

Manitou Avenue Downtown Revitalization - Phase 2
Property Owners & Merchants Construction Update Meeting

March 14, 2006 @ 6:00 PM

Attendees: See attached attendance sheets (2).

City - Mike Leslie (the City's Project Manager) introduced himself, Michael Hussey and Ron LaCroix of Nolte Associates (Nolte), and Bill Weaver of AA Construction (AA).

Nolte - Michael Hussey gave a brief overview of the project schedule, which was diagramed on a drawing of the Manitou Avenue corridor extending from El Paso to Canyon. He explained there were actually two Manitou Avenue projects that would be under construction between now and next Thanksgiving, Manitou Avenue Downtown Revitalization – Phase 2 (Downtown Phase 2) and PPRTA Phase 1. The west end of Downtown Phase 2 would start just east of the Canyon intersection and go to the east side of Pawnee. PPRTA Phase 1 would start at the west end of Downtown Phase 2 and go to El Paso. These two projects would be broken into four construction stages. Stage 1 would be the north side of Downtown Phase 2 (from just east of Canyon to the Stagecoach Restaurant driveway); this construction is scheduled to be completed by the Memorial Day weekend. Stage 2 would continue construction along the north side of Manitou Avenue into PPRTA Phase 1; from the Stagecoach driveway to the El Paso intersection (it would also include some improvements north along El Paso). Stage 3 construction would cross over to the south side of Manitou Avenue and return back west towards Pawnee. This construction would be stopped before Labor Day and prior to getting back in to the commercial area of Downtown Phase 2. Stage 4 would start after Labor Day and complete the construction required to finish Downtown Phase 2 by Thanksgiving. To restate the schedule, Stage 1 is to be completed by Memorial Day, Stages 2 and 3 are to be completed by Labor Day, and Stage 4 will be completed by Thanksgiving.

The meeting was then opened up for questions and answers.

Question - What days and hours is construction scheduled to occur?

AA - Monday through Friday, 7:30 a.m. to 3:30 – 4:00 p.m.

Question - How will parking be handled?

City - The Metro District will provide free parking in the public parking lot during construction. Kitty Clemens, EDC Director, also stated that

business owners and employees have contributed to the existing parking problem by parking on the Avenue, thereby using spaces that could be used by potential shoppers. She further stated that research has shown that each parking space is potentially worth \$151,000 in annual sales.

Question - Will there be signage during construction?

City - Yes. Directional signage will be provided for parking by the City or the Metro District. Signage stating that “all businesses are open” will be provided by AA. There was also discussion about investigating the possibility of setting up a flashing information sign.

Question- Will water service be turned off, and if so for how long?

City - If needed, water service will be turned off for approximately one (1) hour. We would try to do this in the early part of the morning (before 10:00 a.m.) in order to have a minimal impact on the businesses.

Question - When the sidewalk is removed and the sub-surface building faces are exposed, some may need repair. Who will be responsible for making and paying for those repairs?

Answer - Repairs to private property for existing conditions will be the responsibility of the property owners. If this work is to be undertaken during Phase 2 construction it should be coordinated with the contractor, AA.

Question - If there is a question about moving the traffic cones after construction hours who should be contacted?

Answer - The police department. Also, if anyone has any questions or construction-related issues “day or night” they can contact Ron LaCroix of Nolte. (His cell phone number is 491-5737).

Question - The owner is planning to make some improvements (venting) to the front of the Spice of Life building, should that be coordinated with AA.

Answer - Yes. That area will be part of the Stage 4 construction. Construction for that stage will begin after Labor Day.

Question - Will the construction have an impact on the Pikes Peak Run, the third weekend in August?

Answer - That should be towards the end of Stage 3 of the construction and Labor Day, so any impacts should be minimal. The needs of the Run should be coordinated with AA so that necessary accommodations can be made.