



September 20, 2019

Ryan Tefertiller, Manager
City of Colorado Springs, Urban Planning Division
30 S. Nevada Ave, #603
Colorado Springs, CO 80901

Dear Mr. Tefertiller,

The purpose of this letter is to express an opinion by the Downtown Partnership regarding an application by City Gate Stadium LLC for approval of the Downtown Stadium Form-Based Zone Conditional Use Development Plan, associated Form-Based Zone warrants, and a vacation of public right-of-way for West Moreno Avenue between South Sierra Madre Street and Sahwatch. If approved, the proposed Development Plan would allow for construction of a new roughly 8,000-seat athletic stadium and supporting elements located at 520 Sahwatch Street and a 57-foot-wide pedestrian plaza. The plaza will connect the southern boundary of the stadium with an associated mixed-use residential and commercial building on adjacent southern property.

The roughly 4.9-acre site is currently zoned FBZ-CEN (Form-Based Code, Central Sector), and would replace multiple long-vacant industrial lots that make up a city block.

The Downtown Partnership supports both the applications for the conditional use and the vacation of right-of-way. The project represents a significant investment into the Southwest Downtown neighborhood as well as the City as a whole. As part of the City for Champions initiative, this Downtown Stadium will be a mixed-use activity center hosting numerous events including professional and amateur sporting events, including those by Olympic governing bodies of sport, as well as entertainment and cultural events. The associated vacation of West Moreno Avenue will provide a pedestrian plaza to enhance events and connect an adjacent mixed-use residential/commercial development to the south.

This project aligns with multiple City Planning efforts including the Experience Downtown Master Plan and will help to provide an unforgettable experience for residents and visitors alike.

It is worth consideration that the southern portion of the stadium is lacking activation near the public plaza, which will be used for gatherings of pedestrians before and during events. It is important that this plaza be a vibrant place for the community on all days of the year. Although activation is not a part of the southern portion of the stadium, there should be features of the plaza that supplement the stadium events and encourage the public to utilize the plaza during non-game days. The applicant's submitted elevation drawing shows a "permanent field netting"

Downtown Partnership of Colorado Springs
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www.DowntownCS.com



and it is understood that this feature will be required during the game, and perhaps during the entire soccer season; however, it would be helpful if there were further clarification regarding the permanency of the netting.

Regarding parking, the project lies within the parking exempt area of the Form Based Zoning Code and the applicant has provided a transportation report that evaluates the parking and expected traffic within the study area. We commend the applicant for committing to incorporating parking solutions as part of the future adjacent mixed-use developments.

We appreciate the proposal of alternative modes of transportation to and from events at the stadium, and implore the city to move swiftly toward robust mobility solutions that will serve not just for game days but all year round.

Finally, we commend, as well, the effort made by the applicant to engage neighboring residents and businesses in this project. This project is long-envisioned by civic leaders and is complex in nature, and City Gate Stadium LLC has done tremendous work thus far to listen to community feedback and create a catalyst for an area of Downtown that has been woefully dormant for far too long. We are excited to see this project move forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Edmondson". The signature is fluid and cursive, written over a light blue horizontal line.

Susan Edmondson
President & CEO
Downtown Partnership of Colorado Springs

Tefertiller, Ryan

From: Christen Lilly <clilly@uccs.edu>
Sent: Tuesday, August 27, 2019 10:13 AM
To: Tefertiller, Ryan
Subject: Re: Athletic Stadium Downtown Colorado Springs Comments

Follow Up Flag: Follow up
Flag Status: Completed

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Mr. Tefertiller,

Thank you for responding to my email regarding the proposed stadium! And I would absolutely appreciate my concerns being heard by elected officials this fall! Thank you for making it possible for my input to be heard! I expressed these concerns to other members of the city who have not been made aware of the project, and they agree that a stadium increases traffic headaches, light pollution, etc. As I described, one of the major draws of Colorado Springs (among many things) is the ability to access the mountains, for people to connect with the natural beauty that surrounds us - to experience Pikes Peak. I firmly believe this stadium will shift the flavor of that, creating light pollution and a host of other issues that downtown is not suffering from at the moment. Furthermore, not sure about parking issues with the new stadium, along with noise pollution. There are other stadiums already in the city that could experience higher volumes of traffic flow with greater marketing and such! Thanks again!

From: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Sent: Monday, August 19, 2019 10:19 AM
To: Christen Lilly <clilly@uccs.edu>
Subject: RE: Athletic Stadium Downtown Colorado Springs Comments

Hello Christen,

Thank you for your email. I have added it to the project file and will make it part of the record when the project is heard by our appointed and elected officials later this fall. Given some of your over-arching comments, I thought you might find interest in the City's newly adopted Comprehensive Plan for the City. The plan is called PlanCOS and was adopted by City Council earlier this year after extensive public input. Check out the Plan's website and the plan itself here: <https://coloradosprings.gov/plancos/page/plancos> The plan covers lots of the things you mention in your comments such as local business, investment in downtown, homelessness and others.

Thanks again,
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, #603
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: Christen Lilly [mailto:clilly@uccs.edu]
Sent: Sunday, August 18, 2019 4:45 PM
To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Subject: Athletic Stadium Downtown Colorado Springs Comments

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Mr. Tefertiller,

Thank you for asking the city for comments regarding this addendum to Colorado Springs downtown. I have been a resident of Colorado for over fifteen years and this state, including Colorado Springs, the city itself, has changed drastically. I will admit that I can't necessarily say the changes are good (maybe in some regards). In many ways, this state feels like it is becoming California. Us native Coloradoans have experienced Colorado prior to all of the changes and extra residents. This is why I have to email you and give my two cents regarding this stadium. Colorado Springs is a city known for its beauty. It is also a city that provides residents with access to the mountains (easier access than residents who live in Denver). By having this connection to nature (without the headaches of traffic and such that Denver has) Colorado Springs has maintained its quaintness in the midst of growth and sprawl. Old Colorado City and Manitou Springs provide people with local culture; food, shops, etc. These areas are some of the best El Paso county has to offer because of their character in terms of local markets and venues. These areas of El Paso county MAKE it. They are close to the mountains and they are filled with local attractions. Downtown Colorado Springs NEEDS CHARACTER. It NEEDS LOCAL venues. Local produce, local shops, small businesses...NOT chains. And in my mind, certainly NOT a stadium. The city just annexed thousands of acres of land to the East and there is a stadium out THERE. There is ANOTHER sports stadium located on the Air Force academy. With, yet, another stadium downtown, (easier) access to the mountains (and around downtown itself) will be almost unattainable due to traffic headaches, crazy marijuana and alcohol junkies (similar to Denver) looking to get stoned and go watch a sporting event! This is not what I want my Colorado Springs to look like or turn into. There is a reason people live in Colorado Springs and not Denver, but to bring Denver here is a nightmare waiting to happen. In addition to traffic headaches, drugged out crazies running around, fights breaking out in the street, ETC the LIGHT pollution will RUIN the quaintness of this mountain city. With a sports stadium, Colorado Springs will no doubt feel like Denver and/or California, which in my mind, ruins it! It ruins the serenity of nature which surrounds Colorado Springs and it attracts crowds of trashy people, sorry to say it but true. I would prefer the area proposed to be a stadium to be filled with local Colorado Springs shops or local bars, with low lighting to prevent all the traffic, noise, and light pollution that comes with the proposed venue. Pikes Peak is an attraction enough in and of itself and the city should maintain its focus on its natural setting, and connection with nature versus turning into a mini Denver. Let Denver be Denver and Colorado Springs stay a quaint mountain town!

Tefertiller, Ryan

From: Gary L Bradley <garybradleyco@outlook.com>
Sent: Thursday, August 22, 2019 7:59 AM
To: Tefertiller, Ryan
Subject: Downtown stadium Development

Follow Up Flag: Follow up
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I am writing on behalf of North Weber LLC the owner of 211 215 West Cimarron regarding the above referenced. I have attended the public meetings and spoken with you about the project before and have the following question:

1. In public meeting #2 you mentioned that the project may request a "Metro District". Will that take in my property?
2. I have reviewed the on line drawings and they differ from what I heard last night.... Will there be parking on the east side of Sierra Madre adjacent to the stadium? Will there be street parking on the west side of Sierra Madre?
3. I would like specifics on the changes to Sierra Madre Street adjacent to North Weber LLC....

I am available to meet with you and view the drawings and discuss Friday if you have time...

Thank you Gary Bradley 633 8505 c 338 0170..

Tefertiller, Ryan

From: michelle@mmaxinc.com
Sent: Monday, August 26, 2019 8:41 AM
To: Tefertiller, Ryan
Subject: Re: Downtown Stadium

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Thank you, Ryan.

In regard to the most important item at the top of the list...I'm not sure how medical offices and a restaurant are the right note to send on 'Welcome to COS'. It's really a bit depressing when you think the city is growing and you can only HOPE that the planning adds to the vibrancy and adds some cultural aspects that will be open on a regular basis for such a prime gateway property. Add that to the other concerns, and I'm still not a fan of the proposal at all.

Have any other plans ever been submitted for this site? I can't help but wonder how this one got to the top.

I do appreciate your replying, so again, thanks.

Michelle

On Aug 26, 2019, at 8:16 AM, Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hi Michelle,

Thanks for your email. I will add it to my project file, forward it on the project applicants, and include it in my project packets that will eventually be forwarded to the Downtown Review Board and City Council. I've tried to respond to a few of your comments below, but I'd also defer to the applicant to provide their input. See below for my comments in red.

Thanks again,
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, #603
Colorado Springs, CO 80901
Phone (719) 385-5905
Weblinks:

-----Original Message-----

From: michelle@mmaxinc.com [mailto:michelle@mmaxinc.com]

Sent: Friday, August 23, 2019 11:19 AM

To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>

Cc: michelle marx <michelle@mmaxinc.com>

Subject: Downtown Stadium

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Hello Ryan:

I wasn't able to remain for the meeting but, as you suggested, I'm emailing you my concerns about the proposed stadium.

I don't see how it is advantageous to use the most premium piece of land at the grand entrance to Colorado Springs Downtown (and the new Olympic Center) for a stadium that will, for the heft of it's square footage, only be predominantly used a portion of the time it stands. **This was a concern of mine as well. However, they have added a medical clinic and a fully functional restaurant that will be open 6 or 7 days a week.**

It is also in the direct path of the interstate N / S on/off ramps so the traffic congestion seems to create a very risky undertaking for major traffic jams. **I'm not sure I understand this comment; the site is over a ¼ mile east of the 1-25 interchange. While traffic is a consideration during larger events, the project's peak volumes will be in the evening when the back-ground traffic (people who aren't attending the events) is greatly reduced.**

In regard to their parking research, the distances they claim there are spots available for within certain ranges of 'walkability' are not just theirs to consider. There are numerous large projects underway all within the same spread that is encompassed in their 'walksheds.' **I understand your point and the City is working to improve parking options in the SW part of downtown.**

From what I've seen the homes to be built by Weidner are on the west side of this proposal. Why would we want to shut the view of the mountains out??? To allow Weidner to make more money for those units while diminishing the value of the city's specialness? **The City does not restrict private property rights in order to "protect" views from adjacent properties. If a property owner wishes to permanently**

protect their view to the west, they need to acquire an easement of their neighbor's property to prohibit them from building vertically. The City supports great density and investment in our City's Core. Many of our new projects will impact existing views from adjacent properties.

Is a large part this project being paid for with tax-payers money? **No. No City general fund dollars are contributing to this project.**

In the end I find this a very misguided use of this property when we could use so much more to encourage a welcoming to COS.

Thank you for taking this into consideration.

Michelle Marx
owner 616 S Tejon St.

719.231.2882

Tefertiller, Ryan

From: Tim Kranz <timkranz@gmail.com>
Sent: Wednesday, September 25, 2019 1:54 PM
To: Tefertiller, Ryan
Subject: Downtown stadium

Follow Up Flag: Follow up
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I am unable to attend the Oct 3 meeting about the stadium project, and so wanted to share my concerns with City Planning.

The links to materials pertaining to the upcoming meeting have numbers detailing the parking for the facility (pasted at bottom).

They say they need 2350 parking spots for a sold out event. Said number also contains a very suspect assumption that there will be 3 people per car. That makes 2,350 seem like a very low estimate.

They then state that there are 600 spots within a 5 minute walk of the stadium. IF all those spots were empty, less than a quarter of their low estimate of spots needed are available within that 5 minute walk. However, with the recent development of S Tejon the evening parking is already at a premium, so very few of those 600 spots are actually available.

They further state that 1,850 to 2,300 spaces exist within a 10 min walk, again IF all were empty. Anyone who has been downtown on a given evening can attest to the reality. Yet this 1,850 to 2,300 spaces is still below their conservative estimate of how many spots they would need.

Also, the majority of these parking spots are on the opposite side of Hwy 24. I don't see any plans for an overpass to accommodate pedestrians walking or biking to games. What will the impact on Cimarron be? How many accidents will occur between vehicles and pedestrians with the current infrastructure not built for this level of traffic? How will traffic flow to and from the 25 at this major interchange?

With the current plan the developers are creating massive access problems which they are foisting off on the city and the public to deal with. This is not acceptable. The Pikes Peak Center has its own garage and yet has significantly less people at its full event capacity. If I were to build a house, a certain number of parking spots are required. How is it reasonable to build an 8,000 person stadium and not also build reasonable access and parking?

It is not.

Parking Demand (Sold Out Switchbacks Game)

- 2,350 parking spaces needed (Sold Out Switchbacks Game)
- 34 Spaces ADA Accessible
- 85% of Attendees Arrive Via Private Automobiles
- 2.9 People per Automobile

Parking Demand (Daily Use)

- 85 parking spaces needed (Daily Use)
- 5 Spaces ADA Accessible

Parking Supply (Total vs. Available Spaces)

- Public On-Street Parking
- Public Parking Garages & Surface Lots
- 2 Hour Meter Restrictions

Residential Parking

750 – 900 Spaces Within a 5 Minute Walk

1,850 – 2,300 Spaces Within a 10 Minute Walk

UPDATE: *600+ Spaces identified within 5 Minute Walk in collaborative efforts.*

Additional Opportunities

Private Parking Lot Additions

Downtown Shuttle

Tefertiller, Ryan

From: Carol Beckman <quibus42@gmail.com>
Sent: Sunday, September 29, 2019 7:01 PM
To: DowntownStadiumC4C@gmail.com; Tefertiller, Ryan
Subject: downtown stadium comment

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Hi,

I want to send a comment on the plans for the downtown stadium.

It would be good if all the lighting is dark-sky friendly.

Throwing light up into the sky doesn't help anyone, wastes the light, and makes stars less visible. Lighting that is dark-sky friendly is good for everyone.

Thanks,
Carol Beckman