



July 8, 2021

Ryan Tefertiller, Urban Planning Manager
City of Colorado Springs
Urban Planning Division
30 S. Nevada Ave.
Colorado Springs, CO 80903

Dear Mr. Tefertiller

The purpose of this letter is to express an opinion by Downtown Partnership regarding an application by N.E.S. Inc. on behalf of the property owner, Colorado College. The request is for a development plan and minor amendment to the Colorado College Master Plan that proposes the rezoning of several properties bound by N. Weber Street, E. Dale Street, N. Nevada Avenue, and E. Cache La Poudre Street.

The Downtown Partnership supports the application. The parcels sit adjacent to the Transition Sector 2 and provide a variety of uses suitable for the area for faculty, staff, and students. The uses are not intended to change with the development plan's approval. Rather the rezoning would resolve issues of non-conformance and allow the college to create consistent zoning across the campus as well as provide flexibility in use within college-owned structures. This revision would continue to complement the surrounding blocks and parcels. Maintaining the character of the surrounding neighborhoods and the accessibility to non-motorized travel infrastructure is integral to the college's connectivity to Downtown.

The college's mixed-use development continues to support Downtown visitors and residents. We look forward to Colorado College's continued investment.

Sincerely,

A handwritten signature in black ink that reads "CJ Gondeck".

Chelsea Gondeck
Director of Planning & Mobility

Tefertiller, Ryan

From: DIANNE <diannebridges@msn.com>
Sent: Thursday, July 22, 2021 11:37 AM
To: Tefertiller, Ryan
Subject: Response on N Weber Rezone - CPC ZC 21-00084

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Hi, Ryan -

I am sending in this response as an individual, not as a board representative or officer of any neighborhood association or entity.

I appreciate all of your help with the clarifications below. Many times, zoning requests and notifications are VERY unnerving to individuals & the neighborhood because of the "unknown" factor. That "unknown" factor comes from multiple angles: fear from not understanding the zoning process, fear from the immediate implications of a zoning request and/or fear from the potential long-term impact of a zoning request. And, in addition, there are many moving parts in the City right now (i.e., CC changes, carport ordinance changes, RetoolCOS, ConnectCOS, affordable housing initiatives, comprehensive plans, overlays, etc). All of these moving parts are particularly daunting to residents causing more fear/anxiousness, especially in the older established neighborhoods where no legal covenants exist to "protect". Place all of this on the heels of the significant neighborhood change with the establishment of the new Robson Arena.

I am relaying all of the above in an attempt to provide you/the City/the College with a different perspective. What may seem to be a relatively small change/request from the aspect of the requestor, causes a ripple effect larger than what one may expect. That is how I would describe the request and "behind the scenes" reaction to CC's request on the W. Weber rezone. In my neighborhood and outside my neighborhood, the reactions to the CC request are very negative and full of lack of trust for the College (e.g., what are they really planning to do in the long-run). I am being honest here and fully recognize this will be shared with others. I guess that is a point in my sending this email....with a goal of sensitizing others in the hopes of establishing a better partnership moving forward.

All that aside, my understandings on the CC request to rezone N. Weber are as follows:

1. I understand the rezoning is happening largely to "clean up the book keeping" and match the current use to the CC use of SU zoning categories. No other reason or intent for long-term surprises
2. I understand from CC that there is NO plan to change the use as delineated in the master plan & development plan
3. I trust that CC will retain the historic look and feel of the area (the homes are beautiful structures that provide a lovely character for the College, and, of course, the surrounding neighborhood)
4. I trust that CC will not encroach any further on the surrounding areas, nor change the unique beauty, character or presence of our historic nature both inside and outside the CC boundaries. It is such a lovely campus with the original buildings and, of course, all the historic individual houses.

So, those are my comments and response to this request.

Dianne Bridges
Near North End neighbor

From: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Sent: Monday, July 19, 2021 3:43 PM
To: DIANNE <diannebridges@msn.com>
Cc: Monica Hobbs <hobbs.monica@gmail.com>; Cheryl Brown <cheryl@csbrowns.org>; C Brown <cheryl.csbrown@gmail.com>
Subject: RE: Question on SU with CC

Yes, I believe all your points below are accurate.

Ryan



Ryan Tefertiller

Planning Manager, AICP

Phone (719) 385-5382

Email

Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

Planning & Community Development

30 S. Nevada Ave, #701

Colorado Springs, CO 80901

Phone (719) 385-5905

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From: DIANNE <diannebridges@msn.com>
Sent: Monday, July 19, 2021 3:28 PM
To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Cc: Monica Hobbs <hobbs.monica@gmail.com>; Cheryl Brown <cheryl@csbrowns.org>; C Brown <cheryl.csbrown@gmail.com>
Subject: Re: Question on SU with CC

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Thank you very much. What I am "hearing" from your input is:

1. The CC owned properties addressed in the SU zoning request are in the CC Development Plan
2. The "use" of the CC properties in the SU zone is described at a macro level (e.g., academic, educational, office, etc). If CC decides to change the use of the properties in the SU zone--at the macro level--a new development plan would have to be issued
3. Any changes to the CC Development Plan would go thru public notice
4. Demo permits can be provided to anyone without any public notice (meaning CC (or anyone) could demo the old Victorians)
5. In the case of CC, they can leverage the campus-wide parking availability to provide supply for any new parking needs (it doesn't have to be adjacent to the property)
6. ReTool (including Character Overlays) won't force property owners to change their development just because their previously approved buildings/uses are no longer supported by the new code/overlay

Appreciate your continued support.

Dianne

From: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Sent: Monday, July 19, 2021 1:42 PM
To: DIANNE <DIANNEBRIDGES@msn.com>
Cc: Monica Hobbs <hobbs.monica@gmail.com>; Cheryl Brown <cheryl@csbrowns.org>; C Brown <cheryl.csbrown@gmail.com>
Subject: RE: Question on SU with CC

Hi Dianne,

I've added some responses to your questions in red below. Let me know if you need any additional clarification.

Ryan



Ryan Tefertiller

Planning Manager, AICP

Phone (719) 385-5382

Email

Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

Planning & Community Development

30 S. Nevada Ave, #701

Colorado Springs, CO 80901

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From: DIANNE <DIANNEBRIDGES@msn.com>
Sent: Monday, July 19, 2021 7:49 AM
To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Cc: Monica Hobbs <hobbs.monica@gmail.com>; Cheryl Brown <cheryl@csbrowns.org>; C Brown <cheryl.csbrown@gmail.com>
Subject: Question on SU with CC

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Hi, Ryan -

As you know, comments are due this week responding to CC's special use request. I have a few questions, please, before that date.

1. CC has identified the use of the buildings as part of the request. I understand the use is "approved" along with the zoning change. My question is about moving forward after this date. Is CC able to change the use of the buildings as they deem fit without any further approvals? I mean the use of the existing buildings. The answer is largely "no." While the SU zone allows a range of uses, the associated development plan sets the use of each property. City Code would require development plan amendments to change the use of an individual property from one use to another. These amendments could be processed administratively but would generally demand public notice (e.g. postcards and posters). Please note that I did use the word "largely" at the beginning of my answer. That is due to the fact that the development plan uses fairly broad terms to describe the uses of each building: e.g. "academic," "educational," "office," etc. could all evolve a bit over time without triggering a plan amendment.

2. If CC decides to significantly change the existing building....either completely tear them down or do modifications to the existing structure, do they have to go thru the conditional use process again? Or, just the building permit process? Any property owner, including Colorado College, is eligible to receive a demolition permit from Regional Building and tear down a building. This includes properties in historic districts and even within our Historic Preservation Overlay Zone. Demo permits are granted administratively by PPRBD without any public notice. However, new construction on existing buildings that are subject to an approved development plan, or wholesale redevelopment of properties subject to an approved development plan, requires a development plan amendment to reflect the new construction. That Development Plan amendment can be reviewed and approved administratively but public notice is required. Please note, that properties in this area that are NOT within approved development plan (i.e. most non-CC owned property) does not have this same requirement. Home additions can be approved, new homes built, etc. without any application to City Planning and no public notice (just building permits from PPRBD).
3. In the case of #2 above, what if they decide to put in dormitories and there is now an increased need for parking. How do we protect the neighborhood from that occurring if there is no need to go thru the conditional use process again? While a Conditional Use permit is not needed, their existing development plan would need to be amended to show the new buildings, new uses, and address parking considerations. Please note that the College is able to utilize a campus-wide parking analysis for new uses (i.e. each campus building doesn't need to have a set number of parking stalls immediately adjacent). However, the City would review any new uses versus campus-wide parking supply and demand to make sure adequate resources are available.
4. How does a Neighborhood Character Overlay work in conjunction with the Special Use zone? I'm not sure I can answer this question at this point in time. While ReTool currently proposes the creation of a NCO that could be applied in multiple areas, I'm under the impression that the only one currently planned is the North Nevada Avenue area. I think if an NCO overlay were created for the Near North End, it would need its own unique set of standards and guidelines. It is unclear how those would differ from the SU zone and/or CC's previously approved plans. That said, I feel pretty certain saying that any new code provisions that may be adopted through ReTool wouldn't have immediate impact on CC properties that are subject to approved development plans. In other words, ReTool won't force property owners to change their development just because their previously approved buildings/uses are no longer supported by the new code.
5. Do RetoolCOS Zoning changes also apply to the CC properties? Yes, all properties within the City Boundary will be subject to the new Zoning Code.

Thank you, Ryan.

Dianne

Tefertiller, Ryan

From: DIANNE <diannebridges@msn.com>
Sent: Thursday, July 22, 2021 2:22 PM
To: Tefertiller, Ryan
Cc: Monica Hobbs; Cheryl Brown; Thomas Tiffany; thayermeister@gmail.com
Subject: NNE Response - N Weber Rezone - CPC ZC 21-00084

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Ryan & Team -

Thank you for the opportunity to respond to the N. Weber Rezone request by Colorado College. The Near-North End (NNE) also appreciates the College for reaching out and holding a public hearing on this matter some time ago.

From the perspective of the Near-North End, we suggest the College not take action on rezoning the residential properties on Dale or Weber. The current residential zoning of these properties is consistent with the zoning of the adjacent properties as well as those eastward. It is important to keep this area historic and consistently residential.

Please let us know if you have questions or would like to discuss this further.

Respectfully,

The Near North End Board

From: Dosch, Patrick S <Patrick.Dosch@coloradosprings.gov>
Sent: Wednesday, July 7, 2021 10:52 AM
To: info@nearnorthend.org <info@nearnorthend.org>; president@nearnorthend.org <president@nearnorthend.org>; hobbs.monica@gmail.com <hobbs.monica@gmail.com>; info@msrna.org <info@msrna.org>; Lconner@EmpireDI.com <Lconner@EmpireDI.com>; planning@oldnorthend.org <planning@oldnorthend.org>; blueskyanderson@comcast.net <blueskyanderson@comcast.net>; bloevy@coloradocollege.edu <bloevy@coloradocollege.edu>; patdoyle@mac.com <patdoyle@mac.com>; susan@downtowncs.com <susan@downtowncs.com>; Chelsea@downtowncs.com <Chelsea@downtowncs.com>; mearle120@gmail.com <mearle120@gmail.com>; wylene.carol@comcast.net <wylene.carol@comcast.net>; rdavis@cscono.org <rdavis@cscono.org>; landusenotice@cscono.org <landusenotice@cscono.org>; Development Review - SMB <Development.Review@coloradosprings.gov>; Morris, Patrick <Patrick.Morris@coloradosprings.gov>; Aragon, Christina <Christina.Aragon@coloradosprings.gov>; Richter, Andy <Andy.Richter@coloradosprings.gov>; Medina, Carol <Carol.Medina@coloradosprings.gov>; Haley, Britt I <Britt.Haley@coloradosprings.gov>; Schmeisser, Constance <Constance.Schmeisser@coloradosprings.gov>; Duncan, Emily N <Emily.Duncan@coloradosprings.gov>; Alazzeh, Zaker <Zaker.Alazzeh@coloradosprings.gov>; Richter, Andy <Andy.Richter@coloradosprings.gov>; Aragon, Christina <Christina.Aragon@coloradosprings.gov>; Development Review - SMB <Development.Review@coloradosprings.gov>; Lee, Scott <Scott.Lee@coloradosprings.gov>; Cooper, Jeff <Jeff.Cooper@coloradosprings.gov>; Plan COS - SMB <PlanCOS@coloradosprings.gov>; Gray, William E

<William.Gray@coloradosprings.gov>

Cc: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>; Hurst, Cynthia <Cynthia.Hurst@coloradosprings.gov>; Fontecchio, Candy <Candy.Fontecchio@coloradosprings.gov>; Varathan, Aarabhi <aarabhi.varathan@coloradosprings.gov>; Dodge, Kimberly D <Kimberly.Dodge@coloradosprings.gov>; Dosch, Patrick S <Patrick.Dosch@coloradosprings.gov>

Subject: Initial Submittal - N Weber Rezone - CPC ZC 21-00084

Good Morning,

Please find the information for the above named project and file number for the **N Weber Rezone**. **Comments due by 7/22/21.**

City Planning transmits all buckslip distributions of project application electronically. Hard copies of the buckslip, project statement, can be view at the City Planning Offices. You can request a meeting with the case planner to view the documents. You can access the website shown below to view the electronic versions of any application documents (e.g. project statement, plan(s), etc.), please follow these steps:

1. **Go to <http://eoc.springsgov.com/ldrs/>**
2. **Type the file number in the file number box.**
3. **Click “Search”.**
4. **In the “Document List” column click the link labeled “Initial Application” to view the application, project proposal, the project statement and supporting documents for the project.**
5. **In the “Document List” box click the link for the “Drawings” to view what drawings were submitted.**

Please provide ANY and ALL comments to the planner, **Ryan Tefertiller** at Ryan.Tefertiller@coloradosprings.gov. **Do not reply to this email address.**

NOTE: City Planning will also no longer transmit re-review buckslip distributions in hard copies, unless otherwise requested with a case planner. Please notify the case planner above if the transmittal of hard copies is necessary. Please also note that documents are uploaded in date order and attention should be paid to the most recent date for the appropriate document to be reviewed.

Thank you,
Patrick Dosch



Patrick Dosch

Planning Technician II

Phone (719) 385-5178

Email patrick.dosch@coloradosprings.gov

Development Review Enterprise

City of Colorado Springs

2880 International Cir Ste 200-7

Colorado Springs, CO 80910

Weblinks

[Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)

Department Hours: Monday through Friday 8:00 am – 4:00 pm

Tefertiller, Ryan

From: Cheryl Brown <cheryl@csbrowns.org>
Sent: Tuesday, July 27, 2021 5:42 PM
To: Tefertiller, Ryan
Cc: Diannebridges@msn.com
Subject: RE: Comments on CC SU reszone request

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Hi Ryan,

Just so I am clear about CC purchasing land that is already zoned SU. I am talking about all of the lots bounded by Uintah/Cache La Poudre/Weber/Prospect. This land is already zoned SU. There is no justification in rezoning our neighborhood to SU when there is already so much land with this zoning. Especially rezoning from residential to SU. Cheryl



From: Cheryl Brown [mailto:cheryl@csbrowns.org]
Sent: Tuesday, July 27, 2021 11:10 AM
To: 'Tefertiller, Ryan'
Cc: Diannebridges@msn.com
Subject: RE: Comments on CC SU reszone request

Hi Ryan,

Asking for responses from the public and then filtering them is disturbing. If this is a problem in other major cities, maybe Colorado Springs can learn how they mitigate it. At a minimum, the green cards should specifically state if a confirmation email is not sent from planning, then assume it has been filtered and call a specific phone number to make sure their email is received.

Going back to rezoning, we have been reading the proposed Retool changes and from what we understand, here is their proposed SU changes.

A number of changes to permitted uses are proposed for the current Special Use (SU) zone (encompassing Colorado College and adjacent neighborhoods to the east and south). The current SU zoning category is proposed to be merged with the current Planned Cultural Resort (PCR) zoning category to form a new: MX-I Mixed Use Institutional zoning district. Currently, only the Colorado College area and the older portions of the UCCS campus are zoning SU. The only current area zoned PCR appears to be the Cheyenne Mountain Zoo. The new combined “MX-I Mixed Use Institutional” zone combined those two categories. The latest RetoolCOS draft does state that there is continuing discussion in City Planning about the proposed consolidation.

The new MX-I zoning district would allow buildings that are 65 ft. high. The current SU zone is at 60 ft. The other dimensional standards of the new MX-I zone don’t appear to be greatly changed from current amounts for SU. However, there are a number of new allowed uses. In the new MX-I zone campgrounds and RV parks are a permitted use. Similarly, retail establishments (small and medium) are permitted, along with parking lots, parking structures, transit stations, semi-public community recreation, hotels/motels, micro-brewery/winery/distillery; and restaurants. New conditional uses to be allowed in the Mx-I zoning district include a large number of uses that we feel are not compatible with the surrounding residential neighborhoods: Broadcasting tower; mining and mineral extraction, entertainment or recreation; retail sales large (50,000 sf and up); and light vehicle staging area (bus/vehicle fleet operations).

We feel asking for an SU rezone must include the changes that are proposed for Retool as well. We are asking for a ‘buffer zone’ from SU and we feel leaving the properties residential will create this. There are plenty of SU properties that exist to the north east of these properties that don’t require re-zoning. CC should work to obtain these already SU zoned properties. We feel the current SU zoning and the proposed Retool changes of SU will significantly impact our residential neighborhood.

Cheryl

From: Tefertiller, Ryan [mailto:Ryan.Tefertiller@coloradosprings.gov]
Sent: Tuesday, July 27, 2021 6:55 AM
To: Cheryl Brown
Subject: RE: Comments on CC SU rezzone request

Hi Cheryl,

I share your concerns with our email filters, but... local governments are one of the most common targets for ransomware and hacking attempts and our IT folks need to implement software to minimize the City’s risk (see article here: <https://www.cfr.org/blog/underbelly-ransomware-attacks-local-governments>). The alternative can have extreme financial consequences on the community. For some reason our filter seems to pick out specific email addresses and divert the messages to a daily digest of messages (most of which are spam); I’ve had this problem with one other customer to date. I should get your messages, but there will often be a 24 hour delay. You’re always welcome to call me if you need more immediate information.

Anyway... to answer your question: the dates for the public hearings haven’t been set yet. I’m still working to complete my initial review of the applications. Depending on the number of items that need to be clarified or resolved the applications will likely end up on the August (8/19) or September (9/16) Planning Commission agendas. The City Council hearing will take place roughly a month after the Planning Commission hearing. I’ll send out emails to any stakeholder

that emailed me about the project once this decision has been made. We'll also mail a second round of postcards and have posters displayed on the site announcing the hearing dates.

Let me know if you have any other questions,
Ryan



Ryan Tefertiller

Planning Manager, AICP

Phone (719) 385-5382

Email

Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

Planning & Community Development

30 S. Nevada Ave, #701

Colorado Springs, CO 80901

Phone (719) 385-5905

Weblinks:

Pre-Application Meeting Request | SpringsView/Map | Downtown Planning | Development Applications | Zoning Code | Track My Plan | Parcel Info

From: Cheryl Brown <cheryl@csbrowns.org>
Sent: Monday, July 26, 2021 10:52 AM
To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Subject: RE: Comments on CC SU rezzone request

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Hi Ryan,
I sent you the following email this morning and it bounced back so here is another attempt.
Cheryl

From: Cheryl Brown [<mailto:cheryl@csbrowns.org>]
Sent: Monday, July 26, 2021 7:45 AM
To: 'Tefertiller, Ryan'
Subject: RE: Comments on CC SU rezzone request

Hi Ryan,

Thank you for getting back to me. It's a little dangerous filtering email from the public when you are asking for public review. Hopefully you can get this addressed so future responses reach your email box.

I would like to know the dates for both the Planning Commission and the City Council. How do I go about finding out when these will occur?

Cheryl

From: Tefertiller, Ryan [<mailto:Ryan.Tefertiller@coloradosprings.gov>]
Sent: Monday, July 26, 2021 6:53 AM
To: Cheryl Brown
Subject: RE: Comments on CC SU rezzone request

Hi Cheryl,
Thanks for following up. I actually hadn't seen your email as for some reason it was quarantined by the City's spam filter. I've found it now and filed with the other emails that I've received. Your email will be provided to the applicants as well as the Planning Commission and City Council once it gets to the public hearing stage.
Thanks,
Ryan



Ryan Tefertiller

Planning Manager, AICP

Phone (719) 385-5382

Email

Ryan.Tefertiller@coloradosprings.gov

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30 S. Nevada Ave, #701

Colorado Springs, CO 80901

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Weblinks:

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From: Cheryl Brown <cheryl@csbrowns.org>
Sent: Sunday, July 25, 2021 8:40 AM
To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Subject: RE: Comments on CC SU rezzone request

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Hi Ryan,
I didn't receive a response from you on my email. I just want to verify that you received it.
Cheryl

From: Cheryl Brown [<mailto:cheryl@csbrowns.org>]
Sent: Thursday, July 22, 2021 11:38 AM
To: Ryan.Tefertiller@coloradosprings.gov
Subject: Comments on CC SU rezzone request

Hi Ryan,

I live on Dale a half block from these properties and can see many of them from my front window. I request the city leave the current residential zoning on Weber/Dale since it is consistent with the zoning of the adjacent properties and the properties in the neighborhood to the east. It is important to keep this area historic and residential, and we ask that CC honor and fit into the residential neighborhood.

On Weber/Dale, the surrounding properties are residential (as shown below). CC can choose to keep the use of these properties residential and fit into the current zoning of the neighborhood. Owning a property doesn't give them the automatic right to do whatever they want with them. CC knew the zoning of the properties when they purchased them. The owners of the adjacent properties purchased their properties knowing their zoning and the zoning of adjacent properties. This contract between neighbors should remain.



Existing Zoning



Proposed Zoning

Cheryl Brown

Tefertiller, Ryan

From: Craig Thayer <thayermeister@gmail.com>
Sent: Saturday, July 31, 2021 6:48 PM
To: Tefertiller, Ryan
Subject: Re: Initial Review of Weber & Dale Rezone Applications

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Ryan,

Thanks very much for your clarification. What you're saying makes complete sense to me. I do agree many recoil from proposed development changes based on fear of the unknown. Your explanation makes it clear there are several checks and balances within the development process to prevent potentially problematic changes from taking place.

Thanks again for your input,
Craig

On Jul 29, 2021, at 7:02 AM, Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hi Craig,

Thanks for reaching out for clarification. While there are a fair number of technical issues that need to be worked out with these applications (particularly on the development plan), I did try to add some brief high-level analysis near the beginning of my letter. Specifically, that Planning Staff supports the College's applications and once the technical issues are resolved, I'll be offering a recommendation of approval to Planning Commission and City Council. Truthfully, I feel these applications are relatively benign. No redevelopment or new construction is planned, no new parking lots, really no physical change. And while changing the R4 zoned properties to SU does open them up for a few more non-residential uses, I think the changes will not really be perceived by neighboring properties. Most of these properties have been used for student housing or even non-residential uses (e.g. the yoga studio) in the past. I realize that at least a few stakeholders are pretty opposed to the request, but I think that is more about fear of future changes / uses that aren't contemplated at this time. Presence of a development plan that regulates use and the need to amend the plan if/when new uses are proposed should help protect change of uses that truly could impact neighbors.

I hope this helps... let me know if you have other questions,
Ryan

<image001.png>

Ryan Tefertiller

Planning Manager, AICP

Phone (719) 385-5382

Email

Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

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From: Craig Thayer <thayermeister@gmail.com>
Sent: Wednesday, July 28, 2021 2:50 PM
To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Subject: Re: Initial Review of Weber & Dale Rezone Applications

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Hey Ryan,

Thanks for the updates on the rezoning application from CC.

At this stage, reviewing the modifications list for the application, I don't have a good feel for how favorably (or not) the planning commission sees this rezoning. My question is does CCs desire to rezone look like a good thing? I know this is a broad question - I trust your judgment and personally I'm just wondering where you're at.

Thanks a bunch for all your work making the Springs a great city.

Craig Thayer

On Jul 28, 2021, at 9:11 AM, Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hello Stakeholders,

You're receiving this email due to the fact that you provided written comments on the recently submittal applications from Colorado College to establish the SU zone on a number of properties in the Weber and Dale area. Please know that I completed my initial review of the applications late yesterday and that you can access my review letter from our LDRS website here:

<https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/Letter/140829.pdf>

I expect that the applicant will begin working to revise their applications and plans to address as many technical issues as possible then make a resubmittal in the coming weeks. I will let you all know when a resubmittal has occurred. You will also be notified when the public hearings for these applications has been scheduled.

Let me know if you have any questions,
Ryan

<image001.png>

Ryan Tefertiller

Planning Manager, AICP

Phone (719) 385-5382

Email

Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

Planning & Community Development

30 S. Nevada Ave, #701

Colorado Springs, CO 80901

Phone (719) 385-5905

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Tefertiller, Ryan

From: DIANNE <DIANNEBRIDGES@msn.com>
Sent: Monday, October 18, 2021 4:33 PM
To: Tefertiller, Ryan
Cc: Judith Rice-Jones; Sanford Gallof; Louise Conner; Monica Hobbs; Cheryl Brown; Barbara Novey; Bob Loevy; Dutch Schulz; Michael Anderson; joanmoon2@comcast.net; Leigh Westin; Jim Shirley
Subject: HNP Position Statement on Colorado College Special Use Zoning
Attachments: HNP Position - CC SU Rezone 13 October 2021 v2_edit.pdf

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Ryan -

Attached please find the Historic Neighborhoods Partnership (HNP) Position Statement on the Colorado College Special Use Zoning. Just so you know, this perspective is unanimously approved by our Board of Directors which includes eight (8) historic neighborhoods (which is growing as we move forward).

The specifics of the position are in the statement, obviously. Having said that, we welcome the opportunity to have discussion with you, City Planning and Colorado College. We believe that most issues can be fully understood, addressed/modified (as appropriate) and resolved via conversation.

After you/others have a chance to review the attached, please feel free to call for further discussion.

Thank you so kindly.

Dianne

Dianne N. Bridges
Chair, Historic Neighborhoods Partnership (HNP)
719-314-5554

HISTORIC NEIGHBORHOODS PARTNERSHIP

Historic Neighborhoods Partnership (HNP) Position Colorado College (CC) SU Rezone Request 15 October 2021

Historic Neighborhoods Partnership Position

The Historic Neighborhoods Partnership is requesting the City deny CC's request to rezone the R4 residential properties on Weber and Dale streets, as well as the C5 commercial properties on Nevada Ave., to align with City Code 7.2.102, cited at the end of this document.

SU zoning is too broad, allowing for opportunities and structures that are not congruent or consistent with the adjacent historic residential neighborhoods.

R4, R5, OR (Office Residential), and commercial zoning are more complementary to a residential neighborhood and create more effective transitions, since they are residential in scale and serve the neighborhoods.

Background

CC is requesting that the City rezone its recent acquisitions in the Near North End (NNE) neighborhood from R4 and C5 to special-use zones. The proposed property changes are shown in brown below, comprising seven R4 residential properties and two C5 commercial properties.

Colorado College – North Weber Rezone
Project Statement

Prepared By N.E.S. Inc.
June 30, 2021



Existing Zoning



Proposed Zoning

HISTORIC NEIGHBORHOODS PARTNERSHIP

The NNE, Mid Shooks Run Neighborhood Association (MSRNA), and Old North End Neighborhood (ONEN) neighborhoods appreciate that CC held a meeting to communicate their rezoning plans, during which they informed attendees that the historic buildings would remain intact at this time and would not be affected by an SU-zoning change.

Some individuals in the neighborhoods are skeptical about their future intent, particularly given CC's refusal to guarantee the preservation of the properties located in the North Weber/Wahsatch Historic District, in addition to CC's track record of demolishing historic buildings. Without this guarantee, we are concerned that CC (or any organization) would change its plans and pursue other construction projects, such as a natatorium or other large-scale buildings allowed in SU zones.

Colorado Springs is aware that SU zoning is problematic to neighborhoods, as published in an April 12, 1985, *Gazette Telegraph* article: "Pesky zones that cause numerous headaches were tackled Thursday... City staffers were directed to toss out one zone entirely: the special-use zone."

And as former Mayor Bob Isaac said, "The direction is to get rid of it."

4/12/1985

Colorado Springs Gazette Telegraph

B 1:2

Council eliminates special-use zone

By Rebecca Cantwell
Gazette Telegraph

Pesky zones that cause numerous headaches were tackled Thursday in an informal joint meeting of the Colorado Springs City Council, Planning Commission and planning staff.

City staffers were directed to toss out one zone entirely: the special-use zone, found only around country clubs and colleges.

That zone, which allows all types or residential dwellings and a wide range of residential densities, has caused recent problems for surrounding neighborhoods.

And "It could be eliminated fairly easily," planner Steve Tuck said.

When no dissent was voiced, Mayor Bob Isaac said, "The direction is to get rid of it."

Most of the discussion at the Thursday morning session concerned a staff

recommendation to eliminate use variances in favor of other ways to allow people to do things in zones where such activities are not allowed.

Bob Brockman, manager of comprehensive planning, said the variances are unnecessary, appear to give special privileges to a few people and "may undermine predictability."

"We're trying to find a better mix between rules and discretion," Brockman said.

But the elected and appointed officials were not taken with the cumbersome replacement system he proposed to get permission for a use usually not permitted.

Isaac said, "There have been some comments on variances. But I rank it with traffic lights and Cablevision. People are never going to be satisfied, unless you put on a straitjacket," which he compared to "a map designating every piece of property."

"I'm hard pressed to come up with one variance where we've hurt people," Isaac said. "You have to be able to respond when things change. You shouldn't get railroaded into eliminating flexibility."

"Is this (use variance) thing really broken?" Isaac asked Brockman.

"Like penny parking and an unpaid council, some things die hard," Brockman said.

Outgoing Councilman Ron May said the staff was "overreacting to calls to Tell It to the GT, where people say too many things shooting from the hip."

Fellow lame-duck council member Kathy Loo said under the proposed new procedures, "I have a fear of a variance (request) going on forever."

But she and others spoke in favor of a new mechanism called a "personal-use permit."

They would allow individuals — for

example, handicapped people — to do things not usually permitted in a given zone.

The staff was directed to improve the procedures by clarifying what is intended in criteria for granting variances without completely eliminating the variances.

Also subjects of recent controversy have been residential uses in the office-complex zone. Currently the housing standards in that zone are less than minimal, according to land development manager Dave Litzelman.

He recommended eliminating any housing from permitted uses in land zoned office complex.

But Isaac suggested allowing housing as a conditional use in office-complex zones, which would allow consideration of special circumstances, and let the city put conditions on the zoning.

HISTORIC NEIGHBORHOODS PARTNERSHIP

The following buildings are allowed in SU zoning. These types of structures are completely out of scale and do not belong within a residential neighborhood.



Cornerstone Arts Center



El Pomar Sports Center

HISTORIC NEIGHBORHOODS PARTNERSHIP

1. Preserving the character of the NNE neighborhood is vital.

The 800 block of North Weber has a distinctive historic residential character in the heart of the Near North End's North Weber/Wahsatch Historic District.



NNE 800 block of North Weber, east side



CC 800 block North Weber, west side (above and below)



HISTORIC NEIGHBORHOODS PARTNERSHIP

2. There are already enough SU-zoned properties in the neighborhood next to a large east/west corridor.

Many properties are already zoned special use north of Cache la Poudre and south of Uintah, from Monument Valley Park to North Prospect. The CC campus makes up about half of the currently existing SU-zoned area. For uses that require SU in the NNE, CC can use their already zoned SU properties.

Introducing additional spot SU zoning within the black box below next to residents and within a residential neighborhood is neither appropriate nor necessary, given the already large number of SU-zoned properties.



HISTORIC NEIGHBORHOODS PARTNERSHIP

3. Historic preservation must be honored.

Historic neighborhoods are endangered places, as proven by the demolition of historic buildings in this area. CC's master plan includes demolishing Breton Hall and replacing it with their Creativity and Innovation building, which again is SU zoned and out of scale with residential zoning. **Historic buildings on SU-zoned properties are just one large donor away from being demolished.**

The properties CC is requesting to be rezoned are in the North Weber/Wahsatch Historic District, which has a distinctly historic and unique residential character.



Breton Hall, 1137 North Cascade Ave.

HISTORIC NEIGHBORHOODS PARTNERSHIP



The future Creativity and Innovation building to be replacing historic Breton Hall will change the historic character of the neighborhood, since it is on a corner lot entering into the downtown area.

HISTORIC NEIGHBORHOODS PARTNERSHIP

4. RetoolCOS carries an unknown future for SU zones.

HNP recognizes that SU-zoned properties are surrounded by and included in many historic neighborhoods including NNE, ONEN, MSRNA, Patty Jewett, and neighborhoods surrounding UCCS.

RetoolCOS proposes renaming SU to SU-MX-T (special-use, mixed-use, transition), a district that gives residential neighborhoods transition zoning. As stated earlier in this document, neighborhoods don't believe SU zones are transition zones, due to the scale of buildings allowed and their uses. Current R4, R5, OR, and commercial are more complementary to the neighborhoods and create more effective transitions, because they serve the neighborhoods.

Another new zoning district, MX-I (mixed-use, institutional) is proposed to be created, intended for larger-scale institutional uses.

This new zone gives CC an entirely new scale of zoning it could use to create even larger-scale buildings on its campus. If CC moves SU zoning into the NNE residential neighborhood, then this brings the larger-scale MX-I zoning even closer to residences.

Since RetoolCOS has not been passed, an even larger unknown for nearby neighborhoods lurks.

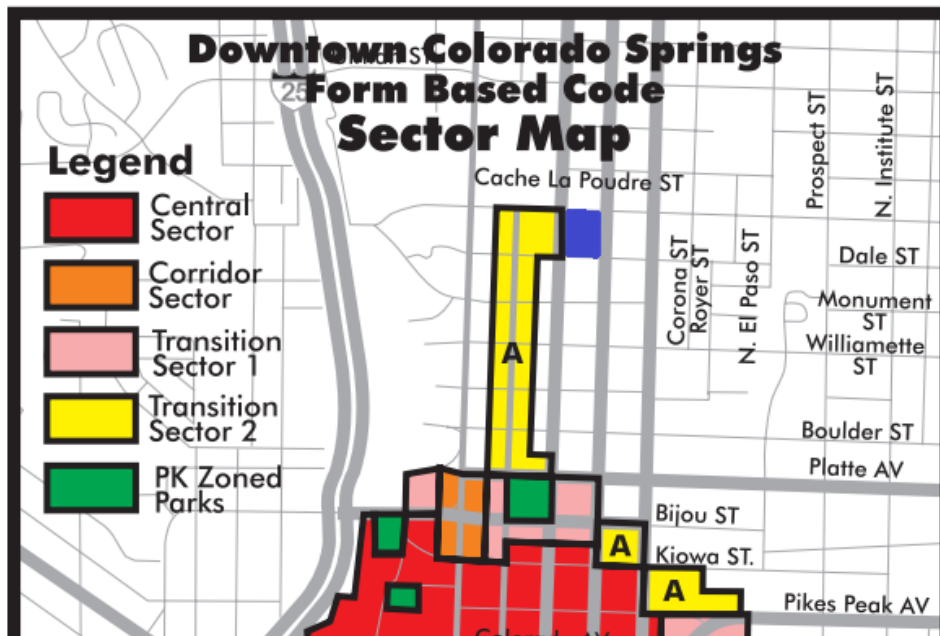
HISTORIC NEIGHBORHOODS PARTNERSHIP

5. The NNE neighborhood already has transition zoning created by Form-Based Code Transition Sector 2.

The Downtown Colorado Springs Form-Based Code (FBZ) Plan created a Transition Sector 2, which is a *transect*, having the stated purpose of “convey[ing] the benefits of form-based code while also protecting the adjacent neighborhoods” (section 2.2.6, page 13, of the downtown FBZ regulating plan).

The City, through its Downtown FBZ regulating plan, effectively established a policy of protecting the character and nature of the neighborhoods adjacent to Transition Sector 2. Injecting another transition zone, allowing similar heights into the neighborhood, is effectively extending FBZ Transition Sector 2 and zoning deeper into the residential neighborhood, which is not consistent with the City’s promises to those neighborhoods and is in conflict with the City’s policy.

The area in blue below is the block where CC is requesting properties be rezoned to SU.



HISTORIC NEIGHBORHOODS PARTNERSHIP

6. CC is requesting a zoning change that means “by right,” any or all SU-permitted uses would be allowed.

CC has indicated they

- do not intend to change any of the current uses of the properties proposed to be rezoned to SU,
- have no current plans to change those uses, and
- any future changes would be subject to an amendment to their master plan.

However, their request is for a zoning change, meaning by right, any or all of the permitted uses of SU would be allowed. Those include a multitude of additional office, commercial, cultural, and educational uses not currently allowed on R4-zoned parcels.

Further, SU zoning comes with dimensional standards, far more generous in terms of height limits and required setbacks. Therefore, the adjacent neighborhoods have a valid concern about potential adverse impacts of future uses and development that CC could place on those parcels if the requested zone change were approved.

Summary and conclusion

Section 7.2.102 of the current City Zoning Code states:

“It is the intent and purpose of this Zoning Code to protect property values, to preserve neighborhoods and to protect private property from adjacent nuisances such as noise, excessive traffic, incompatibility of uses, inappropriate design of buildings, and visual obstructions.”

We respectfully request that the City deny the applicant’s rezoning request.

Thank you,
Historic Neighborhoods Partnership

Tefertiller, Ryan

From: Carol Willis <carolawillis@gmail.com>
Sent: Monday, October 18, 2021 4:42 PM
To: Tefertiller, Ryan
Subject: CC Special Use Zoning Request

Follow Up Flag: Follow up
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CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

I am Carol Willis , and I live at 218 E Dale Street and have done since 1979.

I consider my home to be the virtual epicenter of Colorado College's latest plan to destroy downtown Colorado Springs' Historic Neighborhoods by turning Homes (defined as where people Live, Garden, Raise their Families, Love their Neighbors, etc.) into undefined "Special Use" buildings.

It is my hope that the City will move to end this destruction by denying CC's request, and instead honor the wishes of the people who live in and love the historic neighborhoods. Once gone, these beautiful stately homes, cottages, and bungalows will be permanently extinct. Please I beg you --

Do Not let this happen!

The remaining Near North End and Old North End Neighborhoods are our Legacy from past generations -- Leave them Intact!

Thank you
Carol A Willis



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Near North End Neighborhood Association
Comments for the Initial Review of Weber and Dale Rezone Applications
Oct 18, 2021

CPC MP 97-00261-A7MN21 for the College Master Plan; CPC ZC 21-00084 for the zone change; and CPC DP 21-00085 for the development plan.

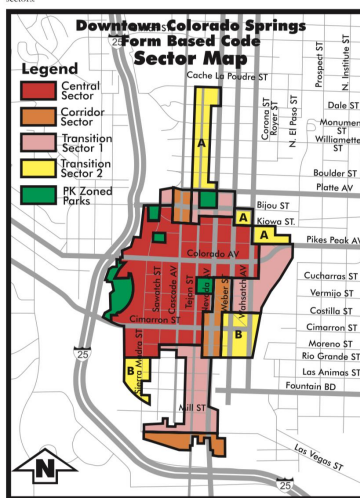
The Near North End Neighborhood asks the application by Colorado College for SU zoning of the properties on the Dale/Weber/Nevada block be denied. We would like to acknowledge the support of the Historic Neighborhoods Partnership and that we concur with their position paper submittal [Historic Neighborhoods Partnership \(HNP\)](#). Here we would like to elaborate on a few points:

1. **SU is currently being redefined by RetoolCOS** so we don't really know what we are actually approving at this time.
2. **The scale of CC buildings** is beginning to dominate and encroach on the feel and character of the surrounding NNE neighborhood.
3. **Spot SU zoning is becoming more and more problematic** by inserting random academia use next door to residential and commercial residents of the NNE. It also has a great impact on the city housing crunch inventory, especially the affordable, as this current rezoning has taken 6 apartment houses off the market for renters in the NNE.

Section 2 -

2.2.1 The Sector Map

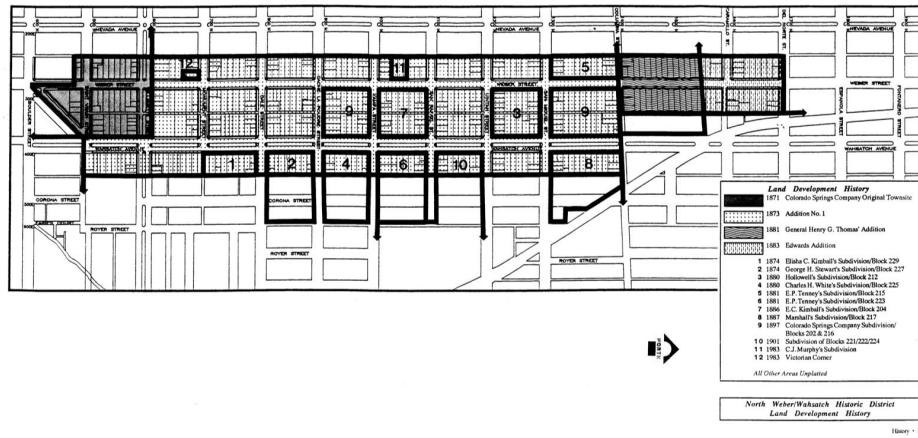
The following map illustrates the location and extent of the Code's four unique sectors.



Downtown Colorado Springs Form-Based Code 11 CR

4. **The FBZ transition zone** was created as a recognition of the need for a transition from the unrestricted Form Base Zone of the downtown core and the beginning of the NNE, MSRNA, Mill Street neighborhoods. The Dale/Weber block, with its larger Victorians and portion of the Weber/Wahsatch National Historic District, serves as an ideal remaining character transition from the Robson arena to the working class neighborhood East and South.

5. **There must be conditional use of higher review** to ensure the Weber/Wahsatch National Historic District guidelines are permanently adhered to into the future. CC is a steward of a significant section of the Weber/Wahsatch district and must commit to its preservation not only as a good neighbor but as a legacy to the citizens of Colorado Springs.



6. **The Weber/Wahsatch National Historic District (reg 1985)** is a key component of the downtown and the NNE and ONEN neighborhoods. It is “the best intact historic middle-class neighborhood of Colorado Springs. Additionally, the area’s design and setting reflect the early planning principles and philosophies which guided the initial development of the community as well as the popular cultural practices of the late nineteenth and early twentieth centuries...the district contains one of the city’s finest collections of Victorian era and early twentieth century residential architecture. Also within the district are many excellent examples of historic boarding houses...which proliferated in the late 1800s and early 1900s with the ...local health industry and tourist trade.” The HistoricCOS Historic Preservation MasterPlan was adopted unanimously by every level of the city - there was not one “No” vote. It recognises an overall economic value and unique character an historic district brings to a city and that is why the Weber/Wahsatch district needs to remain intact. Historic preservation is always a driver of property value.

History Colorado

NATIONAL AND STATE REGISTER

North Weber Street-Wahsatch Avenue Residential District

El Paso County

This district is significant as an intact middle-class neighborhood dating from the late 19th and early 20th century. Its design and setting reflect the early planning principles and philosophies that guided the initial development of the community.

North Weber Street-Wahsatch Avenue Residential District

Historic Preservation Alliance of Colorado Springs

Weber-Wahsatch Historic District

Endangered Places Weber-Wahsatch Historic District

East of the Downtown Area
Circa: 1900

The District, listed in the National Register of Historic Places in August 1985, is principally composed of residences built at the beginning of the 20th century.

It also contains a small commercial district, historic churches and a landmark school building. It is regarded as significant as the best intact historic middle-class neighborhood of Colorado Springs, closely associated with the heyday of the Cripple Creek Mining District.

The prominence of the front porches distinguishes this district, and many of the buildings began as boarding houses, tending to those suffering from respiratory illness, principally tuberculars, “chasing the cure” in the clean mountain air of Colorado Springs.

