

**Garden of the Gods Park Restroom Facility Improvement Plan
Public Meeting Summary (Oct. 24, 2017)
Garden of the Gods Trading Post, 324 Beckers Lane, Manitou Springs**

Executive Summary

The goal of the public engagement process for the Garden of the Gods Park Restroom Facilities Improvement Plan is to collect input from visitors and stakeholders that will help to inform the Plan. A public meeting took place from 5-7 p.m., Oct. 24 at Garden of the Gods Trading Post. During the meeting the consultant team presented the project scope and goals & objectives to approximately 25 community member attendees:

- 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

In addition, the project team reviewed the existing and conceptual facility locations. After the brief presentation the attendees were divided into three working groups. The following reflects the feedback received during the public meeting.

Table Discussion Feedback – Combined Results by Question

Usage:

What are your overall impressions of the restroom at Garden of the Gods Park?

All participants felt that the restroom facilities are insufficient and more stalls need to be added. They felt they were dated, dark, disgusting and present a poor impression. In addition, the facilities are hard to maintain. A few participants felt that Scotsman is hard to find and needs signage.

Number and Location of Restrooms:

Do you think the current restrooms are conveniently located? Why or why not?

All participants felt that the North Main location was a convenient location, but needs to be expanded.

Many participants agreed that Scotsman is in a bad location due to the lack of parking. Participants felt that Scotsman should be kept open year-around. However, there were a couple of participants that felt that Scotsman does not cater to a restroom spot.

A participant mentioned that Lot 10 would continue the loop and it would be difficult to place a restroom on Lot. 9.

Another participant felt that Lot 10 is less interesting; Lot 7 would provide a restroom within the loop.

Do you think additional restrooms are needed? If so, how many restrooms do you think should be added to the Garden of the Gods Park? Why?

Generally, participants felt that there should be at least two more restrooms, and that they should be open year round.

They felt that Lot 10 is better as it is where people park to hike. They also felt Lot 7 is good because it benefits both drivers and hikers.

Some also felt the facility at Scotsman should remain.

One individual felt there should be a restroom considered by Rock Ledge Ranch as there isn't one there currently (although, not everyone agreed).

If one additional restroom site were to be added in the park, what would your preferred location be: Location A or Location B?

Most participants agreed Lot 10 should be the 1st location. High priority.

Participant from Table 2 felt that the Central Garden/Parking Lot 4 should be the preferred location.

Table 3 and Table 6 participants felt the Central Garden/Parking Lot 7 should be the preferred location.

Why did you pick that location?

Table 2 participants felt that Lot 4 would be a good location because visitors look for a restroom there if they are completing the upper loop.

Table 3 and Table 6 participants felt that Lot 7 proximity to Central Garden Trail, benefits driver and hikers. It offered more parking, better access and is more visible, while Lot 4 is less visible.

Is there another location in the park that you would suggest? Why?

Most participants felt that Lot 10 was another good location. A couple of participants felt Lot 9 would work.

It was mentioned that Scotsman could be open all year.

One group did not recommend High Point due to lack of visibility (more vandalism), Rock Ledge is good, however, if the shuttle goes to the Visitor Center first people will use the restroom there.

A couple of participants thought Lot 14 is a good location.

Design Features:

In your group's opinion, what facility features are important for new restroom facilities in Garden of the Gods Park (*hand dryer, stall doors, mirrors, low water features, baby changing station, proximity to parking, bike racks, etc.*)?

Participants felt that proximity to parking, stall doors, hand dryers and baby changing station were design features that were important to them. Most participants felt mirrors were not needed. Security cameras were important within the groups, even if they were fake. Most participants mentioned water fountains or water fill stations. Many participants felt that more light was important (skylights, high transition windows). All participants agreed it was important to have easy to clean walls and floors. Other things that were mentioned within the groups were dog hitches, soap, and cold water only.

Priority:

- Proximity to parking
- Stall doors
- Hand dryers
- Baby changing tables
- Cold water faucets with low flow water
- Fill-up soap
- Concrete floors / walls for maintenance ease

In your group's opinion, what sustainability practices and features are important for the new restrooms? (*Low impact design, water conservation, energy conservation, aesthetically pleasing design, low maintenance costs, ease of maintenance, etc.*)?

The key feature important to all the participants was low / ease of maintenance. Although it was important to have eco-friendly and pleasing design, the ease of maintenance was important to all participants.

Table 6 participant felt that curved walls and floor connection would eliminate corners where dirt gets trapped.

Another group suggested designing facilities like Wyoming (layout/rest areas).

Solar power was suggested along with smooth materials for ease of cleaning.

Low odor was also a priority within the groups.

Group Priority:

- Pleasing design – fits in with park
- Low maintenance

Why were these features important to your group?

- Odor
- Ease of maintenance over “green”

General Question:

By location, list the group’s priorities for implementation of the proposed improvements to the restroom facilities?

Table 2 participants felt it was important to build the facility at Lot 10 and then work on North Main during the low season. Order does not matter after Lot 10 and North Main are built.

Table 3 participants felt North Main should be rebuilt with family restroom first. Then build Lot 10, Lot 7, and rebuild Scotsman. And do not add Lot 4 or Lot 9.

And finally, Table 6 participants felt that North Main should be rebuilt with ADA first, Scotsman open year round, and then focus on Lot 10 and Lot 7.

Is there anything else you’d like us to know about improvements that should be made to the Garden of the Gods park restroom facilities to this project overall?

Most participants felt the restrooms should be closed at night.

Also, clean restrooms are very important. One group mentioned clean restrooms are more important than design; need quality construction with the ability to hose them down.

Another group felt a public information board near North Main was important.

All participants felt there should be more women’s stalls versus men’s.

Table 3 participants suggested stainless steel fixtures, vault toilets, and hand sanitizers. Add composting toilets (if cost is an issue), need to be open year round, charge for use, or consider a European system.

A few participants mentioned Lot 7 is nice, but is close to Main. One participant mentioned electric toilets are clean (1975).

Table 2 participants felt more women’s stalls than men’s were needed, in addition baby-changing station, hand sanitizers, and water fountain able to fill water bottles and hand dryers.

Table 2 -- Group Discussion Feedback

Usage:

What are your overall impressions of the restroom at Garden of the Gods Park?

- Overall fairly poor
- One person said North Main is well taken care of

Number and Location of Restrooms:

Do you think the current restrooms are conveniently located? Why or why not?

- North Main (Scotsman overlooked due to lack of parking)
- North Main is a convenient location, Scotsman is overlooked (doesn't cater to a restroom stop)

Do you think additional restrooms are needed? If so, how many restrooms do you think should be added to the Garden of the Gods Park? Why?

- Yes, at least two more, two open year round

If one additional restroom site were to be added in the park, what would your preferred location be: Location A or Location B?

- First preference is Parking Lot 10
- Central Garden/Parking Lot 4

Why did you pick that location?

- Lot 10 first, Location (Lot 4) because visitors look for one there if they are completing the upper loop

Is there another location in the park that you would suggest? Why?

- High point overlook was discussed as a potential location

Design Features:

In your group's opinion, what facility features are important for new restroom facilities in Garden of the Gods Park (*hand dryer, stall doors, mirrors, low water features, baby changing station, proximity to parking, bike racks, etc.*)?

- Changing tables, security cameras (even if fake), dog hitches, hand dryers (over paper), Stall doors, mirrors (low metal), and water fixtures for pets and water bottles.

In your group's opinion, what sustainability practices and features are important for the new restrooms? (*Low impact design, water conservation, energy conservation, aesthetically pleasing design, low maintenance costs, ease of maintenance, etc.*)?

- As eco-friendly as possible with priority to low maintenance (should be able to flush it away). Prefer plumbed toilets to vault or other.
- Eco-friendly as possible, low maintenance and low odor are priorities.

Why were these features important to your group?

- Odor, want to have an enjoyable park and bathroom experience. Concerned about the smell of vault/composting toilets.

General Question:

By location, list the group's priorities for implementation of the proposed improvements to the restroom facilities?

- Lot 10
- Lot 2 - North Main open (build Lot 10 before rebuilding North Main)
- Order does not matter after Lot 10 and Main are built.

Is there anything else you'd like us to know about improvements that should be made to the Garden of the Gods park restroom facilities to this project overall?

- Restrooms closed at night, clean restrooms, public information board
- Close the restrooms at night, clean restrooms are more important than design, need quality construction with the ability to hose them down.

Table 3 – Group Discussion Feedback

Usage:

What are your overall impressions of the restroom at Garden of the Gods Park?

- Dark, need more stalls, dated, disgusting, horrible impression of Colorado Springs
- Need better aesthetics
- Too many people, too few stalls/urinals.
- Long lines
- Restrooms should match the image of the park
- Hard to maintain

Number and Location of Restrooms:

Do you think the current restrooms are conveniently located? Why or why not?

- North Main is fine.
- Scotsman is a bad location. Parking is limited at this location.
- Main is good

Do you think additional restrooms are needed? If so, how many restrooms do you think should be added to the Garden of the Gods Park? Why?

- Lot 10 is better-this is where people park to hike
- Yes, need more locations
- Yes, at least two more locations.
- Lot 10 where people hike, Lot 7 benefits drivers and hikers – add Lot 10 and Lot 7, keep Scotsman

If one additional restroom site were to be added in the park, what would your preferred location be: Location A or Location B?

- Central Garden/Parking Lot 7

Why did you pick that location?

- Proximity to Central Garden Trail, benefits driver and hikers
- More parking, better access

Is there another location in the park that you would suggest? Why?

- Add Lot 10 & Lot 7, Scotsman could be open all year
- Do not recommend High Point due to lack of visibility (more vandalism), Rock Ledge is good, however, if the shuttle goes to the Visitor Center first people will use the restroom there.

Design Features:

In your group’s opinion, what facility features are important for new restroom facilities in Garden of the Gods Park (*hand dryer, stall doors, mirrors, low water features, baby changing station, proximity to parking, bike racks, etc.*)?

- Proximity to parking, stall doors, baby changing station, low water fixtures, bike racks, hand dryers – don’t need mirrors. Add water fountain that can fill water bottles.
- Add water stations and bike racks at Lot 10.

In your group’s opinion, what sustainability practices and features are important for the new restrooms? (*Low impact design, water conservation, energy conservation, aesthetically pleasing design, low maintenance costs, ease of maintenance, etc.*)?

- Aesthetically pleasing, ease of maintenance, maintenance costs. Solar, tile or smooth materials for ease of cleaning.
- Pleasing design, ease of maintenance (smooth materials on walls).

Why were these features important to your group?

General Question:

By location, list the group’s priorities for implementation of the proposed improvements to the restroom facilities?

- North Main (rebuild with family restroom), Lot 10, Lot 7, rebuild Scotsman, No to Lot 4 and Lot 9

Is there anything else you’d like us to know about improvements that should be made to the Garden of the Gods park restroom facilities to this project overall?

- More women’s stalls versus men’s, stainless steel fixtures, vault toilets, hand sanitizers. Add composting toilets (if cost is an issue), need to be open year round, charge for use, or consider a European system – entire room is cleaned with door is closed.
- More women’s stalls than men’s, baby changing station, hand sanitizers, water fountain able to fill water bottles and hand dryers.
- Rebuild North Main, Lot 10, Lot 7, rebuild Scotsman, Lot 4 in this order.

Table 6 – Group Discussion Feedback

Usage:

What are your overall impressions of the restroom at Garden of the Gods Park?

- Scotsman is hard to find (no signage)
- Main is dark concrete which looks like all park bathrooms which are usually locked
- Dark, old, Scotsman is hard to find
- Need more stalls

Number and Location of Restrooms:

Do you think the current restrooms are conveniently located? Why or why not?

- Yes, but they need to be expanded

Do you think additional restrooms are needed? If so, how many restrooms do you think should be added to the Garden of the Gods Park? Why?

- Restrooms at Rock Ledge are hard to get to. No such thing as too many, plan for the next 15 years

If one additional restroom site were to be added in the park, what would your preferred location be: Location A or Location B?

- Central Garden/Parking Lot 7

Why did you pick that location?

- Lot 4 is hidden, not everyone make it there (unless there was a sign)
- Lot 7 is more visible. This is where most people find themselves.

Is there another location in the park that you would suggest? Why?

- Lot 10 is good for drivers since is offers extra parking.
- One person thought 7 should be considered over Scotsman.
- Lot 14, Lot 10, Lot 7 (consider this one over Scotsman)

Design Features:

In your group's opinion, what facility features are important for new restroom facilities in Garden of the Gods Park (*hand dryer, stall doors, mirrors, low water features, baby changing station, proximity to parking, bike racks, etc.*)?

- No mirrors, cold water speeds up the process, baby changing stations, soap, more light (skylights), High transition windows (less vandalism), easy to clean walls and floors.
- Curved wall to floor connection to eliminate corners where dirt could be trapped.
- A lot of light so the bathrooms would appear cleaner or more pleasing.

Why were these features important to your group?

In your group’s opinion, what sustainability practices and features are important for the new restrooms? (*Low impact design, water conservation, energy conservation, aesthetically pleasing design, low maintenance costs, ease of maintenance, etc.*)?

- Like facilities (layout/rest areas like Wyoming), Solar power for Scotsman year round.

Why were these features important to your group?

- Ease of maintenance takes priority over “green”
- Cut down on maintenance.

General Question:

By location, list the group’s priorities for implementation of the proposed improvements to the restroom facilities?

- Main (rebuild, ADA),
- Scotsman open year round if easy/cheap
- Lot 10
- Lot 7

Is there anything else you’d like us to know about improvements that should be made to the Garden of the Gods park restroom facilities to this project overall?

- Lot 7 is nice, but is close to Main. Electric toilets are clean (1975).

Questions asked during the presentation

Jan Martin

- Utilities – Do any of the other locations have options for utilities?
 - Yes, several options
 - Parking Lot 4 - Central Garden – water and sewer comes through there up to the main facility
 - South Garden has water service available so another opportunity there.
 - Hidden Inn – existing sewer

Hank Scarangella

- Add capacity for trail users. Is there a goal to address both?
 - Both is the goal, might be an opportunity to service one over the other
- Are these the only sites or can there be others?
 - Open to others
 - Are you looking at all of these?
 - Renovate to two existing restrooms
 - Add two additional restrooms Parking lot 10 or 4 or 7

Susan Davies

- Visitation increased from 1M to 4M in a few years. This park deserves design/top notch sustainable renovations
- Are there any water facilities in the area? Seniors could use this
- What about composite toilets? Less complicated, we could have more?

Carol Beckman

- Heard more interest in year-round facilities
- Pikes Peak Summit restrooms seem to work well. They are vaulted, composted. The summit is a plumbed system and is pumped down.
- North slope? Glen Cove is septic. Two were compost; the challenge is to convert to tank.
- Are the ones at Scotsman working well?
 - Never had an issue. It is seasonally and a bit off the main area
- A water service on septic, no electric to provide power