

Colorado Springs Parks, Recreation & Cultural Services

Garden of the Gods Park Restroom Facility Improvement Plan

Stakeholder Meeting Summary

Purpose: Series of meetings with stakeholders to obtain input on various aspects of the restroom facilities.

MEETING DATES/TIMES: Sept. 19 and September 21st - 1 hour duration of each meeting

MEETING LOCATION: RTA Architects – 19 South Tejon Street, Suite 300, Colorado Springs, CO 80903

ATTENDEES:

Consultant Team: *DHM Design* - Eileen Kemp (EK); Michaela Kaiser (MK); *BachmanPR* –Monica Ramey (MR)

Stakeholders:

3 p.m., Sept. 19

Jake Butterfield – City of Colorado Springs Parks & Rec, Construction

Dave Rocco – City of Colorado Springs, Fire Department

Carole Beckman – Parks Board

4 p.m., Sept. 19

Pauline Nelson – The Independence Center

1 p.m., Sept. 21

Kurt Schroeder, City of Colorado Springs, Parks & Rec

Linda Carter, Garden of the Gods Visitor Center

Hank Scarangella, Friends of Garden of the Gods/Park Board

Jan Martin, Garden of the Gods Foundation

Jennifer Peterson, Rocky Mountain Field Institute

Tim Haas, Garden of the Gods Trading Post

Andy Morris, Parks – City of Colorado Springs, Parks & Rec, Rock Ledge Park

2 p.m., Sept. 21

Doug Price, Colorado Springs Convention and Visitor Bureau

Susan Davies, Trails and Open Space Coalition

Bret Tennis, City of Colorado Springs Parks & Rec, Garden of the Gods

Scott Abbott, City of Colorado Springs Parks & Rec – Regional Parks

Beanard Cipolletti, City of Colorado Springs Parks & Rec – Garden of the Gods

3 p.m., Sept. 21

Alison Monroe, City of Colorado Springs, Parks & Rec – Garden of the Gods

4 p.m., Sept. 21

Matt Mayberry, City of Colorado Springs, Pioneer’s Museum

The goal of the public engagement process for the Garden of the Gods Restroom Improvement Facilities Study is to collect input from visitors and stakeholders that will help to inform the Plan. Stakeholder meetings were held Sept. 19 and Sept 21 at RTA Architects in downtown Colorado Springs. At the stakeholder meeting the consultant team presented the project scope, goals & objectives.

- Increase restroom facility capacity with growing visitor demand
- Redevelop new and/or renovate restroom facilities within the park
- Maintain visitor satisfaction while preserving natural splendor
- Complement and blend exterior architectural designs with existing structures and conditions

The project team reviewed the existing facilities with the stakeholders. After receiving input on the existing facilities, the team presented proposed locations and received stakeholder feedback on various other aspects of the facility design and operations. The following reflects the feedback received during the stakeholder meetings.

Existing Facilities:

North Main - Open year-around - 2 stalls for women, 1 stall & 1 urinal for men

- Size of the sewer at that location needs to accommodate quadruple visitation.
- There needs to be restrooms at this location. They are inadequate and horrible shape. Capacity needs to increase.
- Need to see how many people use the parking lot to determine how many stalls.
- Need to be secure at night. There is a camera at North Main.
- Tear down and start over.
- Leave the facility where it is now. There is a bike rack now.
- Architecture needs to match the environment. This is fairly specific criteria in 1994 Master Plan.
- Consider putting benches near by.
- This is a staging area for hikes.
- No need for more than one bike rack.
- Water source outside of the building.
- This should be a priority site.
- Biggest complaint is that these restrooms are filthy. #1 complaint.
- Way too small. As big as we can, with an environmental footprint.
- Challenges at parking lot.
- Lean toward demolition. Bees are in the wood.
- Port-a-potties during site.
- Location best bet. Flat spot. Concern with architectural walls, left over debris. Old walls, old poles.
- Mixed-use bathroom. Men/Women's and Family Bathroom.
- Best bathroom experience – unsex bathrooms. As they are available. All have baby-changing tables.
- Environmental conscious let it blend it in. Does not stand out. Low-pressure waters. As little as it can be, because of challenge with water.
- Low use brings odor control issues.
- Rooftop deck – how does venting works?
- Interpretive staff would still rather further down. Not use as educational purposes on rooftop deck.
- Purpose of the amphitheater – weddings – Lots of concern being located near the busy parking lot.
 - We want people to feel like they are connected with nature.
 - To accessible – Segway tours. Do not want them up there.
- Storage closet for cleaning supplies interpretive materials.
- Public Kiosk and Bulletin Board.
- Emergency phone.
- Sign – located in bathroom (If this bathroom needs attention call xxx-xxxx).

- If the ladies room has an issue, the entire bathroom is shut down. Lots of bathrooms in separate closest – multi-use.
- Weather comes in, lose power, frozen pipes. Tough enough to stand up to harsh conditions (industrial strength).
- Bathroom first and last impression
- Suggest - Women 6 stalls, Men 2 stalls + urinals
- Current location – tuck up closer to the hill. More assessable and an interpretive kiosk (this is where you go).
- Platform (level with parking lot). Would giving a gathering place. If we have shuttles drop off spot. Keeps them away from shuttles. Need benches separately from the bathroom.
- Bathrooms open during park hours (closes at 9 p.m.) Lock at 9 p.m.
- Love to see a water filling station.
- Elevate since this is a National Historic Park. Cater to the tourists.
- The facility maintance feels it is a maintance nightmare. In the past they wanted it prison grade. Look at park at Briargate.
- Hand sanitizer at least.
- There will be gates into the park that will be closed.
- Hard to do anything vs. maintance because they are so many people.
- Staff parking works well.
- It's all about the appearance.
- Closer to parking lot. Make certain they are easily identified and easy access.
- There are lines all the time –10 facilities per side could possible accommodate the demand.
- More stalls on the women's side. Women take longer and frequently have kids.
- Changing station on both sides.
- Storage for supplies in each facility. Spigot to hose down the bathrooms.
- Water filling station – main location
- Not enough stalls
- Needs to be closer to the parking area
- Have a restroom in the middle of the park

Scotsman Picnic Area – Seasonal – 2 stalls for women, mens – 1 stall and 1 urinal

- Knock it down and rebuild
- Has a septic, no sewer line.
- Suggested number of stalls (5/5 and a family).
- Make it permanent – not seasonal.
- Lots of use due to riding stables and trails.
- Since it's closed seasonally, construction could occur at low season.
- Concern with bridge regarding emergency access – they would just take the equipment over to the bathroom.
- ADA parking already there.
- There needs to be adequate parking to make it work. Needs to be improved.
- Too close to North Main.
- This parking lot gets jammed up.
- Improve this location.

- This shouldn't be the main location.
- There is a little picnic area.
- This gets trail traffic.
- Not seasonal - open the entire year.
- Is this location the best location for this area? Concern of stability of erosion of the bank.
- May want to move closer to the road.
- Stalls - current size is adequate.
- Septic with leech field. Clean-out under the sidewalk.
- For this location there's another parking lot to the north. Maybe we could connect the two of them.
- 8 spots at this location.
- If we had a shuttle stop this would make sense.
- We should keep this location because of the trails in this area.
- There will not be less people; we hope to manage the flow.
- Love to see year-around.
- There is a lot of clean up when you don't keep it open all year.
- The parking lot is hard to get in at those angles since it's a picnic area.
- Parking lot 12 located nearby. On the map listed as the picnic area. People will park in Lot 12 and there is no direct trail access to the restroom. There are only social trails. The trails are at Scotsman
- There is no ADA accessibility or crosswalk. That's where Palmer Trail is. Cars come down the hill fast in this area.
- Definitely potential to connect the two parking lots.
- Scotsman critical to have during the summer. In the winter people can head to the trading post.

All Locations

Cleaned 2X a day. Contract 1X and Staff 1X

GOGVC- 6 women stalls, 2 men stalls and 3 urinals. GOGTP has 3W stalls, 3M 3U. This area is impacted.

Conceptual Location A – Parking Lot 4, Previously Hidden Inn

- Water and sewer lines from Hidden Inn? We don't know extent.
- If this was the 2nd main restroom, it should not be vault.
- Fairly close to N. Main Lot.
- Parking is only for handicapped (5 spaces).
- Don't want people to park here to use bathroom.
- There is room for a roundabout here. This has merit to consider.
- Transportation study is key. The structures need to be inconspicuous from the road (out-of-view) so people won't park on roadway. Discourage.
- Get a sense of distance. This is not all that far from the main location.
- ADA accessible walkways.
- It is super tight to get in.
- Hard to see to get out.
- There is a whole lot of flat area to expand.
- There may be consideration for a shuttle stop.

- Other possible shuttle stops: Parking Lot 7.
- Locate additional bathroom more in the center.
- Consider this for a small location. Emergency pit stops.
- Suggested Number of stalls (2/2 and a family)
- Plumbed for vault.
- No fire emergency issues. No access issues.
- ADA parking lot is very important. Sidewalk barrier

Conceptual Location B – Parking Lot 6 & 7

- Emergency vehicles need to will find a place to park.
- Will the scrub oak block view?
- Addresses the concern for those in the Central Garden.
- Mostly foot traffic. But this gets a lot of traffic.
- Good location. Coming from Palmer Trail. Fairly heavily traveled spot.
- Every time I walk there I come down at this location.
- View concern: Parks will work this fall removing vegetation.
- Other possible shuttle stops: Parking Lot 7.
- Gets more into the center. You can get the best view from this area.
- This is very close to Scotsman.
- Small location. Emergency pit stops.
- No curve cut – hard to get an ambulance.
- Wider sidewalks to get an ambulance in that area.
- Move it so people can see it from the main road.
- Space in this area for fire/ambulance zone. There are a lot of rescues. Walkway strong enough to place ambulance.
- Plumbed.

Conceptual Location C – Parking Lot 10

- 32 parking stalls.
- Potential utilities from caretakers place.
- Kurt thinks caretaker was on septic system.
- Lots of access for trails users.
- Lots of space to put restrooms in.
- South of the park has the appeal.
- Last stop before you get back in the Gateway.
- Parking lot is always full.
- There are rattlesnakes.
- Regardless where you put a restroom they are going to be used and people will find them.
- This lot has security camera.
- If you build them they will come.
- What about Highpoint? There are no utilities there. I would rather place in the parking lot 10 than Highpoint.

- Money is a restriction. We should look at what's best rather than let the money restrict. Lets design what we need.
- Lot 10 seems like the best third location (Consensus– Stakeholder 0921 2 p)
- That's where the third location should be.
- Rehab two existing and add this one.
- Lot 10 SE culvert is where the snakes are located
- When you get to Lot 10 and hike around there are no restrooms that you can hike to.
- Ample space. There is a camera. SE side of the park. Largest hole in terms of service.
- Location: Possible SE corner. Water erosion.
- Lot 10 (Size Women 2 / Men 2 stalls)
- Picnic tables in this area

Other Concerns/Suggestions:

- Transportation Study – Restrooms should be located wherever the shuttle will stop.
- Locate a restroom at Rockledge – overflow parking lot. Cross walk on Southside.
- Roundabout at the entrance. Don't want to put traffic lights because of view shed.
- Discussion widening 30th and Camp Creek Road.
- Is it possible to add port-a-potties at other sites? Supplement with port-a-potties.
- No Pit toilet – half full with water bottles and dirty diapers. Maintenance issue.
- Port-I-Johns – dress up – And hide them behind area.
 - Nice fencing and dress them up. We are trying to accommodate needs.
 - Put vaults in forest service they won't be trashed.
 - I would love to see them in there because it is better than nothing.
 - Comes down to the master plan, and this is a National Landmark, it may not be allowed.
- We want them go to the Visitors Center; if the bathrooms are too nice they may skip the Visitor Center.
- Running utilities to Location A and B won't be cheap.
- We haven't looked at Balanced Rock. But it is so close to the Trading Post.
- Maybe place signage your nearest amenities (bathroom) is located at_____.
- We think of Garden, as it is, the possible shuttle route. One thing that won't change is the trails.
- How does wild life play into the locations? It shouldn't be an issue.
- In the design of things don't leave a creaves because in a structure critters may tunnel.
- Maintenance keeps on the radar. Don't want something that has a lot of maintenance needs.
- Find out special events. Capacity. Call Carly Kosisar
- We have a cleaning contractor. There are only four employees (2 full, 2 part). Continue cleaning contractor. More bathrooms would reduce the strain on one facility.
- Keep bathrooms open full time.
- We use mulch everywhere to assist with erosion. Cody Bare Sutton – Natural Resource Specialist for Parks can answer questions regarding the seed mixes.
- Balanced Rock had a bathroom a long time ago. The Trading Post has a bathroom close enough.
- Rockledge possible for restrooms if Shuttle happens (Overflow parking).
- Possible expansion of parking lot near Rockledge.
 - Large dollars to run another trail up gateway trail, better access. View corridor to according to Linda GOGVC. That's where the architecture comes in. Utilities? There may

be a water line. If transportation study has expanded parking in Rockledge, it would make sense. Rockledge events. With the traffic study we need to consider where people are letting people off.