

Tefertiller, Ryan

From: ksulart@aol.com
Sent: Monday, July 14, 2025 8:01 PM
To: Tefertiller, Ryan
Subject: Palmer High school project

Follow Up Flag: Follow up
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Dear Mr. Tefertiller:

I strongly object to the “vacation” of Boulder between Nevada and Weber. I know it will be closed for quite awhile while work is being done on the school, but PLEASE do not let the planners of this project make this permanent. Boulder is a main entrance to downtown. We won’t even be able to walk through there anymore. This is totally unnecessary and the plan they have proposed was not (as I understand) even one they proposed to the community.

The city has already removed the bridge on El Paso (my street) and made getting downtown more of a pain. DO NOT LET THIS SECOND BLOCKADE OF DOWNTOWN OCCUR. There is a hospital on Boulder as you well know. Surely this should carry some weight if my opinion doesn’t. We can’t keep bowing to developers. I will just mention in passing the misguided decision to build the extra tall building downtown. Another totally unnecessary project. I will direct your attention to the Montparnasse Building in Paris, the only one of its height in the city because everyone hated it when it was completed. It remains a perpetual eyesore. Just saying...

Well, thank you for your attention to these matters.

Sincerely,

Kathy Ann Sullivan

Sent from the all new AOL app for iOS

Tefertiller, Ryan

From: lohmann@pcisys.net
Sent: Tuesday, July 15, 2025 11:13 PM
To: Tefertiller, Ryan
Subject: Rezoning Proposal Near Palmer High School

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We know these comments are probably late, but we didn't know there were any efforts to rezone until we happened to see the sign yesterday. We would like to address the following points:

- Palmer students, families, and staff never asked for the closure of Boulder and are not supportive of this disruption to the community. The number of "touch points" quoted in the application is overblown, and the incorporation of community feedback into this plan is minimal at best.
- Palmer has existed on three separate blocks since at least the 1950s and has been fully integrated to the community. The campus has been connected by an innovative (and beloved) underground tunnel below Boulder for nearly sixty years. Closing Boulder is simply not necessary and invites unneeded costs and divisiveness.
- Displacing neighbors is contrary to the values of the Palmer community and historical homes deserve to be respected. We've been neighbors for decades and should continue that relationship.
- The destruction of four multi-family homes in the midst of an historic housing crisis in Colorado Springs runs counter to every current planning and development effort. Most if not all of our elected officials ran on a platform that included affordable housing.
- Palmer students and staff have a long tradition of integration and incorporation to the downtown business and residential community. Families choose Palmer for that reason. Closing Boulder will isolate Palmer students and staff from their downtown neighbors.
- District 11 leadership has not sufficiently engaged or considered the perspective of the broader residential, commercial, and civic community. The closure of Boulder seems to be a "solution" in search of a "problem."
- Closing Boulder would introduce needless disruption and be overall counterproductive for the residences, businesses, and school community.
- Closing Boulder would force more traffic into the infamous intersection of E Platte and N Nevada. D11's own traffic survey sights this as a problem, but D11 does not provide a workable solution. They instead push the problem to the city and taxpayers: "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 City has already deemed a roundabout to be too costly and disruptive.

•If traffic truly is as large an issue as they say it is (which it's not), there are other, less costly and drastic things that can be done to around Palmer to ease the traffic worries, such as the installation and enforcement of a 20 mph school zone. There is also the aforementioned tunnel that is already in use, allowing students to avoid Boulder St altogether.

•The requested zoning change does allow for flexibility in design and use, but also allows D11 to ignore the parking needs of staff, students, and visitors. D11's plan is to reduce the 443 current spaces to 271. Yet again, D11 does not have a reasonable plan for the parking issues: "The District is exploring alternatives, including but not limited to underground parking garage, shared parking agreements, and public parking garage facilities." "Parking needs and requirements will also be reviewed with each redevelopment phase of the project." Should D11 fail to find a reasonable plan, the surrounding residential neighborhoods and streets will undoubtedly carry the burden of dealing with Palmer's lack of parking.

David and Lorna Lohmann

Tefertiller, Ryan

From: Ann Rudloff <anniebincolo@aol.com>
Sent: Tuesday, July 15, 2025 6:36 PM
To: Tefertiller, Ryan
Subject: Vacation of block of N. Boulder Street

You don't often get email from anniebincolo@aol.com. [Learn why this is important](#)

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Dear Mr. Tefertiller,

I am writing to weigh in on the subject of the vacation of E. Boulder Street between N. Nevada Avenue and N. Weber Street proposed in the redesign of Palmer High School. I am strongly against this plan.

Closing a block of N. Boulder Street would cause great disruption to those traveling downtown and would cause greater congestion on N. Platte Avenue. Those driving motorized vehicles would not be the only ones affected. Pedestrians and cyclists would also have their paths obstructed. It just makes no sense to arbitrarily cut off access to a street that is a major artery.

Additionally, this plan would very likely negatively affect the businesses on N. Boulder located west of Nevada Avenue. To the architect and those who support this plan, it may seem to be a small detour to get to those businesses but people do what is convenient and it will not be convenient.

It is my understanding that, when asked about this plan, both the police and fire departments were not in favor of it. It would cause an extreme obstacle to emergency personnel getting to emergencies in a timely manner. As I am sure you are aware, in some emergencies, seconds can make the difference. In my opinion, that should have caused the idea of a closure of that block of Boulder to be discarded immediately. To continue with such a plan when it could cause citizens of our city to suffer a possible loss of property in a fire or even loss of life in an urgent medical situation seems irresponsible and immoral. The gain would not be worth the risk.

The city of Colorado Springs continues to change streets in the downtown area in ways that make navigation more and more difficult. I appreciate the opportunity to make my opinion known about this specific plan. I do worry, though, that the opinions of the citizens will have no bearing on the decision made. In another situation, for example, public opinion was asked about a bridge on N. El Paso Street that went over E. Platte Avenue. At the meetings that I attended, the public clearly said we wanted the bridge repaired. As you may know, the city decided to remove that bridge instead and that has been done. One councilwoman, when asked why this decision was made, said that residents' desires were solicited. She neglected to say that those desires were then completely ignored. This has caused problems for many and, seemingly, for absolutely no

reason. Is this what will happen with the block of Boulder Street in question? Has the decision already been made and we are merely being patronized when asked for our opinions? Is the road closed now, possibly unnecessarily, so we can get used to using other routes to be ready when a permanent closure is announced? I hope I am being overly cynical. I hope that all views will be taken into consideration. Thank you.

Sincerely,
Ann E Rudloff [Sent from the all new AOL app for iOS](#)



July 22, 2025

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 Colorado Springs School District 11 for the redevelopment of Downtown's Palmer High School. The request is for a new Development Plan for Palmer High School, located on Blocks 43 and 53 of Downtown Colorado Springs at E Platte Avenue and E St. Vrain Street between N Nevada Avenue and N Weber Street.

The Downtown Partnership strongly supports the proposed Development Plan, including the vacation of the E Boulder Street between N Nevada Avenue and N Weber Street. The redevelopment of the historic Palmer High School building represents a catalytic opportunity for Downtown, primarily serving to enhance the quality of education and student life at Palmer High School, but also serving to enhance Downtown's appeal to future residents, improve infrastructure, enhance streetscapes, and bolster safety.

A recent Newmark market study assessed our community's strengths as well as its shortcomings. The findings of the study highlighted the need to better educate and train the children of Colorado Springs for a 21st century workforce – as a community, we are too reliant on importing the talent demanded by today's major employers. Enhancing both STEM education and trade skills was called out as a need in our community, therefore investing in the redevelopment of Palmer High School, as Downtown's only high school and District 11's only International Baccalaureate (IB) high school, certainly qualifies.

Further, the vacation of E Boulder Street between Nevada and Weber significantly enhances on-campus security and safety for the students of Palmer High, which should be of utmost importance to District 11, City Council, and our community more broadly. Creating a 'super block' across both blocks currently bisected by E Boulder Street will consolidate most of the academic and athletic facilities of Palmer High, reducing required street crossings by students and bolstering the school's ability to maintain on-campus security. A traffic study analyzed both existing traffic volumes and forecasted 2030 volumes and found that the redistribution of traffic created by the vacation of E Boulder Street, primarily onto E St. Vrain Street and E Platte Avenue, would not cause significant queuing and would allow all signalized intersections in the area to maintain acceptable levels of service.

Downtown Partnership will continue to support and foster investment in the near-north end of Downtown. We have supported renovations of commercial sites adjacent to Palmer High School, which have helped cultivate new businesses in the area. We expect upcoming new businesses and institutions moving to this block to further bolster pedestrian traffic and enhance the area's appeal.



The Development Plan meets all requirements of the FBZ zone district, except where existing historic conditions should be preserved and ADA requirements need to be met. The Development Plan is complementary to the surrounding uses and neighborhood, gives appropriate consideration and deference to existing historic buildings and conditions while still creating a modern, world-class academic center, and enhances the pedestrian experience with a coordinated streetscape plan, trees, and street furnishings.

The Development Plan demonstrates compliance with Goal 2 of the existing Downtown Master Plan, creating 'a diverse and inclusive place to live, integrated with adjacent neighborhoods,' and Goal 8, 'honoring history and facing the future.' It will enhance Downtown's appeal to young professionals and families as we continue to invest in and build out our residential portfolio and potentially provide other catalytic opportunities at adjacent sites and areas in need of further investment.

We strongly endorse this Development Plan and welcome the investment in Downtown's educational resources and built environments.

Sincerely,

A blue ink signature of Austin Wilson-Bradley.

Austin Wilson-Bradley
Director of Economic Development
Downtown Partnership of Colorado Springs

July 28, 2025

Mr. Ryan Tefertiller, Urban Planning Manager
City of Colorado Springs

Re: School District 11 Palmer High School
ZONE-25-0026
SUBD-25-0076
LUPL-25-0012

This correspondence is intended to convey my opinions regarding the project identified above. I do not represent anyone other than myself.

First, I would like to comment on DevelopmentTracker, the tool recommended on the public notification postcards for additional information about the items. Little data can be obtained from that site, and there are no obvious links to development applications. It needs improvement. I was unable to locate the applications, and thus worked from the Project Statement.

With regard to the project itself, I have three issues to address. First, I express my enthusiastic endorsement of Phase 1A; it was well designed and has been well executed to this point, and promises to provide a quality learning environment for generations of future students.

My issues concerns involve land use, right of way and historic preservation in Phase 1B.

Turning to land use, the proposed development of an athletic field introduces a new use into a stable, mixed-use, but largely residential neighborhood. On-street parking is already scarce, and traffic is likely to continue to worsen. The requested zoning, if granted, may encourage others in the vicinity to consider redevelopment. Although the requested zone is deemed compatible with applicable plans, I question whether there is another zone district that can accommodate the School District's goals, but is less impactful to the neighborhood.

The matter of vacating Boulder Street to enable an athletic field makes for a difficult choice. The land would still be used for a public purpose and the improvement would be a public benefit. However, based on 30 years employed in city planning, I oppose surrendering right of way. Boulder street dates back to the original townsite to provide for transportation and open space. Subsequently, the rights of ways have been used for all manner of municipal infrastructure, never imagined by the town founders. Who knows whether Boulder Street may be desirable for other future uses. As it currently exists, Boulder Street provides easy, traffic light-controlled access from north and east of downtown to I-25 without traveling the retail core on more southern streets. No other street provides that access.

Finally, I am deeply concerned about the future of three of the buildings on E. St. Vrain Street (219 and 221 E St Vrain, and 430 N Weber Street). These three are contributing properties to

the Weber Street Wahsatch Avenue National Register Historic District, forming its southwest corner.

The National Register is the official list of the nation's historic places worthy of preservation. The Weber Wahsatch District was listed in August, 1985, significant as the best intact middle-class neighborhood in the city. Containing 531 primary buildings, it is two blocks wide and 10-12 blocks long, and is generally Late Victorian in character. The Nomination noted "It is the uniformity of scale, density and placement which gives the district a visual cohesiveness."

The property at 219 E St. Vrain was built in 1894 by Frank Johnson, then manager of the Newton Lumber Co. Arriving with his father in 1880, he joined Newton's in 1886, becoming president in 1905. Multiple homes and apartments were built by the lumber company, several in the Boulder Crescent area. This is a two and one-half story frame dwelling with ample detailing and balanced proportions.

The property at 221 E St Vrain was built for Mrs. Adele Korsmeyer around 1901. She was a widow, and mother of Frederick Korsmeyer a local pharmacist. It is basically a Georgian Foursquare dwelling with a triangular dormer on the west side of the roof instead of in the center.

The property at 430 N Weber Street was built in 1894 for Lawrence Weyland, partners with his brother in a real estate and mining brokerage firm. It's a two-story Queen Anne dwelling with paired bay windows on the east and north sides.

Each building paints a picture for the neighborhood, and each was designed to be unique. Differing massing is combined with shingles, moldings, spindles, brackets, eave returns, columns and other features to compose an array of buildings that cannot be duplicated or replaced.

The three buildings provide an anchor, a solid edge to the National Register district, which is residential in character. From the standpoint of integrity of the district, relocation has the same effect as demolition. If removed, the consequence would abruptly open up the vista to the south and west, and will weaken the residential character in the vicinity.

I believe these buildings can remain intact and be reused given the opportunity.

Thank you in advance for the opportunity to comment on this proposal.

July 28, 2025

Subject: School District 11 Palmer High School
ZONE-25-0026, SUBD-25-0076, LUPL-25-0012

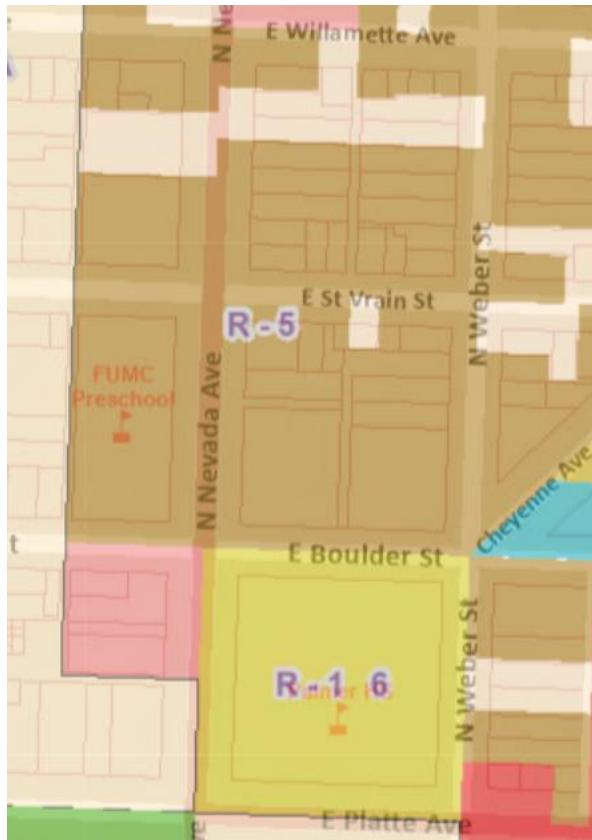
From: Historic Uptown Neighborhood Association Board

Mr. Ryan Tefertiller,

The information on the July 9th postcard does not make it easy to find the related documents. It would be great if planning could improve the postcard for easier access to documents. Emails could also contain links to make this process easier.

1. The applicant is requesting a zone change for the area located between E Platte Avenue and E St Vrain Street between N Nevada Avenue and N Weber Street (comprising approximately 8.27 acres). The zone change is from varying current zones to FBZ-T2A (Form-Based Zone-Transition 2A).

Below is a picture from SpringsView of this area. Note the northern and eastern borders are residential R-5 and the current zoning of these parcels are R-1 and R-5.



- a. Rezoning from R-1/R-5 to FPZ-T2A represents a significant change in zoning, especially considering these parcels are directly adjacent to residential homes. This change raises serious concerns for nearby residents.
- b. We believe the proposed zoning is incompatible with the existing residential zoning. Transitioning to FBZ-T2A could negatively impact the desirability of living near the site. Homeowners are often discouraged by zoning that introduces commercial or dense development, which could threaten the character and stability of the surrounding residential area which is also a Nationally Registered Historic District.
- c. One of the key benefits of keeping this site as a school is its close connection to the adjacent residential neighborhood. Undermining that neighborhood through incompatible zoning would contradict the purpose of the project. We've seen numerous cases where schools are converted into commercial properties. If Palmer is to remain a school, the zoning should be limited strictly to what is necessary to support that use—nothing more. Any future consideration of commercial zoning should involve meaningful and open engagement with the neighborhood. We ask that only the minimum zoning required to implement the proposed educational use be considered so keeping it R-1 is consistent with other High Schools in the area like Wasson, Mitchell, and Coronado. If the historic properties require the current zoning, then we agree to changing the entire property to R-5.

2. Closing Boulder Street.

- a. We understand that a traffic study was done, and it outlines the impact of the closure of Boulder St. (we do not know if the city has reviewed and agreed with the study...see below). Is this the only study being considered to evaluate the impact of vacating this portion of Boulder Street? Will any additional studies be conducted?
- b. Closing Boulder Street would mean the permanent loss of an east-west corridor through north downtown. This street is used by residents and commuters to access I-25, the library, and local businesses. Its closure would significantly alter traffic flow in the area.
- c. Has the City assessed the broader economic impact this closure may have on north downtown and surrounding businesses? What are the effects on Metro transit routes and connectivity? What are the effects on other east-west residential streets. Would this require a new or updated Platte Avenue Corridor Study, especially considering previous discussions about narrowing Platte as it enters the downtown area? This is a risk to I-25 access if there is an accident on Platte.

3. Parking

- a. The proposed FBZ-T2A zoning, which appears to double the density/intensity of use while significantly reducing parking requirements, raises serious concerns for the surrounding neighborhood.
- b. We would like to remind everyone that much of the housing near the proposed parcels do not have garages and in many cases require street parking. There are existing pressures for on-street parking. The D-11 plans will increase those pressures; what is going to be done to address this issue? We would like a comprehensive parking plan from D-11. Delegating this to the parking authority does not give accountability to D-11 nor does it address timeframe.

4. Historic Homes in the Weber-Wahsatch Historic District.

- a. The nationally registered historic homes on the site do not need to be relocated/demolished for D-11 to achieve its goals. The National Register of Historic Places exists to recognize and protect properties/areas of significant cultural and architectural value, and these homes merit preservation.
- b. These historic homes serve as anchors of the Weber-Wahsatch National Historic District. Their removal would erode the residential character and diminish the integrity of the neighborhood's historic fabric.
- c. We understand D11 is conducting a historic evaluation of the homes slated for relocation/demolition. We ask a professional historian to be used and that they consider the individual properties and additionally its context within the Historic District.
- d. We think that relocation is equivalent to demolishing the buildings from a Historic Preservation perspective.

5. Public Engagement

- a. D11's outreach initially was exceptional during Phase 1A, but the outreach in Phase 1B was insufficient. The choice of removing homes from the Weber-Wahsatch Historic District came very late in the process which took the public by surprise. This dilutes the effectiveness of the engagement numbers being used.
- b. We are in support of Phase 1A. We are not in support of Phase 1B and see this re-zone and vacating of Boulder as being premature since funding hasn't been secured and there is no timeline.

6. We have some general questions:

- a. Please confirm that the actions taken in approving the current Dev Plan, related Project Statement and all supporting documents for DEPN-25-008, 7ZONE-25-0026, SUBD-25-0026, and LUPL-25-0012 DO NOT CONSTITUTE any

approval or acceptance or agreement on the scope, land use, zoning or parking agreements of Phase 1B or Phase 2.

- b. The project statement on page 4 states that the completion of Phase 2 of the project is contingent on D-11 obtaining additional funding from outside organizations or through typical school funding mechanisms. That same caveat is not stated for Phase 1B scope. We understand, though, that is the case. Please confirm in writing that Phase 1B is dependent on “additional funding from outside organizations or through typical school funding mechanisms”. It specifically does not say that and should.
- c. Page 23 of the Project Statement refers to a Traffic Impact Study, which was completed by someone other than the City. Has the City reviewed the Traffic Impact Study and do they agree with the findings and recommendations? Does the City have any open Traffic concerns?
- d. What about a City perspective and study on parking?
- e. How is D11 dealing with asbestos disturbance, containment and removal/remediation/encapsulation? And protection of such in the surrounding neighborhood? We did not see details regarding that, may have overlooked it.
- f. Since Phase 1B scope is not yet defined, why are you requesting re-zone/land-use related changes to the property now? Are you considering options that require commercial zoning? If so, the neighborhood should be made aware of this.

Historic Uptown Neighborhood Association Board

Cheryl Brown - President

Dianne Bridges – Vice President

Mariah Osborn – Secretary

Monica Hobbs

Nina Ramey

Tefertiller, Ryan

From: Daniel Way <neighborhood.daniel@gmail.com>
Sent: Tuesday, July 29, 2025 2:34 PM
To: Tefertiller, Ryan
Subject: Comments on the Palmer High School Development Plan (DEPN-025-0087)

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Dear Ryan Tefertiller,

As a resident of the Middle Shooks Run Neighborhood, I appreciate School District 11's commitment to modernizing Palmer High School and recognize the significant effort behind this renovation and consolidation plan. I've lived here in Middle Shooks Run for seven years and I've learned that the residents value pedestrian safety and vibrant, people-friendly spaces—values that I believe can be further strengthened within this development proposal.

I offer the following comments on the Palmer High School FBZ-T2A Development Plan (DEPN-025-0087), focusing on two key areas where I believe the plan can be enhanced to better serve both the school and the surrounding community:

1. Ensuring True Public Access to the E Boulder Street Pedestrian Plaza

I commend the intent to vacate E Boulder Street and transform it into a "Campus Gateway" plaza area, uniting the north and south sides of the school. This concept holds immense potential to create a valuable public amenity and enhance pedestrian connectivity.

However, I note with concern the proposal to fence and gate the vacated E Boulder Street for security purposes, thereby minimizing outside public foot traffic internal to the campus (Project Statement, Page 10). While I fully support the need for school security, I believe precluding general public access to what is designated as a "pedestrian plaza" fundamentally contradicts its potential as a shared civic space. Such a lack of public access would create a barrier between our residents and downtown and would violate the Block Standards of the Form-Based Code (FBC 2.7). I specifically seek to ensure that, in accordance with FBC 2.7.1.3, public "connectivity is retained and the pedestrian experience is enhanced." A fenced-off plaza becomes a barrier rather than a connector.

I urge School District 11 and the City to reconsider this aspect of the plan. I advocate for the E Boulder Street Pedestrian Plaza to remain genuinely open and accessible to the public. This would:

Enhance Neighborhood Connectivity: Provide a vital pedestrian link between N Nevada Avenue and N Weber Street, improving walkability for residents and visitors.

Create Valuable Public Open Space: Offer a green and hardscaped plaza for passive recreation, informal gatherings, and community events.

I believe security concerns can be effectively addressed through the strategic placement of fencing and gates on the north and south sides of the plaza. This approach would be no more cumbersome than the current arrangement of fences and gates on E Boulder Street, while significantly enhancing public benefit.

2. Enhancing Pedestrian Safety at St. Vrain and Weber Intersections with Curb Bump-Outs and Stripped Crosswalks

The Development Plan's traffic study acknowledges that the closure of E Boulder Street will redistribute traffic to adjacent routes, "primarily E St. Vrain Street and E Platte Avenue." While the study concludes that most intersections will operate at acceptable levels of service, increased traffic volume inherently introduces greater risk for pedestrians, especially at key crossings.

As a Middle Shooks Run resident, I value "people-friendly streets" that encourage walking and biking. To truly enhance pedestrian safety and connectivity in light of the anticipated traffic redistribution, I strongly advocate for the inclusion of curb bump-outs (also known as curb extensions or neckdowns) and high-visibility stripped crosswalks at the intersections of E St. Vrain Street and N Weber Street, and E St. Vrain Street and N Nevada Avenue.

These pedestrian safety enhancements are proven urban design interventions that significantly improve safety by:

Shortening Crossing Distances: Reducing the amount of time and distance pedestrians spend in the roadway, minimizing their exposure to vehicles.

Increasing Pedestrian Visibility: Bringing pedestrians out into the visual field of turning drivers and making crosswalks more conspicuous, ensuring pedestrians are more easily seen.

Slowing Turning Vehicles: Physically narrowing the turning radius, encouraging drivers to make slower, safer turns.

The project statement already notes "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" (Project Statement, Page 4) and mentions a "curbed 'bump-out' at the Boulder Street closure" on Weber (Project Statement, Page 21). I urge the application of this commitment to pedestrian safety to the intersections that will experience increased traffic due to the E Boulder Street closure. These specific intersections, particularly at St. Vrain and Weber, are vital pedestrian routes for MSR residents.

In conclusion, the Palmer High School renovation is an exciting improvement to our neighborhood. By ensuring the E Boulder Street plaza remains truly public and by proactively implementing comprehensive pedestrian safety enhancements like curb bump-outs and stripped crosswalks at affected intersections, City Planning and School District 11 have a unique opportunity to create a development that enriches the public realm and strengthens the fabric of our community.

I look forward to continued dialogue.

Sincerely,

Daniel Way
Middle Shooks Run Resident
c. 303-246-0906

Tefertiller, Ryan

From: Louise Conner <lc@empiredi.com>
Sent: Thursday, July 31, 2025 7:40 AM
To: Tefertiller, Ryan
Subject: Comment on D11 Palmer High School Renovation

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July 30, 2025

Subject: School District 11 Palmer High School ZONE-25-0026, SUBD-25-0076, LUPL-25-0012

From: Louise Conner, board member of Middle Shooks Run Neighborhood Association

Mr. Ryan Tefertiller,

In reply to the opportunity to comment on School District 11's Palmer High development plan, I would like to make the following comments.

1. Regarding the historic homes on St Vrain Street. As you know Colorado Springs has very few historic districts, the Weber-Wahsatch district being one of them. As such, those St Vrain homes have historic character and history unique to Colorado Springs. I don't believe those homes on St Vrain Street need to be relocated or demolished to achieve the goals of D-11's development plan and they should be preserved. Further, I believe their removal would erode the residential character and diminish the integrity of the neighborhood's historic fabric.
2. Closure of Boulder Street would mean the permanent loss of one of the few east-west corridors through north downtown. This street is used by residents and commuters to access I-25, the library, and local businesses. Its closure would significantly alter traffic flow in the area, adding to traffic on Wahsatch Avenue and Platte Avenue which already have significant traffic. Closure of Boulder Street was not included in the 2024 Platte Avenue Corridor Study and may necessitate re-evaluation of recommendations.

Thank you for your consideration.

Sincerely,

Louise Conner

712 N. Cedar St.

Colorado Springs, CO 80903

Tefertiller, Ryan

From: Daniel Way <neighborhood.daniel@gmail.com>
Sent: Sunday, August 31, 2025 5:50 PM
To: Tefertiller, Ryan
Subject: Re: Palmer High School Application Resubmittals

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Ryan,

It looks like the plan has remained to exclude public access to the "pedestrian plaza" on the potentially vacated Boulder Street.

First, the project manager should change the title of this plaza to "student plaza" to reflect the intention of excluding public access. This title change will likely also change some of their reasoning for allowing a warrant since without public access, the plaza doesn't serve the community.

In the Project Statement 5.4.3.1, the proposal uses "pedestrian access" as a reason to allow a warrant to block standards, but this isn't true; there will be no public access. Is this a guise to gain space and change the plan to a football field overlaying the vacated street?

I am firmly against allowing a warrant to FBZ block standards and excluding the public from the pedestrian plaza. The project plans two gates for safety access on the east and west sides of the plaza. The plan can easily be changed to a gate on the north and south side of the plaza. Student safety will still be greater than it is today with this configuration. Also, some safety bollards (removable for emergency access) should be placed on the east and west sides of the plaza. See the picture attached.

Thanks for your time.

Regards,

Daniel Way

Middle Shooks Run resident



On Fri, Aug 29, 2025 at 1:29 PM Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Thanks for the follow up... I'm glad you found it.

Ryan



Ryan Tefertiller (he/him)

Planning Manager, AICP

Desk Phone (719) 385-5382

Email

Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

City Planning Dept.

30 S. Nevada Ave, #701

Colorado Springs, CO

80901

Phone (719) 385-5905

From: Daniel Way <neighborhood.daniel@gmail.com>
Sent: Friday, August 29, 2025 1:22 PM
To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Subject: Re: Palmer High School Application Resubmittals

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I am sorry to waste your time. I found my email as a separate document under only the DEPN-25-0087 attachments.

Please disregard my previous email.

On Thu, Aug 28, 2025 at 11:38 AM Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hello Stakeholders,

You're receiving this email due to the fact that you submitted written comments to City Planning regarding the proposed redevelopment of the Palmer High School campus in Downtown Colorado Springs. I'm writing to let you know that revised plans and supporting documents have been received by the City for re-review. You can access the updated documents via our online application portal here: <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home> Simply enter one of the project specific record numbers into the "Record Number" field near the top of the page and hit the "Search" button near the bottom of the page. You should then be able click on the "Record Info" button then "Attachments" from the drop-down menu to find all associated plans, reports, and supporting documents. Note that the newest documents show up at the end of the list, likely the third or fourth page of attachments.

The four applications' record numbers are:

- ZONE-25-0026 – Zone change to Form-Based Zone
- LUPL-25-0012 - Land Use Plan showing full campus build out
- SUBD-25-0076 - Vacation of Boulder Street between Nevada and Weber
- DEPN-25-0087 - Development Plan emphasizing phases 1A and 1B, but also including limited information on phase 2

Please let me know if you have any problems accessing the new documents or if you have new input you'd like to provide to City Staff as well as appointed and elected officials when they consider the project in the months ahead.

Thanks,

Ryan



Ryan Tefertiller (he/him)

Planning Manager, AICP

Desk Phone (719) 385-5382

Email

Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

City Planning Dept.

30 S. Nevada Ave, #701

Colorado Springs, CO

80901

Phone (719) 385-5905



September 8, 2025

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 reiterate the Downtown Partnership's support for an application by Colorado Springs School District 11 for the redevelopment of Downtown's Palmer High School. The request is for a new Development Plan for Palmer High School, located on Blocks 43 and 53 of Downtown Colorado Springs at E Platte Avenue and E St. Vrain Street between N Nevada Avenue and N Weber Street, plus the associated zone change and vacation of Boulder Street between Nevada and Weber.

The Downtown Partnership stands by our support for this Development Plan, including the vacation of Boulder Street, which is provided again on the second and third pages of this document for reference. We continue to believe in the reasons cited for this development plan – the Newmark study emphasizing the need for better investment in the region's education systems, the enhanced campus security and benefits of consolidation of facilities afforded by the vacation of Boulder Street, and the advancement of the Experience Downtown Master Plan's goals of honoring history while embracing the needs of the future.

This development plan represents a one-in-a-generation opportunity to dramatically transform the only public high school facility in Downtown Colorado Springs. We have significantly expanded Downtown's residential base and expect future residential development and economic growth to be catalyzed by this investment into Palmer High School. Denial of this development plan would represent a significant hurdle to improving the quality of education and would impede efforts to enhance students' safety through a more integrated campus. We strongly urge decision makers to approve this development plan, along with the associated zone change and vacation of Boulder Street, to ensure that Downtown's next generation of students can be educated in a world-class, 21st century environment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Austin Wilson-Bradley".

Austin Wilson-Bradley
Director of Economic Development
Downtown Partnership of Colorado Springs

Ryan Tefertiller

From: Daniel Way <neighborhood.daniel@gmail.com>
Sent: Monday, October 6, 2025 9:34 AM
To: Ryan Tefertiller
Subject: Re: FW: Palmer High School Application Resubmittals

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Tefertiller,

I have reviewed both the updated documents (Second Submission) and the corresponding second letter from the Downtown Partnership. I am writing to strongly reiterate my opposition to the proposed vacation of Boulder Street and the related request for a warrant to block standards.

The core rationale provided for the street vacation and the subsequent exclusion of the public from the designated "pedestrian plaza" remains problematic. The plan violates established block standards and excludes the surrounding community from a significant public space.

While I agree that closing Boulder Street to vehicular traffic addresses a legitimate student safety concern (crossing busy streets with fast drivers), using student safety to justify the exclusion of the general public is tenuous and insulting to the surrounding community. This reasoning implies that neighboring residents and the public are a source of risk to students. Students thrive, not suffer, from interaction with a trusted, integrated pedestrian community. The fundamental safety issue is speed and traffic volume, which can be mitigated without barring public access.

One of the most valuable, defining characteristics of Palmer High School is its distributed campus model and its physical integration into the existing neighborhood and block structure. The sight of students moving freely within the community imparts a wonderful feeling of trust and shared ownership.

Enlarging the campus footprint and increasing physical or perceived barriers—like excluding the public from a pedestrian area—will undoubtedly destroy this positive attribute. Denial of the street vacation will not impede the advancement of educational excellence or investment in the campus amenities.

I must also address the context of "residential" units frequently cited in support of downtown development. The housing units added to the downtown core in recent years are exclusively luxury rentals, owned predominantly by out-of-state entities. These units are not designed or priced to accommodate families with high school-aged children. The vast majority of Palmer High School's student body comes from the surrounding residential neighborhoods, including my own, Middle Shooks Run, not from the limited, expensive apartment stock available downtown.

For the reasons outlined above—the unjustified exclusion of the public, the violation of block standards, and the destruction of the neighborhood-integrated campus character—I strongly urge you to **deny the warrant to block standards** and **deny the vacating of Boulder Street**.

Thank you for your consideration.

Sincerely,

Daniel Way
Middle Shooks Run Resident

On Fri, Oct 3, 2025 at 7:59 AM Ryan Tefertiller <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hello Stakeholders,

My apologies for this email being a bit late, but I wanted to let you know that revised plans have been uploaded to the City's planning application system for the Palmer High School project. You can access the new files via the same links and record numbers below. I don't think much has changed with the project since I wrote the email below. The majority of the changes are technical plan items to resolve City review agency comments. That said, the zone change and vacation records (ZONE-25-0026 and SUBD-25-0076) do include a new stakeholder response letter and a new memo from FHU (project traffic engineers) regarding the impacts of Boulder closure. Please feel free to review all project documents and provide me with new or updated input. I'm planning to complete my re-review by 10/9 so any input before then would be appreciated. However, if you're not able to provide your thoughts by then I am happy to accept additional input after the 9th. I expect that this project will begin the public hearing process at Downtown Review Board in November and Planning Commission in December.

Let me know if you have questions,

Ryan



Ryan Tefertiller (he/him)

Planning Manager, AICP

Desk Phone (719) 385-5382

Email

Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

City Planning Dept.

30 S. Nevada Ave, #701

Colorado Springs, CO

80901

Phone (719) 385-5905

Ryan Tefertiller

From: Tim Scanlon <shooksrunresearch@gmail.com>
Sent: Friday, October 10, 2025 10:37 AM
To: Ryan Tefertiller
Subject: Palmer High School Rezone, Land Use Plan and Subdivision Plat

Follow Up Flag: Follow up
Flag Status: Completed

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Mr. Tefertiller,

This comment is a reply to the September 24, 2025 letter signed by Ms. Kimberly Johnson, AICP, characterizing the buildings on E. St Vrain Street.

She is accurate solely for the property at the corner of Nevada and St. Vrain.

For the remaining properties on S St. Vrain, she provides only partial information. She is correct there exists no local historic designation - the HP-O. However she does not acknowledge the fact that the three buildings are listed as contributing properties to the Weber Street / Wahsatch Avenue historic district. That has been in place for 40 years. The National Park Service webpage characterizes such resources as significant and should be saved.

Thank you for the opportunity to correct this record.

tjs

Ryan Tefertiller

From: Brian Van Way, Hammond Law Group <brian@coloradoestateplan.com>
Sent: Wednesday, October 22, 2025 9:09 AM
To: Ryan Tefertiller
Cc: kris.odom@d11.org; Catherine Hammond, Hammond Law Group
Subject: 301 N Nevada Avenue Project

Follow Up Flag: Follow up
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Hi Ryan and Kris,

Catherine and I live at 218 E St Vrain. We are so excited for Palmer High and its improvements. We love living downtown and have appreciated Palmer High as a good neighbor.

Of course, as we will be looking directly at the north end of the re-development, we will be impacted by the change. We are sad to see the historic houses disappear and lose more of the neighborhood feel we enjoy on our street.

I can see from the drainage report that there will be some sort of stadium or track and future storage and athletic buildings directly across the street from us.

I have looked through the rest of the drawings but cannot find any conceptual drawings with elevations.

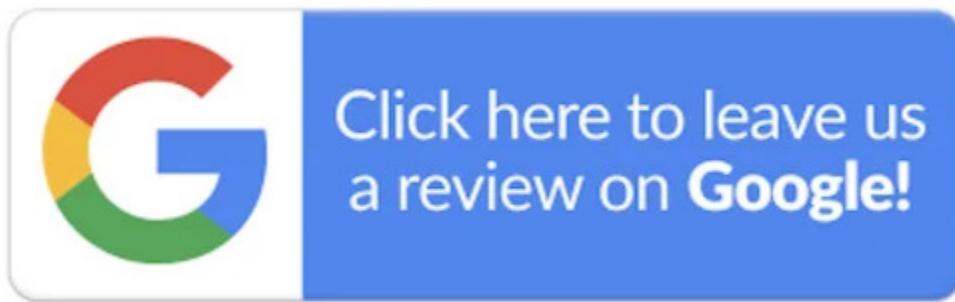
Do you know where we might be able to get a look at what the final vision is for the north side of this project? Have the planners and architects addressed the north end of the project as it transitions into residential?

Thank you in advance,

Brian

Brian Van Way
COO and CQO (Chief Question Officer)
Hammond Law Group, PC | www.ColoradoEstatePlan.com
Colorado Springs | 2955 Professional Place, Suite 300 | Colorado Springs, CO 80904 | 719.520.1474
Denver | 865 Albion Street, Suite 250 | Denver, CO 80220 | 303.736.6060

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Ryan Tefertiller

From: John Krakauer <john@joshandjohns.com>
Sent: Tuesday, October 28, 2025 12:15 PM
To: Ryan Tefertiller
Subject: Support for Palmer Project

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As both a downtown business owner and a former math teacher at Palmer High School, I want to express my strong support for the ongoing Palmer High School project. My shop, Josh & John's Ice Cream, is located just two blocks away, and I've been impressed by how thoughtfully and efficiently this project has been executed. Despite being an active construction site, it has caused very minimal disruption to parking and traffic flow, and there has been no negative impact on my business since work began.

The closure of a portion of Boulder Avenue has been a particularly positive change. It creates a healthier, safer, and more welcoming environment for pedestrians, students, and families in the downtown area. The improved flow and safety encourage people to walk, explore, and support nearby local businesses, strengthening our downtown community as a whole.

This project represents the kind of careful, community-minded investment that continues to make downtown Colorado Springs a better place to live, learn, and do business. I appreciate the leadership and collaboration that have made this possible and look forward to seeing the final result.

John Krakauer

Owner, Josh & John's Ice Cream
Downtown Colorado Springs
October 14, 2025

Ryan Tefertiller

From: Daniel Way <neighborhood.daniel@gmail.com>
Sent: Tuesday, October 28, 2025 9:34 AM
To: Ryan Tefertiller
Subject: October Comments for DEPN-25-0087, SUBD-25-0076 and LUPL-25-0012

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Tefertiller,

I have reviewed the documents associated with the third submission for the Palmer High School development proposal, including the applicant's justification for the Block Standards Warrant and the Land Use Plan. I am writing to reiterate and expand upon my previous comments opposing the proposed vacation of Boulder Street and the related Warrant to Block Standards.

My concerns focus on both the procedural compliance with the Form-Based Code (FBC) and the broader community impact on the neighborhood character that has long defined Palmer High School's relationship with downtown Colorado Springs.

The application requests a Warrant under FBC Section 2.7.1.3 to deviate from the required grid system. This section allows variation only if "connectivity is retained and the pedestrian experience is enhanced." The current proposal fails to satisfy either condition. The applicant's justification presents inconsistent descriptions of the vacated East Boulder Street right-of-way (ROW), alternately describing it as "a pedestrian, emergency responder, and utility corridor" and "a pedestrian corridor maintaining the grid system."

However, the Land Use Plan (LUPL-25-0012) clearly identifies this same area for the construction of a fenced athletic field. This use eliminates public access and replaces a public street with a private, enclosed space—effectively terminating public connectivity and diminishing the pedestrian experience. These outcomes directly contradict the conditions required by FBC Section 2.7.1.3, indicating that the Warrant request is based on a description that does not align with the actual intended use of the space.

There are clear local precedents demonstrating that educational excellence, security, and public access can coexist successfully. Colorado College maintains an open downtown campus without fencing, showing that integration with the community enhances rather than detracts from safety and institutional success. City Gate Apartments, near Weidner Field, preserved a publicly accessible pedestrian plaza following a right-of-way vacation of W Moreno ave, setting a precedent for maintaining public accessibility. These examples demonstrate that the vacation of public land does not necessitate its privatization or enclosure.

In its current justification, the applicant notes that "security fencing in strategic areas" will allow internal campus access while limiting public access, and that "the District will collaborate with the City to ensure public access along the vacated Boulder right-of-way during non-school hours and outside the

standard academic calendar.” While this sounds accommodating, it is not equivalent to the perpetual public access guaranteed by an existing right-of-way. Time-gated or conditional access does not meet the FBC requirement that “connectivity be retained.” A right-of-way open to all members of the public at all times is being replaced by a restricted corridor that may be opened or closed at the discretion of a private entity. This shift converts a permanent public right into a revocable privilege—representing a substantial and long-term loss to the public realm.

One of Palmer High School’s most valuable and defining attributes is its distributed campus model, which naturally integrates into the surrounding block structure and community. The daily sight of students moving through public streets fosters openness, trust, and connection between the school and its neighbors. Consolidating two city blocks represents a significant departure from the scale of the surrounding neighborhood, and fencing off large portions of the campus would erode the established character and replace it with a more insular, less welcoming presence downtown. The resulting size and enclosure would diminish both the pedestrian experience and the school’s positive relationship with the adjacent community.

Based on the inconsistencies in the Warrant justification, the conflict with FBC Section 2.7.1.3, and the community impacts outlined above, I respectfully request that the Downtown Review Board, Planning Commission, and City staff re-evaluate the Warrant to Block Standards and deny the proposed vacation of Boulder Street (SUBD-25-0076).

Preserving pedestrian connectivity and maintaining an open campus character are essential neighborhood qualities, established by precedent, to sustain a vibrant environment that benefits both Palmer High School and its surrounding neighborhoods.

Thank you for your consideration.

Sincerely,

Daniel Way
Middle Shooks Run Resident

Ryan Tefertiller

From: Pam Steele <pdsi43one@yahoo.com>
Sent: Saturday, November 1, 2025 6:16 PM
To: Ryan Tefertiller
Subject: Palmer

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Close Boulder Street permanently.

Perhaps keep one historic house as a showcase of city residential history, but part of Palmer campus.

Create the best high school in Colorado on a beautiful, friendly, educationally excellent foot print in our city!!! Put lots of energy into keeping the teachers and students steady, faithful and committed to an exceptional education without social politics.

My family, Sherman and Dillie Mc New, graduated from CSHS in the 1875 and 78.
We're 5 generations.

Thanks for careful reasonable consideration!
Pamela Steele
811 N Weber St

[Sent from Yahoo Mail for iPhone](#)

Ryan Tefertiller

From: Mariah O <mariahkdosborn@gmail.com>
Sent: Saturday, November 1, 2025 2:33 PM
To: Ryan Tefertiller; Brandy Williams
Subject: Opposition to ZONE-25-0026 and Vacation of E. Boulder St.
Attachments: Palmer Hisgh School-Postcard DRB 11.4.25.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Ryan and Brandy,

I'm writing to oppose School District 11's requested zone change to FBZ-T2 and the associated vacation of E. Boulder St. for the Palmer High School redevelopment now before the DRB (Case Nos. ZONE-25-0026, SUBD-25-0076, LUPL-25-0012; DRB hearing November 4, 2025, 9:00 a.m.). My key concerns:

1. Irreversible loss of historic homes and displacement

I understand four historic homes are slated for demolition in December 2025:

- [219 E St Vrain St](#) - D11 [purchased 05/30/2025](#) for \$650,000
- [221 E St Vrain St](#) - D11 [purchased 05/30/2025](#) for \$1,000,000
- [430 N Weber St](#) - D11 [purchased 05/30/2025](#) for \$925,000
- 429 N Nevada Ave - D11 [purchased 06/18/2025](#) for \$1,600,000

Community members report tenants received short-notice vacate instructions despite assurances that funding for these acquisitions would not be available until a later phase. Before any demolition proceeds, I ask the City to require:

- A good-faith alternatives analysis (adaptive reuse/relocation).
- A formal mitigation plan (documentation, salvage, relocation assistance).
- Proof of financing tied to clear phasing that does not rush demolitions ahead of funding.

2. Mobility, access, and emergency response impacts from the street vacation

The proposal includes the permanent vacation of E. Boulder St. between N. Nevada Ave. and N. Weber St., a crucial east-west (also a hospital route for emergency services) connector in the downtown grid that residents and first responders rely on for circulation and redundancy. Eliminating this public right-of-way removes a tax-funded facility from public use and will push traffic and event-day activity onto already strained neighborhood streets. At minimum, the City should require an independent (not funded by D11), public traffic and emergency-access study (with event scenarios), and evaluate less drastic alternatives (easements, limited closures, or design solutions that retain through-access).

3. Noise, lighting, and evening use of larger outdoor athletic fields

Larger fields and expanded programming will increase noise, lighting spill, and parking overflow into adjacent residential blocks. I request enforceable conditions:

- Limits on amplified sound and hours of use.
- Dark-sky lighting with automatic shut-offs.
- A neighborhood parking management plan (with monitoring) that demonstrates how the neighborhood will not absorb the school's parking needs.
- Landscaped acoustic buffers with trees for shade at residential edges.

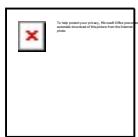
4. Process and transparency

Given the magnitude of this change — zone change to FBZ-T2, a land use plan with major new facilities, and a street vacation — I ask for a continuance to allow a properly noticed neighborhood workshop and a full public presentation of alternatives and impact studies before any approvals advance.

Requested actions

- Continue the DRB item and defer any approvals until the traffic/emergency-access, noise, lighting, parking, and historic-resource analyses are completed and shared publicly.
- Direct the applicant to meet with adjacent neighbors to co-develop mitigation and design plans for parking, the historic homes, and the impact of the athletic field on the adjacent homes.
- Require a demolition hold and preservation alternatives of the National Registrar homes report before any permits are issued.
- If the project proceeds, attach binding conditions on hours, sound, lighting, parking, and construction management.

We appreciate your attention to the neighborhood's quality of life, safety, and heritage. Please confirm this email will be included in the record for ZONE-25-0026/SUBD-25-0076/LUPL-25-0012 and the E. Boulder St. vacation, and let me know the next steps for additional public input.



Mariah Osborn



(719) 217-7568



mariahkdosborn@gmail.com

Ryan Tefertiller

From: Amy Hill <amy.m.y.hill@gmail.com>
Sent: Monday, November 3, 2025 2:45 PM
To: Ryan Tefertiller
Subject: concern over Boulder Closure

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Hi Ryan,

I live in the Middle Shooks Run neighborhood, just east of downtown, and regularly use Boulder to travel East/West to downtown to frequent business on Tejon, Boulder, and Nevada. I am writing to express my concern over the possible permanent closure of Boulder between Nevada and Tejon.

My concerns are as follows:

- Given the ongoing and unresolved issue of the Palmer statue in the middle Nevada/Platte, the Boulder intersection with Nevada and Tejon feels much safer to make left-hand turns and now is the only place to do so onto/off of Nevada.
- I am also very concerned about the fact that our Level 1 trauma hospital emergency room access is on Boulder, which was just very recently determined as an essential thoroughfare leading to the cancellation of making Boulder and Platte one-way streets.
- If the city is so concerned about affordable housing and our ongoing housing shortage it seems counterintuitive to me to take up to 20 units (in historic homes no less) off-line to build a track that will only be used for a small portion of the year.
- Finally, I am concerned about how the temporary closure was communicated with the larger population, and the fact that this closure could very well become permanent has been an afterthought.

I am very pro-public education and am aware of the challenges of having a high school in an urban area, but by no means do I feel like these should outweigh the larger impacts of residents of the downtown area and the general COS citizenship.

Thank you for passing on these comments to the appropriate parties and take care,

Amy Hill

Ryan Tefertiller

From: STRANGE, CONNOR <CONNOR.STRANGE2@d11.org>
Sent: Monday, November 3, 2025 3:52 PM
To: Ryan Tefertiller
Cc: WISE, JESSICA
Subject: Boulder Closure Letter of Support.

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Connor Strange

November 3, 2025

To Whom It May Concern:

As a member of the William J. Palmer High School Renovation Steering Committee, I am writing to express my full support for the proposed closure of Boulder Street between Nevada Avenue and Weber Street.

This proposed street closure represents a crucial step toward creating a safer, more unified, and future ready campus for Palmer High School students, staff, and visitors. Currently, Boulder Street divides the school's two main blocks, requiring students and faculty to cross active traffic multiple times a day. Closing this section would eliminate a long-standing safety hazard while allowing for a thoughtful redesign of the area to promote accessibility, pedestrian friendly spaces, and campus connectivity.

I personally have friends who have been hit by cars while crossing Boulder to get to Palmer's Weber entrance. Thankfully, none were seriously injured, but how many minor pedestrian accidents will it take before someone is?

Boulder is a two-way, four lane road that narrows to two lanes at the intersection of Boulder and Weber, creating confusion and congestion in an already high traffic area. Beyond the safety concerns, this current layout doesn't support the downtown community as effectively as it could. It increases traffic and discourages walkability. I believe that closing Boulder could make the area more inviting to pedestrians, encouraging people to explore more of Tejon Street and the surrounding downtown corridor that often gets overlooked.

Ultimately, this closure would not only improve safety but also enhance the overall Palmer High School experience. It would allow for the addition of a full sized football field, a feature Palmer students have not had access to since before the 1940s.

Sincerely,
Connor Strange
Member, Palmer High School Renovation Steering Committee



102 S. Tejon Street, Suite 1200 | Colorado Springs, CO 80903 | P 719.471.8183 | F 719.471.9733
| www.cscedc.com

November 4, 2025

Ryan Tefertiller, AICP
Planning Manager
Urban Planning Division
City Planning Department
30 S. Nevada Ave. #701
Colorado Springs, CO 80901
ryan.tefertiller@coloradosprings.gov

RE: Palmer High School Project

Dear Mr. Tefertiller,

On behalf of the Colorado Springs Chamber & Economic Development Corporation, I am pleased to express our strong support for Colorado Springs School District 11's proposed redevelopment of Palmer High School, including the associated zoning change and street vacation. The Chamber & EDC believes that this initiative is a strategic investment in our city's future - one that aligns with the Experience Downtown Master Plan and strengthens the foundation of our regional economy. Bolstering K-12 education is essential to cultivating the city's future workforce. The Palmer initiative fulfills this strategic priority, linking educational excellence with economic growth and ensuring our community remains a destination for talent and opportunity.

As downtown continues to experience significant growth and investment, it is essential that we also invest in our educational infrastructure - ensuring that our youth are well-prepared for future opportunities and that they learn in safe, modern environments.

The 2024 Newmark Study underscored that sustained economic vitality depends on stronger investment in K-12 infrastructure. The Palmer High School project represents a proactive response - strengthening educational quality, expanding workforce readiness, and directly addressing one of the most pressing needs identified for Colorado Springs' long-term competitiveness.

The Palmer project also advances key goals of the Experience Downtown Master Plan, including enhancing educational opportunities, fostering reinvestment, and creating a more walkable, connected urban environment that benefits students, residents, and businesses alike.

The Chamber & EDC fully supports this proposal and urges its approval as a strategic investment in both our youth and our downtown.

Sincerely,

A handwritten signature in black ink, appearing to read "Johnna Reeder Kleymeyer".
Johnna Reeder Kleymeyer
President & CEO

Ryan Tefertiller, AICP
Planning Manager
Urban Planning Division
City Planning Department
30 S. Nevada Ave. #701
Colorado Springs, CO 80901
ryan.tefertiller@coloradosprings.gov

November 5, 2025

RE: Palmer High School Project

Dear Mr. Tefertiller,

The YMCA of the Pikes Peak Region proudly and enthusiastically supports the Palmer High School renovation project as well as the proposed zoning adjustment and vacation of a portion of Boulder Street.

As partner and a nextdoor neighbor to Palmer High School, we believe that the Palmer High School project represents an important investment in the youth of our community and the heart of Downtown Colorado Springs. The Experience Downtown Master Plan identified key community goals of creating a safer, more pedestrian and bicyclist friendly, vibrant urban core centered on community and educational vitality, all of which are enhanced through the proposed project.

A consolidated campus is essential to providing a safe, secure, and cohesive environment that supports excellence in academics, arts, and athletics. The proposed vacation of the Boulder Street right-of-way enhances pedestrian safety on campus, improves circulation for nearby businesses, and retains the land in public ownership while repurposing it for a higher and better use—an investment in both education, community partnerships and downtown.

Substantial need for investments in the K-12 education in the community as a way to strengthen the local workforce and appropriately prepare students for future opportunities was a key takeaway from the 2024 Newmark Study conducted by the Colorado Springs Chamber and EDC. This project positions the community to directly advance this goal and emphasize the education and economic health and resiliency of the City and its residents.

Additionally, as the City's only high school located in the urban core, the zoning classification should reflect its centralized location and be aligned with the scale, pattern, and character of the surrounding downtown.

The YMCA enthusiastically supports this project as a vital investment in our city's future—one that strengthens youth development, community connection, and is a catalyst for community partnerships.



Brian Burns
Board Secretary, Former Board Chair
YMCA of the Pikes Peak Region

Ryan Tefertiller

From: celeste martin <celestemartintx@gmail.com>
Sent: Wednesday, December 3, 2025 8:55 AM
To: Ryan Tefertiller
Subject: Closure of Boulder street

Follow Up Flag: Follow up
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Mr. Tefertiller,

Hello, I am writing to you in support of the proposed closure of the section of Boulder between Nevada and Weber. I have lived in this area for 4 1/2 years, currently on Weber, previously on Kiowa. I have observed large groups of Palmer students throughout the day having to walk around in traffic and it's always been concerning to me, due to the heavy traffic in the area. My son is now a junior at Palmer and he has to cross Weber and Wahsatch to get to his gym classes. I believe it would be so much safer to close the section of Boulder to reduce the risk to students and faculty both from a traffic and security perspective. The consolidation of the properties along with the new state of the art building security will serve the school and community well into the future.

Thank you for your time and consideration on this matter.

Celeste Martin

1612 N Weber St, Colorado Springs, CO 80907

Ryan Tefertiller

From: WILSON, MATTHIAS RUSSELL <MATTHIAS.WILSON@d11.org>
Sent: Thursday, December 4, 2025 10:31 AM
To: Ryan Tefertiller
Cc: BURKE, KRISTA RAE
Subject: Letter of Support for the Planning Commission and Palmer High School

You don't often get email from matthias.wilson@d11.org. [Learn why this is important](#)

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Good morning, Ryan,

I am writing to the Planning Commission as you discuss the Colorado Springs School District 11 plan to close Boulder Street and improve the campus at Palmer High School.

This is my fourth year serving as the Athletic Director at Palmer High School and my eighth year working in D11. I also grew up one block from Boulder Street, next to Columbia Elementary School, and my parents still live there today. As a Colorado Springs native, I am extremely proud of the growth and improvements in our city and truly appreciate the work the Planning Commission has done to enhance the lives of residents. I also believe that supporting the improvements needed at the first high school in Colorado Springs aligns with the work already underway and will elevate our storied downtown area to a new level of growth, inspiration, and excellence.

This project represents a rare blend of enhancement and functionality for the school—breathing new life and beauty into a historic campus while also providing much-needed changes that will improve student performance and keep our students safe. There is genuine excitement about the possibility of premier facilities where students have everything they need to prepare them to change the world after high school. There is no better backdrop for a school than the one Palmer currently enjoys with Pikes Peak and our gorgeous downtown. This master plan rises to the standard set in this city and will be the envy of every visitor who comes through. These upgrades will lead to more students wanting to attend Palmer, better performance once they are here, and a greater sense of pride in our school and community.

The chance to remove barriers that hold students back from learning and to inspire them to be better than they ever dreamed is why every educator enters this profession. The current campus hinders this goal and is something our teachers must work through rather than with. Students should not have to cross busy streets to get from one class to another. They should not have to deal with outdated heating, cooling, plumbing, and electrical systems that constantly distract from learning. And they should not have to worry about their safety because of what they may encounter walking through the unsecure and often unpredictable “hallway” that is the space between our main building and the classrooms housed in Erps Gym.

In my time at Palmer, two major incidents come to mind that illustrate what our students experience because our campus is spread out and unsecure. The first occurred when a fire truck traveling well over 40 mph crashed into a car on the corner of Weber and Boulder Street, sending the car toward a group of 20 or more students crossing Boulder to reach the north block of our campus. This incident ended without tragedy thanks to the quick reaction of a young man who pushed other students out of the way, but it would have been completely avoided with a closed, unified campus.

The second incident happened between Weber and Wasatch as our students were walking to class. A resident had an altercation with a transient individual that resulted in one shooting the other in front of multiple students. Police arrived quickly, but our school faced the extremely difficult task of gathering and protecting students who were spread across a city block. The master plan for this project addresses these concerns in a transformational way by providing a secure campus and honoring the importance of protecting the next generation of Palmer graduates and Colorado Springs residents.

Palmer High School and District 11 have taken major steps to provide the best experience possible for our students—steps that will enhance the downtown area, inspire our students, and keep future generations safe. I respectfully ask that the Planning Commission support these efforts and continue working with our district to improve our school.

Matthias Wilson

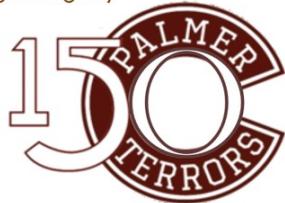
Athletic Director/Business Office Manager

Palmer High School

719-328-5043



Building a Legacy



Ryan Tefertiller

From: Amy Hill <amy.m.y.hill@gmail.com>
Sent: Thursday, December 4, 2025 11:40 AM
To: Solange Baquero Meza
Cc: Dave Donelson; Tom Bailey; Nancy Henjum; Ryan Tefertiller
Subject: Opposition to the Boulder Right-of-Way Vacation

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Dear Planning Commissioners,

I'm writing as someone who cares deeply about public education as well as the safety, accessibility, and future of our downtown. As a resident of Middle Shooks Run and a worker in Downtown COS, I **am also writing to oppose the proposed vacation of the Boulder Street right-of-way**. This action carries *significant implications* for public mobility, safety, and long-term downtown planning. I do not believe the proposal meets the standards required for vacating public land, nor do I think that it is the only reasonable option to help D11 achieve the project's stated goals.

First, the community engagement process has been insufficient. A permanent decision affecting a downtown arterial warrants broad, proactive input from residents, mobility advocates, disability-access stakeholders, and downtown businesses. That has not occurred. **While the developers cite 40,000 community touchpoints, only 4,000 of these occurred AFTER the vacation of Boulder was initially introduced as the plan in the [January and April public meetings](#).** Over the past month, I have informally polled over 50 individuals who live and work downtown, and would be impacted by this change; only three (3) people were aware of the permanency of the project and road closure. This lack of awareness is not surprising when you consider that the community touchpoints (post-January 2025) represent **less than 1% of the Colorado Springs metro population having been consulted on the closure of a downtown arterial**.

Second, the proposed project that this vacation is intended to support is **not funded, is years away, and — importantly — would not result in consolidating all school functions into the planned “super/mega-block” thus not making the necessary safety impacts suggested**. With only 93-97% of school activities being consolidated/connected by this project and the campus remaining open for lunch (which is a good thing in my opinion!), many of the safety challenges presented by the district will not be solved by a mega-block for an academic track and administrative buildings. Given these realities, **vacating Boulder Street now is premature and removes public infrastructure long before there is a clear, certain, or realistic need**.

Third, **eliminating the right-of-way would reduce overall multimodal connectivity of the community**. Boulder Street remains a vital route for pedestrians, cyclists, and drivers. Vacating this block limits safe, direct, signalized options, reducing flexibility in future transportation planning for a growing and already disconnected city. Additionally, there are serious neighboring multi-modal traffic issues downtown that this closure would exacerbate (Platte/Nevada + Palmer Statue, Platte Corridor Remodel, downtown pedestrian safety issues) that should be considered and addressed in tandem, rather than being treated as individual or not the district's responsibility to consider. As a multimodal user of the Platte/Nevada intersection, I witness daily near misses at this intersection. A *privately funded, point-in-time, traffic-counting study conducted only within the immediately adjacent perimeter*

of Palmer is unable to provide an accurate picture of the challenges the current closure is causing.

Ultimately, the proposal does not reflect universal design principles. Any change to public infrastructure must consider accessibility and safety for people of all ages and abilities.

For these reasons, I urge the Commission to **deny the vacation request or postpone it until the project is funded and universally redesigned to accommodate all stakeholders**, with significantly more meaningful community engagement (well beyond the current level of less than 1% of the broader community). The safety and connectivity of the downtown should be included in the scope of this project, as this is much greater than a neighborhood or district decision. **Should the commission move forward with approving this plan, please only do so by meeting the conditions proposed by neighborhood leaders.**

Many creative solutions would work to connect the campus, maintain community right of way, and address safety issues that have not been adequately explored (such as installing scramble pedestrian crossings near the high school/throughout downtown, building pedestrian bridges or skyways between campus blocks, or utilizing rooftops for athletic facilities similar to UCCS). **I remain firm that this decision is moving far too quickly and without a full understanding of the scope and future ramifications of vacating a public right-of-way in a growing urban area with pre-existing and significant connectivity issues.**

Thank you for your thoughtful consideration,

Sincerely,

Amy Hill Middle Shooks Run Resident

P.S. I am unfortunately unable to attend the Dec 10 Planning Commission due to unmovable work commitments. Please confirm receipt of this email so that I know that it will be included in the public record. Thank you!

6 December 2025

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

Dear Mr. Tefertiller,

Happy Holidays, and thank you for the work you and your team do for our city—especially on this important proposal at Palmer High School. I learned a great deal from the applicant's presentation and the discussion at the November 4 Downtown Review Board meeting.

I remain supportive of Palmer's modernization and excited for the investment in the school. My comment concerns the proposed vacation of Boulder Street between Weber and Nevada. I support the removal of vehicular traffic from this segment, **but only on the condition that non-exclusive, perpetual public pedestrian access is preserved.**

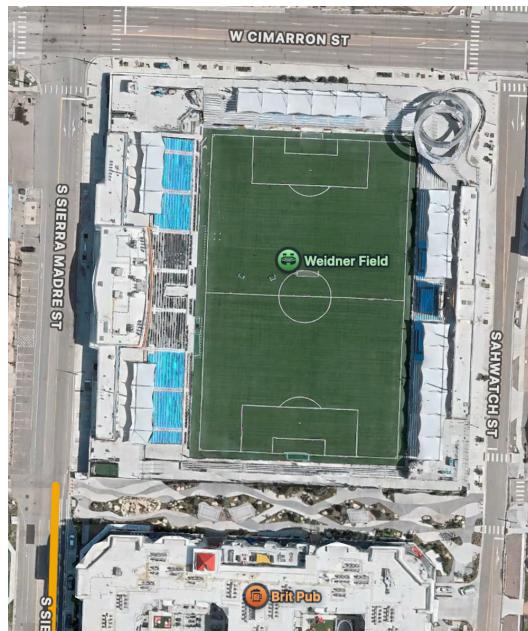
To that end, I respectfully submit the following proposed condition for inclusion in the Planning Commission's consideration:

"Prior to recording the Vacation Plat, School District 11 shall grant and record a permanent, non-exclusive Public Access Easement to the City of Colorado Springs. Said easement shall be a minimum of forty (40) feet in width and shall provide for perpetual public pedestrian ingress and egress across the property. The easement shall be located generally mid-block, connecting the former Boulder Street right-of-way between Weber Street and Nevada Avenue. The final legal description, geometry, and alignment of the easement shall be subject to the review and approval of the City Planning Department."

This condition would satisfy the key criterion in the staff report—namely, whether the right-of-way is “no longer needed for public transportation purposes.” A pedestrian easement ensures Boulder Street continues to serve transportation.

Local precedent supports this approach.

- **Weidner Field** maintains a public passage despite the stadium footprint.
- **Colorado College** preserves pedestrian access across multiple vacated ROW segments.
- **North Middle School** retains public circulation through its campus area.



These urban campuses show that institutional needs and public access can coexist successfully.

In addition, the **Elevate Downtown Plan** designates Boulder Street as an **Activity Street**, emphasizing its role in downtown placemaking and mobility. A public promenade—similar to the district's Concept 2—would align with both the Downtown Plan and the school's modernization goals. Notably, all three concepts presented in the district's focus groups maintained a public connection.

The applicant and staff report cite two primary reasons for the vacation request: the need to accommodate a full 400-meter practice track and student safety.

To better evaluate those points, the Planning Commission may benefit from clarity on two questions for the applicant:

- How many students use the existing running track at Erps on a daily or seasonal basis?
- What operational or procedural steps has D11 already taken to improve safety for students crossing streets between campus facilities?

Regarding the traffic study, pedestrian counts recorded at Wahsatch and Platte on two school days (383 on February 13 and 516 on August 20) indicate significantly fewer than the oft-referenced assumption of “two crossings per student per day.”

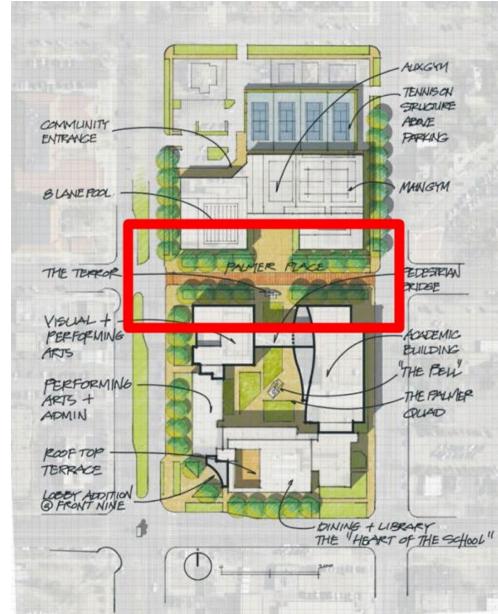
Finally, the proposed superblock would create the **largest contiguous area of public exclusion in the downtown core**, departing from the 150-year-old 400-foot block rhythm that defines Colorado Springs' urban form. Preserving a public pedestrian route would maintain this historic pattern while still allowing District 11 to realize its educational and operational objectives.

Thank you for considering these comments and for your thoughtful stewardship of the city's planning process.

Regards,



Daniel Way
Middle Shooks Run Resident



Concept 2: Connected Campus

Ryan Tefertiller

From: Jessica Gemm <jess.robinson@gmail.com>
Sent: Monday, December 8, 2025 4:31 PM
To: Ryan Tefertiller
Subject: Letter of support for closure of Boulder Street

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Hi Ryan,

I'm a parent of a 9th grader at Palmer and we expect our 6th grader to eventually attend there as well. I'm writing in support of the permanent closure of Boulder Street as part of the Palmer renovation project.

My primary reason to support this is to ensure the greater safety of students and staff to move about an integrated campus. With the death of a student at Doherty a few years ago, I have been concerned about the possibility of another tragedy like that occurring elsewhere in D11. The addition of a better crossing system on Uintah for students to get to and from North Middle School has been a huge win on that front. The closure of Boulder Street, to me, seems like the right move to continue the process of ensuring the students who attend schools in our urban center can be safe. Additionally, since the block has already been closed with the construction, I don't feel it would be disruptive to never open it back up to traffic.

Secondarily, I support this closure so that the considerable amount of money D11 is spending on the Palmer renovation can ensure the vision of a vibrant anchor in the downtown core is achieved. We are grateful the district has made such a significant investment in the city's first high school, and want to see it be a truly thriving and more self-contained campus than it currently is. I'd like to see the City and City Council partner with D11 in making this vision a reality.

Thank you,
Jessica Gemm

To the Planning Commission.

I am writing to express my support for the permanent closure of Boulder street between Nevada and Weber. I am the parent of a current Palmer sophomore and I will have another child starting at Palmer as a freshman next year. I also live within two miles of Boulder street and drive through the neighborhood each day to get to my work. I think permanently closing Boulder Street will create a safer and more enclosed high school campus for our downtown students. Without street closure, students will continue to cross busy downtown streets every day as they attend their classes and traffic (some of whom are our newest drivers getting to and from the school) will have to navigate around students all day during passing periods. Please seriously consider doing the closure for the safety of the kids.

Thank you,

Marika Gillis

516 E. Washington St.

Colorado Springs, CO 80907

Ryan Tefertiller

From: Richard Skorman <skormy@aol.com>
Sent: Tuesday, December 9, 2025 1:05 PM
To: Ryan Tefertiller
Subject: Boulder Row Vacation City Planning Commission Meeting
Attachments: Palmer High School-Postcard CPC 12.10.25.pdf

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Hi Ryan,

A voice from the past. Hope you are doing well these days. And yes, it still seems like you are in the hot seat like you had been when I was on Council.

Is it true that D-11 and Palmer High School are proposing closing off Boulder permanently to expand an athletic field? As you know, our business is just a block and half away, and I for one, used to take Boulder to Memorial and other places quite often, as a better choice than Platte and to avoid General Palmer's statue. And yes, I am sure many of our customers use this route to get in and out of downtown as well and to access free parking possibilities on Cascade. And then it is also a pretty good bicycle route into downtown since there is no Southern access from Shooks Run to the Monument Valley Trail. Hoping this isn't true. If it is, I would like to voice my opposition.

Thanks for all you do, particularly putting up with nimby's like myself.

Best,

Richard Skorman
719-439-1075