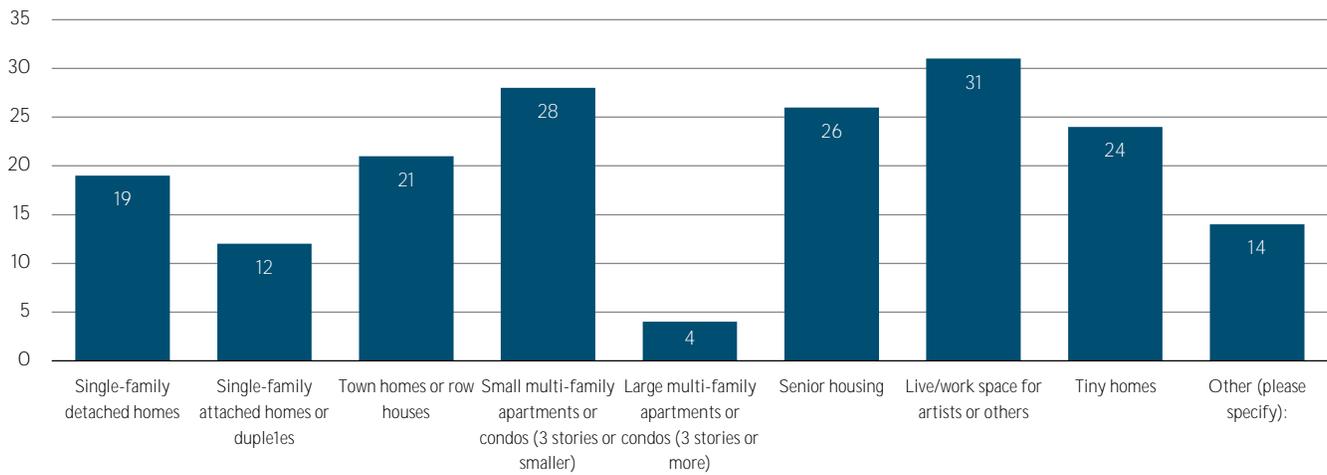


What types of housing options would you like to see more of in Manitou Springs in the future?



Other:

To create more housing without destroying more open space you need smart density. Legalizing granny units (small homes on the property of existing single family homes) has proven in many cities (Vancouver, BC; Portland; Seattle) to be a great way to increase housing supply and affordability without significantly changing the feel of existing neighborhoods.

Tiny homes can also serve this purpose if incorporated into existing lots of low density homes.

Other - mixed use residential buildings. Tiny homes are already permitted in Manitou Springs, there is no minimum size requirement. The homes will lead to higher density, more overuse of the land and will be a passing fad. There are minimum lot size requirements but I'm not convinced that there is a need to lower those standards either to fit more houses on already small overburdened lots. Senior housing is critically short

A provision to incentivise homes higher on the hillsides ... perhaps new homes within the floodplain get zero parking spots, but higher up the hill get 2 or 3 reserved spots. This plays towards the advantages of tiny-homes, they may be easier to perch on the hillsides.

We need homes of all sorts (single family, multi family, townhouses, condos, etc) that are smaller. We have enough houses in the 2500 sq ft and above size.

None; I think Manitou has a limited amount of space and should be kept at its current size. I do like tiny houses though and think they should be encouraged....

Manitou has little land left for housing. I like the concept of "villages" not mentioned in the above, using cluster houses as the model... Let's not spread houses all over the land, but allow the houses to create a village atmosphere. like VILLAGE HOMES in DAVIS CALIFORNIA. These are not new homes, but a brilliantly designed community! Cars don't drive up to the doors, children can play and eat fruit all through the village, the trees are watered by roof water in beautiful areas between the houses... Incredible design work! Manitou needs to cut the edge, not follow the mainstream pack.

I am not in favor of growing housing in Manitou Springs. This is a small city adjacent to a very large city and I wonder if we are not already at capacity or near capacity.

Restricted in size so we are not seeing scrape offs of cottages with a McMansion replacement that overs calls the entire neighborhood.

I believe that if we can develop the two options that I have checked off on the long list, we can fulfill the need for both senior and live and work space. Some of the new housing will need to be retail on the first floor if they are located on Manitou Ave. because of flood restrictions.

I am of the opinion that more options bring on more difficulties with changes to our present code and therefore delay the implementation of the new housing. I have heard many options mentioned but in reality there are many very small homes already in Manitou that could be put to better use and be wonderful for occupants but they need to be identified and rehabilitated for the present renters or new owners. We need a mechanism created that does not put the city in the housing business but identifies the needs, and mesh property owners and lenders to improve the old housing stock plus the opportunity for new development of empty lots or old buildings that cannot be rehabilitated. Obviously, the URA can be of assistance as soon as the West End project really becomes a reality instead of some paper drawings.

Council has to continue to explore the parking issues as well as their newest property in terms of how to use it in the wisest fashion.

Thank you for this one question a week approach. Whoever came up with the idea needs to be congratulated.

I think the live/work space would attract artists and could really give a positive impact on our culture.

Affordable housing

Multifunction residences (greenhouses, home office etc)

It's really kind of hard to say what kind of housing options would work best in a town that's already crowded. Naturally infill is going to happen as large property holdings get divided up and re-platted into smaller lots. Not too excited about seeing multifamily developments unless there's a good location available, and even at that, small developments seem to have a better feel for this town than the bigger complexes. Beckers Lane is a good example - already sporting a condemned motel, a small multi-family development might work well there. It has been said that we need more affordable housing for employees and those with limited income. I would tend to agree if we were further detached from Colorado Springs, but since we're so close, it seems that it's a better plan to support that kind of development there rather than try to establish those kind of developments in Manitou Springs. We have transit available for those without vehicular flexibility, and due to the size of Colo. Springs relative to Manitou, most likely more of the workers here are probably already living in Colo. Springs and would continue to do so. Smaller multifamily developments could also be tailored to senior living, artist housing, etc. We're just not wealthy enough in open real estate or even re-developable real estate to support the big housing developments or specialized complexes of any substantial size that Colo. Springs can support. When it comes right down to it, there's not a lot of space in our business district for redevelopment into artist complexes and such. Perhaps business owners that have properties with apartments should get some sort of incentive to rent to artists or local employees. Then there's a few properties such as the Ford properties, former Dulcimer shop, etc. Maybe owners of struggling properties like that need an incentive or assistance program to make it less of a burden to re-develop their properties into something desirable for business and living space. Sure would be better than seeing those properties dark and empty.

More short term (airbnb) licensed and regulated housing marketed to year-round tourism

Clearly affordable housing and dense housing are the choices Manitou should pursue. Although a question should be raised, if Manitou's population grows how will that impact the quality of life in Manitou?

Apartments should not be over two stories.

We need workforce housing.

We need the long term stay hotels to be upgraded to studio one room apartments, so there is more value, stability and better quality of life for those on very low income.

We do not need to increase the population of our town, we are already very crowded.

To keep the character of the town I would think the Townhouse, apartment, multiple units or duplex type of properties should not be considered.

Young families also have a difficult time finding property at reasonable cost. Existing property for sale under \$200k is usually not going to meet

FHA/VA guidelines because of foundation issues and therefore eliminate most first time home buyers.

I do not live there and some day would love to.

Still in Colorado Springs.

Hopefully I helped.

Sincerely,

Lawrence O Knop Sr

What types of housing options would you like to see more of in Manitou Springs in the future?

Although I checked tiny homes and artist living work spaces, I would really like to see a focus on the existing housing stock. I absolutely do not want to see any commercial property converted to residential. I think tiny homes are interesting but possibly just a fad so starting with a small area zoned for tiny homes might be a good idea. As a major employer in Manitou, I do find there is a lack of affordable housing for my employees so many of them live in OCC but I don't think that is a problem if we can improve significantly transportation and parking for employees. Why not have them live in OCC as long as they can drive, bus, bike or skate to work and park free once they get here.

Retail below, residential above.
Thanks!! Nice job!

What is the difference between "Live/work space for artists or others" and an artist just getting a large enough place to do their work? I work from home and require a room as an office, what is the difference? Do artists require more power outlets? Higher voltage outlets like 240? Extra water taps? Floor drain? Easy clean floor/walls? My requirements are more outlets and super fast internet.

GET RID OF THE PARKING METERS THEY ARE KILLING US!!!!

Any new housing must be infill.

Homes for disabled people. Homes for the deaf, hard of hearing and hearing impaired.