

# First Presbyterian Campus Expansion – City Hall Parking Enhancements

Colorado Springs City Council  
Work Session  
February 13, 2023



Bob Cope, Economic Development Officer

# Campus Expansion Concept

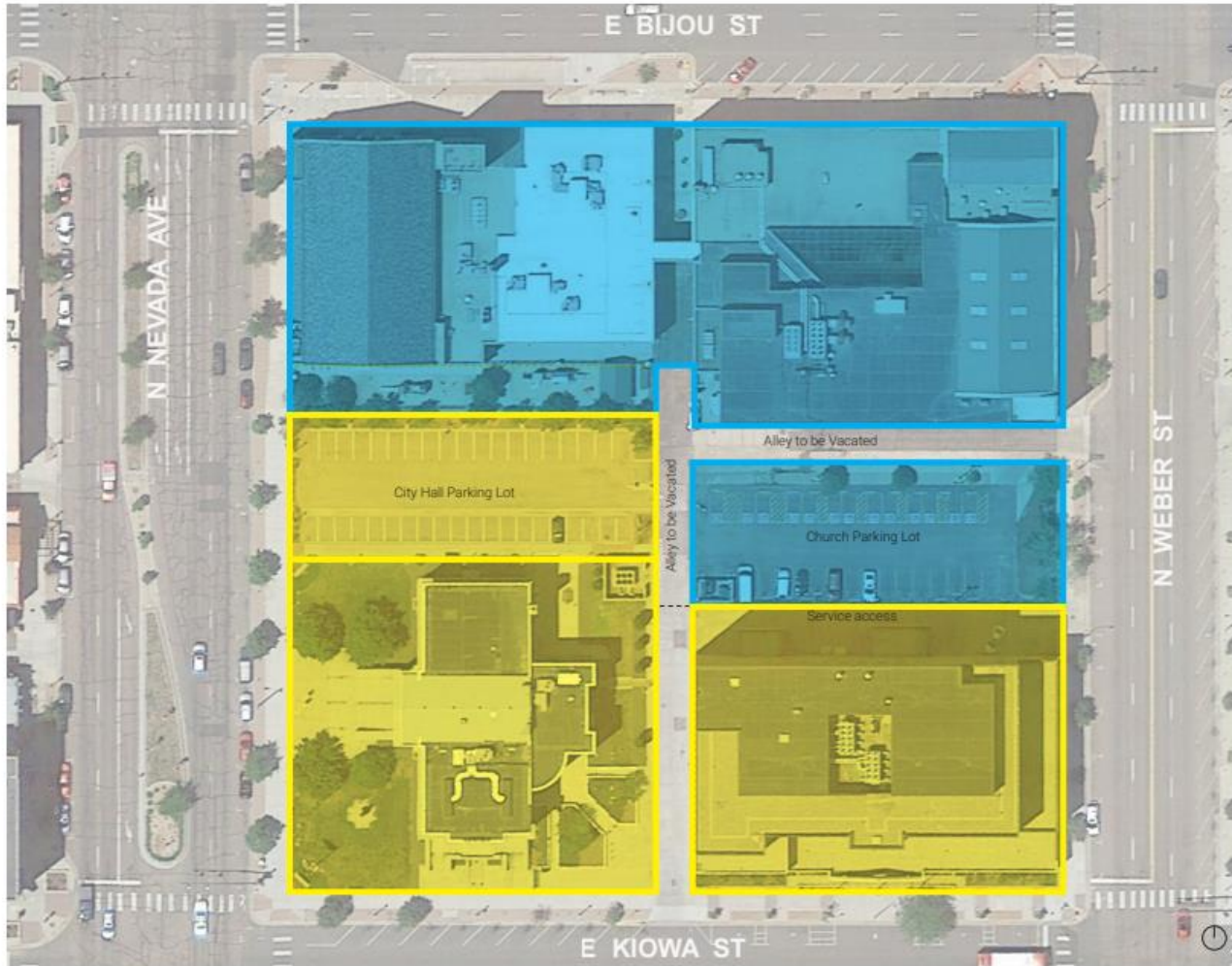


- Phase 1
  - Underground Parking Structure (Impacts City Property)
  - Chapel (No Impact to City Property)
  - Columbarium (No Impact to City Property)
- Phase 2
  - Auditorium (Impacts City Property)

# Campus Expansion Concept



## NEIGHBORLY PARCELS 11.30.2022



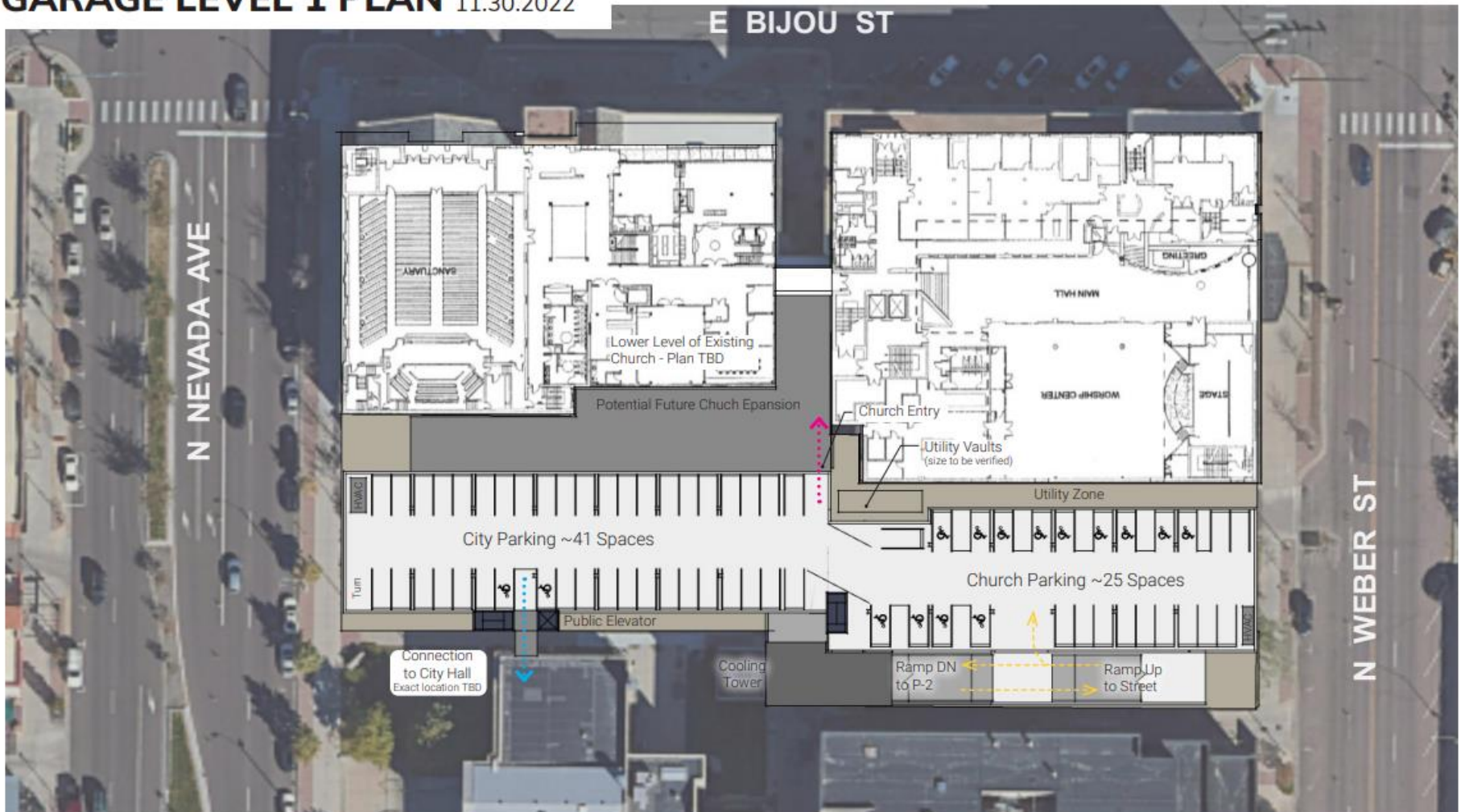
FPC OWNERSHIP  
IN **BLUE**

COS OWNERSHIP  
IN **YELLOW**

# Campus Expansion Concept



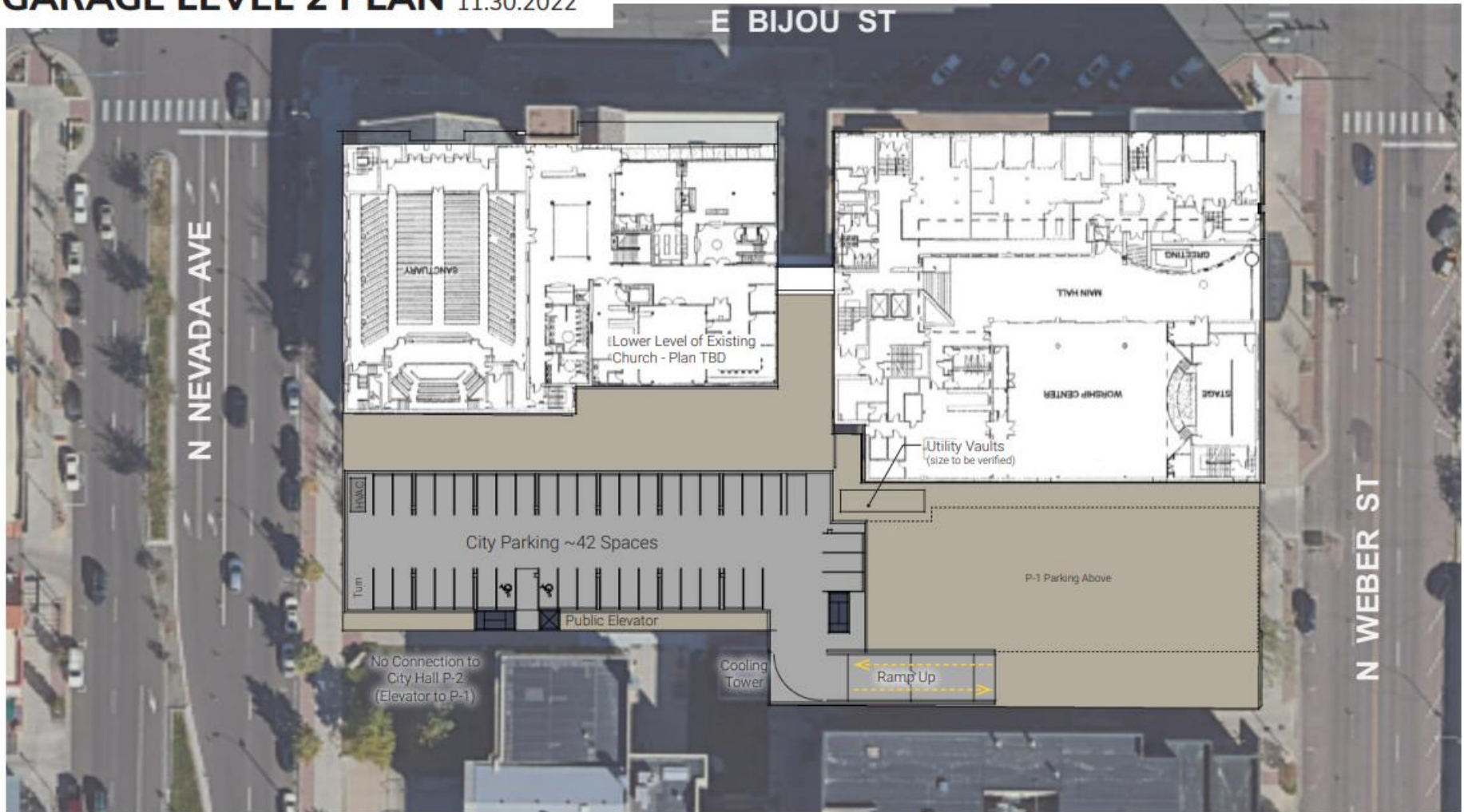
## GARAGE LEVEL 1 PLAN 11.30.2022



# Campus Expansion Concept



## GARAGE LEVEL 2 PLAN 11.30.2022



# Campus Expansion Concept



## PHASE 1 - LEVEL 1 PLAN 11.30.2022



# Campus Expansion Concept



## PROPOSED ADDITION CONCEPT 11.30.2022



# Proposal



- **Phase 1.** First Pres to replace the current City Hall surface parking lot (42 spaces) with a two-level underground parking structure (83 spaces). Underground parking structure to include an underground entrance to City Hall – increasing safety and security for Council and City staff.
- **Phase 2.** First Pres to construct a new Auditorium above the new parking structure.
- City to enter into a 99-year lease on the City Hall parking area with First Pres. 99-year lease requires “Economic Development Purpose”.
- City to provide a below market rental rate. Below market rental rate require “Public Purpose”.



# Economic Development Purpose



- Significant Investment – Construction and Employment Impacts
- Retains current campus visitation of approximately 3,500 people per week and provides for increased visitation
- Supports downtown commerce – restaurants, retail & services – especially on Sundays

# Economic Development Purpose (Cont.)



- New, and expanded auditorium for meetings & events
  - City meetings
  - Concerts
  - Conferences
  - Retreats

# Public Purpose



- Secure, underground parking structure for City Council and staff. 83 spaces (approx. double). Underground access to City Hall for increased safety and security. \$3.3 million estimated cost.
- Supports long history of First Pres civic partnership – 150 years

# Public Purpose (Cont.)



- YMCA partnerships including "Rise and Shine" reading tutor program (D-11)
- "Get Set" preschool – full scholarship for low-income children
- Additional preschool
- Crossfire Ministries (formerly ESM) to meet the needs of underserved downtown
- Significant supporter of Springs Rescue Mission

# Public Purpose (Cont.)



- Significant supporter of Marion House
- Partner with D-11 to provide ESL training for US State Department sponsored refugees
- CityServe Day - COSILoveYou . Now a 501(c)(3)
- Campus expansion supports existing public benefits and provides for increase

# Next Steps



- Prepare draft lease document
- Prepare draft parking agreement
- Present at February 28 City Council Regular Meeting

Questions?