESS, CONSTRUCTION ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS/DEBRIS/EQUIPMENT SHALL TAKE PLACE WITHIN TREE PROTECTION ZONES OR OTHER LANDSCAPE TO REMAIN WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT.

## STANDARD TREE PROTECTION NOTES:

1. TREE PROTECTION SHALL BE:
  - a. INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
  - b. REMAIN IN PLACE AND AS APPROVED UNTIL SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE IS ISSUED.
2. TREE PROTECTION REQUIREMENTS:
  - a. TREE PROTECTION ZONE (TPZ) SHALL BE INSTALLED AT THE DRIPLINE.
  - b. FURTHEST EXTENT OF TREE CANOPY, OR IS EQUAL TO EIGHTEEN INCHES RADIIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH + 4.5' ABOVE SOIL LINE), WHICHEVER IS GREATER.
  - c. THE LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE BOUNDARIES OF TREE PROTECTION ZONE(S) PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION ACTIVITIES.
  - d. ONCE TPZ IS IN PLACE, THE FOLLOWING ARE NOT PERMITTED WITHIN TPZ:
    - ENTRANCE AND/OR ACCESS MOVING, RESIZING, REMOVING, OR ALTERING IN ANY MANNER.
    - STORAGE OF MATERIALS/DEBRIS/EQUIPMENT.
    - CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO: ROTOTILLING, TRENCHING, GRADING, INSTALLATION OF UNDERGROUND UTILITIES AND/OR SITE IMPROVEMENTS, LANDSCAPING, IRRIGATION WORK.
    - IRRIGATION LINE WORK SHALL BE COMPLETED BY DIRECTIONAL BORE.
3. "TREE PROTECTION ZONE" SIGNS SHALL BE POSTED BY AND SHALL BE MAINTAINED IN THE CONDITION IN WHICH THEY WERE INSTALLED UNTIL SUBSTANTIAL COMPLETION.
4. EXISTING ROW OR PUBLIC PLACE TREES APPROVED FOR REMOVAL MUST BE PROTECTED IN PLACE UNTIL REMOVED BY THE LICENSED CONTRACTOR.
5. CONTRACTOR TO VERIFY WITH AUTHORITY HAVING JURISDICTION (AHJ) IF TREE REMOVAL PERMITS ARE REQUIRED.
6. CLEAR VISIBILITY INTO TPZ MUST BE MAINTAINED. ALL CONSTRUCTION BANNERS, SCREENS, BARRIERS, AND/OR SIGNS MUST BE SEMI-TRANSPARENT AND NOT IMPEDE INSPECTION OF THE AHJ.
7. PROTECTED TREES SHALL BE DEEP-ROOT WATERED AT A MINIMUM INTERVAL OF ONCE EVERY TWO WEEKS WHEN TEMPERATURES ARE AT OR ABOVE 40-DEGREES F.
8. INSECT AND DISEASE TREATMENTS SHALL BE APPLIED WHEN NECESSARY.



- NOTES: 1. EVERGREEN SHRUBS SHALL BE PLANTED NO CLOSER THAN 3' TO CLOSEST PAVEMENT.  
2. ALL PLANT CONTAINERS TO BE REMOVED PRIOR TO PLANTING.  
3. BACKFILL AND WATER IN THOROUGHLY.  
4. BROKEN ROOT BALLS WILL BE REJECTED.  
5. DO NOT PLACE MULCH WITHIN 3" OF ROOT COLLAR.



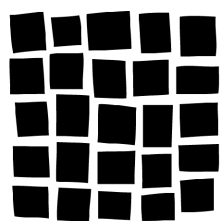
PLAN VIEW

## A1 SHRUB PLANTING

N.T.S.

## A2 PERENNIAL PLANTING

N.T.S.



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SHEET NUMBER:  
**10**  
10 of 21

LANDSCAPE DETAILS AND NOTES

MJR 2501

HIAWATHA GARDENS - MAJOR DEVELOPMENT PLAN

10/2/2025



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

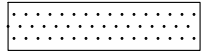
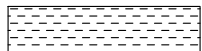
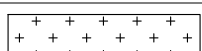
IRRIGATION SCHEDULE

| SYMBOL                                                                              | DESCRIPTION                      | DETAIL NO. |
|-------------------------------------------------------------------------------------|----------------------------------|------------|
|    | ELECTRIC CONTROLLER              | 1          |
|    | WEATHER SENSOR DEVICE            | 2          |
|    | PVC MAINLINE - 2-1/2" OR SMALLER | 8          |
|    | PVC SLEEVING                     | 9          |
|    | RP BACKFLOW PREVENTER            | BY OTHERS  |
|    | QUICK COUPLING VALVE             | 6          |
|    | GATE VALVE                       | 7          |
|  | FLOW SENSOR                      | 4          |
|  | MASTER VALVE                     | 5          |
|  | SUBMETER                         | 3          |

IRRIGATION DEVELOPMENT DESIGN NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN A SIX NIGHT, SIX HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 4:00 AM.
2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 10 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 80 PSI.
4. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.
5. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.

IRRIGATION DESIGN STRATEGY

| HATCH                                                                                 | DESCRIPTION    | AREAS < 25'       | AREAS > 25'       |
|---------------------------------------------------------------------------------------|----------------|-------------------|-------------------|
|  | TURF GRASS     | 6" POPUP SPRAY    | 6" ROTOR          |
|  | NATIVE GRASS   | 12" POPUP SPRAY   | 12" ROTOR         |
|  | TREES & SHRUBS | POINT SOURCE DRIP | POINT SOURCE DRIP |
|  | RAIN GARDEN    | 12" POPUP SPRAY   | 12" ROTOR         |

\*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.



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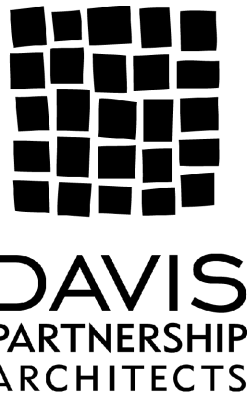
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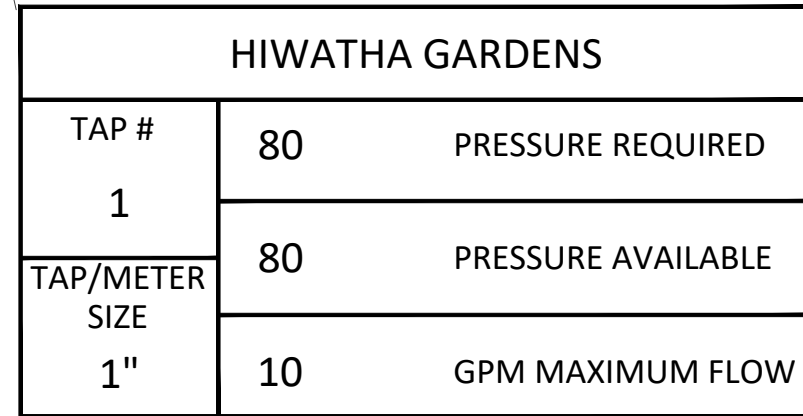


IRRIGATION NOTES & SCHEDULE

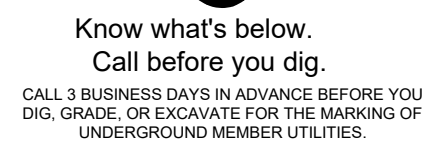
SHEET NUMBER:  
**11**  
11 of 21



10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



MATCHLINE - SEE SHEET 13



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## REGISTRATION

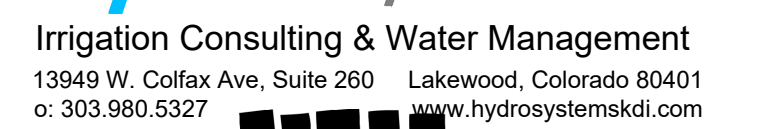
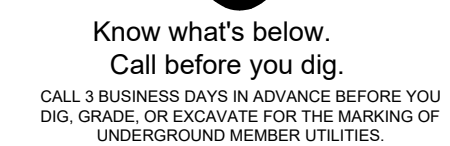
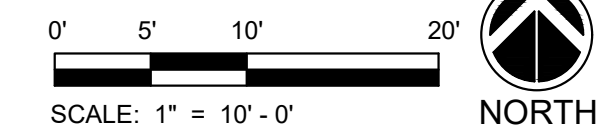


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**12 of 21**

## IRRIGATION PLAN (PH. 1)



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MANITOU SPRINGS, 80829

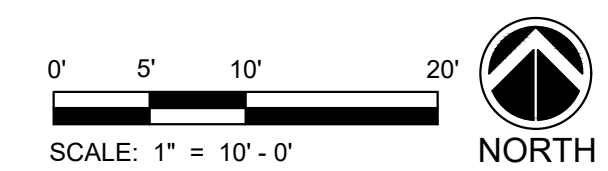


## IRRIGATION PLAN (PH. 1)

HEET NUMBER:  
**13**  
**13 of 21**



10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



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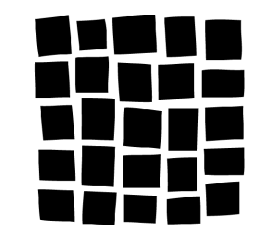
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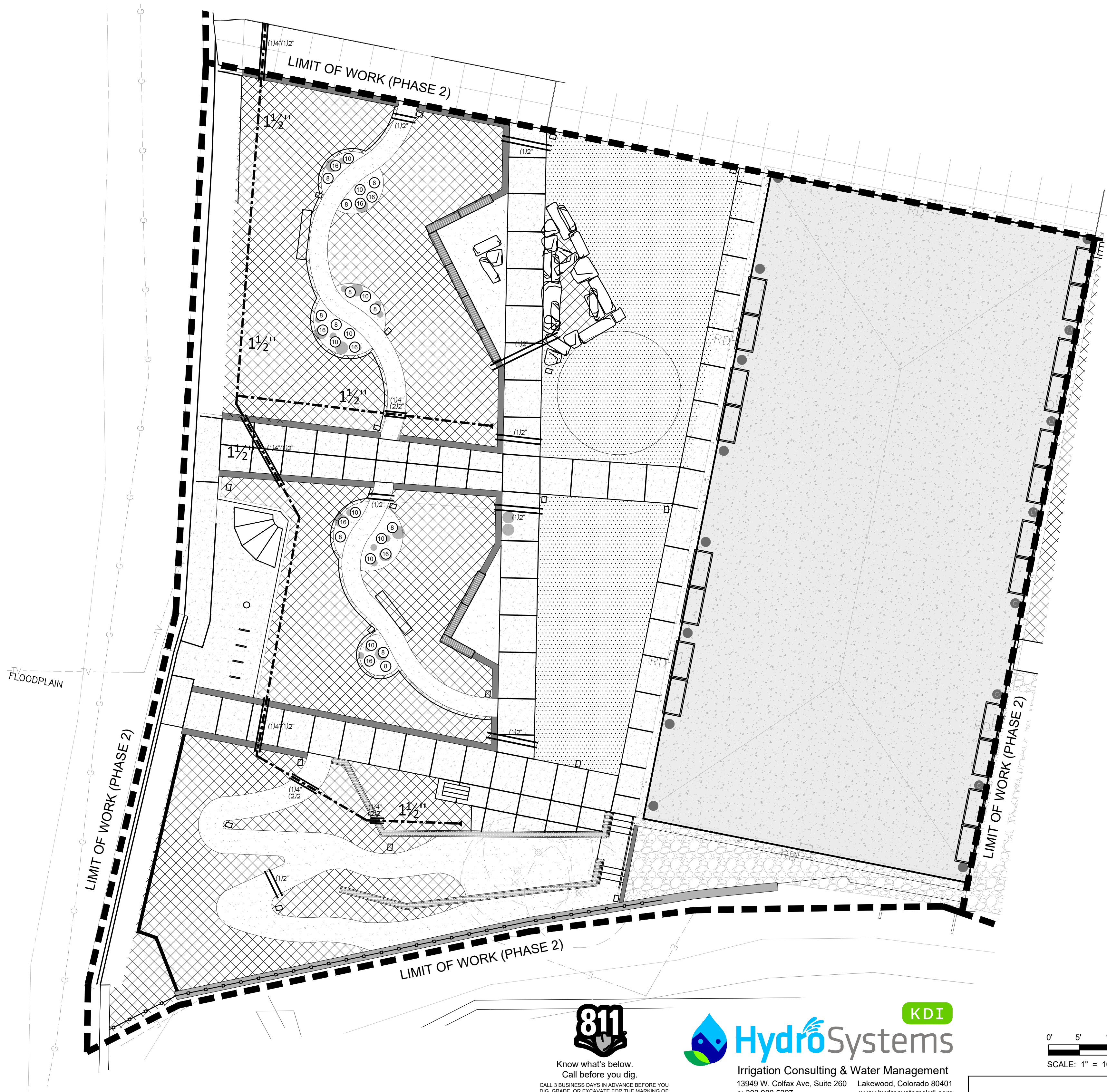
SHEET NUMBER:  
**14**  
**14 of 21**

## IRRIGATION PLAN (PH. 1)



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

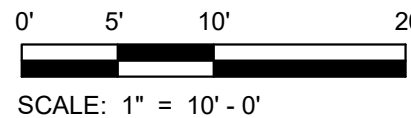


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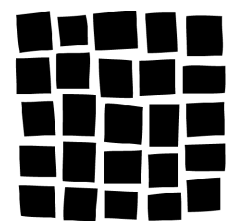
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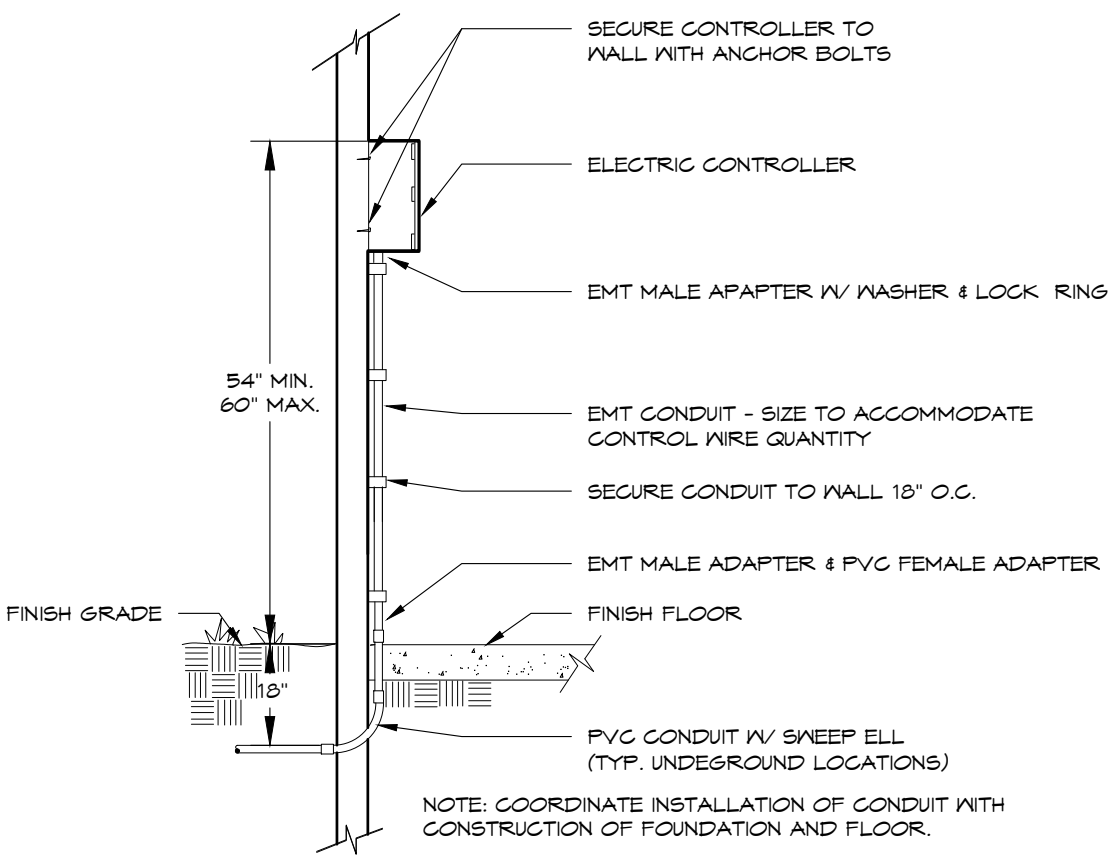
IRRIGATION PLAN (PH. 2)

SHEET NUMBER:  
**15**  
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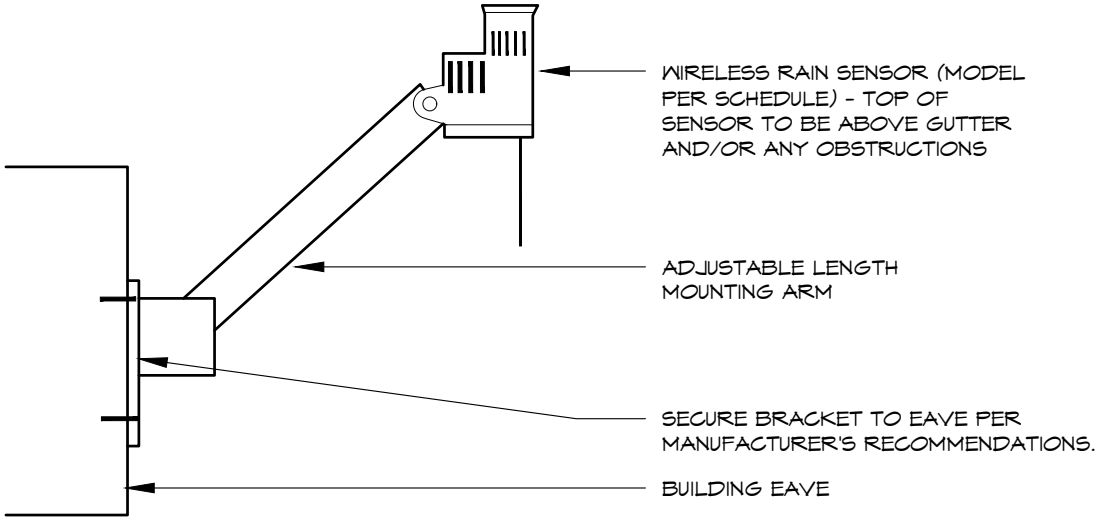
HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



ELECTRIC CONTROLLER  
INTERIOR WALL MOUNT - FLOOR PENETRATING

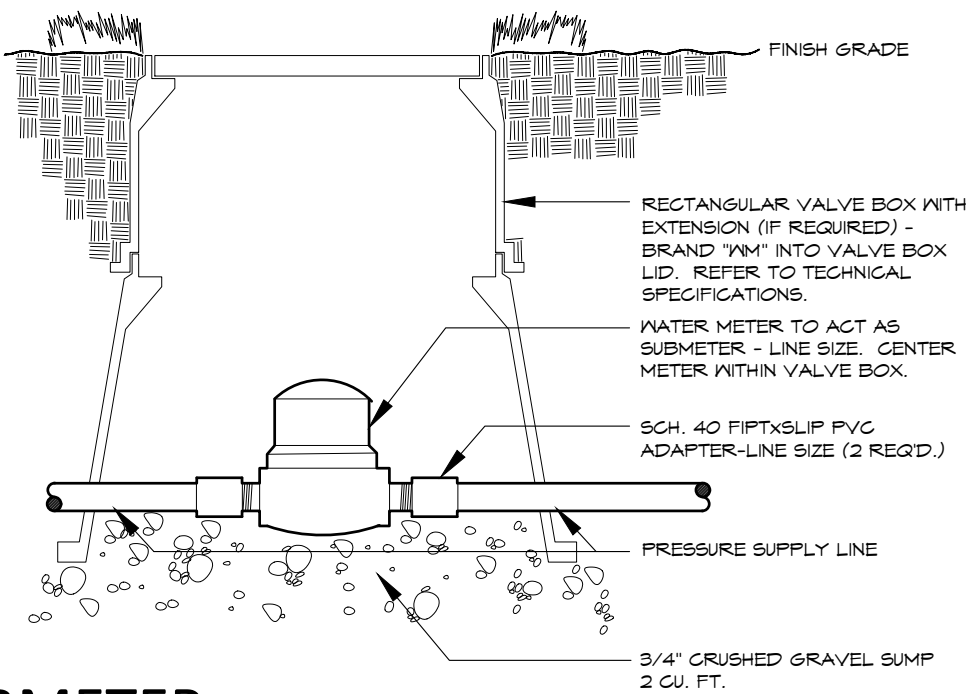
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NOTE: MOUNT SENSOR RECEIVER PER CONTROLLER DETAIL.

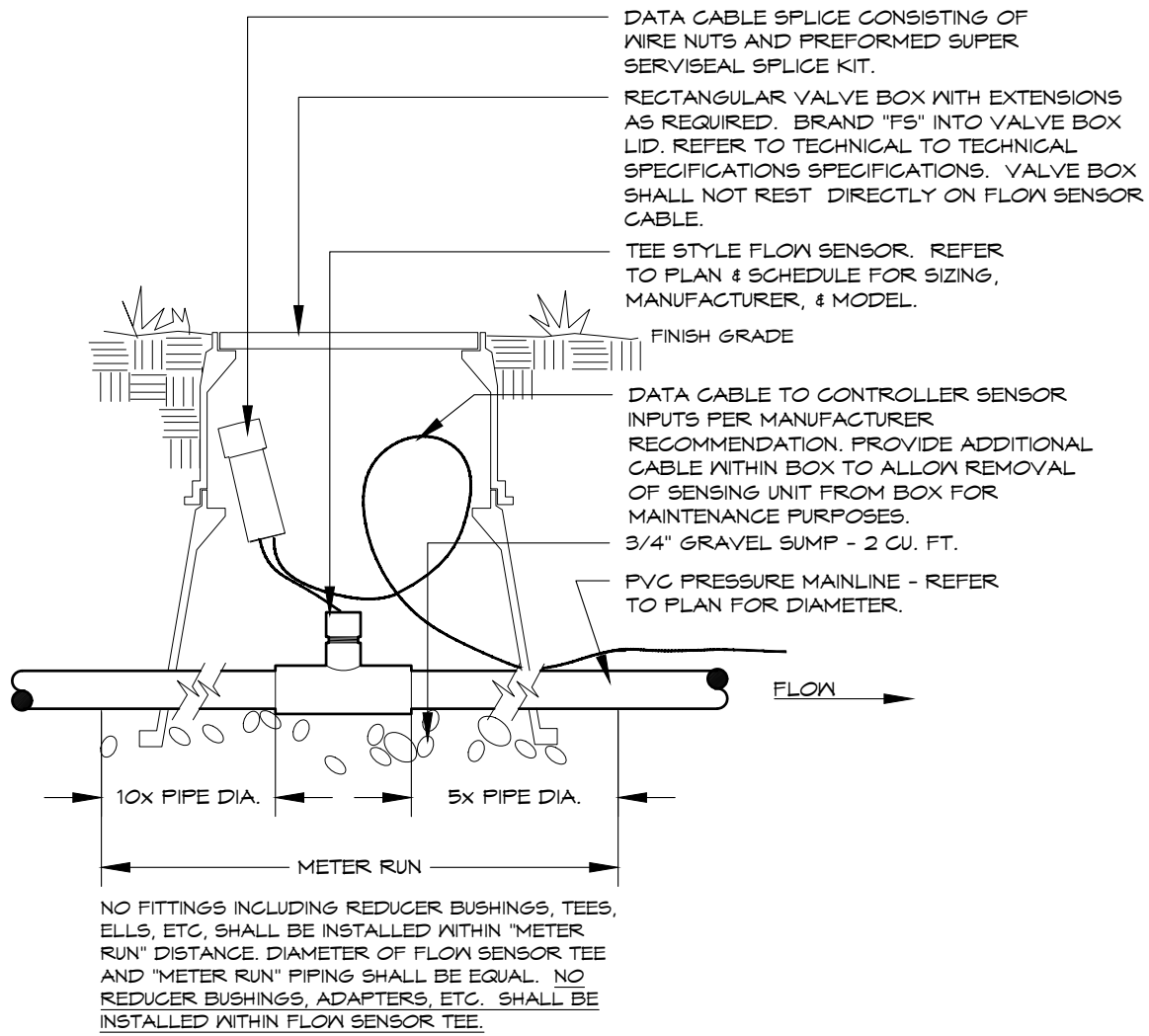
WEATHER SENSOR  
EAVE MOUNTED - Wireless

2



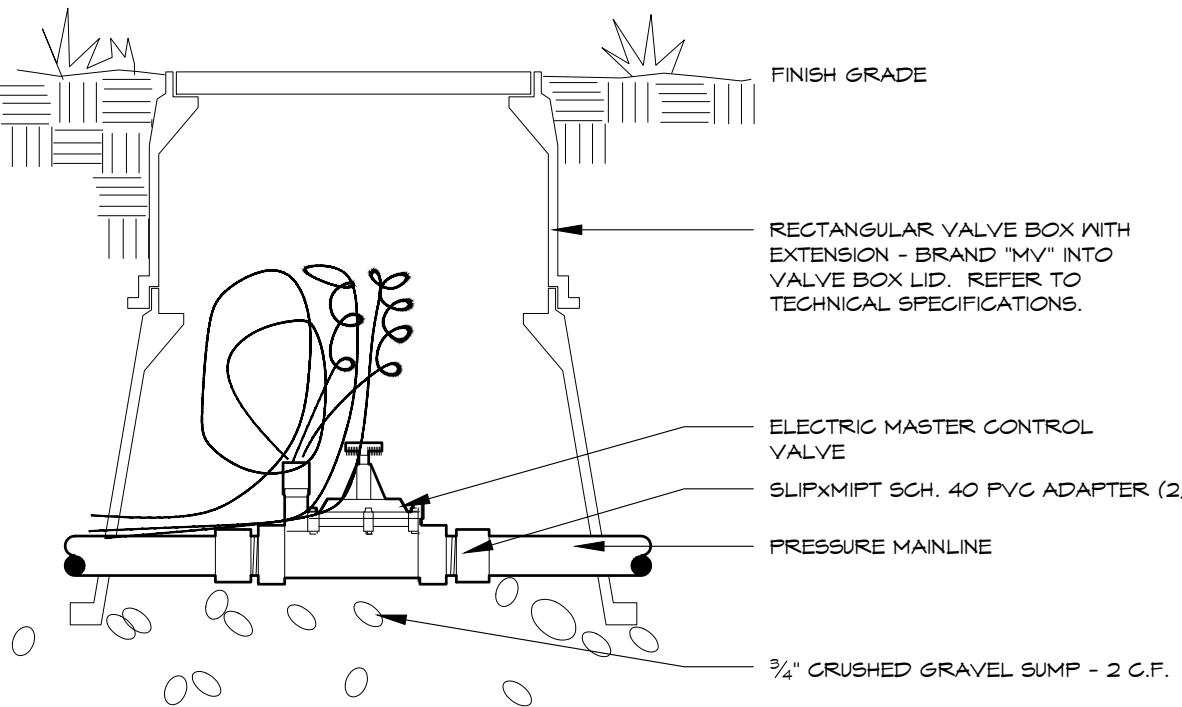
SUBMETER

3



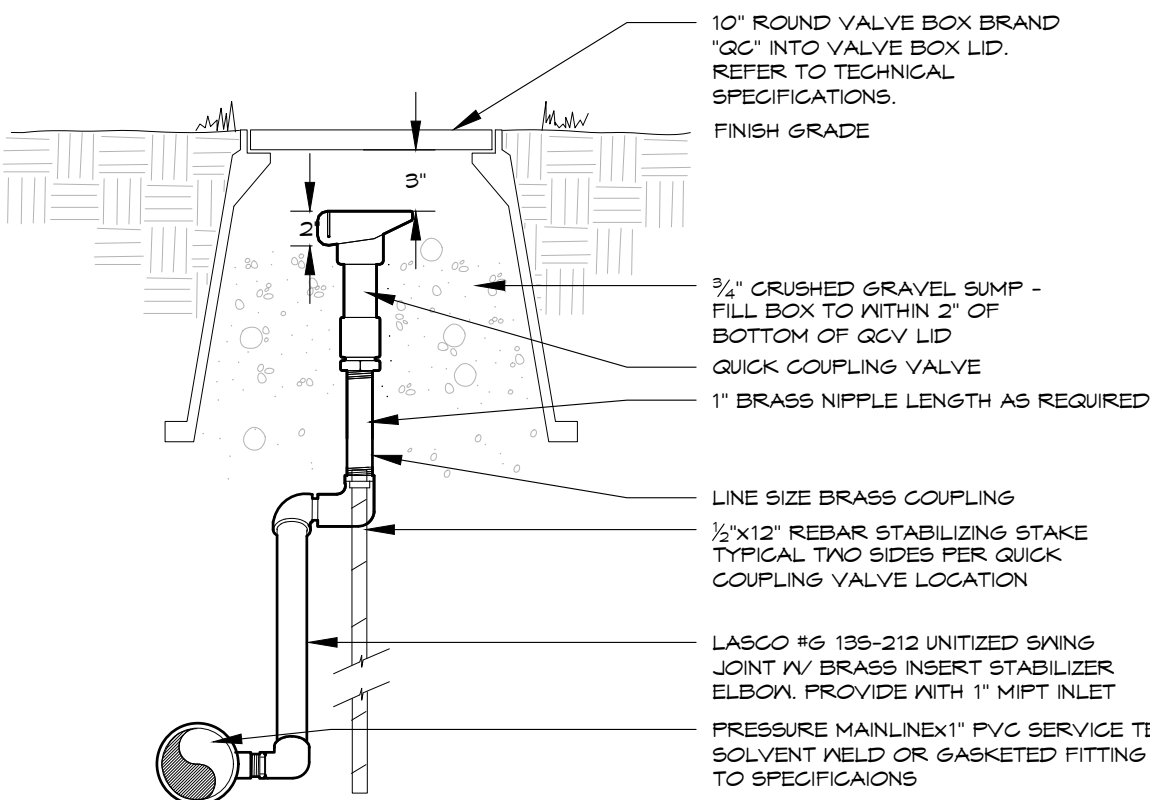
FLOW SENSOR  
VIA DATA CABLE - TEE STYLE

4



MASTER VALVE  
24V - Small - Typical

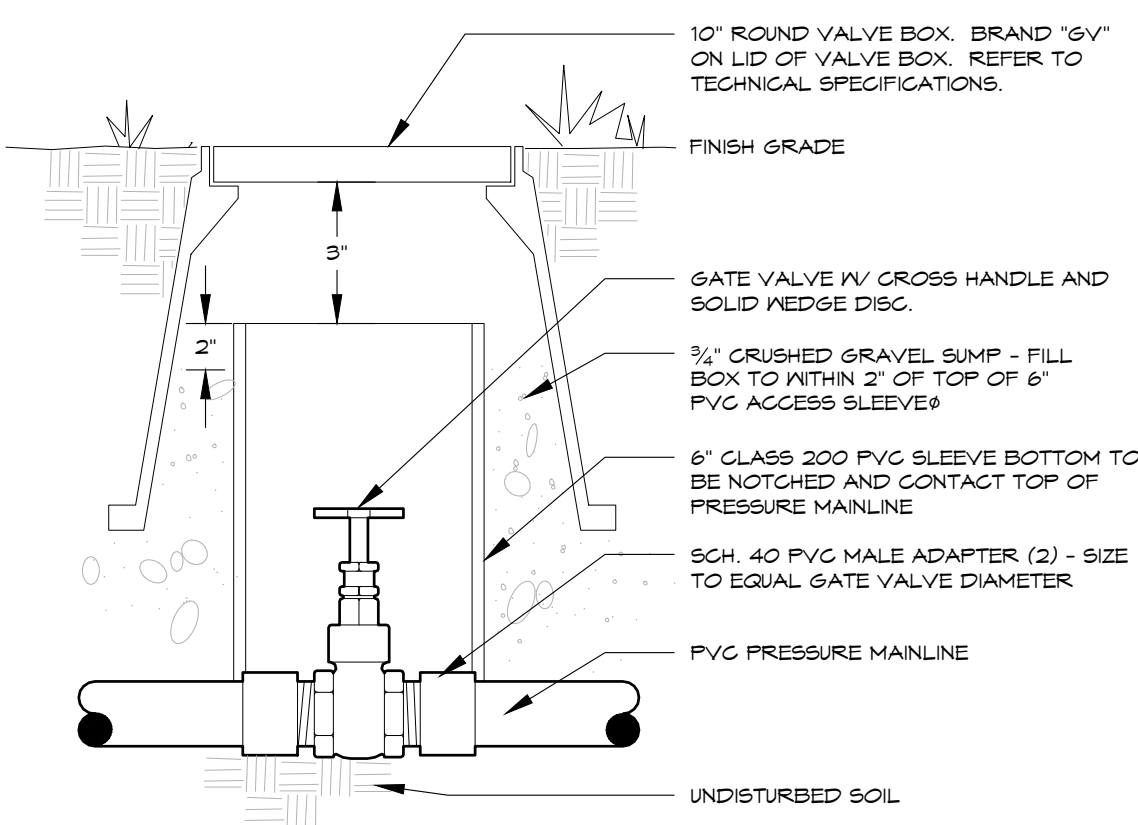
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APPLY TEFLON TAPE TO ALL THREADED NIPPLES

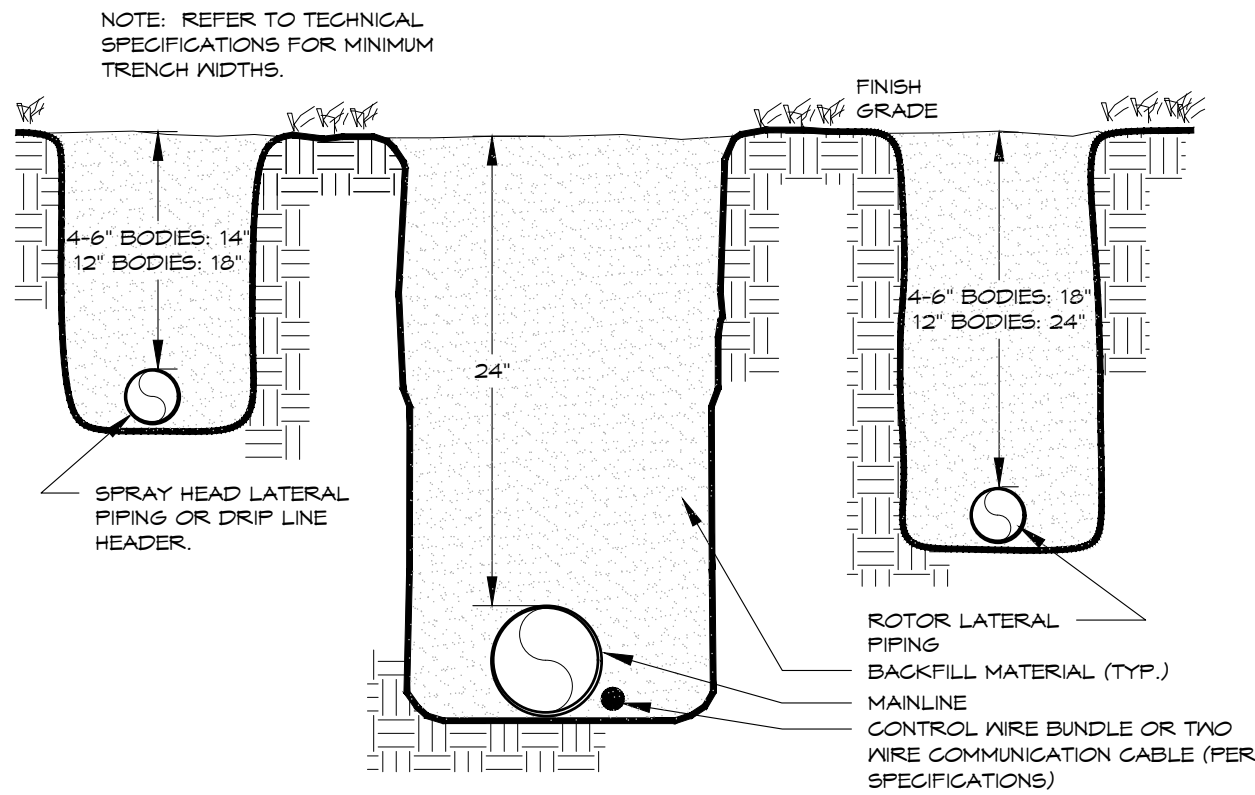
QUICK COUPLING VALVE  
LASCOSWING - TYPICAL

6



GATE VALVE  
2.5" & SMALLER - X-HANDLE

7



TRENCH  
24" MAINLINE

8



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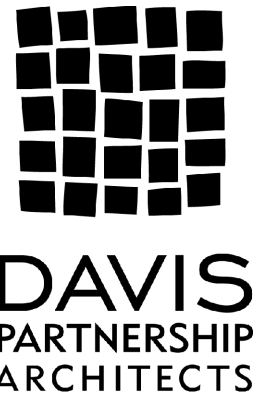
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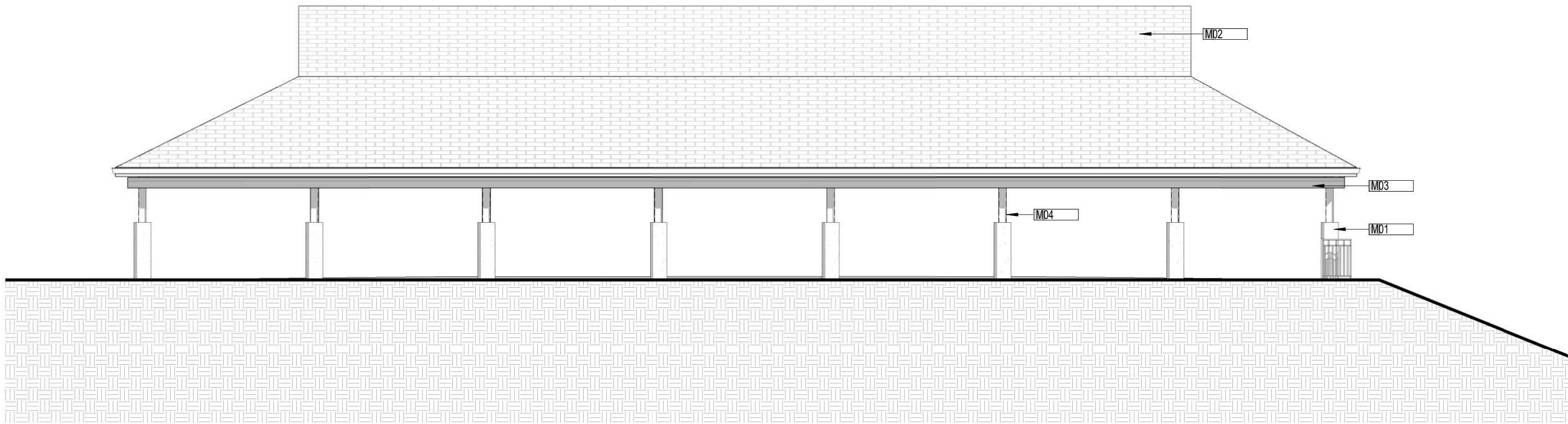
IRRIGATION DETAILS

SHEET NUMBER:  
**16**  
16 of 21

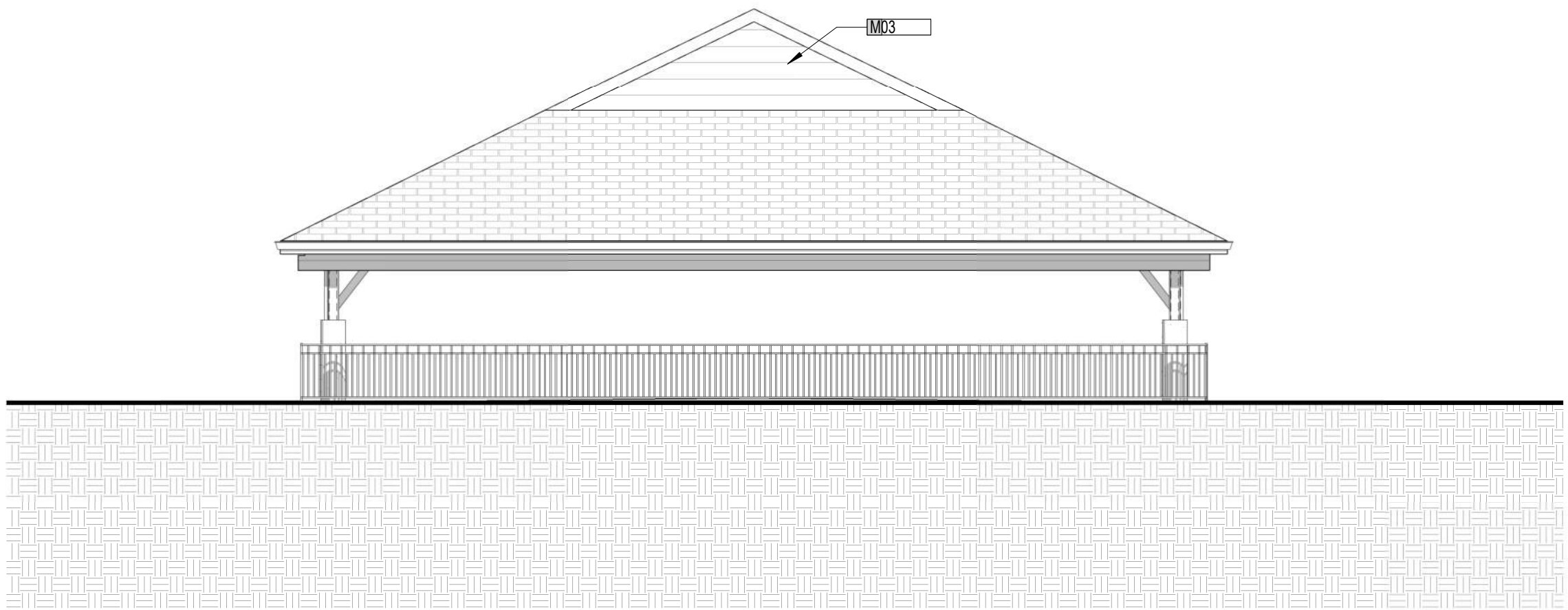


HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

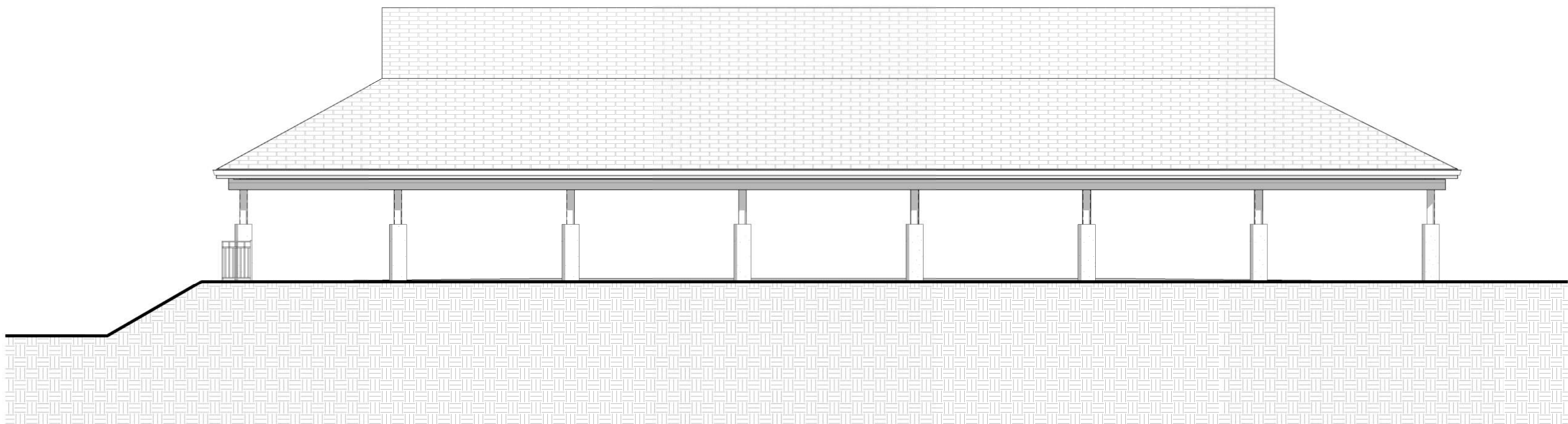
10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



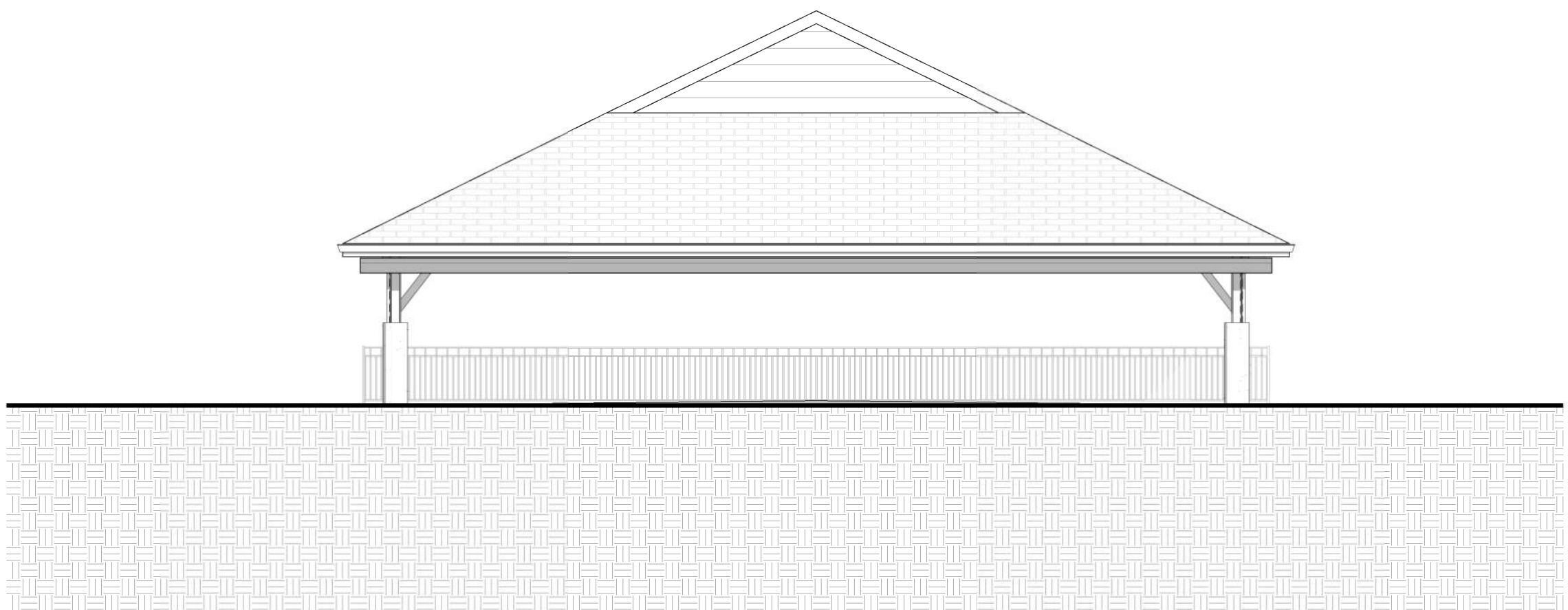
4 PAVILION - WEST ELEVATION  
1/8" = 1'-0"



3 PAVILION - SOUTH ELEVATION  
1/8" = 1'-0"



1 PAVILION - EAST ELEVATION  
1/8" = 1'-0"

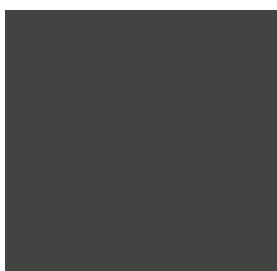


2 PAVILION - NORTH ELEVATION  
1/8" = 1'-0"

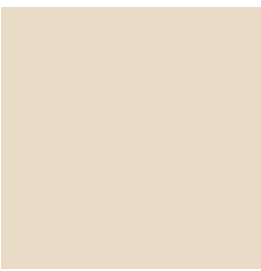
| KEYNOTE LEGEND (PER SHEET) |                                                                          |
|----------------------------|--------------------------------------------------------------------------|
| M01                        | INTEGRAL RED CONCRETE                                                    |
| M02                        | SHINGLES                                                                 |
| M03                        | WOOD SIDING                                                              |
| M04                        | EXISTING QUEEN TRUSSES, WOOD COLUMNS & KICKERS TO BE SANDED AND STAINED. |



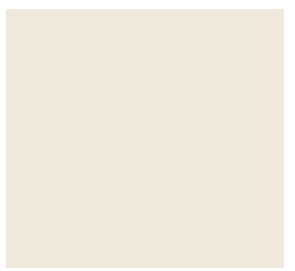
TRUDEFINITION DURATION STORM  
SHINGLES - DRIFTWOOD



SHERWIN-WILLIAMS  
SW 7069 IRON ORE  
METAL TRIM



SHERWIN-WILLIAMS  
SW 6119 ANTIQUE WHITE  
PAVILLION SOFFIT TRIM



SHERWIN-WILLIAMS  
SW 7012 CREAMY  
PAVILLION SOFFIT - WOOD SIDING  
& BEADBOARD PAINT



SHERWIN-WILLIAMS STAIN  
SW 3504 WOODRIDGE



MANITOU SPRINGS  
INTEGRAL RED CONCRETE

OWNER  
CITY OF MANITOU SPRINGS  
600 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829  
719.433.6961

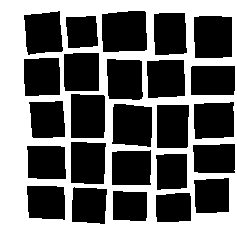
ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
DENVER, CO 80205  
303.861.8200

GENERAL CONTRACTOR  
FRANKEN PITTMAN CONSTRUCTION  
5905 E. WASHINGTON CT.  
CENTENNIAL, CO 80112  
720.724.1500

LANDSCAPE ARCHITECT  
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303.861.8200

CIVIL ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
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STRUCTURAL ENGINEER  
AE DESIGN  
1600 W. 10TH STREET  
DENVER, CO 80202  
303.296.3579



DAVIS  
PARTNERSHIP  
ARCHITECTS

BUILDING ELEVATIONS

SHEET NUMBER:  
**17**  
17 of 21

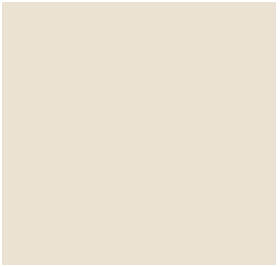


HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

KEYNOTE LEGEND (PER SHEET)

|     |                                |
|-----|--------------------------------|
| M02 | SHINGLES                       |
| M06 | STONE                          |
| M07 | STUCCO                         |
| M08 | LUMBER TO BE STAINED           |
| M09 | METAL RODS TO BE PAINTED BLACK |



LaHabra STUCCO BY SIKA  
COLOR: P-6 EL DORADO



SHERWIN-WILLIAMS STAIN  
SW 3504 WOODRIDGE



SANDSTONE  
COLOR: LYONS RED



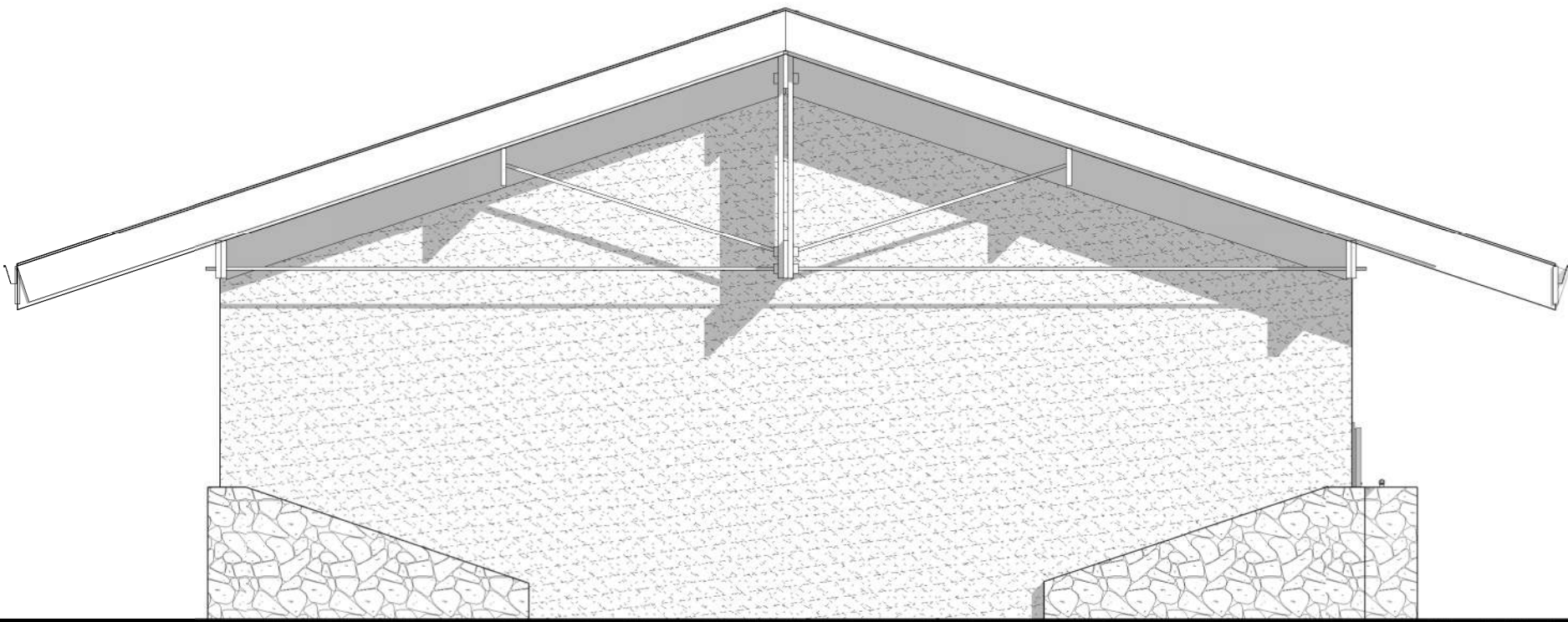
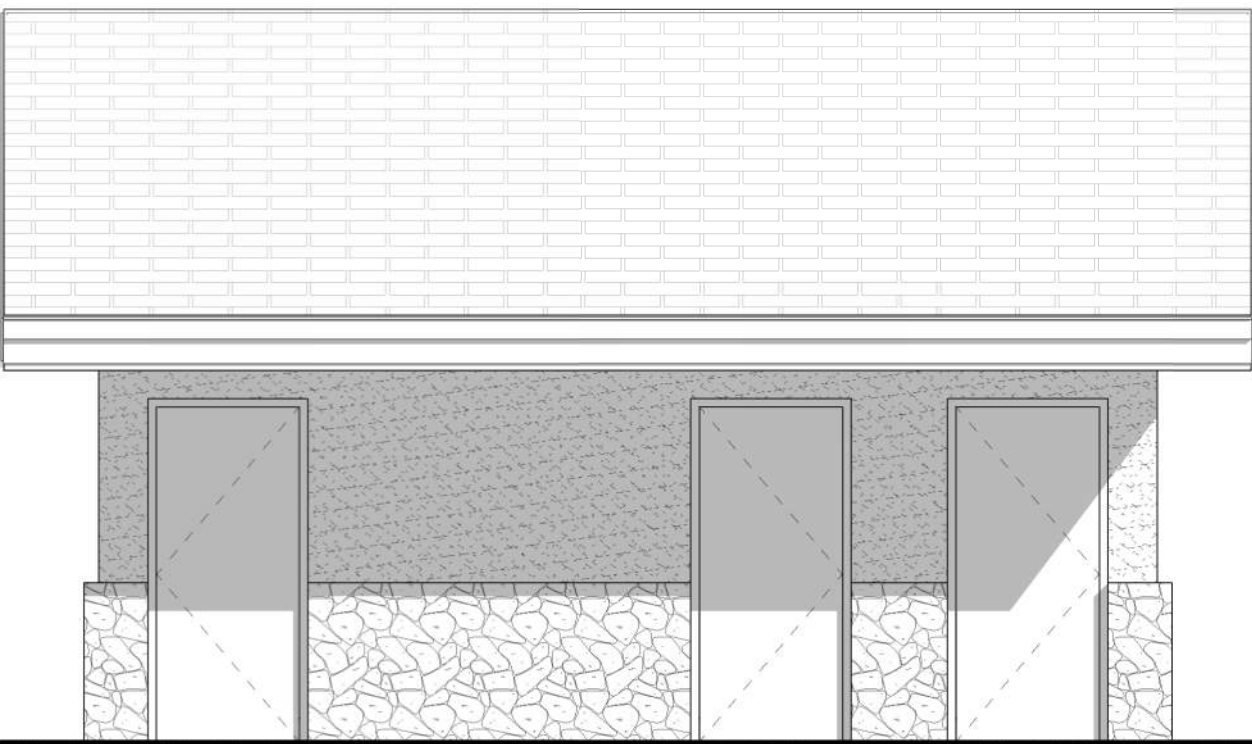
1x6 TONGUE AND GROOVE  
BEETLE KILL BLUE STAIN PINE  
RESTROOM SOFFIT



TRUDEFINITION DURATION STORM  
SHINGLES - DRIFTWOOD



SHERWIN-WILLIAMS  
SW 7069 IRON ORE  
METAL TRIM & RODS

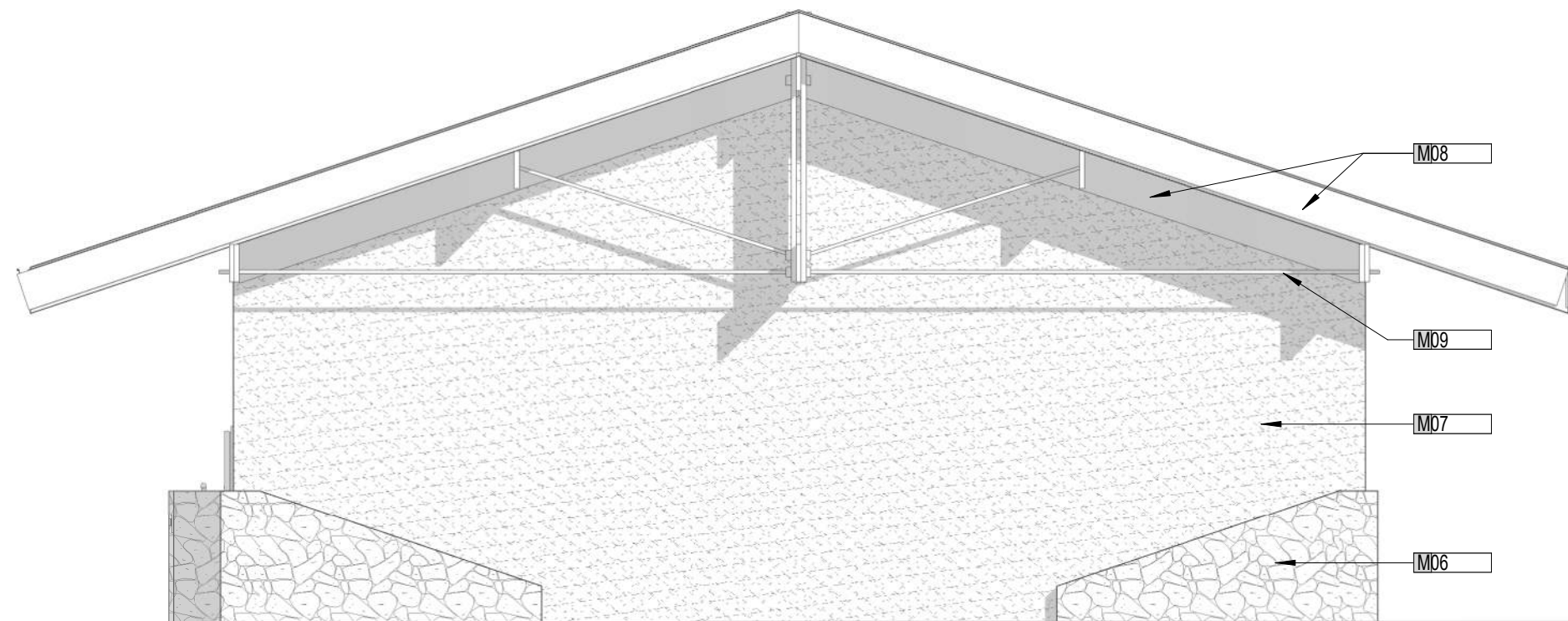
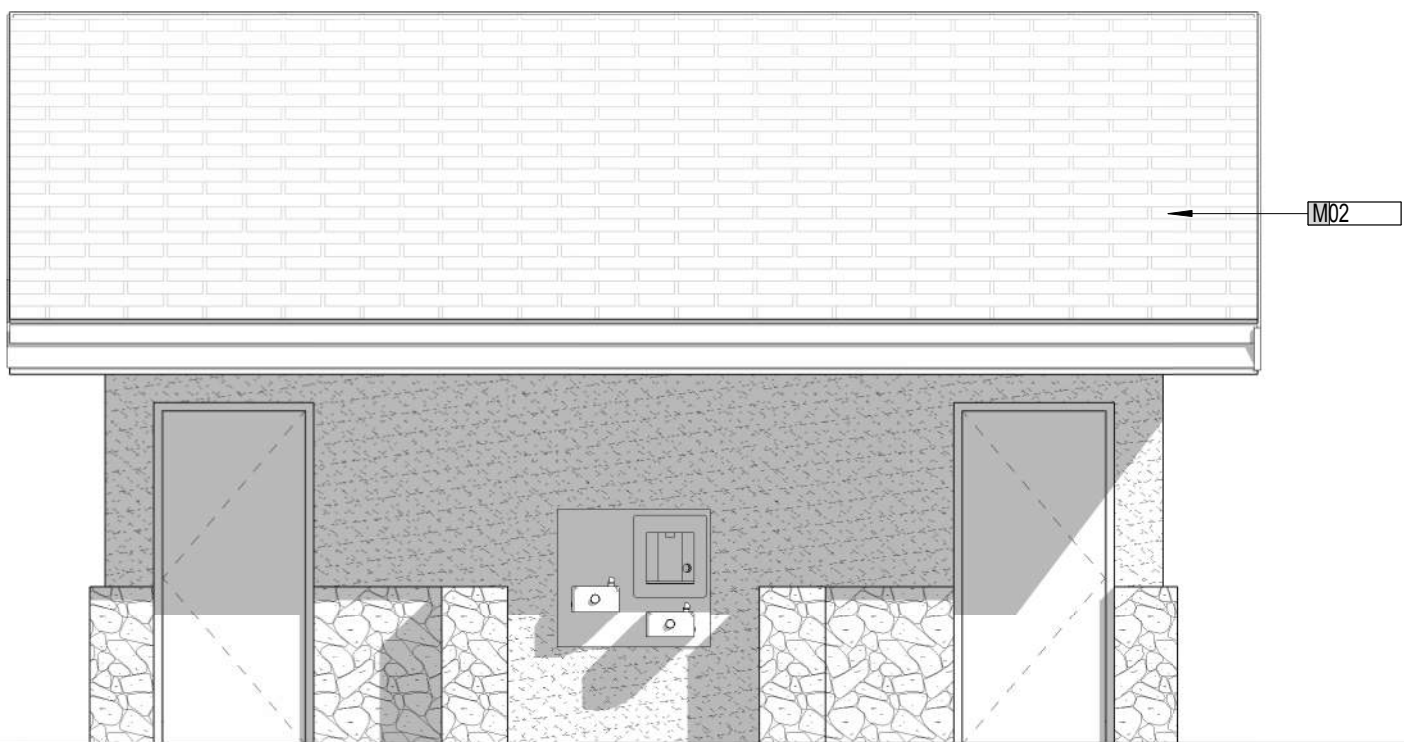


4 RESTROOM - WEST ELEVATION

1/4" = 1'-0"

3 RESTROOM - SOUTH ELEVATION

1/4" = 1'-0"



1 RESTROOM - EAST ELEVATION

1/4" = 1'-0"

2 RESTROOM - NORTH ELEVATION

1/4" = 1'-0"

OWNER  
CITY OF MANITOU SPRINGS  
600 MANITOU AVENUE  
MANITOU SPRINGS, CO 80809  
719.433.6961

ARCHITECT

DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
DENVER, CO 80202  
303.861.8200

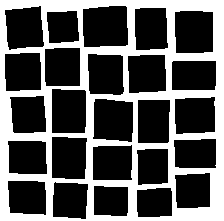
GENERAL CONTRACTOR  
FRANKEN PITTMAN CONSTRUCTION  
5902 S. WASHINGTON CT.  
CENTENNIAL, CO 80112  
720.724.1500

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CIVIL ENGINEER

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LAKESIDE, CO 80201  
720.344.3346

STRUCTURAL ENGINEER  
AE DESIGN  
1605 W. WATKINS STREET  
DENVER, CO 80202  
303.296.3579



DAVIS  
PARTNERSHIP  
ARCHITECTS

BUILDING ELEVATIONS

SHEET NUMBER:

18

18 of 21



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

GENERAL NOTES

- A. THE PHOTOMETRIC GRID IS NO GREATER THAN TEN (10) FEET BY TEN (10) FEET AND PROVIDES LIGHTING LEVELS AT GRADE AND DIRECTLY UNDER THE FIXTURES.
- B. ILLUMINANCE VALUES SHOWN SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
- C. ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING.
- D. REFER TO LIGHTING FIXTURE SCHEDULE FOR MOUNTING HEIGHT.
- E. ALL LIGHTING FIXTURES SHALL BE INSTALLED SO THAT LIGHT TRESPASS FROM ANY PROPERTY LINE, EXPECT A PROPERTY LINE ADJACENT TO A PUBLIC STREET, SHALL NOT EXCEED (1) FOOTCANDLE AT THE PROPERTY LINE.
- F. ALL LIGHTING FIXTURES SHALL BE INSTALLED SO AS NOT TO CAUSE GLARE AT OR BEYOND THE PROPERTY LINE AND SHALL NOT BE AIMED TOWARD TRAFFIC.
- G. ALL LIGHTING FIXTURES EXCEPT MOTION DETECTOR-ACTIVATED LIGHTING SHALL BE FULLY SHIELDED SO THAT THE LIGHTING ELEMENT IS NOT VISIBLE TO AN OBSERVER AT ANY PROPERTY LINE, EXCEPT AS STATED OTHERWISE IN PART 7.4.12.
- H. UNLESS OTHERWISE SPECIFIED, ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF TYPE AS INSTALLED.
- I. ALL EXTERIOR LIGHT FIXTURES SHALL GENERATE AT LEAST EIGHTY (80) LUMENS PER WATT OF ENERGY CONSUMED, AS SHOWN ON THE MANUFACTURERS' SPECIFICATIONS FOR THE LIGHT FIXTURE.
- J. MAXIMUM OF 10FC IS PERMITTED ON THIS PROPERTY.
- K. MINIMUM DISTANCE OF 10FT SHALL EXIST BETWEEN ALL TREE PLANTINGS AND LIGHT POLES.

LIGHTING FIXTURES

- A1  
LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.
- WALL MOUNTED LUMINAIRE
- DOWNLIGHT LUMINAIRE
- LED TAPE LUMINAIRE
- FESTOON LIGHTING
- STEP LIGHT TYPE LUMINAIRE
- IN-GRADE UPLIGHT
- BOLLARD
- PEDESTRIAN POLE OR POST TOP LUMINAIRE
- EXTERIOR AREA LIGHT

| Calculation Summary |             |       |      |     |     |                 |
|---------------------|-------------|-------|------|-----|-----|-----------------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min Max/Min |
| OVERALL SITE        | Illuminance | Fc    | 0.55 | 9.7 | 0.0 | N.A. N.A.       |
| PROPERTY LINE       | Illuminance | Fc    | 0.07 | 0.9 | 0.0 | N.A. N.A.       |
| PROPERTY LINE +20FT | Illuminance | Fc    | 0.00 | 0.1 | 0.0 | N.A. N.A.       |
| PARKING             | Illuminance | Fc    | 1.63 | 8.9 | 0.0 | N.A. N.A.       |
| PAVILION            | Illuminance | Fc    | 7.06 | 9.7 | 2.1 | 3.36 4.62       |



1 PHOTOMETRIC SITE PLAN  
19 SCALE: 1"=20'

AEDESIGN

Integrated Lighting, Technology, and Electrical Solutions  
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3024  
aedesign-inc.com Project #: 6983.00



OWNER  
CITY OF MANITOU SPRINGS  
400 MANITOU BLVD.  
MANITOU SPRINGS, CO 80829  
719.483.6661

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
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DENVER, CO 80205  
303.861.8055

LANDSCAPE ARCHITECT  
MANITOU SPRINGS ENGINEERS  
12499 W. COLFAX AVENUE  
LAKESIDE, CO 80123  
720.544.5346

ELECTRICAL ENGINEER  
FRANKEN OPTIMIZATION CONSTRUCTION  
2525 F STREET, SUITE 100  
CENTENNIAL, CO 80112  
720.224.6900



DAVIS  
PARTNERSHIP  
ARCHITECTS

SHEET NUMBER:

19

PHOTOMETRIC PLAN

19 of 21



10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| OVERALL SITE        | IlIuminance | Fc    | 0.55 | 9.7 | 0.0 | N.A.    | N.A.    |
| PROPERTY LINE       | IlIuminance | Fc    | 0.07 | 0.9 | 0.0 | N.A.    | N.A.    |
| PROPERTY LINE +20Ft | IlIuminance | Fc    | 0.00 | 0.1 | 0.0 | N.A.    | N.A.    |
| PARKING             | IlIuminance | Fc    | 1.63 | 8.9 | 0.0 | N.A.    | N.A.    |
| PAVILION            | IlIuminance | Fc    | 7.06 | 9.7 | 2.1 | 3.36    | 4.62    |

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

- A. ALL LED LAMPS AND/OR FIXTURES SHALL BE 3000K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, UON.
- B. ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UON.
- C. PROVIDE LUMINAIRES SHOWN AS SHADED WITH FACTORY INSTALLED 90 MINUTE EMERGENCY BATTERY OR OTHER REMOTE POWER SOURCE, UON. EMERGENCY LUMINAIRES SHALL SENSE UON-SWITCHED POWER TO THE SPACE AND OPERATE AUTOMATICALLY UPON LOSS OF NORMAL POWER, ALL EMERGENCY LUMINAIRES SHALL HAVE AN INTEGRAL TEST SWITCH AND VISIBLE INDICATOR LIGHT. CONNECT THE EMERGENCY BATTERY TO THE UON-SWITCHED LEG OF THE LIGHTING CIRCUIT INDICATED.
- D. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
- E. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
- F. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES. NOTIFY SPECIFIER OF ANY DISCREPANCIES.
- G. ALL FINISH SELECTIONS SHALL BE VERIFIED BE ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
- H. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
- I. TYPICAL FOR ALL LIGHT FIXTURES WITH DESIGNATION STARTING WITH 'M': FIXTURES ARE SHOWN FOR REFERENCE ONLY. FIXTURE SELECTIONS AND SPECIFICATIONS SHALL BE PROVIDED BY THE ARCHITECT AND/OR INTERIOR DESIGNER. EC SHALL COORDINATE CABLE MOUNTING LOCATION, MOUNTING HEIGHT, WATTAGE, AND DIMMING PROTOCOL WITH ARCHITECT / INTERIOR DESIGNER, LIGHTING CONSULTANT, AND/OR ELECTRICAL ENGINEER PRIOR TO INSTALL.
- J. REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND WIRING REQUIREMENTS TO PREVENT VOLTAGE DROP. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS REGARDING WIRE GAGE AND MAXIMUM WIRE RUN LENGTHS.
- K. FOR LUMINAIRES SPECIFIED WITH 0-10V DIMMING, 0-10V DIMMING DRIVER(S) REQUIRE ADDITIONAL LOW VOLTAGE CONTROL WIRES IN ADDITION TO STANDARD WIRING FOR POWER.
- L. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG F / -18 DEG C, AND RATED FOR OUTDOOR USE.

1.

**AE DESIGN**  
Integrated Lighting, Technology, and Electrical Solutions  
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034  
aedesign-inc.com | Project #: 6983.00



10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

|    |             |
|----|-------------|
| 1  | EA1, EA2    |
| 21 | SCALE: N.S. |

|    |                |
|----|----------------|
| 2  | N.S.           |
| 21 | SCALE: 1"=100' |

|    |             |
|----|-------------|
| 3  | EL1         |
| 21 | SCALE: N.S. |

|    |             |
|----|-------------|
| 4  | EW1         |
| 21 | SCALE: N.S. |



# Hiawatha Gardens Ecological Characterization Study Manitou Springs El Paso County, Colorado

## *On Behalf of:*

City of Manitou Springs  
606 Manitou Avenue  
Manitou Springs, CO 80829

## *Prepared by:*



2435 Research Parkway  
Suite 300  
Colorado Springs, CO 80920

**October 24, 2024**

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## 1.0 Introduction

Matrix Design Group, Inc. (Matrix) prepared this Ecological Characterization Study per Manitou Springs Code Ordinance 18.03.10.5 on behalf of the City of Manitou Springs for the proposed drainage improvements at the historic Hiawatha Gardens building, located in Manitou Springs, El Paso County, Colorado. The proposed project includes concept level parking and pedestrian improvements, landscape improvements, and potential improvements to the adjacent Fountain Creek channel and floodplain.

## 2.0 Methods

For this assessment, Matrix first conducted a desktop analysis of the project area to determine whether known federal threatened and endangered species or critical habitat have been documented within or immediately adjacent to the proposed project area. Matrix queried the following sources to gain more information about the project area:

- The U.S. Fish and Wildlife Service (USFWS), Information for Planning and Consultation (IPaC) Official Species List for candidate, threatened, or endangered species, and their critical habitat for the project area (USFWS, 2022b)
- The Colorado State Wildlife Action Plan (CSWAP) and Colorado's Conservation Data Explorer (CODEX) for state listed Species of Greatest Conservation Need (SGCN) (CODEX, 2023)
- The U.S. Geological Survey (USGS) National Hydrography Dataset (NHD) stream and waterbody data for a list of streams, waterbodies, and watersheds that intersect with the project area (USGS, 2022).
- The USFWS National Wetland Inventory (NWI) for a list of wetland and open water habitat that intersect with the project area (USFWS, 2022a).

A literature review was conducted for pertinent information on each USFWS federally listed species and Colorado state-listed species regarding their habitat preferences, life history requirements, distinguishing features, mobility/home-range requirements, reproductive needs, and sensitivity to anthropogenic disturbances.

A subsequent field review of the project area was conducted by Matrix staff on September 18th, 2024. In accordance with Code Ordinance 18.03.10.5, Matrix assessed the following:

- wetlands and perennial streams
- native and non-native vegetation communities
- locate and identify trees greater than 3 inches indicating their size and health
- passively record wildlife observed

The findings of the desktop analysis and field visit are summarized below. Features observed and recorded in the project area were located using a handheld GPS unit with sub-foot accuracy. This includes trees, ordinary high-water mark, top of bank, and shoreline.

## 3.0 Results

### 3.1 Wildlife Use of the Area and Habitat Value

The Endangered Species Act (ESA) of 1973 is administered the U.S. Fish and Wildlife Service (USFWS) and protects threatened and endangered species and their habitats. Potentially significant adverse effects

to federally listed species and/or their habitats require consultation with USFWS under Section 7 or Section 10 of the ESA. Effects on candidate species do not require formal consultation. USFWS serves as the deciding authority on the designation and development of species-specific conservation banks.

Under the ESA it is unlawful for any person to “take” an endangered species, including any significant habitat modifications that could alter species behaviors, such as mating or foraging, or other actions that may result in the further decline of that species. Therefore, a preliminary desktop analysis for any federally listed species that could occur at or near the project area was conducted. The IPaC report identified eight federally threatened, endangered, or candidate species that may be impacted by activities at or near the project, which are listed in [TABLE 1](#). Only species with the potential to occur will be evaluated for any constraints to development.

**Table 1. Threatened and Endangered species with potential to occur in project area**

| Scientific Name                  | Common Name         | Species Type | USFWS Status        | Potential to Occur         |
|----------------------------------|---------------------|--------------|---------------------|----------------------------|
| <i>Canis lupus</i>               | gray wolf           | mammal       | Experimental in CO  | No                         |
| <i>Charadrius melodus</i>        | pipin plover        | bird         | Threatened          | No                         |
| <i>Danaus plexippus</i>          | monarch butterfly   | insect       | Candidate           | No                         |
| <i>Laterallus jamaicensis</i>    | eastern black rail  | bird         | Threatened          | No                         |
| <i>Perimyotis subflavus</i>      | tricolored bat      | mammal       | Proposed endangered | Yes                        |
| <i>Scaphirhynchus albus</i>      | pallid sturgeon     | fish         | Endangered          | No                         |
| <i>Spiranthes diluvialis</i>     | Ute ladies'-tresses | plant        | Threatened          | No                         |
| <i>Strix occidentalis lucida</i> | Mexican spotted owl | bird         | Threatened          | No, final critical habitat |

USFWS defines critical habitat as an area of land and water with physical and biological features that are essential for the conservation of a threatened or endangered species that may require special management considerations or protections (USFWS, 2004). The project area lies within final critical habitat for the Mexican spotted owl (*Strix occidentalis lucida*) (MSO) as defined by USFWS. MSOs prefer both forested and rocky-canyon habitats, disconnected from human encroachment (USFWS, 2023a). Following correspondence with local USFWS biologist, Kyle Lemaire, due to the urbanization and high human traffic throughout the City of Manitou Springs, MSOs are not expected to inhabit the project area, nor the surrounding area; therefore, this project is not expected to have adverse impacts on MSOs nor will there be any restrictions or limitations to the project construction due to the designated critical habitat.

The tricolored bat (*Perimyotis subflavus*) (TCB) is one of the smallest bats that is native to North America and can be found roosting in forests, caves, mines and/or human structures, such as barns, porch roofs, and bridges. In the winter months (November to April), they are known to hibernate in caves, mines, and the occasional road-associated culvert and/or bridge, where caves are less abundant. Their preferred prey items include small insects such as caddisflies, moths, beetles, wasps, and flies and are usually found foraging in the early evening along forest edges and over waterways. During the site visit, Matrix biologists observed suitable habitat throughout the project area, including large trees and various bridge and culvert structures that could potentially be utilized as roosting locations.

Following correspondence with local USFWS biologist, Kyle Lemaire, an informal decision of “may affect, not likely to adversely affect” determination was discussed. Due to the potential adverse effects to a



federally listed species and their habitat, the project will likely require consultation with USFWS under Section 7 or Section 10 of ESA (USFWS, 2022b) in the form of a Biological Assessment with a corresponding response in the form of a Biological Opinion, from USFWS.

When planning for the construction of the project, it is recommended that development activities follow the proposed [Voluntary Environmental Review Process for Development Projects](#) developed by the USFWS to limit any potential impacts to the TCB or their habitat, during the disturbance. Due to the TCB being listed as proposed endangered, minimal conservation measures have been outlined by USFWS. Through conversations with USFWS and internal research, Matrix's recommendations include, but are not limited to, a qualified biologist completing bat presence/absence surveys within culverts and under bridges, prior to construction, in addition to restricting the removal of suitable roosting trees and shrubs during the summer months, outside of hibernation and active pup season (April to July), when individuals have the ability to depart from their potential roosting areas (USFWS, 2024).

## 3.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) protects all migratory birds, raptors, and their active nests. The MBTA prohibits the removal or disturbance of active nests that would result in the loss of eggs or young. Migratory birds and raptors could potentially be impacted by the project, both directly through habitat loss and indirectly due to sound disturbance related to construction activities. Colorado Parks and Wildlife (CPW) recommends all construction-related disturbances occur outside of the migratory bird and raptor nesting season, January 15 through September 30. If disturbance occurs within the nesting season, it is recommended that a qualified biologist conduct a survey of the project area for nesting migratory birds within seven (7) days prior to clearing/grubbing or other construction activities. Desktop analyses identified twelve birds of conservation concern that may be impacted by activities around the project, which are listed in [TABLE 2](#).

**Table 2. Migratory bird species of concern with potential to occur in project area**

| Scientific Name                   | Common Name              | State Status* | SWAP** Tier | Potential to Occur |
|-----------------------------------|--------------------------|---------------|-------------|--------------------|
| <i>Haliaeetus leucocephalus</i>   | bald eagle               | Eagle Act     |             | No                 |
| <i>Selasphorus platycercus</i>    | broad-tailed hummingbird | BCC           |             | Yes                |
| <i>Larus californicus</i>         | California gull          | BCC           |             | No                 |
| <i>Haemorhous cassinii</i>        | Cassin's finch           | BCC           | Tier 2      | No                 |
| <i>Nucifraga columbiana</i>       | Clark's nutcracker       |               |             | No                 |
| <i>Coccothraustes vespertinus</i> | evening grosbeak         | BCC           |             | Yes                |
| <i>Psiloscops flammeolus</i>      | flamulated owl           | BCC           |             | No                 |
| <i>Aquila chrysaetos</i>          | golden eagle             | Eagle Act     | Tier 1      | No                 |
| <i>Melanerpes lewis</i>           | Lewis's woodpecker       | BCC           | Tier 2      | Yes                |
| <i>Contopus cooperi</i>           | olive-sided flycatcher   | BCC           | Tier 2      | No                 |
| <i>Gymnorhinus cyanocephalus</i>  | pinyon jay               | BCC           |             | No                 |
| <i>Leiothlypis virginiae</i>      | Virginia's warbler       | BCC           | Tier 2      | No                 |

\*BCC = Bird of Conservation Concern, \*\*SWAP = State Wildlife Action Plan

There are three species of migratory birds that have the potential to be present at the project area, broad-tailed hummingbirds, evening grosbeaks, and Lewis's woodpecker. Construction timing should aim to occur outside of active nesting times for each species. Nesting for the identified species occurs from April to September. All vegetation removal, thinning, or other construction activities that impact vegetation should occur outside of the nesting window to prevent damage to nesting trees or direct take of adults, chicks, or eggs. If construction activities cannot occur outside of this window Matrix recommends for surveys to be conducted by a qualified biologist no fewer than five (5) days prior to construction activities to determine the presence/absence of the species noted. If active nests or nesting behaviors are observed, precautionary measures like buffer zones for work should be implemented to reduce any adverse impacts to the nesting birds. More information on [Nationwide Standard Conservation Measures](#) are provided by USFWS to reduce stress on nesting birds during development.

### 3.3 State and Local Protections and Considerations CODEX

Colorado's Conservation Data Explorer (CODEX) considers biological diversity, lands, hydrology, and other natural resources including potential impacts to threatened, endangered, and special concern species and their habitat within project areas. During our CODEX review, which includes a one-mile buffer of the project area, five Tier 1 Species of Greatest Conservation Need (SGCN) were noted to potentially occur within the project area, which are listed in [TABLE 3](#).

**Table 3. SWAP Tier 1 species of concern with potential to occur in project area**

| Scientific Name                           | Common Name                   | Species Type | SWAP Tier | Potential to Occur |
|-------------------------------------------|-------------------------------|--------------|-----------|--------------------|
| <i>Zapus hudsonius preblei</i>            | Preble's meadow jumping mouse | mammal       | Tier 1    | No                 |
| <i>Corynorhinus townsendii pallascens</i> | Townsend's big-eared bat      | mammal       | Tier 1    | Yes                |
| <i>Leucosticte australis</i>              | brown-capped rosy-finch       | bird         | Tier 1    | Yes                |
| <i>Myotis lucifugus</i>                   | little brown myotis           | mammal       | Tier 1    | Yes                |
| <i>Myotis thysanodes</i>                  | fringed myotis                | mammal       | Tier 1    | Yes                |

The brown-capped rosy-finch can be found in higher alpine areas near meadows where they forage for seeds and insects along the edges of areas with melting snow. In the winter, they move to lower elevations to more forested habitats. Nests for this species have been found as high as 14,000 ft and are typically made in cliffs, caves, and old rockslides. This species has the potential to occur in this area during the winter months, however, there is no breeding habitat in the area so it is unlikely that they would be impacted by construction activities.

Townsend's big-eared, Mexican free-tailed (*Tadarida brasiliensis*), and myotis bat winter hibernacula habitat was identified within 1-mile of the project area. It is unlikely that construction activities will impact these species. However, removal of potential roosting trees should be minimized as possible, therefore, Matrix recommends that the removal, thinning, or alteration of any vegetation should be timed in accordance with the limits already set by the tricolored bat.

### 3.4 Habitat Considerations

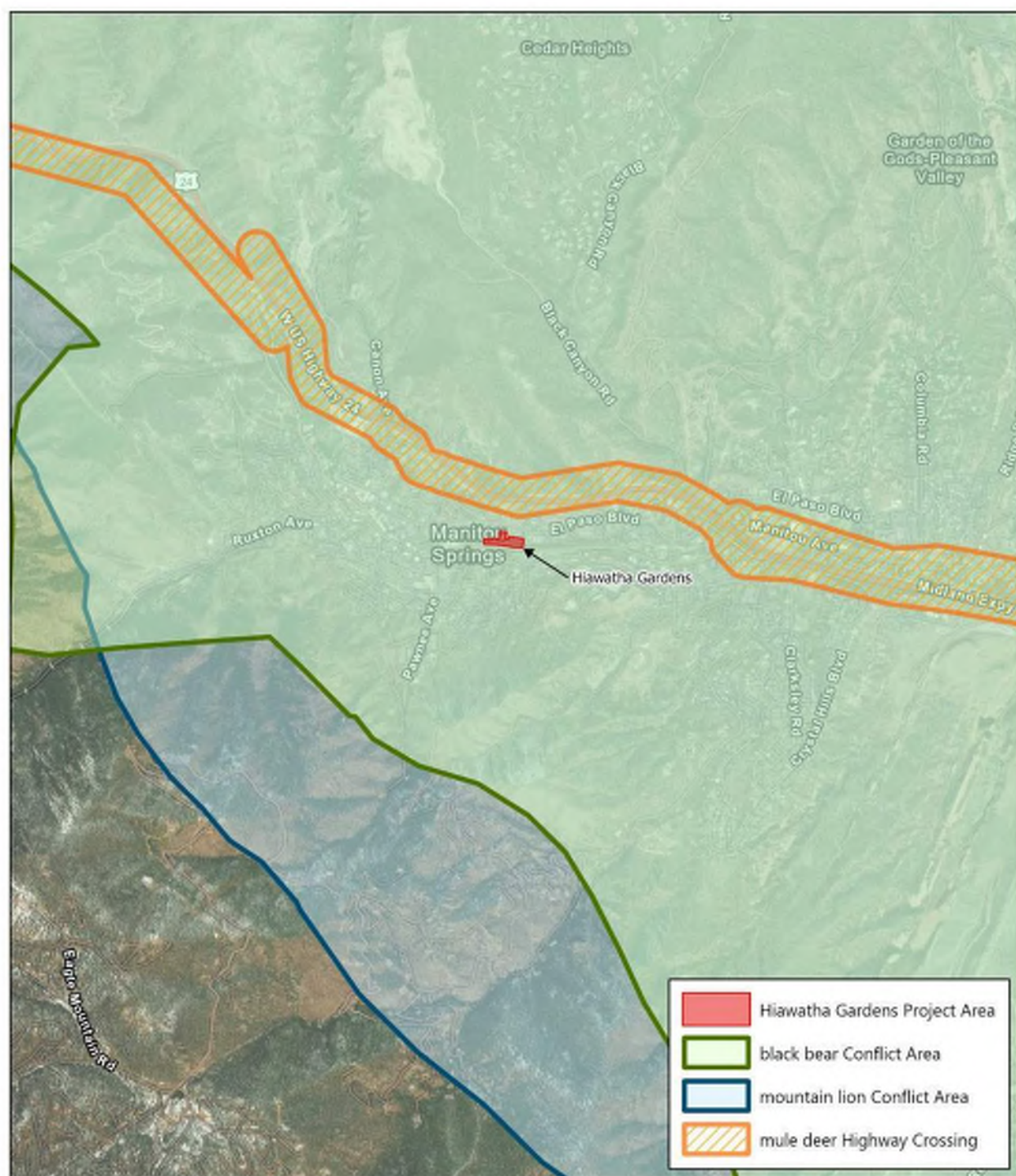
The project area is located along Fountain Creek which likely provides a movement corridor for large and small wildlife species [e.g., amphibians, reptiles, small mammals, and arthropods (insects and spiders, including pollinators), mule deer, and coyotes]. Signs of mule deer, including tracks and scat, were

observed along Fountain Creek during the visit to the project area. Other observations included black-capped chickadee (*Poecile atricapillus*), American crow (*Corvus brachyrhynchos*), hairy woodpecker (*Dryobates villosus*), and black-billed magpie (*Pica hudsonia*). A common garter snake (*Thamnophis sirtalis*) was observed near the creek during the visit which suggests the use of the area by this species. Due to the current conditions of the project area being an existing parking lot with an existing building and pedestrian and vehicular traffic moving through the site at regular intervals, it is unlikely that any species, beyond migratory birds, is spending a considerable amount of time within the project area for cover, nesting, or roosting. It is likely that Fountain Creek, and the associated vegetation, provides enough cover for wildlife to use the southern boundary of the project area as a movement corridor and short-term stopping place for water and foraging.

This area has been identified as a black bear and mountain lion human-wildlife conflict area by CPW (FIGURE 1). In developing the land adjacent to Fountain Creek there are opportunities to reduce conflict with nuisance wildlife species (e.g., prairie rattlesnake, raccoons, red fox, coyote, and mule deer) from negative interactions with people, their pets, and vehicles. Revegetation and landscape design in the project area should focus on reducing human-wildlife conflicts by keeping dense vegetation away from the surrounding commercial properties. CPW provides guidance for developers to reduce conflicts with wildlife: [Colorado Parks & Wildlife - Developing with Wildlife in Mind \(state.co.us\)](https://state.co.us/colorado-parks-wildlife-developing-wildlife-mind). This will help to keep species moving through the area near the floodplain of Fountain Creek and discourage movement through adjacent properties. Any changes to culverts, storm outfalls, or other structures potentially used for wildlife movement should be evaluated and the design will be adjusted to maintain or improve the safe passage of wildlife through the greater corridor while remaining mindful of human and wildlife safety.

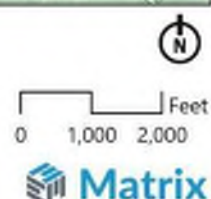
To the North of the project area, CPW has identified a mule deer highway crossing area across State Highway 24 (FIGURE 1). While we can assume mule deer are present within the Fountain Creek corridor, and thus likely use a portion of the project area as a movement corridor, there are no impacts to development because of the designated mule deer highway crossing. It is recommended that CPW's *Developing with Wildlife in Mind*, linked above, be utilized as a guide for design, and that careful consideration be given to the planting palette for landscape design to deter deer from becoming a nuisance within the new development.

Figure 1. Wildlife-Human Conflict Areas



**HIAWATHA GARDENS**  
**FIGURE: WILDLIFE-HUMAN CONFLICT AREAS**

EL PASO COUNTY  
NAD 1983 STATE PLANE (2011) COLORADO CENTRAL  
SOURCE(S): ESRI





### 3.5 Wetland Boundary and Ecological Function

The project area is located within the Fountain Hydrologic Unit Code (HUC) 11020003, an approximately 594,176-acre watershed (FEMA, 2023). Based on a review of the USFWS National Wetlands Inventory (NWI), the project area contains Fountain Creek, which is classified as riverine unknown perennial, unconsolidated bottom, permanently flooded (R5UBH) (USFWS, 2023b). (FIGURE 2).

**Figure 2. Fountain Creek at Hiawatha Gardens**



Matrix staff visited the project area to delineate the limits of aquatic resources, including wetlands and the ordinary high-water mark (OHWM) that may be subject to CWA Section 404 jurisdiction (Waters of the U.S. or "WOTUS"). Additionally, the top of bank and shoreline were delineated as required by the City of Manitou Springs Code Ordinance 18.03.10.5. Approximately 0.01 acre of palustrine emergent (PEM) wetlands were mapped within the project area and contained hydrophytic vegetation, hydric soils, and indicators of hydrology. These wetlands are assumed to be sustained by Fountain Creek continuous flows and seasonal flooding. Emergent wetlands were primarily dominated by reed canarygrass (*Phalaris arundinacea*, Facultative Wetland [FACW]), bluejoint (*Calamagrostis canadensis*, FACW), and orchardgrass (*Dactylis glomerata*, Facultative Upland [FACU]). Wetlands were primarily confined to the fringe and floodplains of Fountain Creek. Wetland/upland transitions were delineated based on changes in vegetation community composition and presence or lack of wetland hydrology indicators. Two data points were collected along the wetland/upland transitions during the delineation to characterize the changes in vegetation, soil, and hydrology. Soils within the wetlands were recorded as 2.5YR 4/4, 7.5YR 3/2, and 10YR 2/1, fitting the Hydrogen Sulfide (A4) hydric indicator. Soil textures within wetlands consisted primarily of gravel and sand. Indicators of wetland hydrology included the primary indicators of Saturation (A3) and Hydrogen Sulfide Odor (C1). Secondary hydrology indicators observed included Drainage Patterns (B10), Geomorphic Position (D2), and FAC-Neutral Test (D5). These wetlands provide minimal ecological function through small amounts of filtration during high flow events, by improving water quality through the removal of pollutants and sediment within the channel.

Fountain Creek is shown as a perennial tributary to the Arkansas River on the USGS Fountain, CO Quadrangle Map and USGS NHD. Field observations confirmed the location and extents of Fountain Creek, running parallel to Manitou Ave and flowing from west to east, below Old Mans Trail, through the center of the project area.

The OHWM was primarily delineated based on water staining on the retaining walls, changes in slope, and changes in vegetation species and cover. This section of Fountain Creek is largely constricted by retaining walls, development, and high levels of foot traffic. Based on the OHWM delineation, approximately 0.24 acres and 675.2 linear feet of Fountain Creek were mapped within the project area.

All mapped resources, including delineated wetlands, OHWM, shoreline, and top of bank, per City of Manitou Springs Code Ordinance 18.03.10.5, can be referenced in [FIGURE 3](#).



Figure 3. Ordinary High Water Mark, Top of Bank, and Shoreline



**HIAWATHA GARDENS**  
**FIGURE: AQUATIC RESOURCES**

EL PASO COUNTY  
NAD 1983 STATE PLANE (2011) COLORADO CENTRAL  
SOURCE(S): ESRI





### 3.6 Prominent Views

Views from the project area include Pike's Peak, the Manitou Incline, Fountain Creek, and the historic Hiawatha Gardens building (FIGURE 4). From the parking area, there are clear views of Pike's Peak and the Manitou Incline to the west. In the center lies the historic Hiawatha Gardens building with a painted mural. Fountain Creek runs west to east through the project area and multiple trails allow access near the creek and provide views of the waterway and large shade trees. Design plans should consider these views and creek access when proposing vegetation and general design to maintain or enhance these characteristics.

**Figure 4. Representative photos of the site including views of Pike's Peak, Manitou Incline, the historic Hiawatha Gardens building, and Fountain Creek**



### 3.7 Vegetation Communities

Vegetation in the project area is heavily associated with Fountain Creek with most plants occurring along its banks. There are little to no plants within the parking area of Hiawatha Gardens apart from a few juniper (*Juniperus sp.*) and pine (*Pinus sp.*) species near the current bus stop on Old Mans Trail and along El Paso Blvd to the north of the project area where there are other shrubs including rubber rabbitbrush (*Ericameria nauseosa*), and various forbs including annual sunflower (*Helianthus annuus*), Rocky Mountain beeplant (*Cleomella serrulata*), and ornamental grasses. Along the southern end of the parking area, along Fountain Creek there are large crack willows, Siberian elms, and cottonwood trees providing shade for the creek and a portion of the parking lot, while also providing a visual barrier between the project area and Manitou Avenue.

Although many of the large trees are considered invasive or noxious species by the Colorado Department of Agriculture, these mature and healthy trees provide much needed shade to the area, screening, and



habitat for various songbird species in the area. This higher vegetation coverage near the creek helps to keep wildlife moving through the project area and reduces the likelihood of them venturing into the surrounding properties or onto Manitou Avenue. Design plans should consider saving trees along Fountain Creek while still accommodating necessary channel improvements. While not an exhaustive list, the TABLES 4 AND 5 below list the species observed within the project area.

**Table 4. Native species observed in the project area**

| Scientific Name             | Common Name             | Category | Wetland Status |
|-----------------------------|-------------------------|----------|----------------|
| <i>Cleome serrulata</i>     | Rocky Mountain beeplant | Forb     | FACU           |
| <i>Ericameria nauseosa</i>  | rubber rabbitbrush      | Shrub    | NI             |
| <i>Fraxus pennsylvanica</i> | green ash               | Tree     | FAC            |
| <i>Helianthus annuus</i>    | common sunflower        | Forb     | FACU           |
| <i>Juniperus scopulorum</i> | Rocky Mountain juniper  | Tree     | NI             |
| <i>Populus deltoides</i>    | plains cottonwood       | Tree     | NI             |
| <i>Robinia pseudoacacia</i> | black locust            | Tree     | FACU           |
| <i>Rosa woodsii</i>         | Woods' rose             | Shrub    | FACU           |
| <i>Salix amygdaloides</i>   | peachleaf willow        | Tree     | FACW           |
| <i>Symphoricarpos albus</i> | common snowberry        | Shrub    | FACU           |

**Table 5. Non-native and invasive species observed in the project area**

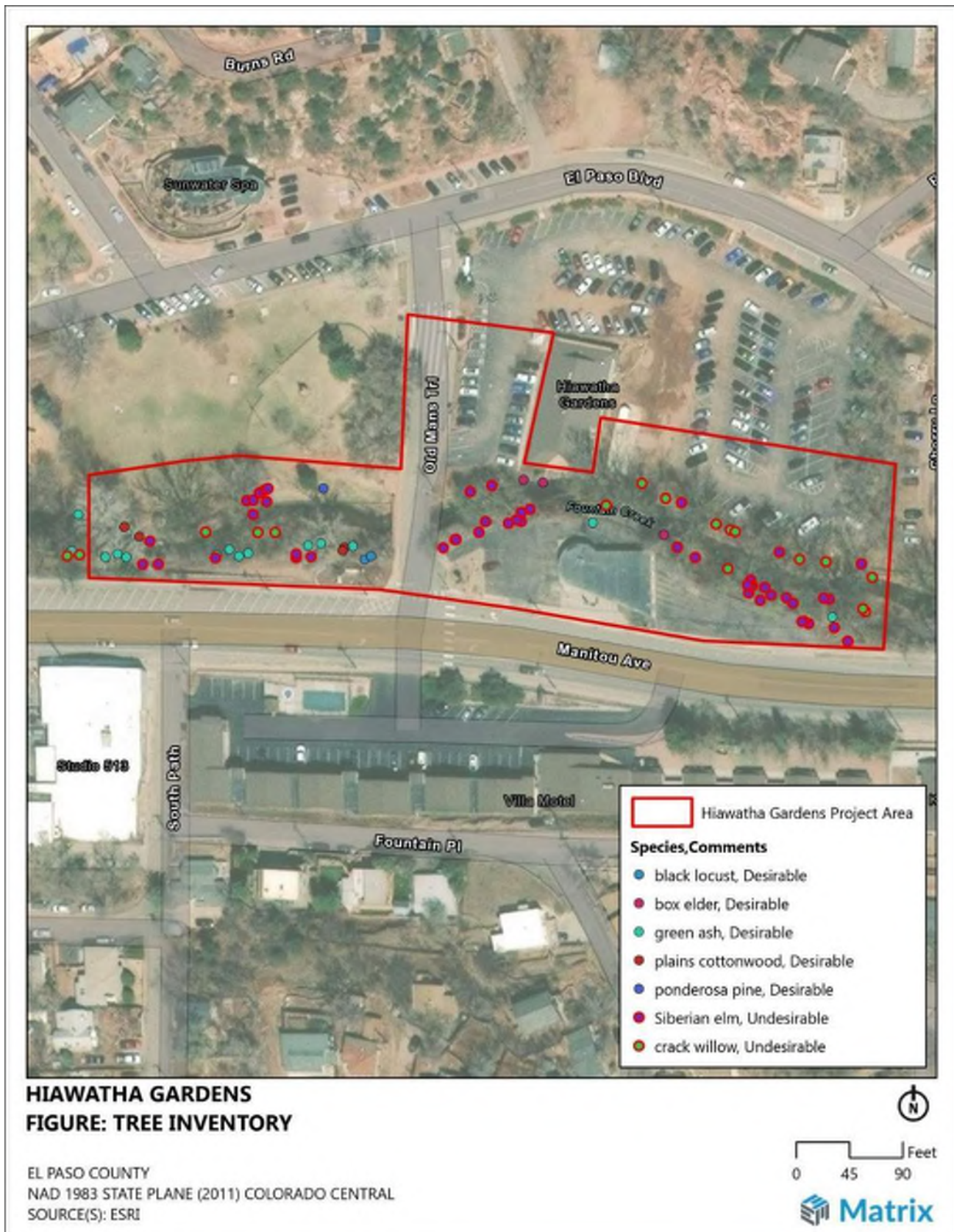
| Scientific Name              | Common Name    | Category | Plant Status   |
|------------------------------|----------------|----------|----------------|
| <i>Agrostis gigantea</i>     | redtop         | Grass    | Introduced     |
| <i>Dactylis sp.</i>          | orchardgrass   | Grass    | Introduced     |
| <i>Melilotus officinalis</i> | sweet clover   | Forb     | Introduced     |
| <i>Cirsium arvense</i>       | canada thistle | Forb     | List B Noxious |
| <i>Saponaria officinalis</i> | bouncing bet   | Forb     | List B Noxious |
| <i>Artium sp.</i>            | common burdock | Forb     | List C Noxious |
| <i>Elmus pumila</i>          | Siberian elm   | Tree     | List C Noxious |
| <i>Salix fragilis</i>        | crack willow   | Tree     | Invasive       |

### 3.8 Habitat Features and Ecological Function

Most of the project area includes an existing historic building, unpaved parking lot, the edge of a city park, and a small social trail system along Fountain Creek. Memorial Park is a traditional Kentucky bluegrass (*Poa pratensis*) lawn park with sparse, large plains cottonwood and various pine and spruce (*Picea sp.*) trees. The creek is lined with large crack willows and an understory of smaller trees and large shrubs. There were palustrine emergent (PEM) wetlands identified along Fountain Creek within the project area near the crossing at Old Mans Trail. The parking area has small pockets of vegetation along El Paso Blvd that could support a small population of pollinators given the species observed. The large trees and more dense vegetation observed along Fountain Creek provide cover, foraging opportunities, and possible nesting opportunities for birds and small mammals. Fountain Creek could also provide foraging habitat for various amphibians and reptiles. Design plans should aim to protect existing vegetation in place as

design allows and provide additional pockets of native vegetation, specifically selected to provide forage for pollinators and birds. The following map provides locations for trees observed in the project area greater than 3 inches in diameter and whether the species are considered “Desirable” (native) or “Undesirable” (invasive or noxious). Matrix recognizes the benefits of keeping certain trees even if they are invasive or noxious due to the benefits they provide to the project. Additionally, while green ash is a native species, because of the emerald ash borer (*Agrilus planipennis*), these trees are susceptible to dying if they have not been inoculated and should therefore not be prioritized for avoidance.

Figure 7. Tree Inventory



### 3.9 Timing of Development and Mitigation

The proposed project would include improvements to the Fountain Creek channel to reduce flood danger and provide improvements to the parking area at the historic Hiawatha Gardens building. Based on review of the USFWS IPaC, CODEX report, and field conditions, Matrix determined there are potential impacts to various species or their habitats in the project area. Design and construction planning should consider the species and characteristics of the project area discussed above and summarized below.

- The project area is located within a critical habitat designation for Mexican spotted owls; however, no adverse impacts are anticipated;
- Black bear- and mountain lion-human conflict zones should be considered during design to reduce the chances of any conflicts following guidelines set by CPW;
- As design allows, healthy trees identified along Fountain Creek should be protected to maintain the wildlife movement corridor and provide shade and aesthetic value to the project;
- Due to the possible presence of the tricolored bat (proposed endangered) and the three identified migratory birds listed as Birds of Conservation Concern, trees should only be removed or thinned between October 15<sup>th</sup> and December 15<sup>th</sup> to prevent any “take” of those species or their habitats.
  - This time frame for vegetation removal and thinning is also beneficial for the other bat species identified in the report;
- Disturbances within the project area could result in the “take” of the tricolored bat due to the removal of trees that may be used as roosting trees during migration, mating, and pup-rearing periods. The project will likely require consultation with USFWS under Section 7 or Section 10 of ESA in the form of a Biological Assessment with a corresponding response in the form of a Biological Opinion, from USFWS.
- Potential occurrence of three migratory birds listed as Birds of Conservation Concern limits timing of development to occur outside of nesting seasons (April-September) or conduct nesting surveys by a qualified biologist five (5) days prior to any work.



## 4.0 References

- [CBAP] Colorado Bird Atlas Partnership. 2016. Colorado Breeding Bird Atlas.
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- [USFWS] Environmental Conservation Online System (ECOS). 2023a. Available at: <https://ecos.fws.gov/ecp/>. Accessed: October 2024.
- [USFWS] Final Designation of Critical Habitat for the Mexican Spotted Owl; Final Rule. 2004. Available at: [https://www.fws.gov/sites/default/files/federal\\_register\\_document/04-19501.pdf](https://www.fws.gov/sites/default/files/federal_register_document/04-19501.pdf) Accessed October 2024.
- [USFWS] Northern Long-eared Bat and Tricolored Bat Voluntary Environmental Review Process for Development Projects Version 1.0. 2024. Available at: Northern Long-eared Bat and Tricolored Bat Voluntary Environmental Review Process for Development Projects Accessed October 2024.
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- Wickersham, Lynn E. (Editor). 2016. The Second Colorado Breeding Bird Atlas. Colorado Bird Atlas Partnership and Colorado Parks and Wildlife. Denver, Colorado.

## 5.0 Representative Photos



*Photo 1. Fountain Creek looking East towards Old Mans Trail from project area boundary*



*Photo 2. PEM designated wetlands along Fountain Creek looking West from Old Mans Trail*





Photo 3. Fountain Creek looking West from edge of project area and large crack willow along bank



Photo 4. Hiawatha Gardens parking area



Photo 1. Parking area looking Northeast towards El Paso Blvd

## **Detailed Review: Landscaping and Fencing**

### **18.03.5 Fencing and Retaining Walls. – All Requirements met, pending answers to comments below.**

- 18.03.5.3
  - Fences and railings shown will not impede drainage. The fence at the trash enclosure will have the finished side facing publicly accessible spaces.
- 18.03.5.4
  - No prohibited fencing materials are being proposed.
- 18.03.5.5
  - Fence and retaining wall locations have been review by Public Works and no conflicts were observed.
- 18.03.5.6
  - The application shows fence around the perimeter of the trash enclosure only. The fencing is proposed as cedar blank 8' tall to screen the trash receptacles from public view. Railings are present in the proposed plans at the ramp on the north property and along the creek wall on the southern property boundary.
- 18.03.5.7
  - No walls are shown in excess of 10 feet.
  - A condition of approval will be if the final grading of the bio-retention facility on the southern portion of the site exceeds 30" a railing of 42" will be added where that is adjacent to a pedestrian walkway.
- 18.03.5.8
  - Retaining walls are proposed as integral color concrete or concrete with a stone veneer. No prohibited materials are being proposed.

### **18.03.6 Landscaping and Screening. – Condition Needed**

- 18.03.6.3 A – Existing Plants to Remain
  - Yes, where existing plants are to be retained, drainage is not being altered.
- 18.03.6.3 B – Disturbed Areas
  - Yes, disturbed areas are being stabilized and replanted with native plants.
- 18.03.6.3 C – Waterwise Principles
  - Yes, 18" of planting soil with organic matters is being proposed in all planting areas. Bio-retention facilities are being utilized to filter run-off from the proposed parking lot.
- 18.03.6.3 D – Plant Species
  - Yes this requirement is met
- 18.03.6.3 E – Plant List Alternatives
  - Yes this requirement is met
- 18.03.6.3 F – Invasive Species
  - Yes, this requirement is met. No noxious and invasive trees are being proposed as part of this MDP
- 18.03.6.3 G – Plant Coverage – Condition of approval
  - Perimeter Zone
    - Partially, a 5' perimeter of inorganic matter has been maintained on the N, S, and W edges of the pavilion. A condition of approval will be the extension of the



buffer along the eastern edge of the pavilion from approximately 2' to 5'. The buffer is maintained on all four sides of the restroom pavilion

- 75%
  - Yes, this requirement is met.
- Tree Canopy
  - Yes, this requirement is met.
- 18.03.6.3 H – Tree Substitution
  - No substitution is being requested by the application
- 18.03.6.3 I – Minimum Plant Sizes
  - Yes this requirement is met
- 18.03.6.3 J – Plants in Site Distance Triangles
  - Yes, this is met and will be reconfirmed in the final landscape plan submission prior to notice to proceed.
- 18.03.6.3 K– Tree and Utility Proximity
  - Yes, this condition is met and will be reconfirmed with Public Works prior to final tree placement during construction.
- 18.03.6.3 L – Mulch
  - Yes, organic mulch is proposed with no weed barrier.
- 18.03.6.3 M – Soil Amendments
  - Yes, 6" depth of amended soil is proposed for areas shown as turf and native seed, 18" depth of amended soil is proposed for planting bed areas.
- 18.03.6.3 N – Plant Quality
  - Yes, this is met.
- 18.03.6.3 O– Irrigation
  - Yes this is met
- 18.03.6.3 P – Guarantee of installation
  - Yes, this is met
- 18.03.6.3 Q – Financial Surety
  - Not required separately as part of City Projects.
- 18.03.6.3 R – Maintenance
  - Not applicable, City Project and Property

#### **18.03.6.5.B Vegetation Preservation Standards – All Requirements met**

- Yes, these requirements are met. Based on the tree removals proposed by the Tall Timbers report and recommendations made by City Council on September 9th, seven trees are removed due to construction activities in Phase 1 seven trees would be removed. In Phase 2, trees 38, 39, 40, and 41 would be removed. Proposed thinning would occur with the removal of thirteen trees/tree groups as indicated on the Tall Timbers report. Mitigation required per code section 18.03.6.5.B.2 would require replacement of these trees with a total thirty five trees of two inch caliper. This quantity requirement is satisfied by the existing trees being preserved during construction.
- Seventeen trees are shown to be preserved during construction with minimal disturbance observed in their critical root zones in accordance with Tall Timbers recommendations.

#### **18.03.6.6 Streetscape Landscape Standards – All Requirements met**

- Yes, based on a lot frontage of 576 linear feet, fourteen street trees would be required. Due to the proposed preservation of existing trees and proposed new trees, the proposed plans show their intent to meet this requirement.

#### **18.03.6.7 Commercial, Mixed-Use, and Multi-Household Development Landscape Standards – Corrections and/or Conditions Needed**

- Partially, the plans show a plant list that contains 20% high water usage.
- Yes, based on a building perimeter calculation of 159 LF four trees would be required. Due to the proposed preservation of existing trees and proposed new trees, the proposed plans show their intent to meet this requirement.
- Partially, based on a building perimeter calculation of 159 LF sixteen shrubs would be required. Staff suggests final approval be conditioned upon those sixteen shrubs being called out on the final landscape plan submitted for building permit approval.

#### **18.03.6.9 Parking Lot Landscape Standards – Corrections and/or Conditions Needed**

- **18.06.6.9.C**
  1. Partially, refer to staff comments on 18.03.6.7.C.1
  2. Yes, this requirement is met, 12 planting islands have been provided, 10 islands were required. All islands are proposed to contain 75% of live plant material cover.
  3. Yes, perimeter has been provided on all parking lot perimeters meetings exceeding 10 feet.
  4. Yes, headlight screening is provided on all parking lot edges per code. On the northern side of the parking lot, screening is provided by the combination of a berm and shrubs, on the east side the property maintaining existing vegetation and use of understory species will provide a 30” tall, vegetated screen, on the south side of the parking lot, the bio retention and area and existing plantings will provide a 30” vegetated screen.

#### **18.03.6.10.C (4) Screening and Buffering – All Requirements met**

- Per Code section 18.03.6.7 landscape buffers are required along commercial property lines along the side and rear. This recommends the following for the Hiawatha property which would recommend the east boundary to have Buffer Type A and on the southern boundary to have Buffer type A. The north and west boundary would not be recommended to have a buffer under this code section. These buffers are not required for Public Facilities parcels.
- 18.06.6.10.C.4 – Buffer Type A
  - The total linear footage for the East and South Property Line is 641 linear feet, which requires six trees and sixty four shrubs or large ornamental grasses.
  - Plans show a buffer of approximately 25’ on average on the eastern edge and 20’ on average on the southern edge of the property. There is not a proposed vegetated buffer between the pavilion and the southern property line as the building is existing and no buffer exists.

Tree and Shrub Calculations as summarized by staff based on data provided by the Tall Timbers Report and September 9<sup>th</sup>, City Council Work Session

| Code Section | Trees Credit | Trees Needed | Shrubs Credited | Shrubs needed |
|--------------|--------------|--------------|-----------------|---------------|
|              |              |              |                 |               |

|                                                                                        |                                             |                  |   |                                    |
|----------------------------------------------------------------------------------------|---------------------------------------------|------------------|---|------------------------------------|
| <b>18.03.6.5.B Vegetation Preservation</b>                                             | 45 Trees                                    | 35 at 2" Caliper | ? | N/A                                |
| 18.03.6.6 Streetscape Landscape Standards                                              |                                             | 14               |   |                                    |
| 18.03.6.7.C Commercial, Mixed-Use, and Multi-Household Development Landscape Standards |                                             | 4                |   | 16                                 |
| 18.03.6.10 Screening and Buffering                                                     |                                             | 6                |   | 64                                 |
| Trees Shown on Plans to be Planted                                                     | 63                                          |                  |   |                                    |
| Total:                                                                                 | 108 –<br>(Exceeding the Trees needed by 39) | 69               |   | - 98 shrubs and ornamental grasses |





# Manitou Springs Land Use & Development Code

## DEVELOPMENT COVER SHEET

The main component of any application is demonstration of compliance with the LUDC. Applicants are expected to review the specific submittal checklists and standards, found at [www.manitouspringsgov.com](http://www.manitouspringsgov.com).

Return completed applications to:  
606 Manitou Avenue  
Manitou Springs, CO 80829  
Phone (719) 685-4398

## APPLICATION INFORMATION

### Project Information

Project Name Hiawatha Gardens Phase 1 and 2  
Physical Address 10 Old Man's Trail / 487 El Paso Blvd.  
Lot, Subdivision Parcel 7405426002 / Parcel 7405426001  
Tax Schedule Number (TSN) Exempt  
Pre-Application Conference Number (if applicable) not provided; pre-app mtg held 6/3/25

### Property Owner

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Email \_\_\_\_\_ ZIP \_\_\_\_\_  
Mailing Address \_\_\_\_\_

### Agent/Applicant

Name Justin DiPietro Phone 303-861-8555  
Email justin.dipietro@davispartnership.com ZIP 80205  
Mailing Address 2901 Blake Street, Suite 100, Denver, CO 80205-2849

### Designate Primary Contact

☐ Property Owner ☒ Agent/Applicant

### Application Package

- ☐ **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See City Fee Schedule for list of application fees.
- ☒ **Electronic Submittal.** A complete digital file of the application with attachments/plans sent to [planningdept@manitouspringsco.gov](mailto:planningdept@manitouspringsco.gov).
- ☐ **Hard Copy Submittal.** A complete printed file of the application with attachments/plans.
- ☐ **Corporations and Partnerships.** If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation.
- ☐ **Response to Submittal Checklist.** All applications require response to applicable review standards, as outlined on the submittal checklists for each application type. If a pre-application conference is held, submittal checklists will be provided at the conference. If no pre-application conference is required, see the website for the applicable checklists.

For Office Use Only

Action Number: \_\_\_\_\_ Fee Paid: \_\_\_\_\_



## APPLICATION TYPE

### Physical Development Permits

- |                                                            |                                                        |
|------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Concept Plan                      | <input type="checkbox"/> Hillside Development Plan     |
| <input type="checkbox"/> Minor Site Plan                   | <input type="checkbox"/> Sign Permit                   |
| <input type="checkbox"/> Minor Development Plan            | <input type="checkbox"/> Grading Permit                |
| <input checked="" type="checkbox"/> Major Development Plan | <input type="checkbox"/> Material Change of Appearance |

### Use Permits

- |                                                     |                                                       |
|-----------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Conditional Use Permit     | <input type="checkbox"/> Wireless Facility Permit     |
| <input type="checkbox"/> Short-term Rental Permit   | <input type="checkbox"/> Temporary Use Permit – Minor |
| <input type="checkbox"/> Long-term Occupancy Permit | <input type="checkbox"/> Temporary Use Permit- Major  |

### Subdivisions

- |                                            |                                              |                                                 |
|--------------------------------------------|----------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Easement Vacation      |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Revised Final Plat  | <input type="checkbox"/> Rights-of-Way Vacation |
| <input type="checkbox"/> Preliminary Plat  | <input type="checkbox"/> Waiver of Replat    |                                                 |
| <input type="checkbox"/> Final Plat        |                                              |                                                 |

### Relief from the LUDC

- ☐ Waiver
- ☐ Variance

### Amendments

- ☐ LUDC Amendment
- ☐ Minor Modification
- ☐ Rezoning

### Applicant's Statement

I understand the procedures that apply to my request and acknowledge an incomplete application shall not be processed or scheduled for public hearing until such time as it is complete. City acceptance of the application, fee, and any accompanying materials does not constitute completeness. I further agree to reimburse the City for technical and professional consultant expenses that may be incurred during the review of my request. Failure to reimburse the City for invoiced expenses constitutes an incomplete application. I understand and acknowledge the use or action for which approval is requested is not allowed unless the permit is granted. I understand a pre-application appointment is required a minimum of 10 workdays prior to submission deadline.

Justin DiPietro

Digitally signed by Justin DiPietro  
DN: E=Justin.DiPietro@davispartnership.com, CN=Justin  
DiPietro, OU=Staff, DC=dpa, DC=local  
Date: 2025.09.04 17:56:32-06'00'

9/4/2025

Applicant's Signature

Date

### Owner's Statement

I have read and agree to the above statements. In addition, if I am not the applicant for this request, I further give the above designated applicant permission to make the request on my behalf.

Property Owner's Signature

Date



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

| #               | Sheet Name                    |
|-----------------|-------------------------------|
| 01              | COVER                         |
| 02              | OVERALL SITE PLAN             |
| 03              | SITE PLAN - TURNING MOVEMENTS |
| 04              | EXISTING DRAINAGE PLAN        |
| 05              | DRAINAGE PLAN                 |
| 06              | LANDSCAPE PLAN (PH.1)         |
| 07              | LANDSCAPE PLAN (PH.1)         |
| 08              | LANDSCAPE PLAN (PH.1)         |
| 09              | LANDSCAPE PLAN (PH.2)         |
| 10              | LANDSCAPE DETAILS AND NOTES   |
| 11              | IRRIGATION NOTES & SCHEDULES  |
| 12              | IRRIGATION PLAN (PH.1)        |
| 13              | IRRIGATION PLAN (PH.1)        |
| 14              | IRRIGATION PLAN (PH.1)        |
| 15              | IRRIGATION PLAN (PH. 2)       |
| 16              | IRRIGATION DETAILS            |
| 17              | BUILDING ELEVATIONS           |
| 18              | BUILDING ELEVATIONS           |
| 19              | PHOTOMETRIC PLAN              |
| 20              | LIGHTING CUT SHEETS           |
| 21              | LIGHTING CUT SHEETS           |
| Grand total: 21 |                               |

PROJECT SUMMARY

Hiawatha Gardens is located at 10 Old Mans Trail in Manitou Springs, Colorado. The City of Manitou Springs has owned this site for several years and is eager to improve the site as a community gathering space and parking lot. Much of the site is located within the 100-year floodplain, including the historic dance hall. The project consists of various elements broken out into two phases for design and construction, as follows:

PHASE 1

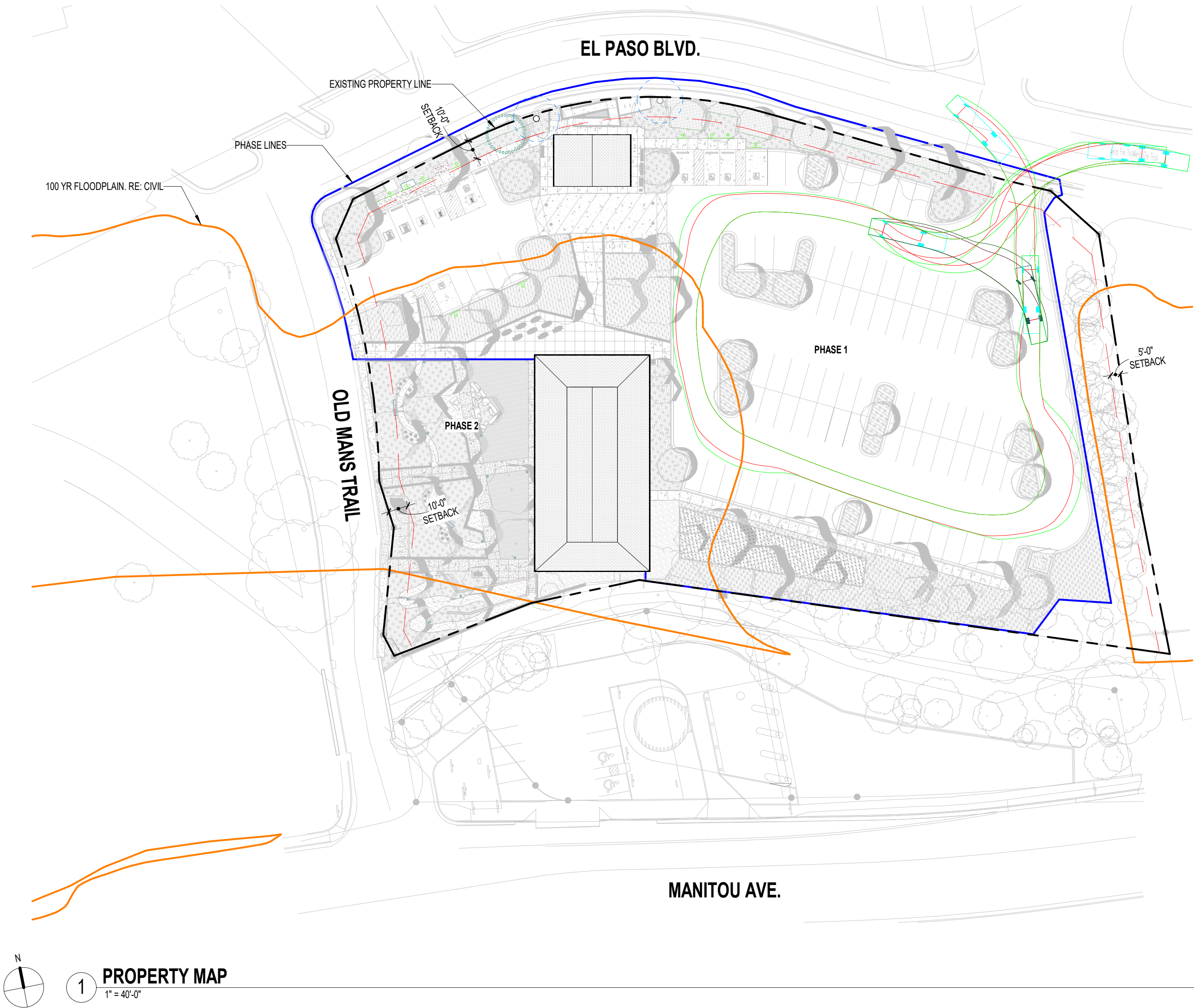
Phase 1 includes a new restroom and storage building, new pedestrian plaza and landscape improvements, new parking lot to replace existing lot, and surface water quality and stormwater treatment improvements

PHASE 2

Phase 2 includes the restoration of historic dance hall into a pavilion, a new plaza courtyard, and landscape improvements. Note that the repair and maintenance of existing historic creek retaining walls may be required.

PARKING CALCULATIONS:

|                        |                       |
|------------------------|-----------------------|
| Existing Parking:      | Proposed Parking:     |
| Standard Parking - 121 | Standard Parking - 83 |
| ADA Parking - 11       | ADA Parking - 6       |
| EV Parking - 2         | EV Parking - 4        |



OWNER  
CITY OF MANITOU SPRINGS  
600 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829  
719.433.6961

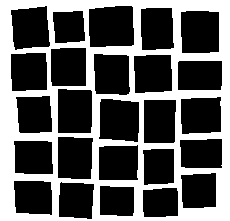
ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
DENVER, CO 80205  
303.861.8200

GENERAL CONTRACTOR  
FRANKEN PITTMAN CONSTRUCTION  
6505 E. FRANKLIN CT.  
CENTENNIAL, CO 80112  
720.724.1200

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
DENVER, CO 80205  
303.861.8200

CIVIL ENGINEER  
MANITOU SPRINGS ENGINEERS  
10405 W. COLFAX AVENUE  
LAKESIDE, CO 80201  
720.544.3046

GEOTECHNICAL ENGINEER  
AE DESIGN  
1605 W. 16TH STREET  
DENVER, CO 80202  
303.296.3579



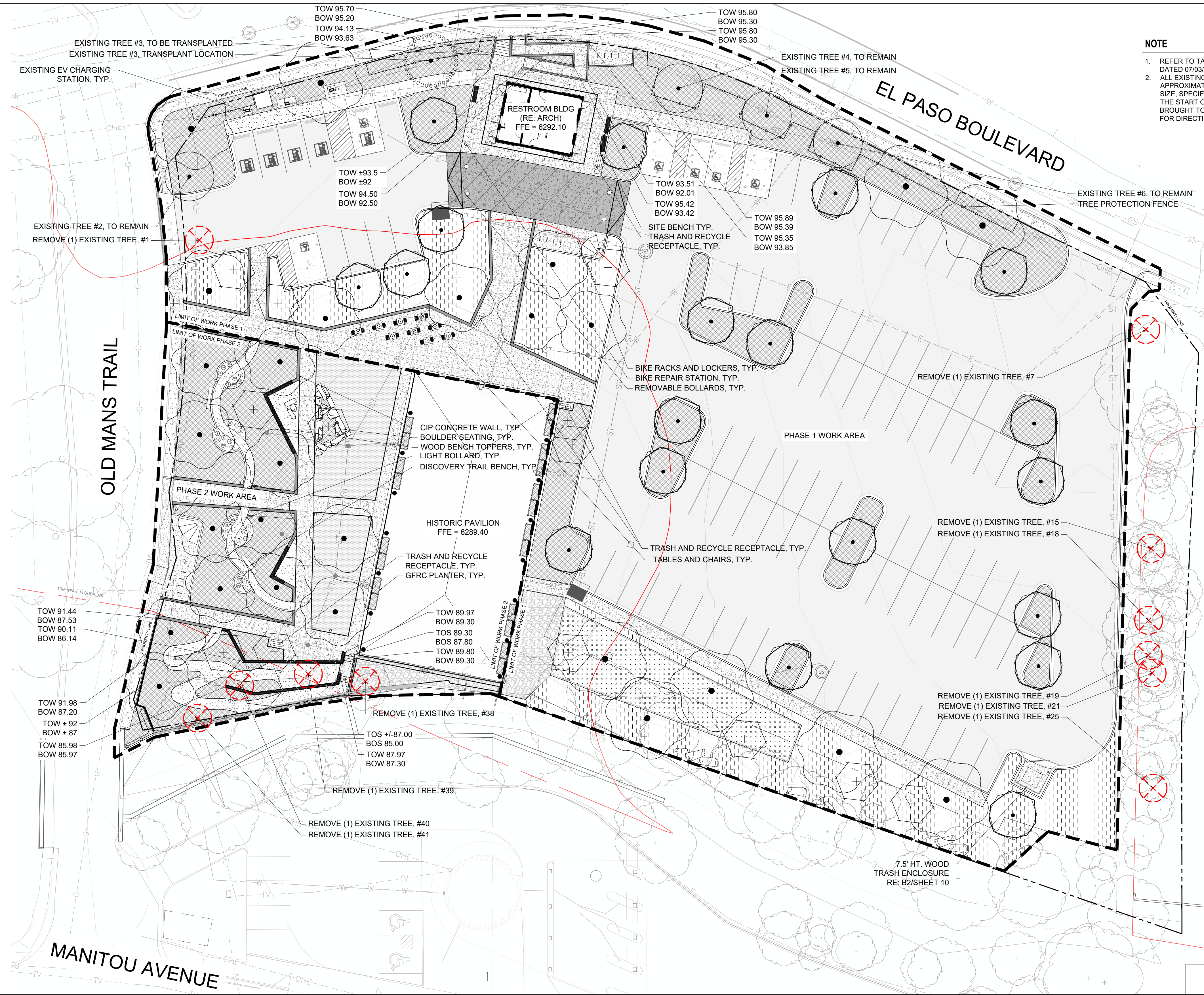
DAVIS  
PARTNERSHIP  
ARCHITECTS  
COVER

SHEET NUMBER:  
**01**  
01 of 21



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



- NOTE
- 1. REFER TO TALL TIMBERS HIAWATHA GARDENS TREE HEALTH REPORT DATED 07/03/2025 FOR EXISTING TREE ASSESSMENT
  - 2. ALL EXISTING TREES INDICATED ON THE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS. CONTRACTOR SHALL FIELD VERIFY THE SIZE, SPECIES, AND CONDITION OF EXISTING TREES ON SITE PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OWNER FOR DIRECTION BEFORE PROCEEDING WITH WORK.

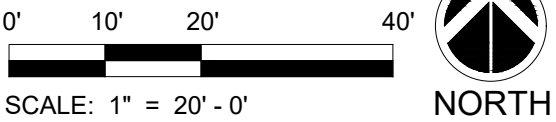
LEGEND

- LIMIT OF WORK
- [Pattern] CONCRETE PAVING
- [Pattern] 3" DEPTH SHREDDED WOOD MULCH
- [Pattern] NATIVE SEED
- [Pattern] RAIN GARDEN SEED
- [Pattern] EXISTING CONCRETE TO REMAIN, PROTECT IN PLACE
- [Pattern] ASPHALT
- [Pattern] TURF
- [Pattern] CRUSHER FINES
- [Pattern] CIP CONCRETE WALL
- [Pattern] CIP CONCRETE WALL WITH STONE VENEER AND CAP
- [Pattern] RIP RAP
- PA PLANTER AREA
- [Symbol] REMOVE EXISTING TREE
- [Symbol] TREE TO BE TRANSPLANTED IN LOCATION

| TREE # | SPECIES         | COMMON NAME     | DBH    | RECOMMENDATION     | PHASE | TREE REPLACEMENT REQ.* |
|--------|-----------------|-----------------|--------|--------------------|-------|------------------------|
| 1      | PICEA PUNGENS   | BLUE SPRUCE     | 12.5"  | TO BE REMOVED      | 1     | 4                      |
| 3      | QUERCUS BICOLOR | SWAMP WHITE OAK | 2"     | TO BE TRANSPLANTED | 1     | N/A                    |
| 7      | ULMUS PUMILA    | SIBERIAN ELM    | <6"    | TO BE REMOVED      | 1     | N/A                    |
| 15     | ULMUS PUMILA    | SIBERIAN ELM    | 10"    | TO BE REMOVED      | 1     | 2                      |
| 18     | ULMUS PUMILA    | SIBERIAN ELM    | 8.5"   | TO BE REMOVED      | 1     | 2                      |
| 19     | ULMUS PUMILA    | SIBERIAN ELM    | 10"    | TO BE REMOVED      | 1     | 2                      |
| 21     | ULMUS PUMILA    | SIBERIAN ELM    | 11.5"  | TO BE REMOVED      | 1     | 2                      |
| 25     | ULMUS PUMILA    | SIBERIAN ELM    | 7", 2" | TO BE REMOVED      | 1     | 2                      |
| 38     | ULMUS PUMILA    | SIBERIAN ELM    | <6"    | TO BE REMOVED      | 2     | N/A                    |
| 39     | ACER NEGUNDO    | BOX ELDER       | <6"    | TO BE REMOVED      | 2     | N/A                    |
| 40     | ULMUS PUMILA    | SIBERIAN ELM    | <6"    | TO BE REMOVED      | 2     | N/A                    |
| 41     | ULMUS PUMILA    | SIBERIAN ELM    | <6"    | TO BE REMOVED      | 2     | N/A                    |

| REQUIRED PH 1* | PROVIDED PHASE 1* | EXISTING PRESERVED TREE CREDITS PHASE 1* |
|----------------|-------------------|------------------------------------------|
| 14             | 43                | 57                                       |
| REQUIRED PH 2* | PROVIDED PHASE 2* | EXISTING PRESERVED TREE CREDITS PHASE 2* |
| 0              | 17                | 0                                        |

\* REQUIRED PER MANITOU SPRINGS ZONING CODE 18.03.6.5



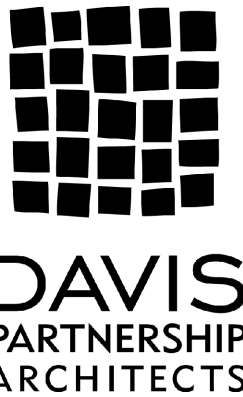
OWNER  
CITY OF MANITOU SPRINGS  
808 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829  
719.631.6561

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
DENVER, CO 80205  
303.881.8555

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
DENVER, CO 80205  
303.881.8555

CIVIL ENGINEER  
MANITOU SPRINGS ENGINEERS  
12409 W. CO. FAX AVENUE  
LAFAYETTE, CO 80015  
720.544.5346

ELECTRICAL ENGINEER  
FRANSEN PITTMAN CONSTRUCTION  
2901 S. FRANCIS STREET  
DENVER, CO 80202  
303.296.3279



SHEET NUMBER:  
**02**  
02 of 21

OVERALL SITE PLAN (PHASES 1 & 2)

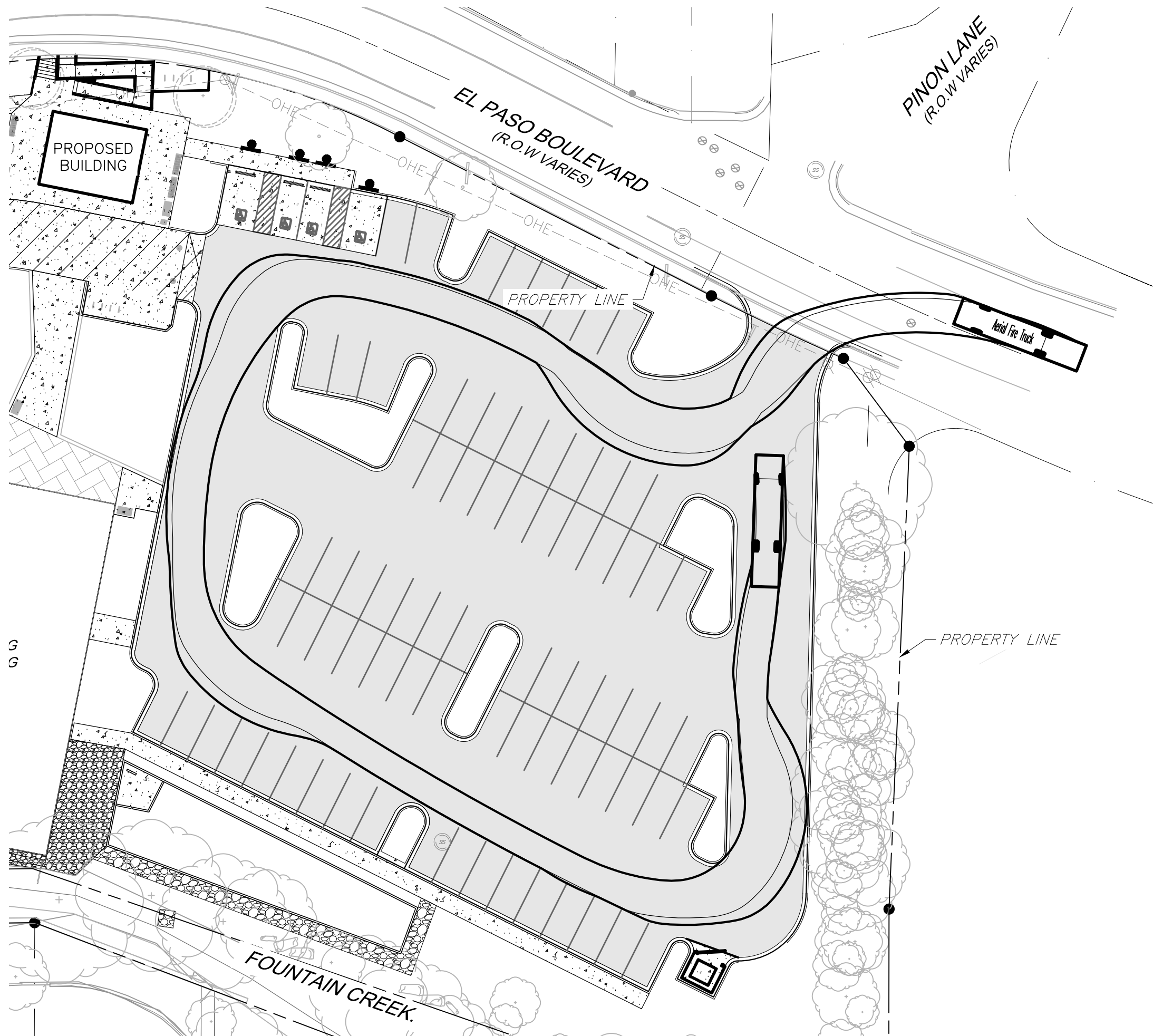
MJR 2501

HIAWATHA GARDENS - MAJOR DEVELOPMENT PLAN

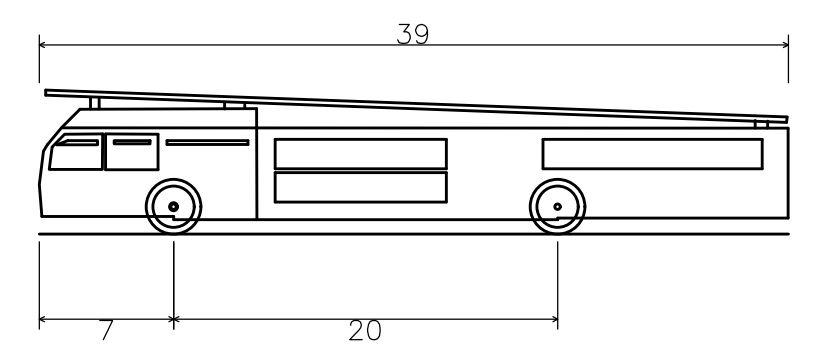
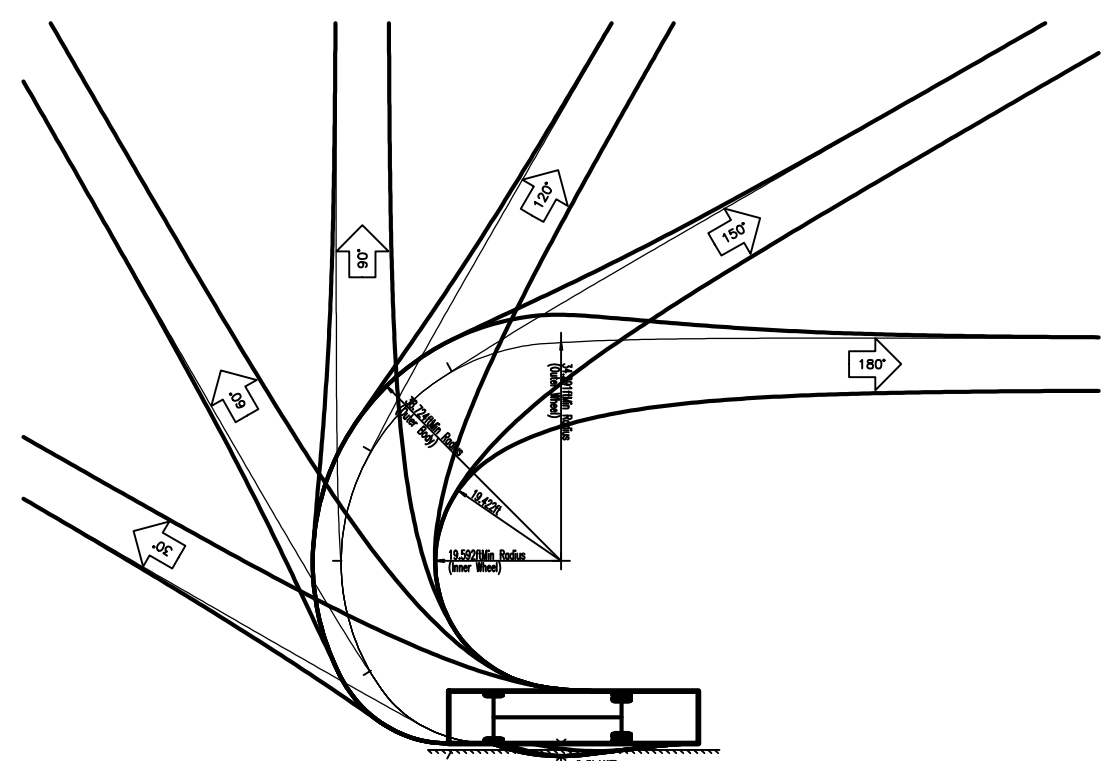


HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

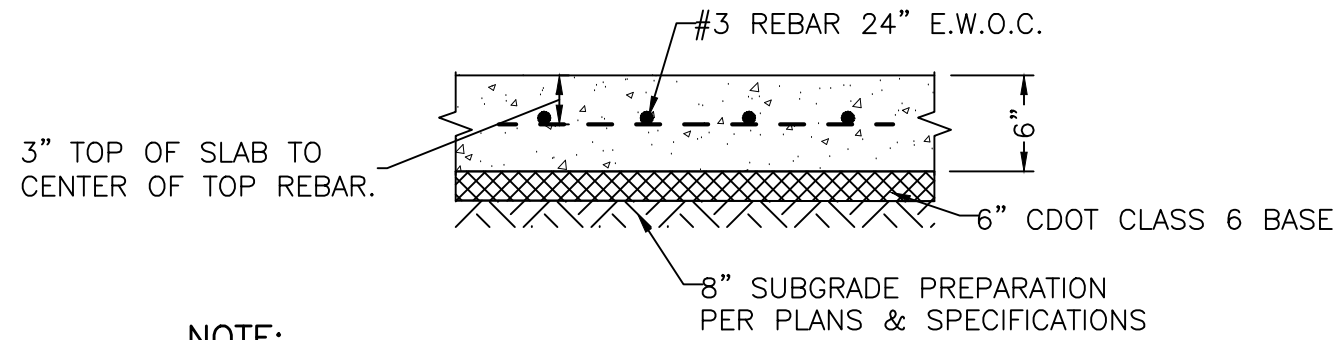
10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



TRUCK TURNING ONE  
FIRE TRUCK & TRASH TRUCK



|                           |          |
|---------------------------|----------|
| Aerial Fire Truck         | 39.000ft |
| Overall Length            | 8.167ft  |
| Overall Width             | 7.500ft  |
| Overall Body Height       | 0.750ft  |
| Min Body Ground Clearance | 8.167ft  |
| Track Width               | 5.00s    |
| Lock-to-lock time         | 45.00°   |
| Max Wheel Angle           |          |



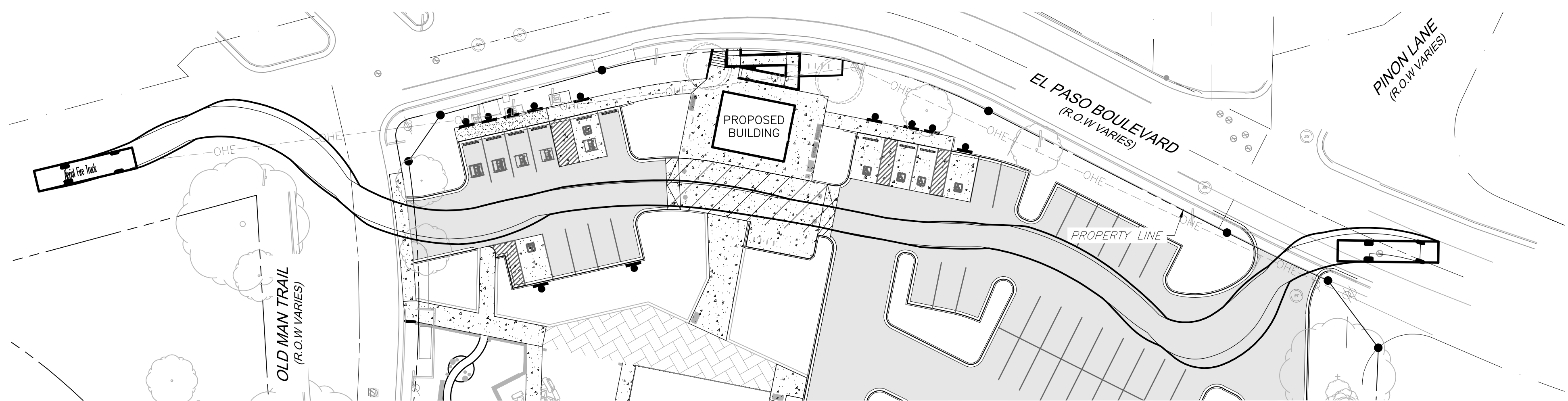
NOTE:  
INSTALL EXPANSION JOINT MATERIAL BETWEEN NEW PAVEMENT AND EXISTING CONCRETE SLABS, POLES, FIRE HYDRANTS, BUILDINGS, COLUMNS, ETC. SET EXPANSION JOINT MATERIAL VERTICAL AND WITH THE TOP EDGE BELOW FINISHED SURFACE OF CONCRETE

TYPICAL CONCRETE PAVEMENT SECTION  
NOT TO SCALE

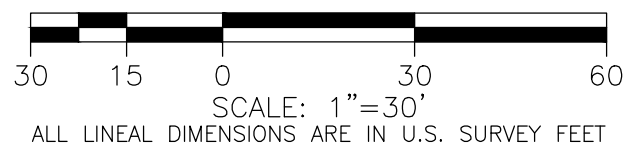
PAVEMENT LEGEND

|                                      |  |
|--------------------------------------|--|
| ASPHALT-DRIVE LANES & PARKING STALLS |  |
| CONCRETE-PEDESTRIAN                  |  |
| CONCRETE-VEHICULAR                   |  |

| PAVEMENT AREA          | MINIMUM HOT MIX ASPHALT (HMA) DESIGN THICKNESS          | MINIMUM PORTLAND CEMENT CONCRETE (PCC) DESIGN THICKNESS |
|------------------------|---------------------------------------------------------|---------------------------------------------------------|
| PARKING LOT            | -4IN HMA<br>-6IN AGG BASE<br>-8IN OF COMPACTED SUBGRADE | -5IN PCC<br>-6IN AGG BASE<br>-8IN COMPACTED SUBGRADE    |
| DUMPSTER PAD AND APRON | NA                                                      | -6IN PCC<br>-6IN AGG BASE<br>-8IN COMPACTED SUBGRADE    |



TRUCK TURNING TWO  
FIRE TRUCK



OWNER  
CITY OF MANITOU SPRINGS  
600 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829  
719.433.5561

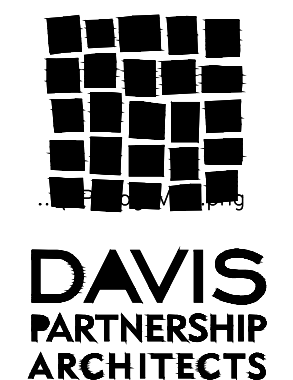
ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2501 BLAKE STREET  
DENVER, CO 80205  
303.881.8655

GENERAL CONTRACTOR  
FRANSEN PITTMAN CONSTRUCTION  
955 S. MANITOU CT  
CENTENNIAL, CO 80112  
720.224.0292

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2501 BLAKE STREET  
DENVER, CO 80205  
303.881.8655

CIVIL ENGINEER  
MANITOU SPRINGS ENGINEERS  
1349 W. COLFAX AVENUE  
LAKEWOOD, CO 80110  
720.544.5346

ELECTRICAL ENGINEER  
AS DESIGN  
1801 W. WYOMING STREET  
DENVER, CO 80202  
303.255.9719



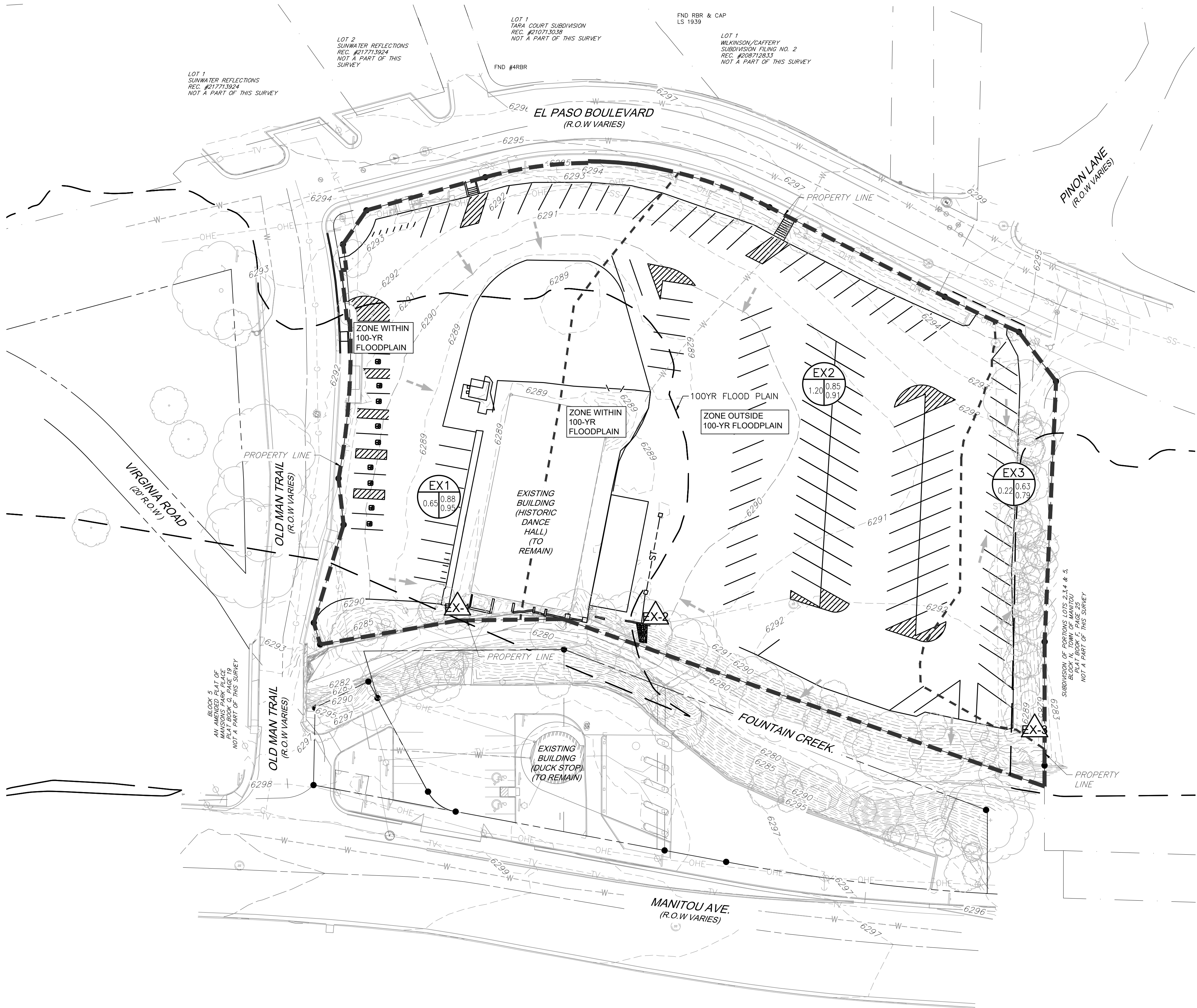
SITE PLAN - TURNING MOVEMENTS

SHEET NUMBER:  
**03**  
3 of 21

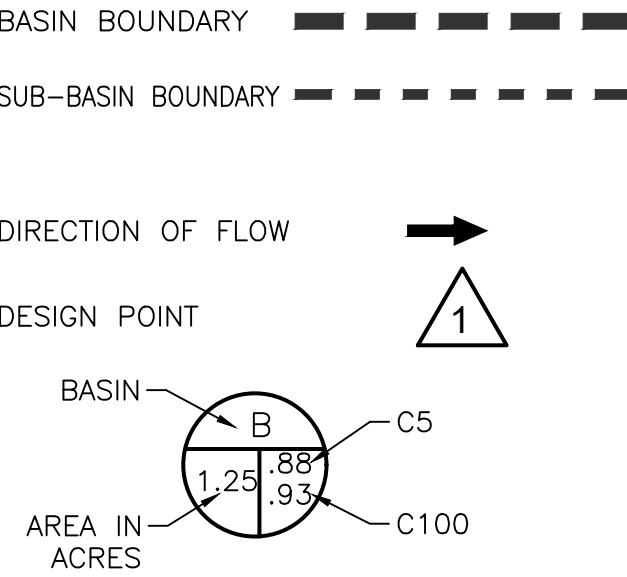


HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



LEGEND



| RUNOFF SUMMARY |              |              |        |                |                  |                      |                        |
|----------------|--------------|--------------|--------|----------------|------------------|----------------------|------------------------|
| BASIN          | DESIGN POINT | AREA (ACRES) | % IMP. | C <sub>5</sub> | C <sub>100</sub> | Q <sub>5</sub> (CFS) | Q <sub>100</sub> (CFS) |
| EX1            | EX-1         | 0.65         | 99.0%  | 0.88           | 0.95             | 2.24                 | 5.02                   |
| EX2            | EX-2         | 1.20         | 99.5%  | 0.85           | 0.91             | 3.98                 | 8.89                   |
| EX3            | EX-3         | 0.22         | 63.9%  | 0.63           | 0.79             | 0.55                 | 1.45                   |
| SITE COMPOSITE |              | 2.07         | 95.5%  | 0.84           | 0.91             | 6.76                 | 15.36                  |

BASIS OF BEARING

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTHERLY PORTION OF THE WEST LINE OF LOT 1, BLOCK 1, SHOWN ON THE SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, MONUMENTED AT THE NORTH TERMINUS AND AT THE SOUTHWEST CORNER OF SAID LOT 1 BY A 1 1/2" ALUMINUM CAP MARKED "DBCO PLS 37913" BEARS S00°03'10"W, 76.16' AS SHOWN HEREON. GRID BEARING DETERMINED FROM GPS INFILL SURVEY AND OPUS SOLUTION, RINEX FILE: 300\_300Q.220 ON OCTOBER 27, 2022.

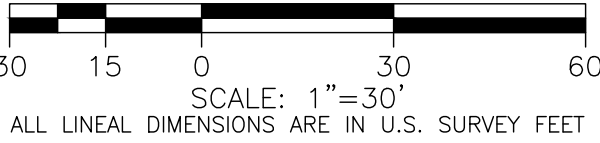
BENCHMARK

VERTICAL DATUM — ELEVATIONS ARE BASED IN THE NATIONAL ADJUSTED VERTICAL DATUM OF 1988. (NAVD88). THE CONTOUR INTERVAL SHOWN HEREON = 1'.



CALL 811 3—BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



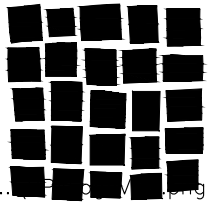
OWNER  
CITY OF MANITOU SPRINGS  
505 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829  
719.433.6561

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2501 BLAKE STREET  
DENVER, CO 80205  
303.861.8855

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2501 BLAKE STREET  
DENVER, CO 80205  
303.861.8855

CIVIL ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
2501 BLAKE STREET  
DENVER, CO 80205  
303.861.8855

GENERAL CONTRACTOR  
FRANKEN PITTMAN CONSTRUCTION  
655 S. KANGEROO CT  
CENTENNIAL, CO 80112  
720.224.0500



DAVIS  
PARTNERSHIP  
ARCHITECTS

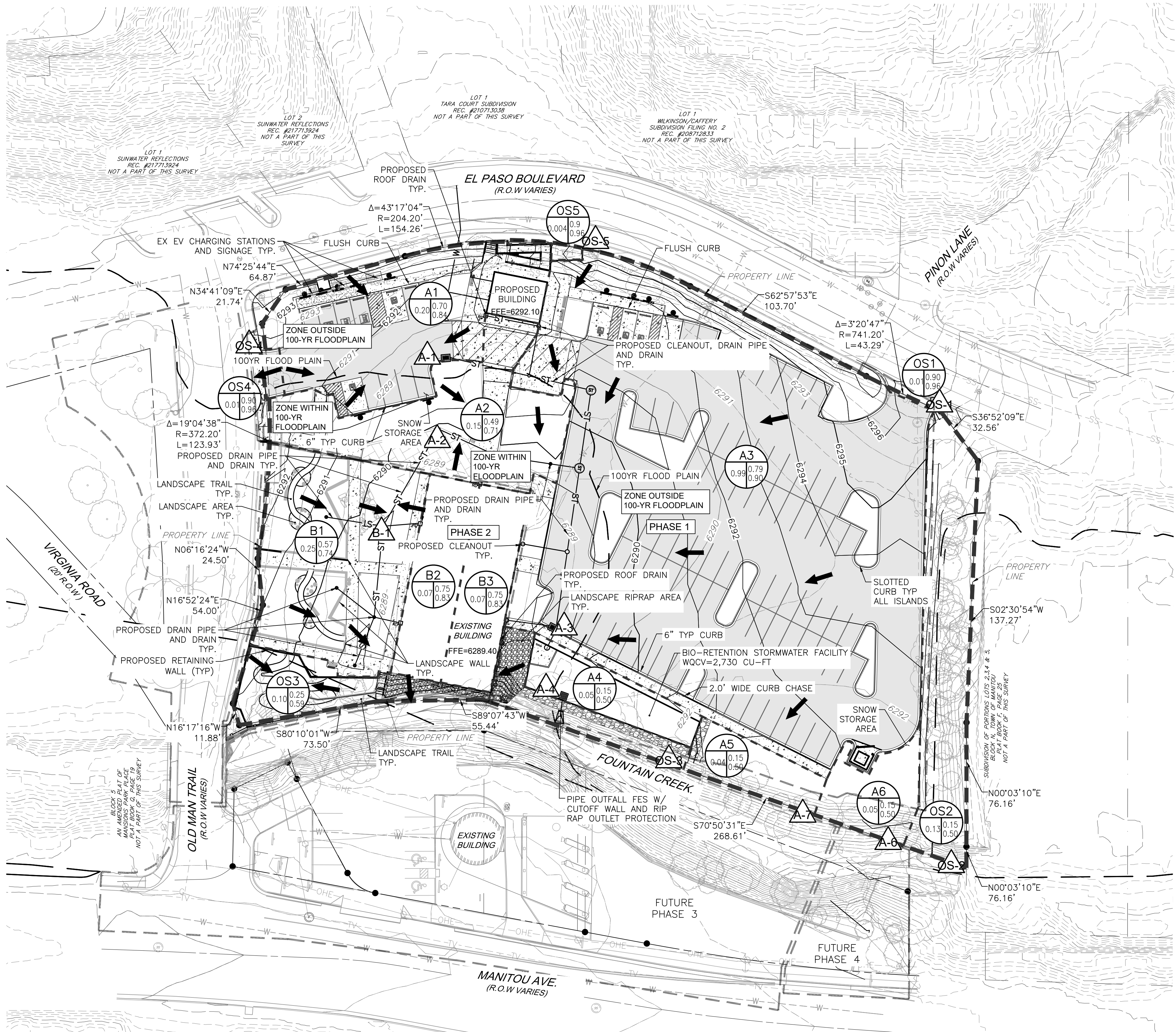
SHEET NUMBER:  
**04**  
4 of 21

EXISTING DRAINAGE PLAN

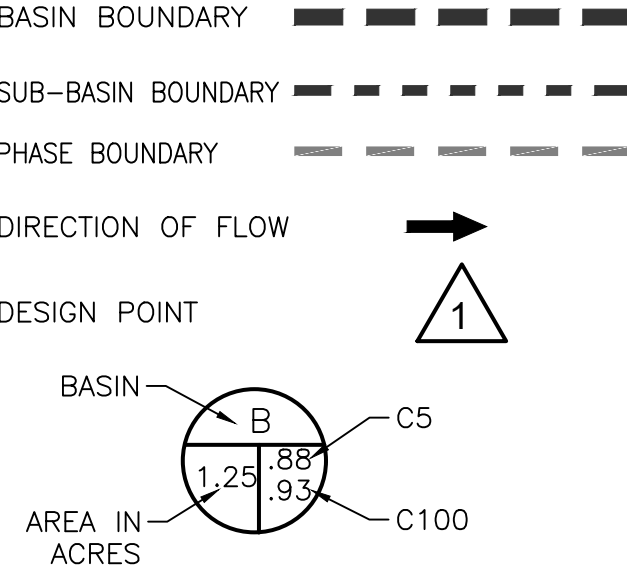


HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



LEGEND



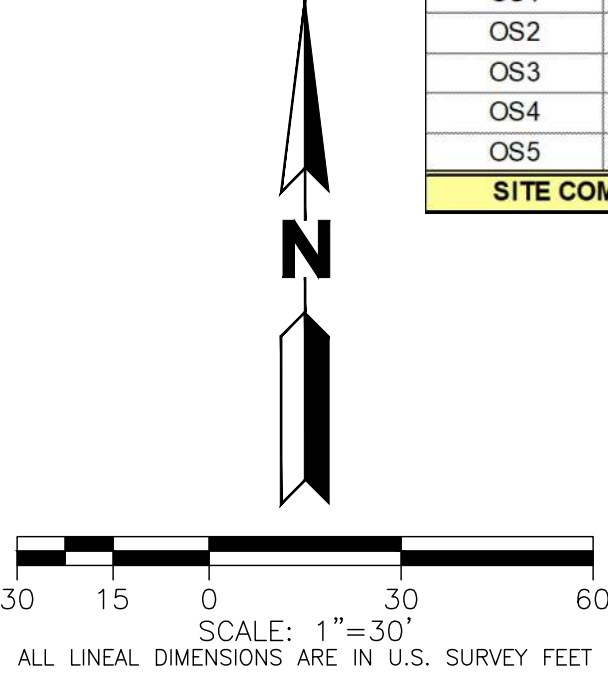
BASIS OF BEARING

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTHERLY PORTION OF THE WEST LINE OF LOT 1, BLOCK 1, SHOWN ON THE SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, MONUMENTED AT THE NORTH TERMINUS AND AT THE SOUTHWEST CORNER OF SAID LOT 1 BY A 1 1/2" ALUMINUM CAP MARKED "DBCO PLS 37913" BEARS S00°03'10"W, 76.16' AS SHOWN HEREON. GRID BEARING DETERMINED FROM GPS INFILL SURVEY AND OPUS SOLUTION, RINEX FILE: 300\_300Q.220 ON OCTOBER 27, 2022.

BENCHMARK

VERTICAL DATUM — ELEVATIONS ARE BASED IN THE NATIONAL ADJUSTED VERTICAL DATUM OF 1988. (NAVD88). THE CONTOUR INTERVAL SHOWN HEREON = 1'.

| RUNOFF SUMMARY |              |              |        |                |                  |                      |                        |
|----------------|--------------|--------------|--------|----------------|------------------|----------------------|------------------------|
| BASIN          | DESIGN POINT | AREA (ACRES) | % IMP. | C <sub>s</sub> | C <sub>100</sub> | Q <sub>s</sub> (CFS) | Q <sub>100</sub> (CFS) |
| A1             | A-1          | 0.20         | 74.5%  | 0.70           | 0.84             | 0.53                 | 1.32                   |
| A2             | A-2          | 0.16         | 45.9%  | 0.49           | 0.71             | 0.32                 | 0.95                   |
| A3             | A-3          | 0.99         | 85.9%  | 0.79           | 0.90             | 2.95                 | 6.96                   |
| A4             | A-4          | 0.05         | 0.0%   | 0.15           | 0.50             | 0.03                 | 0.20                   |
| A5             | A-5          | 0.04         | 0.0%   | 0.15           | 0.50             | 0.02                 | 0.16                   |
| A6             | A-6          | 0.05         | 0.0%   | 0.15           | 0.50             | 0.03                 | 0.20                   |
| B1             | B-1          | 0.25         | 76.1%  | 0.61           | 0.74             | 0.58                 | 1.48                   |
| B2             | B-2          | 0.07         | 90.0%  | 0.75           | 0.83             | 0.19                 | 0.44                   |
| B3             | B-3          | 0.07         | 90.0%  | 0.75           | 0.83             | 0.19                 | 0.44                   |
| OS1            | OS-1         | 0.01         | 100.0% | 0.90           | 0.96             | 0.03                 | 0.06                   |
| OS2            | OS-2         | 0.13         | 0.0%   | 0.15           | 0.50             | 0.08                 | 0.54                   |
| OS3            | OS-3         | 0.10         | 52.6%  | 0.45           | 0.64             | 0.17                 | 0.51                   |
| OS4            | OS-4         | 0.01         | 100.0% | 0.90           | 0.96             | 0.02                 | 0.05                   |
| OS5            | OS-5         | 0.004        | 100.0% | 0.90           | 0.96             | 0.01                 | 0.03                   |
| SITE COMPOSITE |              | 2.12         | 68.4%  | 0.64           | 0.79             | 5.14                 | 13.35                  |



OWNER  
CITY OF MANITOU SPRINGS  
600 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829  
719.433.6561

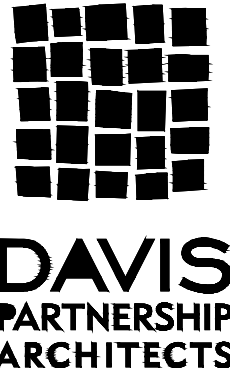
ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2501 BLAKE STREET  
DENVER, CO 80205  
303.861.8825

GENERAL CONTRACTOR  
FRANKLIN PITTMAN CONSTRUCTION  
655 S. KENT STREET  
CENTENNIAL, CO 80112  
720.224.0500

LANDSCAPE ARCHITECT  
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MARTIN WATKINS ENGINEERS  
1040 W. COLFAX AVENUE  
LAKEWOOD, CO 80215  
720.544.5346

ELECTRICAL ENGINEER  
A.E. DESIGN  
1600 S. WATKINS STREET  
DENVER, CO 80202  
303.295.8079



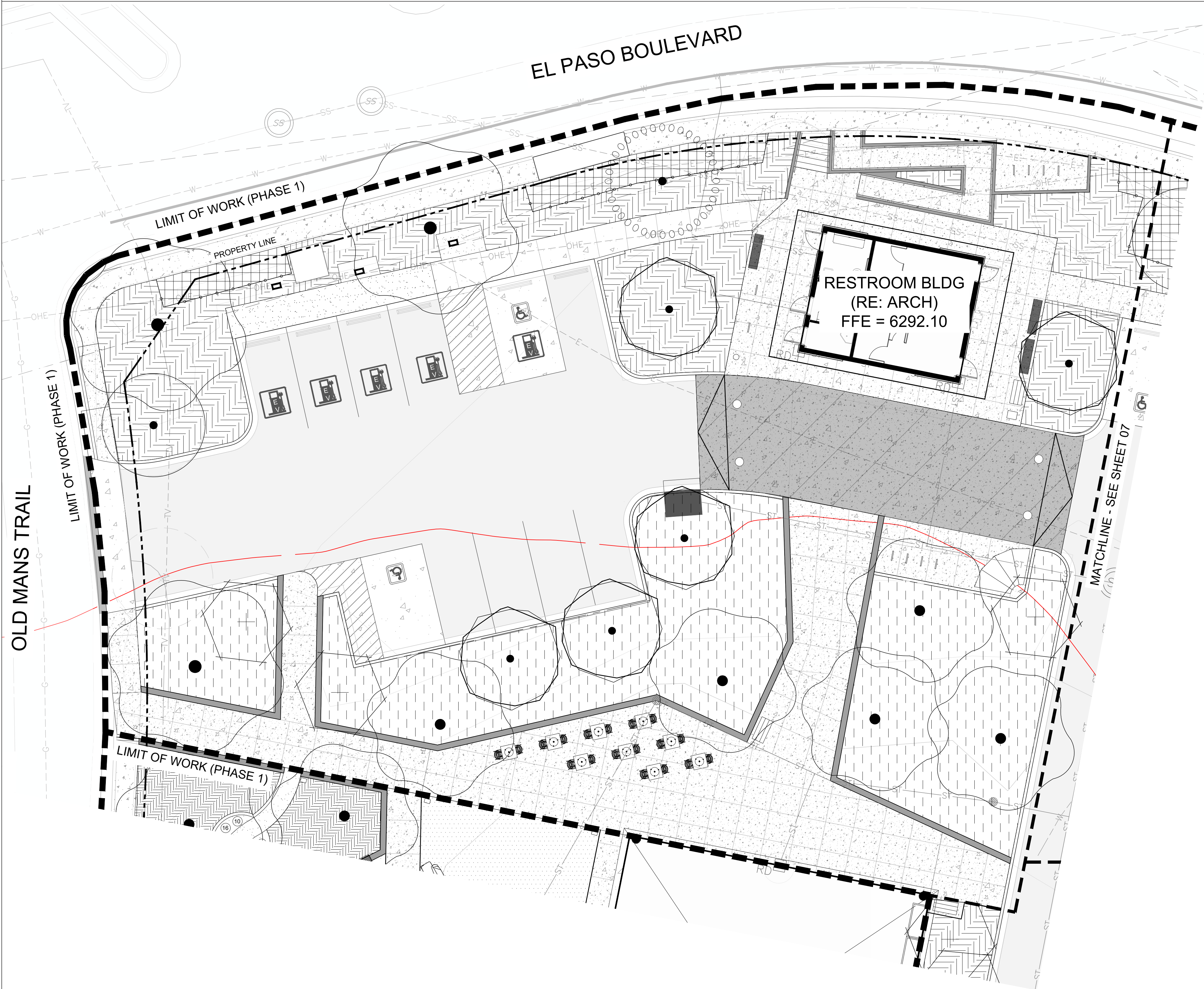
DRAINAGE PLAN

SHEET NUMBER:  
**05**  
5 of 21



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



LEGEND

| SHADE TREE: W-M                                                 | SIZE    | USE   |
|-----------------------------------------------------------------|---------|-------|
| Aesculus hippocastanum / European Horsechestnut                 | 2" Cal. |       |
| Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree | 2" Cal. |       |
| Quercus bicolor / Swamp White Oak                               | 2" Cal. | WL-VH |

| PARKING LOT TREE: W-M                      | SIZE    | USE  |
|--------------------------------------------|---------|------|
| Acer rubrum 'Frank Jr.' / Redpointe® Maple | 2" Cal. | WL-H |
| Aesculus glabra / Ohio Buckeye             | 2" Cal. |      |
| Tilia cordata / Littleleaf Linden          | 2" Cal. |      |

| ORNAMENTAL TREE: W-M                                              | SIZE      | USE  |
|-------------------------------------------------------------------|-----------|------|
| Acer grandidentatum / Bigtooth Maple                              | 1.5" Cal. |      |
| Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance | 1.5" Cal. | WL-H |
| Apple Serviceberry                                                |           |      |
| Cercis canadensis / Eastern Redbud Multi-trunk                    | 1.5" Cal. | WL-L |

| EXISTING TREE TO TRANSPLANT | SIZE | USE |
|-----------------------------|------|-----|
|-----------------------------|------|-----|

| ORNAMENTAL PLANTING: W-M                                            | SIZE   | USE   |
|---------------------------------------------------------------------|--------|-------|
| Amorpha canescens / Leadplant                                       | 5 gal. |       |
| Aquilegia caerulea / Rocky Mountain Columbine                       | 1 gal. | E     |
| Asclepias speciosa / Showy Milkweed                                 | 1 gal. | M     |
| Asclepias tuberosa / Butterfly Milkweed                             | 1 gal. | M     |
| Bouteloua gracilis / Blue Grama Grass                               | 5 gal. | WL-H  |
| Campanula rotundifolia / Harebell                                   | 1 gal. | M     |
| Carex appalachica / Appalachian Sedge                               | 5 gal. | WL-M  |
| Caryopteris x clandonensis / Bluebeard                              | 5 gal. | L     |
| Chrysanthamnus nauseosus / Dwarf Blue Rabbitbrush                   | 5 gal. | L     |
| Cleome serrulata / Rocky Mountain Beeplant                          | 1 gal. | L     |
| Erigeron formosissimus P022S / Rambler Mountain Fleabane            | 1 gal. |       |
| Geum triflorum / Prairie Smoke                                      | 1 gal. | E     |
| Liatris punctata / Dotted Blazing Star                              | 1 gal. | M/L   |
| Monarda fistulosa / Beebalm                                         | 1 gal. | M     |
| Penstemon eatonii / Firecracker Penstemon                           | 1 gal. | E     |
| Penstemon strictus / Rocky Mountain Penstemon                       | 1 gal. | M     |
| Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage | 5 gal. | L     |
| Potentilla fruticosa 'Red Ace' / Red Ace Bush Cinquefoil            | 5 gal. | E/M/L |
| Pulsatilla patens ludoviciana / American Pasqueflower               | 1 gal. | E     |
| Rhus aromatica / Fragrant Sumac                                     | 5 gal. | WL-H  |
| Rudbeckia hirta / Black-eyed Susan                                  | 1 gal. | M     |
| Sporobolus heterolepis / Prairie Dropseed                           | 1 gal. |       |

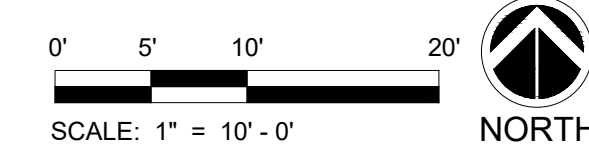
| NATIVE SEED: W-X                                       | SIZE | USE |
|--------------------------------------------------------|------|-----|
| WESTERN NATIVE SEED - HIGH PLAINS/FOOTHILLS MEADOW MIX |      |     |

| PARKING LOT: W-X                                                  | SIZE   | USE  |
|-------------------------------------------------------------------|--------|------|
| Andropogon scoparius / Little Bluestem                            | 5 gal. |      |
| Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama | 5 gal. |      |
| Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry               | 5 gal. |      |
| Rhus aromatica / Fragrant Sumac                                   | 5 gal. | WL-H |
| Sporobolus heterolepis / Prairie Dropseed                         | 5 gal. |      |

| TURF                                                                       | SIZE | USE |
|----------------------------------------------------------------------------|------|-----|
| FOUR WAY BLUEGRASS BLEND (1 PART DROUGHT, 1 PART AGGRESSIVE, 1 PART DENSE) |      |     |

| EXISTING PLANTING TO REMAIN | SIZE | USE |
|-----------------------------|------|-----|
|-----------------------------|------|-----|

| WATER USE: | WILDLIFE VALUE:  | POLLINATOR BLOOM SEASON: |
|------------|------------------|--------------------------|
| W-X: XERIC | WL-L: LOW        | E: EARLY-SEASON          |
| W-L: LOW   | WL-M: MEDIUM     | M: MID-SEASON            |
| W-M: MESIC | WL-H: HIGH       | L: LATE SEASON           |
|            | WL-VH: VERY HIGH | WL: MID AND LATE-SEASON  |



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ELECTRICAL ENGINEER  
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1801 W. 19TH STREET  
DENVER, CO 80202  
303.526.3279

DAVIS  
PARTNERSHIP  
ARCHITECTS

SHEET NUMBER:  
**06**  
06 of 21

LANDSCAPE PLAN (PH. 1)



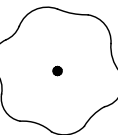
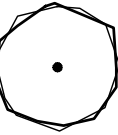
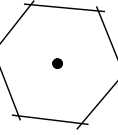
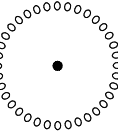
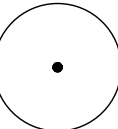
HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

WATER USE:  
W-X: XERIC  
W-L: LOW  
W-M: MESIC

WILDLIFE VALUE:  
WL-L: LOW  
WL-M: MEDIUM  
WL-H: HIGH  
WL-VH: VERY HIGH

POLLINATOR BLOOM SEASON:  
E: EARLY-SEASON  
M: MID-SEASON  
L: LATE SEASON  
M/L: MID AND LATE-SEASON

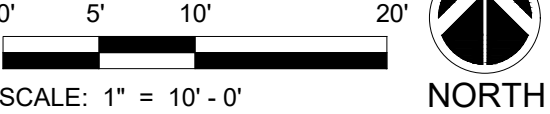
| LEGEND                                                                              |                                                                                                                                                                                                                  |                                              |                             |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------|
|  | <b>SHADE TREE: W-M</b><br>Aesculus hippocastanum / European Horsechestnut<br>Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree<br>Quercus bicolor / Swamp White Oak                                | <b>SIZE</b><br>2" Cal.<br>2" Cal.<br>2" Cal. | <b>USE</b><br><br><br>WL-VH |
|  | <b>PARKING LOT TREE: W-M</b><br>Acer rubrum 'Frank Jr.' / Redpointe® Maple<br>Aesculus glabra / Ohio Buckeye<br>Tilia cordata / Littleleaf Linden                                                                | 2" Cal.<br>2" Cal.<br>2" Cal.                | WL-H                        |
|  | <b>ORNAMENTAL TREE: W-M</b><br>Acer grandidentatum / Bigtooth Maple<br>Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance<br>Apple Serviceberry<br>Cercis canadensis / Eastern Redbud Multi-trunk | 1.5" Cal.<br>1.5" Cal.<br>1.5" Cal.          | WL-H<br>WL-L                |
|  | <u><b>EXISTING TREE TO TRANSPLANT</b></u>                                                                                                                                                                        |                                              |                             |
|  | <u><b>EXISTING TREE TO REMAIN</b></u>                                                                                                                                                                            |                                              |                             |



| ORNAMENTAL PLANTING: W-M                                          |  | SIZE   | USE   |
|-------------------------------------------------------------------|--|--------|-------|
| Amorpha canescens / Leadplant                                     |  | 5 gal. |       |
| Aquilegia caerulea / Rocky Mountain Columbine                     |  | 1 gal. | E     |
| Asclepias speciosa / Showy Milkweed                               |  | 1 gal. | M     |
| Asclepias tuberosa / Butterfly Milkweed                           |  | 1 gal. | M     |
| Bouteloua gracilis / Blue Grama Grass                             |  | 5 gal. | WL-H  |
| Campanula rotundifolia / Harebell                                 |  | 1 gal. | M     |
| Carex appalachica / Appalachian Sedge                             |  | 5 gal. | WL-M  |
| Caryopteris x clandonensis / Bluebeard                            |  | 5 gal. | L     |
| Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush        |  | 5 gal. | L     |
| Cleome serrulata / Rocky Mountain Beeplant                        |  | 1 gal. | L     |
| Erigeron formosissimus P022S / Rambler Mountain Fleabane          |  | 1 gal. |       |
| Geum triflorum / Prairie Smoke                                    |  | 1 gal. | E     |
| Liatris punctata / Dotted Blazing Star                            |  | 1 gal. | M/L   |
| Monarda fistulosa / Beebalm                                       |  | 1 gal. | M     |
| Penstemon eatonii / Firecracker Penstemon                         |  | 1 gal. | E     |
| Penstemon strictus / Rocky Mountain Penstemon                     |  | 1 gal. | M     |
| Perovskia atriplicifolia Little Spire / Little Spire Russian Sage |  | 5 gal. | L     |
| Potentilla fruticosa Red Ace / Red Ace Bush Cinquefoil            |  | 5 gal. | E/M/L |
| Pulsatilla patens ludoviciana / American Pasqueflower             |  | 1 gal. | E     |
| Rhus aromatica / Fragrant Sumac                                   |  | 5 gal. | WL-H  |
| Rudbeckia hirta / Black-eyed Susan                                |  | 1 gal. | M     |
| Sporobolus heterolepis / Prairie Dropseed                         |  | 1 gal. |       |

|  |                                                                                                                                                                                                                                                                               |                                                        |                     |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------|
|  | <b>NATIVE SEED: W-X</b><br>WESTERN NATIVE SEED - HIGH PLAINS/FOOTHILLS MEADOW MIX                                                                                                                                                                                             |                                                        |                     |
|  | <b>PARKING LOT: W-X</b><br>Andropogon scoparius / Little Bluestem<br>Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama<br>Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry<br>Rhus aromatica / Fragrant Sumac<br>Sporobolus heterolepis / Prairie Dropseed | SIZE<br>5 gal.<br>5 gal.<br>5 gal.<br>5 gal.<br>5 gal. | USE<br><br><br>WL-H |

|  |                                                                                           |  |  |
|--|-------------------------------------------------------------------------------------------|--|--|
|  | <b>TURF</b><br>FOUR WAY BLUEGRASS BLEND (1 PART DROUGHT, 1 PART AGGRESSIVE, 1 PART DENSE) |  |  |
|  | <b>EXISTING PLANTING TO REMAIN</b>                                                        |  |  |



OWNER  
CITY OF MANITOU SPRINGS  
2501 BLAKE STREET  
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719.631.8561

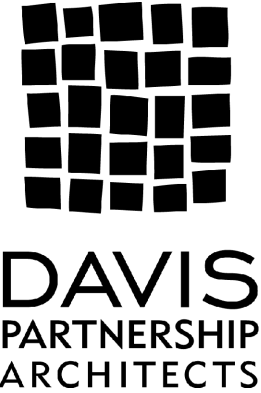
ARCHITECT  
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720.224.0090



LANDSCAPE PLAN (PH. 1)

SHEET NUMBER:  
**07**  
07 of 21



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



|            |                  |                          |
|------------|------------------|--------------------------|
| WATER USE: | WILDLIFE VALUE:  | POLLINATOR BLOOM SEASON: |
| W-X: XERIC | WL-L: LOW        | E: EARLY-SEASON          |
| W-L: LOW   | WL-M: MEDIUM     | M: MID-SEASON            |
| W-M: MESIC | WL-H: HIGH       | L: LATE SEASON           |
|            | WL-VH: VERY HIGH | M/L: MID AND LATE-SEASON |

| SHADE TREE: W-M                                                 | SIZE    | USE   |
|-----------------------------------------------------------------|---------|-------|
| Aesculus hippocastanum / European Horsechestnut                 | 2" Cal. |       |
| Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree | 2" Cal. |       |
| Quercus bicolor / Swamp White Oak                               | 2" Cal. | WL-VH |

| PARKING LOT TREE: W-M                      | SIZE    | USE  |
|--------------------------------------------|---------|------|
| Acer rubrum 'Frank Jr.' / Redpointe® Maple | 2" Cal. | WL-H |
| Aesculus glabra / Ohio Buckeye             | 2" Cal. |      |
| Tilia cordata / Littleleaf Linden          | 2" Cal. |      |

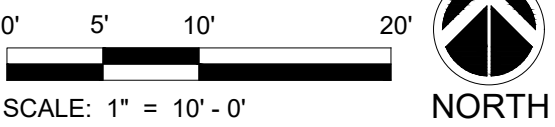
| ORNAMENTAL TREE: W-M                                              | SIZE      | USE  |
|-------------------------------------------------------------------|-----------|------|
| Acer grandidentatum / Bigtooth Maple                              | 1.5" Cal. |      |
| Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance | 1.5" Cal. | WL-H |
| Apple Serviceberry                                                |           |      |
| Cercis canadensis / Eastern Redbud Multi-trunk                    | 1.5" Cal. | WL-L |

| ORNAMENTAL PLANTING: W-M                                            | SIZE   | USE   |
|---------------------------------------------------------------------|--------|-------|
| Amorpha canescens / Leadplant                                       | 5 gal. |       |
| Aquilegia caerulea / Rocky Mountain Columbine                       | 1 gal. | E     |
| Asclepias speciosa / Showy Milkweed                                 | 1 gal. | M     |
| Asclepias tuberosa / Butterfly Milkweed                             | 1 gal. | M     |
| Bouteloua gracilis / Blue Grama Grass                               | 5 gal. | WL-H  |
| Campanula rotundifolia / Harebell                                   | 1 gal. | M     |
| Carex appalachica / Appalachian Sedge                               | 5 gal. | WL-M  |
| Caryopteris x clandonensis / Bluebeard                              | 5 gal. | L     |
| Chrysanthamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush         | 5 gal. | L     |
| Cleome serrulata / Rocky Mountain Beeplant                          | 1 gal. | L     |
| Erigeron formosissimus P022S / Rambler Mountain Fleabane            | 1 gal. |       |
| Geum triflorum / Prairie Smoke                                      | 1 gal. | E     |
| Liatris punctata / Dotted Blazing Star                              | 1 gal. | M/L   |
| Monarda fistulosa / Beebalm                                         | 1 gal. | M     |
| Penstemon eatonii / Firecracker Penstemon                           | 1 gal. | E     |
| Penstemon strictus / Rocky Mountain Penstemon                       | 1 gal. | M     |
| Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage | 5 gal. | L     |
| Potentilla fruticosa 'Red Ace' / Red Ace Bush Cinquefoil            | 5 gal. | E/M/L |
| Pulsatilla patens ludoviciana / American Pasqueflower               | 1 gal. | E     |
| Rhus aromatica / Fragrant Sumac                                     | 5 gal. | WL-H  |
| Rudbeckia hirta / Black-eyed Susan                                  | 1 gal. | M     |
| Sporobolus heterolepis / Prairie Dropseed                           | 1 gal. |       |

| NATIVE SEED: W-X                                       | SIZE | USE |
|--------------------------------------------------------|------|-----|
| WESTERN NATIVE SEED - HIGH PLAINS/FOOTHILLS MEADOW MIX |      |     |

| RAINGARDEN: W-M                                                         | SIZE   | USE  |
|-------------------------------------------------------------------------|--------|------|
| Amorpha canescens / Leadplant                                           | 5 gal. |      |
| Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry     | 5 gal. | WL-M |
| Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama       | 5 gal. |      |
| Deschampsia cespitosa / Tufted Hair Grass                               | 5 gal. |      |
| Liatris ligulistylis / Meadow Blazing-star                              | 1 gal. | M/L  |
| Monarda fistulosa / Beebalm                                             | 1 gal. | M    |
| Rhus aromatica / Fragrant Sumac                                         | 5 gal. | WL-H |
| Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem | 5 gal. | WL-H |
| Sporobolus heterolepis / Prairie Dropseed                               | 5 gal. |      |

| PARKING LOT: W-X                                                  | SIZE   | USE  |
|-------------------------------------------------------------------|--------|------|
| Andropogon scoparius / Little Bluestem                            | 5 gal. |      |
| Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama | 5 gal. |      |
| Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry               | 5 gal. |      |
| Rhus aromatica / Fragrant Sumac                                   | 5 gal. | WL-H |
| Sporobolus heterolepis / Prairie Dropseed                         | 5 gal. |      |



OWNER  
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800 MANITOU AVENUE  
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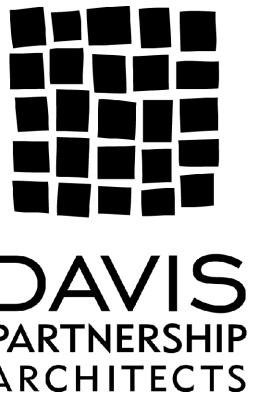
ARCHITECT  
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LANDSCAPE PLAN (PH. 1)

SHEET NUMBER:  
**08**  
08 of 21



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



LEGEND

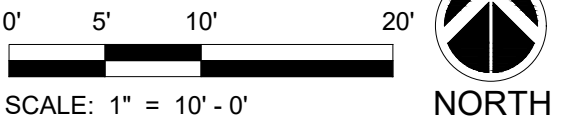
| SHADE TREE: W-M                                                 | SIZE    | USE   |
|-----------------------------------------------------------------|---------|-------|
| Aesculus hippocastanum / European Horsechestnut                 | 2" Cal. |       |
| Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree | 2" Cal. |       |
| Quercus bicolor / Swamp White Oak                               | 2" Cal. | WL-VH |

| ORNAMENTAL TREE: W-M                                              | SIZE      | USE  |
|-------------------------------------------------------------------|-----------|------|
| Acer grandidentatum / Bigtooth Maple                              | 1.5" Cal. |      |
| Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance | 1.5" Cal. | WL-H |
| Apple Serviceberry                                                |           |      |
| Cercis canadensis / Eastern Redbud Multi-trunk                    | 1.5" Cal. | WL-L |

| ORNAMENTAL PLANTING: W-M                                            | SIZE   | USE   |
|---------------------------------------------------------------------|--------|-------|
| Amorpha canescens / Leadplant                                       | 5 gal. |       |
| Aquilegia caerulea / Rocky Mountain Columbine                       | 1 gal. | E     |
| Asclepias speciosa / Showy Milkweed                                 | 1 gal. | M     |
| Asclepias tuberosa / Butterfly Milkweed                             | 1 gal. | M     |
| Bouteloua gracilis / Blue Grama Grass                               | 5 gal. | WL-H  |
| Campanula rotundifolia / Harebell                                   | 1 gal. | M     |
| Carex appalachica / Appalachian Sedge                               | 5 gal. | WL-M  |
| Caryopteris x clandonensis / Bluebeard                              | 5 gal. | L     |
| Chrysanthamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush         | 5 gal. | L     |
| Cleome serrulata / Rocky Mountain Beeplant                          | 1 gal. | L     |
| Erigeron formosissimus P022S / Rambler Mountain Fleabane            | 1 gal. |       |
| Geum triflorum / Prairie Smoke                                      | 1 gal. | E     |
| Liatris punctata / Dotted Blazing Star                              | 1 gal. | M/L   |
| Monarda fistulosa / Beebalm                                         | 1 gal. | M     |
| Penstemon eatonii / Firecracker Penstemon                           | 1 gal. | E     |
| Penstemon strictus / Rocky Mountain Penstemon                       | 1 gal. | M     |
| Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage | 5 gal. | L     |
| Potentilla fruticosa 'Red Ace' / Red Ace Bush Cinquefoil            | 5 gal. | E/M/L |
| Pulsatilla patens ludoviciana / American Pasqueflower               | 1 gal. | E     |
| Rhus aromatica / Fragrant Sumac                                     | 5 gal. | WL-H  |
| Rudbeckia hirta / Black-eyed Susan                                  | 1 gal. | M     |
| Sporobolus heterolepis / Prairie Dropseed                           | 1 gal. |       |

| TURF                                                                       |
|----------------------------------------------------------------------------|
| FOUR WAY BLUEGRASS BLEND (1 PART DROUGHT, 1 PART AGGRESSIVE, 1 PART DENSE) |

| WATER USE: | WILDLIFE VALUE:  | POLLINATOR BLOOM SEASON: |
|------------|------------------|--------------------------|
| W-X: XERIC | WL-L: LOW        | E: EARLY-SEASON          |
| W-L: LOW   | WL-M: MEDIUM     | M: MID-SEASON            |
| W-M: MESIC | WL-H: HIGH       | L: LATE SEASON           |
|            | WL-VH: VERY HIGH | M/L: MID AND LATE-SEASON |



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MANITOU SPRINGS, CO 80829  
719.433.5561

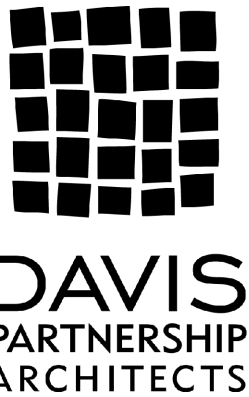
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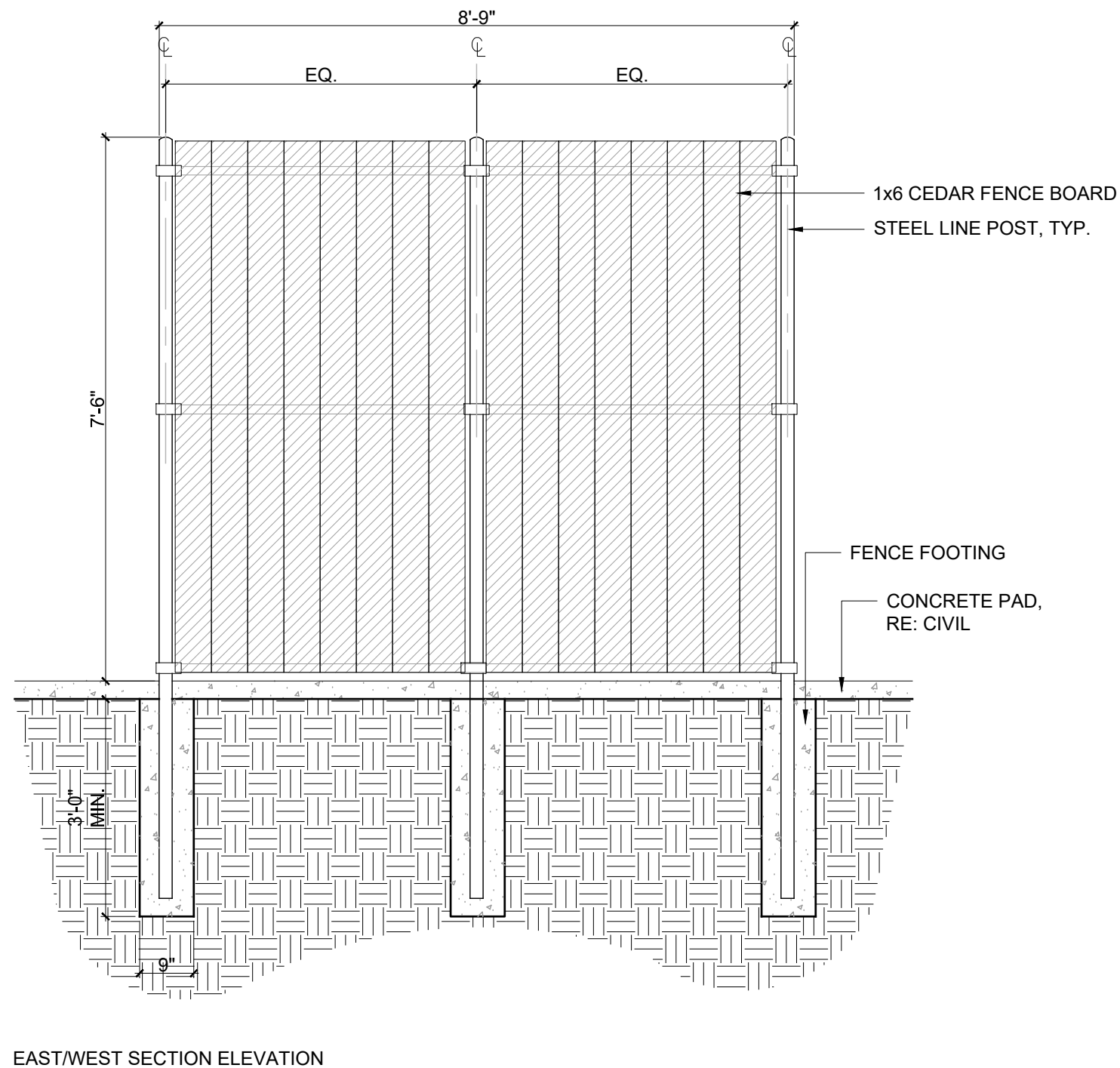
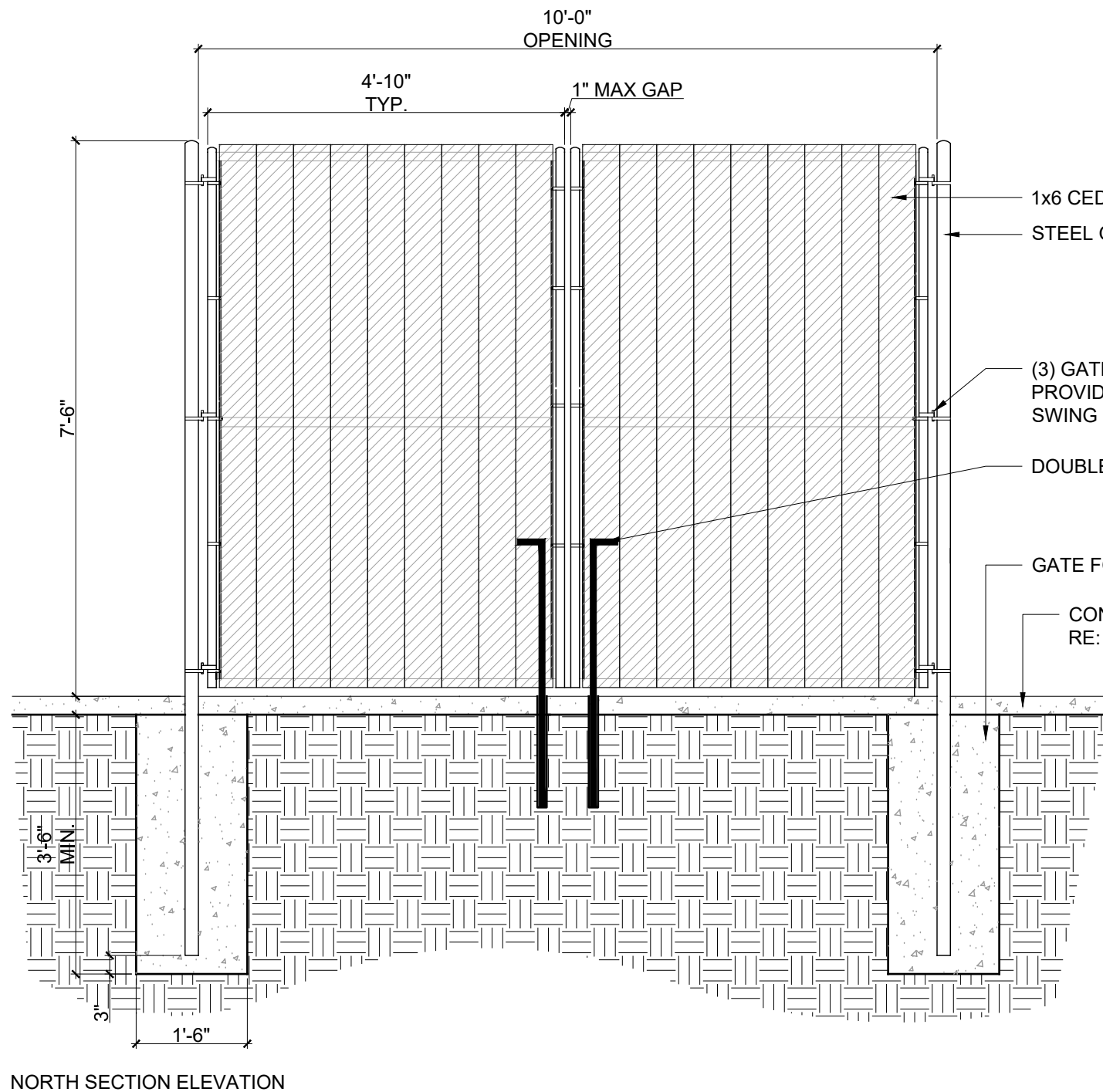
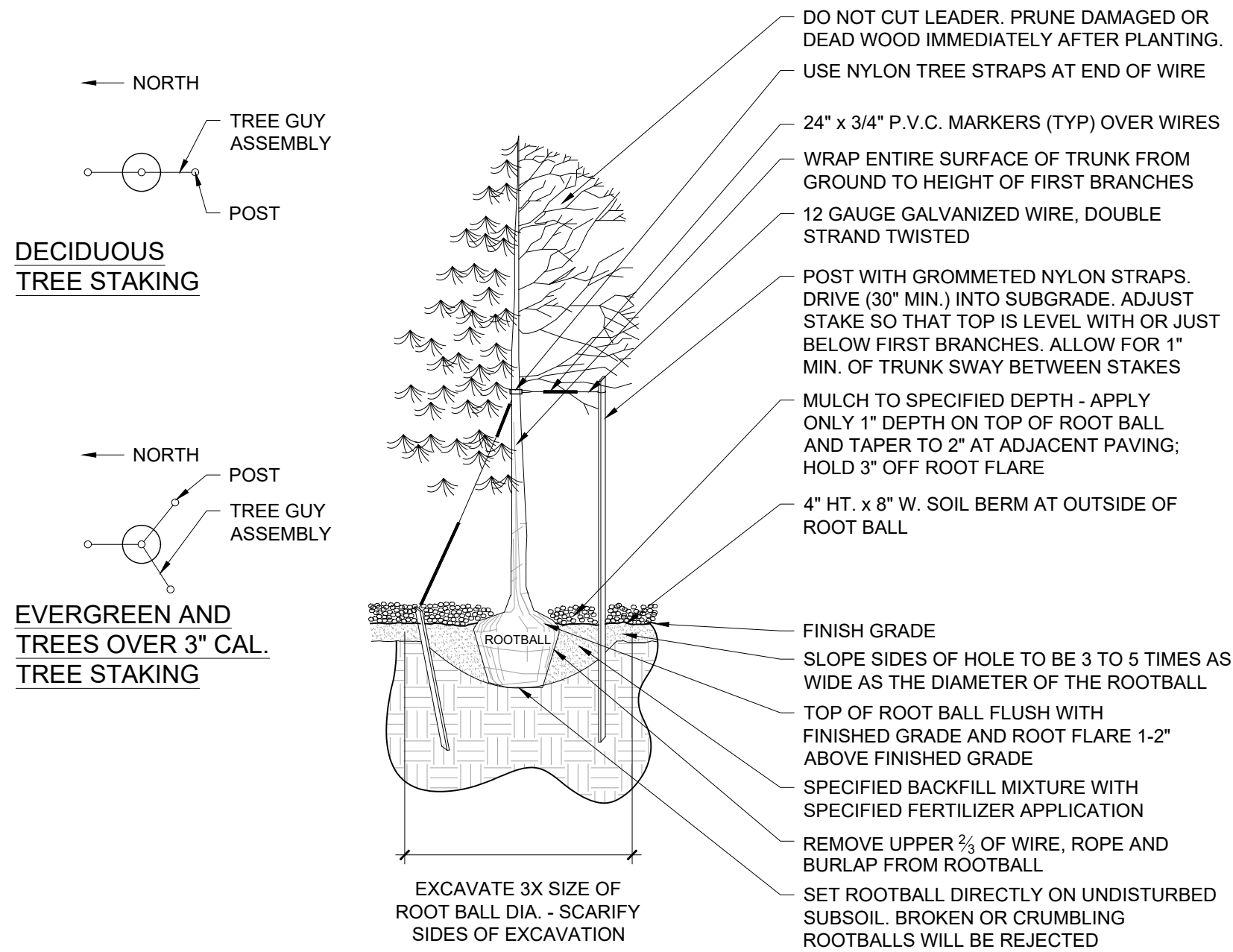
LANDSCAPE PLAN (PH. 2)

SHEET NUMBER:  
**09**  
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# HIAWATHA GARDENS MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



## NOTES:

1. ALL DIMENSIONS AND CONDITIONS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
2. CEDAR TO BE #2 GRADE OR BETTER, FREE OF LOOSE KNOTS, SPLITS AND DEFECTS
3. FENCE BOARDS: 1x6 CEDAR PLANKS, VERTICAL ORIENTATION, WITH UNIFORM SPACING (TIGHT-JOINTED UNLESS OTHERWISE SPECIFIED)
4. POSTS SHALL BE SET IN CONCRETE FOOTINGS THAT EXTEND BELOW FROST DEPTH
5. GATE FRAME: CONSTRUCT FROM STEEL FRAME WITH DIAGONAL BRACING TO PREVENT SAGGING
6. HINGES AND LATCH: HEAVY-DUTY GALVANIZED OR STAINLESS STEEL HARDWARE
7. GATE TO SWING OUTWARD (U.N.O.)
8. PROVIDE A 1" MIN. CLEARANCE AT BOTTOM OF GATE AND FENCE
9. APPLY WEATHER-RESISTANT WOOD SEALER TO ALL CEDAR COMPONENTS AFTER INSTALLATION
10. PROVIDE SHOP DRAWINGS FOR APPROVAL

## B1 TREE PLANTING

N.T.S.

## B2 TRASH ENCLOSURE FENCE AND GATE

1/2" = 1'-0"

## PLANTING NOTES

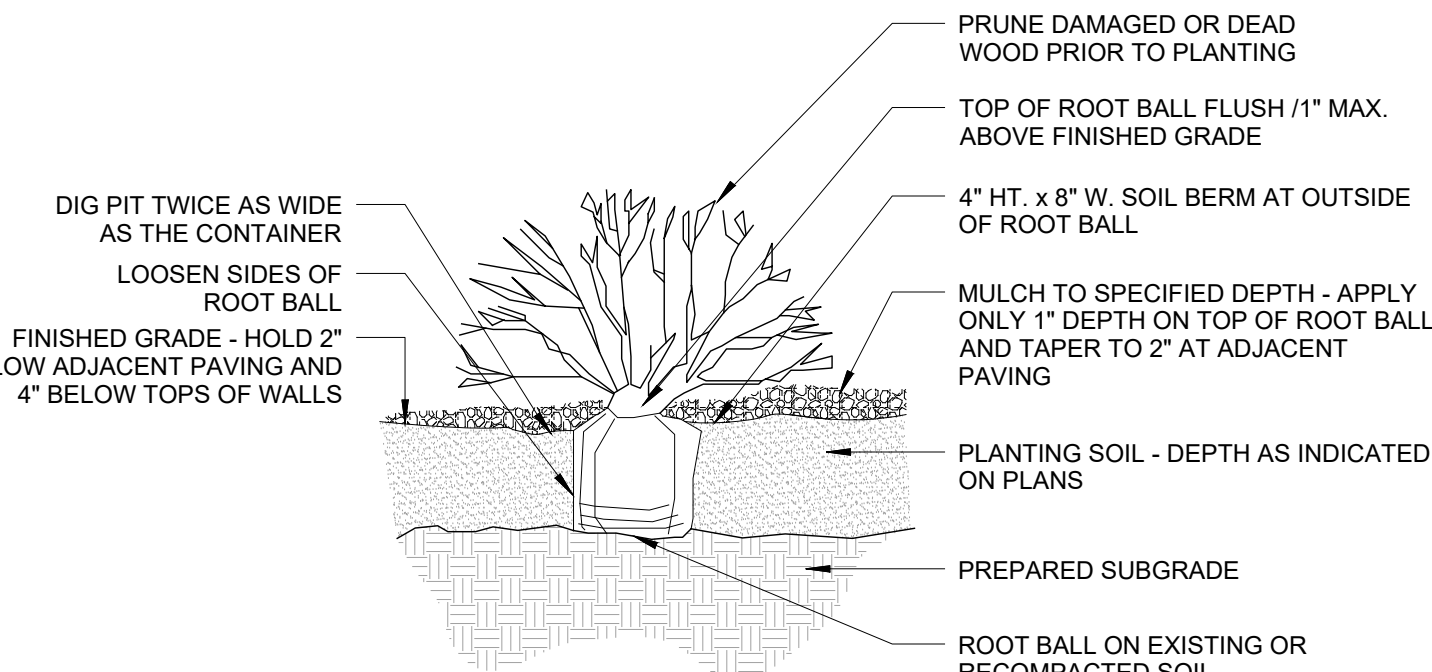
1. THE PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PROJECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES NOTIFICATION CENTER (OF COLORADO UNCC) AND ANY LOCAL UTILITIES NOT IN THE UNCC SYSTEM AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR CONSTRUCTION TO REQUEST EXACT FIELD LOCATIONS OF ALL UTILITIES.
3. MINIMIZE DISTURBANCE OUTSIDE SCOPE OF WORK. ANY DAMAGE OUTSIDE SCOPE OF WORK INCURRED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO LIKE NEW CONDITION.
4. CONTRACTOR SHALL MAINTAIN IRRIGATION TO EXISTING SOD AND OTHER PLANT MATERIAL TO REMAIN.
5. ALL LANDSCAPE AREAS AND STREET TREES WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
6. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL PLANTING PLANS. SHOULD DISCREPANCIES EXIST BETWEEN THE QUANTITIES OR S.F. AREAS PROVIDED IN THE LABEL AND THOSE DRAWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. ALL PLANTS SHALL CONFORM TO STANDARDS FOR MEASUREMENTS, GRADING, BRANCHING, QUALITY, BALL AND BURLAPPING AS STATED IN THE AMERICAN STANDARD FOR NURSERY STOCK, (ANSI Z60.1) EDITION, AMERICAN ASSOCIATION OF NURSEYMEN, INC. (AAN-ANS), AND THE COLORADO NURSERY ACT (CAN).
8. NO PLANT SHALL BE INSTALLED BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT, OR EQUAL.
9. ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING, UNLESS OTHERWISE SPECIFIED OR DETAILED.
10. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF ITS ROOT BOUND. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED COMPLETELY AT TIME OF PLANTING.
11. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN AT LEAST TWO VERTICAL LOCATIONS.
12. ALL TREES SHALL BE REVIEWED AND APPROVED AT NURSERIES BY THE PROJECT LANDSCAPE ARCHITECT. CONTRACTOR SHALL PROVIDE A MAXIMUM OF 2 NURSERIES WHERE A SELECTION OF PLANT MATERIAL IS AVAILABLE TO CHOOSE FROM. CONTRACTOR SHALL VISUALLY INSPECT AND TAG THE BEST SPECIMENS OF PLANT MATERIAL PRIOR TO LANDSCAPE ARCHITECT REVIEW AND APPROVAL.
13. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES SHALL BE STAKED AND SHRUBS LOCATED, STILL IN CONTAINERS, PER PLAN LAYOUT FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT ONE WEEK PRIOR TO DATE OF SITE VISIT.
14. CONTRACTOR SHALL HAVE EXISTING AND NEW UTILITY LOCATIONS MARKED FOR REFERENCE, DURING APPROVAL OF FINAL TREE PLANTING LAYOUT.
15. TREES SHALL NOT BE LOCATED WITHIN FIVE (5) FEET OF UNDERGROUND ELECTRIC AND CABLE LINES, WITHIN SIX (6) FEET OF UNDERGROUND GAS LINES, AND WITHIN TEN (10) FEET OF UNDERGROUND WATER AND SEWER LINES.
16. REFER TO THE DETAILS AND THE CONTRACT SPECIFICATIONS FOR REQUIRED PLANTING METHODS, SOIL PREPARATION, AND OTHER INFORMATION REGARDING PLANTING.
17. ALL PLANTS AND STAKES SHALL BE SET PLUMB.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING NECESSARY FOR INITIAL ESTABLISHMENT OF LANDSCAPE. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON. CONTRACTOR SHALL ALSO BE REQUIRED TO MAINTAIN LANDSCAPE THROUGH SUBSTANTIAL COMPLETION AND FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION. MAINTENANCE SHALL INCLUDE (BUT IS NOT LIMITED TO) WATERING, MOWING, PRUNING, AND WEEDING.
19. THE LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME OF PLANTING.
20. PLANT MATERIAL SHALL NOT BE PRUNED UNLESS OTHERWISE INDICATED IN PLANTING SCHEDULE.
21. ALL PLANTING AREAS TO BE COVERED 3" DEEP WITH ORGANIC MULCH.
22. FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON CONTOURS SHOWN ON PLANS. SLOPES SHALL BE SMOOTH AND WORKED. SOIL SHALL NOT BE LEFT IN CLUMP FORM.
23. PROVIDE AT LEAST (2) 4" DIAMETER SCHEDULE 40 PVC SLEEVES UNDER ALL WALKS AND DRIVES FOR IRRIGATION PIPING AND WIRING, PRIOR TO INSTALLATION OF WALKS AND DRIVES. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVES WITH LANDSCAPE CONTRACTOR. REFER TO APPROVED IRRIGATION PLANS FOR LOCATIONS WHERE SLOPES ARE REQUIRED.
24. ANY PLANT SPECIES SUBSTITUTIONS MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT AND THE JURISDICTION HAVING AUTHORITY PRIOR TO INSTALLATION.

## PROTECTION OF EXISTING PLANT MATERIALS TO REMAIN

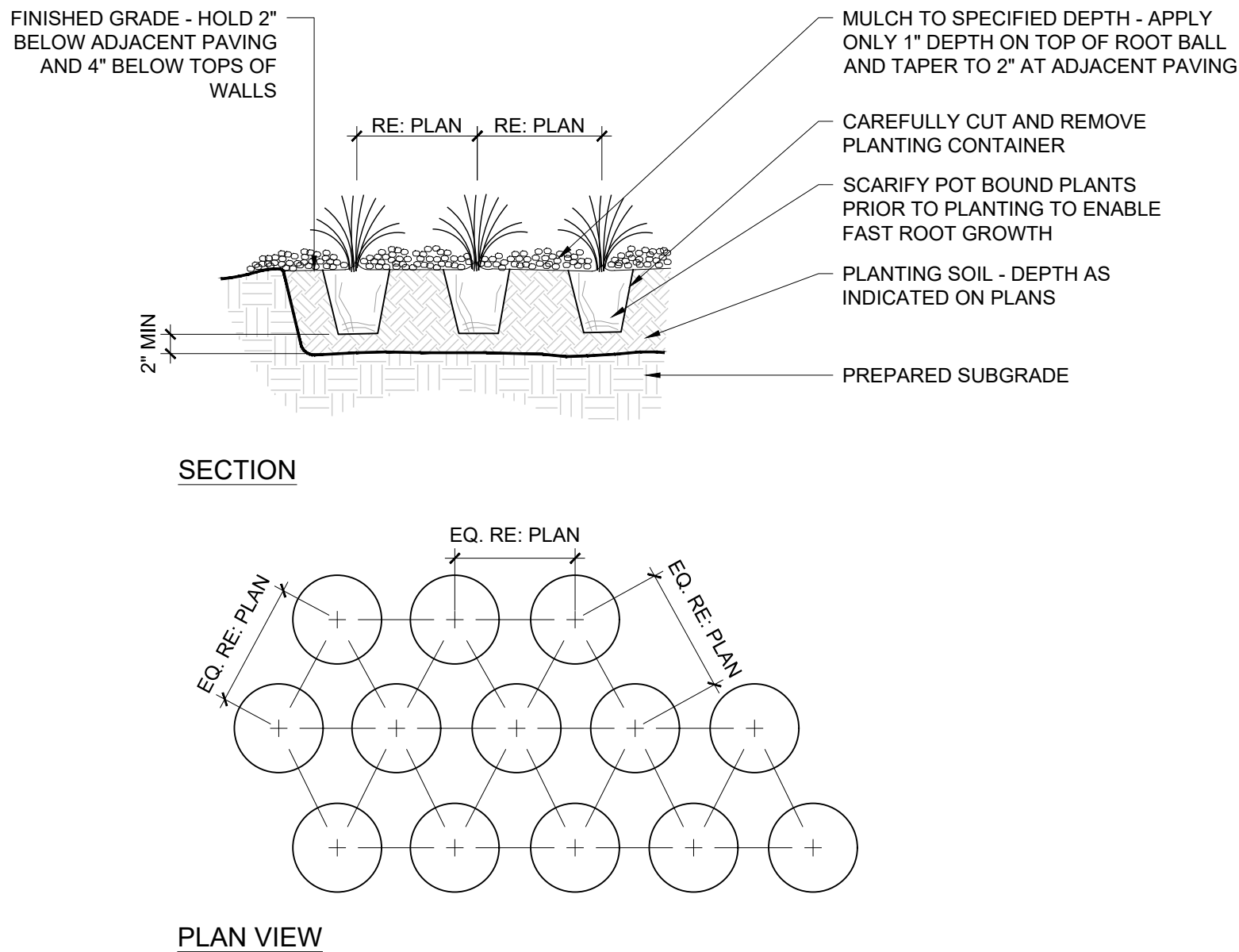
1. EXISTING TREES REQUIRED TO BE PRESERVED IN ROW AND/OR PRIVATE PROPERTY SHALL BE PROTECTED PER DETAIL AND SPECIFICATIONS. TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION AND SHALL REMAIN AS APPROVED THROUGHOUT CONSTRUCTION. NO ACCESS, CONSTRUCTION ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS/DEBRIS/EQUIPMENT SHALL TAKE PLACE WITHIN TREE PROTECTION ZONES OR OTHER LANDSCAPE TO REMAIN WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT.

## STANDARD TREE PROTECTION NOTES:

1. TREE PROTECTION SHALL BE:
  - a. INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
  - b. REMAIN IN PLACE AND AS APPROVED UNTIL SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE IS ISSUED.
2. TREE PROTECTION REQUIREMENTS:
  - a. TREE PROTECTION ZONE (TPZ) SHALL BE INSTALLED AT THE DRIPLINE.
  - b. FURTHEST EXTENT OF TREE CANOPY, OR IS EQUAL TO EIGHTEEN INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH + 4.5' ABOVE SOIL LINE), WHICHEVER IS GREATER.
  - c. THE LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE BOUNDARIES OF TREE PROTECTION ZONE(S) PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION ACTIVITIES.
  - d. ONCE TPZ IS IN PLACE, THE FOLLOWING ARE NOT PERMITTED WITHIN TPZ:
    - ENTRANCE AND/OR ACCESS MOVING, RESIZING, REMOVING, OR ALTERING IN ANY MANNER.
    - STORAGE OF MATERIALS/DEBRIS/EQUIPMENT.
    - CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO: ROTOTILLING, TRENCHING, GRADING, INSTALLATION OF UNDERGROUND UTILITIES AND/OR SITE IMPROVEMENTS, LANDSCAPING, IRRIGATION WORK.
    - IRRIGATION LINE WORK SHALL BE COMPLETED BY DIRECTIONAL BORE.
3. "TREE PROTECTION ZONE" SIGNS SHALL BE POSTED BY AND SHALL BE MAINTAINED IN THE CONDITION IN WHICH THEY WERE INSTALLED UNTIL SUBSTANTIAL COMPLETION.
4. EXISTING ROW OR PUBLIC PLACE TREES APPROVED FOR REMOVAL MUST BE PROTECTED IN PLACE UNTIL REMOVED BY THE LICENSED CONTRACTOR.
5. CONTRACTOR TO VERIFY WITH AUTHORITY HAVING JURISDICTION (AHJ) IF TREE REMOVAL PERMITS ARE REQUIRED.
6. CLEAR VISIBILITY INTO TPZ MUST BE MAINTAINED. ALL CONSTRUCTION BANNERS, SCREENS, BARRIERS, AND/OR SIGNS MUST BE SEMI-TRANSPARENT AND NOT IMPEDE INSPECTION OF THE AHJ.
7. PROTECTED TREES SHALL BE DEEP-ROOT WATERED AT A MINIMUM INTERVAL OF ONCE EVERY TWO WEEKS WHEN TEMPERATURES ARE AT OR ABOVE 40-DEGREES F.
8. INSECT AND DISEASE TREATMENTS SHALL BE APPLIED WHEN NECESSARY.



- NOTES: 1. EVERGREEN SHRUBS SHALL BE PLANTED NO CLOSER THAN 3' TO CLOSEST PAVEMENT.  
2. ALL PLANT CONTAINERS TO BE REMOVED PRIOR TO PLANTING.  
3. BACKFILL AND WATER IN THOROUGHLY.  
4. BROKEN ROOT BALLS WILL BE REJECTED.  
5. DO NOT PLACE MULCH WITHIN 3" OF ROOT COLLAR.



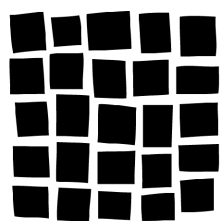
PLAN VIEW

## A1 SHRUB PLANTING

N.T.S.

## A2 PERENNIAL PLANTING

N.T.S.



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SHEET NUMBER:  
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LANDSCAPE DETAILS AND NOTES

MJR 2501

HIAWATHA GARDENS - MAJOR DEVELOPMENT PLAN



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

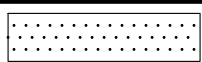
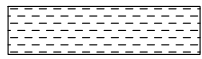
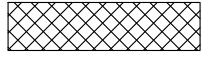
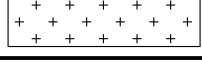
IRRIGATION SCHEDULE

| SYMBOL                                                                              | DESCRIPTION                      | DETAIL NO. |
|-------------------------------------------------------------------------------------|----------------------------------|------------|
|    | ELECTRIC CONTROLLER              | 1          |
|    | WEATHER SENSOR DEVICE            | 2          |
|    | PVC MAINLINE - 2-1/2" OR SMALLER | 8          |
|    | PVC SLEEVING                     | 9          |
|    | RP BACKFLOW PREVENTER            | BY OTHERS  |
|    | QUICK COUPLING VALVE             | 6          |
|    | GATE VALVE                       | 7          |
|  | FLOW SENSOR                      | 4          |
|  | MASTER VALVE                     | 5          |
|  | SUBMETER                         | 3          |

IRRIGATION DEVELOPMENT DESIGN NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN A SIX NIGHT, SIX HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 4:00 AM.
2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 10 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 80 PSI.
4. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.
5. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.

IRRIGATION DESIGN STRATEGY

| HATCH                                                                                 | DESCRIPTION    | AREAS < 25'       | AREAS > 25'       |
|---------------------------------------------------------------------------------------|----------------|-------------------|-------------------|
|  | TURF GRASS     | 6" POPUP SPRAY    | 6" ROTOR          |
|  | NATIVE GRASS   | 12" POPUP SPRAY   | 12" ROTOR         |
|  | TREES & SHRUBS | POINT SOURCE DRIP | POINT SOURCE DRIP |
|  | RAIN GARDEN    | 12" POPUP SPRAY   | 12" ROTOR         |

\*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.



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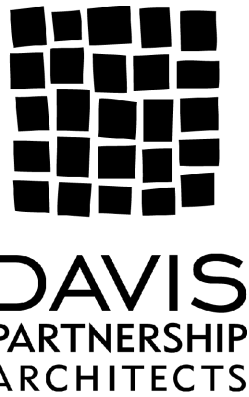
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IRRIGATION NOTES & SCHEDULE

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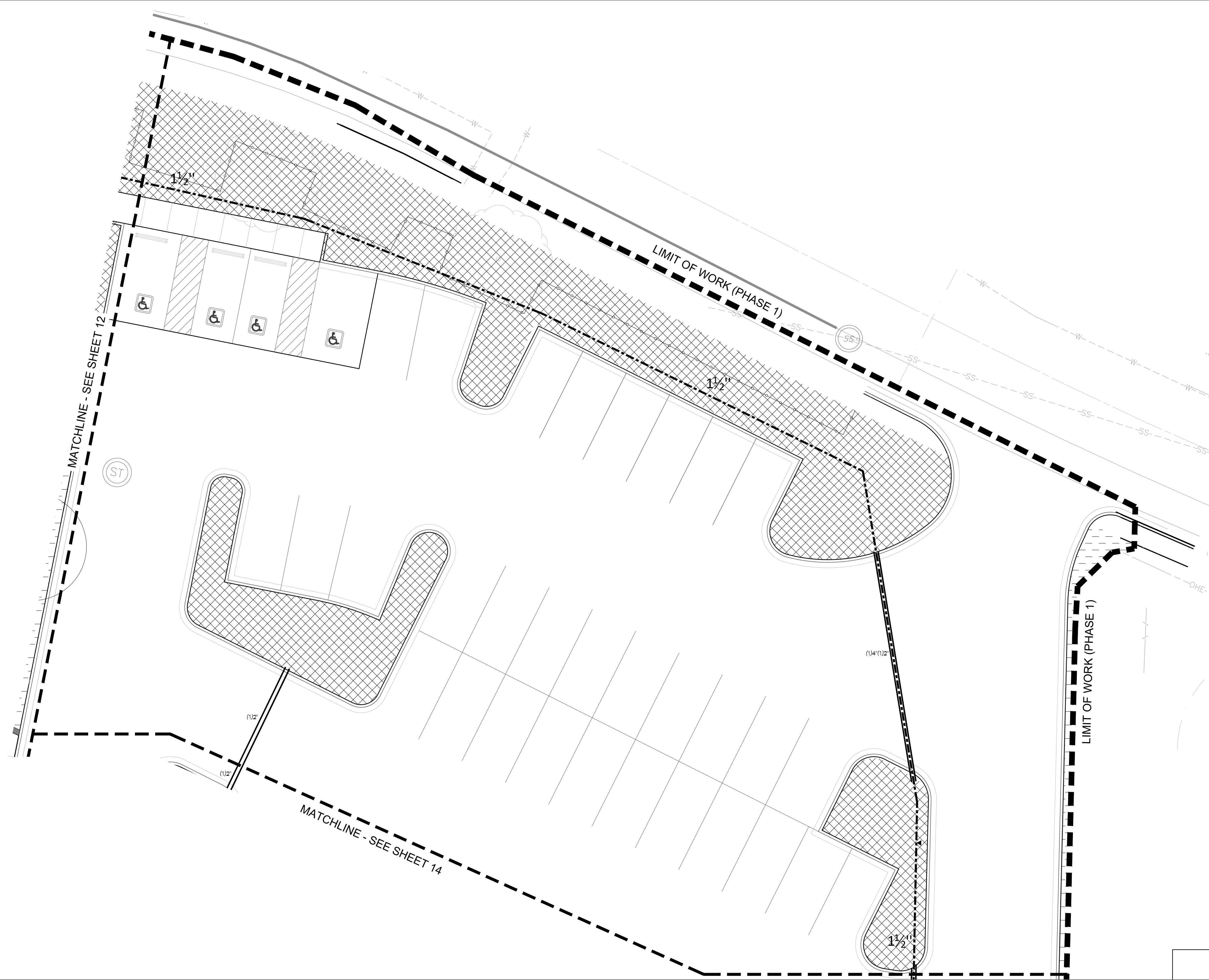






HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

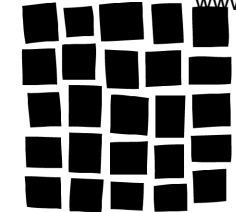
10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



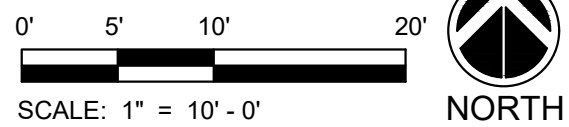
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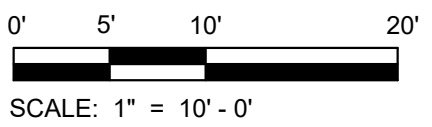
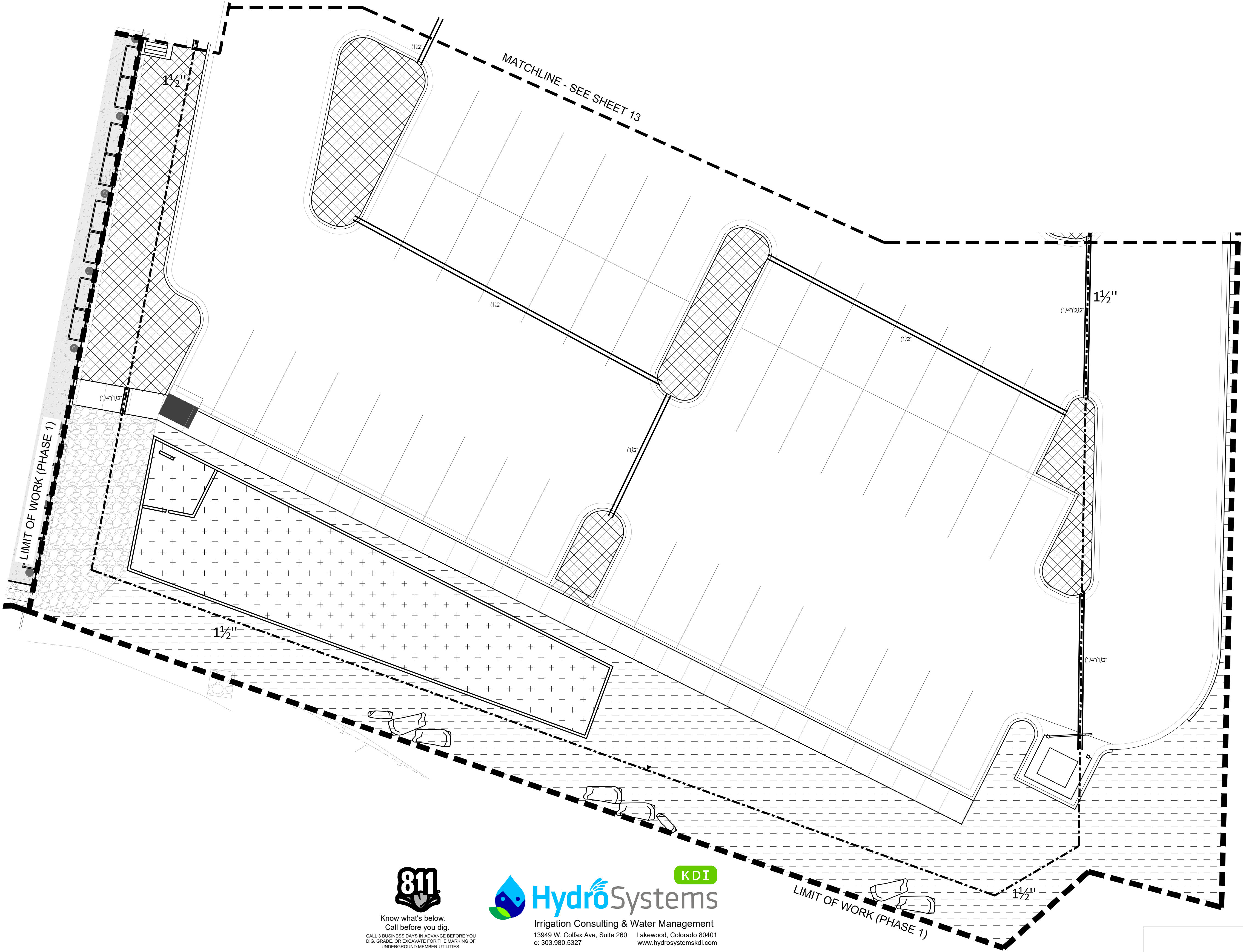
IRRIGATION PLAN (PH. 1)

SHEET NUMBER:  
**13**  
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HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



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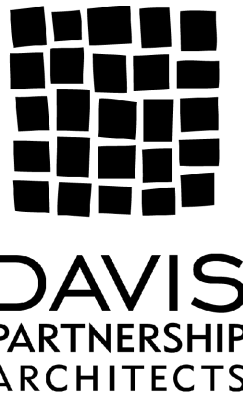
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IRRIGATION PLAN (PH. 1)

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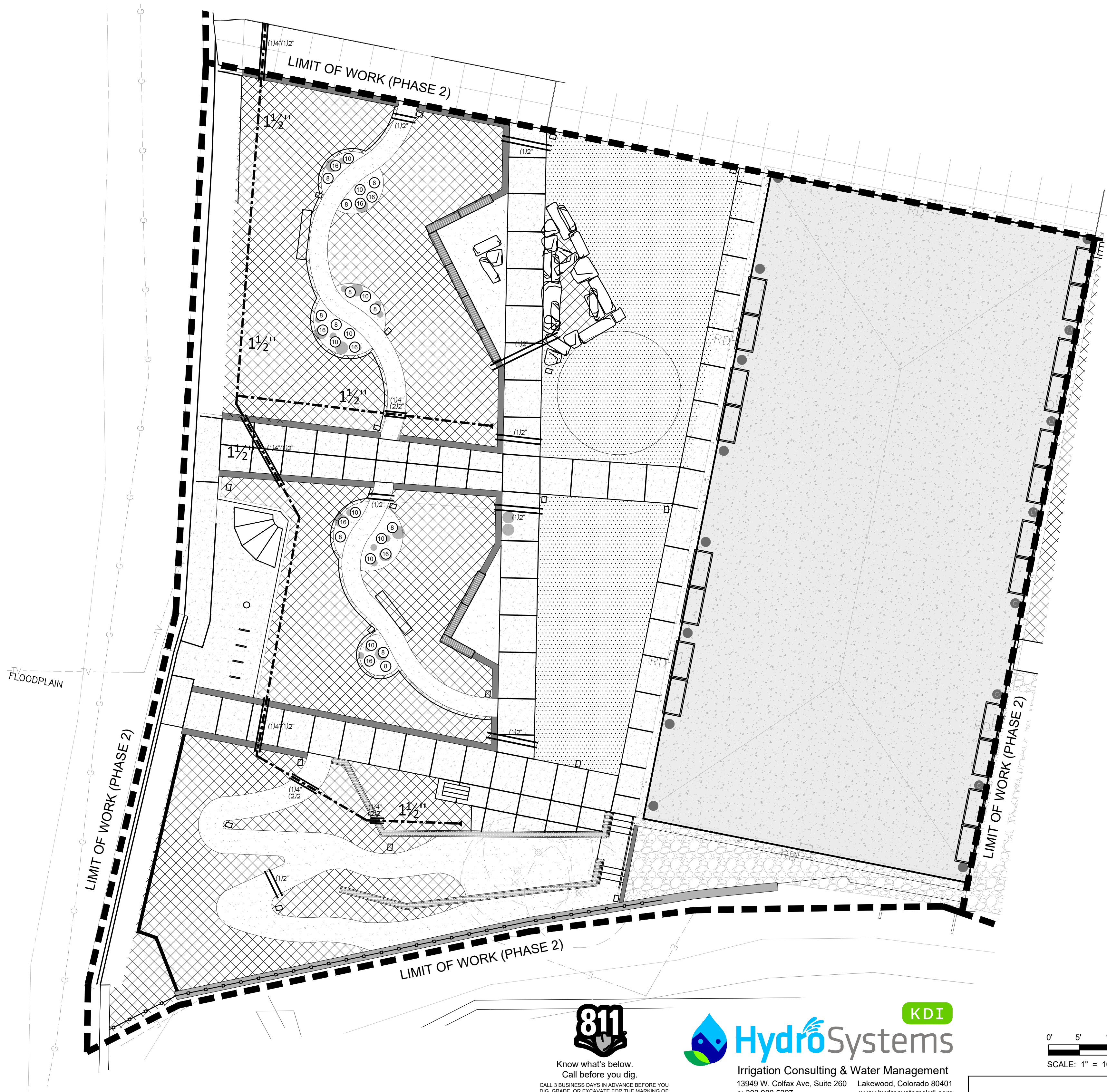


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MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
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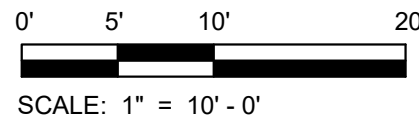


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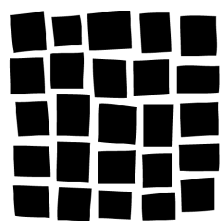
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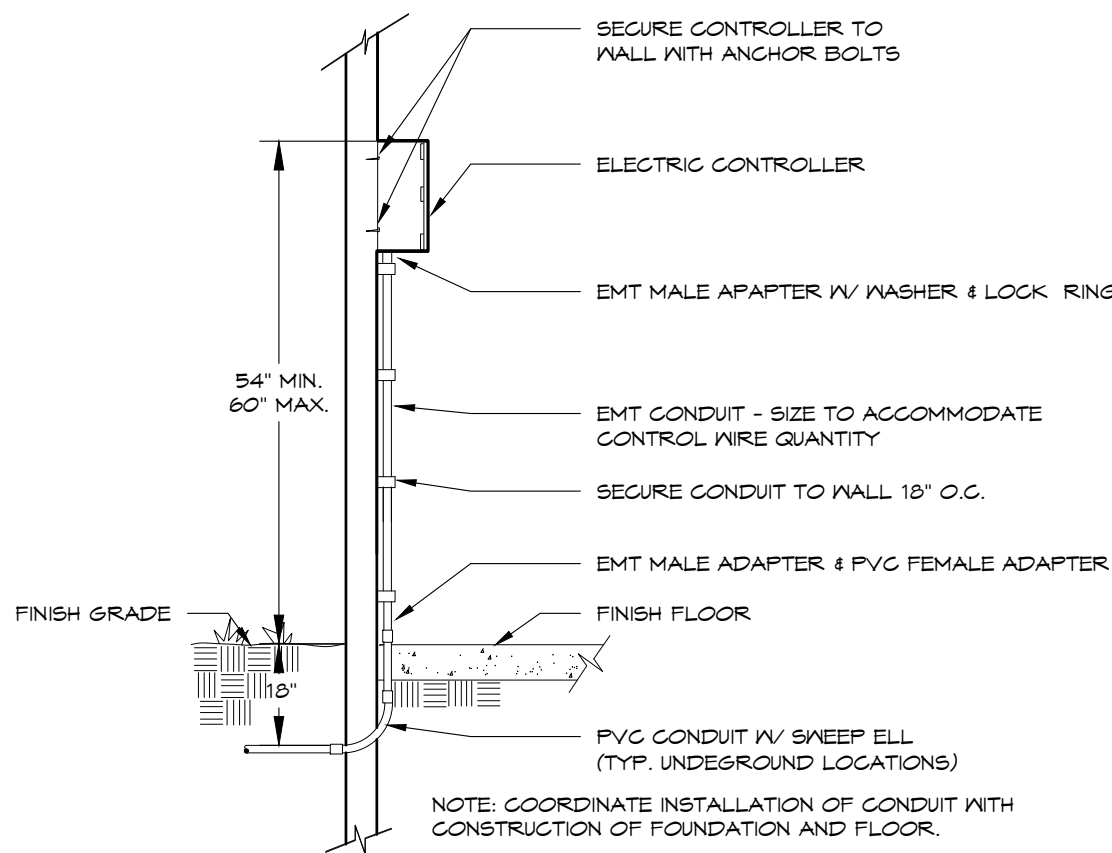
IRRIGATION PLAN (PH. 2)

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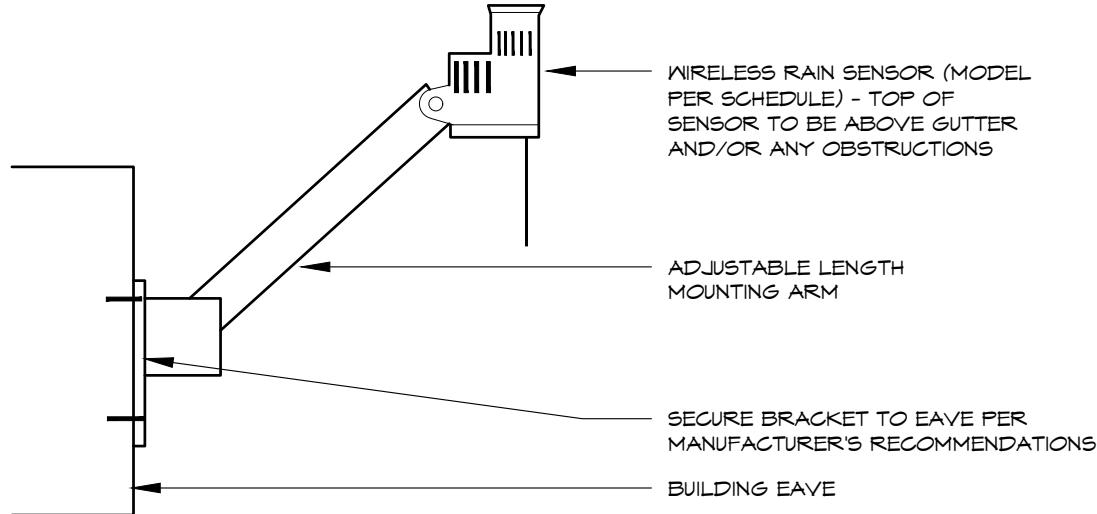
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MAJOR DEVELOPMENT PLAN

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MANITOU SPRINGS, 80829



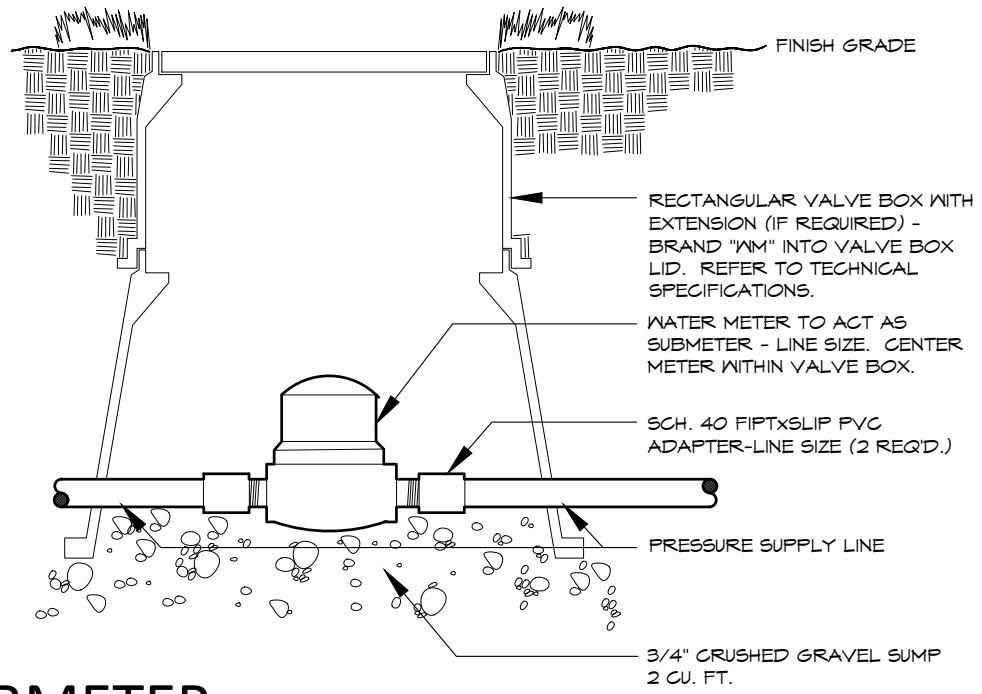
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INTERIOR WALL MOUNT - FLOOR PENETRATING

1



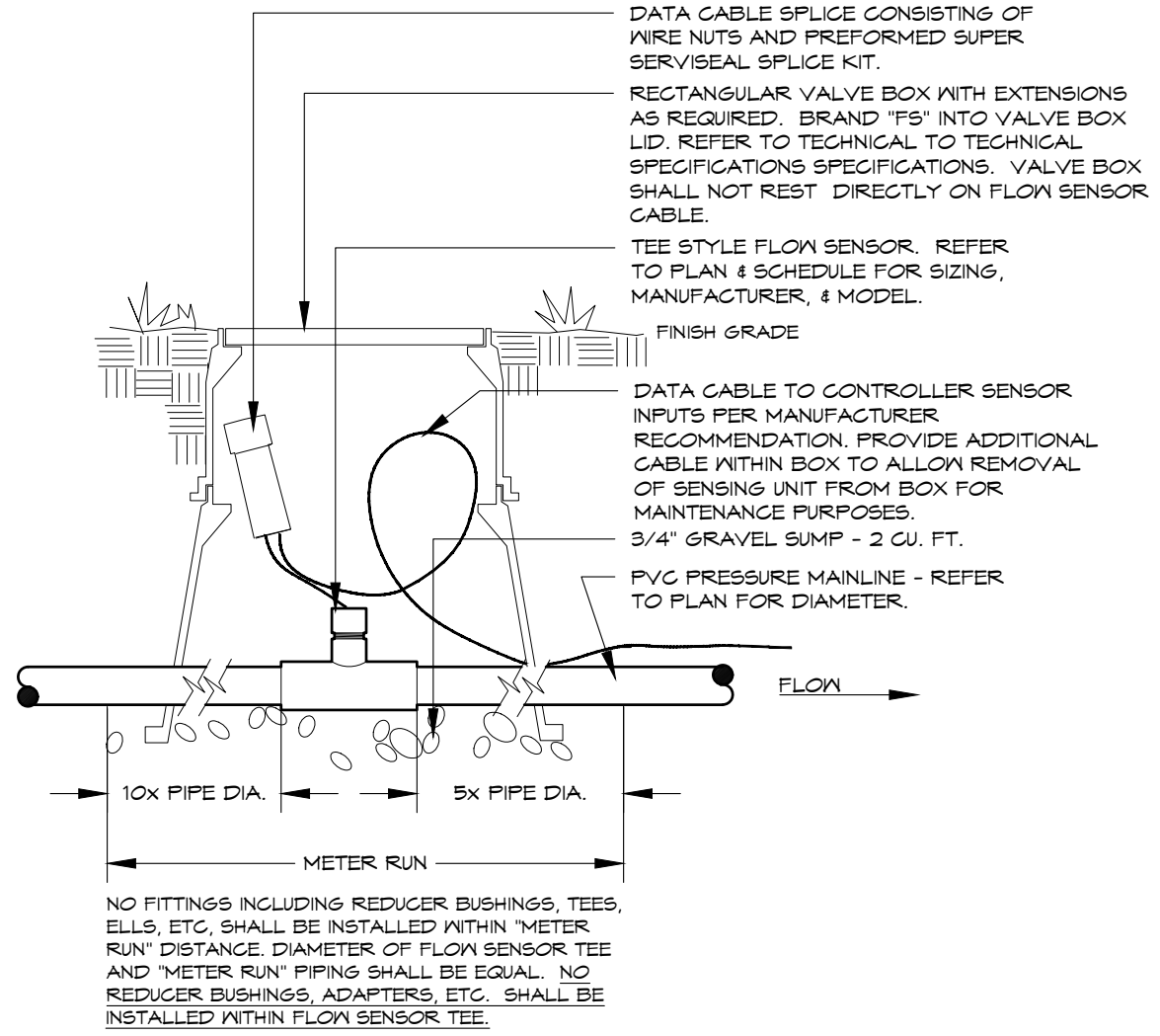
WEATHER SENSOR  
EAVE MOUNTED - Wireless

2



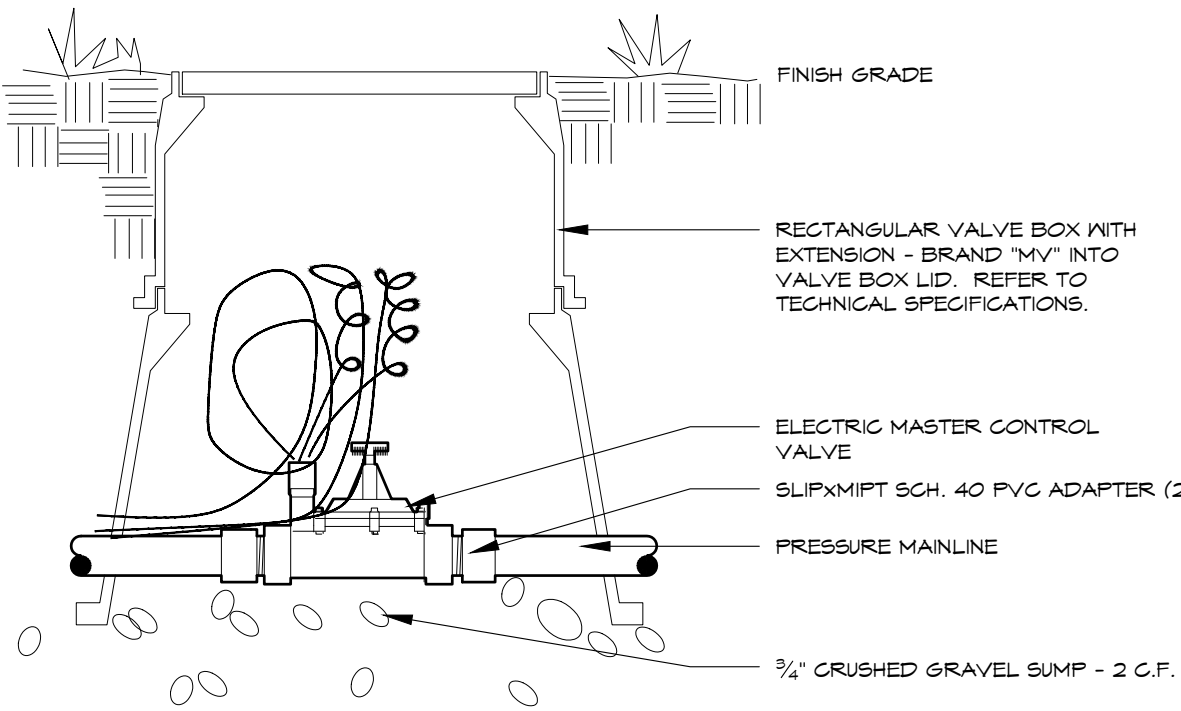
SUBMETER

3



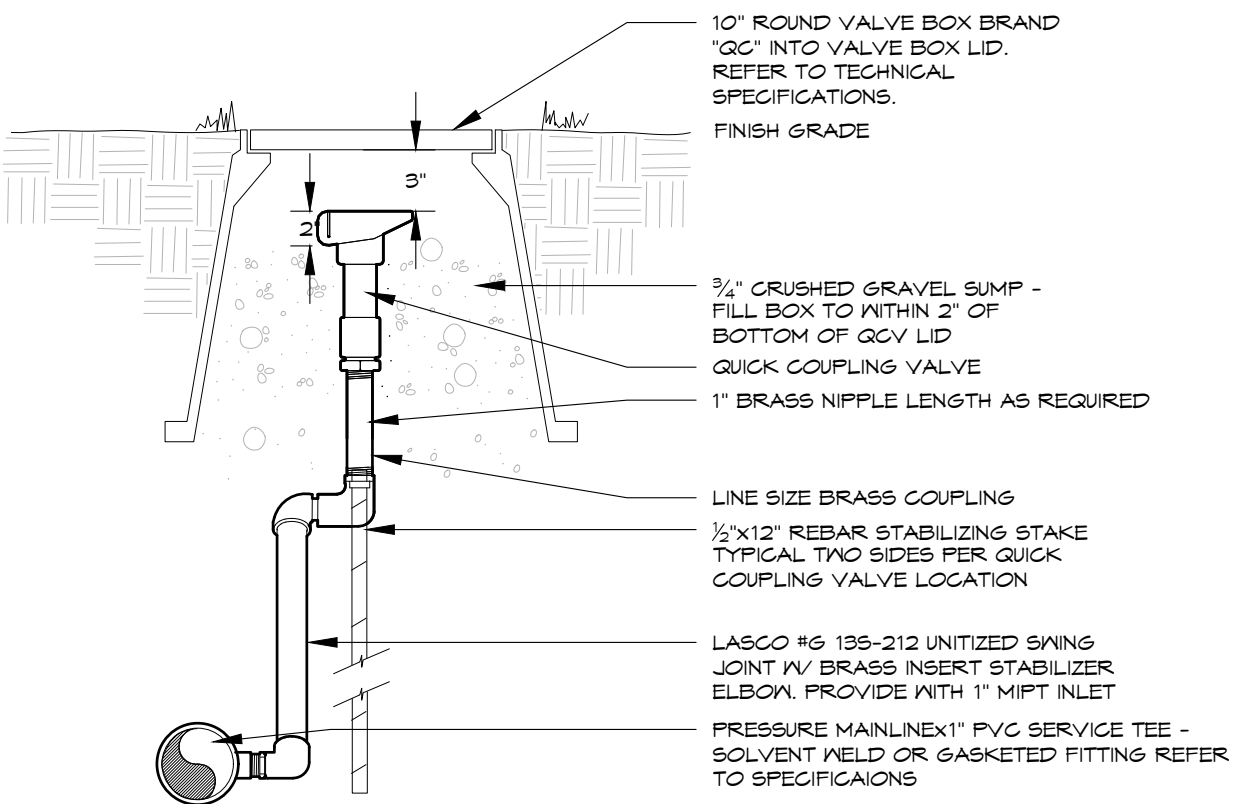
FLOW SENSOR  
VIA DATA CABLE - TEE STYLE

4



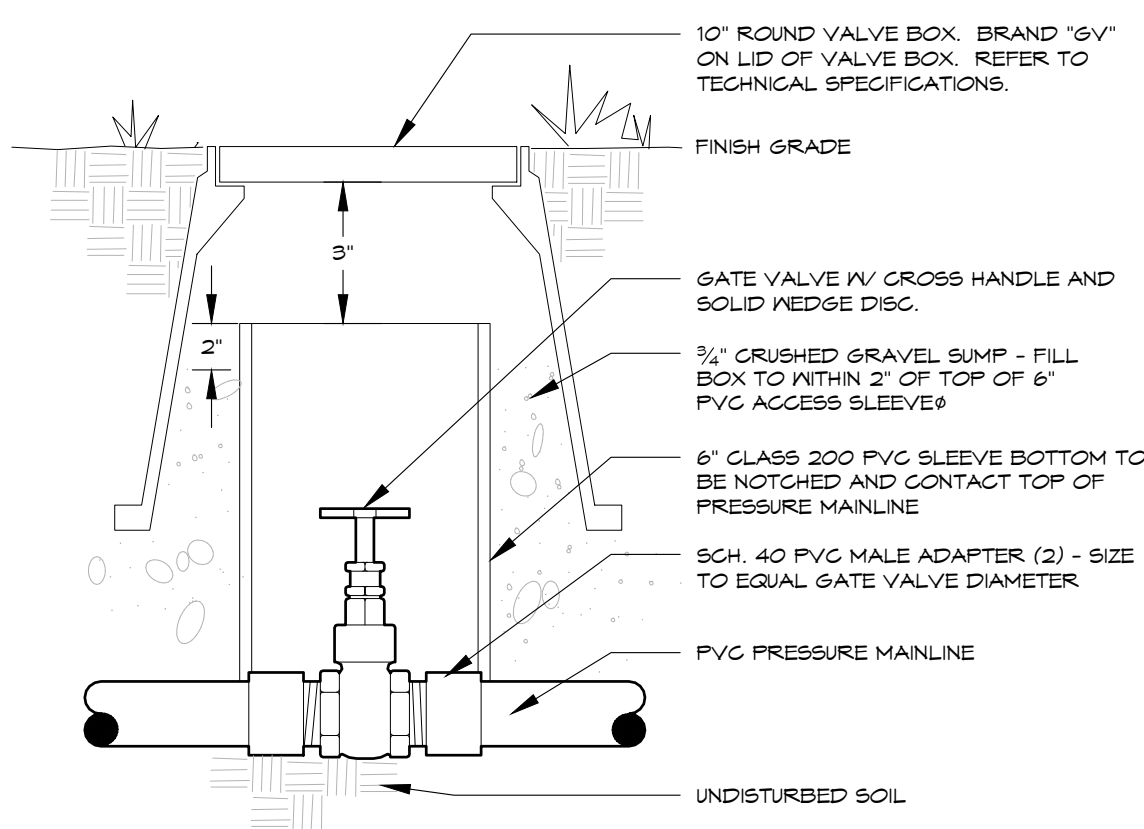
MASTER VALVE  
24V - Small - Typical

5



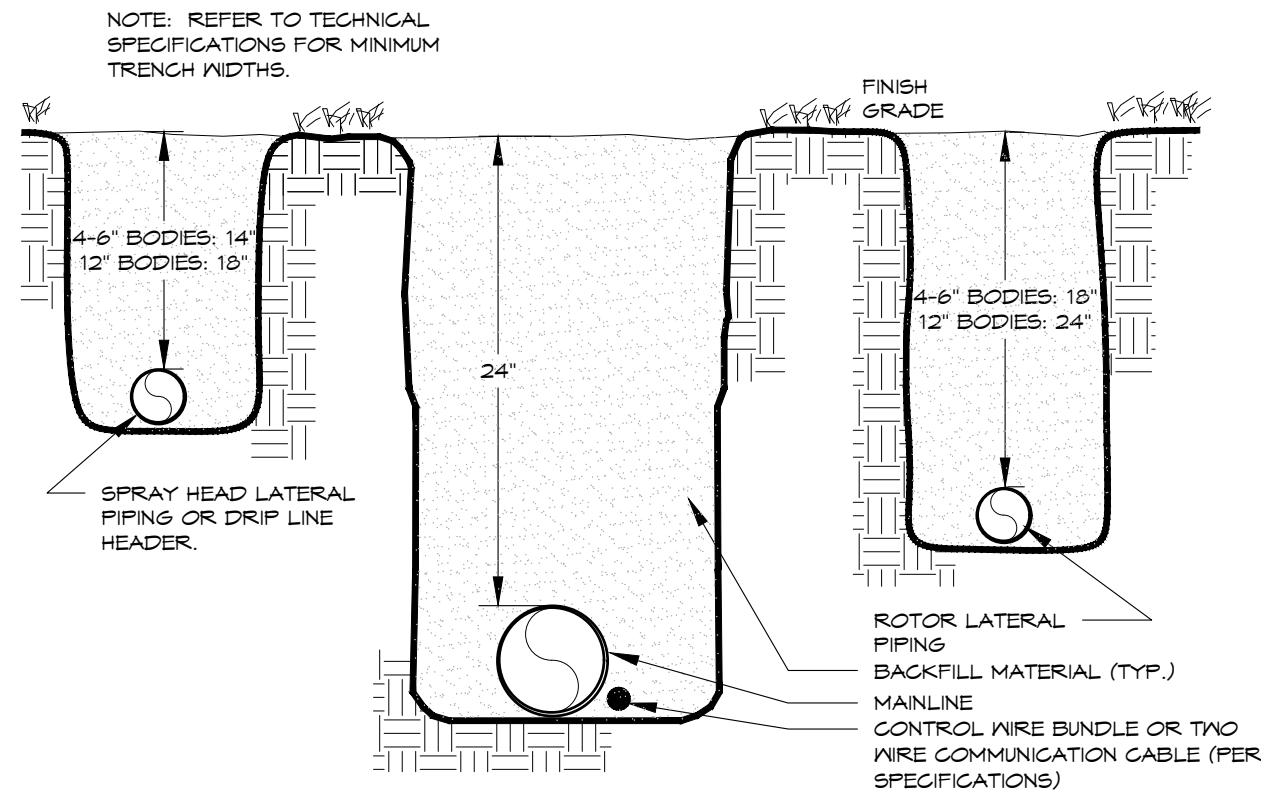
QUICK COUPLING VALVE  
LASCOSWING - TYPICAL

6



GATE VALVE  
2.5" & SMALLER - X-HANDLE

7



TRENCH  
24" MAINLINE

8



OWNER  
CITY OF MANITOU SPRINGS  
800 MANITOU AVENUE  
MANITOU SPRINGS, CO 80820  
719.433.6561

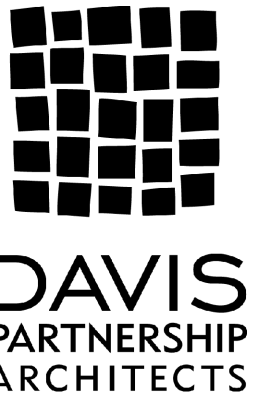
ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2801 BLAKE STREET  
DENVER, CO 80205  
303.881.8055

GENERAL CONTRACTOR  
FRANSEN POTTMAN CONSTRUCTION  
985 S. RANDOLPH  
CENTENNIAL, CO 80112  
720.224.0090

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2801 BLAKE STREET  
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303.881.8055

CIVIL ENGINEER  
MARK THAMMATHIN ENGINEERS  
12409 W. COLFAX AVENUE  
LAKESIDE, CO 80401  
720.544.5346

ELECTRICAL ENGINEER  
AE DESIGN  
1800 W. WATSON STREET  
DENVER, CO 80202  
303.296.3079



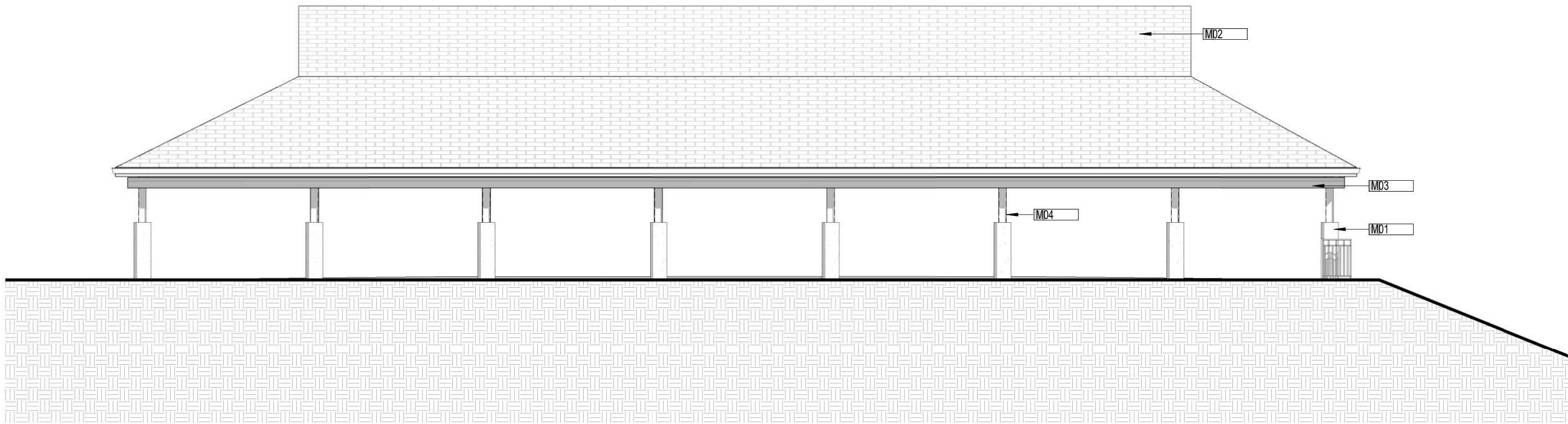
IRRIGATION DETAILS

SHEET NUMBER:  
**16**  
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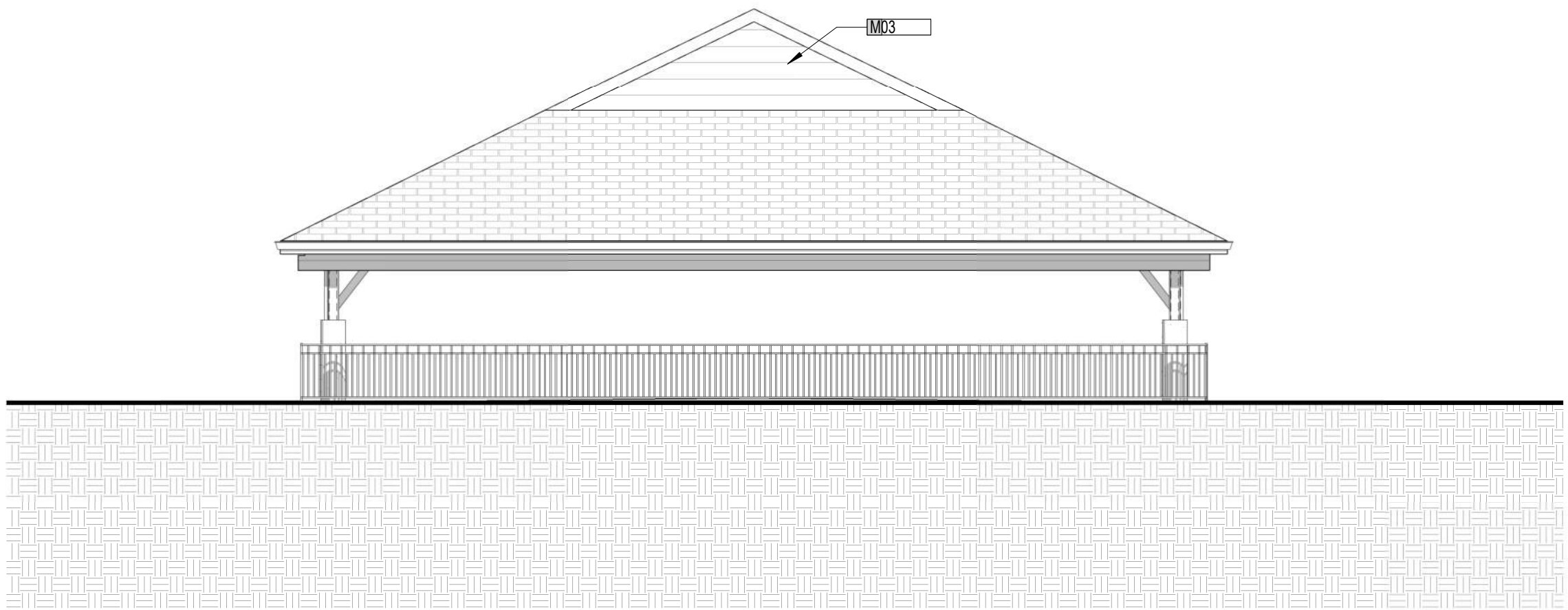


HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

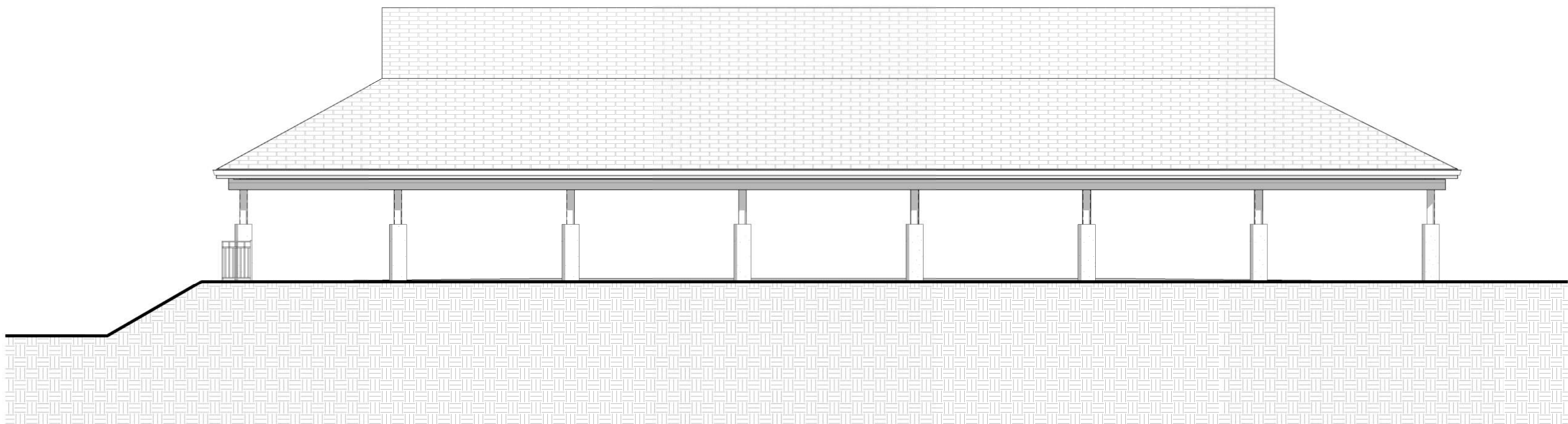
10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829



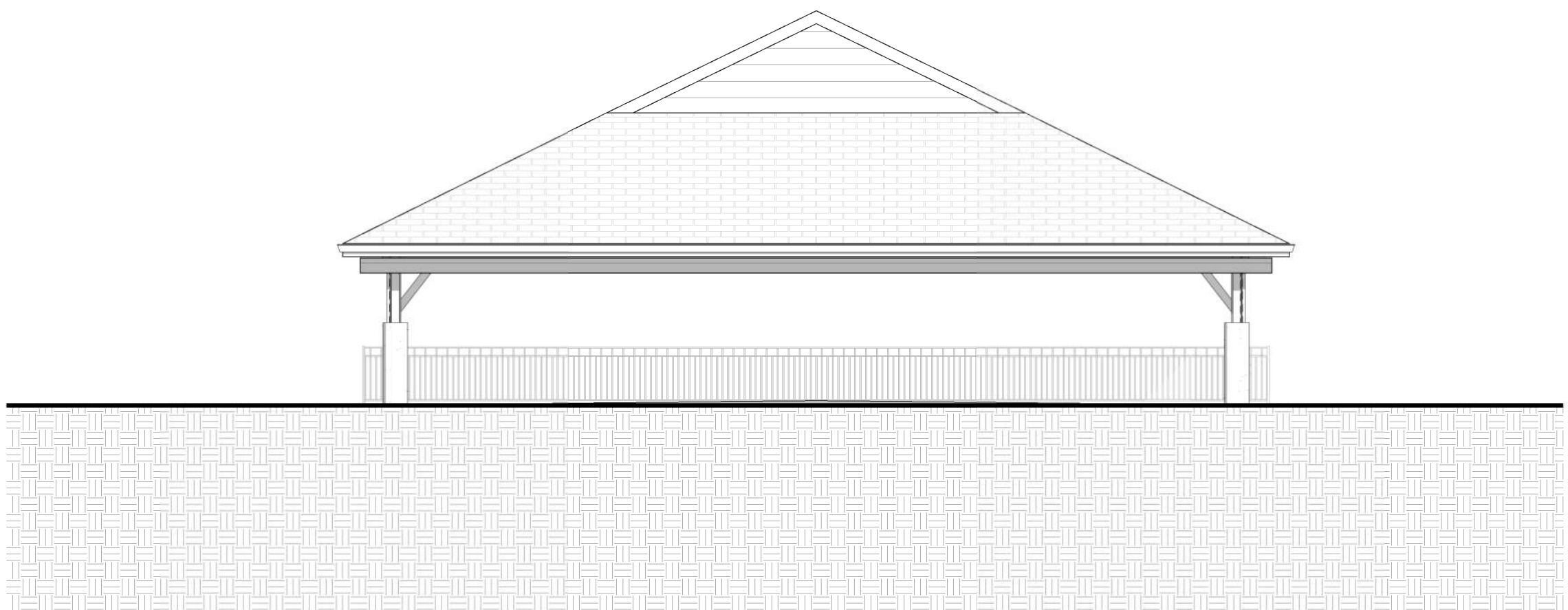
4 PAVILION - WEST ELEVATION  
1/8" = 1'-0"



3 PAVILION - SOUTH ELEVATION  
1/8" = 1'-0"



1 PAVILION - EAST ELEVATION  
1/8" = 1'-0"

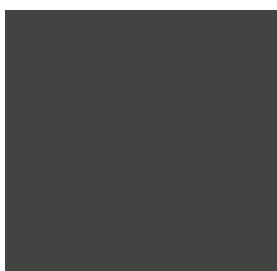


2 PAVILION - NORTH ELEVATION  
1/8" = 1'-0"

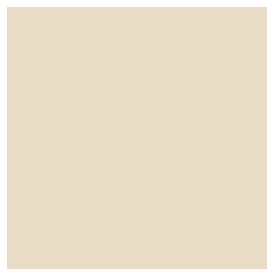
| KEYNOTE LEGEND (PER SHEET) |                                                                          |
|----------------------------|--------------------------------------------------------------------------|
| M01                        | INTEGRAL RED CONCRETE                                                    |
| M02                        | SHINGLES                                                                 |
| M03                        | WOOD SIDING                                                              |
| M04                        | EXISTING QUEEN TRUSSES, WOOD COLUMNS & KICKERS TO BE SANDED AND STAINED. |



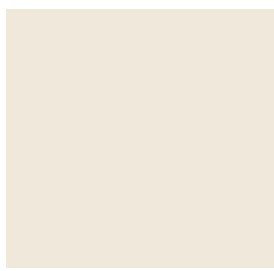
TRUDEFINITION DURATION STORM  
SHINGLES - DRIFTWOOD



SHERWIN-WILLIAMS  
SW 7069 IRON ORE  
METAL TRIM



SHERWIN-WILLIAMS  
SW 6119 ANTIQUE WHITE  
PAVILION SOFFIT TRIM



SHERWIN-WILLIAMS  
SW 7012 CREAMY  
PAVILION SOFFIT - WOOD SIDING  
& BEADBOARD PAINT



SHERWIN-WILLIAMS STAIN  
SW 3504 WOODRIDGE



MANITOU SPRINGS  
INTEGRAL RED CONCRETE

OWNER  
CITY OF MANITOU SPRINGS  
600 MANITOU AVENUE  
MANITOU SPRINGS, CO 80809  
719.433.6961

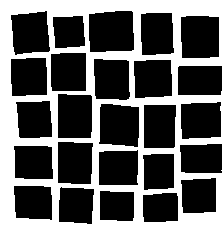
ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
DENVER, CO 80202  
303.861.8200

GENERAL CONTRACTOR  
FRANKEN PITTMAN CONSTRUCTION  
5905 E. WASHINGTON CT.  
CENTENNIAL, CO 80112  
720.724.1500

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
DENVER, CO 80202  
303.861.8200

CIVIL ENGINEER  
MANITOU SPRINGS ENGINEERS  
10405 W. COLFAX AVENUE  
LAKESIDE, CO 80201  
720.544.3346

STRUCTURAL ENGINEER  
AE DESIGN  
1601 W. 10TH STREET  
DENVER, CO 80202  
303.296.3579



DAVIS  
PARTNERSHIP  
ARCHITECTS

BUILDING ELEVATIONS

SHEET NUMBER:  
**17**  
17 of 21

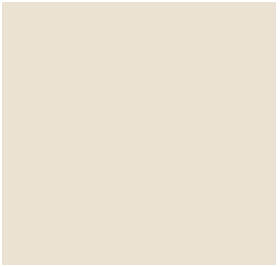


HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

KEYNOTE LEGEND (PER SHEET)

|     |                                |
|-----|--------------------------------|
| M02 | SHINGLES                       |
| M06 | STONE                          |
| M07 | STUCCO                         |
| M08 | LUMBER TO BE STAINED           |
| M09 | METAL RODS TO BE PAINTED BLACK |



LaHabra STUCCO BY SIKA  
COLOR: P-6 EL DORADO



SHERWIN-WILLIAMS STAIN  
SW 3504 WOODRIDGE



SANDSTONE  
COLOR: LYONS RED



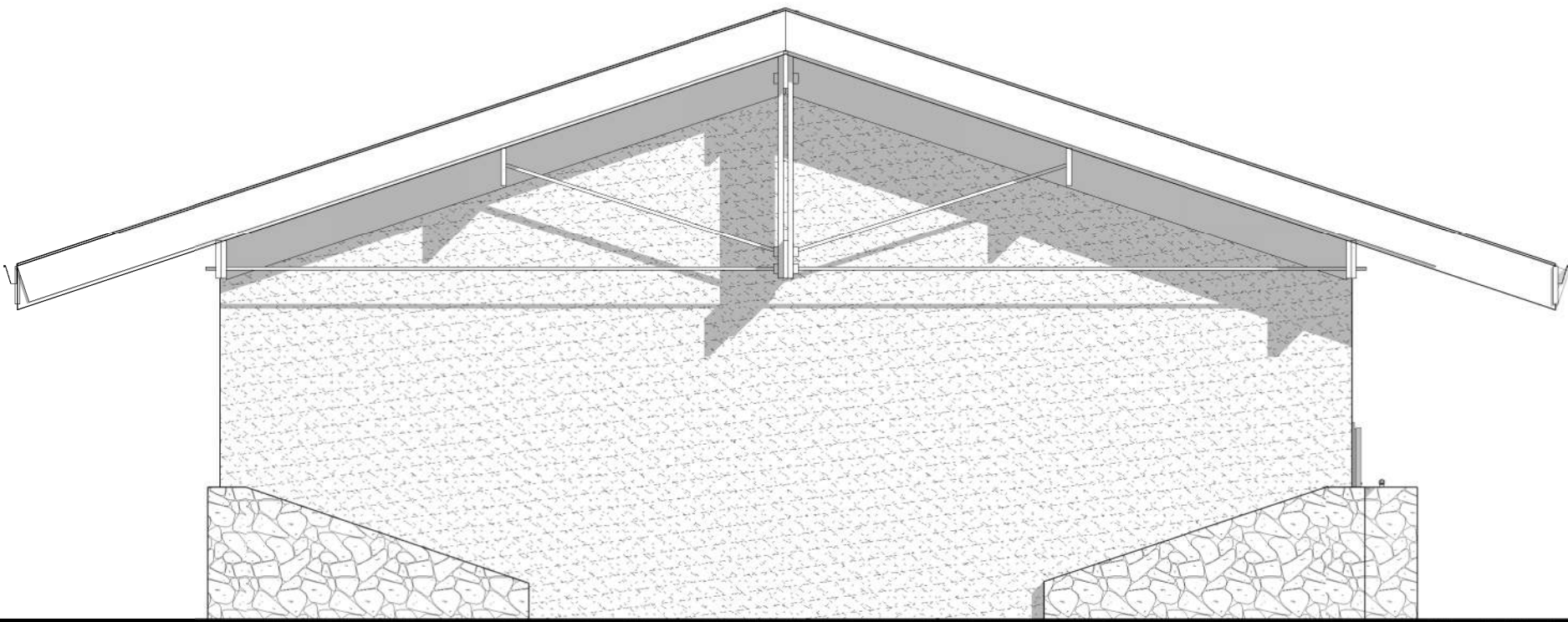
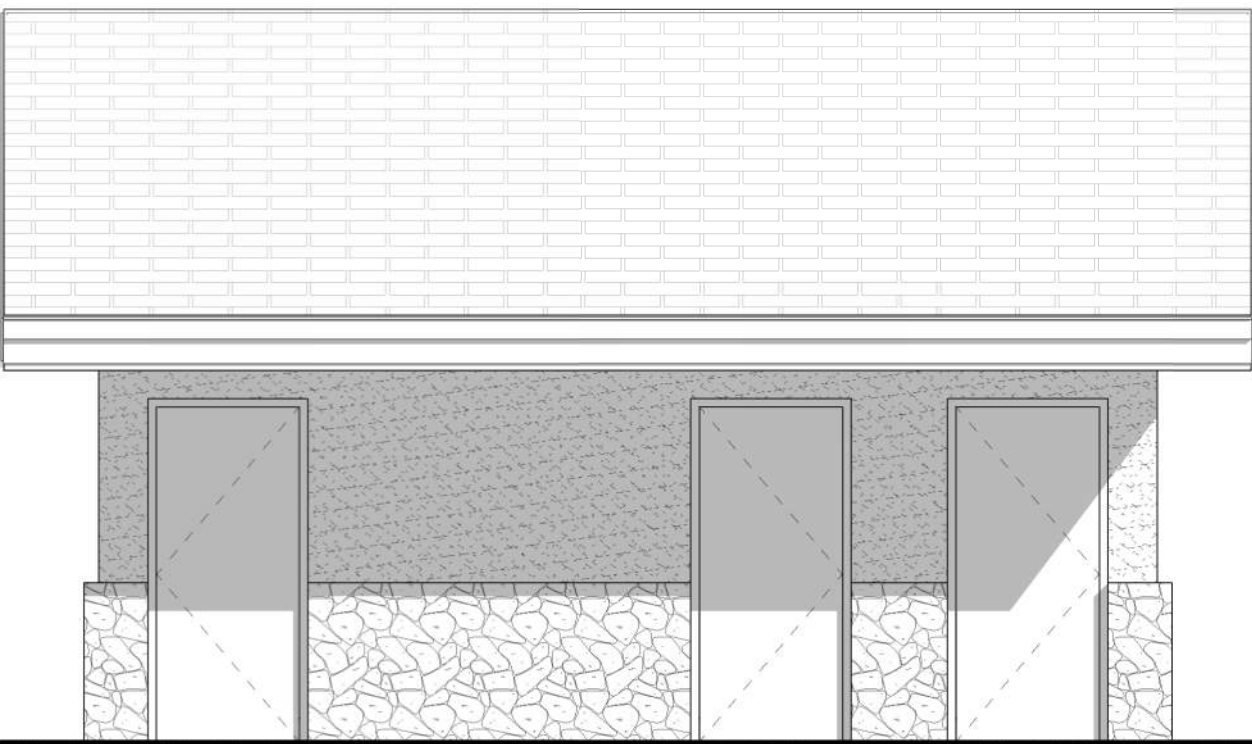
1x6 TONGUE AND GROOVE  
BEETLE KILL BLUE STAIN PINE  
RESTROOM SOFFIT



TRUDEFINITION DURATION STORM  
SHINGLES - DRIFTWOOD



SHERWIN-WILLIAMS  
SW 7069 IRON ORE  
METAL TRIM & RODS

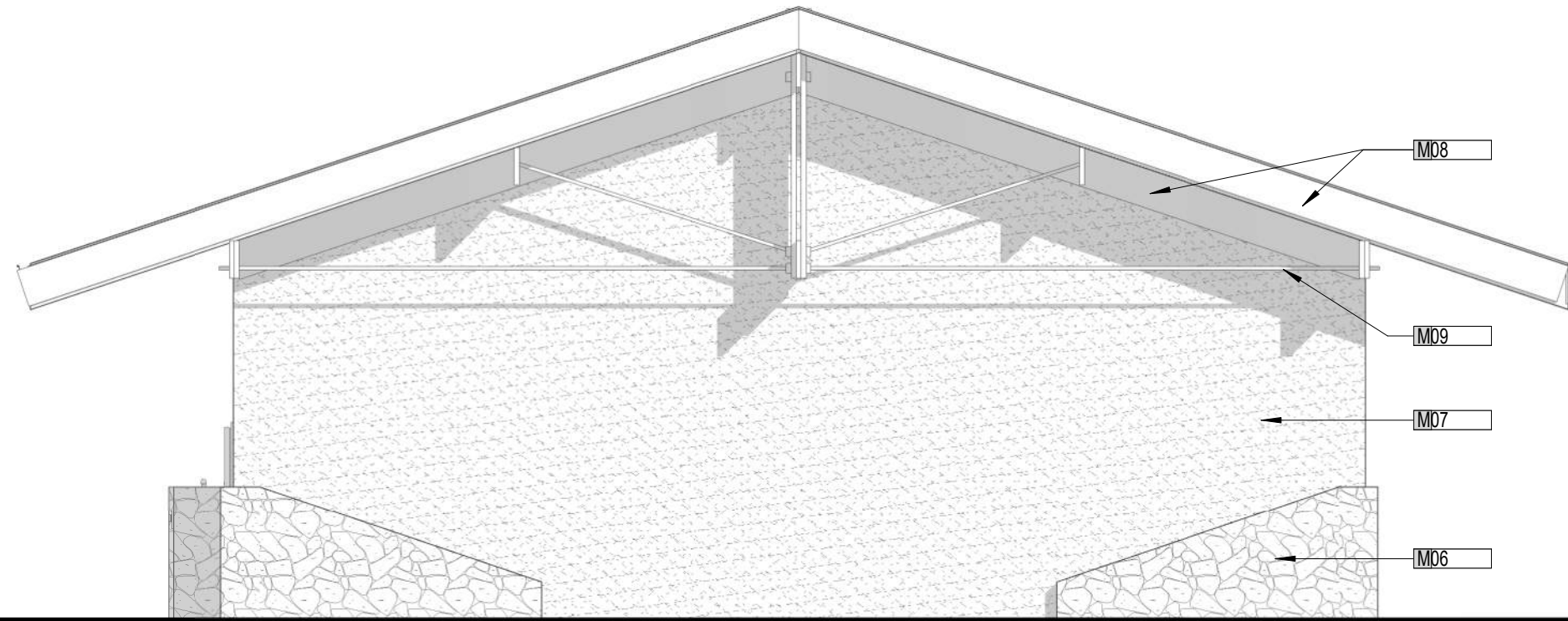
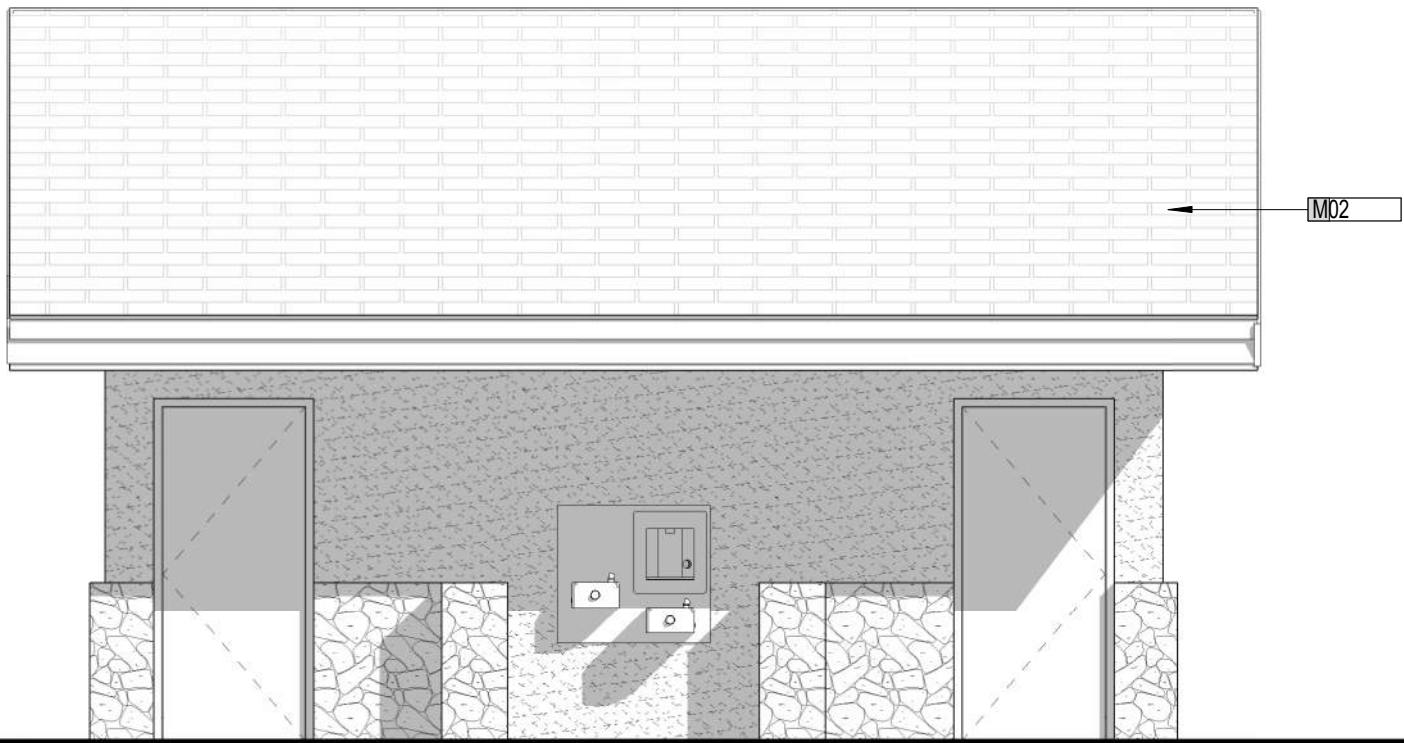


4 RESTROOM - WEST ELEVATION

1/4" = 1'-0"

3 RESTROOM - SOUTH ELEVATION

1/4" = 1'-0"



1 RESTROOM - EAST ELEVATION

1/4" = 1'-0"

2 RESTROOM - NORTH ELEVATION

1/4" = 1'-0"

OWNER  
CITY OF MANITOU SPRINGS  
600 MANITOU AVENUE  
MANITOU SPRINGS, CO 80809  
719.433.6961

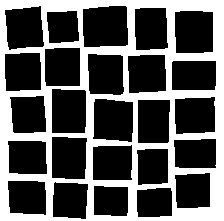
ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
DENVER, CO 80202  
303.861.8200

GENERAL CONTRACTOR  
FRANKEN PITTMAN CONSTRUCTION  
5902 S. WASHINGTON CT.  
CENTENNIAL, CO 80112  
720.224.1500

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
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DENVER, CO 80202  
303.861.8200

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MANITOU SPRINGS ENGINEERS  
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LAKESIDE, CO 80201  
720.344.3346

ELECTRICAL ENGINEERS  
AE DESIGN  
1605 W. WATKINS STREET  
DENVER, CO 80202  
303.296.3579



DAVIS  
PARTNERSHIP  
ARCHITECTS

BUILDING ELEVATIONS

SHEET NUMBER:  
**18**  
18 of 21



HIAWATHA GARDENS  
MAJOR DEVELOPMENT PLAN

10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

GENERAL NOTES

- A. THE PHOTOMETRIC GRID IS NO GREATER THAN TEN (10) FEET BY TEN (10) FEET AND PROVIDES LIGHTING LEVELS AT GRADE AND DIRECTLY UNDER THE FIXTURES.
- B. ILLUMINANCE VALUES SHOWN SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
- C. ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING.
- D. REFER TO LIGHTING FIXTURE SCHEDULE FOR MOUNTING HEIGHT.
- E. ALL LIGHTING FIXTURES SHALL BE INSTALLED SO THAT LIGHT TRESPASS FROM ANY PROPERTY LINE, EXPECT A PROPERTY LINE ADJACENT TO A PUBLIC STREET, SHALL NOT EXCEED (1) FOOTCANDLE AT THE PROPERTY LINE.
- F. ALL LIGHTING FIXTURES SHALL BE INSTALLED SO AS NOT TO CAUSE GLARE AT OR BEYOND THE PROPERTY LINE AND SHALL NOT BE AIMED TOWARD TRAFFIC.
- G. ALL LIGHTING FIXTURES EXCEPT MOTION DETECTOR-ACTIVATED LIGHTING SHALL BE FULLY SHIELDED SO THAT THE LIGHTING ELEMENT IS NOT VISIBLE TO AN OBSERVER AT ANY PROPERTY LINE, EXCEPT AS STATED OTHERWISE IN PART 7.4.12.
- H. UNLESS OTHERWISE SPECIFIED, ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF TYPE AS INSTALLED.
- I. ALL EXTERIOR LIGHT FIXTURES SHALL GENERATE AT LEAST EIGHTY (80) LUMENS PER WATT OF ENERGY CONSUMED, AS SHOWN ON THE MANUFACTURERS' SPECIFICATIONS FOR THE LIGHT FIXTURE.
- J. MAXIMUM OF 10FC IS PERMITTED ON THIS PROPERTY.
- K. MINIMUM DISTANCE OF 10FT SHALL EXIST BETWEEN ALL TREE PLANTINGS AND LIGHT POLES.

LIGHTING FIXTURES

- A1  
LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.
- WALL MOUNTED LUMINAIRE
- DOWNLIGHT LUMINAIRE
- LED TAPE LUMINAIRE
- FESTOON LIGHTING
- STEP LIGHT TYPE LUMINAIRE
- IN-GRADE UPLIGHT
- BOLLARD
- PEDESTRIAN POLE OR POST TOP LUMINAIRE
- EXTERIOR AREA LIGHT

| Calculation Summary |             |       |      |     |     |         |
|---------------------|-------------|-------|------|-----|-----|---------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min |
| OVERALL SITE        | Illuminance | Fc    | 0.55 | 9.7 | 0.0 | N.A.    |
| PROPERTY LINE       | Illuminance | Fc    | 0.07 | 0.9 | 0.0 | N.A.    |
| PROPERTY LINE +20FT | Illuminance | Fc    | 0.00 | 0.1 | 0.0 | N.A.    |
| PARKING             | Illuminance | Fc    | 1.63 | 8.9 | 0.0 | N.A.    |
| PAVILION            | Illuminance | Fc    | 7.06 | 9.7 | 2.1 | 3.36    |



1 PHOTOMETRIC SITE PLAN

19 SCALE: 1"=20'

AE DESIGN

Integrated Lighting, Technology, and Electrical Solutions  
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3024  
aedesign-inc.com Project #: 6983.00



OWNER  
CITY OF MANITOU SPRINGS  
400 MANITOU BLVD.  
MANITOU SPRINGS, CO 80829  
719.483.6661

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
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DENVER, CO 80205  
303.861.8055

LANDSCAPE ARCHITECT  
MANITOU SPRINGS ENGINEERS  
12499 W COLFAX AVENUE  
LAKESIDE, CO 80223  
720.544.5346

PAVILION CONSTRUCTION  
FRANKEN OPTIMAN CONSTRUCTION  
2525 FRANCIS CIRCLE  
CENTENNIAL, CO 80112  
720.224.6900



DAVIS  
PARTNERSHIP  
ARCHITECTS

SHEET NUMBER:

19

19 of 21

PHOTOMETRIC PLAN



10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

| Calculation Summary |             |       |      |     |     |         |         |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| OVERALL SITE        | Illuminance | Fc    | 0.55 | 9.7 | 0.0 | N.A.    | N.A.    |
| PROPERTY LINE       | Illuminance | Fc    | 0.07 | 0.9 | 0.0 | N.A.    | N.A.    |
| PROPERTY LINE +20FT | Illuminance | Fc    | 0.00 | 0.1 | 0.0 | N.A.    | N.A.    |
| PARKING             | Illuminance | Fc    | 1.63 | 8.9 | 0.0 | N.A.    | N.A.    |
| PAVILION            | Illuminance | Fc    | 7.06 | 9.7 | 2.1 | 3.36    | 4.62    |

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

- A. ALL LED LAMPS AND/OR FIXTURES SHALL BE 3000K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, UON.
- B. ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UON.
- C. PROVIDE LUMINAIRES SHOWN AS SHADED WITH FACTORY INSTALLED 90 MINUTE EMERGENCY BATTERY OR OTHER REMOTE POWER SOURCE, UON. EMERGENCY LUMINAIRES SHALL SENSE UON-SWITCHED POWER TO THE SPACE AND OPERATE AUTOMATICALLY UPON LOSS OF NORMAL POWER, ALL EMERGENCY LUMINAIRES SHALL HAVE AN INTEGRAL TEST SWITCH AND VISIBLE INDICATOR LIGHT. CONNECT THE EMERGENCY BATTERY TO THE UON-SWITCHED LEG OF THE LIGHTING CIRCUIT INDICATED.
- D. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
- E. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
- F. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES. NOTIFY SPECIFIER OF ANY DISCREPANCIES.
- G. ALL FINISH SELECTIONS SHALL BE VERIFIED BE ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
- H. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
- I. TYPICAL FOR ALL LIGHT FIXTURES WITH DESIGNATION STARTING WITH 'M': FIXTURES ARE SHOWN FOR REFERENCE ONLY. FIXTURE SELECTIONS AND SPECIFICATIONS SHALL BE PROVIDED BY THE ARCHITECT AND/OR INTERIOR DESIGNER. EC SHALL COORDINATE CACT MOUNTING LOCATION, MOUNTING HEIGHT, WATTAGE, AND DIMMING PROTOCOL WITH ARCHITECT / INTERIOR DESIGNER, LIGHTING CONSULTANT, AND/OR ELECTRICAL ENGINEER PRIOR TO INSTALL.
- J. REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT. REFER TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND WIRING REQUIREMENTS TO PREVENT VOLTAGE DROP. DO NOT EXCEED MANUFACTURERS RECOMMENDATIONS REGARDING WIRE GAGE AND MAXIMUM WIRE RUN LENGTHS.
- K. FOR LUMINAIRES SPECIFIED WITH 0-10V DIMMING, 0-10V DIMMING DRIVER(S) REQUIRE ADDITIONAL LOW VOLTAGE CONTROL WIRES IN ADDITION TO STANDARD WIRING FOR POWER.
- L. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG F / -18 DEG C, AND RATED FOR OUTDOOR USE.

1.

**AE DESIGN**  
Integrated Lighting, Technology, and Electrical Solutions  
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034  
aedesign-inc.com | Project #: 6983.00



10 OLD MANS TRAIL  
MANITOU SPRINGS, 80829

|    |             |
|----|-------------|
| 1  | EA1, EA2    |
| 21 | SCALE: N.S. |

|    |                |
|----|----------------|
| 2  | N.S.           |
| 21 | SCALE: 1"=100' |

|    |             |
|----|-------------|
| 3  | EL1         |
| 21 | SCALE: N.S. |

|    |             |
|----|-------------|
| 4  | EW1         |
| 21 | SCALE: N.S. |

# Hiawatha Gardens Ecological Characterization Study Manitou Springs El Paso County, Colorado

## *On Behalf of:*

City of Manitou Springs  
606 Manitou Avenue  
Manitou Springs, CO 80829

## *Prepared by:*



2435 Research Parkway  
Suite 300  
Colorado Springs, CO 80920

**October 24, 2024**

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## 1.0 Introduction

Matrix Design Group, Inc. (Matrix) prepared this Ecological Characterization Study per Manitou Springs Code Ordinance 18.03.10.5 on behalf of the City of Manitou Springs for the proposed drainage improvements at the historic Hiawatha Gardens building, located in Manitou Springs, El Paso County, Colorado. The proposed project includes concept level parking and pedestrian improvements, landscape improvements, and potential improvements to the adjacent Fountain Creek channel and floodplain.

## 2.0 Methods

For this assessment, Matrix first conducted a desktop analysis of the project area to determine whether known federal threatened and endangered species or critical habitat have been documented within or immediately adjacent to the proposed project area. Matrix queried the following sources to gain more information about the project area:

- The U.S. Fish and Wildlife Service (USFWS), Information for Planning and Consultation (IPaC) Official Species List for candidate, threatened, or endangered species, and their critical habitat for the project area (USFWS, 2022b)
- The Colorado State Wildlife Action Plan (CSWAP) and Colorado's Conservation Data Explorer (CODEX) for state listed Species of Greatest Conservation Need (SGCN) (CODEX, 2023)
- The U.S. Geological Survey (USGS) National Hydrography Dataset (NHD) stream and waterbody data for a list of streams, waterbodies, and watersheds that intersect with the project area (USGS, 2022).
- The USFWS National Wetland Inventory (NWI) for a list of wetland and open water habitat that intersect with the project area (USFWS, 2022a).

A literature review was conducted for pertinent information on each USFWS federally listed species and Colorado state-listed species regarding their habitat preferences, life history requirements, distinguishing features, mobility/home-range requirements, reproductive needs, and sensitivity to anthropogenic disturbances.

A subsequent field review of the project area was conducted by Matrix staff on September 18th, 2024. In accordance with Code Ordinance 18.03.10.5, Matrix assessed the following:

- wetlands and perennial streams
- native and non-native vegetation communities
- locate and identify trees greater than 3 inches indicating their size and health
- passively record wildlife observed

The findings of the desktop analysis and field visit are summarized below. Features observed and recorded in the project area were located using a handheld GPS unit with sub-foot accuracy. This includes trees, ordinary high-water mark, top of bank, and shoreline.

## 3.0 Results

### 3.1 Wildlife Use of the Area and Habitat Value

The Endangered Species Act (ESA) of 1973 is administered the U.S. Fish and Wildlife Service (USFWS) and protects threatened and endangered species and their habitats. Potentially significant adverse effects

to federally listed species and/or their habitats require consultation with USFWS under Section 7 or Section 10 of the ESA. Effects on candidate species do not require formal consultation. USFWS serves as the deciding authority on the designation and development of species-specific conservation banks.

Under the ESA it is unlawful for any person to “take” an endangered species, including any significant habitat modifications that could alter species behaviors, such as mating or foraging, or other actions that may result in the further decline of that species. Therefore, a preliminary desktop analysis for any federally listed species that could occur at or near the project area was conducted. The IPaC report identified eight federally threatened, endangered, or candidate species that may be impacted by activities at or near the project, which are listed in [TABLE 1](#). Only species with the potential to occur will be evaluated for any constraints to development.

**Table 1. Threatened and Endangered species with potential to occur in project area**

| Scientific Name                  | Common Name         | Species Type | USFWS Status        | Potential to Occur         |
|----------------------------------|---------------------|--------------|---------------------|----------------------------|
| <i>Canis lupus</i>               | gray wolf           | mammal       | Experimental in CO  | No                         |
| <i>Charadrius melodus</i>        | pipin plover        | bird         | Threatened          | No                         |
| <i>Danaus plexippus</i>          | monarch butterfly   | insect       | Candidate           | No                         |
| <i>Laterallus jamaicensis</i>    | eastern black rail  | bird         | Threatened          | No                         |
| <i>Perimyotis subflavus</i>      | tricolored bat      | mammal       | Proposed endangered | Yes                        |
| <i>Scaphirhynchus albus</i>      | pallid sturgeon     | fish         | Endangered          | No                         |
| <i>Spiranthes diluvialis</i>     | Ute ladies'-tresses | plant        | Threatened          | No                         |
| <i>Strix occidentalis lucida</i> | Mexican spotted owl | bird         | Threatened          | No, final critical habitat |

USFWS defines critical habitat as an area of land and water with physical and biological features that are essential for the conservation of a threatened or endangered species that may require special management considerations or protections (USFWS, 2004). The project area lies within final critical habitat for the Mexican spotted owl (*Strix occidentalis lucida*) (MSO) as defined by USFWS. MSOs prefer both forested and rocky-canyon habitats, disconnected from human encroachment (USFWS, 2023a). Following correspondence with local USFWS biologist, Kyle Lemaire, due to the urbanization and high human traffic throughout the City of Manitou Springs, MSOs are not expected to inhabit the project area, nor the surrounding area; therefore, this project is not expected to have adverse impacts on MSOs nor will there be any restrictions or limitations to the project construction due to the designated critical habitat.

The tricolored bat (*Perimyotis subflavus*) (TCB) is one of the smallest bats that is native to North America and can be found roosting in forests, caves, mines and/or human structures, such as barns, porch roofs, and bridges. In the winter months (November to April), they are known to hibernate in caves, mines, and the occasional road-associated culvert and/or bridge, where caves are less abundant. Their preferred prey items include small insects such as caddisflies, moths, beetles, wasps, and flies and are usually found foraging in the early evening along forest edges and over waterways. During the site visit, Matrix biologists observed suitable habitat throughout the project area, including large trees and various bridge and culvert structures that could potentially be utilized as roosting locations.

Following correspondence with local USFWS biologist, Kyle Lemaire, an informal decision of “may affect, not likely to adversely affect” determination was discussed. Due to the potential adverse effects to a

federally listed species and their habitat, the project will likely require consultation with USFWS under Section 7 or Section 10 of ESA (USFWS, 2022b) in the form of a Biological Assessment with a corresponding response in the form of a Biological Opinion, from USFWS.

When planning for the construction of the project, it is recommended that development activities follow the proposed [Voluntary Environmental Review Process for Development Projects](#) developed by the USFWS to limit any potential impacts to the TCB or their habitat, during the disturbance. Due to the TCB being listed as proposed endangered, minimal conservation measures have been outlined by USFWS. Through conversations with USFWS and internal research, Matrix's recommendations include, but are not limited to, a qualified biologist completing bat presence/absence surveys within culverts and under bridges, prior to construction, in addition to restricting the removal of suitable roosting trees and shrubs during the summer months, outside of hibernation and active pup season (April to July), when individuals have the ability to depart from their potential roosting areas (USFWS, 2024).

## 3.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) protects all migratory birds, raptors, and their active nests. The MBTA prohibits the removal or disturbance of active nests that would result in the loss of eggs or young. Migratory birds and raptors could potentially be impacted by the project, both directly through habitat loss and indirectly due to sound disturbance related to construction activities. Colorado Parks and Wildlife (CPW) recommends all construction-related disturbances occur outside of the migratory bird and raptor nesting season, January 15 through September 30. If disturbance occurs within the nesting season, it is recommended that a qualified biologist conduct a survey of the project area for nesting migratory birds within seven (7) days prior to clearing/grubbing or other construction activities. Desktop analyses identified twelve birds of conservation concern that may be impacted by activities around the project, which are listed in [TABLE 2](#).

**Table 2. Migratory bird species of concern with potential to occur in project area**

| Scientific Name                   | Common Name              | State Status* | SWAP** Tier | Potential to Occur |
|-----------------------------------|--------------------------|---------------|-------------|--------------------|
| <i>Haliaeetus leucocephalus</i>   | bald eagle               | Eagle Act     |             | No                 |
| <i>Selasphorus platycercus</i>    | broad-tailed hummingbird | BCC           |             | Yes                |
| <i>Larus californicus</i>         | California gull          | BCC           |             | No                 |
| <i>Haemorhous cassinii</i>        | Cassin's finch           | BCC           | Tier 2      | No                 |
| <i>Nucifraga columbiana</i>       | Clark's nutcracker       |               |             | No                 |
| <i>Coccothraustes vespertinus</i> | evening grosbeak         | BCC           |             | Yes                |
| <i>Psiloscops flammeolus</i>      | flamulated owl           | BCC           |             | No                 |
| <i>Aquila chrysaetos</i>          | golden eagle             | Eagle Act     | Tier 1      | No                 |
| <i>Melanerpes lewis</i>           | Lewis's woodpecker       | BCC           | Tier 2      | Yes                |
| <i>Contopus cooperi</i>           | olive-sided flycatcher   | BCC           | Tier 2      | No                 |
| <i>Gymnorhinus cyanocephalus</i>  | pinyon jay               | BCC           |             | No                 |
| <i>Leiothlypis virginiae</i>      | Virginia's warbler       | BCC           | Tier 2      | No                 |

\*BCC = Bird of Conservation Concern, \*\*SWAP = State Wildlife Action Plan



There are three species of migratory birds that have the potential to be present at the project area, broad-tailed hummingbirds, evening grosbeaks, and Lewis's woodpecker. Construction timing should aim to occur outside of active nesting times for each species. Nesting for the identified species occurs from April to September. All vegetation removal, thinning, or other construction activities that impact vegetation should occur outside of the nesting window to prevent damage to nesting trees or direct take of adults, chicks, or eggs. If construction activities cannot occur outside of this window Matrix recommends for surveys to be conducted by a qualified biologist no fewer than five (5) days prior to construction activities to determine the presence/absence of the species noted. If active nests or nesting behaviors are observed, precautionary measures like buffer zones for work should be implemented to reduce any adverse impacts to the nesting birds. More information on [Nationwide Standard Conservation Measures](#) are provided by USFWS to reduce stress on nesting birds during development.

### 3.3 State and Local Protections and Considerations CODEX

Colorado's Conservation Data Explorer (CODEX) considers biological diversity, lands, hydrology, and other natural resources including potential impacts to threatened, endangered, and special concern species and their habitat within project areas. During our CODEX review, which includes a one-mile buffer of the project area, five Tier 1 Species of Greatest Conservation Need (SGCN) were noted to potentially occur within the project area, which are listed in [TABLE 3](#).

**Table 3. SWAP Tier 1 species of concern with potential to occur in project area**

| Scientific Name                           | Common Name                   | Species Type | SWAP Tier | Potential to Occur |
|-------------------------------------------|-------------------------------|--------------|-----------|--------------------|
| <i>Zapus hudsonius preblei</i>            | Preble's meadow jumping mouse | mammal       | Tier 1    | No                 |
| <i>Corynorhinus townsendii pallascens</i> | Townsend's big-eared bat      | mammal       | Tier 1    | Yes                |
| <i>Leucosticte australis</i>              | brown-capped rosy-finch       | bird         | Tier 1    | Yes                |
| <i>Myotis lucifugus</i>                   | little brown myotis           | mammal       | Tier 1    | Yes                |
| <i>Myotis thysanodes</i>                  | fringed myotis                | mammal       | Tier 1    | Yes                |

The brown-capped rosy-finch can be found in higher alpine areas near meadows where they forage for seeds and insects along the edges of areas with melting snow. In the winter, they move to lower elevations to more forested habitats. Nests for this species have been found as high as 14,000 ft and are typically made in cliffs, caves, and old rockslides. This species has the potential to occur in this area during the winter months, however, there is no breeding habitat in the area so it is unlikely that they would be impacted by construction activities.

Townsend's big-eared, Mexican free-tailed (*Tadarida brasiliensis*), and myotis bat winter hibernacula habitat was identified within 1-mile of the project area. It is unlikely that construction activities will impact these species. However, removal of potential roosting trees should be minimized as possible, therefore, Matrix recommends that the removal, thinning, or alteration of any vegetation should be timed in accordance with the limits already set by the tricolored bat.

### 3.4 Habitat Considerations

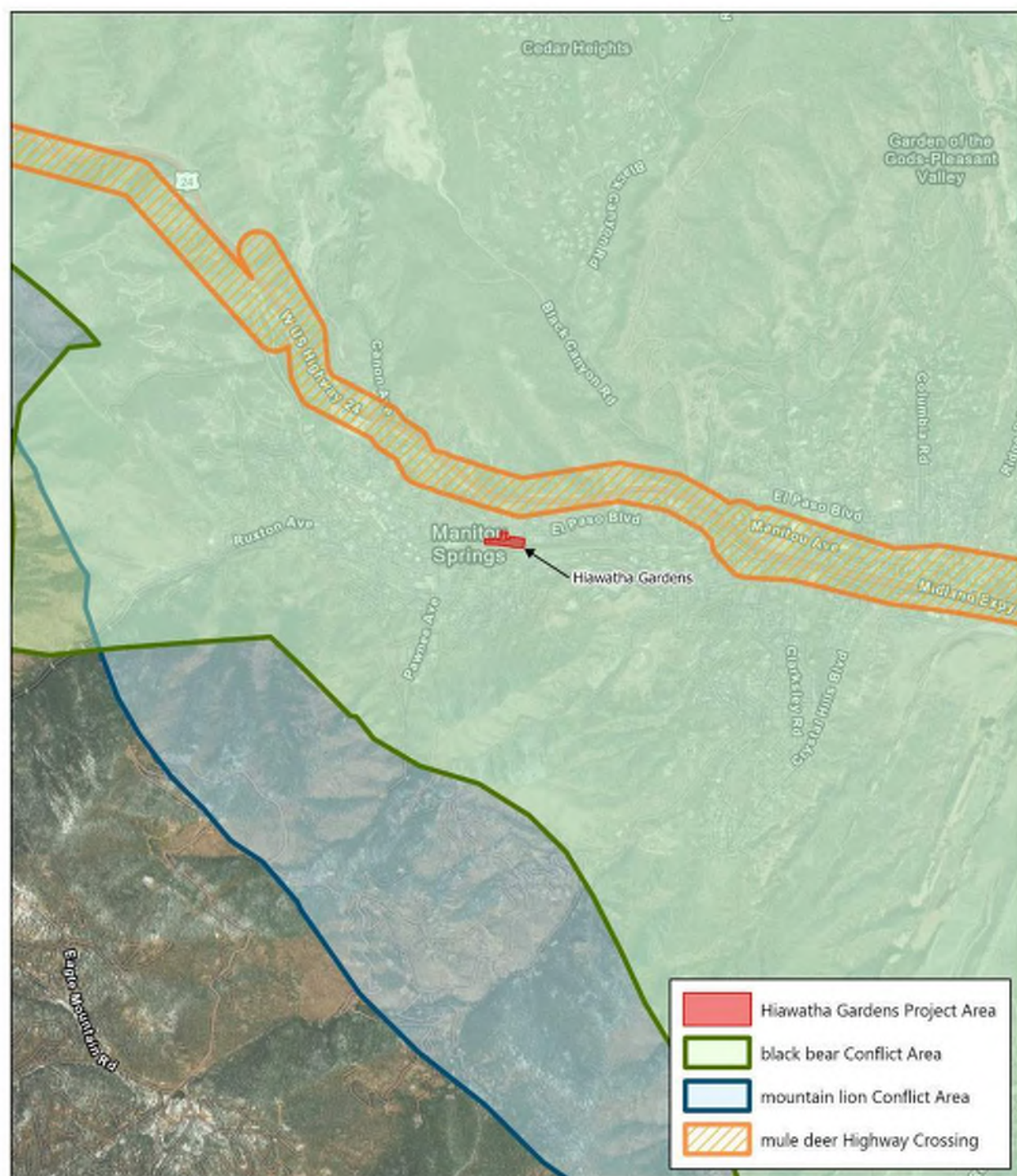
The project area is located along Fountain Creek which likely provides a movement corridor for large and small wildlife species [e.g., amphibians, reptiles, small mammals, and arthropods (insects and spiders, including pollinators), mule deer, and coyotes]. Signs of mule deer, including tracks and scat, were

observed along Fountain Creek during the visit to the project area. Other observations included black-capped chickadee (*Poecile atricapillus*), American crow (*Corvus brachyrhynchos*), hairy woodpecker (*Dryobates villosus*), and black-billed magpie (*Pica hudsonia*). A common garter snake (*Thamnophis sirtalis*) was observed near the creek during the visit which suggests the use of the area by this species. Due to the current conditions of the project area being an existing parking lot with an existing building and pedestrian and vehicular traffic moving through the site at regular intervals, it is unlikely that any species, beyond migratory birds, is spending a considerable amount of time within the project area for cover, nesting, or roosting. It is likely that Fountain Creek, and the associated vegetation, provides enough cover for wildlife to use the southern boundary of the project area as a movement corridor and short-term stopping place for water and foraging.

This area has been identified as a black bear and mountain lion human-wildlife conflict area by CPW (FIGURE 1). In developing the land adjacent to Fountain Creek there are opportunities to reduce conflict with nuisance wildlife species (e.g., prairie rattlesnake, raccoons, red fox, coyote, and mule deer) from negative interactions with people, their pets, and vehicles. Revegetation and landscape design in the project area should focus on reducing human-wildlife conflicts by keeping dense vegetation away from the surrounding commercial properties. CPW provides guidance for developers to reduce conflicts with wildlife: [Colorado Parks & Wildlife - Developing with Wildlife in Mind \(state.co.us\)](https://state.co.us/colorado-parks-wildlife-developing-wildlife-mind). This will help to keep species moving through the area near the floodplain of Fountain Creek and discourage movement through adjacent properties. Any changes to culverts, storm outfalls, or other structures potentially used for wildlife movement should be evaluated and the design will be adjusted to maintain or improve the safe passage of wildlife through the greater corridor while remaining mindful of human and wildlife safety.

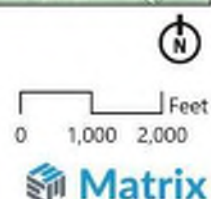
To the North of the project area, CPW has identified a mule deer highway crossing area across State Highway 24 (FIGURE 1). While we can assume mule deer are present within the Fountain Creek corridor, and thus likely use a portion of the project area as a movement corridor, there are no impacts to development because of the designated mule deer highway crossing. It is recommended that CPW's *Developing with Wildlife in Mind*, linked above, be utilized as a guide for design, and that careful consideration be given to the planting palette for landscape design to deter deer from becoming a nuisance within the new development.

Figure 1. Wildlife-Human Conflict Areas



**HIAWATHA GARDENS**  
**FIGURE: WILDLIFE-HUMAN CONFLICT AREAS**

EL PASO COUNTY  
NAD 1983 STATE PLANE (2011) COLORADO CENTRAL  
SOURCE(S): ESRI





### 3.5 Wetland Boundary and Ecological Function

The project area is located within the Fountain Hydrologic Unit Code (HUC) 11020003, an approximately 594,176-acre watershed (FEMA, 2023). Based on a review of the USFWS National Wetlands Inventory (NWI), the project area contains Fountain Creek, which is classified as riverine unknown perennial, unconsolidated bottom, permanently flooded (R5UBH) (USFWS, 2023b). (FIGURE 2).

**Figure 2. Fountain Creek at Hiawatha Gardens**



Matrix staff visited the project area to delineate the limits of aquatic resources, including wetlands and the ordinary high-water mark (OHWM) that may be subject to CWA Section 404 jurisdiction (Waters of the U.S. or "WOTUS"). Additionally, the top of bank and shoreline were delineated as required by the City of Manitou Springs Code Ordinance 18.03.10.5. Approximately 0.01 acre of palustrine emergent (PEM) wetlands were mapped within the project area and contained hydrophytic vegetation, hydric soils, and indicators of hydrology. These wetlands are assumed to be sustained by Fountain Creek continuous flows and seasonal flooding. Emergent wetlands were primarily dominated by reed canarygrass (*Phalaris arundinacea*, Facultative Wetland [FACW]), bluejoint (*Calamagrostis canadensis*, FACW), and orchardgrass (*Dactylis glomerata*, Facultative Upland [FACU]). Wetlands were primarily confined to the fringe and floodplains of Fountain Creek. Wetland/upland transitions were delineated based on changes in vegetation community composition and presence or lack of wetland hydrology indicators. Two data points were collected along the wetland/upland transitions during the delineation to characterize the changes in vegetation, soil, and hydrology. Soils within the wetlands were recorded as 2.5YR 4/4, 7.5YR 3/2, and 10YR 2/1, fitting the Hydrogen Sulfide (A4) hydric indicator. Soil textures within wetlands consisted primarily of gravel and sand. Indicators of wetland hydrology included the primary indicators of Saturation (A3) and Hydrogen Sulfide Odor (C1). Secondary hydrology indicators observed included Drainage Patterns (B10), Geomorphic Position (D2), and FAC-Neutral Test (D5). These wetlands provide minimal ecological function through small amounts of filtration during high flow events, by improving water quality through the removal of pollutants and sediment within the channel.

Fountain Creek is shown as a perennial tributary to the Arkansas River on the USGS Fountain, CO Quadrangle Map and USGS NHD. Field observations confirmed the location and extents of Fountain Creek, running parallel to Manitou Ave and flowing from west to east, below Old Mans Trail, through the center of the project area.

The OHWM was primarily delineated based on water staining on the retaining walls, changes in slope, and changes in vegetation species and cover. This section of Fountain Creek is largely constricted by retaining walls, development, and high levels of foot traffic. Based on the OHWM delineation, approximately 0.24 acres and 675.2 linear feet of Fountain Creek were mapped within the project area.

All mapped resources, including delineated wetlands, OHWM, shoreline, and top of bank, per City of Manitou Springs Code Ordinance 18.03.10.5, can be referenced in [FIGURE 3](#).



Figure 3. Ordinary High Water Mark, Top of Bank, and Shoreline



**HIAWATHA GARDENS**  
**FIGURE: AQUATIC RESOURCES**

EL PASO COUNTY  
NAD 1983 STATE PLANE (2011) COLORADO CENTRAL  
SOURCE(S): ESRI





### 3.6 Prominent Views

Views from the project area include Pike's Peak, the Manitou Incline, Fountain Creek, and the historic Hiawatha Gardens building (FIGURE 4). From the parking area, there are clear views of Pike's Peak and the Manitou Incline to the west. In the center lies the historic Hiawatha Gardens building with a painted mural. Fountain Creek runs west to east through the project area and multiple trails allow access near the creek and provide views of the waterway and large shade trees. Design plans should consider these views and creek access when proposing vegetation and general design to maintain or enhance these characteristics.

**Figure 4. Representative photos of the site including views of Pike's Peak, Manitou Incline, the historic Hiawatha Gardens building, and Fountain Creek**



### 3.7 Vegetation Communities

Vegetation in the project area is heavily associated with Fountain Creek with most plants occurring along its banks. There are little to no plants within the parking area of Hiawatha Gardens apart from a few juniper (*Juniperus sp.*) and pine (*Pinus sp.*) species near the current bus stop on Old Mans Trail and along El Paso Blvd to the north of the project area where there are other shrubs including rubber rabbitbrush (*Ericameria nauseosa*), and various forbs including annual sunflower (*Helianthus annuus*), Rocky Mountain beeplant (*Cleomella serrulata*), and ornamental grasses. Along the southern end of the parking area, along Fountain Creek there are large crack willows, Siberian elms, and cottonwood trees providing shade for the creek and a portion of the parking lot, while also providing a visual barrier between the project area and Manitou Avenue.

Although many of the large trees are considered invasive or noxious species by the Colorado Department of Agriculture, these mature and healthy trees provide much needed shade to the area, screening, and

habitat for various songbird species in the area. This higher vegetation coverage near the creek helps to keep wildlife moving through the project area and reduces the likelihood of them venturing into the surrounding properties or onto Manitou Avenue. Design plans should consider saving trees along Fountain Creek while still accommodating necessary channel improvements. While not an exhaustive list, the TABLES 4 AND 5 below list the species observed within the project area.

**Table 4. Native species observed in the project area**

| Scientific Name             | Common Name             | Category | Wetland Status |
|-----------------------------|-------------------------|----------|----------------|
| <i>Cleome serrulata</i>     | Rocky Mountain beeplant | Forb     | FACU           |
| <i>Ericameria nauseosa</i>  | rubber rabbitbrush      | Shrub    | NI             |
| <i>Fraxus pennsylvanica</i> | green ash               | Tree     | FAC            |
| <i>Helianthus annuus</i>    | common sunflower        | Forb     | FACU           |
| <i>Juniperus scopulorum</i> | Rocky Mountain juniper  | Tree     | NI             |
| <i>Populus deltoides</i>    | plains cottonwood       | Tree     | NI             |
| <i>Robinia pseudoacacia</i> | black locust            | Tree     | FACU           |
| <i>Rosa woodsii</i>         | Woods' rose             | Shrub    | FACU           |
| <i>Salix amygdaloides</i>   | peachleaf willow        | Tree     | FACW           |
| <i>Symphoricarpos albus</i> | common snowberry        | Shrub    | FACU           |

**Table 5. Non-native and invasive species observed in the project area**

| Scientific Name              | Common Name    | Category | Plant Status   |
|------------------------------|----------------|----------|----------------|
| <i>Agrostis gigantea</i>     | redtop         | Grass    | Introduced     |
| <i>Dactylis sp.</i>          | orchardgrass   | Grass    | Introduced     |
| <i>Melilotus officinalis</i> | sweet clover   | Forb     | Introduced     |
| <i>Cirsium arvense</i>       | canada thistle | Forb     | List B Noxious |
| <i>Saponaria officinalis</i> | bouncing bet   | Forb     | List B Noxious |
| <i>Artium sp.</i>            | common burdock | Forb     | List C Noxious |
| <i>Elmus pumila</i>          | Siberian elm   | Tree     | List C Noxious |
| <i>Salix fragilis</i>        | crack willow   | Tree     | Invasive       |

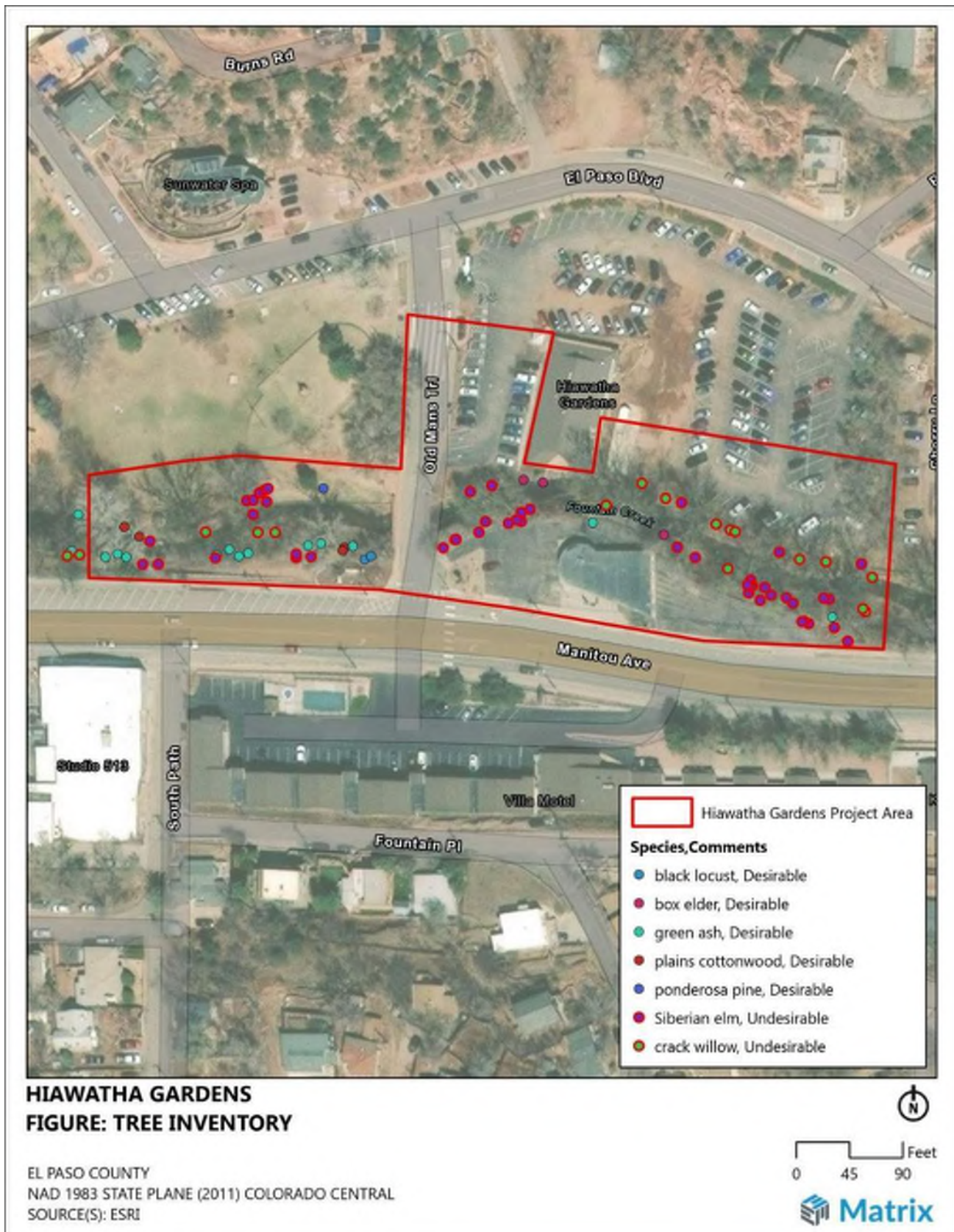
### 3.8 Habitat Features and Ecological Function

Most of the project area includes an existing historic building, unpaved parking lot, the edge of a city park, and a small social trail system along Fountain Creek. Memorial Park is a traditional Kentucky bluegrass (*Poa pratensis*) lawn park with sparse, large plains cottonwood and various pine and spruce (*Picea sp.*) trees. The creek is lined with large crack willows and an understory of smaller trees and large shrubs. There were palustrine emergent (PEM) wetlands identified along Fountain Creek within the project area near the crossing at Old Mans Trail. The parking area has small pockets of vegetation along El Paso Blvd that could support a small population of pollinators given the species observed. The large trees and more dense vegetation observed along Fountain Creek provide cover, foraging opportunities, and possible nesting opportunities for birds and small mammals. Fountain Creek could also provide foraging habitat for various amphibians and reptiles. Design plans should aim to protect existing vegetation in place as

design allows and provide additional pockets of native vegetation, specifically selected to provide forage for pollinators and birds. The following map provides locations for trees observed in the project area greater than 3 inches in diameter and whether the species are considered “Desirable” (native) or “Undesirable” (invasive or noxious). Matrix recognizes the benefits of keeping certain trees even if they are invasive or noxious due to the benefits they provide to the project. Additionally, while green ash is a native species, because of the emerald ash borer (*Agrilus planipennis*), these trees are susceptible to dying if they have not been inoculated and should therefore not be prioritized for avoidance.



Figure 7. Tree Inventory



### 3.9 Timing of Development and Mitigation

The proposed project would include improvements to the Fountain Creek channel to reduce flood danger and provide improvements to the parking area at the historic Hiawatha Gardens building. Based on review of the USFWS IPaC, CODEX report, and field conditions, Matrix determined there are potential impacts to various species or their habitats in the project area. Design and construction planning should consider the species and characteristics of the project area discussed above and summarized below.

- The project area is located within a critical habitat designation for Mexican spotted owls; however, no adverse impacts are anticipated;
- Black bear- and mountain lion-human conflict zones should be considered during design to reduce the chances of any conflicts following guidelines set by CPW;
- As design allows, healthy trees identified along Fountain Creek should be protected to maintain the wildlife movement corridor and provide shade and aesthetic value to the project;
- Due to the possible presence of the tricolored bat (proposed endangered) and the three identified migratory birds listed as Birds of Conservation Concern, trees should only be removed or thinned between October 15<sup>th</sup> and December 15<sup>th</sup> to prevent any “take” of those species or their habitats.
  - This time frame for vegetation removal and thinning is also beneficial for the other bat species identified in the report;
- Disturbances within the project area could result in the “take” of the tricolored bat due to the removal of trees that may be used as roosting trees during migration, mating, and pup-rearing periods. The project will likely require consultation with USFWS under Section 7 or Section 10 of ESA in the form of a Biological Assessment with a corresponding response in the form of a Biological Opinion, from USFWS.
- Potential occurrence of three migratory birds listed as Birds of Conservation Concern limits timing of development to occur outside of nesting seasons (April-September) or conduct nesting surveys by a qualified biologist five (5) days prior to any work.

## 4.0 References

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- Wickersham, Lynn E. (Editor). 2016. The Second Colorado Breeding Bird Atlas. Colorado Bird Atlas Partnership and Colorado Parks and Wildlife. Denver, Colorado.



## 5.0 Representative Photos



*Photo 1. Fountain Creek looking East towards Old Mans Trail from project area boundary*



*Photo 2. PEM designated wetlands along Fountain Creek looking West from Old Mans Trail*





Photo 3. Fountain Creek looking West from edge of project area and large crack willow along bank



Photo 4. Hiawatha Gardens parking area



Photo 1. Parking area looking Northeast towards El Paso Blvd



**CITY OF MANITOU SPRINGS  
CITY PLANNING COMMISSION**

Regular Meeting Minutes  
Hybrid Meeting via Zoom and at Memorial Hall  
October 8, 2025

**A. CALL TO ORDER**

A Regular Meeting of the Manitou Springs City Planning Commission (CPC) was held at Manitou Springs Memorial Hall, 606 Manitou Avenue. Chair Delwiche called the meeting to order at 5:34 PM and declared a quorum present.

**COMMISSIONERS PRESENT FOR ROLL CALL:**

Chair Alan Delwiche  
Vice Chair Justin Wilson  
Commissioner Stephen Graybill  
Commissioner Roy Rosenthal  
Commissioner Carey Storm  
Alternate Commissioner Frank DeLay  
Alternate Commissioner Megan Day

**COMMISSIONERS ABSENT FOR ROLL CALL:**

Commissioner Gloria Latimer  
Commissioner Mike Casey

**STAFF PRESENT:**

Planning Director Frederick Rollenhagen  
Senior Planner Chelsea Royston  
Project Manager Erin Ringsred

**GUESTS PRESENT:**

CPC Attorney Kunal Parikh

**B. APPROVAL OF MINUTES**

1. CPC Minutes 09.10.2025

Commissioner Storm moved to approve the minutes, with two corrections. Vice Chair Wilson seconded the motion. Commissioner Rosenthal abstained. The motion passed unanimously (6-0).



### **C. PUBLIC COMMENT ON NON-AGENDA ITEMS**

There was no public comment.

### **D. UNFINISHED BUSINESS**

No unfinished business was discussed.

### **E. NEW BUSINESS**

1. MJR 2501 - Major Development Plan at 10 Old Man's Trail and 487 El Paso Boulevard (Hiawatha Gardens)

Planner Royston gave a presentation regarding the proposed Major Development Plan for Hiawatha Gardens. It included an open-air pavilion, public restroom, parking lot, and pedestrian plaza. The municipal review process was explained, municipal review entitlements, and regulations by reviewing bodies. The project location was shown, along with a sketch view of the development plan. The approval criteria were presented, which included a rezoning and replat of the current property, meeting dimensional standards, grading, drainage, stormwater mitigation, and protecting natural features.

**NOTE FOR THE RECORD** – Commissioner Latimer arrived during the presentation at 5:52 PM, Chair Delwiche clarified that she would be able to participate comment wise but not vote because of her late arrival.

Commissioner Delay commented that he does not see how positive it would be for a portion of the project, which includes removing 41 parking spaces, for the surrounding community. He questioned how removing the spaces would comply with the parking master plan for the city.

Planner Royston replied that the goals and plans of the parking master plan and Hiawatha Gardens were supported by this development, and any losses would be supplemented through parking development in other places throughout the city.

Chair Delwiche supported that the project was in line with city code.

Commissioner Storm explained that people who used to park at Hiawatha Gardens would acclimate to using other lots and the new size of the parking lot.

Planner Royston explained that a strategic pricing mechanism would be used to help diversify parking for users.

The applicants, Byron Zick, and Justin DiPietro from Davis Architects, along with Project Manager Erin Ringsred gave a presentation regarding Hiawatha Gardens. The first phase of the project which regarded the strategy with the restroom and parking lot was described as including sustainable stormwater mitigation, parking, mobility, art and community, and revised restroom programming. Phase 2 was explained to be rebuilding

the Pavilion and creating the Plaza for the pavilion. The strategies proposed were regarding Sustainable storm water, mobility, and Art and Community.

Commissioner Latimer commented that she appreciated the diversity of ideas implemented into the planning process and said she was looking forward to hearing what the ideas for oversized parking was.

Project Manager Ringsred explained that the idea is that users of oversized vehicles would park at the Dillon Mobility Hub or along Manitou Avenue.

Commissioner Delay asked how many spots there were at the Dillon and explained that the loss of 41 parking spaces was not adequately addressed. Chair Delwiche expressed that the hope was that the Dillon Mobility Hub would be the jumping off space for attractions, which would allow for less traffic in the center of town. Planner Royston clarified that there were 91 parking spaces at the Dillon Mobility Hub, and further explained if they were to try and pave more spots at Hiawatha, there would be a large variance for lot coverage required, which would be very hard to pass.

Commissioner Storm motioned to recommend approval for MJR 2501. Based upon meeting review criteria set forth in city code 18.06.4.13 with staff conditions. Chair Delwiche seconded the motion. Commissioner Day was stated to be a voting member in place of Commissioner Latimer. The motion passed with Commissioner Delay opposed. (6-1)

## **F. OTHER BUSINESS**

### **1. Title 18 Miscellaneous Code Revisions**

**FOR THE RECORD:** For this item, Commissioner Latimer would be a voting member if a vote is called.

Director Rollenhagen gave a presentation regarding Title 18 code revisions regarding variances and residential zoning densities. It was explained that the planning commission could grant variance changes to anything in the code not related to land use.

## **G. NOTICE OF COUNCIL ACTION AND UPDATES**

## **H. ADJOURNMENT**

With no further business to discuss, Chair Delwiche adjourned the meeting at 7:19 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](mailto:cityclerk@manitouspringsco.gov) or (719) 685-2554.*





## 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

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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 4<sup>th</sup>, 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.





# Hiawatha Gardens

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MAJOR DEVELOPMENT PLAN  
CITY COUNCIL  
OCTOBER 21, 2025

# Hiawatha Gardens

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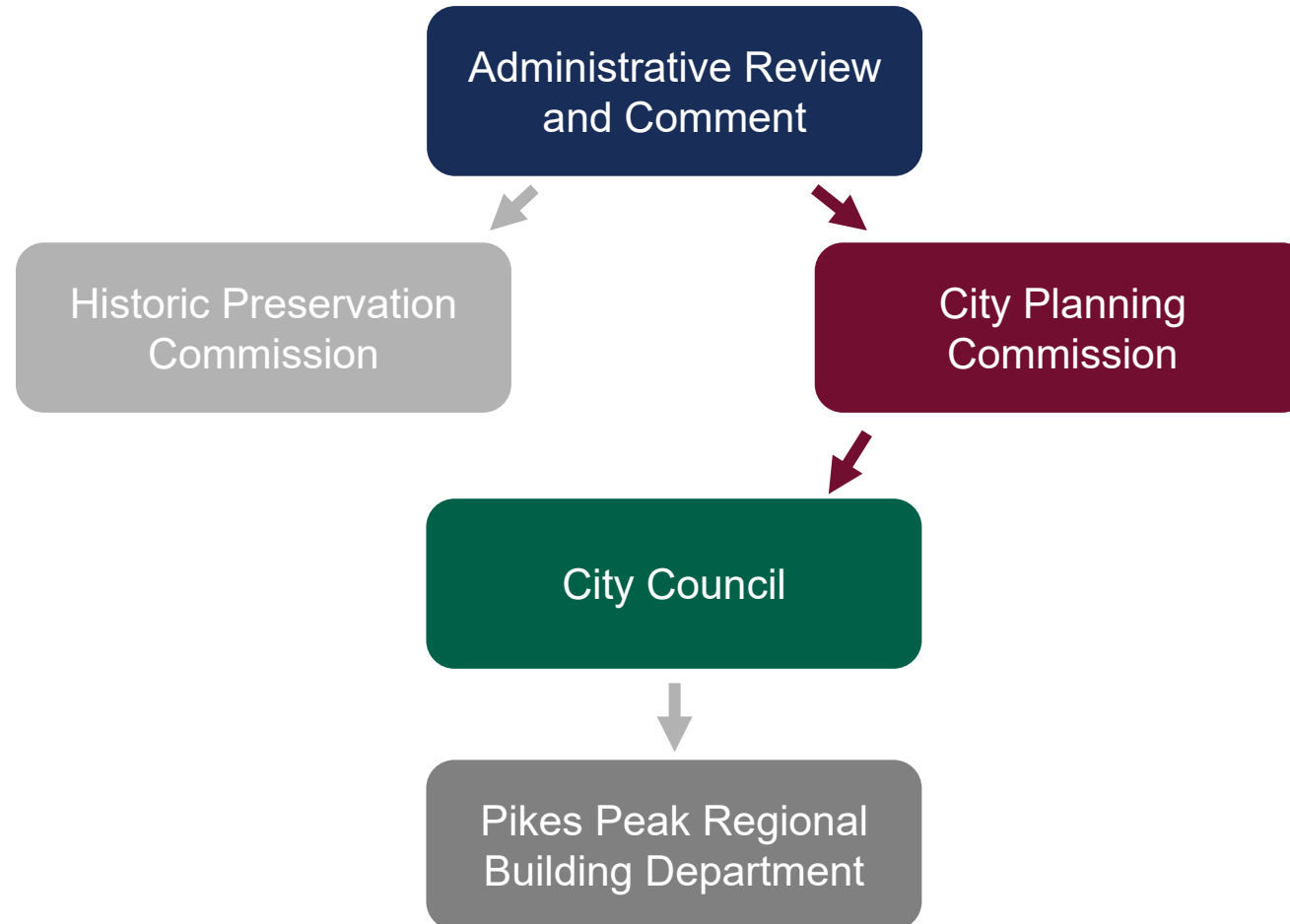


## Major Development Plan

- Open Air Pavilion (Existing Building)
- Public Restroom (New Construction)
- Parking Lot (New Construction)
- Pedestrian Plaza (New Construction)



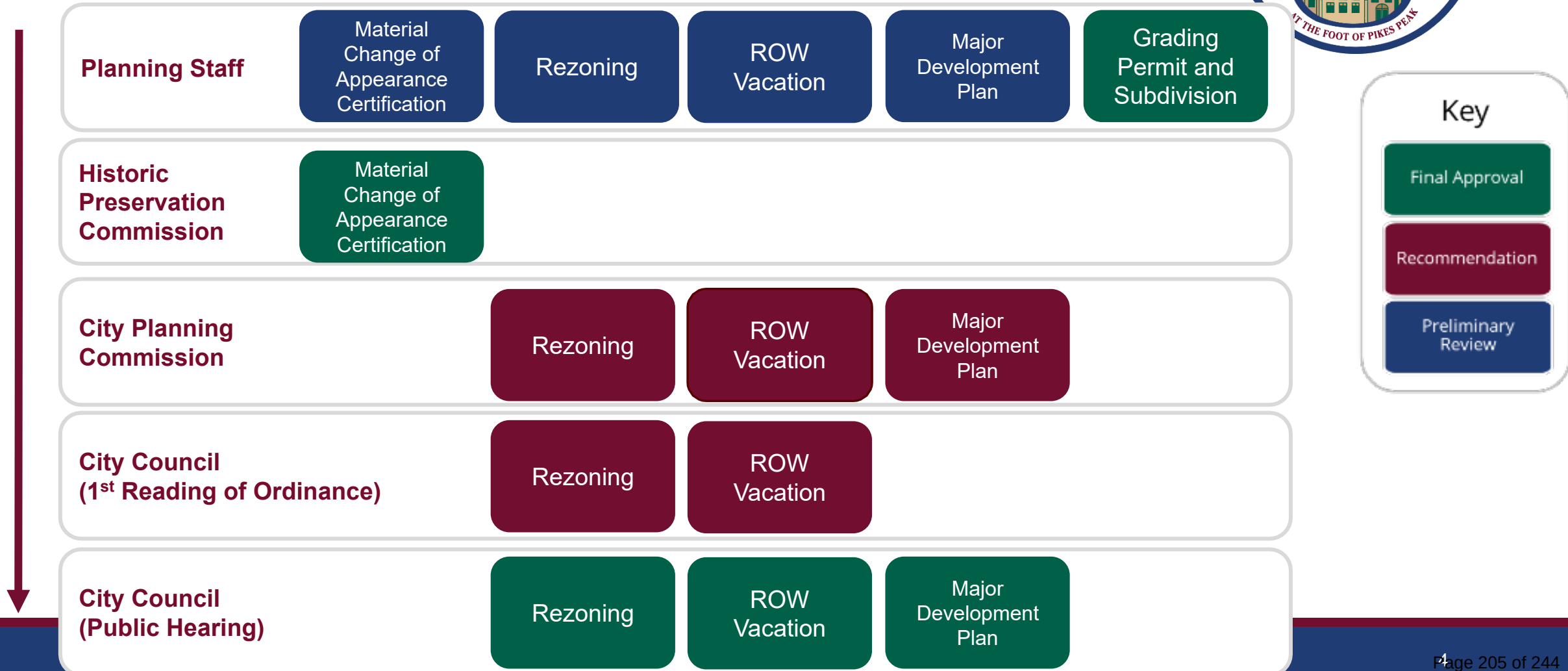
# Municipal Review Process





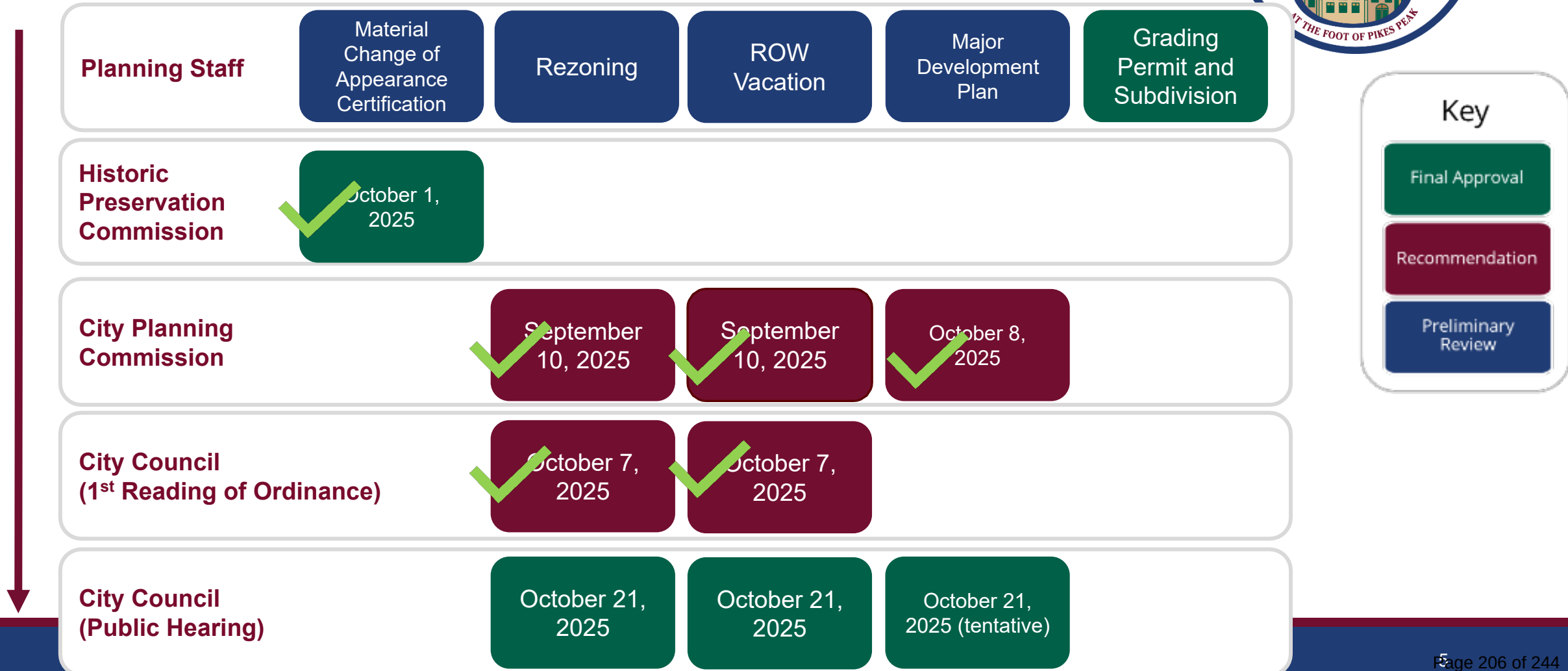


# Municipal Review Entitlements





# Municipal Review Entitlements





# Regulations by Reviewing Bodies

## City Staff

- Title 12 – Streets and Other Public Places
- Title 13- Utilities
- Title 14 – Stormwater Quality Management and Discharge Control
- Title 18 – Land Use and Development Code Compliance

## Historic Preservation Commission

- Title 17 – Historic Preservation
  - 17.04.050 Material Change of Appearance Certification
    - New construction
    - Exterior changes
    - Interior changes (publicly owned structures)
  - Historic District Design Guidelines

## City Planning Commission

- Comprehensive Plan
- Dimensional Standards
- Use Standards
  - Parking Lots
- Streets and Roadway Intersections
- Hazard Mitigation
- Landscape Standards
- Lighting Photometrics

## City Council

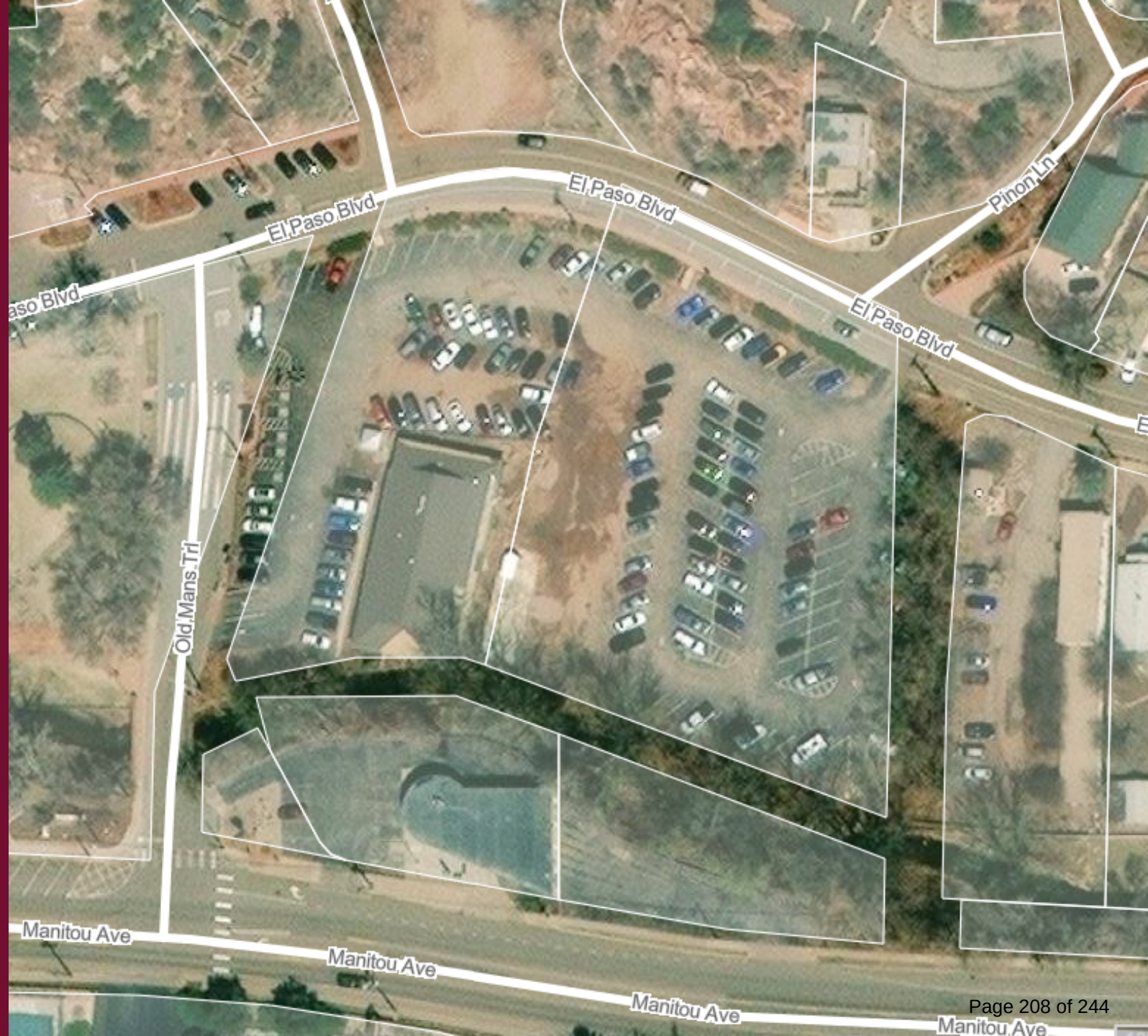
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## PPRBD

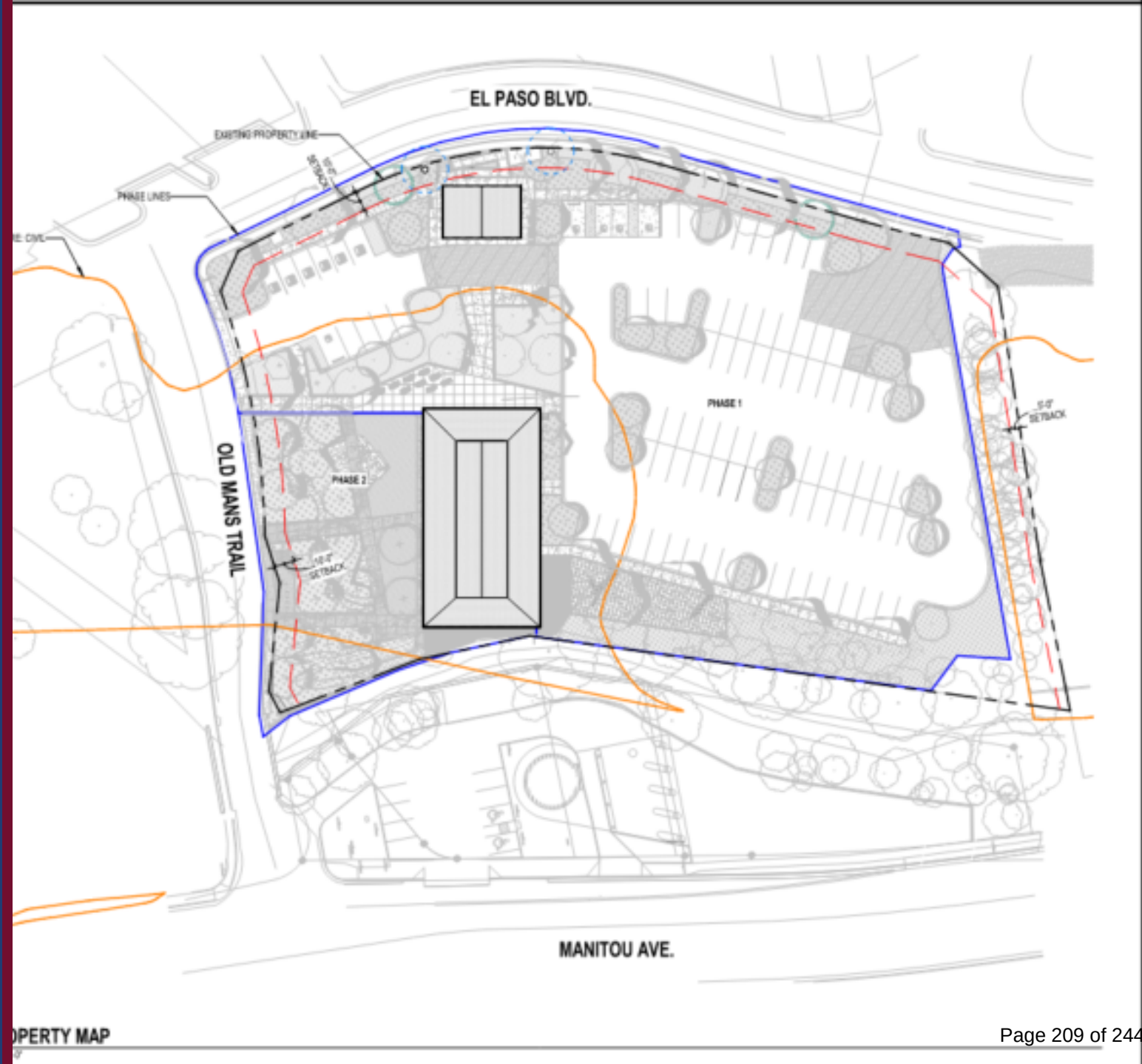
- Foundations
- Loading Requirements
- Construction Details
- Floodplain Regulations



# Project Location



# Major Development Plan



# Submittal Requirements

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- Development Review Application
- A letter of Explanation
- Tier 3 Geologic Hazards Evaluation
- Landscape and Irrigation Plan
- Drainage Report
- Ecological Characterization Study
- Photometric Plan





# 18.06.4.13.D Approval Criteria

1. General conformance with the goals and policies of the Comprehensive Plan and other plans and policies adopted by the City Council;
2. The details of the use, site design, building location, scale, and orientation are compatible and harmonious with the surrounding neighborhood, *buildings*, and uses;
3. The project meets dimensional standards applicable to the zone district, such as building *setbacks*, *building height*, and *building area*, or any applicable requirement;
4. The proposed grading, drainage, flood protection, stormwater quality, and stormwater mitigation complies with applicable Sections of this LUDC;
5. The project complies with all the *development* standards of this section;
  - 18.03.1 – 18.03.12
6. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;
7. The project connects to or extends adequate public utilities to the site as required;
8. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection *improvements* to provide for safe and efficient movement of multi-modal traffic and pedestrians, meets public safety needs for ingress and egress, and a City accepted traffic impact study, if required; and
9. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to scale, shadowing, parking, light, odor, and noise.

# 18.06.4.13 Major Development Plan Approval Criteria

1. General conformance with the goals and policies of the Comprehensive Plan and other plans and policies adopted by the City Council.

Goal AC-3: Support the retention and expansion of venues, facilities, event space, infrastructure, and programs that sustain a range of artistic and cultural activities and events and promote educational opportunities for residents of all ages.

Policy AC-3.2 Outdoor Venues

Policy AC-3.4 New Arts & Culture Spaces

Policy GC-2.2 Community Gathering Spaces

Goal HC-2 Expand knowledge of and protections for the City's historic and cultural resources.

Policy HC-2.3 City-Owned Buildings

Goal HC-3: Preserve and enhance the character and structural integrity of the City's historic structures while encouraging rehabilitation and adaptive reuse.

Policy HC-3.3: Adaptive Reuse



Policy IP-3.3 Universal Design

Goal LU-4: Encourage the use of sustainable development practices and site planning techniques and technologies in all public and private development.

Policy LU-4.1 Protection of Natural Features

Policy LU-4.3 Low Impact Development

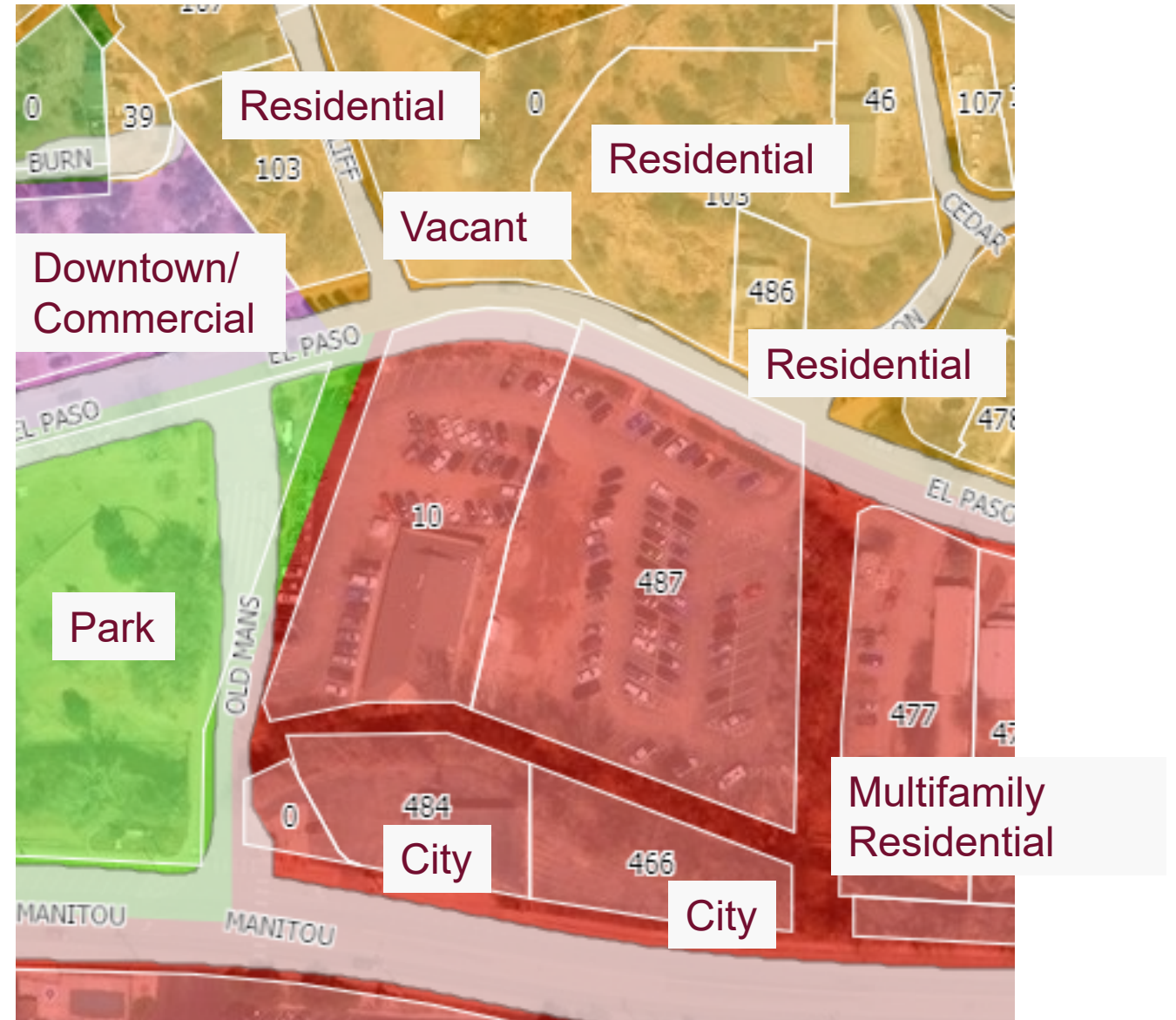
Policy LU-4.4 Night Sky Conservation

Policy TM-4.3 Parking Supply

# 18.06.4.13

## Major Development Plan Approval Criteria

2. The details of the use, site design, building location, scale, and orientation are compatible and harmonious with the surrounding neighborhood, buildings, and uses





# 18.06.4.13

## Major Development Plan Approval Criteria

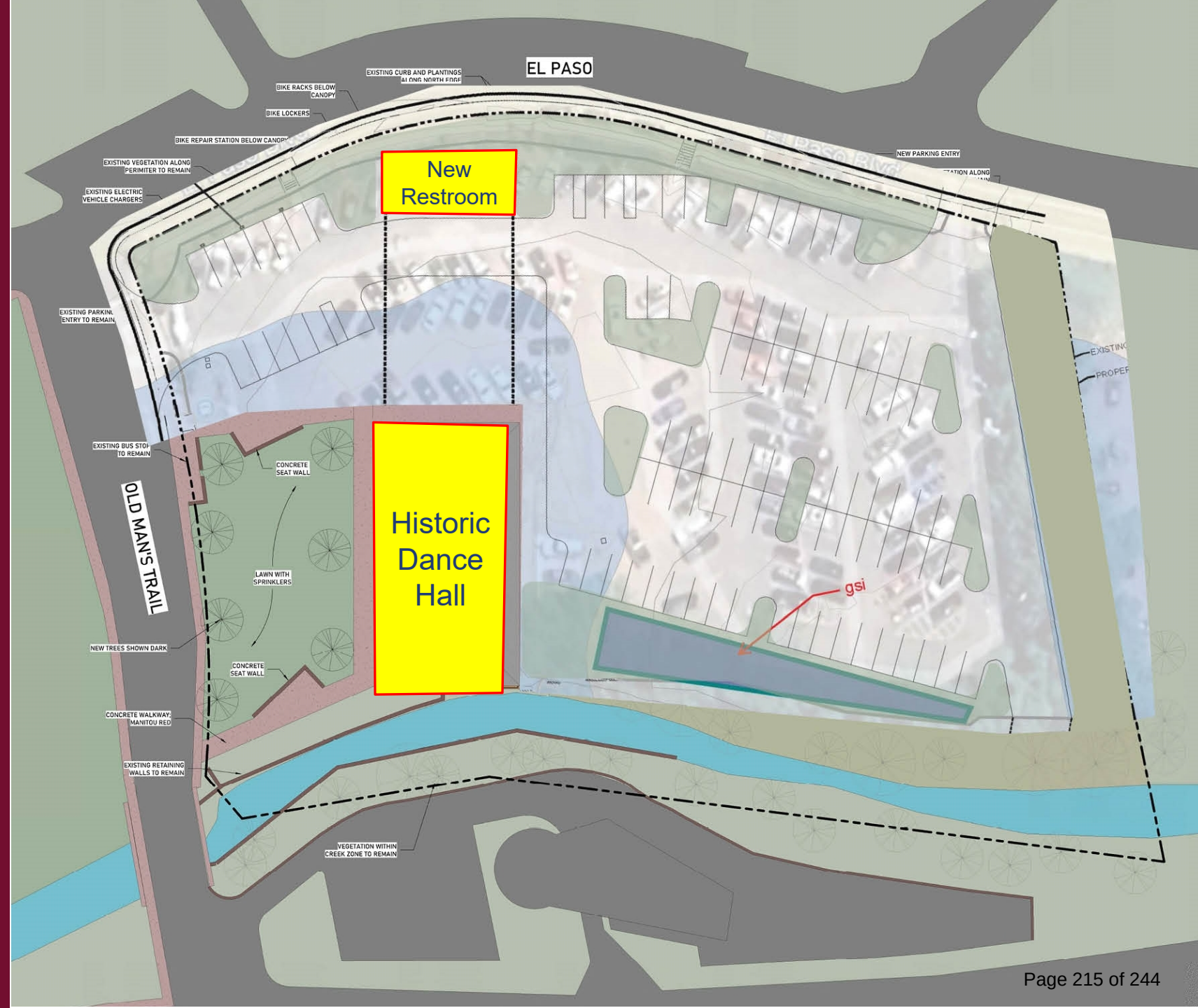
3. The project meets dimensional standards applicable to the zone district, such as building setbacks, building height, and building area, or any applicable requirement;

- Proposed Zone: Public Facilities
- Front setback: 10 Feet
- Maximum height: 30 Feet
- Maximum lot coverage: 75%



# 18.06.4.13 Major Development Plan Approval Criteria

4. The proposed grading, drainage, flood protection, stormwater quality, and stormwater mitigation complies with applicable Sections of this LUDC;



# 18.06.4.13 Major Development Plan Approval Criteria

5. The project complies with all the development standards of this section;

Section 18.03 of the LUDC "Development Standards" is organized in the following applicable sections, (sections not listed are not applicable):

18.03.4 - Exterior Lighting: Complies

18.03.5 - Fencing and Retaining Walls:

A deficiency in the plan was identified. Staff recommends the following condition of approval:

- **“Railing Locations will be finalized as part of grading and erosion control permits wherever a wall height exceeds 30” adjacent to a pedestrian walkway per Section 18.03.5.7.C”**

18.03.6 - Landscaping and Screening:

Refer to the attachment “Detailed Review — Landscaping and Fencing”

Staff recommends the following conditions of approval

- **“A perimeter zone with a minimum width of five (5) feet of inorganic matter shall be placed on the eastern edge of the pavilion per Section 18.03.6.3.G.1” and**
- **“The requisite number of shrubs and ornamental grasses (98) will be shown on the final landscape plan per Section 18.03.6.3. “**

18.03.7 - Alternative Energy and Green Infrastructure: Complies

18.03.10 - Development in Natural Hazard Areas : Complies

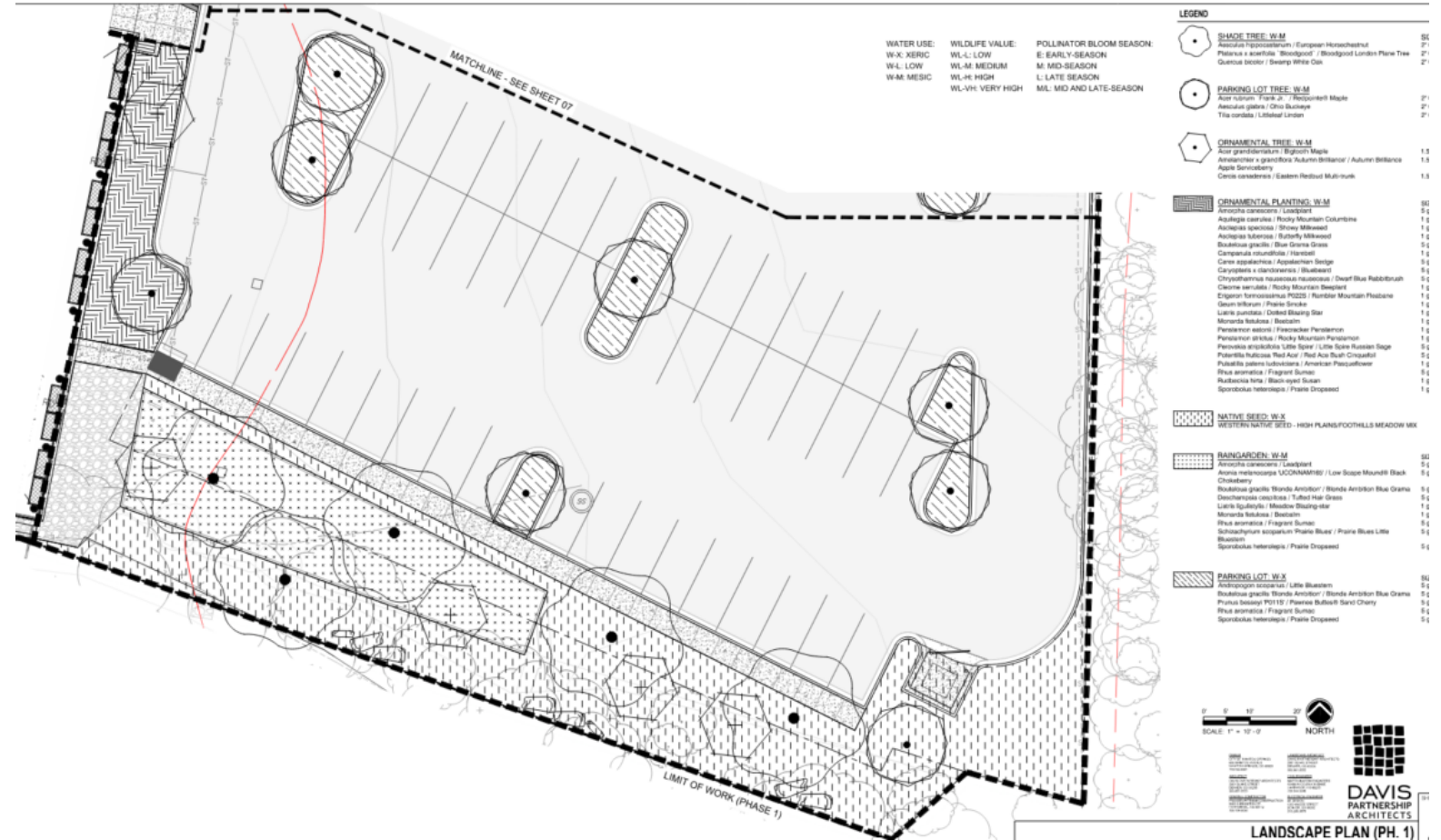
18.03.11 - Drainage Plans: Complies

18.03.12 – Signs: Signs are not currently proposed.



# 18.06.4.13 Major Development Plan Approval Criteria

6. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;



## 18.06.4.13 Major Development Plan Approval Criteria

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7. The project connects to or extends adequate public utilities to the site as required;
  - Water and sewer utilities will be extended to the restroom facility.
8. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic and pedestrians, meets public safety needs for ingress and egress, and a City accepted traffic impact study, if required; and
  - A traffic study was not required for this phase of the project due to an overall reduction of parking spaces (approximately 41 parking spaces).
9. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to scale, shadowing, parking, light, odor, and noise.
  - Staff determined that the reduction in parking spaces will help mitigate the traffic concerns. The addition of landscaping along the perimeter of the lot and throughout the site will aid in reducing glare and noise generated by the use. Further, the construction of permanent restroom facilities to replace the temporary restrooms will reduce odor and will increase the aesthetic of the site.



## Staff Recommendation:

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Move to approve the Major Development Plan (MJR 2501) based upon the recommendation of approval from the City Planning Commission and the findings that the request meets the review criteria for granting a Major Development Plan as set forth in City Code Section 18.06.4.13, with staff's conditions:

1. Railing locations will be finalized wherever a wall height exceeds thirty (30) inches adjacent to a pedestrian walkway in accordance with Section 18.03.5.7.C;
2. A perimeter zone with a minimum width of five (5) feet of inorganic matter shall be placed on the eastern edge of the pavilion per Section 18.03.6.3.G.1, and;
3. The requisite number of shrubs and ornamental grasses (98) will be shown on the final landscape plan per Section 18.03.6.3.



## Tree Calculations:

The table below shows the trees inventoried for Hiawatha Gardens Phase 1 and 2. Trees have been accounted for based on 18.03.6.5.B(2) Table and 18.03.6.5.B.(4) Table. Trees required to be planted have been identified using applicable code sections within 18.03.6

| Tree # per Tall Timbers Report | To Be Removed | Caliper Inches Removed | Penalty Assessed | Credit | Caliper Inches Saved |
|--------------------------------|---------------|------------------------|------------------|--------|----------------------|
| 1                              | X             | 12.5                   | 4                |        |                      |
| 2                              |               | 7.5                    |                  | 2      | 7.5                  |
| 3                              |               | 2                      |                  | 1      | 2                    |
| 4                              |               | 1.75                   |                  | 0      | 1.75                 |
| 5                              |               | 2                      |                  | 1      | 2                    |
| 6                              |               | 2                      |                  | 1      | 2                    |
| 7                              | X             | Saplings               | 0                |        |                      |
| 8                              |               | 9,7.5,13.5             |                  | 7      | 30                   |
| 9                              | X             | 5.5                    | 0                |        |                      |
| 10                             | X             | 6.5,6.5,6.5            | 6                |        |                      |
| 11                             |               | 14.25                  |                  | 3      | 14.25                |
| 12                             | X             | 8, 5, 7, 8             | 6                |        |                      |
| 13                             | X             | <6"                    | 0                |        |                      |
| 14                             |               | 10.75                  |                  | 2      | 10.75                |
| 15                             | X             | 10.0                   | 2                |        |                      |
| 16                             |               | <6                     | 0                |        |                      |
| 17                             |               | 11.5                   |                  | 2      | 11.5                 |
| 18                             | X             | 8.5                    | 2                |        |                      |
| 19                             | X             | 10.0                   | 2                |        |                      |
| 20                             |               | 12                     |                  | 2      | 12                   |
| 21                             | X             | 11.5                   | 2                |        |                      |
| 22                             |               | 12                     |                  | 2      | 12                   |
| 23                             | X             | <6                     | 0                | 0      |                      |
| 24                             |               | 28.5                   |                  | 4      | 28.5                 |
| 25                             | X             | 7, 2                   | 2                |        |                      |
| 26                             |               | 5, 10, 1.5, 2.5, 6.5   | 4                |        |                      |
| 27                             |               | 18                     |                  | 3      | 18                   |
| 28                             |               | <6                     | 0                |        |                      |
| 29                             |               | 10                     |                  | 2      | 10                   |
| 30                             |               | <6                     | 0                |        |                      |
| 31                             |               | <6                     | 0                |        |                      |
| 32                             |               | <6                     | 0                |        |                      |
| 33                             |               | <6                     | 0                |        |                      |
| 34                             |               | 8.5                    |                  | 2      | 8.5                  |
| 35                             |               | 50                     |                  | 4      | 50                   |

|                                                                   |   |    |            |   |    |
|-------------------------------------------------------------------|---|----|------------|---|----|
| 36                                                                |   | 50 |            | 4 | 50 |
| 37                                                                |   | 45 |            | 4 | 45 |
| 38                                                                | X | <6 | 0          |   |    |
| 39                                                                | X | <6 | 0          |   |    |
| 40                                                                | X | <6 | 0          |   |    |
| 41                                                                | X | <6 | 0          |   |    |
| Total to be Planted based on Removal 18.03.6.5                    |   |    | 30         |   |    |
| Total Required Per Landscape and Screening Code 18.03.6           |   |    | 24         |   |    |
| <b>Combined Required - Replacement and Screening Requirements</b> |   |    | <b>54</b>  |   |    |
| Total Credited based on preservation 18.03.6.5                    |   |    | 46         |   |    |
| Shade Trees Proposed 2" Caliper                                   |   |    | 46         |   |    |
| Ornamental Tree Proposed 1.5" Caliper                             |   |    | 14         |   |    |
| <b>Grand Total Credited to MDP</b>                                |   |    | <b>106</b> |   |    |
| <b>Total Exceeding Minimum Requirements</b>                       |   |    | <b>52</b>  |   |    |



## Memorandum

Title: Second Reading and Public Hearing of Ordinance No. 1925 Concerning Accessory Dwelling Units, Occupancy Limits for Dwelling Units, and Parking Restrictions for Multifamily Residential Development

From: Frederick Rollenhagen, Planning Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 30 Minutes

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October 21, 2025

### **Purpose:**

The purpose of this ordinance is twofold; 1) it is intended to provide more opportunities to add more housing and more housing options, and 2) to assure that the City Municipal Code is in compliance with state legislation that was passed in 2024.

### **Background:**

Please refer to the staff packet prepared for the first reading held on Tuesday, October 7th;

[City Council Regular Session • City of Manitou Springs Agendas, Minutes, & Packets • CivicClerk](#)

During the first reading on Tuesday, October 7th, City Council approved the draft ordinance on first reading and set a public hearing for October 21, 2025, with four revisions;

1. Do not permit ADUs to be used as short-term rentals.
2. Eliminate the last sentence in the draft "Use Standards": "any additional ADUs shall be subject to the density restrictions."
3. Do not permit ADUs in the front or side yards
4. Indicate that the criteria for amendments to the City's Land Use Development Code set forth in Section 18.06.4.1(D)(7) will not be met with the adoption of this ordinance, but that City Council has determined to adopt these regulations to comply with the requirements of the state legislation.

### **Pros and Cons:**

**Pros:** This ordinance allows for more capacity in the City for different housing types to be constructed. In this case, accessory dwelling units, the ordinance also lifts restrictions on the relationships of persons occupying a housing unit to allow more co-





habitation of unrelated persons in existing housing units, but does so within the confines of exiting building, fire, and habitability codes. It also reduces the parking requirements for new multifamily development in the defined transit service area to allow more development flexibility on those parcels of land.

Allowing ADUs allows private property owners to invest in, and financially benefit from, the added use and value of their property by having the opportunity to use their property for additional income.

Adopting this ordinance brings the City into conformance with the state housing legislation that was passed in 2024.

**Cons:** Some residents might be used to, and accepting of current neighborhood density and aesthetics in their neighborhoods, which this ordinance would change

**Fiscal Impact:**

The exact fiscal impact resulting from adopting this ordinance is unknown at this time. However, staff does not anticipate a large number of ADU applications to be submitted as a result. Staff does not believe there will be a noticeable fiscal impact due to the possible construction of ADUs.

**Workload Impact:**

The workload impact resulting from adopting this ordinance is unknown at this time. However, staff does not anticipate a large number of new development applications to be submitted as a result. Staff believes that any increase in permit load will easily be absorbed with existing staffing.

**Recommended Action:**

Move to approve on Second Reading, Ordinance No. 1925, an Ordinance of the City of Manitou Springs, Colorado, amending Chapters 13 and 18 of the Manitou Springs Municipal Code concerning accessory dwelling units, occupancy limits for dwelling units, and parking restrictions for multifamily residential developments.

## ORDINANCE

**AN ORDINANCE OF THE CITY OF MANITOU SPRINGS, COLORADO,  
AMENDING CHAPTERS 13 AND 18 OF THE MANITOU SPRINGS  
MUNICIPAL CODE CONCERNING ACCESSORY DWELLING UNITS,  
OCCUPANCY LIMITS FOR DWELLING UNITS, AND PARKING  
RESTRICTIONS FOR MULTIFAMILY RESIDENTIAL  
DEVELOPMENTS**

**WHEREAS**, House Bill 24-1152 requires local governments that have a population of 1,000 or more and are within a Metropolitan Planning District (an "MPO"), to allow accessory dwelling units ("ADUs") as a use by right, and as an accessory use to any single-unit detached dwelling unit in any zone district that allows single-unit detached dwelling units by June 30, 2025;

**WHEREAS**, with limited exceptions, House Bill 24-1152 restricts local governments from (1) requiring the construction of a new off-street parking space in connection with the construction or conversion of an ADU; (2) requiring an ADU or any other dwelling unit on the same lot as an ADU to be owner-occupied; and (3) applying restrictive design or dimension standards for an ADU that is not required for the primary dwelling unit on the same lot;

**WHEREAS**, House Bill 24-1007 prohibits local governments from setting any sort of maximum occupancy limit on a single dwelling unit, unless the limit is based on either a demonstrated health and safety standard, or governmental affordable housing program guidelines;

**WHEREAS**, House Bill 24-1304 prohibits local governments within an MPO, and at least partially within an applicable transit service area, from enforcing minimum parking requirements for multifamily residential developments, residential adaptive re-use projects, and mixed-use projects with at least 50% residential uses within a transit service area;

**WHEREAS**, House Bill 24-1304 permits local governments to impose minimum parking requirements of no more than one space per unit for residential developments with 20 or more units, or that contain regulated affordable housing upon a showing (1) that not enforcing the requirement would have a substantial negative impact that cannot be mitigated by other strategies; and (2) that the findings are published and supported by substantial evidence within 90 days of receiving a development application;

**WHEREAS**, on July 15, 2025, the City Council approved Ordinance No. 1525, which amended the Manitou Springs Municipal Code with the intention to bring the City into immediate compliance with House Bill 24-1152, namely, by permitting ADUs in residential zone districts that allow detached single-family dwellings and by implementing an administrative review process for ADUs; ~~and~~

**WHEREAS**, the City Council has considered the criteria for amendments to the City's land use regulations set forth in Section 18.06.4.1(D)(7) of the Manitou Springs Municipal Code, and has determined that this particular criteria will not be met, but that the City Council has

[determined to adopt these new regulations to comply with the requirements of the statewide legislation set forth in House Bills 24-1152, 24-1007, and 24-1304; and](#)

**WHEREAS**, the City desires to amend Chapters 13 and 18 of the Manitou Springs Municipal Code to align with these recent State law changes affecting ADUs and minimum parking requirements.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:**

**Section 1.** Section 13.08.100 of the Manitou Springs Municipal Code is hereby amended to read as follows:

**13.08.100 - Extension of service line prohibited.**

A. Requirement for Separate Service Line. A separate and independent service line shall be provided for every building, and no connection with the water system shall be made by extending the service line from one property to another property. If any such property is subdivided, each resulting property is required to have its own separate water service line, which line shall be installed at the expense of the owner of the property.

B. Exceptions. Accessory dwelling units, as defined by Section 18.04.3.7, may extend the service line of the associated principal dwelling unit to connect to the accessory dwelling unit. Each unit must be individually metered. The service line must be adequately sized as determined by the City Engineer. All curb stops, including the main curb stop and the residence curb stop, shall be installed as determined by the City Engineer.

**Section 2.** Section 13.12.070 of the Manitou Springs Municipal Code is hereby amended to read as follows:

**13.12.070 - Master metering—Responsibility of landlord.**

Master metering shall be permitted of any apartment complex, motel or commercial or office-type building, provided all tenants of such structures rent from the same landlord. In all cases where master metering is permitted of two or more units, the landlord shall be responsible for paying the water and sewer bills. The connection of two or more distinct and separate commercial buildings used for different commercial activities to the same meter is prohibited. Accessory dwelling units must be metered independent of the associated principal dwelling unit.

**Section 3.** [Tables 18.02.2.1-1, 18.02.2.2-1, and 18.02.2.4-1 ~~-are~~is hereby revised by the addition of a footnote #3, footnote #2, and footnote #1 respectively to the “Minimum Front Setback – Permanent and Temporary Accessory Structures” headings to read as follows:](#)

[Not applicable to ADUs. Pursuant to Section 18.04.3.7\(E\), “ADUs shall not be located in front yards. The minimum front setback for a detached ADU shall be](#)



the rearmost façade of the primary residence. The minimum front setback for an attached ADU shall be the frontmost façade of the primary residence.”

**Section 4.** Section 18.03.8.2(A) of the Manitou Springs Municipal Code is hereby amended to read as follows:

**18.03.8.2 - Applicability.**

**A. New Development.**

1. All new development shall provide off-street parking and loading areas in accordance with this section.
2. Minimum parking requirements for (a) new multifamily residential development, (b) adaptive reuse projects of an existing building for completely residential purposes, and (c) adaptive reuse of an existing building for a mix of users where at least 50% of the resulting use is residential, do not apply to the areas shown on the Transit Service Area map that is prepared by the Colorado Department of Local Affairs.
3. The City may require more than one parking space per unit for multifamily residential developments with twenty (20) or more units within the Transit Service Area, if supported by findings and substantial evidence showing that not enforcing said requirement will have a substantial negative impact that cannot be mitigated by other strategies, as outlined in House Bill 24-1304.

**Section 54.** A new Subsection 18.04.3.7 is hereby added to Section 18.04.3 of the Manitou Springs Municipal Code to read as follows:

**18.04.3.7 - Accessory Dwelling Unit (ADU).**

- A. Defined.** A subordinate dwelling unit located on the same lot as and attached or detached from a single-family detached dwelling, or single-family attached dwelling that provides basic requirements for living, sleeping, cooking, and sanitation.
- B. Use Standards.**

Accessory dwelling units is a permitted use on all lots that allow a principal dwelling unit, including without limitation properties that are zoned Planned Development. An accessory dwelling unit shall be subject to the dimensional standards that are established for each zone district or Planned Development with the following exceptions:

1. **Number.** Only one (1) ADU shall be permitted for each principal dwelling unit on a lot. However, ADUs shall not be subject to density restrictions stated in the applicable dimensional standards table;

2. Size. The ADU shall be no less than two hundred and fifty (250) square feet in habitable space and no more than fifty percent (50%) of the square feet of the principal dwelling unit or seven hundred and fifty (750) square feet, whichever is larger. In no event shall the ADU exceed the square footage of the principal dwelling unit; and

3. Dimensional standards. An ADU shall be subject to the same dimensional standards that apply to principal dwelling units as found in Table 18.02.2.1-1.

C. Density measurements found in Section 18.02.1.4 shall not apply to an accessory dwelling unit.

D. An accessory dwelling unit shall not be permitted for use as a short-term rental as defined under Section 18.04.5.4.

E. ADUs shall not be located in front yards. The minimum front setback for a detached ADU shall be the rearmost façade of the primary residence. The minimum front setback for an attached ADU shall be the frontmost façade of the primary residence.

F. ADUs shall not result in the loss of covered parking spaces. This provision is intended to prohibit the conversion of garages, carports, or other similar covered parking spaces into ADUs.

~~GE~~. A water tap fee, and a sewer tap fee of ½ the respective water and sewer tap fees for a single-family residence shall be paid to the city for an accessory dwelling unit prior to issuance of a building permit. Should the property on which the accessory dwelling unit is located be subdivided so that the accessory dwelling unit is located on a lot separate from the primary residence, separate water and sewer service lines running from the accessory dwelling unit to the water and sewer mains shall be required and new full single-family residential water and sewer tap fees shall be paid to the City.

**Section 65.** Table 18.04.2.5-1 in Section 18.04.2.5 of the Manitou Springs Municipal Code is hereby amended by the addition of "Accessory Dwelling Unit" under the "RESIDENTIAL USES" category immediately after "Mobile or Manufactured Home Park." Additionally, the designation "A" shall be entered next to the Accessory Dwelling Unit category under the columns for GR, LDR, and HLDR zone districts to read as follows:

| Table 18.04.2.5-1: Table of Allowed Uses |                         |                       |                               |                                |                                     |
|------------------------------------------|-------------------------|-----------------------|-------------------------------|--------------------------------|-------------------------------------|
| Use Category                             | Use Type                | GR-<br>General<br>Res | LDR-<br>Low<br>Density<br>Res | HDR-<br>High<br>Density<br>Res | HLDR-<br>Hillside<br>Low<br>Density |
| Household Living                         | Accessory Dwelling Unit | A                     | A                             |                                | A                                   |

**Section 67.** Subsection A of Section 18.04.5.4 of the Manitou Springs Municipal Code is hereby amended to read as follows:

#### **18.04.5.4 - Short-Term Rental.**

A. Defined. The rental of a dwelling unit, or a portion thereof, that is rented for the purpose of lodging for terms of not less than one (1) day and not more than twenty-nine (29) days, also known as a vacation rental. ~~Neither an accessory dwelling unit nor its associated primary single household dwelling unit,~~ as defined under Section 18.04.3.7, shall not be used as a short-term rental.

**Section 87.** A new Subsection 7 is hereby added to Section 18.06.4.11(B) of the Manitou Springs Municipal Code to read as follows:

#### **18.06.4.11 - Minor Site Plans.**

7. The construction or alteration of an accessory dwelling unit as defined under Section 18.04.3.7.

**Section 98.** The definition of "Household" in Section 18.07.3 of the Manitou Springs Municipal Code is hereby amended to read as follows:

#### **18.07.3 - Zoning and Subdivision Terms.**

Household – The number of persons occupying each dwelling unit shall not exceed the maximum permitted by the applicable adopted building or safety code, the Housing Habitability Code, or by any applicable state or federal law or regulations, or by affordable housing guidelines applicable to the dwelling unit.

**Section 109.** If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

**Section 110.** This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.



**Section 124.** This ordinance shall take effect five (5) days after publication following final passage.

Passed on first reading and ordered published this 7<sup>th</sup> day of October 2025.

\_\_\_\_\_  
City Clerk, Elena Krebs

A Public Hearing on this ordinance will be held at the October 21, 2025, City Council meeting. The City Council Meeting will be held at 6:00 P.M. at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

Ordinance Published: October 8, 2025. (in full)

*City's Official Website and City Hall*

Passed on second reading and adopted by Council this \_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Mayor, John Graham

Attest: \_\_\_\_\_  
City Clerk, Elena Krebs

Published: \_\_\_\_\_, 2025 (in full)  
*City's Official Website and City Hall*

**ORDINANCE**

**AN ORDINANCE OF THE CITY OF MANITOU SPRINGS, COLORADO,  
AMENDING CHAPTERS 13 AND 18 OF THE MANITOU SPRINGS  
MUNICIPAL CODE CONCERNING ACCESSORY DWELLING UNITS,  
OCCUPANCY LIMITS FOR DWELLING UNITS, AND PARKING  
RESTRICTIONS FOR MULTIFAMILY RESIDENTIAL  
DEVELOPMENTS**

**WHEREAS**, House Bill 24-1152 requires local governments that have a population of 1,000 or more and are within a Metropolitan Planning District (an "MPO"), to allow accessory dwelling units ("ADUs") as a use by right, and as an accessory use to any single-unit detached dwelling unit in any zone district that allows single-unit detached dwelling units by June 30, 2025;

**WHEREAS**, with limited exceptions, House Bill 24-1152 restricts local governments from (1) requiring the construction of a new off-street parking space in connection with the construction or conversion of an ADU; (2) requiring an ADU or any other dwelling unit on the same lot as an ADU to be owner-occupied; and (3) applying restrictive design or dimension standards for an ADU that is not required for the primary dwelling unit on the same lot;

**WHEREAS**, House Bill 24-1007 prohibits local governments from setting any sort of maximum occupancy limit on a single dwelling unit, unless the limit is based on either a demonstrated health and safety standard, or governmental affordable housing program guidelines;

**WHEREAS**, House Bill 24-1304 prohibits local governments within an MPO, and at least partially within an applicable transit service area, from enforcing minimum parking requirements for multifamily residential developments, residential adaptive re-use projects, and mixed-use projects with at least 50% residential uses within a transit service area;

**WHEREAS**, House Bill 24-1304 permits local governments to impose minimum parking requirements of no more than one space per unit for residential developments with 20 or more units, or that contain regulated affordable housing upon a showing (1) that not enforcing the requirement would have a substantial negative impact that cannot be mitigated by other strategies; and (2) that the findings are published and supported by substantial evidence within 90 days of receiving a development application;

**WHEREAS**, on July 15, 2025, the City Council approved Ordinance No. 1525, which amended the Manitou Springs Municipal Code with the intention to bring the City into immediate compliance with House Bill 24-1152, namely, by permitting ADUs in residential zone districts that allow detached single-family dwellings and by implementing an administrative review process for ADUs;

**WHEREAS**, the City Council has considered the criteria for amendments to the City's land use regulations set forth in Section 18.06.4.1(D)(7) of the Manitou Springs Municipal Code, and has determined that this particular criteria will not be met, but that the City Council has

determined to adopt these new regulations to comply with the requirements of the statewide legislation set forth in House Bills 24-1152, 24-1007, and 24-1304; and

**WHEREAS**, the City desires to amend Chapters 13 and 18 of the Manitou Springs Municipal Code to align with these recent State law changes affecting ADUs and minimum parking requirements.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:**

**Section 1.** Section 13.08.100 of the Manitou Springs Municipal Code is hereby amended to read as follows:

**13.08.100 - Extension of service line prohibited.**

A. Requirement for Separate Service Line. A separate and independent service line shall be provided for every building, and no connection with the water system shall be made by extending the service line from one property to another property. If any such property is subdivided, each resulting property is required to have its own separate water service line, which line shall be installed at the expense of the owner of the property.

B. Exceptions. Accessory dwelling units, as defined by Section 18.04.3.7, may extend the service line of the associated principal dwelling unit to connect to the accessory dwelling unit. Each unit must be individually metered. The service line must be adequately sized as determined by the City Engineer. All curb stops, including the main curb stop and the residence curb stop, shall be installed as determined by the City Engineer.

**Section 2.** Section 13.12.070 of the Manitou Springs Municipal Code is hereby amended to read as follows:

**13.12.070 - Master metering—Responsibility of landlord.**

Master metering shall be permitted of any apartment complex, motel or commercial or office-type building, provided all tenants of such structures rent from the same landlord. In all cases where master metering is permitted of two or more units, the landlord shall be responsible for paying the water and sewer bills. The connection of two or more distinct and separate commercial buildings used for different commercial activities to the same meter is prohibited. Accessory dwelling units must be metered independent of the associated principal dwelling unit.

**Section 3.** Tables 18.02.2.1-1, 18.02.2.2-1, and 18.02.2.4-1 are hereby revised by the addition of a footnote #3, footnote #2, and footnote #1 respectively to the “Minimum Front Setback – Permanent and Temporary Accessory Structures” headings to read as follows:

Not applicable to ADUs. Pursuant to Section 18.04.3.7(E), “ADUs shall not be located in front yards. The minimum front setback for a detached ADU shall be



the rearmost façade of the primary residence. The minimum front setback for an attached ADU shall be the frontmost façade of the primary residence.”

**Section 4.** Section 18.03.8.2(A) of the Manitou Springs Municipal Code is hereby amended to read as follows:

**18.03.8.2 - Applicability.**

**A. New Development.**

1. All new development shall provide off-street parking and loading areas in accordance with this section.
2. Minimum parking requirements for (a) new multifamily residential development, (b) adaptive reuse projects of an existing building for completely residential purposes, and (c) adaptive reuse of an existing building for a mix of users where at least 50% of the resulting use is residential, do not apply to the areas shown on the Transit Service Area map that is prepared by the Colorado Department of Local Affairs.
3. The City may require more than one parking space per unit for multifamily residential developments with twenty (20) or more units within the Transit Service Area, if supported by findings and substantial evidence showing that not enforcing said requirement will have a substantial negative impact that cannot be mitigated by other strategies, as outlined in House Bill 24-1304.

**Section 5.** A new Subsection 18.04.3.7 is hereby added to Section 18.04.3 of the Manitou Springs Municipal Code to read as follows:

**18.04.3.7 - Accessory Dwelling Unit (ADU).**

- A. Defined.** A subordinate dwelling unit located on the same lot as and attached or detached from a single-family detached dwelling, or single-family attached dwelling that provides basic requirements for living, sleeping, cooking, and sanitation.
- B. Use Standards.**

Accessory dwelling units is a permitted use on all lots that allow a principal dwelling unit, including without limitation properties that are zoned Planned Development. An accessory dwelling unit shall be subject to the dimensional standards that are established for each zone district or Planned Development with the following exceptions:

1. **Number.** Only one (1) ADU shall be permitted for each principal dwelling unit on a lot. However, ADUs shall not be subject to density restrictions stated in the applicable dimensional standards table;

2. Size. The ADU shall be no less than two hundred and fifty (250) square feet in habitable space and no more than fifty percent (50%) of the square feet of the principal dwelling unit or seven hundred and fifty (750) square feet, whichever is larger. In no event shall the ADU exceed the square footage of the principal dwelling unit; and

3. Dimensional standards. An ADU shall be subject to the same dimensional standards that apply to principal dwelling units as found in Table 18.02.2.1-1.

C. Density measurements found in Section 18.02.1.4 shall not apply to an accessory dwelling unit.

D. An accessory dwelling unit shall not be permitted for use as a short-term rental as defined under Section 18.04.5.4.

E. ADUs shall not be located in front yards. The minimum front setback for a detached ADU shall be the rearmost façade of the primary residence. The minimum front setback for an attached ADU shall be the frontmost façade of the primary residence.

F. ADUs shall not result in the loss of covered parking spaces. This provision is intended to prohibit the conversion of garages, carports, or other similar covered parking spaces into ADUs.

G. A water tap fee, and a sewer tap fee of ½ the respective water and sewer tap fees for a single-family residence shall be paid to the city for an accessory dwelling unit prior to issuance of a building permit. Should the property on which the accessory dwelling unit is located be subdivided so that the accessory dwelling unit is located on a lot separate from the primary residence, separate water and sewer service lines running from the accessory dwelling unit to the water and sewer mains shall be required and new full single-family residential water and sewer tap fees shall be paid to the City.

**Section 6.** Table 18.04.2.5-1 in Section 18.04.2.5 of the Manitou Springs Municipal Code is hereby amended by the addition of "Accessory Dwelling Unit" under the "RESIDENTIAL USES" category immediately after "Mobile or Manufactured Home Park." Additionally, the designation "A" shall be entered next to the Accessory Dwelling Unit category under the columns for GR, LDR, and HLDR zone districts to read as follows:

| <b>Table 18.04.2.5-1: Table of Allowed Uses</b> |                         |                                |                                         |                                          |                                               |
|-------------------------------------------------|-------------------------|--------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------------|
| <b>Use Category</b>                             | <b>Use Type</b>         | <b>GR-<br/>General<br/>Res</b> | <b>LDR-<br/>Low<br/>Density<br/>Res</b> | <b>HDR-<br/>High<br/>Density<br/>Res</b> | <b>HLDR-<br/>Hillside<br/>Low<br/>Density</b> |
| Household Living                                | Accessory Dwelling Unit | A                              | A                                       |                                          | A                                             |

**Section 7.** Subsection A of Section 18.04.5.4 of the Manitou Springs Municipal Code is hereby amended to read as follows:

**18.04.5.4 - Short-Term Rental.**

A. Defined. The rental of a dwelling unit, or a portion thereof, that is rented for the purpose of lodging for terms of not less than one (1) day and not more than twenty-nine (29) days, also known as a vacation rental. An accessory dwelling unit, as defined under Section 18.04.3.7, shall not be used as a short-term rental.

**Section 8.** A new Subsection 7 is hereby added to Section 18.06.4.11(B) of the Manitou Springs Municipal Code to read as follows:

**18.06.4.11 - Minor Site Plans.**

7. The construction or alteration of an accessory dwelling unit as defined under Section 18.04.3.7.

**Section 9.** The definition of "Household" in Section 18.07.3 of the Manitou Springs Municipal Code is hereby amended to read as follows:

**18.07.3 - Zoning and Subdivision Terms.**

Household – The number of persons occupying each dwelling unit shall not exceed the maximum permitted by the applicable adopted building or safety code, the Housing Habitability Code, or by any applicable state or federal law or regulations, or by affordable housing guidelines applicable to the dwelling unit.

**Section 10.** If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

**Section 11.** This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.



**Section 12.** This ordinance shall take effect five (5) days after publication following final passage.

Passed on first reading and ordered published this 7<sup>th</sup> day of October 2025.

\_\_\_\_\_  
City Clerk, Elena Krebs

A Public Hearing on this ordinance will be held at the October 21, 2025, City Council meeting. The City Council Meeting will be held at 6:00 P.M. at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

Ordinance Published: October 8, 2025. (in full)

*City's Official Website and City Hall*

Passed on second reading and adopted by Council this \_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Mayor, John Graham

Attest: \_\_\_\_\_  
City Clerk, Elena Krebs

Published: \_\_\_\_\_, 2025 (in full)  
*City's Official Website and City Hall*



## Memorandum

Title: Second Reading and Public Hearing of Ordinance No. 2225, An Ordinance of the City of Manitou Springs, Colorado, Amending the Manitou Springs Municipal Code to Allow Digital Publication of Certain Publication Notices

From: Elena Krebs, City Clerk

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 10 Minutes

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October 21, 2025

### **Purpose:**

Adopting this ordinance authorizes the City to transition from paper-based publications to digital publications, in accordance with allowances under Colorado state law. This change would modernize our practices, increase accessibility and reduce costs associated with required public notices and publications.

### **Background:**

This Ordinance was introduced at the October 7, 2025, Council meeting and is set for a public hearing tonight.

State statute provides municipalities the option to publish certain notices digitally rather than exclusively in printed newspapers. Currently, the City publishes required notices in The Gazette, incurring high costs and facing limitations for residents who do not subscribe to that newspaper. By adopting this ordinance to allow digital publications, the City would align itself with statutory flexibility and position itself for more efficient communication.

### **Pros and Cons:**

#### **Pros:**

- Cost Savings: Reduces expenses for newspaper advertising and printing.
- Accessibility: Provides immediate access to notices via the City's website and digital platforms, available 24/7
- Transparency: Allows for archiving and searchable records of notices in one location.
- Environmental Benefits: Reduces paper use and printing needs.
- Timeliness: Digital posting can be published more quickly than print.

**Cons:**

- Digital Divide: Some residents, particularly older populations or those without internet access, may rely on printed publications.
- Legal Requirements: Certain types of notices will still require newspaper publication depending on statutory interpretation or judicial precedent.
- Perception: May be seen as reducing outreach to populations less connected to digital media.

**Fiscal Impact:**

The City has spent an average of \$15,000 the last two years on public notices.

**Workload Impact:**

Approximately 3 hours.

**Recommended Action:**

Move to adopt on second reading, Ordinance No. 2225, an ordinance of the City of Manitou Springs, Colorado, amending the Manitou Springs Municipal Code to allow digital publication of certain publication notices.



ORDINANCE

AN ORDINANCE OF THE CITY OF MANITOU SPRINGS, COLORADO, AMENDING THE MANITOU SPRINGS MUNICIPAL CODE TO ALLOW DIGITAL PUBLICATION OF CERTAIN PUBLICATION NOTICES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO:

WHEREAS, the Manitou Springs Municipal Code provides that certain public notices must be published in a newspaper of general circulation;

WHEREAS, publishing notices in print in the newspaper is costly and the Colorado general assembly has declared its intent in C.R.S. § 24-6-402(2) that local governments transition from posting physical notices to posting notices online to the greatest extent practicable;

WHEREAS, unless required by state statute to publish a notice in a newspaper of general circulation, the City Council desires to amend the Manitou Springs Municipal Code to allow public notices to be published on the City's website instead; and

WHEREAS, nothing set forth herein shall be construed to prevent the City from providing additional notice when and where the City deems appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

Language in *italics* indicates additions and language in ~~striketrough~~ indicates deletions.

**Section 1:** Section 1.04.060 of the Manitou Springs Municipal Code is hereby amended as follows:

**1.04.060 – Publication.**

Unless otherwise expressly required by a specific section of this code, the requirement that certain ordinances be published, as set forth in *the* charter, shall be satisfied by the publishing of such ordinances, either by title or in full as required by the charter, on the city's official website. ~~and in city hall.~~

**Section 2:** Section 3.08.030(a) of the Manitou Springs Municipal Code is hereby amended as follows:

**3.08.030 – Sale of Property.**

A. The chief of police shall, if necessary, conduct a sale of abandoned or forfeited weapons by sealed bid or auction. Weapons shall not be sold to any

individual not in possession of a federal firearms license. A notice shall be published *on the City's website* informing federally licensed gun dealers of the sale. Such licensees shall be afforded an opportunity to inspect such items at a time and place specified by the chief of police.

\* \* \*

**Section 3:** Section 3.12.880(c)(2) of the Manitou Springs Municipal Code is hereby amended as follows:

**3.12.880 – Distrain and sale.**

\* \* \*

C. Disposal of Distrained Property.

2. A notice of time and place of the sale, together with a description of the property to be sold, shall be published *on the City's website, at City Hall, and in a newspaper of general circulation with the county where distraint is made or, in lieu therefor and in the discretion of the finance director, the notice shall be posted at the courthouse of the county where distraint is made, and in at least two other places within such county.*

\* \* \*

**Section 4:** Section 3.32.040(a) of the Manitou Springs Municipal Code is hereby amended as follows:

**3.32.040 – Bidding procedure—Purchases in excess of fifty thousand dollars.**

A. This section 3.32.040 shall apply to purchases in excess of fifty thousand dollars. The city shall publish an advertisement for bids *on the City's website at least once in a newspaper of general circulation in El Paso County* not more than forty-five days, but at least five days prior to the date set for the opening of bids.

\* \* \*

**Section 5:** Section 3.32.070(b) of the Manitou Springs Municipal Code is hereby amended as follows:

**3.32.070 – Bidding procedure—Purchases in excess of fifty thousand dollars.**

\* \* \*

B For consulting services totaling more than fifty thousand dollars, the city council shall publish at least one notice of requests for proposals for consulting services *on the City's website in a newspaper of general circulation in El Paso*

~~County~~ not more than forty-five days, but at least five days, prior to the date set for the submission of proposals, unless the city council determines by motion or resolution that it is not practical or advantageous to do so.

\* \* \*

**Section 6:** Section 5.07.070(a) of the Manitou Springs Municipal Code is hereby amended as follows:

**5.07.070 – Public notice; posting and publication.**

A. Upon receipt of a complete application, except an application for renewal or for transfer of ownership, the licensing authority shall schedule a public hearing upon the application not less than thirty days after the filing date of the application and shall post ~~and publish~~ the public notice thereof not less than ten days prior to such hearing *on the City's website*. Public notice shall be given by the posting of a sign in a conspicuous place on the premises for which application has been made *and by posting on the City's website* ~~and by publication in a newspaper of general circulation in the city.~~

\* \* \*

**Section 7:** Section 5.07.070(c) of the Manitou Springs Municipal Code is hereby deleted in its entirety, and the subsequent subsections are renumbered accordingly.

**Section 8:** Section 5.09.080(e) of the Manitou Springs Municipal Code is hereby amended as follows:

**5.09.080 – Requirements of application for license; payment of application fee; denial of license.**

\* \* \*

E. Upon receipt of an application for a new license, the local licensing authority shall schedule a public hearing on the application to be held not less than thirty days after the date of the completed application. The local licensing authority shall cause a notice of such hearing to be posted in a conspicuous place upon the proposed licensed premises *and on the City's website* ~~and published in a newspaper of general circulation within the city~~ not less than ten days prior to the hearing. Such posted notice given by posting shall include a sign of suitable material in dimensions and with lettering as required by the planning department. ~~Both~~ *The posted and the published* notices shall state the type of license applied for, the date of the hearing, the name and address of the applicant and such other information as may be required to fully apprise the public of the nature of the application.

\* \* \*



**Section 9:** Section 6.18.050(g) of the Manitou Springs Municipal Code is hereby amended as follows:

**6.18.050 – Permit and hearing procedure.**

\* \* \*

G. Notice of Hearing. Notice of any public hearing hereunder shall be given at least ten days in advance of the public hearing by *posting on the City's website* ~~publication in the official newspaper of the city of Manitou Springs.~~

\* \* \*

**Section 10:** Section 12.20.010 of the Manitou Springs Municipal Code is hereby amended as follows:

**12.20.010 – Notice to abutting property owner—Compliance with regulations.**

Whenever in the opinion of the city council it is deemed necessary that a sidewalk, curb and/or gutter be constructed, reconstructed or repaired in front or on the side of or rear of any property abutting on any street or avenue within the corporate limits of the city, the city clerk shall be ordered by the city council to give the abutting property owner a notice in writing ordering such property owner to construct, reconstruct or repair a sidewalk, curb and/or gutter in front or on the side or rear of any property belonging to such owner, such property being fully described. Said sidewalk, curb and/or gutter shall conform to such grade as shall be determined by the city engineer and in strict compliance with this chapter and the instructions and specifications herein set forth. Such improvement shall be completed within twenty days from the date such notice is served upon such property owner by registered mail addressed to such property owner as given on the assessment schedule of such property in the county assessor's office of El Paso County. If such property owner's address is unknown then such notice shall be *posted on the City's website* ~~published by one insertion in some newspaper published in the city.~~ The beginning of such twenty-day notice shall begin to run from the date of *posting* ~~the publication~~ of such notice.

**Section 11:** Section 12.16.050 of the Manitou Springs Municipal Code is hereby amended as follows:

**12.16.050 – Notice to affected property owners—Collection of costs.**

Upon receipt of the list required in the preceding section the city clerk shall ~~publish~~ *post on the City's website* a notice directed to the owners of the real estate upon which assessments are to be made, without naming them, setting forth the list and notifying them that assessments will be made against such real estate unless cause is shown why such assessments should not be made at a designated regular meeting of the council to be held not less than ten nor more than twenty days after the date of the *posting* ~~publication~~ of such notice. Such notice shall further state

that if the proposed assessment is made by the council after hearing, it must be paid to the finance director on or before twenty days after the city council meeting or the assessment will be certified to the county treasurer to be levied on such lot, parcel or tract of land and collected as general taxes, and that ten percent will be added to the assessment to pay for the publication and cost of collection.

**Section 12:** Section 12.28.120 of the Manitou Springs Municipal Code is hereby amended as follows:

**12.28.120 – Cleanup periods.**

Two fifteen-day cleanup periods shall be allowed each year for the purpose of removing broken or damaged urns or like containers; likewise removing flowers which have become tarnished, damaged, unsightly or otherwise objectionable. The cemetery caretaker shall, at city expense, ~~post~~ ~~publish~~ a notice ~~on the City's website~~ informing the public of the time of such cleanup periods and that said periods are provided to allow and encourage the removal and cleanup of said containers and flowers as provided in this chapter. This cleanup service may be performed by the persons who have placed the containers or flowers on the grave space or spaces or are interested in the care and attention devoted to such areas. These periods shall be from May 1 to May 15 and November 1 to November 15 of each year. If, within these cleanup periods or any other time, the persons who placed the containers or flowers, or who are interested in the care and maintenance of their plot, have not cleaned up said areas and removed the tarnished, unsightly or damaged containers or flowers, the cemetery caretaker or his authorized representative may remove and destroy all such unsightly, tarnished or damaged containers, flowers or other like objects; provided always, the cemetery caretaker may remove or cause to be removed at any time tarnished, unsightly or damaged containers or flowers which are offensive to the appearance of the cemetery. The city shall not be liable or responsible for damage caused by persons tying or otherwise attaching containers, flowers or other objects to monuments, stones or coping.

**Section 13:** Section 17.04.100(a) of the Manitou Springs Municipal Code is hereby amended as follows:

**17.04.100 – Historic Preservation Matters.**

A. Purpose. All applications that require a public hearing before the commission or city council shall be subject to the requirements contained in this chapter to provide for adequate notification ensuring the opportunity for public participation in applications made pursuant to this chapter within the city. In calculating the time period for public notice, the first day of ~~publication~~, posting or mailing shall not be counted toward the total number of days required, but the day of the hearing shall be counted.

**Section 14:** Section 17.04.100(c) of the Manitou Springs Municipal Code is hereby amended to read as follows:

**17.04.100 – Historic Preservation Matters.**

\* \* \*

C. Posted Notice on City's Website. At least ten calendar days prior to a public hearing, a notice shall be posted on the City's website.

\* \* \*

**Section 15:** Section 17.04.100(f) of the Manitou Springs Municipal Code is hereby amended as follows:

**17.04.100 – Historic Preservation Matters.**

\* \* \*

F. Meeting Notice - Posting of Agenda. Meeting notice, or posting of agendas, for all commission public meetings, work sessions and special meetings shall be a minimum of twenty-four hours prior to the meeting, in accordance with Section 2.09.080 of this Code. Meeting notice shall be posted ~~at city hall in a location visible to the public at all days and hours prior to the meeting~~ and on the city's website.

**Section 16:** Sections 18.06.3.7(e) and (f) of the Manitou Springs Municipal Code are hereby amended as follows:

\* \* \*

E. Posting of Agenda. Meeting notice, or posting of agendas, for all Planning Commission public meetings, work sessions and special meetings shall be a minimum of twenty-four (24) hours prior to the meeting, in accordance with C.R.S. § 24-6-401, et seq., the Colorado Open Meetings Law, as it may be amended. Meeting notice shall be posted ~~at City Hall in a location visible to the public at all days and hours prior to the meeting~~ and on the City's website.

F. Publication in General Circulation Newspaper. At least eleven (11) calendar days prior to a public hearing, a notice shall be published by the Planning Department at least one time in the legal notice section of a general circulation newspaper within the City. A publisher's affidavit shall be submitted to the Planning Department prior to the hearing date to verify the publication of the required notice. *Of the application types outlined in Table 18.06.2-1, newspaper publication is only required for zoning and rezoning applications.*

\* \* \*



**Section 17.** If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

**Section 18.** This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

**Section 19.** This ordinance shall take effect five (5) days after publication following final passage.

Passed on first reading and ordered published this 7<sup>th</sup> day of October 2025.

\_\_\_\_\_  
City Clerk, Elena Krebs

A Public Hearing on this ordinance will be held at the October 21, 2025 City Council meeting. The City Council Meeting will be held at 6:00 P.M. at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

Ordinance Published: October 8, 2025. (in full)

*City's Official Website and City Hall*

Passed on second reading and adopted by Council this \_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Mayor, John Graham

Attest: \_\_\_\_\_  
City Clerk, Elena Krebs

Published: \_\_\_\_\_, 2025 (in full)  
*City's Official Website and City Hall*