

PALMER HIGH SCHOOL FBZ-T2A DEVELOPMENT PLAN PHASE 1A

PROJECT STATEMENT

JULY 2025

REQUEST

N.E.S. Inc., on behalf of Colorado Springs School District 11, requests approval of a Form Based Zone-Transition 2A Development Plan for the Palmer High School Campus Renovation & Consolidation Phase 1A.

LOCATION

The property is located between E Platt Avenue and E St Vrain Street between N Nevada Avenue and N Weber Street and is comprised of approximately 8.27 acres. The property includes all of Block 43 and 53 of the original Colorado Springs which are separated by E Boulder Street right of way.



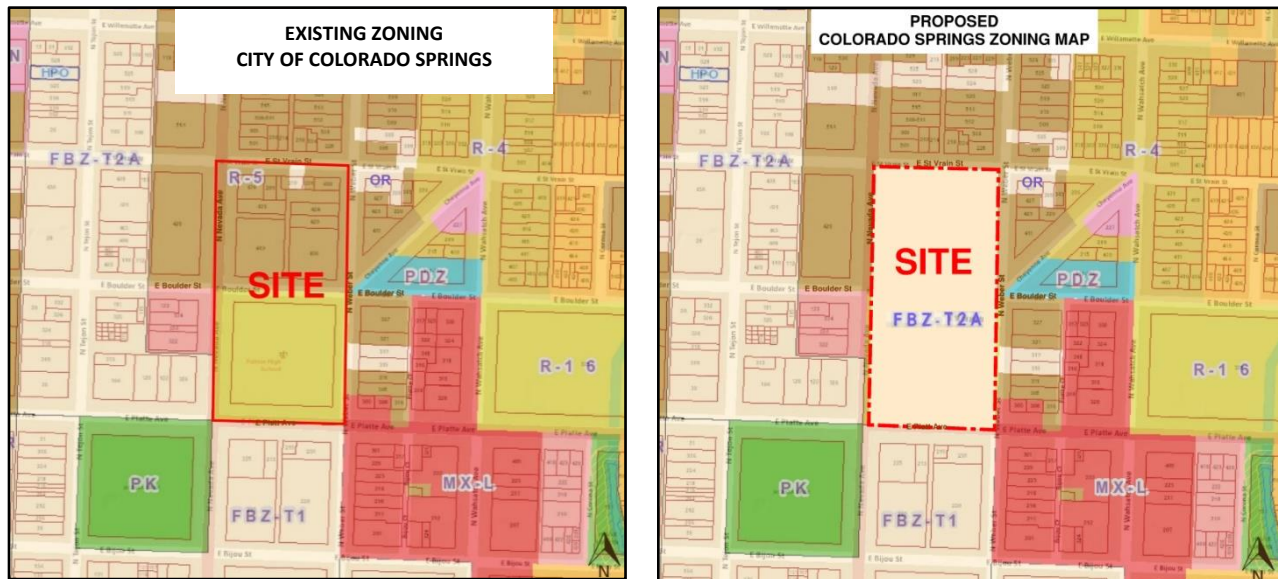
The property is surrounded by a mix of land uses. To the east is a mix of commercial, residential, and semi-public uses, including single- and multi-family residential, office, retail, parking, and religious institutional uses. To the south are commercial and semi-public uses. To the west are commercial and semi-public uses including retail, restaurant, and religious institutional uses. To the north are office and residential uses, including single family and multi-family homes.

CONTEXT

ZONING

The site is currently zoned R-1-6 (Single-Family Medium Density), R-5 (Multi-Family High), and OR (Office Residential); however, a request to rezone the property to FBZ-T2A (Form Based Zone-Transition 2A) is currently under consideration by the City of Colorado Springs of the North Weber Street-Wahsatch

Surrounding adjacent zoning includes FBZ-T1 to the south; R-5 to the north; R-5, OR, PDZ and MX-L to the east; and FBZ-T2A, MX-M, and R-5 to the west. The applicant is requesting a Rezone of the property to FBZ-T2A (Form-Based Zone-Transition 2A).



The Transition 2 Sector is established to convey the benefits of form-based code while also protecting the adjacent neighborhoods. This sector is found in five locations, including along the N Tejon Street corridor, which will be expanded to include the Palmer High School Campus. The Transition 2 Sector is further defined by two sub-headings– A and B. Those areas delineated with the B sub-heading are permitted a wider range of uses as long as all Code standards are adhered to. This project is defined as a Civic land use with Civic building types as provided in the FBZ standards and defined as a structure specifically designed for a civic function. Typical uses include government offices, cultural institutions and religious institutions. Civic uses/building types are permitted in the Transition 2A Sector.

As provided in the Form Based Zone standards, maximum height, density, setbacks, design aesthetics and parking will be established through this Development Plan review and approval process.

LAND USE

The subject property is in a mixed-use area on the northeast edge of Downtown Colorado Springs. To the west land uses include commercial, mixed density residential, and semi-public; to the south are commercial and semi-public uses; to the east are mixed density residential, commercial, and D11

parking uses; and to the north are office and mixed density residential uses. The existing use and proposed consolidation and renovation are compatible and consistent in the neighborhood and surrounding area.

Current land uses on the property include public/semi-public civic land uses related to and supportive of educational facilities, including school and office buildings, parking, indoor and outdoor recreation, and recently acquired multi-family residential uses. The residential buildings and uses will be removed from the site for campus renovation purposes.

The property is subject to the Palmer High School Transformation Master Plan which was recently adopted by the District 11 School Board. Guided by an extensive public engagement process, the Master Plan establishes future plans for the existing campus, as well as other District owned properties in the area. Proposed land use on the campus includes civic uses appropriate to education and associated accessory uses such as athletic facilities and fields, academics, counseling, performing arts, history and culture, and the like. The Land Use Plan for the rezone of the campus is based on the Master Plan and complies with the Form Based Zone standards of the T2A sector.

PROJECT DESCRIPTION

INTRODUCTION

Colorado Springs School District 11 proposes a comprehensive renovation and consolidation of Palmer High School, the city's oldest high school, located in the heart of downtown Colorado Springs. The project is designed to modernize the educational environment while preserving the school's historic architecture and cultural legacy. Palmer High School is an International Baccalaureate (IB) school and holds a long-standing tradition of academic excellence, pride, and community involvement. It has been a cornerstone institution in the region and downtown, known for its rigorous curriculum, diverse student body, and deep-rooted connections with generations of students, staff, and families.

Project improvements include the restoration of the existing historic building to maintain its architectural integrity, along with the construction of a new academic wing to meet modern educational needs. Classrooms will be upgraded to enhance learning conditions, with improvements in lighting, air quality, and flexible learning space. The campus will be consolidated with the removal of E Boulder Street and relocation of the off-site athletic field to the heart of the now bisected campus. The consolidated campus will also be redesigned to better serve students and the surrounding community.

The proposed master plan solution is the product of an extensive public engagement process lasting over 9 months, including 23 community meetings, 9 meetings with potential partner organizations, 24 staff and student meetings and survey data from over 2,300 participants. Those meetings established the goals for the project and informed the master plan presented in this submittal. The project is organized into three phases, Phase 1A, Phase 1B, and Phase 2; with Phase 1A scheduled to commence in June 2025, with demolition of the northeast portion of the existing building, construction of the four story academic wing and extensive remodel of existing 1939 building. Phase 1A is the focus of this Development Plan, which also involves a request to rezone of the property to FBZ-T2A, a supporting campus Land Use Plan, and vacation of E Boulder Street between N Nevada Ave and N Weber St. These

pending entitlements, which are currently under review by the City, will provide the District the flexibility and consolidated campus necessary to move forward with their vision of a modern campus and learning environment that honors Palmer High Schools historic foundation.

It is currently anticipated that phase 1B will commence in spring of 2027. Phase 1B scope is primarily the relocation of the existing residential properties on St. Vrain and the construction of the all-weather track, related athletic field, and replacement of the existing north lot parking lot.

Phase 2 will complete the master plan concept and relocate all physical education programs and related health science programs to consolidated campus. The completion of this phase of the project is contingent on the District obtaining additional funding from outside organizations or through typical school funding mechanisms.

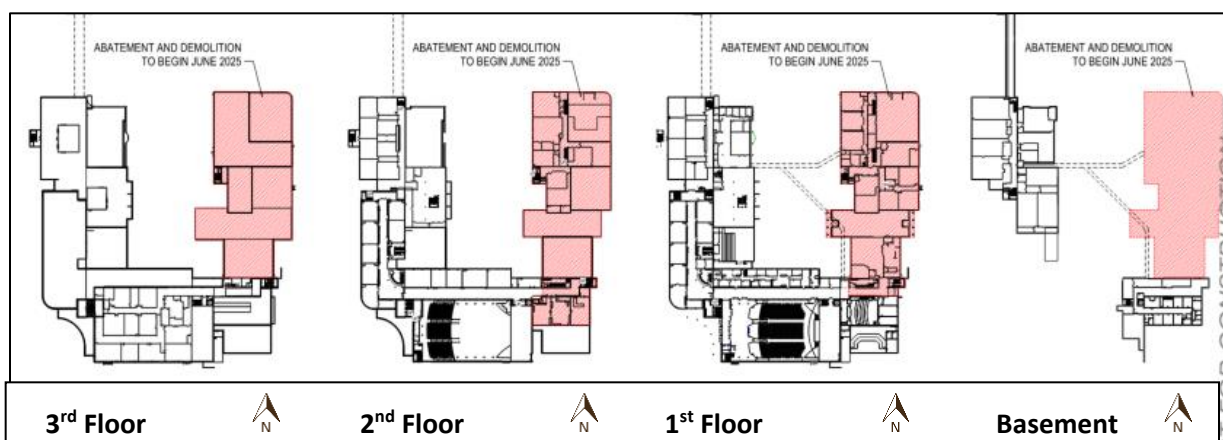
PROJECT ELEMENTS

This Phase 1A Development Plan includes demolition, remodel, and new construction of buildings and will result in approximately 251,000 square feet of building space in multiple stories. The project will be focused on the south portion of the campus and will include modifications to the vacated E Boulder Street for student access and courtyard purposes.

Demolition

Approximately 41,255 square feet of the existing building will be demolished with this Phase 1A Development Plan. The demolition will involve all of the northward extension of the east wing of the 1939 building. In addition, a select portion of the building will be demolished in the courtyard to allow for connection of the classroom wing. Phase 1B will demolish the 1968 addition to the northwest corner of the 1939 building. The site demolition includes demolition of the interior courtyard to the north of the 1939 building to create a student centric interior courtyard connected to the consolidated campus and the construction of the four story classroom addition. Selective demolition will occur along Boulder street at both Weber and Nevada to create safe pedestrian circulation for parent and bus drop and enhance pedestrian connection.

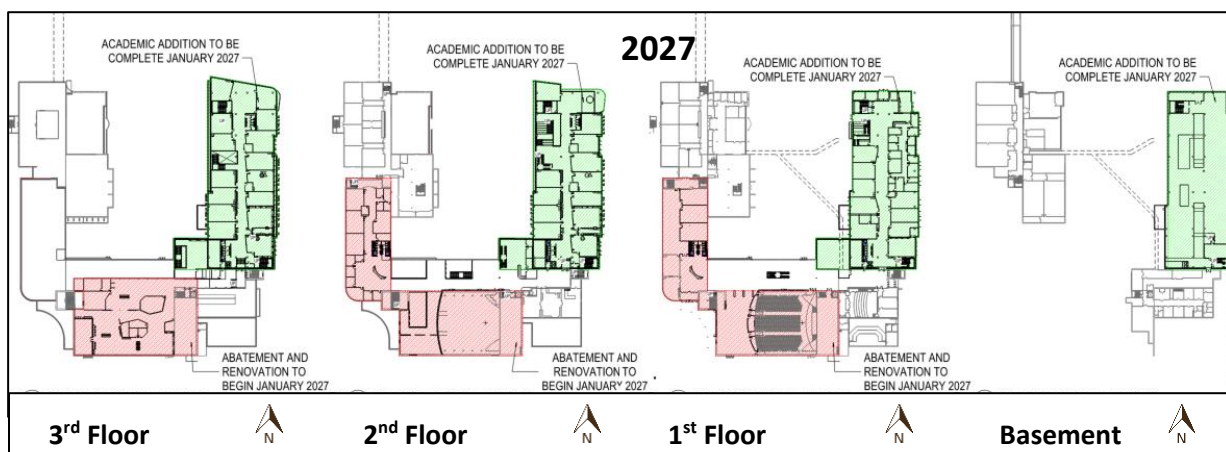
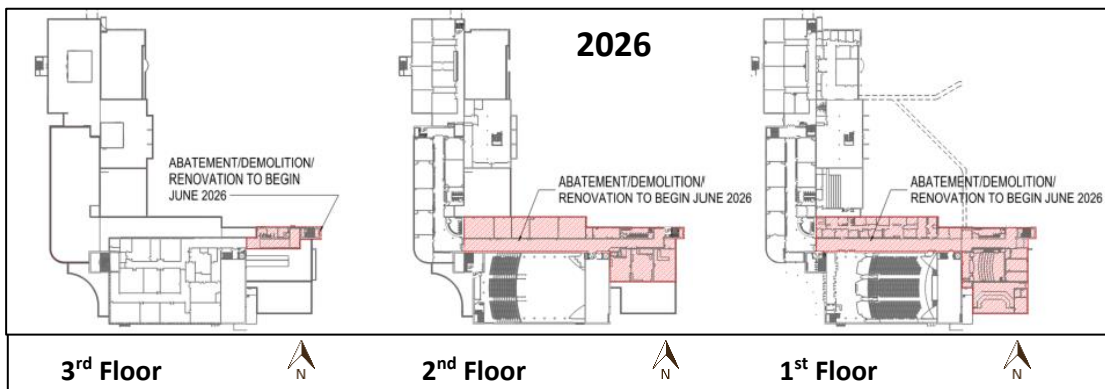
In addition to the exterior demolition of building and site improvements the interior of the 1939 building will receive an extensive interior renovation to accommodate 21st century learning environments



including the I.B. program and upgrade all mechanical, electrical, and plumbing systems throughout the building. The exterior of the 1939 building will receive some deferred maintenance to maintain the exterior of the 1939 building including exterior masonry and glass block restoration. The exterior improvements include re-establishing the original entry to the 1939 building.

Renovations

Approximately 114,000 square feet of the existing 79,000 square feet of the existing 148,000 sq ft of building will be renovated with this Phase 1A Development Plan focused on the 1939 for renovation. The renovations will involve the south and west wings of the building only. These renovations involve the internal sides of the building only, and do not change the façades of either the south or west wing. Renovations include 26,800 square feet of space on first floor, 30,400 square feet on the second floor, and 21,800 square feet on the third floor. Approximately 27,000 square feet of the existing building is not being renovated in phase 1A.



Addition

A 104,208 square foot academic addition will be constructed on the east end of the south wing of the building, as a northern extension with a building footprint of 26,200 sq ft. The addition will have a basement and three above grade levels. The four above grade levels will also have a westerly extension, along the north side of the south wing. The basement level will be comprised of approximately 26,200

square feet. The 1st floor will be comprised of approximately 26,200 square feet. The 2nd floor will be comprised of 26,500 square feet. The proposed 3rd and 4th floor will be comprised of 26,800 square feet. The 4-story building addition will have an overall height of 62'-00", however the elevator shaft at the north end of the addition will extend to a height of 72'-00. The maximum height in the FBZ-T2 sector is 4 stories, therefore the proposed building is compliant with this standard.

The campus will be occupied during the regular school season as redevelopment progresses.

Construction Staging

Boulder Street, which is currently approved for closure for Palmer High School construction activities, and the central portions of both blocks of the campus will be used as a construction staging area for this phase of the project. Traffic barriers and fencing with gates will be used to manage access to the site during construction. At various stages of demolition and construction, portions of the public realm along N Weber St and N Nevada Avenue will be included in the work safety zones as needed. The current approved construction closure will be in place until the end of 2027.

CIVIC BUILDING TYPE

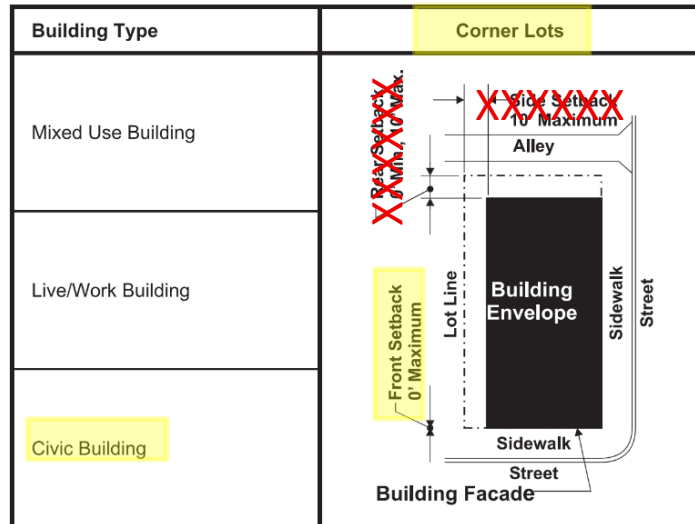
Each building type has specific prescriptive building envelope standards intended to create an interesting pedestrian environment and a consistent street wall. New buildings should be located to align with adjacent buildings on at least one side; however, this only applies when adjacent buildings are within the range of required building setbacks. Since the Phase 1A project area is surrounded on all sides by public right of way (except the north side once E Boulder St is vacated), this provision does not apply.

As noted above, in Phase 1A, the existing primary building will retain the majority of its current footprint. The building envelope as it relates to the street (public realm) only changes for the east wing of the building which will be demolished, and a new classroom addition constructed. As such, it is the addition building envelope upon which this section focuses. The campus property will be platted as one lot once E Boulder Street is vacated. The vacated E Boulder Street creates a break in the N Weber building frontage, which is required to have building at the front setback across the entire frontage. As such a Building Envelope warrant is required.

Because the property is bounded on more than one side by public right of way, it is considered a **Corner Lot**. All property lines are considered front, and each building frontage is considered a building façade. The existing and proposed Phase 1A building setbacks are as follows:

Street Frontage	Current Setback	Phase 1A Proposed Setback
N Nevada Avenue	20' -40'	No Change
E Platte Avenue	8'-22'	No Change
N Weber Street	1'-30'	0'-30'*

Civic Buildings on corner lots must have a 0' maximum setback from the front property line. The east wing of the building, which has frontage on N Weber Street will be demolished and replaced with a new building. The majority of the new addition will have a 0' setback, with a few elements set back to 6'. Because the east portion of the building fronting on N Weber and E Platte will remain, the setback along this portion of N Weber will be up to 30'. The 30' setback in this location will be temporary, as in future phases of development there will be an addition in this area, which will significantly reduce the setback along both frontages.



As noted above, the third and fourth levels of the east wing addition will overhang the E Boulder Street right-of-way until such time as the right-of-way is vacated. The vacation is in progress and part of phase 1A entitlement, therefore, in the interim, the encroachment can be handled by agreement with the City. Because this is a temporary situation, the FBZ has provisions for encroachment into the public realm (right of way), and upon vacation of the right-of-way the encroachment area becomes part of the District owned campus, no warrant is required. Frontages are discussed below.

The north facing side of the building is interior to the campus once the E Boulder St right-of-way is vacated and incorporated, along with the property to the north, into one consolidated parcel of land. As such there is no side or rear setback for the north end of the building.

FRONTAGES

A Frontage is defined as the front façade of a building together with the area between the façade and the right-of-way.

N Nevada Avenue and E Platte Avenue

As noted above, the west (N Nevada Ave) and south (E Platte Ave) frontages will retain the existing building façade and setback, as those parts of the building will remain intact with Phase 1A. The existing condition does not meet the 0' front setback for a Civic Building on a Corner Lot and therefore is legal existing non-conforming. While there are no Frontage types that fit the existing condition based on the required front setback, the most appropriate based on the Landscape Plan approach for the N Nevada frontage is Forecourt. See the landscape section for details.

E Platte Avenue

The E Platte Avenue frontage from a landscape perspective has two frontage typologies, including Common Lawn and Fore Court. The Common Lawn typology is along the west 1/3 of the frontage and the Fore Court typology is along the eastern 1/3. The central 1/3 of the frontage is a hybrid that serves as a transition of the Common Lawn into the Fore Court (which is comprised of the existing landscape). The lawn space between the building and property line, as well as the sidewalk spaces in these areas are planned as wide, pedestrian oriented spaces, with continuous landscaping and hardscape that transitions from existing landscape at the east end and new landscape that is broad, active, and welcoming. Details are discussed below and are shown on the Landscape Plan included in the DP set.

N Weber Street

The new east wing building addition fronts on N Weber St and will primarily have a 0' setback from the property line. This frontage will have two typologies, including Gallery and Forecourt. This frontage will include Gallery frontage characteristics in the north portion of the addition at the northeast building entrance and E Boulder Street Plaza area. This portion of the building is three stories, with the 3rd floor cantilevered over the E Boulder St and N Weber St right-of-way. The cantilever projects approximately 5' over the N Weber St sidewalk and does not extend over the street. As previously noted, the cantilever over the E Boulder St right of way is temporary until the right-of-way is vacated and becomes part of the District's campus property. However, because the vacated right-of-way will be used as pedestrian plaza space and is adjacent to the east plaza entrance to the school, it will still emulate the characteristics of a pedestrian oriented gallery. This entrance area will have extensive amenity zone improvements, including limited landscaping due to being the ADA accessible entrance, and extensive hardscape to create an inviting pedestrian area and entrance, with bike racks, benches, and likely sculpture/statuary. The building entrance is at sidewalk grade and there is extensive glazing (in excess of 60%) at the entrance area, as well as along the entire street frontage at sidewalk level and on the 2nd and 3rd levels. The north elevation of the addition will also have entry doors at sidewalk level, and extensive glazing on the 1st and 2nd levels. Building materials include pre-cast concrete in finishes that are compatible with the existing building as well as contrast with the existing building to break up the large massing and provide visual interest.

The central portion of the building (addition) frontage, which includes the two sections with a greater setback of approximately 6', and the south portion of the building (existing) is characteristic of the Fore Court typology. These frontage areas are unfenced, have greater and varied building setbacks, wide sidewalks, and are visually continuous with other yards. The one exception is the area adjacent to the existing building, where no construction will take place with phase 1A. This area is proposed to remain as is from a landscaping perspective to minimize waste when the area is redeveloped as part of future phasing. Refer to the Landscape Plan included in the Development Plan set for specific landscape, hardscape, and amenities.

Central Plaza

The area internal to the campus is not considered as frontage. During Phase 1A, there will be staged renovations to the north portion of the south wing and the east portion of the west wing of the existing building. Building materials will be consistent with those on the new east wing addition. This central space outside of the existing and new building will serve as open courtyard space with pedestrian circulation and facilities, amenities, landscaping, stormwater management facilities, art installations and or statuary, and memorial provisions. As the heart of the campus, this area will connect to and interact with the east Boulder St plaza at the northeast corner of the south portion of the campus. This area will also connect to and interact with the west common lawn frontage of the campus in future phases of the development. For details regarding landscaping and hardscaping of this area, refer to the Landscape section below and the Landscape Plan included with the Development Plan set.

FENESTRATION AND GLAZING

FBZ requires that first level façade between 18" and 10' from the sidewalk level have a significant proportion of windows. The percentage of the required windows varies based on frontage type. The Palmer High School property has multiple frontage types. Also as noted above, N Nevada Avenue and E Platte Avenue frontages will not change and each frontage has been loosely classified as follows:

North Nevada Avenue has been classified as Forecourt and Common Lawn. Forecourt frontages are required to have a minimum of 30% glazing and Common Lawn frontages are required to have 25% glazing. The Forecourt portion of the N Nevada frontage has 31% glazing, and the Common Lawn frontage has 56%. Since this is an existing condition, and this wall of the building is not changing with Phase 1A, it is legally existing non-conforming.

E Platte Avenue has been classified as Common Lawn, a hybrid, and Forecourt. Forecourt frontages are required to have a minimum of 30% glazing, Common Lawn is required to have 25% glazing, and there is no minimum for a hybrid frontage, as that is a made up frontage category. The east 1/3 of this frontage has 6% glazing. The west 2/3 of this frontage has 22% glazing. Since this is an existing condition, and this wall of the building is not changing with Phase 1A, it is legally existing non-conforming.

N Weber Street has been classified as Gallery and Forecourt frontages. Gallery frontages are required to have 60% glazing, and Forecourt frontages are required to have 30% glazing. The majority of the existing building along the N Weber Street frontage will be demolished and a new addition constructed. The north portion of the Gallery portion of the frontage has 62% glazing and the Forecourt portion has 46% glazing. This frontage meets the minimum standard.

LANDSCAPE AND AMENITY AREAS

The pedestrian experience and increased activation of public space is an essential component of the Form Based Zone. Contiguity and consistency of landscape, hardscape, public art, and common areas are also a priority. As such, pedestrian access, landscaping, and open space treatment are being considered campus wide. Pedestrian access points are located along the public frontage as often as practical given security needs related to school uses. There are two main entrances to the school

building. One is located on the northeast corner of the east wing of the building (corner of Weber and Boulder) and the other is on the southwest corner of the west wing of the building (corner of Platte and Nevada). Both entrances are for staff and students. The west entrance is for visitors. These two entrances provide security clearance before entering the building/site. The vacated E Boulder St will be fenced and gated for security purposes thus minimizing the amount of outside foot traffic internal to the campus.

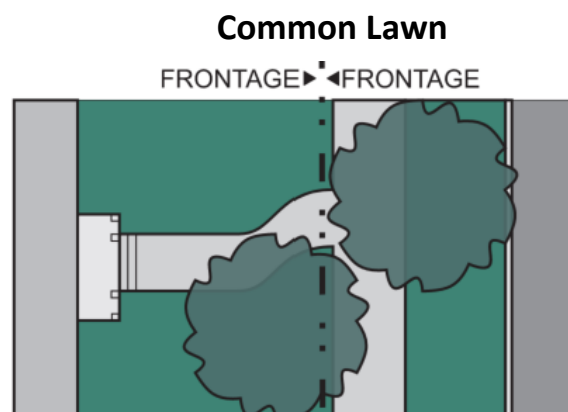
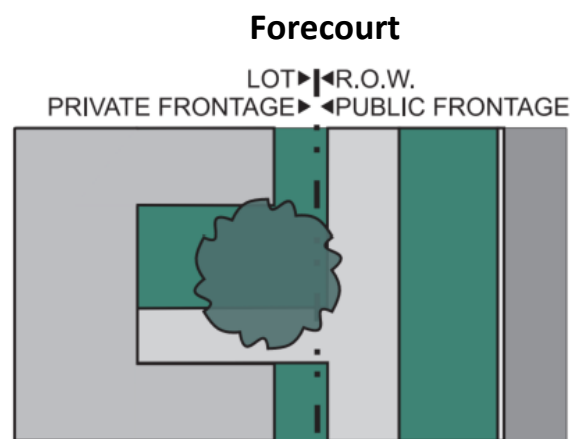
The paved pedestrian ways are consistent with the public roadside standards of the FBZ. The streetscape design incorporates durable, cost effective, and usable spaces for pedestrians. The hardscape material palette responds to the scale of the project area. The artwork incorporated into public and private areas of the site is made of durable and safe material and content that is related to Palmer High School. Planned locations of artwork include the corner of E Platte Ave and N Nevada Avenue (visitor entrance), inside the planters of the E Platte Ave streetscape, and at the corner of N Weber St and the vacated E Boulder St (student and staff entrance).

N Nevada Avenue Frontage

The N Nevada Avenue frontage has characteristics of two frontage types. The north 2/3 of the frontage mimics the Forecourt design. The purpose of the Forecourt frontage is to provide for vehicle drop-offs and/or private open space. With this frontage, the building is typically at the front setback and the central portion is setback from the front property line. As noted above, the building along N Nevada Ave will not change along the frontage in Phase 1A.

The existing building is not at the front property line and has setbacks varying from 20' to 40'. With increased setbacks along this frontage, there is room for school bus drop off and pick up, as well as a 10' wide Amenity Zone with City standard stamped concrete, tree planter wells, and City standardized streetlights approximately every 35 feet. The pedestrian sidewalk is 10 feet wide to allow for easy bus loading and unloading of students. Landscape planters follow the planter style recommendations for Amenity Zones.

The south 1/3 of the frontage is characteristic of the Common Lawn. The purpose of this frontage is to provide a barrier free area that is visually contiguous with other yards, with a common or supporting landscape. This area will be one of the two main student and staff entrance, and as such will be pedestrian-oriented. This frontage preserves the diagonal plaza design that currently runs diagonally (through Block 53 from the corner of Nevada and Platte to the corner of Weber and



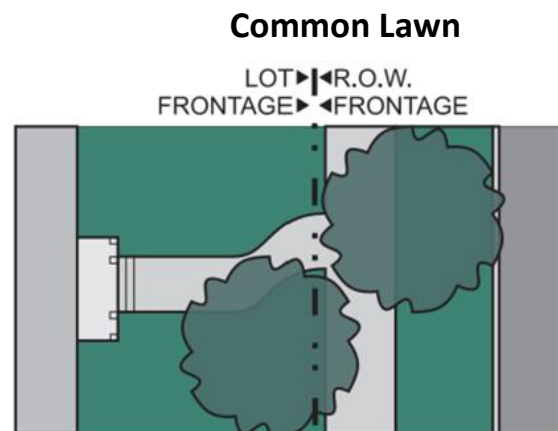
Boulder St.) The current entrance at this corner is setback 96 feet from the property line. The public roadside consists of a 17-foot planter with city standardized light poles and non-obstructing plantings. The adjacent pedestrian way is 10' wide to accommodate for large amount of foot traffic into the entrance plaza space. The intersection of Nevada and Platte will mimic the planter and ADA accessible planter style of the downtown district. This corner plaza acts as a threshold for the entrance of Palmer High School. The hardscape of this space consists of a Siloam block seat wall that faces the historical façade and an entry planting bed. This symmetrical pattern is to mimic the diagonal that travels across the blocks, like Acadia Park. The corner of Platte and Nevada uses the city's standard ADA ramps.

E Platte Avenue Frontage

The Platte Avenue frontage can be broken down into 3 separate frontage typologies. Starting on the corner of Nevada and Platte to approximately one third of the length of the building is a Common Lawn frontage. The purpose of this frontage is to provide a barrier free area that is visually contiguous with other yards, with a common or supporting landscape. This frontage preserves the diagonal plaza design that currently runs diagonally (through Block 53 from the corner of Nevada and Platte to the corner of Weber and Boulder St.) The current entrance at this corner is setback 96 feet from the property line. The public

roadside in type 1 of Platte consists of a planter with city standardized light poles and non-obstructing plantings. The adjacent pedestrian way is 10 feet to accommodate for large amount of foot traffic into the plaza space. The intersection of Nevada and Platte will mimic the planter and ADA accessible planter style of the downtown district. This corner plaza space acts as a threshold for the entrance of Palmer Highschool. The hardscape of this space consists of seating walls that faces the historical façade and an entry planting bed. This symmetrical pattern is to mimic the diagonal that travels across the blocks, like Acadia Park. The corner of Platte and Nevada uses the city's standard ADA ramps.

The middle third of the E Platte Ave frontage does not follow any one of the prescribed frontage type designs due to the preservation of historical façades of Palmer High School. This area is a hybrid that serves as a transition between the Common Lawn to the west and the existing landscape that emulates the Forecourt typology. This area has been enhanced with the addition of a 9-foot landscape buffer along the façade for interest. The hardscape consists of (from street front to building front) a 10' wide City standard stamped concrete area with an alternating pattern of City approved street trees and City standard light poles. Lastly there is a seat wall set on a concrete pad for observing the artwork or as a transitional space. This area consists of a seating area that includes art installations along the large brick wall, layered with plants in a variety of sizes to break up the massing and screen the large building façade.

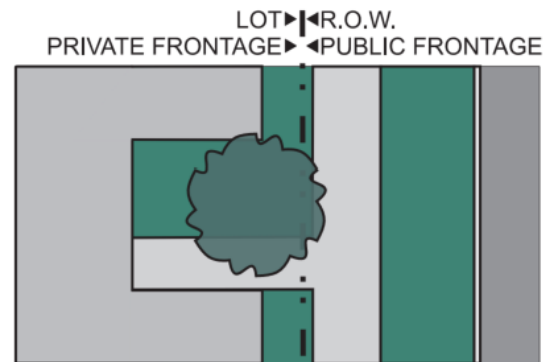


The easterly 1/3 of the frontage is considered as Forecourt. This frontage is to remain as existing to preserve the historical significance of the building. The setback on the corner is approximately 22 feet as per the existing historical site. The hardscape within the public roadside realm consists of (from street front to building front) 10-foot city standard stamped concrete with a pattern of alternating city approved street trees and city standard light poles. Along the face of the building are several utility spaces that are properly screened as required by City standards. This area is planned for a future building addition; therefore, minimal improvements are planned to avoid waste while improving the public realm to be consistent with other adjacent improvements.

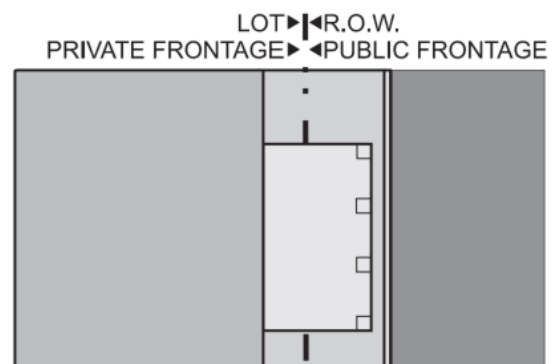
N Weber Street Frontage

The N Weber St frontage is comprised of two typologies due to the construction of a new east wing and the retention of a portion of the existing building. The north portion of the new addition remains at the same zero setback façade as the portion of the building being removed. At the northeast corner of the building (N Weber and vacated E Boulder St) there is a third-floor cantilever which is consistent with the Gallery frontage typology. The purpose of the Gallery frontage is to provide a covered entry area with adequate pedestrian circulation and amenity zone improvements. This area will be one of the two main student and staff entrances, and as such will be pedestrian-oriented and will provide bike racks and ADA access to the facilities. With the vacation of E Boulder St, this side of the building is not considered a frontage as it will become an internal part of the campus. This area will be used for the creation of a pedestrian only corridor that connects to the Gallery area which carries across the campus to the west end of the vacated E Boulder St. At each end of the corridor are bollards, emergency vehicle mountable curb, emergency vehicle accessible gates, and reconfigured curb & gutter. The elevation of these street entrances is a visual cue to drivers that this is a pedestrian area, except for emergency and utility access. This pedestrian corridor will consist of a variety of movable planters and seating spaces as an interim improvement to minimize waste. The east end of the corridor in the area of the N Weber St Gallery frontage will consist of an entry plaza that has seating, bike racks, waste receptacles and space for art opportunities.

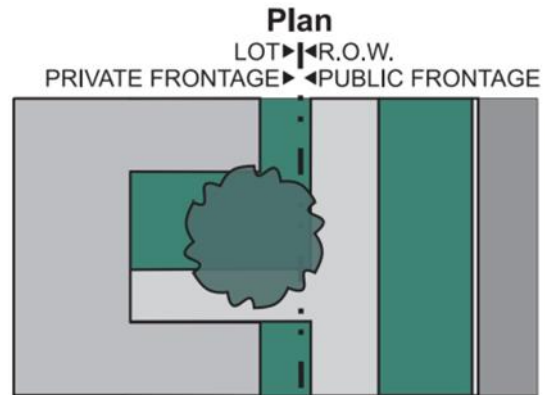
Forecourt



Gallery



Beyond the Gallery frontage area, the façade of the building begins to change with two small areas being setback approximately 6' from the property line and ultimately on the south end of the frontage the existing portion of the building being setback up to 30'. This portion of the frontage is characteristic of the Forecourt typology due to the undulating building setback and provision of the accessible parking and access route to the entrance at the northeast corner of the new addition. As such, the parking along N Weber Street will meet ADA parking standards with a ramp provided at the intersection of N Boulder St and E Platt Ave. There is a need to limit the landscape plantings at a minimum to reduce conflicts that could create accessibility issues. The City standardized light poles are placed in-between every parking spot to allow for a well-lit pedestrian way, and the sidewalk in this area will be smooth concrete. The spacing of the trees along this portion of the frontage do not meet the spacing standards of 25'-40' for an amenity zone in the FBZ district, and therefore a warrant is required. The applicant feels the need to accommodate accessible parking, provide a clear and well-lit path to the accessible entrance justifies a warrant. There is a planned addition to the existing building on the south side of the frontage, therefore, new landscape is minimized to avoid waste.



Internal Courtyard

Internal courtyard space will keep the historic bell in its position and continue to celebrate the diagonal design with a pathway of pavers. The courtyard will also include a 5,000 square foot rain garden for treatment of storm water, outdoor tabletops with seating, and seating. The retention basin will have a lifted curb edge for safety and a utility service drive.

All street tree species are from the proposed city's tree species list.

BLOCK STANDARDS

When rights-of-way are being vacated, the FBZ standards require the following:

1. *The historic downtown block dimensions of 400' x 400' shall be preserved and repeated throughout the form based code area.*

This requirement is being met as the vacated E Bolder Street is being designed as a pedestrian, emergency responder, and utility corridor.

2. *Blocks shall feature a mid-block alley or pedestrian passage that is at least 20' in width.*

The project site currently has a building along the entirety of all three frontages of the property. The building along two of the three frontages is being preserved and remodeled, and along the third frontage is being replaced with a new addition in a similar footprint along the entire frontage.

Therefore, it is not possible to provide a mid-block alley or pedestrian passage. The Development

Plan does, however, provide a central courtyard and circulation area that connects to the pedestrian corridor in the vacated E Boulder Street. A Block Standards warrant is required.

3. *The grid system should be maintained, yet variation may be approved by warrant if connectivity is retained and the pedestrian experience is enhanced.*

The Development Plan maintains the grid system by providing a pedestrian corridor in the vacated E Boulder Street.

SIGNAGE

The signage design includes preserving the existing Palmer Highschool monument sign (Monument Signage Design Guide) and adding additional art-based signage that will follow the city's signage requirements.

ACCESS AND PARKING

The property fronts on several local streets, including E St. Vrain Street, N Weber Street, E Platte Avenue, and N Nevada Avenue. Direct access to the Palmer High School sites is currently provided for pedestrians, student drop-off and pick-up, buses and emergency responders. Parking for the Palmer High School sites is currently provided on-site, on-street, and off-site. The following section will discuss current provisions for each type of access and parking, as well as the proposed provisions for access and parking in this Development Plan.

Access

Private Passenger Vehicle Drop-off and Pick-up:

Currently, student drop-off and pick-up by private passenger vehicles occurs on the west side of N Weber Street north of E Boulder Street. This practice will continue with the Phase 1A Development Plan.

Bus Drop-off and Pick-up:

Currently, student drop-off and pick-up by bus occurs on N Boulder Street, with approximately 4-6 buses. With the elimination of E Boulder Street as a public road and consolidation of the campus, student drop-off and pick-up by bus will occur on the east side of N Nevada Avenue north of E Boulder Street.

Pedestrians:

Pedestrians currently arrive at Palmer High School from all directions and utilize cross walks at all surrounding intersections. Pedestrians can enter the building primarily at the N Weber Street entrance located near E Platte Avenue. Pedestrians can exit the building on all sides with a primary exit point being then N Weber Street doors and the Front Nine doors on the historic front courtyard at the N Nevada Avenue and E Platte Avenue Intersection. Closing E Boulder Street and incorporating the land into the campus will improve pedestrian safety in the area.

With this Development Plan, one of two primary entrances to Palmer High School is located on N Weber Street near E Boulder Street. There will also be a primary entry at the historic Front Nine located on the southwest corner of the building near the intersections of N Nevada Avenue and E Platte Avenue. The consolidated campus will have security fencing in strategic area around the perimeter to allow for internal access to buildings without security concerns.

Emergency Responders:

Access for emergency response vehicles is currently provided in multiple locations including existing curb cuts and in areas where there are building entrances. With this Development Plan emergency responders can enter the building at the Main Entrances on either N Weber Street or at the southwest corner. Other entrances could be accessed by using keys available through Knox Boxes as needed. The campus will be provided with vehicle size gates at the vacated E Boulder Street alignment on both the east and west sides. The gates may be opened for emergency access by means of Knox Box keys.

Utility Access:

The electric transformer is located on and is accessible from E Platte Avenue via knox box. Gas is located on the south side of the property along E Platte Avenue. There is a knox box at the main building entrance for access to internal utilities such as water, sanitary sewer, and fire riser. There is a Fire Department direct connect on the exterior of the building.

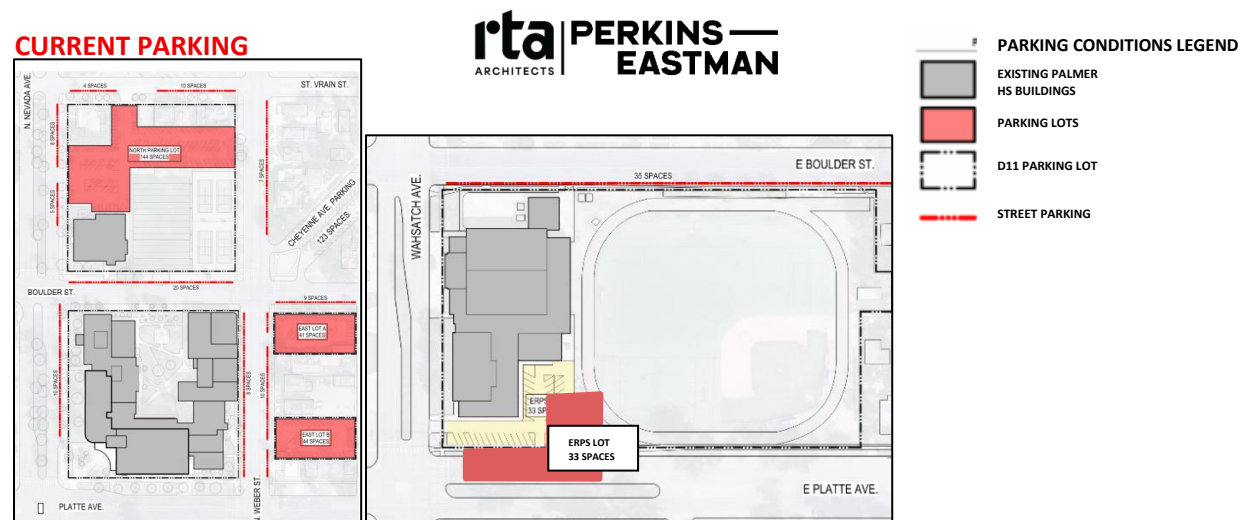
Parking

Based on the primary designation of the property for Civic uses as noted above, FBZ-Transition 2 standards require 1 parking space per 750 square feet of building area for the Palmer High School. Phase 1A will result in approximately 286,000 square feet of primary building area, plus 14,000 square feet of building area in the Auxiliary Gym. Based on a total square footage of 300,000 square feet of building area, campus-wide, Phase 1A requires 400 parking spaces. Currently, the Palmer High School provides a total of 443 parking spaces on or adjacent to the campus. Therefore, Phase 1A parking is in compliance with FBZ-T2 standards. The current building square footage on the campus is approximately 214,000 square feet, which requires 286 parking spaces.

Current campus parking consists of 512 parking spaces provided on-site, off-site and on-street. The North Parking Lot, on Block 43, which has 144 parking spaces. This lot is located on the north campus site and has one access on each N Nevada Avenue, E St. Vrain Street, and N Weber Street. Because the north portion of the campus is not being included in the parameters of the Development Plan, the north parking lot is considered **Off-Site** parking, as is all of the other parking this is used by campus visitors, students, and staff. As such a parking warrant to allow all required parking to be off-site, including on-street, is required.

Additional off-site parking is provided in two lots on District 11 owned property (East Lot A and East Lot B) located across N Weber Street from the south campus site. East Lot A comprises 41 parking spaces and East Lot B is comprised of 44 parking spaces. **On-Street** parking comprises portions of E. Boulder Street, N Nevada Avenue, N Weber Street, E St. Vrain Street, and Cheyenne Avenue. Parking on E. Boulder Street comprises 20 spaces on the north side of the street and 9 spaces on the south side of the street. Parking on N Nevada Avenue comprises 23 spaces on the east side of the street. Parking on N Weber Street comprises 8 spaces on the west and 17 spaces on the east side of the street. Parking on E St. Vrain Street comprises 14 spaces on the south side of the street. Parking on Cheyenne Avenue comprises 123 spaces on both sides of the street. The District does not use parking on E Platte Avenue.

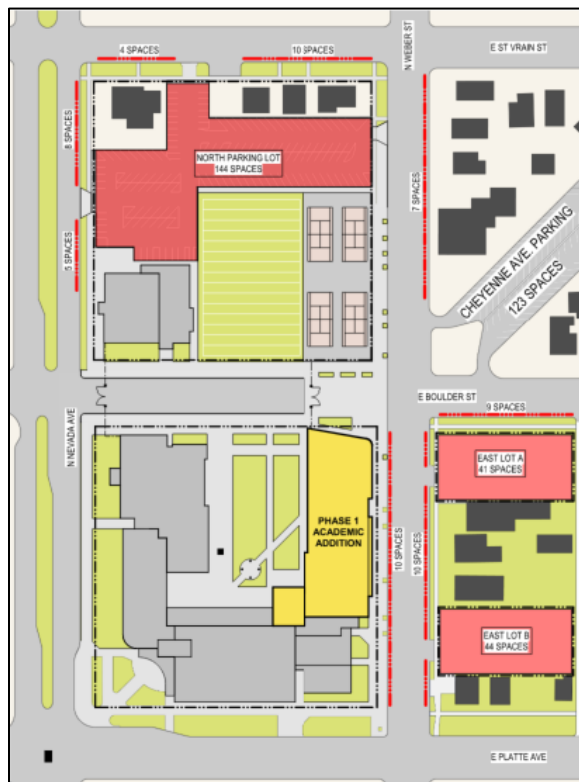
Additional non-contiguous parking consisting of both Off-Site and On-Street parking is provided at Erps Field, including 33 parking spaces in the Erps Lot and 36 spaces on the south side of E Boulder Street.



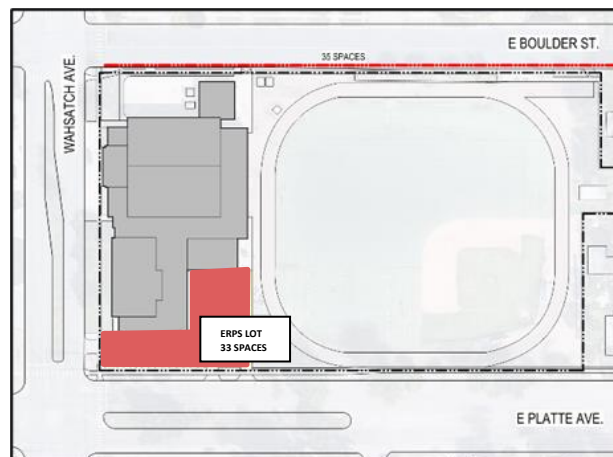
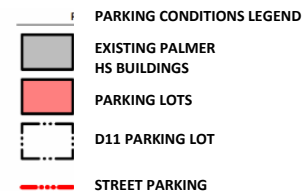
In this Phase 1A Development Plan, the Palmer High School will provide a total of 484 parking spaces on, adjacent to, or in proximity to the campus. **On-Site** parking will consist of the North Parking Lot which has 144 parking spaces. This lot is located on the north campus site and is accessed from N Nevada Avenue, E St. Vrain Street, and N Weber Street. **Off-Site** parking is provided in two lots on District 11 owned property (East Lot A and East Lot B) located across N Weber Street from the south campus site. East Lot A comprises 41 parking spaces and East Lot B is comprised of 44 parking spaces. **On-Street** parking comprises portions of E. Boulder Street, N Nevada Avenue, N Weber Street, E St. Vrain Street, and Cheyenne Avenue. Parking on E. Boulder Street through the consolidated campus is eliminated in this phase to accommodate new building construction as well as plaza space internal to the campus; however, the 9 parking spaces on the south side of the street, east of the campus are retained. Parking on N Nevada Avenue is reduced to 13 spaces on the east side of the street adjacent to the north portion of the campus only. The street frontage on the east side of N Nevada Avenue adjacent to the south portion of the campus will be formalized as bus loading/unloading. Parking on N Weber Street comprises 10 spaces on the west side of the street and 17 spaces on the east side of the street. Parking on E St. Vrain Street comprises 14 spaces on the south side of the street. Parking on Cheyenne Avenue comprises 123 spaces on both sides of the street. The District does not use parking on E Platte Avenue.

Additional non-contiguous parking consisting of both Off-Site and On-Street parking is provided at Erps Field. This parking area comprises 33 parking spaces in the Erps Lot and 36 spaces on the south side of E Boulder Street.

PHASE 1A PARKING



rta PERKINS EASTMAN
ARCHITECTS



PALMER HIGH SCHOOL CAMPUS PARKING COMPARISON		
Parking Location	Pre-Renovation Parking (214,000 sf of building)	1A Post-Renovation Parking (300,000 sf of building)
Adjacent District Property (Block 43)	144	144
Adjacent On-Street Parking (Block 43 & 53)	91	63
Non-adjacent On-street Parking (Cheyenne)	123	123
Non-adjacent On-street Parking (Erps Field)	36	36
Non-adjacent District Property (Erps Field)	33	33
Non-adjacent District Property (East Lot A)	41	41
Non-adjacent District Property (East Lot B)	44	44
TOTAL PARKING PROVIDED	512	484
TOTAL PARKING REQUIRED (1 SPACE/750 SF OF BUILDING)	286	400

Utilities

Water

The project site is surrounded by a looped network of public water mains on all sides. An existing 8" DIP Public Water Main is located in Nevada Avenue, an existing 8" DIP Public Water Main is located in St. Vrain Street, an existing 8" DIP Public Water Main is located in Weber Street, and an existing 12" DIP Public Water Main is located in Platte Avenue. Water service to the existing High School Building (301 N. Nevada Ave.) is provided by a 4" DIP water service line entering the south side of the original 1939 Building, and the existing water service is anticipated to remain in operation.

Construction of the re-developed East Academic Wing will include new domestic water service and fire service connections to the existing 8" water main in Weber Street.

Based on consultation with Colorado Springs Utilities (CSU), we understand the existing 8" DIP Public Water Main in Boulder Street between Nevada Avenue and Weber Street can be abandoned with the future (Phase 2) demolition of the existing Auxiliary Gym (419 N. Nevada Ave.), prior to construction of the track. CSU has also confirmed that the existing 4" water main extending north between Boulder Street and St. Vrain Street can be abandoned.

Wastewater

Wastewater service for the existing high school building (301 N. Nevada Ave.) is provided by an existing 8" VCP Public Wastewater Main which flows south through the existing courtyard and under the existing 1939 building, connecting to an existing 8" VCP Public Wastewater Main in East Platte Avenue. The wastewater main crossing the existing building will be converted to a private wastewater line serving the school, and CSU has confirmed that the existing WW main extending north from the courtyard can be abandoned.

Sanitary sewer service for the existing Auxiliary Gym (419 N. Nevada Ave.) is provided by an existing 8" VCP Public Wastewater Main which flows easterly along Boulder Street. Construction of the re-developed East Academic Wing and the future Athletic Building (Phase 2) along Weber Street will include new wastewater service connections to the existing 8" public wastewater main along the west side of Weber Street at the Boulder Street intersection. CSU has confirmed that the existing

8" WW Main extending west in Boulder Street can be abandoned with future demolition of the existing Auxiliary Gym.

Gas

Gas service for the existing high school building (301 N. Nevada Ave.) is provided by a gas service line entering the south side of the building, served from an existing gas main in Platte Avenue. The proposed school re-development on the south side of Boulder Street is anticipated to be served through interior building gas piping improvements.

CSU has confirmed that the existing gas line along Boulder Street (between Nevada and Weber) can be abandoned in conjunction with the proposed right-of-way vacation. CSU has identified a need for a "reinforcement project" to install a new gas main along Nevada Avenue between Boulder Street and St. Vrain Street in advance of abandoning the existing gas line along Boulder Street.

Electric

School District 11 has initiated coordination with CSU for conversion of the existing overhead electric lines along Weber Street (between Platte and St. Vrain) to underground lines. Re-development of the existing school campus will require design coordination with CSU for phased electrical service upgrades, removals, and electric facility improvements. Phase 1A is anticipated to include a new electric service transformer on the south face of the existing building.

Drainage

Site drainage from the majority of the existing Palmer High School site, including the courtyard area, Boulder Street, and the campus between Boulder Street and St. Vrain Street, flows to an existing 48" public storm sewer system in Boulder Street, draining easterly to the Shooks Run Drainage Channel. The existing public storm sewer line will remain in service, and a public utility easement will be dedicated along the storm sewer line in conjunction with vacation of the Boulder Street right-of-way (between Nevada and Weber).

The proposed Palmer High School Transformation master plan is ultimately anticipated to involve a total disturbed area of over 6-acres. City Drainage Criteria Manual (DCM) policies require re-development projects with disturbed areas exceeding one acre to provide stormwater detention unless the existing downstream storm drainage system has capacity for the proposed improvements. The proposed master plan is anticipated to result in a net reduction in the total site impervious area (based on the large pervious area of the proposed track and field). As a result, the existing 48" storm sewer system in Boulder Street will have adequate capacity to serve the proposed re-development with no stormwater detention requirements.

While School District 11 maintains responsibility for Stormwater / MS4 permitting within district jurisdiction, the proposed re-development project will include drainage improvements fully consistent with current City DCM policies for stormwater quality. A proposed Rain Garden (Bioretention Area) has been designed within the re-developed courtyard area to provide the water quality capture volume (WQCV) to meet City stormwater requirements. Proposed building roof drains will be directed into the

new Rain Garden, providing compliance with City drainage criteria. The Rain Garden will discharge through an outlet structure into an existing 12" storm drain pipe connecting to the existing 48" public storm sewer in Boulder Street.

Private storm inlets and storm sewer improvements will be constructed to provide positive drainage throughout the site re-development areas, conveying developed flows into the new Rain Garden and appropriate storm drainage connections.

Traffic

The traffic study conducted for the Palmer High School renovation project evaluates the potential impacts of closing E. Boulder Street between N NEVADA Avenue and Weber Street to improve campus cohesion and pedestrian safety. This section of E. Boulder currently bisects the school campus, requiring students and staff to frequently cross the street. The study assessed existing traffic conditions, forecasted 2030 traffic volumes, and modeled scenarios with and without the E. Boulder Street closure. Eight surrounding intersections were analyzed during AM and PM peak hours.

Findings show that while the closure would redistribute traffic to adjacent routes, primarily E St. Vrain Street and E Platte Avenue, all signalized intersections in the area would continue to operate at acceptable levels of service (LOS C or better). The only movement expected to fall below LOS D is the eastbound and westbound left turns from E St Vrain Street onto N NEVADA Avenue, which are projected to operate at LOS E/F. However, these movements are not anticipated to cause significant queuing or exceed intersection capacity.

To mitigate impacts, the study recommends converting the E Boulder Street/N Nevada Avenue and E Boulder Street/N Weber Street intersections to three-leg intersections, adjusting signal timing and striping, and eliminating specific turning pockets no longer needed. It also notes that converting E. Boulder Street to a pedestrian plaza will improve safety and connectivity on campus. Modifications to the nearby E Platte/N Nevada intersection, including potential roundabout alternatives, should be carefully coordinated with broader city planning efforts to avoid introducing operational challenges.

Public Street Improvements

E Boulder Street

The project will include vacation of the existing Boulder Street right-of-way between Nevada Avenue and Weber Street. Phase 1A construction will include closure of this segment of Boulder Street to serve as a new "Campus Gateway" plaza area uniting the north and south sides of the school campus. While curb and gutter will be installed to close off the east and west sides of the new "Boulder Plaza" area, driveway ramps with bollards will be provided on each side of the block to allow for emergency vehicle and maintenance access.

N Nevada Avenue

New curb and gutter will be installed along the east side of Nevada Avenue to close Boulder Street at the west boundary of the school property. With the exception of the Boulder Street closure, the existing

curb line along the east side of Nevada Avenue will be maintained. Re-striping will be provided along the east side of Nevada Avenue, south of Boulder Street, to eliminate the northbound to eastbound right-turn lane and provide additional parallel parking and bus drop-off areas.

In accordance with the FHU Traffic Study, curb and gutter improvements will be provided to eliminate the existing southbound to eastbound left-turn lane on N. Nevada Avenue (north side of Boulder Street), and expand the existing landscaped median area. The existing southbound to eastbound left turn lane north of Platte Avenue will be extended to provide the 275' queue length recommended in the FHU study. The extended turn lane will require removal and replacement of curb and gutter and asphalt widening along the west side of the existing landscaped median.

N Weber Street

New curb and gutter will be installed along the west side of Weber Street to close Boulder Street at the east boundary of the school property. With the exception of a curbed "bump-out" at the Boulder Street closure, the existing curb line along the west side of Weber Street will be maintained. On the north side of Boulder Street, the existing curb line along the west side of Weber Street will be utilized for a parent drop-off area. The curb along the west side of Weber Street, south of Boulder, will be modified to provide access aisles and ramps for new parallel ADA parking stalls along the frontage of the new East Academic Wing.

It should be noted that the District has applied for and been granted a permit to close E Boulder Street through the campus to accommodate demolition and construction activity that is currently occurring on the site. As such, E Boulder Street has recently been closed. In conjunction with this permitting request, a traffic plan was required and provided.

PROJECT JUSTIFICATION

Development Plan Review Criteria Section 7.5.515 D.

The decision-making body shall review the Development Plan application or amendment and approve, approve with conditions, or deny the application based on the following criteria:

1. The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4;

A. Compliance with this UDC: The proposed use and development shall comply with all applicable standards in this UDC, unless the standard is lawfully modified or varied.

The development meets all requirements of the FBZ zone district except in several cases where there is preservation of a historic existing condition. Because these conditions are existing they represent legally existing non-conformities upon rezoning of the property. Further, due to the need for accessible parking with an unencumbered accessible path to the accessible building entrance, trees cannot be planted according to the landscape standards for tree spacing. In this case a warrant is being requested.

B. Compliance with Other Applicable Regulations: The proposed use and development shall comply with all other City regulations and with all applicable regulations, standards,

requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property. This includes, but is not limited to, floodplain, water quality, erosion control, and wastewater regulations.

Because the use of the property is a public school, many elements of new development are governed by State Statute. As such, those elements that are governed by the State will be reviewed by the State of Colorado. There are no floodplain standards related to the project.

- C. Compliance with Engineering Standards and Utilities: The proposed use and development shall comply with standards for roadway design and construction, access, drainage, water, sewer, emergency/fire protection, and others established by federal, state, county, service district, City, Colorado Springs Utilities, and other regulatory authorities. Utility services must be connected as required by this UDC.**

The Development Plan meets all applicable standards. Utilities currently serve the property, and will continue to serve the property. As noted above, some utilities must be abandoned or relocated as part of the project.

- D. Compliance with Prior Approvals: The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any Annexation Agreement, Land Use Plan, or approved phasing plan for development and installation of public improvements and amenities. (Ord. 23-03)**

A Land Use Plan is under review by the Colorado Springs Planning Department in conjunction with a request for rezoning of the property. The Development Plan is compliant with the Land Use Plan for the property.

- 2. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s);**

None.

- 3. The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans;**

The Palmer High School has been a cornerstone of the downtown and surrounding neighborhood cornerstone for decades. The surrounding area is a vibrant mixed use and mixed density neighborhood on the edge of Downtown Colorado Springs. There are a number of buildings of similar height and scale in the area. The Development Plan for the Palmer High School rehabilitation, building addition, and campus consolidation is compatible and harmonious with the surrounding neighborhood. The development is complimentary to the surrounding uses and development. The renovation and consolidation of the campus preserves the existing character and history of the site, which is consistent with the character and history of surrounding existing development in the area.

4. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable;

There are no off-site impacts anticipated as a result of the project. A Traffic Impact Study has been prepared for the project, the findings of which include recommendations for improvements to street infrastructure to address the vacation of E Boulder Street. The Study concluded that closure of E Boulder Street will improve safety in the area surrounding the campus.

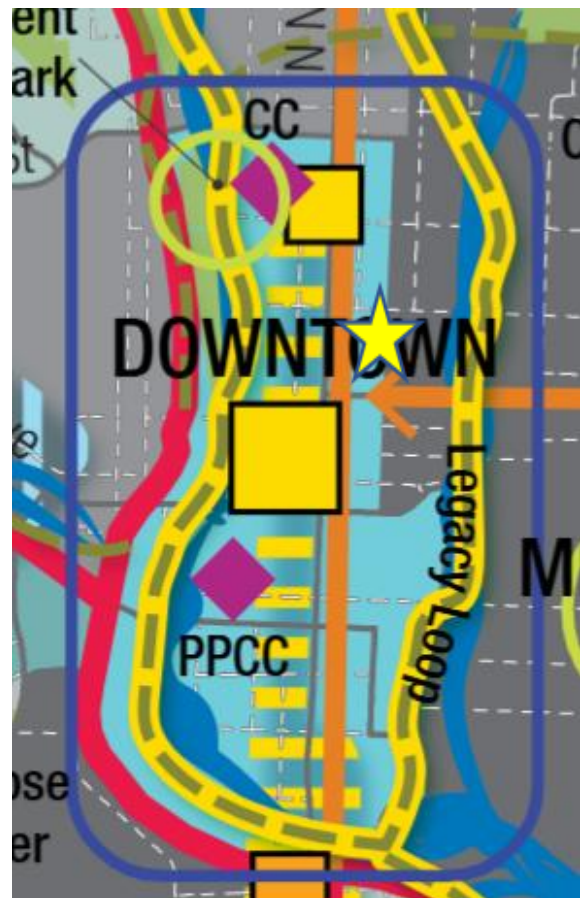
5. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals;

The Development Plan is consistent with PlanCOS. The Vision Map includes the project as part of the Downtown. The campus is an integrated element of the Downtown which is a Major Destination Area Typology on the Strong Connections Transportation Map and designated for Modern Upgrades as a Changing Neighborhood typology on the Strong Connections Utilities Framework Map. The campus has proximity to a transit hub and reinvestment area and community hub as shown on the Unique Places Framework Map, and within the Experience Economy on the Thriving Economy Framework Map.

The PLANCOS Vision “promotes and embraces arts, culture, and education as essential parts of our lives and our identity.” This builds on the efforts of General Palmer and many others that envisioned culture as the cornerstone of the community and where creative energy generates new possibilities, interpersonal connections, and unprecedented philanthropy”. Key strategies include:

- Consider arts and culture in other city plans
- Support centers of education, arts, and culture
- Identify and preserve our rich and diverse history

K-12 education is a Community Asset typology. “The goal of this cultural typology is to increase access and foster thriving arts, education, and cultural organizations and resources at all levels and throughout the city.” Consolidation and renovation of Palmer High School, including vacation of E Boulder Street which currently bisects the campus, will increase access to, and allow the school to thrive in its current constrained environment. GOAL RC-2 states “add to, enhance, and promote



Colorado Springs' institutions, attractions, and community assets integral to our local culture and civic pride. GOAL RC-3 states "ensure the accessibility and diversity of arts and culture opportunities throughout the city." Supporting Policy RC-3.E states, "encourage the adaptability of public rights-of-way and public gathering space". GOAL RC-6 states, "Strengthen and diversify the range of educational and lifelong learning opportunities and resources in Colorado Springs." Supporting Policy RC-6.B states, "support a network of public resources, schools, community centers and other Community Assets that address the city's educational and training needs and also function as places for community activity." Strategy RC-6.B-1 states, "Review and approve plans for new or redeveloped educational facilities and other Community Assets (Typology 2) to enhance integration within the surrounding neighborhood with an emphasis on access connectivity." Strategy RC-6.B-2 states, "Support the adaptive reuse of existing educational facilities."

The project is supported by Goal 2 of Experience Downtown Colorado Springs (Downtown Master Plan), which encourages downtown to be a "Diverse and inclusive place to live, integrated with adjacent neighborhoods" by assuring "public transit, employment opportunities, schools, shopping and parks are conveniently located within walking distance."

6. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district;

The Development Plan meets the dimensional standards of the FBZ zone, except in cases where the existing building will be preserved and does not meet FBZ setback standards. The new addition will meet setbacks for the frontage types assigned. Glazing standards for the E Platte Avenue frontage are not met, as there are no windows within the area 18" to 10' above the sidewalk level. These non-conformities are legally existing. The 4-story building meets the maximum height standard of 4-stories for a Civic building in the FBZ T2A sector.

7. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations;

There are no floodplains on or near the subject property.

The proposed Palmer High School Transformation master plan is ultimately anticipated to involve a total disturbed area of over 6-acres. City Drainage Criteria Manual (DCM) policies require re-development projects with disturbed areas exceeding one acre to provide stormwater detention unless the existing downstream storm drainage system has capacity for the proposed improvements. The proposed master plan is anticipated to result in a net reduction in the total site impervious area (based on the large pervious area of the proposed track and field). As a result, the existing 48" storm sewer system in Boulder Street will have adequate capacity to serve the proposed re-development with no stormwater detention requirements.

While School District 11 maintains responsibility for Stormwater / MS4 permitting within district jurisdiction, the proposed re-development project will include drainage improvements fully consistent with current City DCM policies for stormwater quality. A proposed Rain Garden

(Bioretention Area) has been designed within the re-developed courtyard area to provide the water quality capture volume (WQCV) to meet City stormwater requirements. Proposed building roof drains will be directed into the new Rain Garden, providing compliance with City drainage criteria. The Rain Garden will discharge through an outlet structure into an existing 12" storm drain pipe connecting to the existing 48" public storm sewer in Boulder Street.

Private storm inlets and storm sewer improvements will be constructed to provide positive drainage throughout the site re-development areas, conveying developed flows into the new Rain Garden and appropriate storm drainage connections.

8. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading);

Currently, E Boulder St bisects the properties that comprise the Palmer High School campus. With the proposed renovation and consolidation of the campus, E Boulder Street is proposed to be vacated and the land incorporated into the consolidated campus. While this land area will evolve as the renovation progresses, in Phase 1A it will be the easterly campus gateway and will function as part of the campus courtyard.

Based on the primary designation of the property for Civic uses as noted above, FBZ-Transition 2 standards require 1 parking space per 750 square feet of building area for the Palmer High School. Phase 1A will result in approximately 251,000 square feet of primary building area, plus 14,000 square feet of building area in the Auxiliary Gym. Based on a total square footage of 265,000 square feet of building area, Phase 1A requires 354 parking spaces to support the campus. Phase 1A will provide a total of 415 parking spaces comprised of on-site, on-street, and off-site parking, including eight (8) accessible parking spaces. There is currently a parking lot on the north portion of the campus, which will remain in its current configuration through phase 1A. This parking has one access on each N Nevada, E St. Vrain St, and N Weber St. Additional parking is provided on-street, as well as off-site in the Erps Field parking lot. Based on the total square footage of the renovated and existing buildings on the site, the campus is required to provide 3

The Development Plan meets the requirements of the FBZ T2A zone for a Civic building, except along the N Weber Street frontage. This frontage serves as the accessible parking area and accessible route to the primary accessible building entrance. As such lighting and trees must be alternated and other landscaping must be minimized to avoid potential access conflicts. As such, the tree spacing requirement one tree per 25'-40' cannot be met. Instead, trees are spaced approximately 67' apart.

9. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts);

The property is not within an overlay zone district.

10. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;

There are no sensitive or hazardous natural features associated with the site.

11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties; and

The property is surrounded on all sides by sanitary sewer and water in public rights-of-way, and is currently served by these utilities. Some existing utilities lines will need to be abandoned and new lines extended to serve the Development Plan area, and others, such as the existing storm sewer line in E Boulder Street will remain in place to serve the campus. The Development Plan requires the vacation of E Boulder Street and multiple existing easements. New easements will be provided as necessary in conjunction with replatting of the property. A 70' wide easement in the center of the vacated E boulder Street is being retained.

12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.

As noted above, a Traffic Impact Study was completed for the property and the vacation of E Boulder Street. The study assessed existing traffic conditions, forecasted 2030 traffic volumes, and modeled scenarios with and without the E. Boulder Street closure. Eight surrounding intersections were analyzed during AM and PM peak hours.

Findings show that while the closure would redistribute traffic to adjacent routes, primarily E St. Vrain Street and E Platte Avenue, all signalized intersections in the area would continue to operate at acceptable levels of service (LOS C or better). The only movement expected to fall below LOS D is the eastbound and westbound left turns from E St Vrain Street onto N NEVADA Avenue, which are projected to operate at LOS E/F. However, these movements are not anticipated to cause significant queuing or exceed intersection capacity.

To mitigate impacts, the study recommends converting the E Boulder Street/N Nevada Avenue and E Boulder Street/N Weber Street intersections to three-leg intersections, adjusting signal timing and striping, and eliminating specific turning pockets no longer needed. It also notes that converting E. Boulder Street to a pedestrian plaza will improve safety and connectivity on campus. Modifications to the nearby E Platte/N Nevada intersection, including potential roundabout alternatives, should be carefully coordinated with broader city planning efforts to avoid introducing operational challenges.

The following improvements are planned for surrounding streets to address the closure of E Boulder Street and its incorporation into the campus:

E Boulder Street

The project will include vacation of the existing Boulder Street right-of-way between Nevada Avenue and Weber Street. Phase 1A construction will include closure of this segment of Boulder Street to serve as a new "Campus Gateway" plaza area uniting the north and south sides of the school campus. While curb and gutter will be installed to close off the east and west sides of the new

“Boulder Plaza” area, driveway ramps with bollards will be provided on each side of the block to allow for emergency vehicle and maintenance access.

N Nevada Avenue

New curb and gutter will be installed along the east side of Nevada Avenue to close Boulder Street at the west boundary of the school property. With the exception of the Boulder Street closure, the existing curb line along the east side of Nevada Avenue will be maintained. Re-stripping will be provided along the east side of Nevada Avenue, south of Boulder Street, to eliminate the northbound to eastbound right-turn lane and provide additional parallel parking and bus drop-off areas.

In accordance with the FHU Traffic Study, curb and gutter improvements will be provided to eliminate the existing southbound to eastbound left-turn lane on N. Nevada Avenue (north side of Boulder Street), and expand the existing landscaped median area. The existing southbound to eastbound left turn lane north of Platte Avenue will be extended to provide the 275' queue length recommended in the FHU study. The extended turn lane will require removal and replacement of curb and gutter and asphalt widening along the west side of the existing landscaped median.

N Weber Street

New curb and gutter will be installed along the west side of Weber Street to close Boulder Street at the east boundary of the school property. With the exception of a curbed “bump-out” at the Boulder Street closure, the existing curb line along the west side of Weber Street will be maintained. On the north side of Boulder Street, the existing curb line along the west side of Weber Street will be utilized for a parent drop-off area. The curb along the west side of Weber Street, south of Boulder, will be modified to provide access aisles and ramps for new parallel ADA parking stalls along the frontage of the new East Academic Wing.

It should be noted that the District has applied for and been granted a permit to close E Boulder Street through the campus to accommodate demolition and construction activity that is currently occurring on the site. As such, E Boulder Street has recently been closed. In conjunction with this permitting request, a traffic plan was required and provided.

Downtown Colorado Spring Form Based Zone Warrant Review Criteria (Section 5.4.3)

As indicated in the project discussion above, the project provides accessible parking along the frontage of N Weber Street. This frontage, which is designated as a Forecourt frontage along the south 2/3 of the frontage, also serves as the accessible route to the main accessible building entrance. Due to the need for accessible parking with an unencumbered accessible path to the accessible building entrance, landscaping in the area needs to be minimized. As such, trees cannot be planted according to the landscape standards for tree spacing. In this case a warrant is being requested.

5.4.3.1 Is the requested warrant consistent with the intent of the form-based code?

The form-based code strives to:

- Promote new development which respects the historic building fabric, as well as natural environment and enhances the pedestrian experience.
- Establish a coordinated streetscape plan including street trees, public art and appropriate street furnishings.
- Accommodate the changing uses of buildings while maintaining the integrity and viability of the public realm, with an emphasis on intermodal transportation options and pedestrian linkages and orientation.

The form-based code design guidelines are intended to create safe, attractive street-life and pedestrian comfort. The request for a tree spacing warrant for the south 2/3 of the N Weber Street Forecourt frontage is consistent with the intentions of the form-based code design guidelines to create safe and attractive street-life as well as pedestrian comfort. The warrant request is also consistent with the goals of the form-based code which are to enhance the pedestrian experience through a coordinated streetscape plan and maintain the integrity and viability of the public realm with emphasis on...pedestrian linkages and orientation.

5.4.3.2 Is the requested warrant, as well as the project as a whole, consistent with Section 4-Design Guidelines of the form-based code?

The requested warrant, as well as the Development Plan for consolidation and renovations to the Palmer High School, are consistent with Section 4-Design Guidelines of the form-based code. Section 4 of the form-based code provides guidance regarding pedestrian access, parking, landscaping and hardscape, among other things. Except where existing historic conditions are being preserved and are considered legally existing, non-conforming, all other code requirements are met.

5.4.3.3 Is the requested warrant reasonable due to the proposed project's exceptional civic or environmental design?

The Palmer High School renovation and campus consolidation is based on extensive public participation and a desire to provide an extraordinary educational experience with state-of-the-art facilities for students. Palmer High School has been a downtown and neighborhood corner stone asset for decades. The campus renovation and consolidation is based on a desire to respect and highlight the property's history while evolving to a modern, state-of-the-art educational facility. The property is currently occupied by a Civic use, and will continue to serve civic purposes, including the continuation of collaborative partnerships with mutual benefits. The Development and Landscape Plans provide for a high-quality pedestrian experience for those attending, working at, or visiting the campus. Allowing a greater spacing distance for trees along the Forecourt frontage of N Weber Street, will have minimal impact to the campus design, but will have a big impact on the ADA access and parking experience.

5.4.3.4 Is the requested warrant consistent with the Imagine Downtown Master Plan?

The proposed campus renovations and consolidation are consistent with the Imagine Downtown Master Plan. The project is supported by Goal 2 which encourages downtown to be a “Diverse and inclusive place to live, integrated with adjacent neighborhoods” by assuring “public transit, employment opportunities, schools, shopping and parks are conveniently located within walking distance.” Further, the goals listed below support the provision of safe and convenient accessible parking and access:

- Offering an Unforgettable Visitor Experience
- Diverse and Inclusive Place
- A Place for Healthy and Active Lifestyles
- A Walkable...Center Connected Through Safe and Accessible Multi-modal Networks

5.4.3.5 Is the requested warrant consistent with the City’s Comprehensive Plan?

The proposed warrant is consistent with PlanCOS.