



# MANITOU SPRINGS PARKS AND RECREATION ADVISORY BOARD REGULAR MEETING AGENDA

All upcoming PARAB meetings are scheduled to be remote, via Zoom. A link is provided on the City's Official Website at

<https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

August 3, 2026

6:00 PM

## A. CALL TO ORDER and INTRODUCTIONS

## B. APPROVAL OF AGENDA

## C. APPROVAL OF MINUTES

1. Minutes for the July PARAB Meeting not available for review. To be presented for review at the September PARAB Meeting.

## D. PUBLIC COMMENTS NOT ON THE AGENDA

*(Please limit your comments to 3 minutes)*

## E. REPORTS

1. Parks and Recreation Advisory Board (PARAB)
2. Open Space Advisory Committee (OSAC)
  - a. Approved Minutes for OSAC 06-22-2026 Meeting
3. Director's Report
  - a. Mabel Willie Playground Improvement Project
  - b. Forestry Update for Tree Advisory Committee

## F. NEW BUSINESS

1. Schryver Park basketball court drainage and resurfacing (Colin McAllister)

## G. OTHER BUSINESS

1. Discuss Fields Park Tennis/Pickleball Court Resurfacing Project
2. Discuss partnership opportunity with Pikes Peak Pickleball Alliance

3. Review HCM 30% schematic design proposal for Overlook Park (Higginbotham Flats)

## H. ADJOURNMENT

### **Board Members:**

Danu Fatt, Chair (2/28/2029)  
Tim Bresnahan, Vice Chair (02/28/2029)  
Jehan-Ara Khan, Secretary (02/28/2030)  
Christina Grow (2/28/2028)  
Colin McAllister (02/28/2029)  
Holley Murphy (02/28/2030)

### **Staff and Liaisons:**

Carey Storm, City Council Liaison  
Gillian Rossi, Parks & Recreation Director

*1 regular position and 3 alternate positions available*

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Interested citizens are invited to serve on any of the City's Boards or Commissions. Please contact the City Clerk's Office for more information or visit our website at: [www.manitouspringsgov.com](http://www.manitouspringsgov.com).



**CITY OF MANITOU SPRINGS  
OPEN SPACE ADVISORY COMMITTEE**

Regular Meeting Minutes  
Remote Meeting via Zoom  
June 22, 2026

**A. CALL TO ORDER & ANNOUNCEMENT OF MEMBER OPENINGS**

Chair Conley called the Open Space Advisory Committee (OSAC) meeting to order at 6:02 PM.

**COMMITTEE MEMBERS PRESENT FOR ROLL CALL:**

Chair David Conley  
Vice Chair Paul Arlinghaus  
Committee Member Cassandra Bresnahan  
Committee Member Judy Carnick  
Committee Member Andrea Sutela

**COMMITTEE MEMBERS ABSENT FOR ROLL CALL:**

Committee Member Anthony Maltese  
Committee Member Robin Kovats  
Alternate Committee Member Marion Ceruzzi  
Alternate Committee Member Sheryl Cline  
Alternate Committee Member Anthony Lane

1. No openings for regular members or alternates.

There was no discussion about member openings.

**B. AGENDA REVIEW**

Committee Member Bresnahan moved to approve the agenda as presented. The motion was seconded by Committee Member Carnick. The motion was carried (5-0).

**C. APPROVAL OF MINUTES**

1. Draft minutes of OSAC Meeting 05-18-2026 Meeting

The May 18, 2026 meeting minutes were reviewed and it was proposed that the minutes be changed to reflect that the meeting was both in-person and remote via Zoom.

Committee Member Carnick moved to approve the May 18, 2026 meeting minutes as amended. The motion was seconded by Committee Member Bresnahan. The motion was carried (5-0).

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

Cory Sutela of Medicine Wheel Trail Advocates thanked the Committee for its work.

#### **E. PRESENTATION**

1. Manitou Springs Fire Department – update on fire mitigation equipment purchase, hiring of field team and outline for open space projects

Administrative Captain Randy Perkins of the Manitou Springs Fire Department updated the Committee on the hiring of a field team and purchase of fire mitigation equipment with training to begin in mid-July. Perkins anticipated that the first mitigation project would be in open space on Oak Place which backs up to the City's Public Works yard.

#### **F. REPORTS**

1. Parks and Recreation Advisory Board (PARAB) Update
  - a. Approved Minutes for PARAB 05-04-2026 Meeting

The PARAB minutes from May 5, 2026 were noted with comments supporting the potential for a bridge crossing Fountain Creek from Dillon Mobility Hub to Fields Park. The City of Colorado Springs has a surplus bridge that might be acquired for the project. Coordination with the Colorado Department of Transportation (CDOT) is necessary as the bridge would sit on CDOT property on the south side of the creek.

2. Director's Comments
  - a. Fire Mitigation Program Update

Director Rossi reported that no citizens have inquired about conducting mitigation in any of the small open space parcels. Committee Member Carnick shared that she intends to submit to Rossi a draft letter for soliciting fire mitigation tools via donation.

- b. Wayfinding Signage Update

Director Rossi stated that the Mobility & Parking Department is creating signs which will be reviewed by OSAC during the July meeting.

c. Mile High Youth Corps Noxious Weed Mitigation Project Update

Director Rossi reported that the youth corps crew will be in the City through June 25, 2026, and has been doing weed removal on Intemann Trail at Spring Creek and elsewhere. The group kicked off their stay with a Noxious Weed Workshop on June 11, 2026.

**G. OLD BUSINESS**

1. Trail Maintenance

a. Tool Trailer Update

Vice Chair Arlinghaus reported that the tool trailer is working well.

b. Update on 06/15/2026 Volunteer Trail Workday

Vice Chair Arlinghaus shared that the first evening work session was held on June 15, 2026, with work done on the new Black Canyon trail. The next evening session is scheduled for Monday, June 29, 2026.

2. Bill Bauers Open Space

a. Summary of proposals for Environmental Impact Assessment

i. Potential for wildlife assessment by Colorado Parks & Wildlife

Director Rossi reported that the City had received three bids for the environmental assessment. She shared that the State Department of Wildlife could only do a wildlife assessment and not the other components of the requested assessment. Since Blue Mountain is an experienced contractor, the Committee was comfortable concluding that it was the lowest responsible bid.

b. Consider motion to approve funding for Environmental Impact Assessment

Committee Member Bresnahan moved to recommend acceptance of the Blue Mountain bid. The motion was seconded by Vice Chair Arlinghaus. The motion was carried (5-0).

3. Black Canyon Open Space

a. Trail Work

i. Update on RMFI contract work

Vice Chair Arlinghaus presented aerial photos and described the trail construction completed by the Rocky Mountain Field Institute (RMFI) under its three-week contract with the City. The work included two volunteer workdays, one corporate and one that was open to the public.

ii. Vision Quest Site – Update on proposed signage

On the signage for the Vision Quest Site, Director Rossi reported that she is waiting for the sign text to be submitted by Mike Maio, Manitou Springs Heritage Museum Board President.

b. Update on bridge and connector trail discussion via Kimley-horn and City of Colorado Springs

Director Rossi reported that the City Engineer planned a follow-up meeting with the City of Colorado Springs and that both parties were working well on the technical issues.

c. Update on trail interference by unknown person

Vice Chair Arlinghaus reported that debris is still being removed, opening the former trail alignment. Arlinghaus anticipated waiting until more of the lower trail segments have been completed and then to schedule a very thorough and extensive blocking of the old trail with significant tree and rock debris.

4. Potential Acquisition Updates

Chair Conley reported that he had not received any further response from Steve Beisel to any discussion on the potential acquisition of the Beisel parcels. Conley reported that he had met in person with Mark Rose who owns the parcel next to the Bill Bauer “pinch point” and that Mr. Rose would stay in contact to collaborate with the City on the environmental assessment and any survey work.

Chair Conley noted that Ben Walton was present and welcomed him to the meeting. Conley explained that the Committee sought a meeting to discuss avenues to maintain access through the Walton property for neighbors. Conley will email Mr. Walton to make that arrangement.

## H. NEW BUSINESS

1. Discuss Colorado Parks & Wildlife Non-Motorized Trails Grant

Vice Chair Arlinghaus and Director Rossi described the potential for this grant to fund construction of a Black Canyon Open Space trail, especially the “up track” that will require mechanized trail construction. The Committee supported the idea of the formation of a sub-committee of Arlinghaus and Conley to work with Rossi on the application which is due in October.

2. Trailmixers Program

Committee Member Bresnahan described her proposal for Saturday morning greeting teams to engage citizens and encourage them to try new trail segments. The

Committee was supportive of the concept and Bresnahan will submit more details at the July meeting.

3. COSA Conference – Consider OSAC Attendance

There was no discussion.

**I. FUTURE AGENDA ITEMS**

There was no discussion.

**J. ADJOURNMENT**

Committee Member Bresnahan moved to adjourn the meeting. The motion was seconded by Committee Member Sutela. The motion was carried (5-0).  
The meeting adjourned at 7:43 PM.

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## Playground Improvement Project Suggestions

### Mabel Willie Park

#### Improvement 1: Merry-Go-Round

The merry-go-round is outdated and lacks a speed-limiting device, raising safety concerns due to noncompliance with established standards. Additionally, its placement in the park does not comply with safety standards. Because it does not have a speed-limiting device, the “use zone” is 9 feet, placing it in the center of the slide's “use zone” (see Figure 1), which is not allowed. We believe an updated merry-go-round with a speed-limiting device or the ten-spin are necessary and would ensure that all “use zones” are within established standards. (see Figure 2). **Project Cost = \$5,439 + installation (Miracle Playsystems)**



1 Overlapping use zones - Mabel Willie Playground



2 Example of updated merry-go-round

## Improvement 2: Swing Set and Basketball Court

The swing set and basketball court areas could also be improved. The swing set's "use zone" should stretch out 18 feet, but there's a 6-foot overlap with the concrete area of the basketball pad (see Figure 3). One option would be to take out part of the concrete pad, which could be completed in-house. Doing this might make the basketball court uneven. The other choice would be to remove the swing set completely.

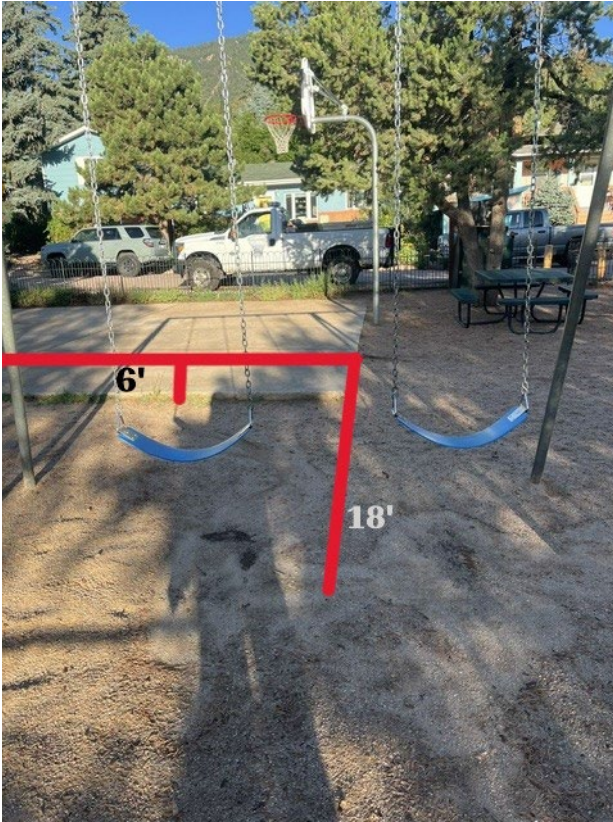


Figure 3



Figure 4

We recommend replacing all the sand in the park with engineered wood fiber (EWF). Currently, half of the park uses sand as a protective surfacing, which is installed at a depth of 12 inches. This allows for a critical fall height of only 4 feet. However, both the swing set and climbing structure are 9 feet tall (see Figure 4), which means they do not meet safety standards. By removing the sand and installing 12 inches of EWF, we could increase the critical fall height to 10 feet, ensuring that both the swing set and climbing structure comply with safety regulations. We have reached out to playground companies for quotes and are waiting for responses.

**Estimated Project Cost = \$10,000 - \$15,000**

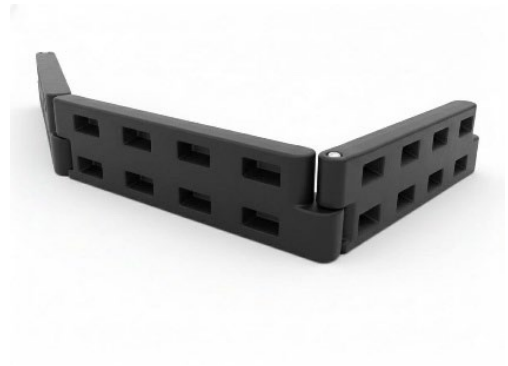
### Improvement 3: Installation of plastic border and swing/slide mats.

We recommend adding a plastic border to separate the sand (or EWF) and mulch. The existing wooden border has sharp corners, creating a safety concern given the proximity of the use zones. (see Figure 5). Additionally, swing and slide mats should be installed under all swings and slides in the park system. This addition will help prevent mulch displacement and provide an extra layer of protection.

**Project Cost = \$676 (plastic border) + \$3,460 (set of 20 swing/slide mats) = \$4,136**



*Figure 5*



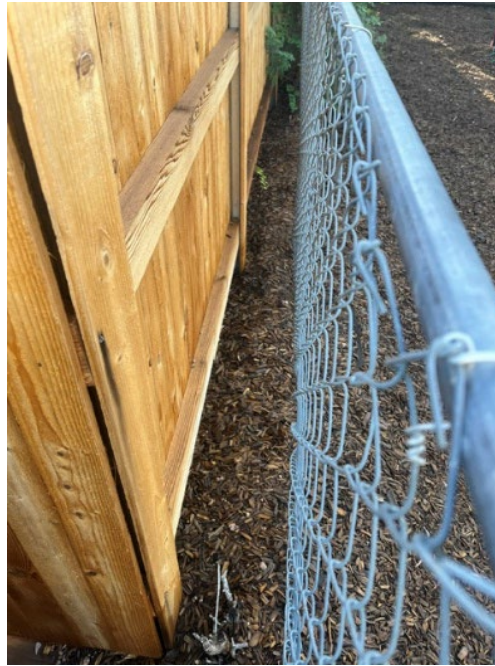
*Example of plastic border.*



*Example of swing mats.*

#### **Improvement 4: Installation of robust divider fence.**

The wind displaces much of the mulch, which creates complications between our chain-link fence and the neighboring wooden fence (see Figure 6). This situation could lead to property damage over time. We recommend installing a more robust fence. **Project Cost = \$3,000**



*Figure 6*

**SUMMARY:** Mabel Willie Park is a unique neighborhood park that offers a wide variety of play opportunities within a relatively small space. Some features no longer meet current playground safety standards and should be updated to keep everyone safe and happy. Given the importance of these safety concerns, a thoughtful redesign of the park could enhance its appeal and usability.

**Total project cost of all improvements = \$23,000 - \$27,000**

## Schryver Park Basketball Court

Discuss drainage and need to resurface.

**Note:** The lines on the court are re-painted annually and are being re-painted the week of July 26<sup>th</sup> and August 2<sup>nd</sup>.



# PICKLEBALL & TENNIS COURTS

## Improvements Coming in August

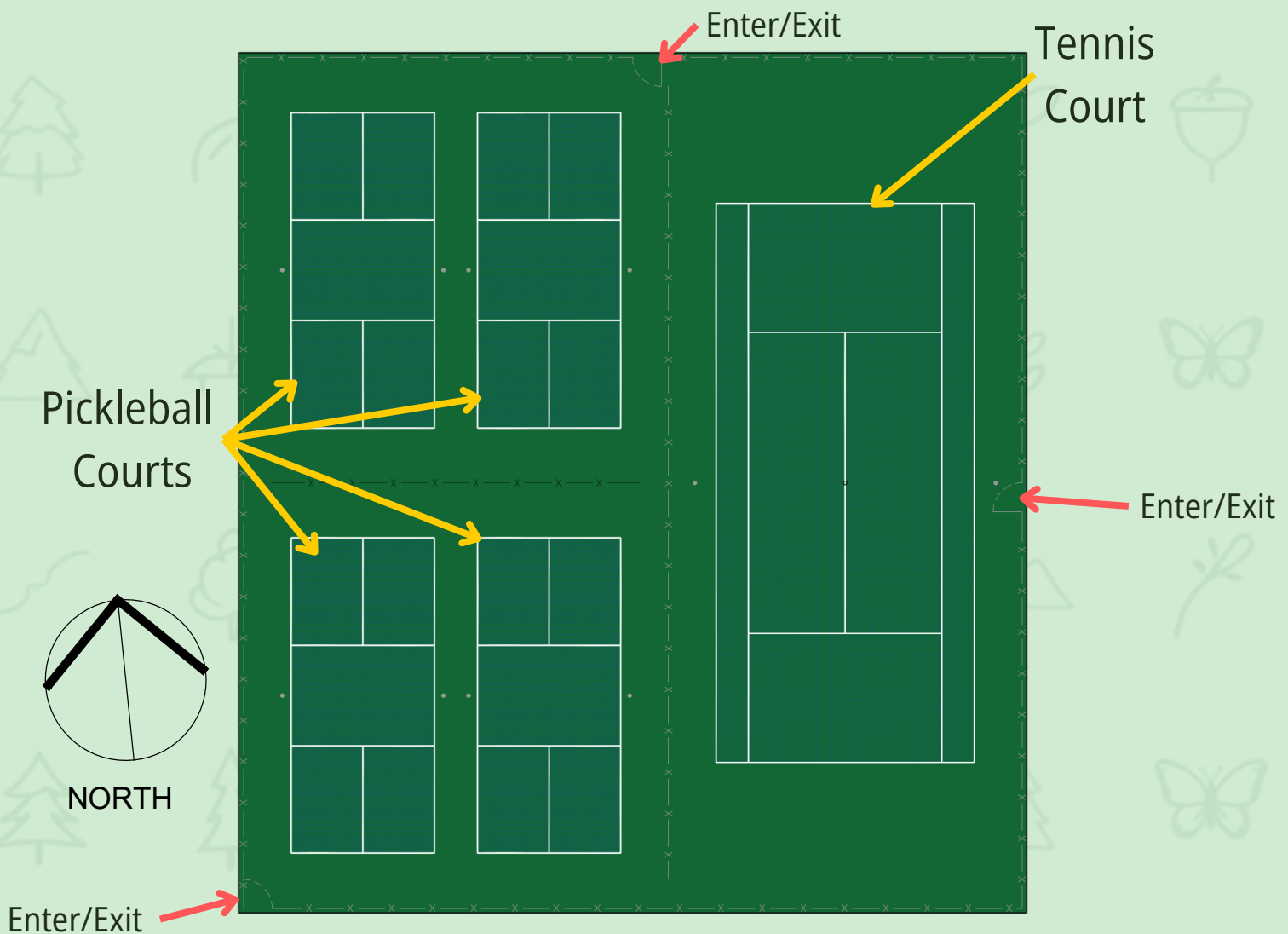
You may have heard a rumor that the new pickleball and tennis courts will be oriented east-west.

We are happy to announce that this is false!

The courts will be oriented north-south. If they were east-west, one player would always have the sun in their eyes! That wouldn't be very fun.



**Here's a concept diagram showing the orientation of the new layout.**



Jillian Rossi  
Parks & Recreation Director  
City of Manitou Springs  
Manitou Springs, CO 80829

Dear Director Rossi,

Thank you very much for taking time to meet with me to discuss the new, improved Pickleball courts configuration at Fields Park. As a citizen of Manitou Springs (since 1993) and an active Pickleball player (since 2016) I appreciate the opportunity to share some insight and hopefully contribute to the future of Pickleball in our community.

The proposed new Pickleball courts configuration is a very hot topic among the players at Fields Park, and understandably so, with many current players and new ones joining the play in Manitou every week. In fact, it has become the most popular sporting/recreational activity in our city. We have at least 50 Manitoids that play Pickleball regularly, and an equal number that come from neighboring communities. For example, on any given morning if isn't raining, snowing or under 40 degrees we have 10-30 Pickleball players at the Fields Park courts. That works out to around ~100 user-hours per day for the two existing Pickleball courts. Please note, on most days like today, there were zero tennis players at Fields Park from 8-noon. I would estimate tennis play at 2-5 user-hours-day. The participation data suggests that any new courts configuration at Fields Park prioritize Pickleball. Just think of all the elderly folks this activity is keeping off the streets!

All kidding aside, people are passionate about Pickleball. And we want the new courts configuration to be a step forward in improving Manitou's Pickleball facilities, for future play, expanded competitive opportunities, teaching and tournament events. Thus, it is important that the new configuration is done correctly.

Here are my thoughts on design considerations for the new Pickleball courts configurations.

1. Four Pickleball courts to be side by side with a North-South orientation.
2. One tennis court also oriented North-South orientation
3. The new Pickleball courts must be at least 30' x 120' in area for several important reasons (as highlighted below).
4. Pickleball courts should be on the East side of the playing area, and the tennis court should remain on the West side of the area.
5. The Pickleball courts should remain on the East side of the area for players' proximity to - Parking, Bathrooms, Playground (for player's who bring their kids) and shady area to rest between games. Also, in the snow and ice build up on the West side of the plating area where the current tennis court resides. If you move the Pickleball courts to the West side of the playing area you will deprive many people from playing their favorite sport on nice Winter days.
6. One of the new Pickleball courts should be a "Challenge Court" with appropriate signage.

The following information is copied from two on-line resources, Pickleball.com and Pickleballhub.com. Both of these websites maintain current rules, regulations and other resources for the game of Pickleball.

## **Pickleball Court Dimensions and Out-of-Bounds Safety Space**

**For safe and legal pickleball play, you need to know both the official court dimensions and the recommended out-of-bounds (run-off) area.**

**Official court size (USA Pickleball regulations)** [Pickleball.com](https://pickleball.com)+1

- **Length:** 44 feet (from baseline to baseline)
- **Width:** 20 feet (from sideline to sideline)
- **Non-volley zone (kitchen):** 7 feet deep on each side of the net
- **Service areas:** 10 feet wide × 15 feet long on each side
- **Net height:** 36 inches at sidelines, 34 inches at center

**Recommended total playing area with safety space** [www.pickleballhub.com](https://www.pickleballhub.com)+2

- **Width:** 30 feet (5 feet of out-of-bounds on each side of the 20-foot court)
- **Length:** 60 feet (8 feet of out-of-bounds on each end of the 44-foot court)
- **Tournament-level ideal:** 34 feet wide × 64 feet long (extra 2 feet on each side for movement)

### **Why the extra space matters**

The out-of-bounds area allows players to:

- Chase down shots without hitting walls, fences, or other obstacles
- Move freely without risk of injury
- Maintain fair play by preventing contact with surrounding structures

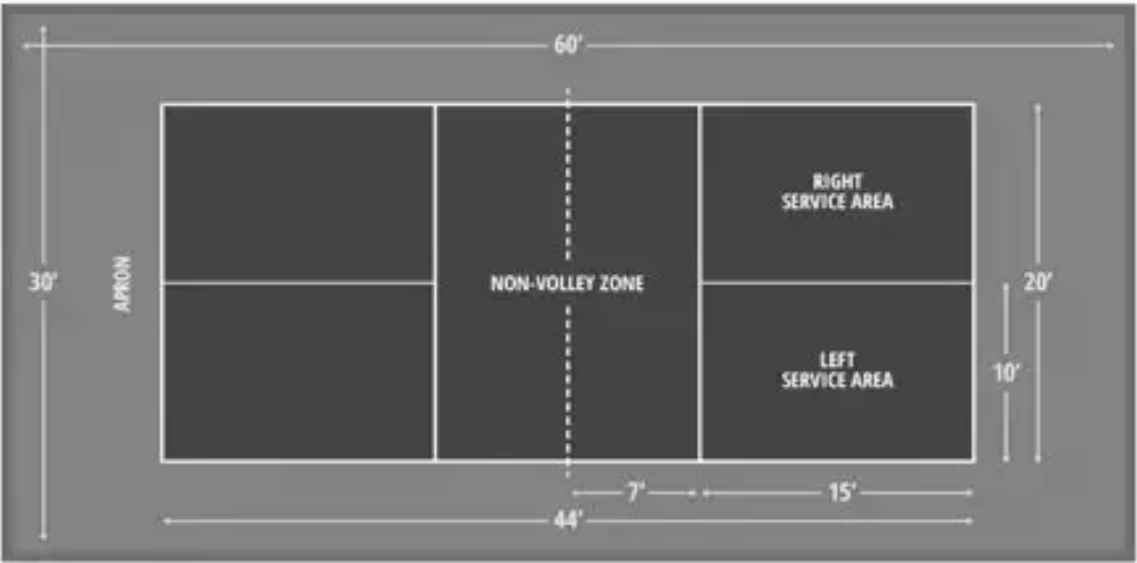
### **Key safety tip:**

If you're setting up a court, measure from the **baseline to the out-of-bounds line** (60 feet total length) and from the **sideline to the out-of-bounds line** (30 feet total width). This ensures you have enough clearance for safe play.

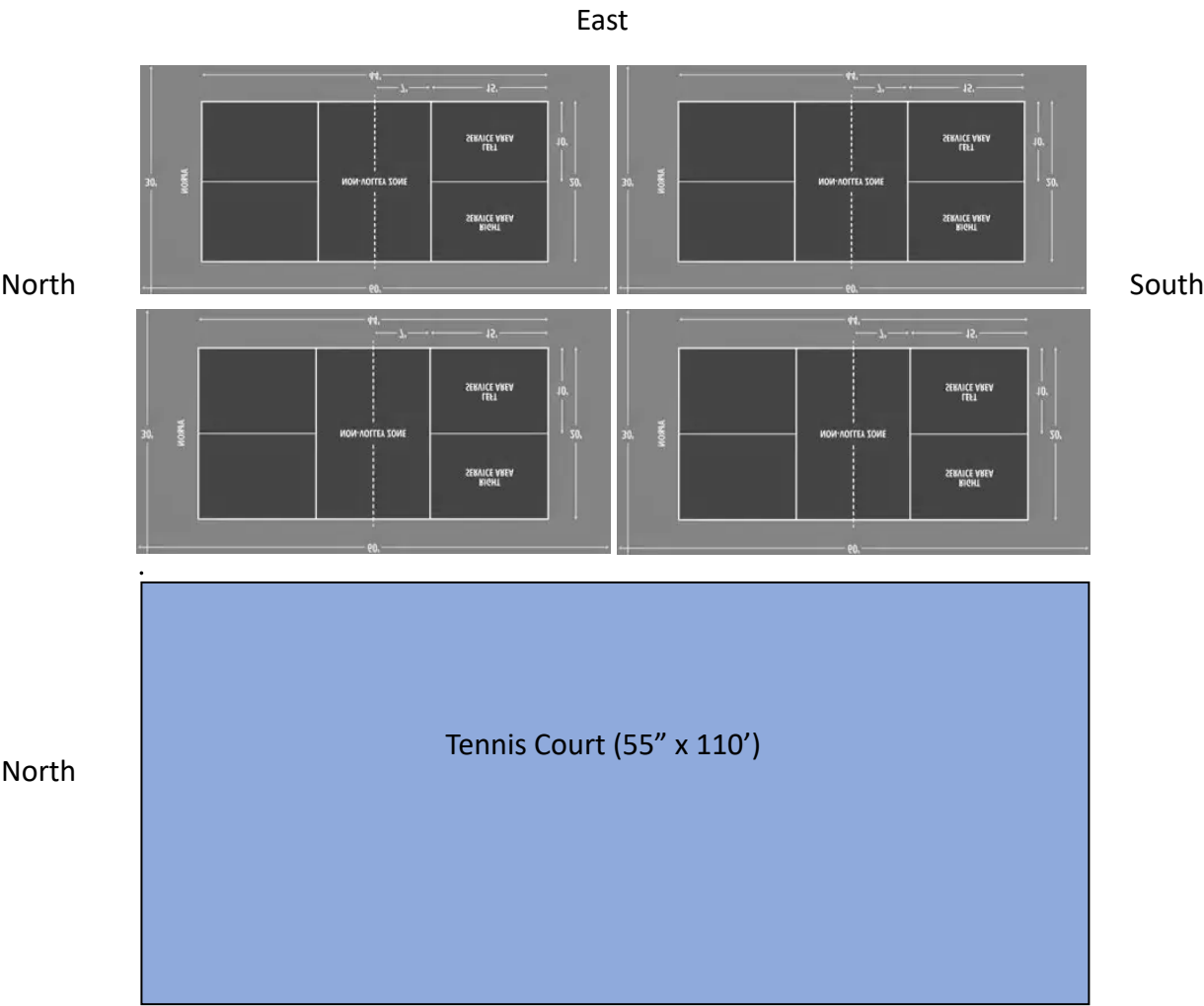
Thus, the minimum area for a single Pickleball court should be 30' x 60' for all of the reasons stated above. And, the total area for four courts with a North-South configuration is 60' x 120'.

The current area for the two Pickleball courts at Fields Park is ~ 49' wide x 120' long. As we consider the new Pickleball courts configuration we need to gain at least 12' of width to accommodate two courts side by side – and ideally an additional 12' in width to accommodate the fence running between the courts. If we take that from the existing tennis area, the remaining space for the new tennis court configuration is 43' wide x 120' long – probably too narrow for tennis. The implications of these design elements means the existing pad area needs to be increased at least 12' to the West to accommodate the new tennis area.

Single Pickleball court diagram.



New Pickleball and tennis courts configuration with North-South Orientation (60’ wide x 120’ long) with fences in between the courts.



I am interested in continuing this dialogue with you and other stakeholders in the development of the new courts. Please let me know if you have any questions about this information.

Thanks again for your time.

Best regards,

Randy Beaubien

240 Crystal Park Road

Manitou Springs, CO 80829

Email: [rsbco@comcast.net](mailto:rsbco@comcast.net)

Mobile: 719 433-4536

June 16, 2026

Ms. Gillian Rossi  
City of Manitou Springs  
606 Manitou Avenue  
Manitou Springs, CO 80829

Subject: Overlook Park/ Higginbotham Flats – Design Development Partial Design Services

Dear Gillian:

On behalf of Hord Coplan Macht (HCM), we are pleased to provide this proposal of design development (SD/30% DD) design documentation for Overlook Park/ Higginbotham Flats. The extent of improvements, as indicated on the Master Plan Concept (dated 12/17/2024) provided, includes an overall plan and enlargements (Attachments A, B, C, and D).

We are honored to continue our partnership with the City of Manitou and progress the master plan to 30% Design Development for Overlook Park/ Higginbotham Flats.

### Basic Scope of Services

Based on our project understanding, HCM proposes to provide Basic Scope of Services for the following:

#### Site Improvements:

- Modified vehicular access and parking with vehicular swing gate and lock
- Integral colored concrete plaza
- Composting toilet with potential solar panels
- Crusher fines walkways
- Landscape and irrigation
- Vegetated earth berms
- Landscape boulders and rock formations
- Gathering/ event space with terraced boulder seating
- Overhead shade structures
- Seating/ site furnishings
- Way-finding and educational signage
- On-site detention/ water quality
- Viewing deck with view scope
- Bicycle racks
- Rain barrels

Hord Coplan Macht Inc.  
1800 Wazee St.  
Suite 450  
Denver, CO 80202  
P 303.607.0977

[HCMDESIGN.COM](http://HCMDESIGN.COM)

- Preservation of Native American plaza and cairn art sculpture

#### **Project Start-Up**

- **Project Kick-off:** Meet with the City, Parks and Recreation Advisory Board and stakeholders to introduce the Design Team, establish project goals, confirm the scope of improvements, and review the schedule and deliverables.
- **Site Visit:** Site observation and photographic inventory of existing conditions and review of potential programming
- **Soils testing:** Take approximately four (4) soils samples to analyze soils and determine viability of soil for the success of turf and planting and if additional soil amendments or soil replacement will be needed. HCM to collect samples, submit to CSU lab for report.
- **Site Survey:** Site survey will be completed by Drexel, Barrell & Co. for only the areas identified on the master plan.
- **Project Schedule:** Finalize project schedule.
- **Geotechnical Report:** Geotechnical investigation to include recommendations for the restroom structure, shade structures, parking and percolation testing for detention needs. (Assumes 4 borings and 2 percolation test holes).

#### ***City of Manitou Springs Responsibilities:***

- Attendance of project kick-off meeting and site visit.

#### **Design Development (SD/30% DD Design) Partial Design**

Develop Schematic Design/30% Design Development documentation of improvements, based on the Master Plan Concept dated 12/17/2024. Confirm program for improvements.

- **Presentation:** Review site plan, features, furnishings, and amenities options with City and stakeholders. Determine preferred style, types, and themes of site features and furnishings. (Assumes virtual PARAB Meeting)
- **30% Design Development Package:** Anticipated drawings include Demolition Plan, Site Plan, Grading & Utility Plan, Landscape Plan, Conceptual Signage Design, Irrigation Plan, water budget and tap/meter sizing, and Preliminary Site Details.
- **Topsoil Management and Analysis:** ERO Resources will evaluate the existing soils tests and make recommendations for existing soil amendments or replacement to ensure viability for new vegetation. Assumes four soils tests to be collected and sent to laboratory for testing.
- **Cost Estimate:** Provide per 30% DD package.
- **Review:** Page-flip review of 30% DD Package with City and stakeholders. Review cost estimate. (Virtual)
- **30% Design Development Package:** Final plans, details, incorporating City review comments. Submit to City.
- Assumes three meetings with City staff/PARAB/stakeholders.

#### ***City of Manitou Springs Responsibilities:***

- Circulation drawing package to appropriate agencies and parties for review.
- Collect and distribute internal feedback.

### Schedule

This preliminary timeline, based on our understanding of the scope of work, below is an anticipated draft schedule. A final schedule will be coordinated with the City and PARAB schedules.

- **Schematic Design/ 30% Design Development: 8-week duration. (Approx. Mid July- October 2026)**

### Assumptions

The following are assumptions and exclusions related to the proposed scope of services.

1. Includes land survey services.
2. Excludes meetings beyond those indicated in proposal.
3. Assumes that formal review submission(s) by the Design Team to Planning, other City agencies, or other jurisdiction agencies is not anticipated or included.
4. Assumes Planning Commission or City Council meetings are not required.
5. Excludes Drainage Report and analysis for the project.
6. Excludes Erosion Control Report or Plans.
7. Excludes services in connection with change in government requirements instituted after the date of this Agreement.
8. Excludes investigating existing conditions or facilities, or making measured drawings thereof, or verifying the accuracy of information furnished by others, or providing field surveys.
9. Geotechnical investigations and report include four borings and two percolations tests.
10. Excludes revising drawings, or other documents when such revisions are inconsistent with prior approvals or instructions.
11. Excludes updating plat, preliminary or final plat.
12. Excludes printing of drawings. Assumes digital submission of drawings for review.
13. Excludes 3D renderings and visualization. Renderings can be provided for an additional service.
14. LEED or other sustainability review process.

### Project Team

Landscape Architecture – HCM  
Civil Engineering – Collins Engineers  
Irrigation Design – Avocet Irrigation  
Natural Resources Management – ERO Resources  
Survey – Drexel, Barrell & Co.  
Geotechnical Engineering – Kumar & Associates, Inc.

### Additional Services

If additions to the basic scope of services are required. Additional Services with appropriate fee arrangements will be agreed upon prior to additional work.

### Basic Scope of Services Fee

|                                                                   |           |
|-------------------------------------------------------------------|-----------|
| Project Start-Up and Schematic Design (SD)/30% Design Development | \$ 55,620 |
|-------------------------------------------------------------------|-----------|

|                              |                 |
|------------------------------|-----------------|
| <u>Reimbursable Expenses</u> | <u>\$ 1,200</u> |
|------------------------------|-----------------|

|                                 |                  |
|---------------------------------|------------------|
| <b>TOTAL BASIC SERVICES FEE</b> | <b>\$ 56,820</b> |
|---------------------------------|------------------|

Hord Coplan Macht will provide the tasks outlined in the Basic Scope of Services for a lump sum fee of Fifty-Six Thousand Eight Hundred Twenty Dollars (\$56,820).

### Reimbursable Expenses:

Expenses associated with procuring and/or producing needed item(s) or service(s) will be billed at cost plus ten percent (10%). Such expenses will include, but are not limited to soils testing fees, printing, visual documentation of project graphics, courier and overnight delivery, mileage at the prevailing IRS rate, community meeting supplies and meal and travel expenses if required.

We hope to do as much work as possible paperless during design.

We look forward to working with the City of Manitou Springs to realize this next phase of design for Overlook Park/ Higginbotham Flats. Please let me know if you have any questions.

Sincerely,

Hord Coplan Macht, Inc.



Robyn Bartling  
Principal

cc: File

### Attachments:

Attachment A : Overlook Park/ Higginbotham Flats Master Plan

Attachment B: Overlook Park/ Higginbotham Flats Master Plan – North Enlargement

Attachment C: Overlook Park/ Higginbotham Flats Master Plan – Central Enlargement  
Attachment D: Overlook Park/ Higginbotham Flats Master Plan – South Enlargement

# Master Plan



**GRAPHIC LEGEND**

- EXISTING TREE
- DECIDUOUS TREE
- EVERGREEN TREE
- BOULDER SEATING
- FUTURE ART LOCATIONS
- WATER QUALITY

**LEGEND**

- 1 COMPOSTING TOILET WITH POTENTIAL SOLAR PANELS
- 2 ENTRY SIGNAGE
- 3 VIEWING PLATFORM WITH SHADE STRUCTURE AND PICNIC TABLES
- 4 WAY-FINDING SIGNAGE
- 5 BIKE RACKS
- 6 RAISED PROTECTIVE BERM
- 7 GEOLOGICAL FORMATIONS
- 8 ETHNOBOTANICAL GARDENS
- 9 GATHERING / EVENT SPACE WITH TERRACED BOULDER SEATING AND AN OVERHEAD SHADE STRUCTURE
- 10 PEDESTRIAN BRIDGE
- 11 CARIN ART SCULPTURE BY MANUEL PULIDO
- 12 PLAZA WITH SYMBOLIC, NATIVE AMERICAN REFERENCES TO N, S, E, W DESIGNED BY MANUEL PULIDO
- 13 RAIN WATER COLLECTION BARREL
- 14 VIEWING DECK WITH EDUCATIONAL SIGNAGE, VIEW SCOPE, AND SEATING.
- 15 DETENTION / WATER QUALITY
- 16 HAWK NESTING PLATFORM
- 17 BIRD HOUSES
- 18 EDUCATIONAL SIGNAGE, TYPICAL
- 19 VEHICULAR SWING GATE WITH MANUAL LOCK
- 20 INSECT HABITAT
- 21 SHADE STRUCTURE WITH SWING BENCHES AND COMMUNITY TABLE
- 22 BACKED BENCH, TYPICAL
- 23 RELOCATED EXISTING BENCHES
- 24 INTEGRAL COLORED CONCRETE PLAZA WITH SANDBLASTED GRAPHICS
- 25 GUARDRAIL



# North Enlargement



**GRAPHIC LEGEND**

- EXISTING TREE
- DECIDUOUS TREE
- EVERGREEN TREE
- BOULDER SEATING
- FUTURE ART LOCATIONS
- WATER QUALITY



COMPOSTING TOILET



ROCK FORMATIONS



OVERHEAD SHADE STRUCTURE



EDUCATIONAL SIGNAGE



SOFT SURFACE CRUSHER FINES TRAIL



BACKED BENCHES



BIRD HOUSES



NATIVE ETHNOBOTANICAL GARDENS



BOULDER SEATING



BIKE RACKS



WATER QUALITY



ENTRY SIGNAGE



VEHICULAR GATE



PERMEABLE PARKING LOT

# Central Enlargement



**GRAPHIC LEGEND**

- EXISTING TREE
- DECIDUOUS TREE
- EVERGREEN TREE
- BOULDER SEATING
- FUTURE ART LOCATIONS
- WATER QUALITY



LARGE GATHERING SPACE



ROCK FORMATIONS



OVERHEAD SHADE STRUCTURE



EDUCATIONAL SIGNAGE



SOFT SURFACE CRUSHER FINES TRAIL



BACKED BENCHES



BEE/INSECT HABITATS



NATIVE ETHNOBOTANICAL GARDENS



BOULDER SEATING



WATER QUALITY



RAIN WATER COLLECTION BARREL



# South Enlargement



**GRAPHIC LEGEND**

- EXISTING TREE
- DECIDUOUS TREE
- EVERGREEN TREE
- BOULDER SEATING
- FUTURE ART LOCATIONS
- WATER QUALITY



SWING BENCHES



ROCK FORMATIONS



OVERHEAD SHADE STRUCTURE



EDUCATIONAL SIGNAGE



SOFT SURFACE CRUSHER FINES TRAIL



HAWK NESTING PLATFORM



LOOKOUT POINT



NATIVE ETHNOBOTANICAL GARDENS



BOULDER SEATING



WATER QUALITY



CARIN SCULPTURE



PLAZA AREA SURROUNDING THE CARIN SCULPTURE



RAIN WATER COLLECTION BARREL



GUARDRAIL



EXISTING BENCHES



PARAB's questions in black.  
HCM's answers in red.

- Would this 30% design development be considered “Phase 1” of the overall master plan implementation project? **The intent of the proposal is we would provide 30% Design Development Drawings for the entire park to further design to be able to provide an opinion of probable cost that will help the City understand the full cost of buildout of the park. We anticipated including a phasing plan and opinion of probable cost broken into phases if that is desired by the City.** This is not final design. Final design is construction documents.
  - Ex. Similar to how Soda Springs was broken up into phases.
  - If this is not considered a “phase,” what makes 30% different than being “Phase 1?” **30% DD’s is a set of drawings that has the design further developed but there is additional coordination, detailing and finalized construction documents to do. Typical design phases are as follows:**
    1. Master Plan/Concept design
    2. Schematic Design
    3. Design Development
    4. Construction Documents
- Will we need a full (100%) DD before we can move forward with construction, or, could this 30% DD be used for construction of a Phase 1? **These will not be drawings you can take directly into construction. The next step would be to complete construction documents that would be drawings and specifications ready for bidding. Contract documents that take the design through full detailing, layout and technical specifications. These drawings are considered permit ready. Deliverables from this proposal will provide information necessary to pursue grants for next steps (construction documents, construction).**
- Does this initial DD include “more” than other phases will need to include? Will DD for future phases include smaller scopes (i.e. cost less)? **There will be additional costs for construction documents (the final documentation noted above). This cost will depend on how many phases the project is broken out into. We do have a geotechnical report and investigations, soils testing, evaluation and recommendations and site survey in this initial phase which does account for a large portion of these design fees that will not be needed (since it will already have been completed) as part of the construction documents.**
- Is it vital that irrigation be included in this phase? **We need irrigation design to be included in this phase to do due diligence of where the water will be able to come from, flow test, water budget (how much water will be needed for irrigation) and assist with the opinion of probable cost for the irrigation system.**
- What information from PARAB could be helpful to outline priorities for the park? **Our understanding was we were tasked with trying to take the design far enough to get a better handle on costs and potential phasing and the intent was not to put together construction documents for building at this point. If there is another preferred direction, please provide updated direction if this is different than our understanding.**