



# Near North End Neighborhood

Colorado Springs DRB  
6 November 2019

# The Situation

- We support a vibrant economy and diverse blend of businesses & residences
- We thank CC for their community engagement meetings
- We appreciate the City addressing current parking challenges
- We are concerned about the potential deleterious impacts of the Arena
- 14 concerns that we can collectively take action to mitigate injury to the neighborhood during day-to-day use of the Arena
  - be addressed as part of this approval process
  - be captured as protective covenants and specific plan restrictions or agreements
- Work together with CC and the city to appropriately address these concerns

# The Neighborhood asks CC to conform to both the

- Conditional use criteria (Code section .5.704)

Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

- City master Plan review criteria

Surrounding Neighborhood: The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.

# To mitigate injury, the Neighborhood Asks

1. CC stop further encroachment into the neighborhood
2. Arena usage be limited to a given number of days and high-intensity events be contained
3. Arena events include CC hockey games, reasonably sized sporting events and possible CC graduation (in case of inclement weather)
4. Costs of garage parking be included in tickets and no charge to staff/students on-campus

# The Asks

5. CC supply on campus parking for all venues they currently own, build in the future or acquire
6. In return for vacating 8,000 sq. feet of City-owned land, CC provide 50 parking spots in the garage to the neighborhood
7. **Open Cascade Avenue and Nevada for attendees to park during events**
8. **Please do not place large lit signs on or around the arena**
9. Please stay family-friendly when further expanding the area south

# The Asks

10. Actively enforce permit parking and provide contact information
11. Adopt an alcohol policy and a curfew practice
12. Establish a “fast-response” process to address future traffic and parking issues
13. Allow for permit parking in the neighborhood (Thank you to the City, Tim R.)
14. CC publish a schedule of all events --not just the arena-- and provide notifications

# Immediate Next Steps

- Again, we'd like to work together to appropriately address these concerns
- It is important the agreements be written down for clarity and alignment
  - be addressed as part of this approval process
  - be captured as protective covenants and specific plan restrictions or agreements