



Memo

Date: August 30, 2007
 To: Mayor and City Council
 From: Dan Folke, Planning Director
 Re: August 2007 Monthly Report

Building Activity - The Planning Department issued 49 permits in August, with a reported cost of materials totaling \$92,646 and \$7,211 collected in Use Tax and Review Fees.

(August 1-29, 2007)

	Number of Permits Issued	Cost of Materials	Use Tax and Fees Collected
RESIDENTIAL			
New Dwelling Units	2	N/A	\$3,468.50
Alterations/Remodels	37	\$65,046.00	\$2,693.77
COMMERCIAL			
New Structures	0	N/A	0
Alterations/Remodels	10	\$27,600.00	\$1,048.80
AUGUST 2007	49	\$92,646	\$7,211
AUGUST 2006	50	\$73,842	\$26,184
AUGUST 2005	35	Data Unavailable	\$22,000
AUGUST 2004	Data Unavailable	Data Unavailable	Data Unavailable
Year to Date – 2007	301	\$655,784	\$90,230
Year to Date – 2006	332	\$629,296	\$68,358
Year to Date – 2005	219	\$455,303	\$22,641

Historic Preservation Design Guideline Revisions – On August 29 the process to revise the Historic Preservation Design Guidelines started in full swing. The project team, led by Heather Gregg of Parks & Gardens, and Cynthia Pougiales of Thira Incorporated, conducted interviews with 15 stakeholders. Participants included past applicants who have gone through the design review process, architects, developers, and other interested citizens. The team is seeking direct input on the design review process and guidelines. The HPC hopes to make the guidelines more accessible, understandable, and efficient while reflecting the preservation goals of the community. The Historic Preservation Commission held its first work session later that evening to provide input on how they use the guidelines and identify those that are redundant, confusing or need improvement. The group discussed projects that they felt turned out as presented, and those that did not go as envisioned.

A second work session is scheduled for September 13 to discuss the evaluation memorandum and public workshop. The draft guidelines will be available for public beginning on October 12 with a public workshop on November 1. The intent is to provide a brief presentation then to listen to public comment. In order to have a meaningful impact on the end result, it is important that the public have ample time to

review the proposed guidelines. A second round of stakeholder interviews to receive comments on the revisions is also set for November 1.

→ **MARK YOUR CALENDER - Upcoming Design Guidelines Revision Project Dates** ←

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| • Preservation Commission Work Session #2 | Sept. 13 |
| • Draft Design Guidelines available for public distribution | Oct. 12 |
| • Stakeholder Meetings #2 | Nov. 1 |
| • Public Workshop to Review Draft Guidelines | Nov. 1 |
| • Public Comment Period | Oct. 12 – Nov 8 |
| • Preservation Commission Work Session #3 | Nov. 30 |

THESE ARE YOUR GUIDELINES – LET US KNOW WHAT YOU THINK!!!

To learn more about how you can become involved with this project and provide much needed public input contact the planning office at 685-4398.

Soda Springs Park Renovation Phase 1 – The City Council approved the grant contract with Great Outdoors Colorado on August 21. The grant award is for \$109,358, with a total estimated project cost of \$199,096. Funding includes \$47,238 of in-kind services for improvements by Murphy Constructors in the east end adjacent to the Spa Building, and \$42,500 from City park funds. This fall the Parks and Recreation Advisory Board will review Requests for Proposals to retain a design team. The selected consultant will facilitate a public planning process for the new playground. The project will also include a new plaza around the existing restrooms along with landscaping and drainage improvements. Construction is anticipated during the Spring 2008.

Historic Bridges and Walls Assessment – The City Council selected The Collaborative, Inc to conduct a structural assessment of 16 Historic Bridges and 22 Creek Walls within Manitou Springs. The report will rate each structure and identify needed repairs and reconstruction. The project team will also provide “As Built” plans of the three prominent bridge designs found in Manitou Springs. The team will be using state of the art technology including microwave radar, pachometer, and borescope to determine the internal structure, thickness and nature of internal fill. The assessment report will identify the structures that need immediate repairs and allow the city to develop a long-term plan to restore and preserve these iconic structures. The \$42,000 project budget is funded by a \$30,000 grant from the State Historic Fund and \$12,000 from the City’s Capital Improvement budget. Projected completion of the final report is April 2008.

Parks and Recreation & Open Space Advisory Boards – PARAB and OSAC held a joint meeting on August 27 to discuss Land Dedications and Fees in Lieu of Dedication. The current program requires dedication or fees at the time of a new subdivision, including lot splits and combinations. The current method to compute land dedications for Parks and Recreation is 4% or 9% of the acreage depending on the size of the parcel, and 5% of the acreage plus 600 square feet (SF) per dwelling unit for Open Space. If fees are desired instead of land dedication, the fees are calculated based on \$20,000 per acre. For example a home on a ¼ acre lot (10,890 SF) would require a land dedication of 436 SF for parks & 1145 SF for Open Space or fees totaling \$725.90. The fees collected must be used for property acquisition or capital improvements. The boards heard a presentation from Chris Lieber, Manger of Design, Development and TOPS, City of Colorado Springs to learn how Colorado Springs calculates dedications and fees for Parks and Open Space. The city uses a formula based on average occupancy and density, and currently calculates fees based on a value of \$76,000 per acre. Each Board will discuss the approach they feel is best for their respective programs and plan to hold a second joint meeting in November.