

The Colorado College
East Campus Concept Plan/Development Plan/Replat/Street Vacation
Planning Commission Presentation Outline **May 8, 1997**

I. Introduction-Dave Lord

1. Background

- Board of Trustees resolution 15 years ago to acquire property
15 year program to acquire property

2. Goals

General

- Competition with peer groups for students
- Commitment to "whole person" activities and strong student life on campus

Athletics

- Role of activities in increasing competitiveness
- Title IX
- # of fields compared with peer groups
- Importance of intramural sports on friendship and etc.

Residential Opportunities

- Goal of 80% students on campus
- Need for affordable faculty housing
- Requirement to move west ridge houses for projects there
- Commitment to maintaining Lennox and Jackson Houses

Student Activities

- Student activity quadrangle
- Fraternities, sororities
- New "Lodge" concept
- Other student organizations
- Importance of large, flexible outdoor green spaces

Student Safety

- Comprehensive Traffic Studies
- Signalized crossing along Nevada Avenue
- Grouping Sororities
- Pathway lighting on east campus

Historic Preservation

- Commitment to maintaining and preserving historic properties
- Strategy to improve Weber Street frontage
- Commitment to working with the Weber-Wahsatch Historic District guidelines
- Submittal of grants to Colorado Historical Society

Commitment to City of Colorado Springs and Neighborhoods

- Continue to be a vital, major player in downtown and the city
- Work to be a good neighbor with adjacent residents
- Committed to preserving Gen. Palmer's legacy at CC

II. Concept Plan- Gregory Friesen

1. Background

- The Colorado College Vision Plan
2-1/2 year effort, national consultants, broad strategic look at campus needs
- The Colorado College Master Plan
1-1/2 year effort, submittal planned for July/August

2. Process

- Consulting Team: DMJM on traffic, Thomas & Thomas on landscape design, Kohnert Engineering on electrical engineering, Leigh Whitehead & Associates on civil engineering and technical application, Kezziah-Watkins on public process, Nore Winter & Associates on Historic Preservation and Preservation Architecture. Others have included historic color consultants on paint schemes, cost control consultants, and G. E. Johnson Construction Company on historic buildings renovation cost consulting and project planning

3. Components

- Three Phases: south, north, middle blocks
- Two multi-use recreation fields
- One student activity quadrangle
- Signalized pedestrian crosswalk along Nevada Avenue
- Improved fencing, landscaping along project perimeter
- Closure of San Rafael, Yampa Streets
- Extension of historic medians
- Historic Preservation plan

CITY PLANNING COMMISSION

ITEM NO(S): 22., 23., 24. & 25.

STAFF: Steve Tuck

FILE NO(S): CPC CP 97-00145 - Quasi-Judicial

CPC DP 97-00146 - Quasi-Judicial

CPC V 97-00147 - Quasi-Judicial

CPC S 97-00148PF - Quasi-Judicial

PROJECT: Concept Plan, Development Plan for Phase 1, Vacation of Rights-of-Way and Replat for The Colorado College East Campus

APPLICANT: Leigh Whitehead & Associates

OWNER: The Colorado College

PROJECT DESCRIPTION:

The Colorado College East Campus consists of 12.5 acres that includes the 3 blocks bounded by Nevada Avenue to the west, Weber Street to the east, Uintah Street to the north and Cache La Poudre Street to the south (**FIGURE 1**). Over the past several years the College has acquired all but 4 of the properties within this area. The intent of these proposals is to redevelop the area into a coherent campus setting that will complement the main campus. The primary elements of the East Campus Plan include: the closure of Yampa and San Rafael Streets between Nevada Avenue and Weber Street, the construction of 2 soccer fields, the creation of a new quadrangular for Greek organizations, the reconfiguration of the existing parking areas, and the retention and enhancement of the residential character established by the existing structures along Cache La Poudre, Weber and Uintah Streets.

STAFF'S RECOMMENDATION:

Item 22 - CPC CP 97-00145 - Concept Plan

Approve the concept plan. Submit 10 copies of the plan with the following modifications:

- a. Show the file number of CPC CP 97-00145 in the lower right hand corner of all sheets that comprise the concept plan. Note sheet 1 of 4, 2 of 4, etc. on the appropriate sheet.
- b. Include the 3 sheet building replacement plan as a part of the concept plan.
- c. Show phasing lines for the three phases.
- d. Note that Access Permits shall be obtained from the Colorado Department of Transportation (CDOT) for the new driveways onto Nevada Avenue.
- e. Note that the College shall install a mid-block pedestrian signal as approved by the Traffic Engineering Department and CDOT.
- f. Modify the plan as required by the Fire Department.
- g. Show 20' radii for the new driveways that intersect with Nevada Avenue.

Item 23 - CPC DP 97-00146 - Development Plan

Approve the development plan. Submit 10 copies of the plan with the following modifications:

- a. Show the file number of CPC DP 97-00146 in the lower right hand corner of all sheets that comprise the development plan. Note sheet 1 of 4, 2 of 4, etc. on the appropriate sheet.
- b. Include the phase one building relocation plan and note as sheet 4 of 4.
- c. Modify the plan as required by City Forestry.
- d. Include the fence detail on sheet 3 of 4.
- e. Note that an Access Permit shall be obtained from the Colorado Department of Transportation (CDOT) for the new driveway onto Nevada Avenue.
- f. Note that the College shall install a mid-block pedestrian signal as approved by the Traffic Engineering Department and CDOT.

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- e. Note that an Access Permit shall be obtained from the Colorado Department of Transportation (CDOT) for the new driveway onto Nevada Avenue.
- f. Note that the College shall install a mid-block pedestrian signal as approved by the Traffic Engineering Department and CDOT.

- g. Modify the plan as required by the Fire Department.
- h. Show 20' radii for the new driveway that intersects with Nevada Avenue.

Item 24 - CPC V 97-00147 - Vacation

Approve the vacation of the rights-of-way for Yampa Street and the alleys within Blocks 201 and 203. Eliminate from the vacation plat San Rafael Street and the alley within Block 207.

Item 25 - CPC S 97-00148PF - Final Plat

Approve the final plat. Prior to recording, the following items shall be completed:

- 1. Provide verification that taxes are current up to and including the year 1996.
- 2. Modify the plat as follows:
 - a. Show San Rafael Street and the alley in Block 207 as existing. The land north of San Rafael Street may either be eliminated from the replat, or included as 2 lots (one lot on each side of the alley)
 - b. Either include the owner of Lot 2 as a signatory on the replat, or eliminate this area from the replat.

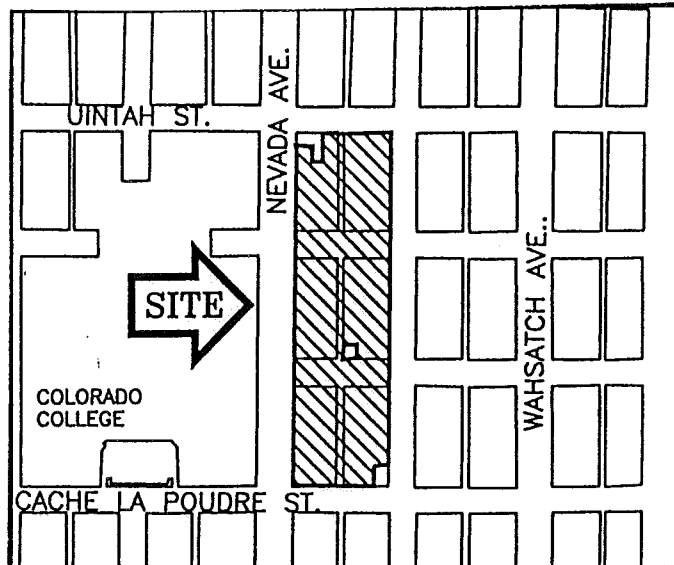
SUMMARY:

The plans will consolidate, stabilize and enhance an area that over the past 20 years has been modified by the College in a piecemeal fashion by the conversion of homes into offices, the removal of structures and the construction of parking lots in an area that was historically a residential neighborhood. With the conditions listed in the staff recommendation, the requests qualify for approval.

COMPREHENSIVE PLAN:

Goal 7.1 - Protect and maintain the stability and diversity of the City's established neighborhoods.

Policy 7.1.1 - Recognize and support the unique physical characteristics and development patterns of established neighborhoods.



BACKGROUND:

Existing Zoning/Land Use - SU/single and multi-family residential, college housing, offices, parking lots, child care center

Surrounding Zoning/Land Use - North - R-4, R-5/multi-family residential
South - C-5, R-4/commercial, office, multi-family residential
East - SU, OR/single and multi-family residential, office
West - SU/The Colorado College

Annexation - Town of Colorado Springs, 1872.

Zoning - SU (Special Use).

Subdivision - Town of Colorado Springs, 1871.

Zoning Enforcement Action - None.

Physical Characteristics - This area has been developed since prior to 1900 primarily with residential uses. Over the past 20 years the uses have slowly changed with the conversion of homes into offices, and the introduction of college uses such as housing, parking lots, offices and a child care center.

Master Plan - Not within a master plan area. The Colorado College has indicated they will submit a master plan for entire campus later this year.

DEPARTMENTAL REPORTS:

Item 22 - CPC CP 97-00145 - Concept Plan

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Item 25 - CPC S 97-00148PF - Final Plat

City Engineering - Standard comments. Drainage report has been submitted and accepted. Geologic Hazards Study Exemption Request has been approved.

Traffic Engineering - The following improvements shall be made as a condition of vacation, replat, or other development plan approvals:

1. Cascade from Cache La Poudre to Uintah shall be narrowed by installation of new curb and gutter removing the parking area (**Note from the Planning Department:** Cascade Avenue is not a part of the East Campus concept or development plan, nor is it an integral element in the successful implementation of the East Campus plan. This condition is to be satisfied by a separate agreement between the College and the City for the installation of these off-site improvements by the end of 1998. This agreement shall be completed prior to the final approval of the development plan for phase 1 of the East Campus).
2. The College shall install a mid-block pedestrian signal and appropriate pedestrian channeling devices on Nevada. Designs shall be approved by the City before construction begins on improvements east of Nevada.
3. No roadways will be vacated north of Yampa in Phase 1.
4. The at-grade pedestrian crossing of Nevada will be evaluated after installation of Phase 1 improvements. If the signal does not adequately address the pedestrian issues, further improvements up to and including grade separation will be required before further plats or vacations are approved.
5. Access drives on Nevada must be reviewed and approved by CDOT.
6. Only one crosswalk between Cache La Poudre and Uintah.

Colorado Department of Transportation (CDOT) - CDOT has reviewed the subject proposal. Two applications for Access Permits will need to be submitted to CDOT for review for the proposed locations of access onto Nevada Avenue. If issued the permittee/applicant will need to comply with all terms and conditions of the permit. CDOT's minimum requirement for radii is 20 feet. Drainage to the state highway right-of-way can not exceed the historical flow.

Electric - Any relocation of the existing electric will be at the developer/owner's expense.

Gas - Recommend approval.

Water - Any required relocation of existing, or installation of new water facilities will be at the expense of the owner/developer. There are existing public water facilities in the alley shown. No grading (cut or fill) is allowed to exceed one foot without written approval from the Water Resources Department. No encroachment is allowed to include eaves or overhangs. Have the owner/developer or their engineer contact the Water Resources Department with the exact location of the existing public fire hydrant as it

relates to this property boundary. Have the owner/developer or their engineer contact the Water Resources Department in regards to the existing public water facilities. There are existing public water facilities at this site. Please contact the Water Resources Department (636-5796) for their requirements prior to any earthwork starting. A minimum 30' exclusive water line easement or a minimum 50' wide multiple utility easement is required for existing water facilities.

Wastewater - Approval of the concept and development plans are acceptable. Wastewater mainline exists in alleys through said site. Plat and vacation are acceptable upon the recording of the submitted Colorado College East Campus Subdivision. Wastewater mainline exists in the proposed platted easements of the submitted plat.

Police - No objections.

Fire - Recommend disapproval of the concept and development plan. Standard comments for disapproval: 2, 4, 13 and 14. Other standard comments: 1, 3, 6, 8, 10, and 15. Plat and vacation are acceptable.

Parks - The Parks and Recreation Advisory Board minutes are shown in **FIGURE 2**.

City Forestry - No comments at this time on the concept plan. As the project proceeds, it will have impact on the existing street trees and additional new ones. Forestry wants to be involved. Tree protection specifications will be needed. With the vacation of Yampa and San Rafael Streets the City is losing some mature trees and should be compensated for their appraised value. A City Forester's Permit will be required for all plantings and removals. Keep street tree spacing to 30' minimum, 40' from street corners. Minimize use of ash for street trees (percentage of this species is too high in this area of town). Three small street trees (oaks) on Yampa Street need to be transplanted to an acceptable location to City Forestry (**FIGURE 3**).

Historic Preservation Board - The Historic Preservation Board minutes are shown in **FIGURE 4**.

County Health Department - Earthmoving activities which exceed one acre must have a Construction Activity permit prior to commencement of project.

PETITIONER'S JUSTIFICATION: FIGURES 5 & 6 are for the vacation of rights-of-way request.

ANALYSIS OF MAJOR ISSUES:

Over the past couple of decades The Colorado College has acquired the vast majority of the property within this 3 block area. In several instances The College has converted structures for college use (e.g. the Children's Center at 931 North Nevada Avenue, the Human Resources office at 219 East Yampa Street), removed structures for gravel and asphalt parking lots, and converted residential structures to general office uses. Overall these piecemeal changes have not enhanced the historical residential character of the area, and instead, have detracted from the neighborhood. It appears that these requests will begin a reversal of the past trends, and will provide unifying elements so that the area is melded into a complementary college campus, while respecting the residential character along the north, east and south edges.

None of these requests require review by the Planning Commission. The College desired a public hearing by the Commission due to the potential impacts to the neighborhood. A college is a permitted use in SU zone. The proposed plans have been reviewed at public meetings by the Historic Preservation Board and the Parks and Recreation Advisory Board. Both boards provided unanimous support for the proposal. Additionally, the College has undertaken an exemplary public process with its surrounding neighbors to explain and elicit comments not only on this plan, but also on their soon to be submitted master plan. This staff member has attended 7 evening meetings hosted by the College beginning in October of 1995.

The concept plan proposes a 3 phase development with the most southerly block being the first phase. This is the area reflected on the development plan. The construction of 2 soccer fields in phases 1 and 2 will require relocation or removal of several of the existing buildings. However, only 4 principal structures will be completely removed from the area, while 3 buildings presently located west of Cascade Avenue (sorority houses) will be relocated to the East Campus. Approximately 15 accessory structures (mostly garages) located adjacent to the alleys will be removed from the area.

Obviously the construction of playing fields will increase the pedestrian traffic crossing Nevada Avenue from the main campus. Much discussion has occurred regarding the type and location of the facilities that will provide safe pedestrian crossings. As required by Traffic Engineering, the College will install a pedestrian activated signal that will provide a protected crossing of Nevada Avenue. Two crosswalks are shown on the concept plan, but they will function as one integrated crossing. The existing median cuts located at Yampa and San Rafael Streets will be eliminated, and the median will extend from Cache La Poudre to Uintah Streets, with only the 2 new crosswalks interrupting the continuous median.

The vacation of the Yampa and San Rafael Streets between Nevada and Weber Streets are expected to have a minimal impact on traffic circulation in the neighborhood. Most of the on-street parking that occurs along the streets and much of the traffic are college related. The lost of the street trees due to the street closures will be reimbursed to the City as required by City Forestry.

A decrease both in the number of off-street and on-street parking will occur as a result of the plan. However, the City's off-street parking requirements will still be exceeded for the uses provided on the East Campus. This area also provides parking for the main campus, and this is recognized with the majority of the parking spaces located on the Nevada Avenue side of the East Campus.

One letter in opposition has been received to these requests (**FIGURE 7**).

