

CITY PLANNING COMMISSION AGENDA

ITEM NOS: C.1- C.5

STAFF: RYAN TEFERTILLER

FILE NO:

A - CPC MP 97-00261-A4MN15 – QUASI-JUDICIAL

B - CPC ZC 15-00055 – QUASI-JUDICIAL

C - CPC NV 15-00076 – QUASI-JUDICIAL

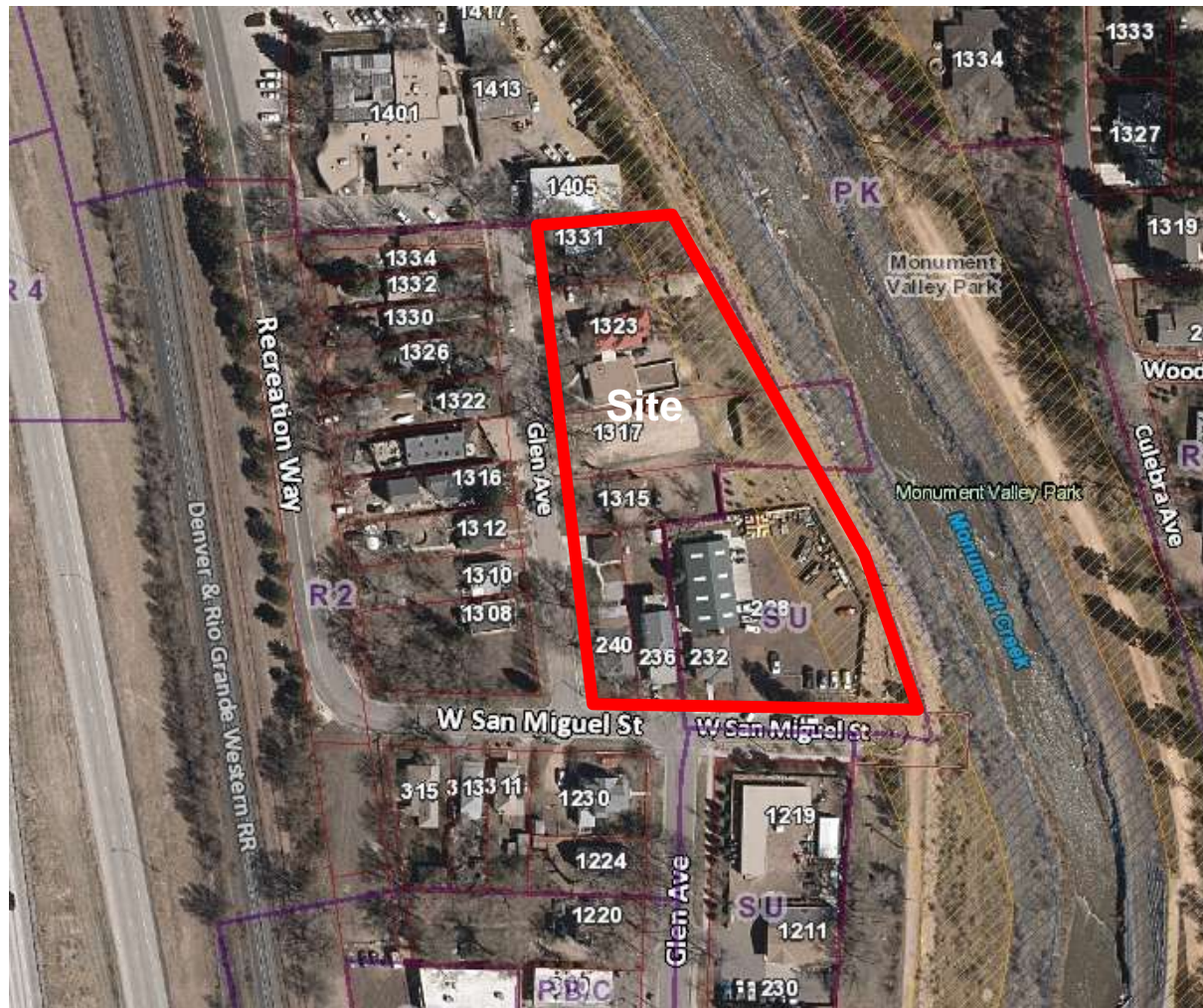
D - CPC CU 10-00100-A3MJ15 – QUASI-JUDICIAL

E - CPC V 15-00058 – LEGISLATIVE

PROJECT: COLORADO COLLEGE CREEKSIDE SUPPORT CENTER

APPLICANT: N.E.S. INC.

OWNER: COLORADO COLLEGE



PROJECT SUMMARY:

1. Project Description: This proposal is to allow for the redevelopment of multiple residential properties north of San Miguel St. and east of Glen Ave. Specifically, the plan illustrates the demolition of six residential structures (both single-family and multi-family) and the construction of a 10,923 square foot warehouse building. The plan also illustrates numerous site improvements including landscaping, screening, public improvements (e.g. curb/gutter/sidewalk, improved trail connection), and drainage improvements. A portion of the 2.27 acre site must be rezoned from R2 (Two Family Residential) to SU (Special Use) to support the project. **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning & Development Team's Recommendation: **Approval of the applications with technical modifications.**

BACKGROUND:

1. Site Address: The site includes 232, 236, and 240 W. San Miguel St. as well as 1315, 1317, 1323, and 1331 Glen Ave.
2. Existing Zoning/Land Use: Roughly 0.9 acres of the site is zoned SU/SS (Special Use with Streamside Overlay) while the remaining 1.4 acres are zoned R2/SS (Two Family Residential with Streamside Overlay) / the site currently includes multiple residential structures, a roughly 3,000 square foot warehouse, a roughly 1,200 square foot office building, and an outdoor storage yard.
3. Surrounding Zoning/Land Use:
North: PK / Colorado Springs Parks and Recreation offices and equipment yard
South: SU / Colorado College Landscape Facilities
East: PK and R-1-9000 / Monument Valley Park is adjacent to the east; beyond the park is a portion of the Old North End single-family residential neighborhood.
West: R2 / Single-family homes
4. Comprehensive Plan/Designated 2020 Land Use: This property is designated as a General Residential on the City's 2020 Land Use Map.
5. Annexation: The property was annexed in 1872 as part of the Town of Colorado Springs
6. Master Plan/Designated Master Plan Land Use: The southern portion of the site falls within the Colorado College Master Plan and is designated as "facilities services," the northern portion of the site is not currently within a master plan; the proposed master plan amendment associated with this project adds the entirety of the site to the Colorado College Master Plan and labels it as "library storage receiving offices."
7. Subdivision: The site includes portions of three different subdivisions: Harrisons Sub (1898), Scholz Sub (1901), and The Colorado College Northwest Campus Filing No. 1 (2011)
8. Zoning Enforcement Action: There are no active zoning enforcement actions on the site.
9. Physical Characteristics: The site is fully developed with multiple residential structures, as well as the Colorado College's facilities warehouse, office, and storage yard.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Forty-eight surrounding property owners were notified of the proposal shortly after the application was submitted; two stakeholder organizations were also notified – the Old North End Neighborhood (ONEN), and the Friends of Monument Valley Park (FoMVP). That notification provided information about the project, information about a City-initiated neighborhood meeting, and instructions of how to submit comments. The neighborhood meeting was held on June 2, 2015 and approximately seven stakeholders attended. Staff has received numerous formal comments from the surrounding property owners and ONEN **(FIGURE 3)**. An additional set of postcards will be mailed to surrounding property owners prior to the Planning Commission's public hearing.

ANALYSIS OF REVIEW CRITERIA AND MAJOR ISSUES

The subject properties are located in, and immediately adjacent to, what the College refers to as their West Campus. This area, which is also identified in the College's Long-Range Development Plan (LRDP) as being within the Glenn Avenue Precinct, is made up of a mix of College-owned and privately-owned properties. The area immediately north of the site is owned by the City of Colorado Springs and is used as the Parks and Recreation Department's administrative offices, facilities yard, and warehouses. The subject properties are immediately west of Monument Valley Park which includes Monument Creek and pedestrian trails on both sides of the stream. Beyond Monument Valley Park to the east is the southwestern corner of the Old North End neighborhood. The land uses to the south of the subject property is a mix of uses including: the Colorado College Landscape Facilities property, privately owned single-family homes, and commercial uses including a gas station / convenience store, and a large off-premise alcohol sales establishment. A single row of single-family homes are located immediately to the west of the subject properties; just beyond the residences runs the Denver & Rio Grande Western railroad line and I-25.

The site is made up of seven parcels all of which are owned by the Colorado College. Roughly one-third of the site's 2.27 acres are currently zoned SU (Special Use) which allows for a wide range of non-residential and institutional uses. The remainder of the site is zone R2 (Two Family Residential) which only permits residential land uses.

The primary goal of the proposed project is to construct a 10,923 square foot warehouse building to serve as a central receiving facility for the College as well as an off-site storage facility for library materials that are less-frequently utilized by students and faculty. The proposed work requires multiple applications including a minor amendment to the College's master plan (**FIGURE 4**), a zone change (**FIGURE 5**), a major amendment to a conditional use development plan (**FIGURE 6**), and a non-use variance. A vacation of public right-of-way application (**FIGURE 7**) is also being processed as part of the project, but the outcome of that application doesn't directly affect the proposed warehouse construction. Additional applications are being processed administratively that are indirectly associated with the project. These include: a subdivision plat to establish one lot for the subject properties; a minor amendment to the College's landscape facilities yard immediately south of the subject properties; a non-use variance for the landscape facilities yard to allow an eight foot tall brick wall within the front yard setback along Glenn Ave.; and a major renovation to Tutt Library on N. Cascade Ave. south of Uintah St.

It was obvious from the initial conversations that the proposed project would require attention and effort to adequately meet the required review criteria. Specifically, adequate buffering, screening, landscaping, architectural design, access control, and other measures must be implemented to mitigate any impacts to the residential property owners to the west as well as the park users to the east. While significant efforts were made to address these issues, many of the residential property owners to the west and southwest object to the project. Most offered few, if any, suggestions for how to improve the project. Instead, they believe that the R2 properties should remain residential to preserve the existing character of their neighborhood.

Given the College's needs related to the proposed project, the applicant resubmitted a revised plan that implemented Staff's recommendations and requirements and addressed as many suggestions from neighbors as possible. The final landscape plan associated with the project illustrates significant vegetation along Glen and along the property's eastern boundary. The majority of the land along Glen Ave. will be improved with a forty foot wide landscape buffer when including the entire area between the new curb and the new fence. New sidewalk will be constructed along Glen Ave. adjacent to the site and the existing curb and gutter will be replaced where needed. A new cul-del-sac bulb will be constructed at the northern terminus of Glen St. to allow vehicles to turn around without utilizing private driveways. A new trail connection will be added at the north edge of the site to improve the ability for trail users to access the Parks and Recreation offices just north and west of the site. The building itself is designed with high quality materials and architectural treatments to appear more like a historic barn than a typical warehouse; multiple cupolas, board and batten hardie plank siding, stone veneer trim, and false barn doors and windows all add to the aesthetic appeal of the building.

In addition to the physical changes to the site the College has stated that the proposed use will actually decrease issues like traffic and noise to the adjacent properties. The proposed facility will receive regular delivery traffic, but will primarily consist of small and mid-size trucks. Few staff will operate out of the property, and some of those will arrive in the morning and leave in the evening but spend much of their time on the main campus. The facility will have minimal activity in the evenings or on weekends. Additionally, the access to the property has been designed to come only from San Miguel, removing all traffic from Glen Ave. to the site. Conversely, the existing residential uses (seven dwelling units) may actually have higher traffic volumes, much of it utilizing Glen Ave.

Another issue that may be improved with the proposed project is drainage. Many of the residents that attended the June 2, 2015 neighborhood meeting commented on drainage problems along Glen Ave. Follow up analysis showed that a significant amount of stormwater runoff was exiting the Parks and Recreation property to the north and running down the west side of Glen Ave. toward San Miguel St. This surface flow is creating street maintenance problems adjacent to the neighboring residential lots. The proposed plan will add a cross pan and inlet at the north end of Glen Ave. which will take the surface runoff through a private storm pipe and into the site's stormwater quality pond before discharging into Monument Creek.

As stated above, the proposed project requires numerous applications.

Colorado College Master Plan Amendment

The proposed minor amendment to the Colorado College Master Plan affects the plan's future land use map by identifying the subject property as "Proposed Zone SU, Library Storage Receiving Office;" it was previously not illustrated on the plan as it was privately owned. The minor amendment must be evaluated using the Master Plan review criteria found in section 7.5.408 of the City Code. Those criteria cover a wide range of issues including: conformance to the City's Comprehensive Plan; positive land use relationships; adequate public facilities; adequate transportation facilities; environmental impacts, and others.

After careful consideration, staff finds that the proposed minor amendment to the Colorado College Master Plan is consistent with the required Master Plan criteria.

Zone Change to Establish the SU Zone

The proposed project requires a portion of the site to be rezoned from R2/SS (Two Family Residential with Streamside Overlay) to SU/SS (Special Use with Streamside Overlay). The SU (Special Use) zone allows for a wide range of non-residential and institutional uses and is largely intended to "accommodate primarily colleges or universities and those uses customarily associated with and in close proximity to those institutions." A change in zone application must be evaluated using the zone change criteria found in section 7.5.603 of the City Code. Those criteria require that the action "will not be detrimental to the public interest, health, safety, convenience or general welfare," that the proposal is consistent with the Comprehensive Plan, and that the proposal is consistent with the applicable master plan.

During the internal review stage for this project, Staff determined that a second zoning ordinance should be utilized to change the zone of a 4,350 square foot piece of R2 zoned property to PK (Public Park). The specific area in question is currently owned by the Colorado College but is being platted as a tract and conveyed to the City for public use. Without the second zoning ordinance, the tract would retain the R2 zone.

After careful consideration, staff finds that the proposed zone changes from R2/SS (Two Family Residential with Streamside Overlay) to SU/SS (Special Use with Streamside Overlay) and from R2/SS (Two Family Residential with Streamside Overlay) to PK/SS (Public Park with Streamside Overlay) are consistent with the required zone change criteria.

Non-Use Variance for Impervious Cover

The proposed project includes a number of significant changes to the north part of the site. The existing single-family homes are being removed and replaced with a 10,923 square foot warehouse building. To

provide adequate buffering and landscaping to the single-family homes to the west, the warehouse and its associated circulation area are pushed eastward toward Monument Creek and the Streamside Overlay. Although the Overlay Zone limits the amount of impervious cover within close proximity to the City's creeks and streams, exceptions are often approved to account for urban context and mitigating factors. In this case, all of the site's stormwater runoff is directed to a water quality pond at the southeastern corner of the site before it is discharged into Monument Creek. This design and stormwater system was established in 2010 when the College's facilities yard was approved on a portion of the site; at that time a non-use variance was approved to allow 39.2% impervious surface within the Streamside Overlay. And while more impervious surfaces are proposed within the Streamside Overlay than allowed by code, or allowed by the 2010 plan, the plan successfully buffers the stream with landscaping and other design elements.

After careful consideration, staff finds that the proposed non-use variance to allow 42% impervious cover where the limit is 25% meets the required non-use variance criteria.

Major Amendment to a Conditional Use Development Plan

The proposed project is considered a major change to the previously approved conditional use development plan for the Colorado College Facilities Yard at 228 and 232 W. San Miguel St. That portion of the site, roughly 0.9 of the total 2.27 acre site, already has SU zoning and was previously developed as a non-residential use serving the College. The proposed plan illustrates relatively minor additions to the existing non-residential buildings at the existing Facilities Yard and expands the site northward toward the City's Parks and Recreation property.

The plan illustrates the removal of multiple residential structures along Glen Ave. and the construction of a 10,923 square foot warehouse building to serve as a central receiving and off-site library storage building. As discussed above, the College and their planners and designers have made significant effort to mitigate impacts to the surrounding property owners and to comply with the required conditional use and development plan review criteria. Generally, the use and the plan must not substantially injure the value and qualities of the surrounding neighborhood; it must be found consistent with the intent and purpose of the zoning code to promote public health, safety and general welfare; and it must be consistent with the City's Comprehensive Plan. To comply with the City's development plan review criteria the plan must be harmonious with surrounding land uses; be compatible with the surrounding neighborhood; it must not overburden existing public facilities; the structures must be located to minimize impact on adjacent properties; landscaping and fencing must be utilized to buffer adjacent uses; vehicular access must be limited and controlled to minimize traffic friction, noise and pollution; adequate parking must be provided; ADA needs must be accommodated; asphalt must be minimized; pedestrian needs must be accommodated; and the project must take into account the preservation of significant natural features.

As a site affected by the Streamside Overlay Zone, an additional eleven environmental criteria are utilized to evaluate the project. The criteria include: the maintenance of existing natural landforms; the incorporation of the natural streamside setting into the proposed project; minimizing impact on wildlife and the riparian ecosystem; incorporating recreational opportunities and trail networks into the project; protection from flood damage; minimizing impact on significant natural features; implementation of subarea plans; minimizing stormwater runoff and protecting water quality; meeting landscape buffer requirements; stabilizing stream banks; and reclaiming drainageways where practical.

After careful consideration, staff finds that the proposed major amendment to the previously approved conditional use development plan meets the required conditional use and development plan review criteria.

Vacation of San Miguel Right-of-Way

The final application associated with the proposed project is a request to vacate the public right-of-way for W. San Miguel St. east of Glen Ave. The current configuration of W. San Miguel St. adjacent to the site is a 50 foot wide right-of-way that extends roughly 230 feet east of Glen Ave. The right-of-way extends well beyond the Monument Valley trail and nearly down to the bottom of the creek channel. No cul-de-sac

exists to allow safe maneuvering for vehicles to turn around. The College owns all the land on both the north and south sides of the right-of-way. The right-of-way is not needed for public transportation purposes. While the right-of-way does include public utilities, and is utilized to access a public stormwater pond to the southeast of the site, easements will be retained to provide adequate access for both facilities. Additionally, the right-of-way includes a historic rock wall that was built by the Works Progress Administration (WPA) in the 1930's. While this wall is included within the current right-of-way and falls within the area to be vacated, staff is including a condition on the application that the vacation is not to be recorded until a quit claim deed can be prepared to convey a portion of the vacated area back to the City for public purposes. This conveyance will occur immediately after the recordation of the vacation.

The last consideration for the proposed vacation is that the current right-of-way includes a short trail connection from the Monument Valley Trail to the public sidewalk. Some trail users utilize this route to access Glen Ave. and cross Uintah at the signalized intersection. There are two factors that justify the elimination of this connection. First, the proposed plan creates a new trail connecting the Monument Valley Trail to Glen Ave. at the north end of the subject property. This new connection is preferable in that it can help improve access to the Parks and Recreation administrative offices just northwest of the site; currently, it is difficult to get from the Parks and Recreation offices to the existing trail network. Furthermore, the College will be improving Glen Ave. with new sidewalk adjacent to the site so that if trail users still wish to access the traffic signal at Uintah or the adjacent convenience store, they can do so safely. The other consideration for evaluating the removal of the exiting trail connection at San Miguel is the fact that the City will be constructing a new underpass for the Monument Valley Trail to proceed under Uintah within the next two years. This trail improvement will significantly reduce the frequency of trail users connecting to Glen at the site.

After careful consideration, staff finds that the proposed right-of-way vacation is consistent with the required vacation criteria.

CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN

Comprehensive Plan 2020 Land Use Map: General Residential.

Comprehensive Plan Goals and Objectives: General Residential.

Policy LU 202: Make Natural and Scenic Areas and Greenways an Integral Part of the Land Use Pattern

Objective LU 3: Develop a Mix of Interdependent, Compatible, and Mutually Supportive Land Uses

Strategy LU 302a: Promote an Integrated Pedestrian Circulation System

Objective LU 4: Encourage Infill and Redevelopment

Strategy NE 201b: Incorporate Natural Features into Design of All Development

Policy CCA 302: Protect Historical and Cultural Resources

It is the finding of the City Community Development Department that the Colorado College Creekside Support Center project will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

STAFF RECOMMENDATIONS:

ITEM NO: C.1 CPC MP 97-00261-A4MN15 – COLORADO COLLEGE MASTER PLAN

Approve the proposed master plan amendment based on the findings that the application meets the criteria found in section 7.5.408 of the City Code.

ITEM NO: C.2 CPC ZC 15-00055 – ZONE CHANGE

Approve the proposed zone changes from R2/SS (Two Family Residential with Streamside Overlay) and SU/SS (Special Use with Streamside Overlay) to SU/SS (Special Use with Streamside Overlay) and from R2/SS (Two Family Residential with Streamside Overlay) to PK/SS (Public Park with Streamside Overlay) based on the findings that the application meets the criteria found in section 7.5.603 of the City Code.

ITEM NO: C.5 CPC NV 15-00076 – NON-USE VARIANCE FOR IMPERVIOUS COVER

Approve the proposed non-use variance to allow 42% impervious cover within the Streamside Overlay where 25% is the limit based on the findings that the application meets the criteria found in section 7.5.802.B. of the City Code.

ITEM NO: C.3 CPC CU 10-00100-A3MJ15 – MAJOR AMENDMENT TO THE COLORADO COLLEGE FACILITIES YARD CONDITIONAL USE DEVELOPMENT PLAN

Approve the proposed major amendment to the Colorado College Facilities Yard Conditional Use Development Plan based on the findings that the application meets the criteria found in section 7.5.704 of the City Code subject to compliance with the following technical and informational plan modifications:

Technical and Informational Modifications to the Conditional Use Development Plan:

1. The development plan labels a 5 foot wide public improvement easement along the Glen Ave. right-of-way, but the subdivision plat labels this easement as a public utility easement; correct the plan to provide consistency with the plat.
2. Add the variance file number to General Note #3.
3. Update the tree demolition information as needed to reflect direction from the City Forester.
4. Correct the trail easement label leader arrow on sheet 1 to reference the 20 foot wide trail easement not the 5 foot wide utility easement.
5. Clarify that the new trail easement is public.
6. Provide an acceptable Wastewater Facilities Form and HGL Response forms to Colorado Springs Utilities.
7. Revise the landscape plan to remove trees from within 15 feet of the proposed fire hydrant lateral.
8. Provide a soil analysis to support the soil amendment notes on the final landscape plan.
9. Revise the landscape plan to clarify fence types and locations.
10. Revise the landscape plan and legend to detail the trees being relocated and given landscape credit.
11. Add a landscape chart to the Streamside Overlay sheet identifying that the Overlay's landscape requirements are met.

ITEM NO: C.4 CPC V 15-00058 – RIGHT OF WAY VACATION

Approve the proposed vacation of a portion of W. San Miguel St. based on the findings that the application meets the criteria found in section 7.7.402.C. of the City Code subject to compliance with the following conditions of approval:

Condition of Approval for the Vacation of San Miguel Right-of-Way:

1. The recordation of the vacation ordinance must immediately precede the conveyance of the area shown on the vacation sketch as being conveyed back to the City for public purposes.
2. Public utility easements and an easement for City access to the adjacent stormwater facility will be retained when the right-of-way is vacated.

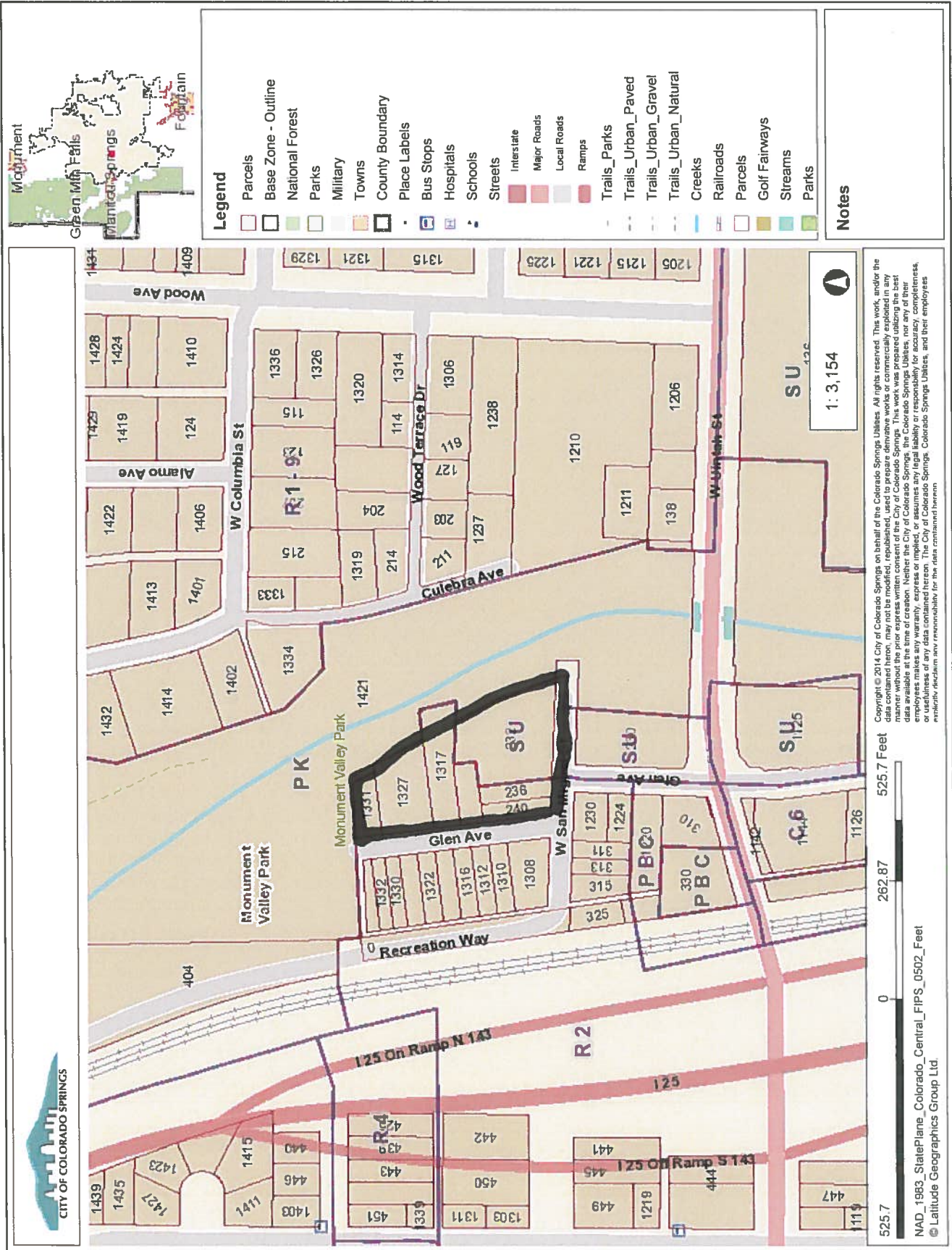


FIGURE 1

**Colorado College
Creekside Support Center**

**June 18, 2015
Revised: July 23, 2015**

Project Description and Justification

Requested Applications:

- **Master Plan Amendment – West Campus:** The Colorado College Master Plan for the West Campus is to be amended in order to fully incorporate the parcels that the College now owns. The proposed uses are illustrated.
- **Zone Change from R2 to SU:** Request a zone change of approximately 1.37 acres from R2 Residential to SU Special Use to allow Colorado College to create the Creekside Support Center comprised of renovated and new structures for uses that support the College functions.
- **Development Plan Amendment (CPC CU 10-00100-A2MN12):** This application incorporates the proposed rezone area into the existing College uses along West San Miguel Street. This is a Conditional Use DP to allow storage/warehousing within the Streamside Overlay.
- **Subdivision Plat:** To incorporate the new parcels that are being rezoned, a replat of Lot 1 Colorado College Northwest Campus Filing No. 1 is included to create a single lot for the Development Plan area.

Project Description:

The proposed Creekside Support Center for Colorado College brings together several functions that are critical to the operation and maintenance of the College. The existing San Miguel Faculties yard and warehouse has functioned on the site for several years and the Development Plan Amendment incorporates these functions with a broader use of the property for other support needs such as long-term library storage and archiving, central receiving, and additional office needs for facilities staff. The two structures at the existing site will remain with expansions proposed to both the office and the warehouse buildings. The home that is located at 240 West San Miguel Street will remain, keep its residential character, but be converted to office space. Five other homes and several outbuildings currently located on the other lots will be removed. A new library storage and central receiving building is proposed to the north end of the site. The T-shaped building is oriented to screen the loading and service area for the structure from the trail with new fencing, substantial landscaping and setback along Glen Avenue screen it from the west view.

A new vehicular entrance is proposed between the existing structures and will allow simplified access of vehicles to head directly north of the Glen Avenue intersection with San Miguel Street. This single access will provide all the necessary access for the entire site. All access points along east side of Glen Avenue north of San Miguel Street will be closed. A new cul-de-sac turnaround is proposed at the north terminus of Glen Avenue just before it enters the City Parks and Recreation property. This turn around right-of-way will be provided from the College property. A new storm drainage system is proposed in the turnaround that will collect water and from that area and direct it away from the existing street.

The new T-shaped building has a unique architectural approach with the goal to blend it with the historic character of the broader neighborhood. The aesthetic is to create the appearance of an old

barn along the creek. Rust colored roofing, board and batten siding, barn doors, cupolas and other features are intended to create a complimentary backdrop for the neighborhood. During conversations with the surrounding neighborhoods, concern was raised regarding the color of the roof on the existing warehouse building. With the addition proposed to this structure, a new roof will be installed that will blend with the roof of the proposed building.

Extensive landscape buffering is also proposed with this project as illustrated on the Preliminary Landscape Plan. The existing retaining wall/berm with the fencing will be continued along the eastern property boundary adjacent to the trail. Additional landscaping is proposed along the current berm and will be expanded as it moves north along the edge of the building. A landscape buffer is also proposed along the east side of Glen Avenue. A proposed six foot wooden fence will be installed along this side of the site approximately 32 feet from the existing street curb. A new sidewalk will be installed along this area since it does not exist today. New deciduous and evergreen trees will be installed to soften the edge of the site with a shrub bed at the base of the fence.

Inside the fence is parking and circulation for the property. Overhead doors are proposed along the western wing of the building. The large concrete pad and circulation area can accommodate deliveries via tractor trailers but that will be an infrequent occurrence. Most deliveries will be by panel truck or van. With the Development Plan, the College is requesting the use of asphalt millings for the majority of the driving surface. The existing yard area utilizes the same material. The new entry will receive asphalt paving up to the accessible parking space. A concrete apron is proposed at the entry doors along the south face of the building. The yard area drains to a new storm sewer system and is directed toward an expanded storm water quality pond in the southeast corner of the property. This pond currently outfalls to the existing inlet.

The property is also within the Streamside Overlay for Monument Creek. Streamside analysis is provided on sheet 2 of the plan set. The San Miguel site has an approved variance to allow for 39.2% of impervious area with the buffer area where 25% is allowed. As noted in that approval, the site does not contain typical streamside characteristics because of the historic stone armored slope along this portion of the creek. This plan creates a landscape buffer through berming, fencing and landscape treatment. Special care is also taken to create a unique architectural expression with the new building as discussed above and seen on sheet eight of the plan set. With this application, we are requesting a new variance that allows for 41.2% impervious area with the Streamside buffer. This is a slight increase of 2% from the previously approved variance.

The six lots are proposed to be rezoned from the current R2 Residential to SU Special Use. The SU District is consistent with the zoning for Colorado College. A West Campus Master Plan Amendment is included with the application set. It incorporates the properties recently acquired by the College and reflects the intended uses for the property.

A Non-Use Variance to Streamside development standards is also being requested to 42% impervious area when 25% impervious area is allowed. In 2011, a Non-Use Variance was approved for the San Miguel Facilities Site which allowed 39.2% impervious area within the outer buffer. This plan incorporates that development plan area and expands it to the Creekside Support Center. The expanded site is requesting a slight increase in impervious area (an additional 2.8%) to create a usable and integrated site. The drive areas need to accommodate a variety of vehicles, some with larger turning radii. The storm water quality pond illustrated in the southeast corner of the site is being expanded to accommodate the increased

impervious area. This pond also is accepting some off-site flows from the City Parks and Recreation facility to ensure that all runoff is adequately managed when there is discharged into the creek. The pond will incorporate existing wall features that were a concern for some neighbors that felt they added to the character of the area. Landscape materials for the pond are intended to compliment the creek side environment. Some of the increased impervious area is from the footprint of a new storage facility for Colorado College. To create a more harmonious relationship with the neighborhood, trail and creek environment, the new structure has upgraded finishes and architectural character as mentioned above along with additional landscaping in the trail corridor.



OLD NORTH END

NEIGHBORHOOD

July 14, 2015

Ryan Tefertiller,

ONEN has the following comments on the six applications related to the Colorado College Creekside Support Center Project.

Rezoning and Warehouse Construction:

CPC ZC 15-00055: A request by Tim Seibert of N.E.S. Inc. on behalf of Colorado College for approval of a zone change from R2/SS (Two-Family Residential with Streamside Overlay) to SU/SS (Special Use with Streamside Overlay). The proposed zone change affects 1.381 acres of land located north of W. San Miguel St. and east of Glen Ave.

CPC MP 97-00261-A4MN15: A request by Tim Seibert of N.E.S. Inc. on behalf of Colorado College for approval of a minor amendment to the Colorado College Master Plan to add an additional 1.39 acres of land which the College has acquired since the last Master Plan amendment. The area added to the master plan is labeled as “library storage receiving offices” with a proposed SU (Special Use) zone district. The area of amendment is generally located north of W. San Miguel St. and east of Glen Ave.

CPC CU 10-00100-A3MJ15: A request by Tim Seibert of N.E.S. Inc. on behalf of Colorado College for approval of a major amendment to the Colorado College San Miguel Facilities Yard Conditional Use Development Plan. The proposed amendment expands the existing facility yard by adding an additional 1.381 acres and redeveloping the added area to include a new 10,923 square foot warehouse building, parking and loading area, landscaping, fencing, and a new cul-de-sac bulb at the north terminus of Glen Ave. The plan also illustrates minor additions to the two structures at 232 W. San Miguel and the conversion of the existing building at 240 W. San Miguel S. from a residence to an office. The total site measures roughly 2.27 acres, is currently zoned R2/SS (Two-Family Residential with Streamside Overlay) and SU/SS (Special Use with Streamside Overlay), includes 232, 236, and 240 W. San Miguel St. and 1315, 1317, 1323, and 1331 Glen Ave., and is generally located north of W. San Miguel St. and east of Glen Ave.

- ONEN is pleased that Colorado College has adopted a much less industrial look for the warehouse than initially presented at our meeting with them on May 8th 2015. The rustic design developed by Mark Nelson including the dark roof is much more appropriate for this facility adjacent to Monument Valley Park and Glen Ave. residences.
- Is it possible to do a variance for the planned use instead of a rezoning? There are concerns about what other higher impact uses could eventually go on at this site if the SU zoning is allowed.
- The existing overhead utilities along Glen Ave should be buried as part of the site excavation and sidewalk, curb and gutter work that will be going on in the right of way as part of this project.
- For the benefit of the remaining residential properties deliveries should be restricted to normal business hours so noise and traffic impact is lessened.
- Has there been any engineering analysis or traffic studies conducted to determine if this narrow stretch of Glen Ave. and the existing intersection of Glen Ave and Uintah St. can handle the larger and higher volume truck traffic that will visit this facility?
- No parking should be allowed at this facility or site that is not in direct support of the warehouse facility. We would be opposed to the creation of a satellite parking lot for the college at this site without another public review process.

FIGURE 3

Vacation of Right of Way

CPC V 15-00058: A request by Tim Seibert of N.E.S. Inc. on behalf of Colorado College for approval of a vacation of public right-of-way. The request applies to roughly 11,637 square feet of W. San Miguel St east of Glen Ave.

- Will the historic stone work (circled in red below) be on Colorado College or public property as a result of the vacation of this portion of the street? The historic stone work at the end of San Miguel on the edge of Monument Valley Park should not be demolished and should be maintained for the public to enjoy from the trail in Monument Valley Park.



Brick Wall Construction

AR NV 15-00379: A request by Tim Seibert of N.E.S. Inc. on behalf of Colorado College for approval of a non-use variance to allow an 8 foot high brick wall to be constructed 10 feet from the front property line where a 25 foot wide front yard setback is required along Glen Ave. The site is zoned SU (Special Use), is addressed as 230 W. Uintah St. (also known as 1211 and 1219 Glen Ave), and is located on the northeast corner of W. Uintah St. and Glen Ave.

CPC DP 04-00306-A2MN15: A request by Tim Seibert of N.E.S. Inc. on behalf of Colorado College for approval of a minor amendment to a the previously approved development plan for 230 W. Uintah St. The previously approved plan allowed for the College to establish their landscape yard, greenhouse, and storage buildings; the proposed amendment adds an 8 foot high brick wall along the entire Uintah St. frontage and a portion of the Glen Ave. frontage. The site is zoned SU (Special Use), is addressed as 230 W. Uintah St. (also known as 1211 and 1219 Glen Ave), and is located on the northeast corner of W. Uintah St. and Glen Ave.

- ONEN is pleased with the planned aesthetic improvements along Glen Ave and Uintah St. This is an important gateway to our city and neighborhood and we appreciate the College’s dedication to enhancing it.

Thanks,

A handwritten signature in black ink, appearing to read 'Bob Sullivan'.

Bob Sullivan
President

TO: Ryan Tefertiller, Colorado Springs Planning Commission, Colorado Springs City Council

RE: The Colorado College's Rezoning Request at San Miguel and Glen Avenue

July 6, 2015

To Whom It May Concern:

We strenuously oppose Colorado College's plan to demolish a block of houses in our neighborhood and change the zoning from residential in order to construct a metal warehouse. The negative impact on the neighborhood environment and the park would be substantial.

Historical/Environmental impact:

While the houses in the neighborhood may not be eligible for the historical register, the *I-25 Environmental Assessment Report's* study on widening 1-25 makes a note of the value of what it calls the "small San Miguel neighborhood":

[C]ontrary to MacLaren's opinion about the lack of a Colorado style, Colorado Springs appears to have developed a somewhat indigenous architecture by using a great deal of native stone in foundations, porches, and the walls surrounding picturesque frame cottages. These houses, found mostly in the city's older neighborhoods . . . are found the small San Miguel neighborhood, as well as Brookside, Ivywild, and along the road to Cheyenne Canyon. (24) *

The report also makes specific note of the "San Miguel St. Park Entrance" and the "San Miguel Pond with Island" as "contributing resources" in its historic impact report. The "Pond with Island" has already been demolished and is buried under the concrete of CC's current San Miguel warehouse. Most of the houses in the neighborhood, including some which CC plans to demolish or has already demolished, are also listed as "contributing" to the historic value of Colorado Springs. (See attached list, document A.) Along with individual houses like the Loomis and Armstrong houses, the value of the entire neighborhood is mentioned on page 67 of the I-25 Report's historical assessment:

SEP4200 San Miguel Historic District – 1898-1926 This area is a small isolated neighborhood located north of Uintah, east of the D&RG tracks, and west of Monument Creek. It developed between 1898 and 1926 and has retained a good deal of its original architectural integrity. There are a variety of modest turn-of-the-century residential styles that are good representatives of the small middle-class residential buildings in Colorado Springs that display a distinctive rustic styling through the use of shingles and stone. Currently, as the city is changing and the older neighborhoods are redeveloped, these types of middle-class dwellings are disappearing.

Clearly, CC's plan would not only demolish Victorian and Craftsman style houses dating from the 1890s, it would devalue and destroy the neighborhood environment of the remaining houses of the same style and era. A metal warehouse with a country barn-style "skin" would clearly not maintain the "original architectural integrity" of either the city or the neighborhood. Colorado College's desire for a temporary metal commercial warehouse does not appear to be a compelling need that warrants destroying what has remained intact for over 100 years.

We would urge the Planning Commission and City Council, at the very least, to consider the actual look of the proposed building rather than the artist's rendition. This is not original architecture; it is a prefabricated commercial metal building, and the company should be able to provide actual examples of how it would look with the surrounding concrete and without the idealized mature trees. When CC built its current warehouse, the report states that "The project has been designed to minimize the impact upon surrounding properties and to blend in with the surrounding land uses." As the attached pictures indicate, the structure does not blend in with the surrounding neighborhood. (Document B) It also states that the property will not "overburden capabilities of existing streets" and it will "provide safe and convenient vehicular and pedestrian access." This has not proven to be the case.

Traffic/Noise Impact:

It is unclear why CC would enlarge its library then need to store books on the other side of the creek. It is also unclear why they would move their shipping and receiving department blocks away and then have to truck materials back to campus. Even if this is their master plan, there is already a warehouse area to the south and west of downtown, almost equidistant from campus. The area is presumably already zoned commercial, and it has an infrastructure of wider streets and greater ingress and egress than a small neighborhood with narrow streets that are already unable to handle truck and equipment traffic. Trucks, possibly for Coaltrain Liquor, as well as CC equipment, block traffic at the corner of Glen and San Miguel simply because they are too large to make the turn. With the dead-end street at the corner of Glen and San Miguel currently being used as a parking lot for CC employees, cars and trucks are unable to turn around, so they are increasingly using our driveways. Since CC built its current warehouse, there has been a marked increase of noise from traffic, equipment, and even rain and hail on the metal roofs. Adding a turn-around, circular or otherwise, at the far end of Glen Avenue would clearly not alleviate the problem. More trucks coming back to the intersection of Glen and San Miguel would simply increase the congestion, noise, and traffic blockage as they try to maneuver two tight turns instead of one. It seems inconceivable that any traffic study could have approved of adding more heavy-vehicle traffic to this small area. CC's proposal to take over the dead end street would not only add to the traffic inconvenience, it would cut off the only convenient access the public has to the creek running and biking path on the north side of Uintah.

While CC has an interest in its own property, the college knowingly bought residential houses in a residential neighborhood for residential prices. The impact of its current warehouses has been underestimated, and there is no indication that the proposed warehouse would not further degrade the neighborhood environment, increase the traffic and noise problems, and further limit the enjoyment and value of the properties of the remaining homeowners.

* I-25 Environmental Assessment Project No. 151077.13.BN Historic Resources Survey Report History and Survey Results Vol. I, May, 2003. www.codot.gov/library/studies/I25EAColoSpgsMonument/i-25-ea-appendix-volume-2.

Sincerely, the San Miguel/Glen Avenue Neighbors:

While CC has an interest in its own property, the college knowingly bought residential houses in a residential neighborhood for residential prices. The impact of its current warehouses has been underestimated, and there is no indication that the proposed warehouse would not further degrade the neighborhood environment, increase the traffic and noise problems, and further limit the enjoyment and value of the properties of the remaining homeowners.

* I-25 Environmental Assessment Project No. 151077.13.BN Historic Resources Survey Report History and Survey Results Vol. I, May, 2003.
www.codot.gov/library/studies/I25EAColoSpqsMonument/i-25-ea-appendix-volume-2

Sincerely, the San Miguel/Glen Avenue Neighbors:

<u>1316 Glen Ave</u>	<u>Ken Harris</u>
<u>1220 GLEN AVE</u>	<u>BRUCE DALMAN</u>
<u>1316 Glenn Ave</u>	<u>Helsie Harris</u>
<u>1312 GLEN AVE</u>	<u>JOHN M. CUNE III</u>
<u>313 W SAN-MIGUEL ST</u>	<u>John M. Cune III</u>
	<u>John M. Cune III</u>
<u>315 W. San Miguel St.</u>	<u>Christian Wright</u>
	<u>Christian Wright</u>
<u>315 W. San Miguel st.</u>	<u>Jennifer Wright</u>
	<u>Jennifer Wright</u>
<u>2854 COUNTRY CLUB CIR.</u>	<u>Jane Wright</u>
<u>313 W. San Miguel st</u>	<u>Annabella Quintana</u>
<u>311 W San Miguel St</u>	<u>Jinda Pung</u>
<u>1312 GLEN AVE</u>	<u>MUR</u>
<u>313 W. San Miguel st</u>	<u>Goe Quintana</u>
<u>2854 Country Club Cir.</u>	<u>Mrs. L. W. Wright</u>

FIGURE 3

J. T. C.

1334 Glen Ave

Colo Spgs CO 80905

Ron Mullins

1224 Glen Ave.

Colo Spgs. 80905

Kimberly H. Halse

1332 Glen Ave.

Colo Spgs, CO 80905

Christopher Eller

310 W Vinton

C15, CO 80905

7/17
store
owner

Raicia Padilla

1310 Glen Ave

Co Spgs CO 80905

Mikaela Padilla

1310 Glen Ave

Colo Spgs, CO 80905

Cathy Henricks

1270 Glen Ave

CO 5 CO 634-4491

Jesús delacruz

This represents everyone
in the neighborhood.

[staff comment → I don't see signatures
from 1322, 1326, or 1330 Glen
or from 1308 Glen which is
College owned, or 1220 Glen]

FIGURE 3



Historic Resources
Older than 45 Years
Revised 10/08/07

E Eligible for Registers
NE Not eligible for Registers
NC Noncontributing resource
C Contributing resource
demo (in red) demolished

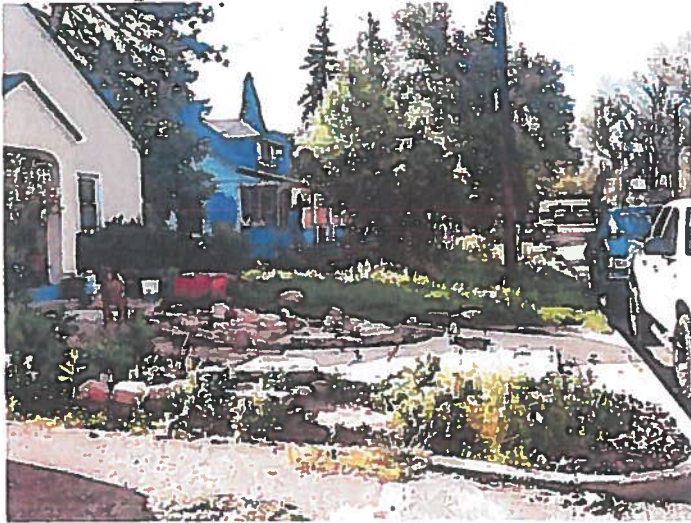
Road Segment & Property Address	Site #	Built	NR	SR	LL	Elig	Reevaluation	NE -Altered	NE - No Signif.	NE -Age
2118 Wood Ave	SEP4153	1928				NE			X	
2126 Wood Ave	SEP4154	1949				NE			X	
2130 Wood Ave	SEP4162	1954				NE			X	
125 W Monroe St	SEP4159	1952				NE			X	
San Miguel-Glen Ave HD (No Individual Forms)										
San Miguel/Glen Ave HD	SEP4200					E				
1220 Glen Ave	SEP4200.1	1908				NC				
1224 Glen Ave	SEP4200.2	1888				C				
1230 Glen Ave	SEP4200.3	1908				C				
1308 Glen Ave	SEP4200.4	1928				C				
1310 Glen Ave	SEP4200.5	1898				C				
1312 Glen Ave	SEP4200.6	1916				NC				
1315 Glen Ave	SEP4200.7	1908				C				
1316 Glen Ave	SEP4200.8	1898				C				
1317 Glen Ave	SEP4200.9	1926				C				
1319 Glen Ave	SEP4200.10					NC				
1322 Glen Ave	SEP4200.11	1903				C				
1323 Glen Ave	SEP4200.12	1898				C				
1326 Glen Ave	SEP4200.13	1898				C				
1327 Glen Ave	SEP4200.14					C				
1330 Glen Ave	SEP4200.15	1918				C				
1331 Glen Ave	SEP4200.16	1898				C				
1332 Glen Ave	SEP4200.17	1898				C				
1334 Glen Ave	SEP4200.18	1918				C				
228 W San Miguel St	SEP4200.19	1898				C				
232 W San Miguel St	SEP4200.20	1898				NC				
236 W San Miguel St	SEP4200.21	1898				NC				
240 W San Miguel St	SEP4200.22	1903				C				
311 W San Miguel St	SEP2225	1908				C	X			
313 W San Miguel St	SEP4200.23	1908				C				
315 W San Miguel St	SEP4200.24	1898				C				

FIGURE 3

Two Houses To Be Demolished



Current Neighborhood



Colorado College's Current Warehouse



FIGURE 3



Two of houses to be demolished



Current neighborhood



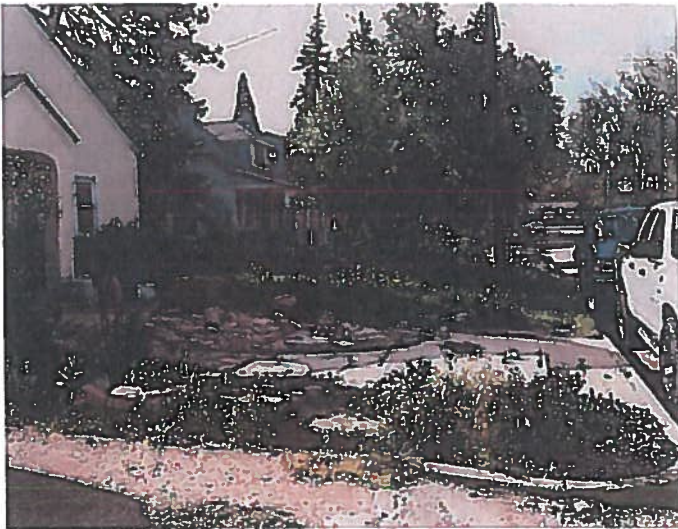
Colorado College's current warehouse



FIGURE 3



Two of houses to be demolished



Current neighborhood



Colorado College's current warehouse



FIGURE 3

Trail use disagree with
on warehouse

Laura P. Pottat

Jane Andrews

Michelle Johnson

Laura Kadish

Laura V. Johnson

Joel Palmer

Ray P. Pagan

John Stevens

Charles J. Smith

John

Sharon Tenker

Clara L. Lee

John

Tom Burt

John

John Williamson

John

John

Jonathan Pagan

Trail USE

disagree with
warehouse

Wade P. King

90 MONTVIEW LANE #1A 80907

ROBERT BRAKENSIEK

45 S. Weber St.
Co. Sp. Co. 80903

Kathy VanLewegen

28 W. Monument
Unit 201 80903

ROBERT SPELL

1324 STUART ST.
DENVER, CO. 80204

PAUL SUMNER

1371 LINDENWOOD GRV.

Colorado Springs, CO 80907

Joel Marx

6759 War Sagle Pl

Colorado Springs, CO 80919

Lu Seltze

2418 Balboa
CS CO 80903

Priscilla Brooks

1571 E. Cache La Poudre
CS CO 80905

D Schoppen

1914 N Chestnut

CO 80907

Mary Burley

2332 Wood Ave

CS, Co 80907

Alan MacCarnier

2840 S Circle #43

CS 80906

Norma Ochsner

221 E. St. Vrain

CS 80904

Hell No!

Bill Walter

719-660-9945

Bill says Bad Idea

Rebecca Repp

6455 Mohican Dr.

CS CO 80915

collected on July 10

FIGURE 3

Dear Colorado College,

My name is Christian Wright, my wife and I have lived in the W. San Miguel neighborhood for over a decade. I grew up in the old north end living at 1519 N. Nevada Ave. After I married I wanted nothing more than to own a home in this neighborhood. My home was built in 1896 and I purchased it from a man that lived in this house since 1924. I bike to work downtown, using the Monument Vally Park trail, the "bicycle highway of Colorado Springs." I love my home and my neighbors and I wish to preserve my way of life.

Who are my neighbors? Colorado College employees, City employees, retired City workers, artists, nurses, builders... and Colorado College. I have been the guest of the president of Colorado College because of my work on the award winning documentary "Return" about Professor Sonderman who escaped the Holocaust and became as acclaimed political science professor at CC.

Your President, staff and students are our neighbors. The project to turn our neighborhood into a warehouse district is a disgrace. This effectively tells us that we are good enough to work for you but not live next to you.

This proposed project is directly in opposition to the City's infill initiative. The infill projects are to "increase population density" in the as Mayor Suthers put it "the heart of Colorado Springs". A place where young professionals like myself will want to "live, work and play".

We are thrilled that the City of Colorado Springs has received a one million dollar grant for the three million dollar "legacy loop" trail project; a project started by General Palmer himself. The legacy loop will improve the west side of Monument Vally Park bringing it up to and beyond the quality of the east side of the park. Many of the homes on the east trail are on Wood Avenue, the most desirable street in Colorado Springs to live on. The legacy loop project will make our neighborhood property similarly desirable.

We are asking for the same consideration that would be given to the residents of Wood ave. CC owns plenty of property on Wood Ave. Why not rezone that property and build a warehouse there? Because Colorado College knows that the neighborhood would not stand for it. Colorado College knows it's President and Facility would never allow an eyesore like the one proposed be foisted upon them. "Not in my backyard". well it is in your backyard, we are your neighbors and we demand that you show us the same respect that we show you.

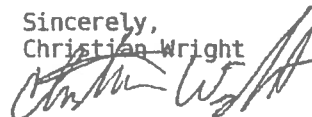
The homes owned by college back directly up to the park and the new legacy loop improvements. This is prime real estate, it is a folly for the College to turn these beautiful homes and property into a warehouse. If the college is unwilling to maintain the properties they own I am sure a residential developer would jump at the chance to restore and build on the legacy loop.

This project will severly negitively in pact our property values. We will not allow this to happen.

Colorado College is a pillar of the community and I have been proud to call them my neighbor. But if CC insists on moving forward with this monstrosity of a project CC will become a symbol of shame for the community. The tactic of tearing down the historic homes even before the zone change is heard at the planning commission meeting is shameful. CC is assuming that they will be able push through their project regardless of what the community thinks.

We are united against this project. EVERY remaining resident of the West San Miguel - Glenn Street neighborhood have signed a petition in opposition of this project. We will not have the foisted upon us. We will do everything in our power to prevent the rezoning from R2.

We strongly appose the rezoning of the W. San Miguel and Glenn avenue properties from R2. This is our community and we want to preserve our way of life.

Sincerely,
Christian Wright

315 W. San Miguel St.
Colorado Springs, CO.
80905
719-633-7573
alstav@gmail.com

To whom it concerns,

I say R2 should stay R2 on West San Miguel and Glenn St.

I say no to the rezoning request made by Colorado College.

I oppose the building of a metal warehouse, even if it is dressed up as a "barn". The irony has not escaped me that you would tear down a real vintage barn for this fake barn.

I say no to the closing off of W. San Miguel street and the community access to the park.

Colorado College has already proven by their maintenance facilities that they have no regard for the character and charm of the neighborhood.

Colorado College has allowed the homes that they have purchased to become run down. They are unwilling to do maintenance and repairs to the properties they own on W. San Miguel Street and Glenn Ave.

They have evicted our neighbors that rented from the college with no regard to the community.

While the home owners in this community are building up the neighborhood Colorado College is insistent on tearing the neighborhood down.

These are our homes, not just some trash to be torn down. We will not allow CC to destroy our historic neighborhood.

Your metal storage barn will be an eyesore no only for our neighborhood but also for the users of the new "legacy loop" project in Monument Valley Park. Users are already treated to a view of your ugly maintenance storage barn and yard. Do not multiply this with another industrial eyesore.

You have many other options for storage in appropriate locations. Please do not create an already obsolete library storage in our neighborhood. Do not turn our homes into your unwanted rubbish bin.

Our homes are not just houses to us. They are our HOMES, we live the history each day. They are not just a place to sleep, they have been passed down for generations. We are established home owners that love our property. Hardly anyone in the neighborhood has been here for less than five years and many have been here for decades. We have been here for over a decade and intend to stay for decades to come.

Colorado College claims to be a proponent of history, proud of their Colorado Springs legacy, yet they insist on tearing down that very history they claim to protect. Our history includes the middle class as well as the upper two percent that CC only seems to care about.

We the owners and renters are very proud of our homes and feel that your demolition is an assault on our history and way of life. The last remaining residents (the ones not pushed out by CC) of this neighborhood are united on this issue. The neighborhood gossip has never been better, for this we thank you for providing this cause that brings us even closer together as a community.

Thank you,
Jennifer Wright



315 W. San Miguel Street
Colorado Springs, CO
migenn@gmail.com

Ken Harris
1316 Glen Ave.
Colorado Springs, Colorado 80905

To whom it may concern,

As to the zoning change for the properties on Glen Ave. and San Miguel. I'm going on record opposing the change. I feel that the College and City of Colo. Springs. need to take in account the long term issues of putting a warehouse in a historic neighborhood. It's my request that a environmental study be done on the effects on the wild life in the area. This purposed warehouse will disrupted the animals movement to the creek, change the type of birds and insects that coincide with a vegetated neighborhood. All a warehouse attracts are pigeons and sparrows. This area is the only neighborhood green area between Unitah and Fillmore with flowers, gardens and grass that is not along the creek and to take over half of that away will have a major impact on not only the wild life but what we enjoy as a neighborhood. This is part of a wet land environment. To allow the zonings change and a warehouse to be put next to the Legacy Loop Trail would be a slap in the face of the tax payers and citizens of Colorado Springs. After all isn't the Legacy Loop Trail to Beautify our City? There is already a eyesore with the cities storage yards and Warehouses along the trail.

Another reason is, the colleges total disregard us our neighborhood to be apart of addressing the drainage, the road, utilities, parking and traffic concerns. They put up a fence so as to isolate themselves from being a part of the neighborhood. That's why the R2 should stay and not be rezoned.

I wonder why CC with all their finances can't find a property management company that cleans up and maintain the houses. Is that planned by CC to run down neighborhoods in-order to get the city to re-zone the neighborhoods?

I feel the college is not being forth right about the properties on Glen as to the future use of their book warehouse. When their library is complete does the book go back in the library? If so that leaves a warehouse for their unwanted items that they don't want on their campus thus creating warehouse and storage yard just like the park and rec.has going along a 3 Million Dollar Legacy Loop Beatification Project.

One other objection is the vacating of San Miguel. The neighbors on Glenn and San Miguel don't have any street parking.

It would be completely unfair to take the only parking for their friends and family that come to visit and a inconvenience to the neighbor's on the 13 hundred block to have their company take up parking in front of their homes. Keep all lot's R2! Use the lot's on the south side of Unitah!

Sincerely Ken Harris,
1316 Glen Ave.



Tefertiller, Ryan

From: Kerry Peetz <bumblebee3373@q.com>
Sent: Thursday, July 09, 2015 3:09 PM
To: Tefertiller, Ryan
Subject: Re: Comments on Creekside Service Center

Hi Ryan,

Thank you for spending a little time with me yesterday afternoon, I really appreciated it.

My comments are the following:

1. Major Concern: DO NOT want parking permitted in the "turn-around" area at the end of the block. This would encourage people to park there overnight close to the proposed park access. Drinking, parties, homeless, etc etc.
2. Somewhat concern: Residents and guest parking only on the east side of the street.
3. Somewhat concern: Regarding placement of any security lighting that may too bright facing at my place.
4. Minor concern: Nice 6 foot wood fence not a problem. (The current houses across the street from me had picket fences) If there is a change to an unsightly chain fence, that would be a major concern.

My house was built in 1898 (probably older - the Colorado Springs Assessors Office opened in 1898) thank you in advance for making sure the integrity/looks of the new warehouse is keeping with our 1898 "flavor".

Thanks again,

Kerry Peetz

From: "Ryan Tefertiller" <RTefertiller@springsgov.com>
To: "bumblebee3373@q.com" <bumblebee3373@q.com>
Sent: Thursday, June 4, 2015 10:36:09 AM

To: Colorado Springs Planning Commission

Colorado Springs City Council

Ryan Tefertiller

Re: Colorado College Zoning Change Application for San Miguel and Glen Avenue

To Whom It May Concern:

I am the owner of a house in this neighborhood, and I am writing to protest the college's request for a zoning change. Even though the college has purchased all the houses on one side of the 1300 block of Glen Avenue, its proposal to demolish all of the turn of the century houses and replace them with a warehouse would diminish the house values and the character of the entire neighborhood. My family has owned this house since the late 1950s, and while the neighborhood (and this house) have had their ups and downs, the neighborhood is on the rise with conscientious homeowners steadily improving their properties. A new warehouse adding more traffic and more noise and more unsightly warehouses would greatly diminish the entire neighborhood. The two warehouses they have already built have already added to the noise and blocked views of the park and creek path. From my front porch and upstairs, I used to have a view of a wooded lot and the park. Now I see this:



The current homeowners bought their houses in the expectation that they knew what the neighborhood offered: old period houses, large established trees, and views of the Peak and the park. What the college proposes would radically alter the neighborhood and turn it into a warehouse district with metal buildings on acres of concrete and demolished houses and trees. With the elimination of the access to the park, they would also be depriving runners and hikers of the only convenient access to the north side of the park path. No property rights the college has in its property could justify destroying the rights and legitimate expectations of the other homeowners in the enjoyment of their own property.

I am requesting that the Planning Commission and the City Council reject Colorado College's application for a zoning change.

Sincerely,

Cathy Henrichs

1230 Glen Avenue

Colorado Springs, CO 80905

FIGURE 3

Tefertiller, Ryan

From: johnny Cline III <jmciii@live.com>
Sent: Thursday, July 09, 2015 11:07 PM
To: Tefertiller, Ryan
Cc: PATRICIA A PADILLA; gbp1fan@earthlink.net; rkmull@comcast.net; Cathy Henrichs; Stanley@csindy.com; Gaebler, Jill
Subject: response to plans for the Creekside Support Center

My name is John M. Cline III. I have owned my residence at 1312 Glen Avenue for five years, and lived on Glen for eight years. I am writing this in response to the proposed changes to my neighborhood.

When I first moved to Colorado Springs almost two decades ago I discovered this tiny secluded neighborhood. I fell in love with its location and character. It has taken many years but I have finally realized my dream of making this place my home. I am raising my 11 year old daughter here, and she cannot recall living anywhere else. I have spent the last seven years working on campus at Colorado College doing food service. Work is a beautiful ten minute walk away. I plan on retiring from this job in 25 years.

Glen is a wonderful example of a working class neighborhood tucked away between the I-25/rail corridor, and Monument Creek, just north of Colorado College. It is as old as the Old North End just across the creek, with its own quaint charm. Its location as a residential neighborhood is something the City of Colorado Springs should fight to preserve. Nearby Wood Avenue is and has been historically the most desirable street to live on in this city. Wood has long been home to some of the most important and influential people throughout the history of Colorado Springs. And Glen is where the help has lived. The history that permeates the Old North End is shared on our side of the creek too; by the cooks, butlers, gardeners, and drivers. It still goes on today. I am that stereotype.

There are fewer and fewer neighborhoods surrounding downtown Colorado Springs where blue collar workers can afford to own homes. Glen's small lots and 2 and 3 bedroom homes offer just that. The addition of the fabulous trail system/parks adjacent to the Glen neighborhood make this a very unique blend of upscale urban accessibility and old fashioned blue collar front porch living. I can get on/off the interstate without ever seeing a traffic light.

When I bought my modest home here there were twenty-nine residential addresses left in this neighborhood. Colorado College has been quietly taking advantage of the recent economic downturn to buy up half of it. Two homes have already been destroyed, and a third made into office space. If the proposed changes go through there will only be fifteen left. None of the remaining homes will have a neighbor across the street.

I oppose rezoning half of my neighborhood to be used for a warehouse and receiving dock.

I oppose vacating San Miguel as well.

With the upcoming improvements to the Legacy Loop and Monument Valley Park trail system it seems counterproductive to close trail access and parking along San Miguel. Replacing the precious few remaining residences along the park with a fenced off warehouse compound is the opposite of urban infill. The improvements that are being made to MVP will make this neighborhood more desirable of a locale for urban living. The proposed repurposing of the creek side of Glen will completely separate what is left of my neighborhood from the park.

I also oppose the tactics used to push this project through. Once the wrecking crews are through, what will be left to fight for? The plans that I have seen completely disregard the reality of the current stormwater drainage situation. A lot of runoff from the south parking lot and buildings for parks and rec flows south down the west side of Glen Ave. It would be irresponsible to allow Colorado College to construct a private stormwater infrastructure which circumvents the current drainage issues. At the least the city should acknowledge that the infrastructure is crumbling along Glen Avenue due to flowing stormwater off of city

property, and any plans to improve such a large portion of the drainage basin should include an overall look at the entire drainage basin. Not just what it looks like on paper, but the reality of what actually goes on when it rains around here.

I have a big concern about the future traffic congestion surrounding the Glen/ San Miguel intersections. The streets that were put into my residential neighborhood were not designed to handle the number and frequency of tractor and trailer delivery trucks which have become much more common in the last 2 years. The recent addition to the Coal Train Liquor was done very poorly with that regard. I viewed those plans and did not comment. The current reality is not what was shown to me. Very specifically regarding delivery access from Recreation Way. To add a back entrance to a liquor store right off of a dangerous curve with a bad curb was irresponsible. Especially after the plans showed landscaping to prevent just that! (thus I didn't comment then) So I am very wary of approving any plans that increase the flow of delivery truck traffic through my neighborhood. I do not want to see the city have to widen the right of ways to make it more convenient for commercial vehicles to drive through my residential streets. The houses were here first. I want my daughter to be able to ride her bike around the block without worry about trucks backing up into her just to negotiate a ninety degree blind corner.

The last thing I want to address is Colorado College itself. It is a valuable asset to the city of Colorado Springs. The work already done by CC to beautify the north side of the downtown area is amazing. George Eckhardt's work at the historic preservation of the campus and its aging buildings has been impressive. Jill Tiefenthaler is doing wonderful things to take the College in a direction I can get behind. CC has been a great neighbor to have, and a great place to be employed. I am proud to be a part of it. I look forward to being able to engage in open conversation about the plans for the future of the Glen Avenue neighborhood to the benefit of Me, Colorado College, and the City of Colorado Springs.

sincerely,

John M. Cline III
1312 Glen Ave.

Tefertiller, Ryan

From: Jeannie Tomlinson <gbp1fan@earthlink.net>
Sent: Friday, July 10, 2015 12:02 AM
To: Tefertiller, Ryan
Subject: Glen Ave

My name is Jeannie Tomlinson and I live at 1334 Glen Ave. I strongly oppose rezoning half of my neighborhood to be used for a warehouse and receiving dock by Colorado College and the vacating of San Miguel as well. The neighborhood can't support the traffic increase that the rezoning will create. I also oppose the turn around at the end of the street. If you allow Colorado College to rezone this street, you will have allowed them to take yet another piece of history away from the tax paying citizens. I strongly oppose the city to allow the proposed changes Colorado College wants to make to their "west campus", otherwise known as the Glen Avenue neighborhood. Please deny their request!

Sincerely,

Jeannie Tomlinson

TO: Colorado Springs Planning Commission

Colorado Springs City Council

Ryan Tefertiller

Re: Colorado College Zoning Change Application for San Miguel and Glen Avenue

To Whom It May Concern:

I own the home at 311 W. San Miguel Street. I am writing to protest the Colorado College application requesting a zoning change in the neighborhood. I have signed the joint letter from the community of neighbors. This is my personal request with my concerns for the result of such a zoning change.

We are a small neighborhood; however, we are a neighborhood. In fact we are just two blocks from Wood Avenue which contains the Old North End. I hear conflicting accounts of exactly what the College intends do with their request. I do not know who to believe. What I do know is that a few years ago when Colorado College bought all of houses on one side of the 1300 block of Glen Avenue and approximately five houses in what I believe is the 200 block of San Miguel Street, the warehouse that exists today on that property is far different than the plan I heard of when that application was requested and granted. There were many mature trees that have since disappeared. The fenced in storage area erected on the site is far different from the view the neighborhood I moved into ten years ago.

The letter signed by the neighborhood outlines our collective concerns. I am writing this to emphasis that we are individuals who live here. We, each of us, have concerns as to the impact on our homes and our environment.

I am requesting the Planning Commission and the City Council reject Colorado College's application for a zoning change.

Sincerely,

Linda Pung

311 W. San Miguel Street

Colorado Springs, CO 80905

(719) 761-4447

Dear Colorado College,

My name is Christian Wright, my wife and I have lived in the W. San Miguel neighborhood for over a decade. I grew up in the old north end living at 1519 N. Nevada Ave. After I married I wanted nothing more than to own a home in this neighborhood. My home was built in 1896 and I purchased it from a man that lived in this house since 1924. I bike to work downtown, using the Monument Vally Park trail, the "bicycle highway of Colorado Springs." I love my home and my neighbors and I wish to preserve my way of life.

Who are my neighbors? Colorado College employees, City employees, retired City workers, artists, nurses, builders... and Colorado College. I have been the guest of the president of Colorado College because of my work on the award winning documentary "Return" about Professor Sonderman who escaped the Holocaust and became as acclaimed political science professor at CC.

Your President, staff and students are our neighbors. The project to turn our neighborhood into a warehouse district is a disgrace. This effectively tells us that we are good enough to work for you but not live next to you.

This proposed project is directly in opposition to the City's infill initiative. The infill projects are to "increase population density" in the as Mayor Suthers put it "the heart of Colorado Springs". A place where young professionals like myself will want to "live, work and play".

We are thrilled that the City of Colorado Springs has received a one million dollar grant for the three million dollar "legacy loop" trail project; a project started by General Palmer himself. The legacy loop will improve the west side of Monument Vally Park bringing it up to and beyond the quality of the east side of the park. Many of the homes on the east trail are on Wood Avenue, the most desirable street in Colorado Springs to live on. The legacy loop project will make our neighborhood property similarly desirable.

We are asking for the same consideration that would be given to the residents of Wood ave. CC owns plenty of property on Wood Ave. Why not rezone that property and build a warehouse there? Because Colorado College knows that the neighborhood would not stand for it. Colorado College knows it's President and Facility would never allow an eyesore like the one proposed be foisted upon them. "Not in my backyard". well it is in your backyard, we are your neighbors and we demand that you show us the same respect that we show you.

The homes owned by college back directly up to the park and the new legacy loop improvements. This is prime real estate, it is a folly for the College to turn these beautiful homes and property into a warehouse. If the college is unwilling to maintain the properties they own I am sure a residential developer would jump at the chance to restore and build on the legacy loop.

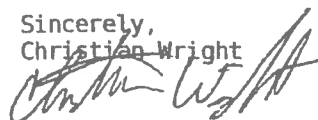
This project will severly negitively inpact our property values. We will not allow this to happen.

Colorado College is a pillar of the community and I have been proud to call them my neighbor. But if CC insists on moving forward with this monstrosity of a project CC will become a symbol of shame for the community. The tactic of tearing down the historic homes even before the zone change is heard at the planning commission meeting is shameful. CC is assuming that they will be able push through their project regardless of what the community thinks.

We are united against this project. EVERY remaining resident of the West San Miguel - Glenn Street neighborhood have signed a petition in opposition of this project. We will not have the foisted upon us. We will do everything in our power to prevent the rezoning from R2.

We strongly appose the rezoning of the W. San Miguel and Glenn avenue properties from R2. This is our community and we want to preserve our way of life.

Sincerely,
Christian Wright



315 W. San Miguel St.
Colorado Springs, CO.
80905
719-633-7573
alstav@gmail.com

To whom it concerns,

I say R2 should stay R2 on West San Miguel and Glenn St.

I say no to the rezoning request made by Colorado College.

I oppose the building of a metal warehouse, even if it is dressed up as a "barn". The irony has not escaped me that you would tear down a real vintage barn for this fake barn.

I say no to the closing off of W. San Miguel street and the community access to the park.

Colorado College has already proven by their maintenance facilities that they have no regard for the character and charm of the neighborhood.

Colorado College has allowed the homes that they have purchased to become run down. They are unwilling to do maintenance and repairs to the properties they own on W. San Miguel Street and Glenn Ave.

They have evicted our neighbors that rented from the college with no regard to the community.

While the home owners in this community are building up the neighborhood Colorado College is insistent on tearing the neighborhood down.

These are our homes, not just some trash to be torn down. We will not allow CC to destroy our historic neighborhood.

Your metal storage barn will be an eyesore no only for our neighborhood but also for the users of the new "legacy loop" project in Monument Valley Park. Users are already treated to a view of your ugly maintenance storage barn and yard. Do not multiply this with another industrial eyesore.

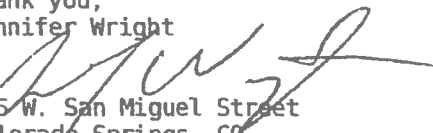
You have many other options for storage in appropriate locations. Please do not create an already obsolete library storage in our neighborhood. Do not turn our homes into your unwanted rubbish bin.

Our homes are not just houses to us. They are our HOMES, we live the history each day. They are not just a place to sleep, they have been passed down for generations. We are established home owners that love our property. Hardly anyone in the neighborhood has been here for less than five years and many have been here for decades. We have been here for over a decade and intend to stay for decades to come.

Colorado College claims to be a proponent of history, proud of their Colorado Springs legacy, yet they insist on tearing down that very history they claim to protect. Our history includes the middle class as well as the upper two percent that CC only seems to care about.

We the owners and renters are very proud of our homes and feel that your demolition is an assault on our history and way of life. The last remaining residents (the ones not pushed out by CC) of this neighborhood are united on this issue. The neighborhood gossip has never been better, for this we thank you for providing this cause that brings us even closer together as a community.

Thank you,
Jennifer Wright



315 W. San Miguel Street
Colorado Springs, CO
migenn@gmail.com

Ken Harris
1316 Glen Ave.
Colorado Springs, Colorado 80905

To whom it may concern,

As to the zoning change for the properties on Glen Ave. and San Miguel. I'm going on record opposing the change. I feel that the College and City of Colo. Springs. need to take in account the long term issues of putting a warehouse in a historic neighborhood. It's my request that a environmental study be done on the effects on the wild life in the area. This purposed warehouse will disrupted the animals movement to the creek, change the type of birds and insects that coincide with a vegetated neighborhood. All a warehouse attracts are pigeons and sparrows. This area is the only neighborhood green area between Unitah and Fillmore with flowers, gardens and grass that is not along the creek and to take over half of that away will have a major impact on not only the wild life but what we enjoy as a neighborhood. This is part of a wet land environment. To allow the zonings change and a warehouse to be put next to the Legacy Loop Trail would be a slap in the face of the tax payers and citizens of Colorado Springs. After all isn't the Legacy Loop Trail to Beautify our City? There is already a eyesore with the cities storage yards and Warehouses along the trail.

Another reason is, the colleges total disregard us our neighborhood to be apart of addressing the drainage, the road, utilities, parking and traffic concerns. They put up a fence so as to isolate themselves from being a part of the neighborhood. That's why the R2 should stay and not be rezoned.

I wonder why CC with all their finances can't find a property management company that cleans up and maintain the houses. Is that planned by CC to run down neighborhoods in-order to get the city to re-zone the neighborhoods?

I feel the college is not being forth right about the properties on Glen as to the future use of their book warehouse. When their library is complete does the book go back in the library? If so that leaves a warehouse for their unwanted items that they don't want on their campus thus creating warehouse and storage yard just like the park and rec.has going along a 3 Million Dollar Legacy Loop Beatification Project.

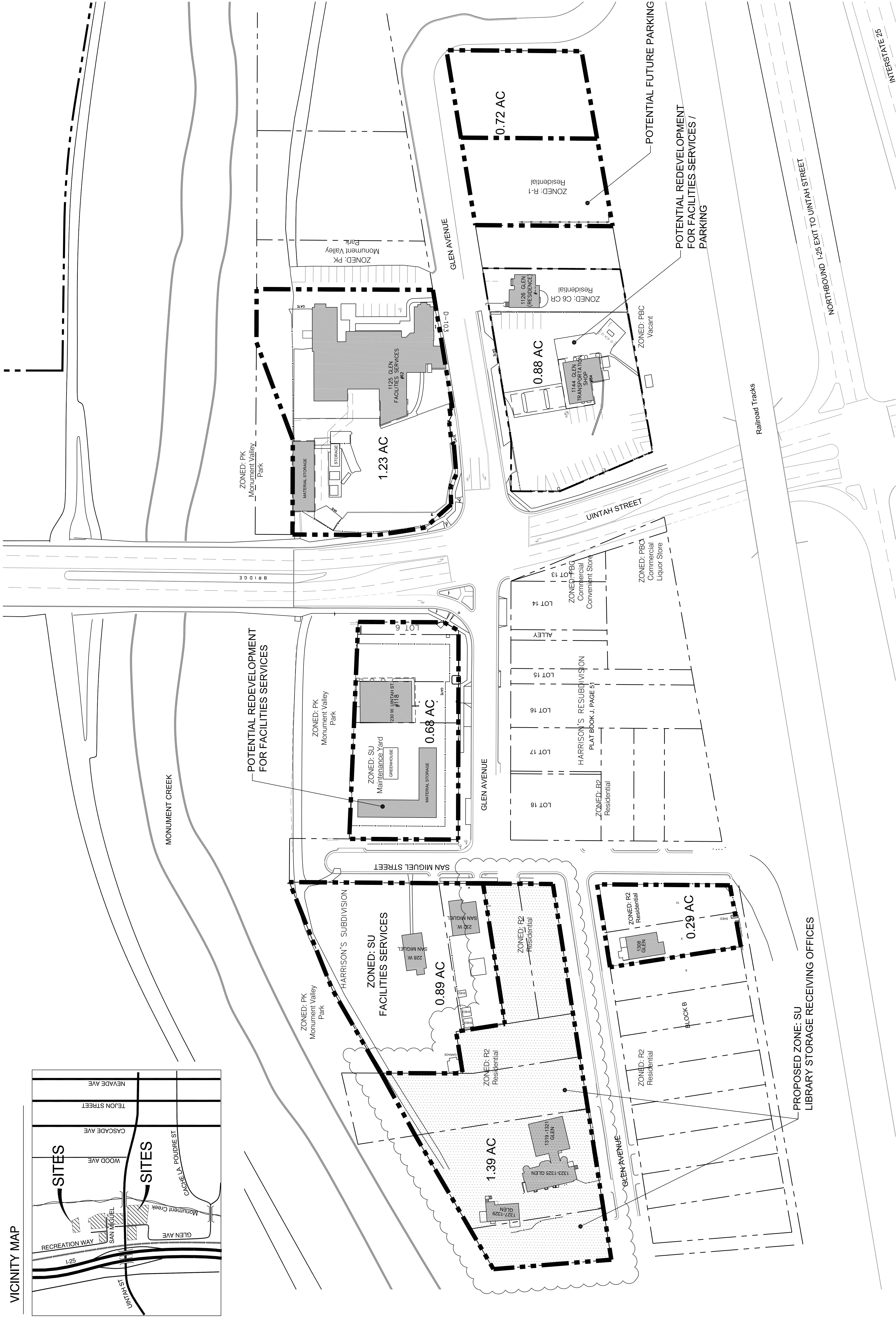
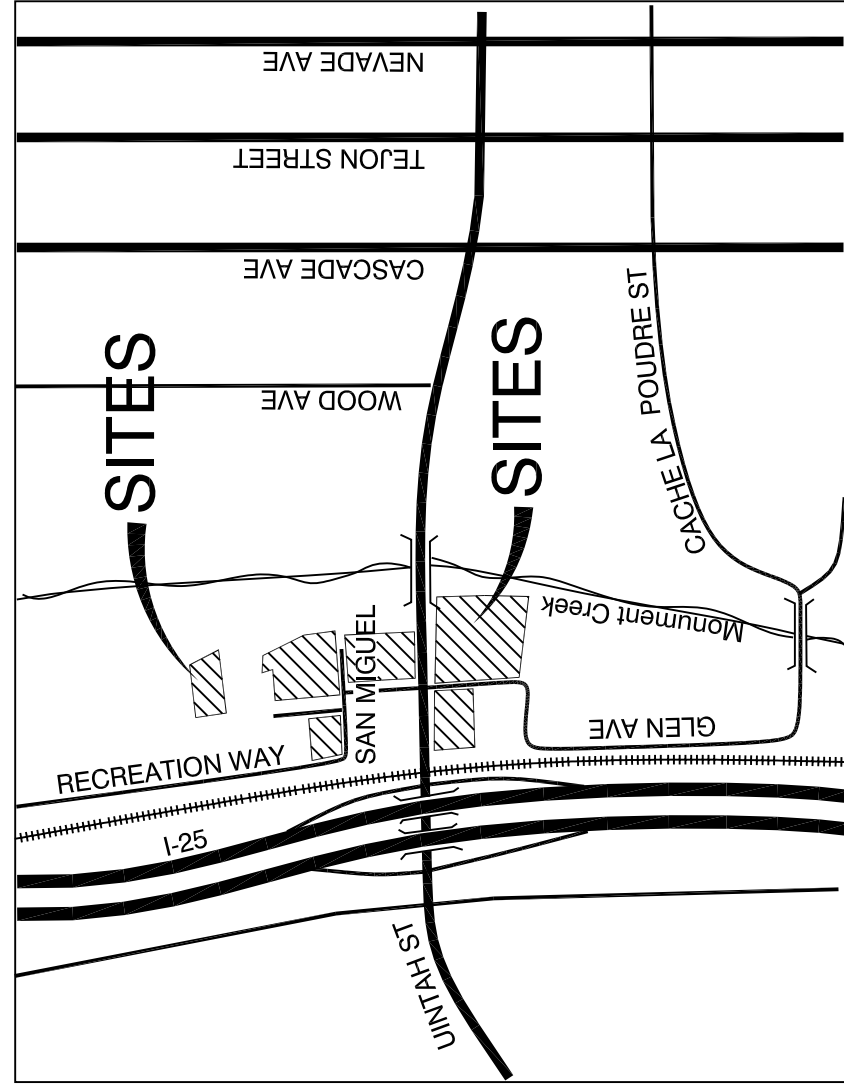
One other objection is the vacating of San Miguel. The neighbors on Glenn and San Miguel don't have any street parking.

It would be completely unfair to take the only parking for their friends and family that come to visit and a inconvenience to the neighbor's on the 13 hundred block to have their company take up parking in front of their homes. Keep all lot's R2! Use the lot's on the south side of Unitah!

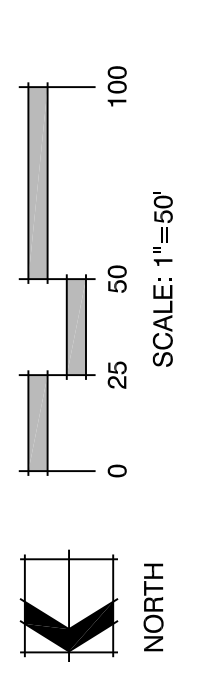
Sincerely Ken Harris,
1316 Glen Ave.



VICINITY MAP



THIS MAP IS AN ENLARGEMENT OF MAP 2 OF 3 OF THE COLORADO COLLEGE AMENDMENT TO THE MASTER PLAN 2008



Land Planning
Landscape
Architecture
Urban Design

N.E.S., Inc.
508 South Tejon Street
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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Colorado College
Master Plan
West Campus
Amendment 2015

DATE: 7/20/15
PROJECT MGR: T. Sirosh
PREPARED BY: B. Jackson

Master Plan
Amendment 2015

1
1 OF 1



6385 Corporate Drive
Colorado Springs, Colorado 80919
(719)785-0790 (719)785-0799(fax)

JOB NO. 2333.95-03
JUNE 19, 2015
PAGE 1 OF 2

LEGAL DESCRIPTION: REZONE

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK A, SCHOLZ' SUBDIVISION RECORDED IN PLAT BOOK J AT PAGE 48, RECORDS OF EL PASO COUNTY COLORADO, ALL OF LOT 3, BLOCK A, OF SAID SCHOLZ' SUBDIVISION, AND A PORTION OF LOTS 9 AND 10 HARRISON'S SUBDIVISION RECORDED IN PLAT BOOK J AT PAGE 20, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF LOT 1 THE COLORADO COLLEGE NORTHWEST CAMPUS FILING NO. 1 RECORDED UNDER RECEPTION NO. 211713145 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH END BY AN IRON PIPE AND IS ASSUMED TO BEAR N88°00'10"W, A DISTANCE OF 93.56 FEET.

COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF GLEN AVENUE PLATTED AS UNIVERSITY PLACE ACCORDING TO THE PLAT OF SCHOLZ' AND HINCKLEY'S SUBDIVISION AS RECORDED IN PLAT BOOK J AT PAGE 48, RECORDS OF EL PASO COUNTY, COLORADO, WITH THE NORTHERLY RIGHT OF WAY LINE OF SAN MIGUEL STREET PLATTED AS SAN MAGUEL STREET ACCORDING TO THE PLAT OF HARRISON'S SUBDIVISION, RECORDED IN PLAT BOOK J AT PAGE 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N07°07'35"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID GLEN AVENUE, A DISTANCE OF 435.36 FEET, TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK A, AS PLATTED IN SAID SCHOLZ' SUBDIVISION;
THENCE N87°08'25"E, ON THE NORTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 122.10 FEET TO A POINT WHICH IS 132.12 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 1;
THENCE S26°08'16"E, A DISTANCE OF 53.85 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 1, WHICH IS 117.42 FEET WESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE NORTHERLY BOUNDARY OF LOT 2, BLOCK A, AS PLATTED SAID SCHLOTZ' SUBDIVISION;
THENCE N82°52'25"E ON SAID SOUTHERLY BOUNDARY AND SAID NORTHERLY BOUNDARY, A DISTANCE OF 14.41 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 375 AT PAGE 112;
THENCE S28°56'02"E, ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 375 AT PAGE 112, A DISTANCE OF 124.13 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 375 AT PAGE 112, SAID POINT BEING A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 2, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF LOT 3, BLOCK A, OF SAID SCHOLZ' SUBDIVISION;
THENCE S27°16'00"E, A DISTANCE OF 81.46 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 3, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 1 AS PLATTED IN THE COLORADO COLLEGE NORTHWEST CAMPUS FILING NO. 1 RECORDED UNDER RECEPTION NO. 211713145;

THENCE ON THE BOUNDARY OF SAID LOT 1, THE COLORADO COLLEGE NORTHWEST CAMPUS FILING NO. 1 THE FOLLOWING (4) FOUR COURSES;

1. N88°00'10"W, A DISTANCE OF 93.56 FEET;
2. S07°07'35"E, A DISTANCE OF 48.43 FEET;
3. S82°52'23"W, A DISTANCE OF 56.51 FEET;
4. S07°07'35"E, A DISTANCE OF 162.72 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SAN MIGUEL STREET;

THENCE N88°00'51"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SAN MIGUEL STREET
A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1.381 ACRES

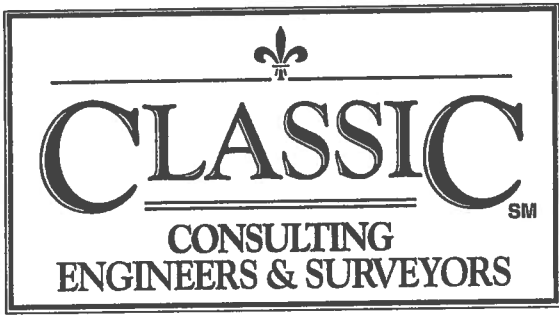
LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED
UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION
AND BELIEF, IS CORRECT.



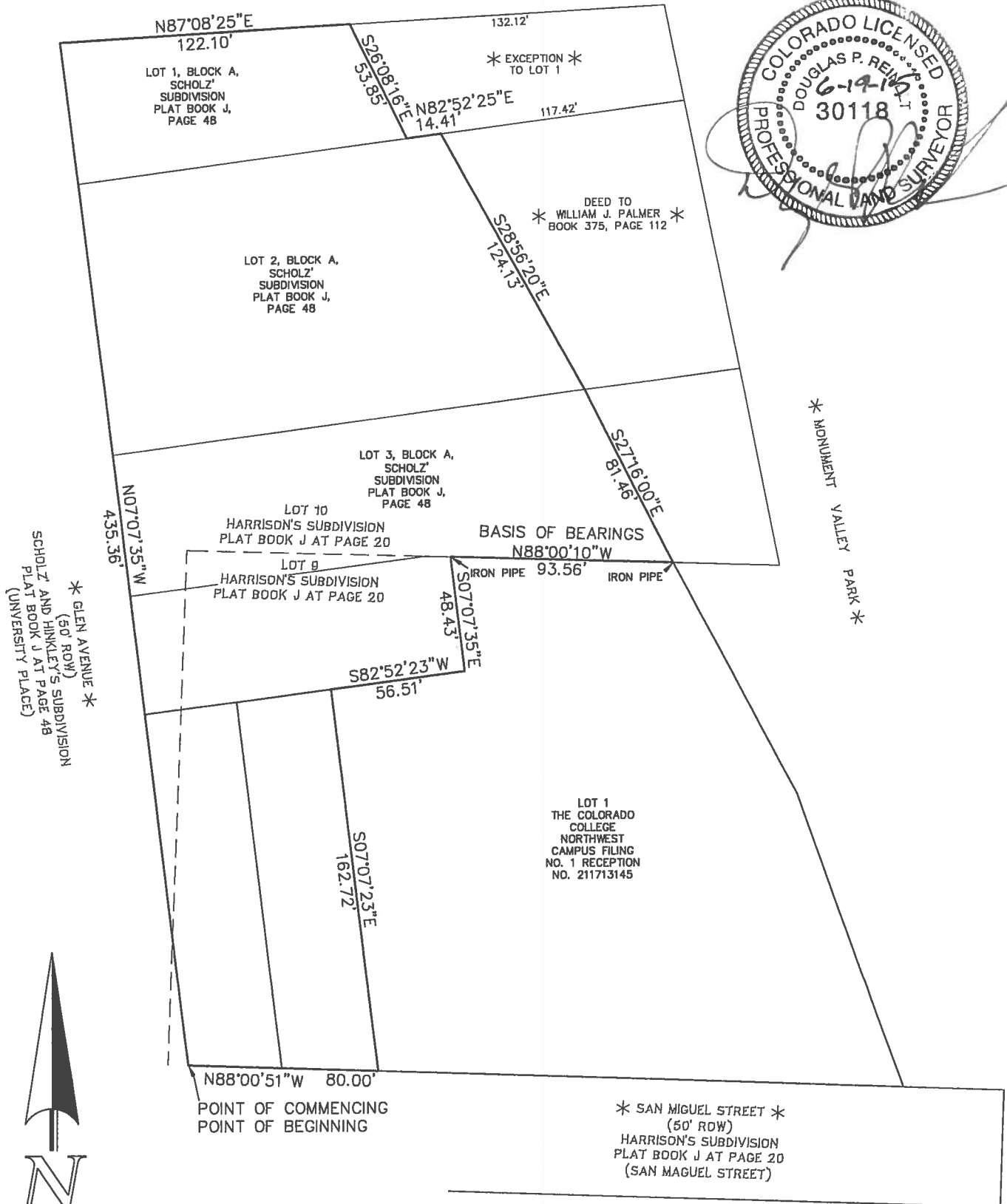
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

JUNE 19, 2015
DATE



REZONE
 COLORADO COLLEGE
 CENTRAL RECEIVING
 JOB NO. 2333.95-04
 SHEET 1 OF 1
 JUNE 19, 2015

6385 Corporate Drive, Suite 101 (719)785-0790
 Colorado Springs, Colorado 80919 (719)785-0799 (Fax)



SCALE: 1" = 60'

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

FIGURE 5



6385 Corporate Drive
Colorado Springs, Colorado 80919
(719)785-0790 (719)785-0799(fax)

JOB NO. 2333.95-05
JULY 20, 2015
PAGE 1 OF 1

LEGAL DESCRIPTION: REZONE PARK TRACT

A PARCEL OF LAND BEING A PORTION OF LOT 3, BLOCK A, SCHOLZ' SUBDIVISION RECORDED IN PLAT BOOK J AT PAGE 48, RECORDS OF EL PASO COUNTY COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF LOT 1 THE COLORADO COLLEGE NORTHWEST CAMPUS FILING NO. 1 RECORDED UNDER RECEPTION NO. 211713145 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH END BY AN IRON PIPE AND IS ASSUMED TO BEAR N88°00'10"W, A DISTANCE OF 93.56 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 AS PLATTED IN THE COLORADO COLLEGE NORTHWEST CAMPUS FILING NO. 1 RECORDED UNDER RECEPTION NO. 211713145 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF LOT 3, BLOCK A, SCHOLZ' SUBDIVISION RECORDED IN PLAT BOOK J AT PAGE 48, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N27°16'00"W, A DISTANCE OF 81.46 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 3;

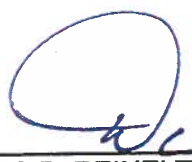

THENCE ON THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY OF SAID LOT 3 THE FOLLOWING (3) THREE COURSES;

1. N82°52'25"E, A DISTANCE OF 65.88 FEET;
2. S11°35'35"E, A DISTANCE OF 83.85 FEET;
3. N88°00'10"W, A DISTANCE OF 44.93 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,350 SQUARE FEET

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

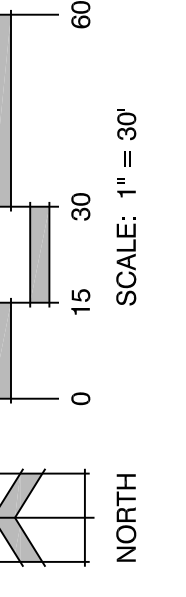
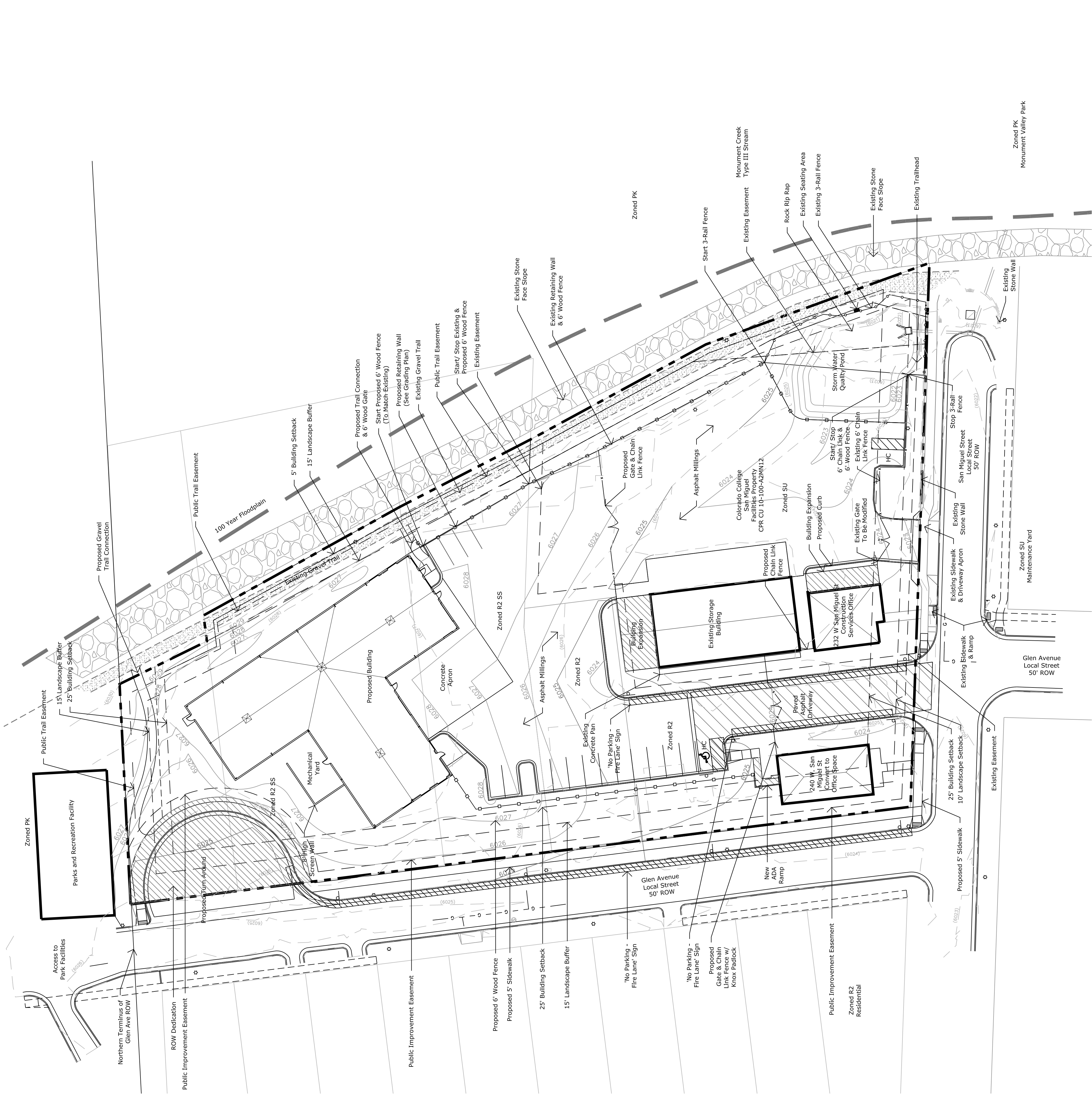



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

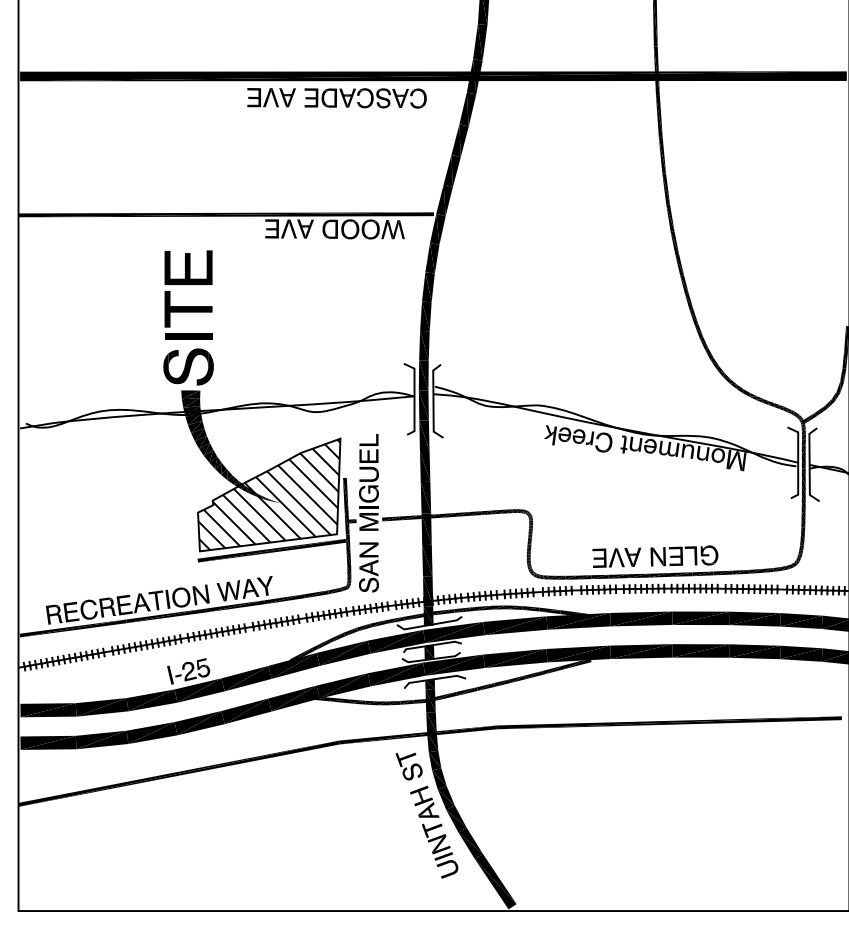
July 20, 2015
DATE

COLORADO COLLEGE

CREEKSIDE SUPPORT CENTER



VICINITY MAP



PROPOSED LEGAL DESCRIPTION

Lot 1 Colorado College Northwest Campus Filing No. 1

SITE DATA

Owner: Colorado College
14 E. Cache La Poudre St.
Colorado Springs, CO 80903

Tax ID Number: 64072-04-001
64072-04-002
64072-04-005
64072-04-006
64072-04-007
64072-04-013
98,869 SF (2,27 AC)
Colorado College
SU/SU
Spring 2016
Construction Offices/ Storage
(Serving Colorado College)

Building Size:
-Existing Construction Office: 1,180 SF
-Proposed Expansion: 480 SF
-Existing Retaining Wall: 1,660 SF
-Existing Storage Building: 3,120 SF
-Proposed Expansion: 760 SF
-Existing Storage Building: 3,860 SF
-Existing Bld Convert to Office: 1,322 SF
-Proposed Building: 17,785 SF

Max Building Height: 60 FT
Proposed Bldg Height (w/o Cupolas): 24 FT
Proposed Bldg Height (w Cupolas): 33 FT

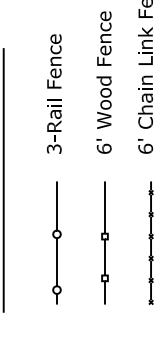
Percent Building Coverage: 17,785 SF (18%)
Percent Pavement Coverage: 39,580 SF (40%)

Building Setbacks:
-Front: 25 FT
-Side: 5 FT
-Rear: 25 FT

Landscape Setbacks:
-Front: 10 FT
-Side: 15 FT
-Rear: 15 FT Buffer

Parking Required: 12 (1 stall per 400 SF office)
Parking Provided: 22 (Including 2 Accessible Stalls)

LEGEND



GENERAL NOTES

- The City of Colorado Springs is federally mandated to identify and monitor all storm water discharges within the City. The City accomplishes this task by requiring a Stormwater Connection Permit from the City Engineering Department. The applicant will need to contact 385-5680 to obtain this permit.
- All curb, gutter, pedestrian ramps and sidewalks posing a safety hazard or exhibiting excessive deterioration along San Miguel Street adjacent to the site will need to be removed and replaced. An on-site meeting can be set up with the City Engineering Inspector to determine what, if any improvements are required. The Inspector can be reached at 385-5977.
- Streamside Variance: The request is to allow for 42.0% impervious area where 25% is permitted. The character of the site does not prohibit typical streamside habitats and extensive landscaping and buffering is provided along the perimeter of the site.
- The asphalt millings will be designed such to provide minimum CSFD apparatus leading requirements.

SHEET INDEX

- Development Plan
- Streamside Site Plan & Land Suitability Analysis
- Streamside Sections
- Demolition Plan & Tree Preservation Plan
- Utilities Plan
- Grading Plan
- Final Landscape Plan
- Stormwater Management Details
- Building Elevations



N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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CREEKSIDE
SUPPORT
CENTER
Colorado College

7/22/2015
T. SEIBERT
PROJECT MGR:
K. WHITFORD
PREPARED BY:

PROJECT NO

SCALE

BLOCK INFO

ISSUE/REVISION

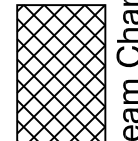
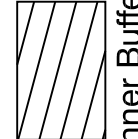
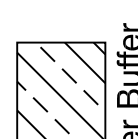



DEVELOPMENT PLAN
AMENDMENT

1 OF 9

CPC CU-10-001-00-A3M015

FIGURE 6

LEGEND

-  Stream Channel
-  Inner Buffer
-  Outer Buffer
-  Existing Riparian Vegetation
-  Streamside Buffer
-  100 Year Floodplain

STREAMSIDE DATA

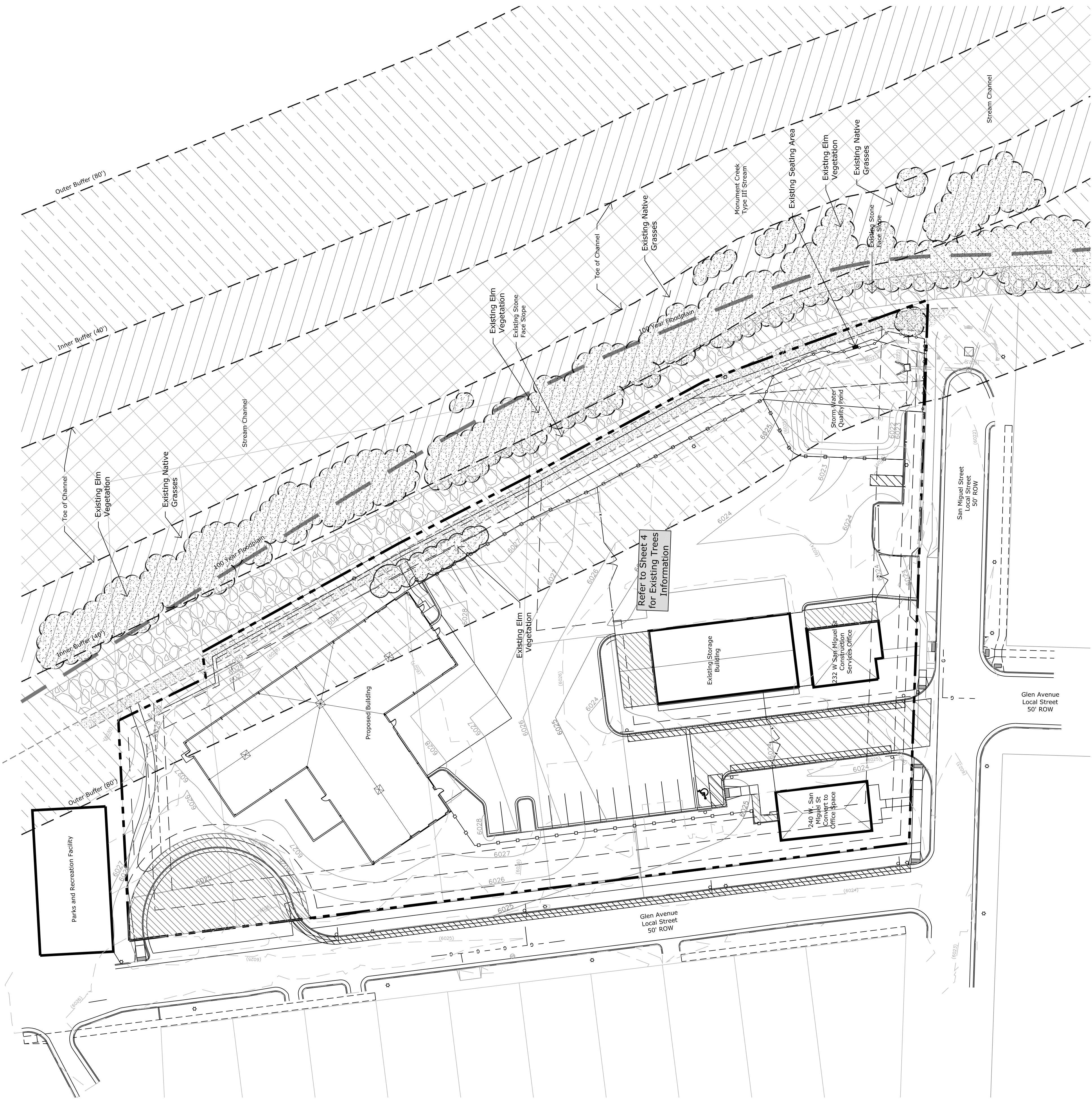
Lot Size:	98,669 SF (2.27 AC)
Streamside Overlay within Project Site:	26,918 SF
Impervious Surfaces within Streamside Overlay:	11,297 SF (42.0%)

LAND SUITABILITY ANALYSIS

Ecosystem:	Riparian and Foothills Grassland
Vegetation:	Siberian Elm, Blue Spruce, Rocky Mountain Juniper, Ash, Russian Olive, Lilac, Juniper, grasses.
Soils:	Ustic Torriferents, Loamy (Source: USDA NRCS) - Landforms: Stream terraces - Depth to Water Table: > 80" - Frequency of Flooding: Low to non-existent
Fire Risk:	Not Rated (Source: City of Colorado Springs FireWise Map)
Geo-Hazard Risk:	Stable Alluvium, Colluvium and Bedrock on flat to gentle slopes (0-5%) (Source: City of Colorado Springs Potential Geological Hazards Map)
Slopes:	Generally Flat to Gentle Slopes (less than 5%)

NOTES

- 1) Nonuse variance: The request is to allow for 42.0% impervious area where 25% is permitted. The character of the site does not contain typical streamside habitats and extensive landscaping and buffering is provided along the perimeter of the site.
- 2) Streamside Review Criteria:
 - A. Has the natural landform been maintained within the overlay area and does the grading conform to the specific streamside review criteria? *Yes.*
 - B. Does the development incorporate the stream ecosystem into the project design and implement the natural streamside settings? *Yes.* The proposed grading of the site is fairly minimal and is consistent with the surrounding developed areas. Since the Monument Creek channel was armored, the surrounding land is relatively flat.
 - C. Has the project been designed to minimize impact upon wildlife habitat and the riparian ecosystem which exists on or adjacent to the site? *Yes.* The project design protect established habitat or any known populations of any threatened or endangered species or species of special concern?
 - D. Have existing or potential community trail networks and other recreational opportunities been identified and incorporated into the project design? *Yes.*
 - E. Has the project been designed to protect the subject property from potential flood damage and to accommodate flood storage and conveyance needs? *Yes.* The armored slope contains the floodplain and associated storage needs.
 - F. Have all significant natural features within the project streamside area been identified, and has the project been designed to minimize the impact on these features? *Yes.* The most significant natural features present on the site is existing vegetation. These trees and shrubs were planted and not naturally occurring as a result of the stream. Many of the larger and healthy trees have been preserved.
 - G. Does the project identify and implement the recommendations of any approved subarea plans (such as the City Greenway Master Plan, City Open Space Plan or a specific Drainage Basin Planning Study (DBPS) and of any approved City Engineering project and habitat conservation plans? *Yes.*
 - H. Does the project design:
 - Implement a riparian buffer of specified width between the developed portions of the site and the adjacent waterway to assist in preventing point and non-point source pollutants and sediment from entering the waterway? *Yes.* Due to the physical separation between the stream channel and the development, there is no riparian buffer within the site. A stormwater quality pond is provided to implement best management practices for runoff.
 - Exclude impervious surfaces from the inner buffer zone and meet impervious restriction across the entire overlay? *Yes.* A variance has been requested for the site to allow for an increased impervious area within the streamside overlay area.
 - Incorporate all stormwater Best Management Practices (BMPs) required by City Engineering throughout the development to reduce runoff and encourage infiltration of stormwater into the ground? *Yes.*
 - A stormwater quality pond is provided for the site which will store water for flow attenuation and meet on the site. Vegetation is used to enhance this area of the site and take advantage of the supplemental water? *Yes.*
 - Incorporate visual buffer opportunities of the stream between identified existing and/or proposed projects on opposing sides of the stream? *Yes.* Landscape buffers are provided along the stream and near frontage.
 - Use inner and outer buffer zone landscaping standards met? *Yes.* Disturbed areas have been revegetated to minimize erosion and stabilize landscape areas and does the project landscaping design specify plants selected from the riparian requirements of the City's Landscape Code? *Yes.* The proposed riparian vegetation meets the requirements of the City's Landscape Code.
 - Landscape standards have been fulfilled with the proposed plan. *Yes.* No riparian habitats exist, other suitable landscape materials have been provided.
 - Have stream bank and slope areas been identified (particularly those over 15% slope)? *Yes.* The plan provides for the suitable revegetation and stabilization of any disturbed areas?
 - No slope existing on the site in excess of 15% naturally. *Yes.* Barring is proposed in several locations and appropriate landscaping is proposed.
 - Have opportunities to reclaim the drainage area been identified and implemented where practical? *Yes.* For this situation, reclamation constitutes any action that improves the quality of that drainage visually, functionally, or recreationally, and brings that drainage way into a more natural condition.



SCALE: 1" = 30'

0 15 30 60

NORTH

FIGURE 6

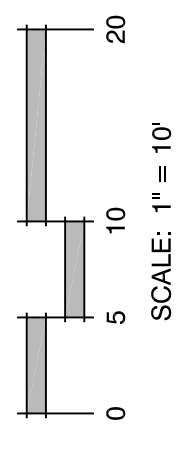
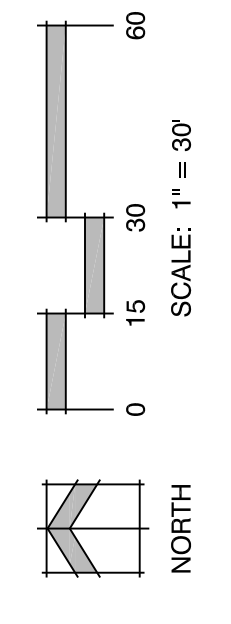
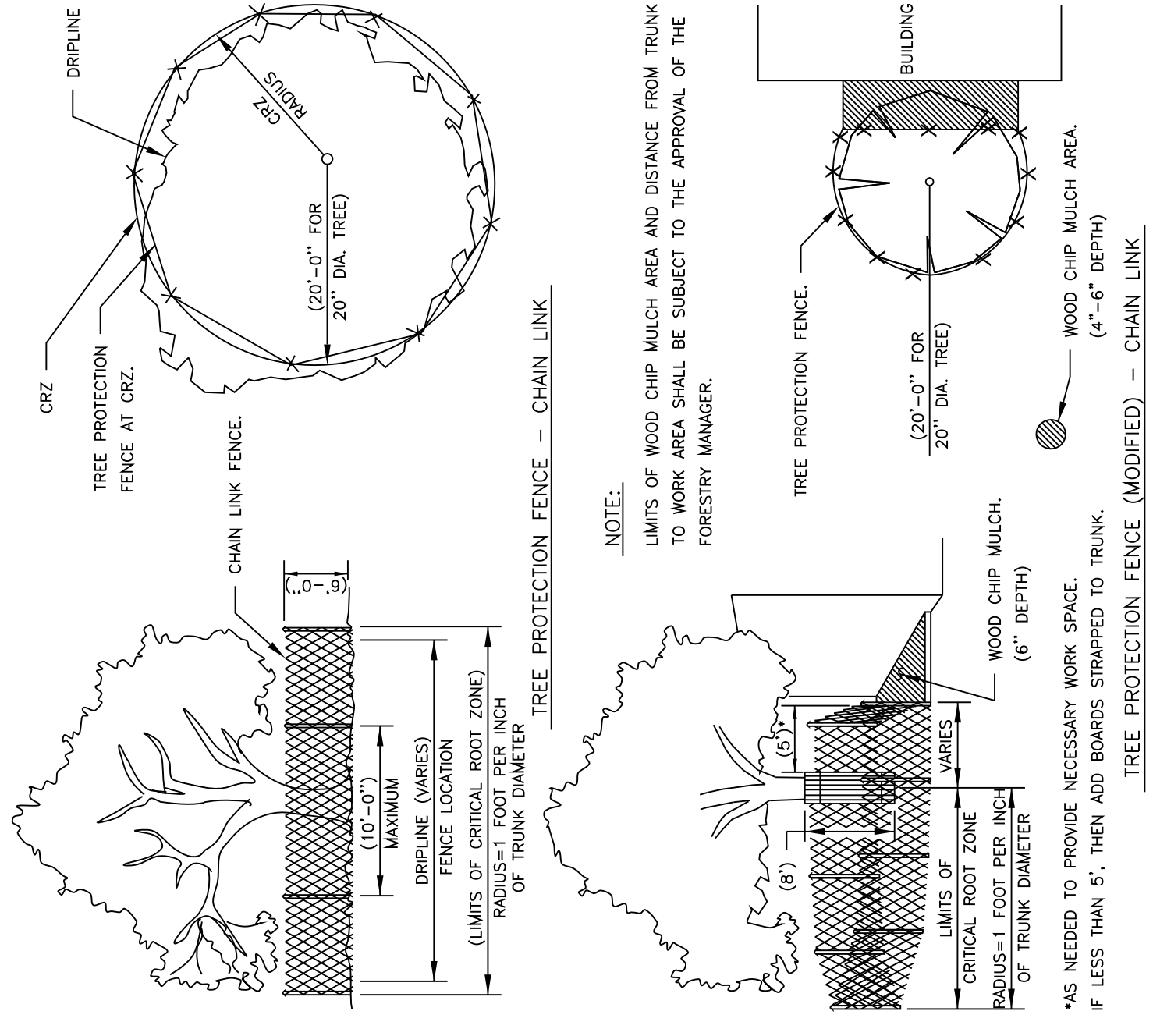
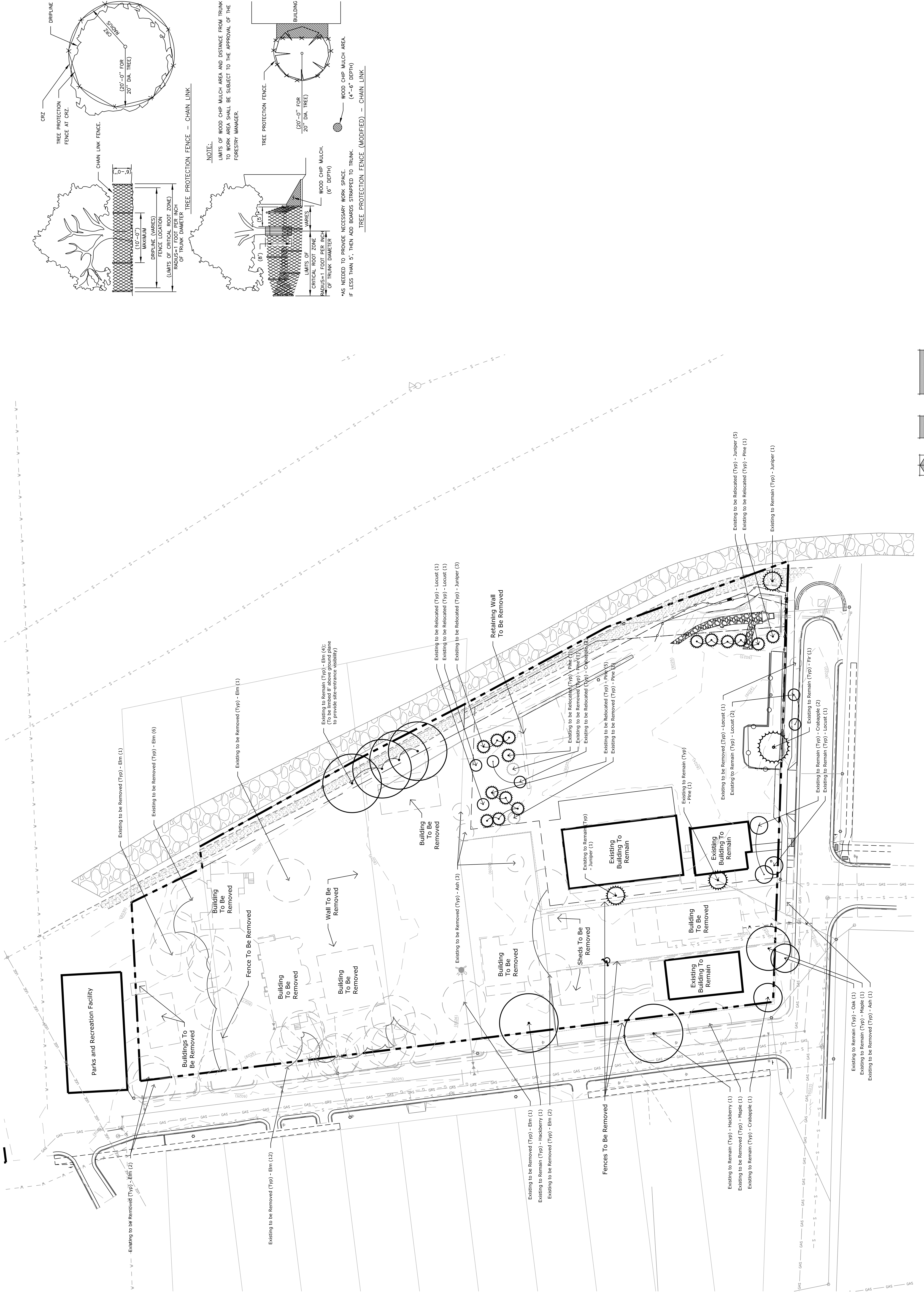


FIGURE 6

P:\Colorado College\Central Receiving\Drawings\Planning\Develop\Nes\07-17-2015.dwg [Sections] 7/22/2015 5:22:26 PM Whitford



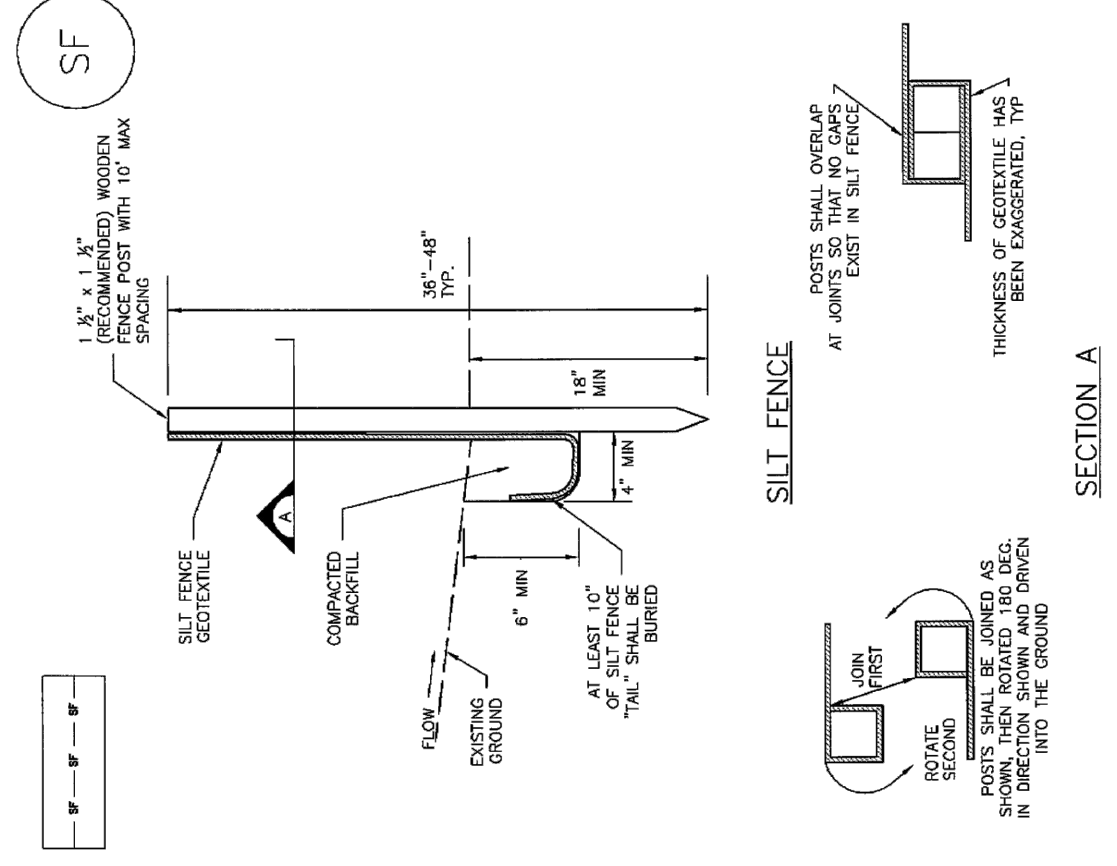
NOTE:
LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.

*AS NEEDED TO PROVIDE NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.

FIGURE 6

Silt Fence (SF)

SC-1

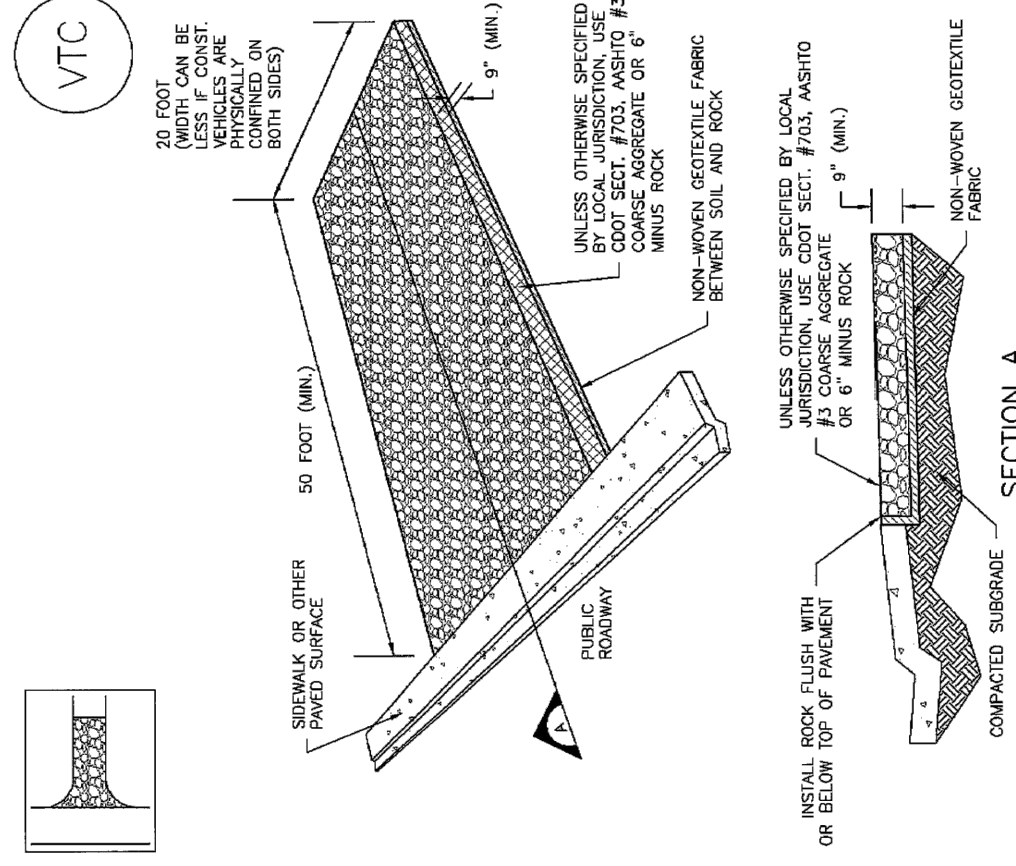


SF-1. SILT FENCE

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

Vehicle Tracking Control (VTC)

SM-4

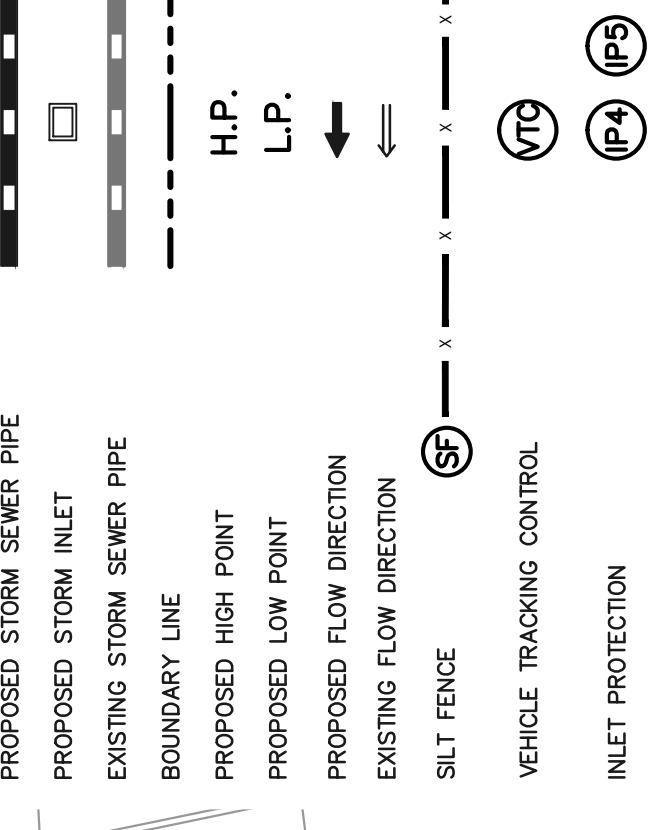


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

Silt Fence (SF)

SC-6

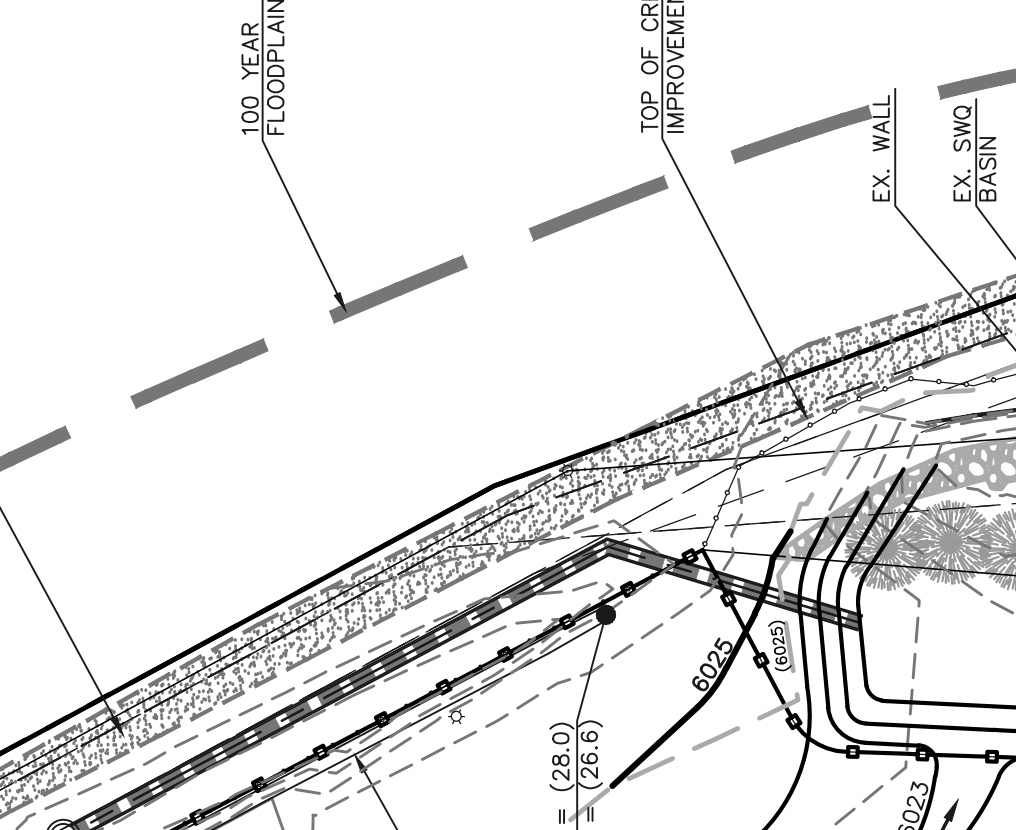


SF-1. SILT FENCE

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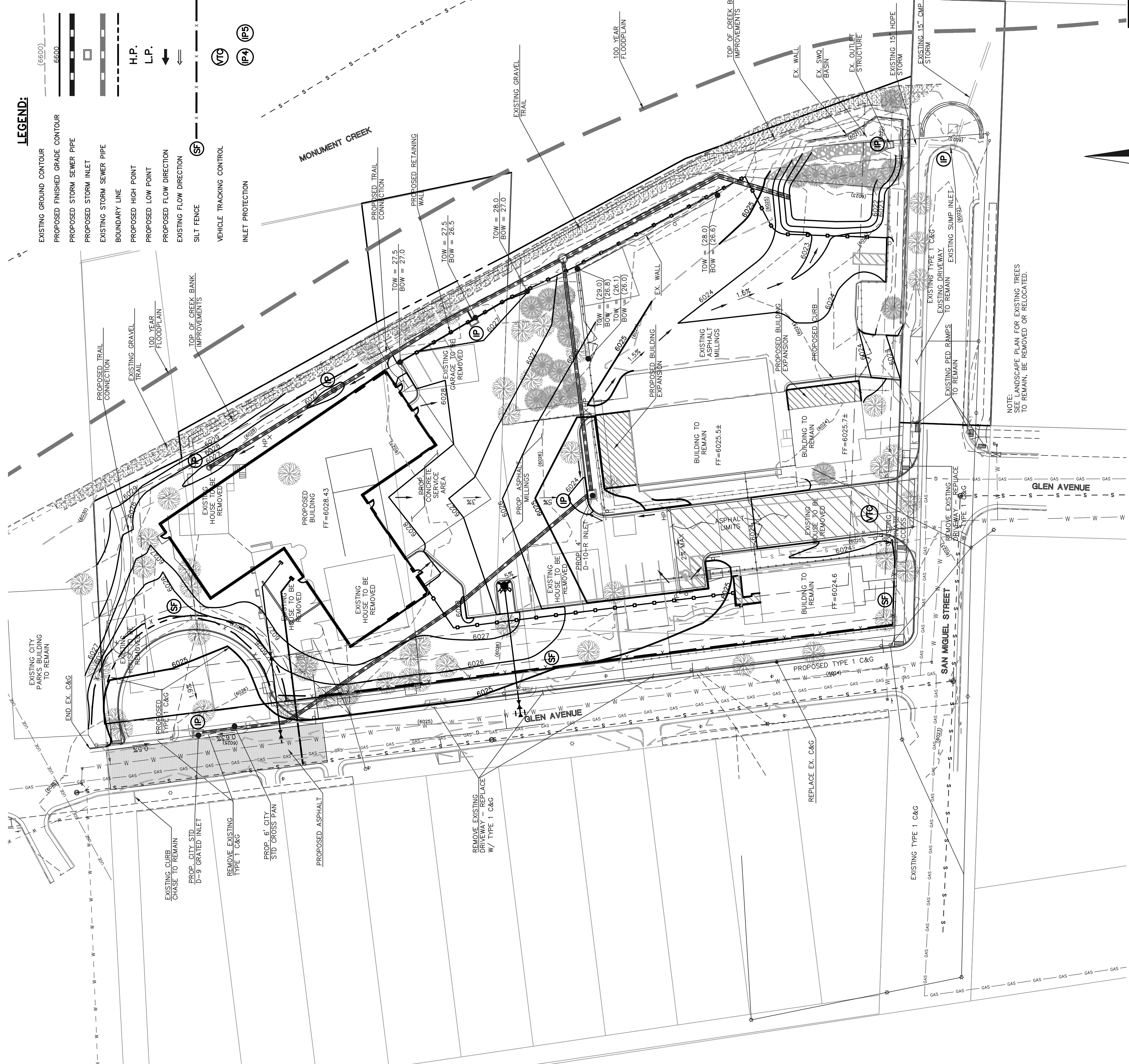
Vehicle Tracking Control (VTC)

SC-6



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3



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ENGINEERS & SURVEYORS

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Colorado Springs, Colorado 80918
(719) 575-0700
(719) 785-0799 (fax)

CPC CU 10-00100-A3MJ15
COLORADO COLLEGE CREEKSIDE
SUPPORT CENTER FILING NO. 1
PRELIMINARY GRADING PLAN
W/ EROSION CONTROL

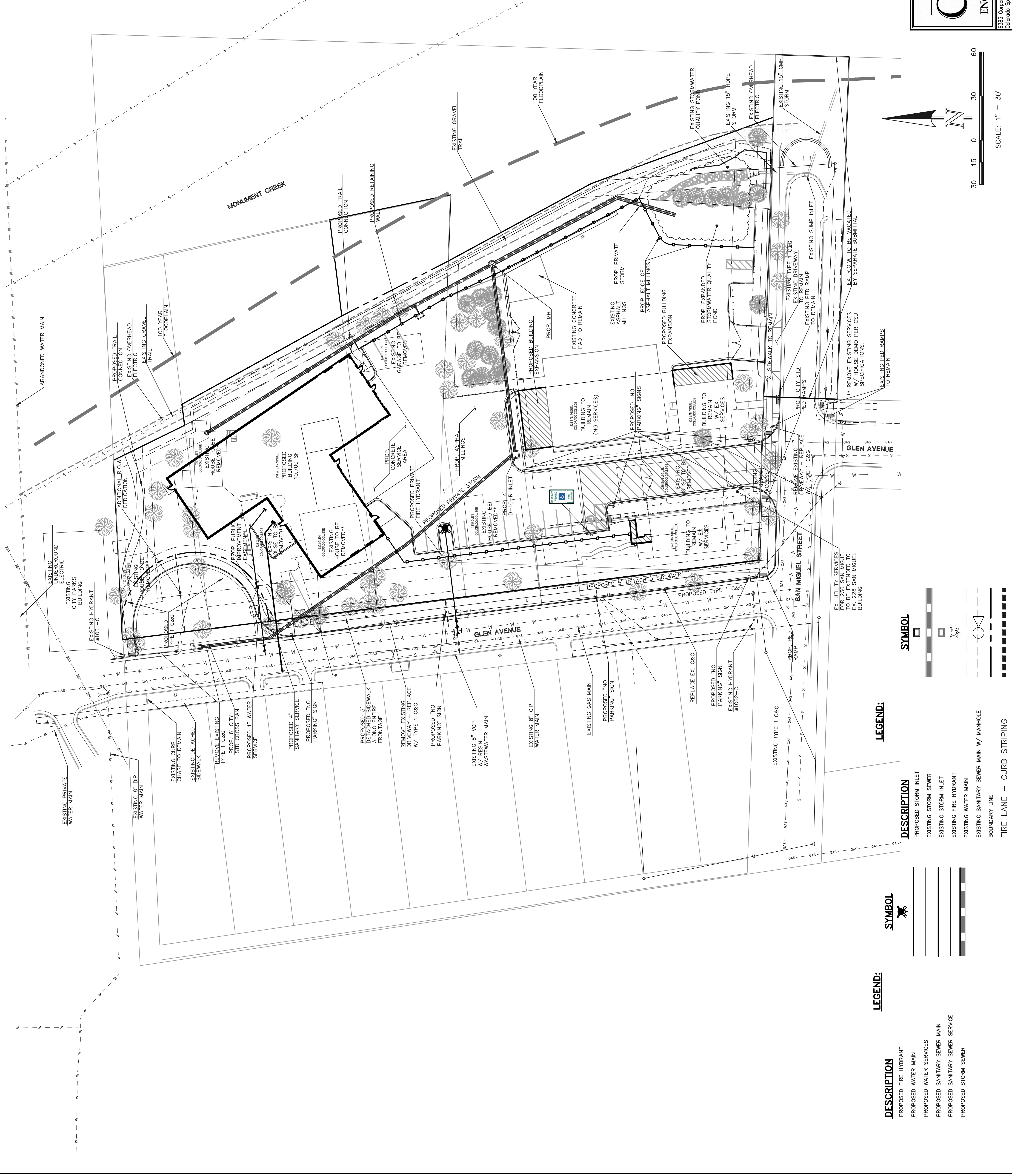
DESIGNED BY	JRH	SCALE	(H) 1" = 30'	DATE	06/11/15
DRAWN BY	JRH	(V) 1" = N/A	SHEET	5 OF 9	
CHECKED BY					
					2333.95

BUILDING DATA
 BUILDING NAME: COLORADO COLLEGE
 CREEKSIDE SUPPORT CENTER
 ADDRESS: 234 W SAN MIGUEL
 TAX ID NUMBER: TBD
 GROSS SQ FOOTAGE: 10,770 S.F.
 TYPE CONSTRUCTION: IB
 REQ. GPM FIRE FLOW: 2,250 GPM
 REQ. MIN. NUMBER HYDRANTS: 2
 AVG. DIST. BETWEEN HYD.: 450'
 MAX. HOSE LAY DIST.: 225'
 BUILDING SPRINKLED: NO
 AREA SEPARATION/FIRE WALLS: NO

NOTE:
 NO TREES ALLOWED WITHIN 15 LF. OF
 A WATER AND WASTEWATER MAIN.
 SEE LANDSCAPE PLAN FOR DETAILS
 OF TREE REMOVAL.

**GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
 (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)**
**PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL
 OF PRELIMINARY UTILITY PLAN:**

1. THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO SPRINGS UTILITIES ("SU") SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS UTILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, ORDINANCES, STANDARDS (STANDARDS), TARIFFS, RULES, REGULATIONS, AND POLICES, CITY ORDINANCES, REGULATIONS, AND POLICES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SU DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND WASTEWATER MAINS, SANITARY SEWERS, GAS MAINS, AND ALL OTHER UTILITY SYSTEMS, INCLUDING SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SU'S UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES, OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SU MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED.
5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SU, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. IF SU DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER, AT ITS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SU DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN UTILITY SYSTEM. OWNER SHALL EXECUTE AND RECORD A PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SU.
7. THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET THE SU'S CRITERIA FOR WATER QUALITY, DURABILITY, AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SU'S WATER STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SU'S WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES AND AGREES TO PAY FOR THE COSTS OF ANY WATER TREATMENT FACILITIES, INCLUDING WATER MAINS, WATER QUALITY SYSTEMS, AND WATER TREATMENT FACILITIES, TO MAINTAIN WATER QUALITY AND TO REIMBURSE SU FOR SUCH WATER QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
9. OWNER MUST CONTACT SU FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE INSTALLATION AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668-4885 OR SOUTH WORK CENTER 668-6564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SU EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SU (CITY CODE 12.2.540).
11. SU'S APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SU TO APPLY ITS STANDARDS AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL APPLY. SU'S APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SU TO ENFORCE ANY STANDARDS, RULES, REGULATIONS, POLICES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RULES, REGULATIONS AND POLICES OF SU.

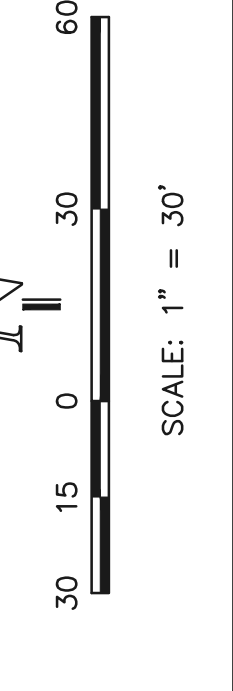


LEGEND:

SYMBOL	DESCRIPTION
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED WATER MAIN
[Symbol]	PROPOSED WATER SERVICES
[Symbol]	PROPOSED SANITARY SEWER MAIN
[Symbol]	PROPOSED SANITARY SEWER SERVICE
[Symbol]	PROPOSED STORM SEWER
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING SANITARY SEWER MAIN W/ MANHOLE
[Symbol]	BOUNDARY LINE
[Symbol]	FIRE LANE - CURB STRIPING

LEGEND:

SYMBOL	DESCRIPTION
[Symbol]	PROPOSED STORM INLET
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING STORM INLET
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING SANITARY SEWER MAIN W/ MANHOLE
[Symbol]	BOUNDARY LINE
[Symbol]	FIRE LANE - CURB STRIPING



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CPC CU 10-00100-A3MJ15
 COLORADO COLLEGE CREEKSIDE
 SUPPORT CENTER FILING NO. 1
 PRELIMINARY UTILITIES AND
 PUBLIC FACILITIES PLAN

DESIGNED BY	JRH	SCALE		DATE	06/11/15
DRAWN BY	JRH	(H) 1" = 30'		SHEET	6 OF 9
CHECKED BY		(V) 1" = N/A		JOB NO.	2333.95

Site Category Calculations See Code Section/Policy 320 & 317

Street Name or Classification	Width (ft.)	Tree Footprint (sq. ft.)	Linear Footprint (ft.)	Linear Footprint (ft.)	No. of Trees Provided
W. San Miguel Street	107' 10"	1' 30"	122'	1' 30"	11 / 11
North Zone Boundary	6' 15"				6 / 6

Motor Vehicle Lots See Code Section/Policy 321 & 317

No. of Vehicles	Shade Trees (1/16 Spaces) Required / Provided	Vehicle Lot Length of Frontage (ft.) (excluding driveways)	203 Length of Frontage (ft.)	Percent Ground Plane Vsg. Req. / Provided
22	2 / 2	SM	45'	75% / 75%

Internal Landscaping See Code Section/Policy 322 & 317

Net Site Area (sq. ft.)	Percent Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided	Percent Ground Plane Vsg. Req. / Provided
98,669 S.F.	4,933 SF / 19,439 SF	10 / 8	75% / 75%

Landscape Buffers and Screens See Code Section/Policy 323

Street Name of Property Line (Elev.)	Min. Width (in ft.) City Reg. / Provided	Linear Footprint	Buffer Trees (1/200) Required / Provided	Evergreen Trees Req. (50%) / Provided
East Boundary	15' / 25'-35'	502'	26 / 26	13 / 16
Green Avenue (West Boundary) 15' / 15'		435'	22 / 22	11 / 13

NOTE: 1. ALL TREES LABELED (EX) ON PLANS ARE CONSIDERED EXTRA FOR CITY STANDARDS.
* Administrative Relief Requested

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	QTY
AGR	Acer grandidentatum / Bigtooth Maple	30'	30"	3" Gal.	B&B	NonX	2
Coc	Celtis occidentalis / Common Hackberry	60'	50"	3" Gal.	B&B	Xeric	6
Rgl	Rhus glabra / Smooth Sumac	15'	10"	2" Gal.	B&B	Xeric	4
RY	Rhus typhina / Staghorn Sumac	25'	15"	3" Gal.	B&B	Xeric	3
JSC	Juniperus scopulorum / Rocky Mountain Juniper	30'	15"	6" HT	B&B	Xeric	6
Jsm	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	15'	10"	6" HT	B&B	Xeric	9
Ped	Pinus edulis / Pinon Pine	30'	20"	6" HT	B&B	Xeric	10
Bau	Baptisia australis / Blue Wild Indigo	4'	3"	1 GAL	CONT	Xeric	12
Pla	Paeania lactiflora 'Duchesse' / Chinese Peony	3'	3"	1 GAL	CONT	NonX	10
Sra	Saccharum ravennae / Plume/Ravenna Grass	12'	4"	1 GAL	CONT	Xeric	3
Snu	Sorghastrum nutans / Indian Grass	5'	4"	1 GAL	CONT	Xeric	15

LOW GROW GRASS MIX

EROSION PROTECTION/VEGETATION REQUIREMENTS
Per U.S.A. Soil Conservation Service Guidelines

1. Plants Shown in Name: LOW GROW GRASS MIX - From Arkansas Valley Seed Co.
2. Planned: 28.72, 32.75, 35

Species/Plant	Quantity	Notes
Deciduous Tree	1	
Coniferous Tree	1	
3-Rail Fence	1	
6' Wood Fence	1	
6' Chain Link Fence	1	
Wood Mulch	1	
Sod	1	
Seed Mix	1	
Rock Mulch	1	

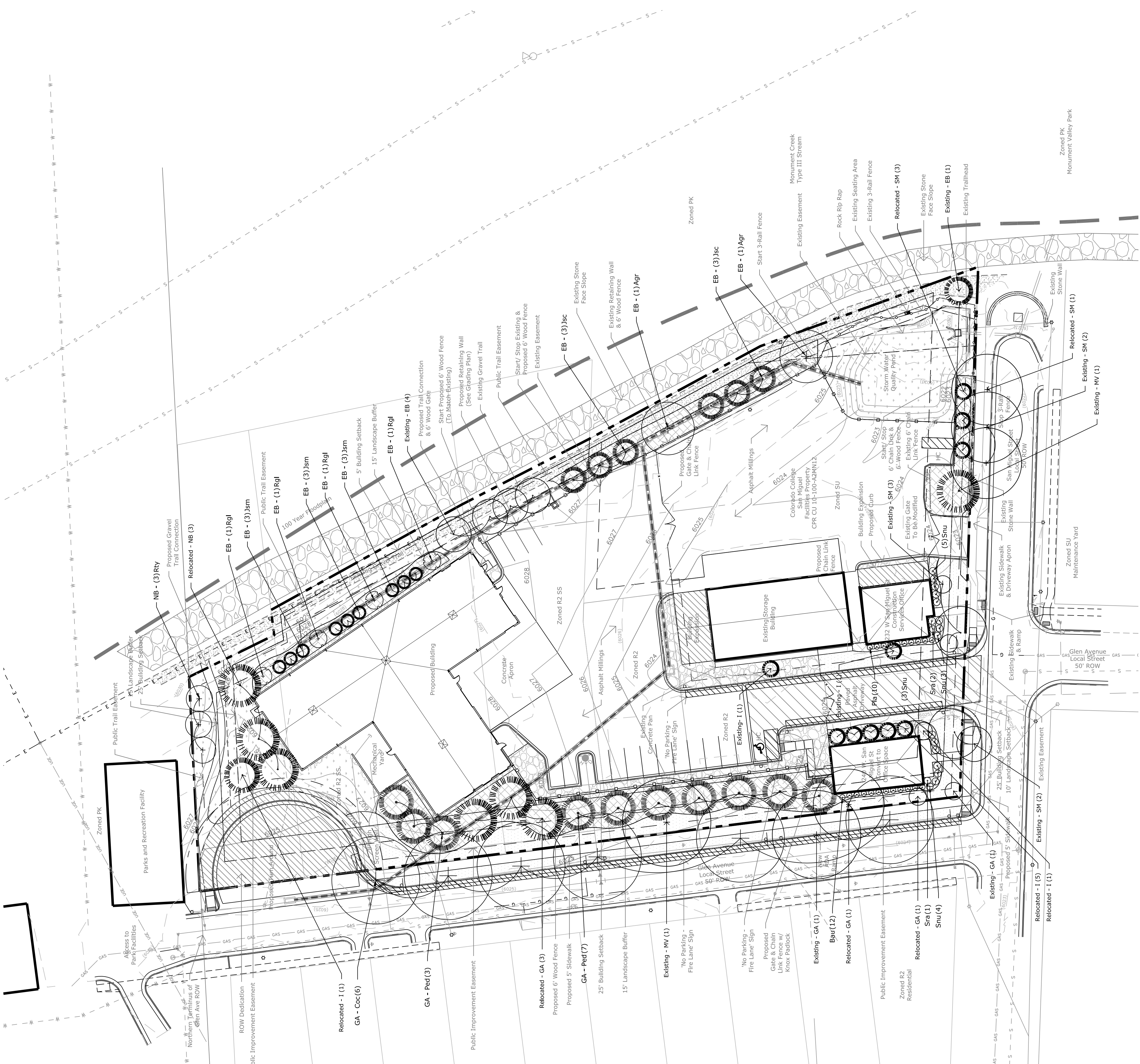
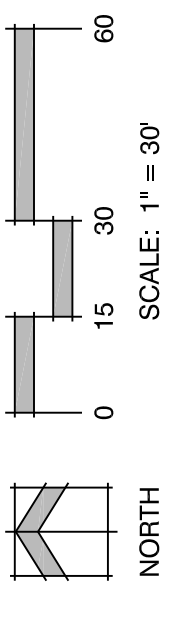


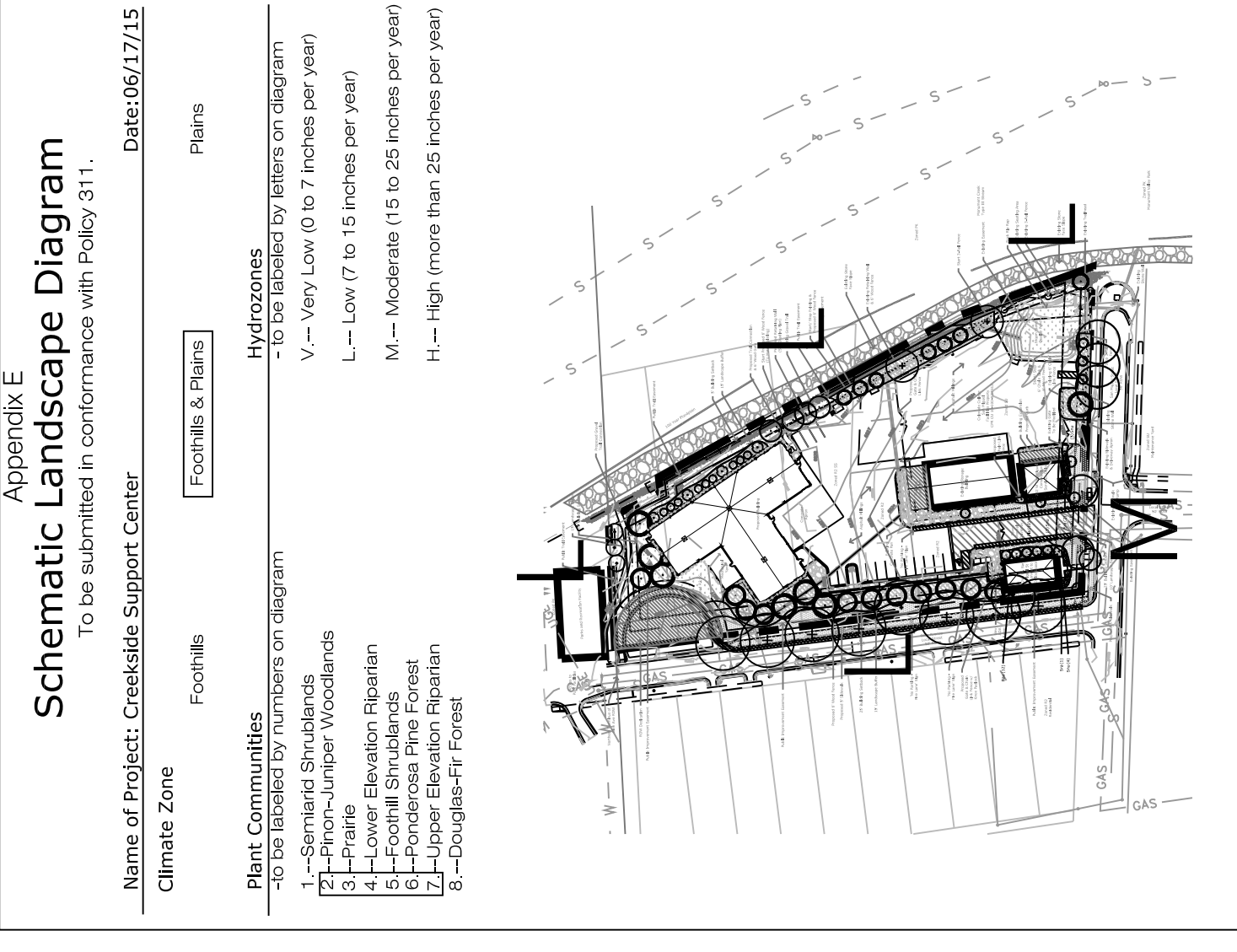
FIGURE 6

LANDSCAPE NOTES:

- A DETAIL SOIL ANALYSIS SHALL BE SUBMITTED WITH THE FINAL LANDSCAPE PLAN, AT WHICH TIME SOIL RECOMMENDATIONS WILL BE RECOMMENDED.
- FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
- ALL TREES AND SHRUBS TO RECEIVE A BACKFILL MIXTURE OF 50% PEAT MOSS, 25% IMPORTED LOAMY TOPSOIL, AND 25% EXISTING SOIL.
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS AND SHALL BE REMOVED PRIOR TO ANY GRADING ON THE PROPERTY. A 6 FOOT CHAIN LINK FENCE SHALL BE USED IN THIS APPLICATION.
- ALL TREES NOT APPLICABLE TO A CITY LANDSCAPE REQUIREMENT ARE EXTRA AND ARE AT THE OWNER'S DISCRETION.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL).
- MINIMUM TREE STAKING REQUIREMENTS:
 - SELECTION OF SPECIFIC PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALER
 - "PUNCH LIST" SITE INSPECTION
 - FINAL INSPECTION SITE VISIT
 - PLANTS SHALL BE WATERED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY PERIOD)
 - ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR CEDAR MULCH AVAILABLE FROM PIONEER SAND SHRUBS AND TREES NOT PLANTED IN BEDS, MULCH RINGS TO BE ACCORDING TO THE PLANTING DETAILS FOR TREES AS SHOWN ON THIS SHEET. DO NOT USE FILTER FABRIC UNDER WOOD MULCH
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY TREES ARE TO BE PLANTED IN A PRESERVATION AREA, THE CONTRACTOR SHALL FOLLOW THE SCHEDULE THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN. SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
 - CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT SPECS. TO LANDSCAPE ARCHITECT FOR APPROVAL.
 - ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING.
 - STEEL EDGING TO BE 1/8"x4" RYERSON EDGING GREEN OR EQUAL AS APPROVED BY LANDSCAPE ARCHITECT.
 - CONTRACTOR TO PLANT SCHEDULE FOR PERCENTAGES OF SIGNATURE PLANT MATERIAL THAT WILL MEET THE LANDSCAPE CODE.
 - AN IRRIGATION PLAN IS TO INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, NOTE RATES FOR NEWLY PLANTED MATERIALS VS. ESTABLISHED AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
 - A FLOWING DRAINER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS AND ALL SEED AREAS. TEMPORARY IRRIGATION OR SUPPLEMENTAL WATERING SHALL BE USED TO ESTABLISH NATIVE SEED AREAS.
 - SUBMIT THE FOLLOWING MATERIALS AND/OR PRODUCT SHEET SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION:
 - WOOD MULCH
 - STEEL EDGING
 - IRRIGATION ELEMENTS
 - TREE STAKING MATERIALS
 - SOILS ANALYSIS
 - PRE-EMERGENT HERBICIDE
 - FERTILIZER
 - LANDSCAPE TO BE MAINTAINED BY COLORADO COLLEGE.

AN IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT AND APPROVED WITHIN NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER COMES FIRST.

UPON REQUEST BY THE APPLICATION, AN IRRIGATION PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



Land Planning
Landscape
Architecture
Urban Design

NES

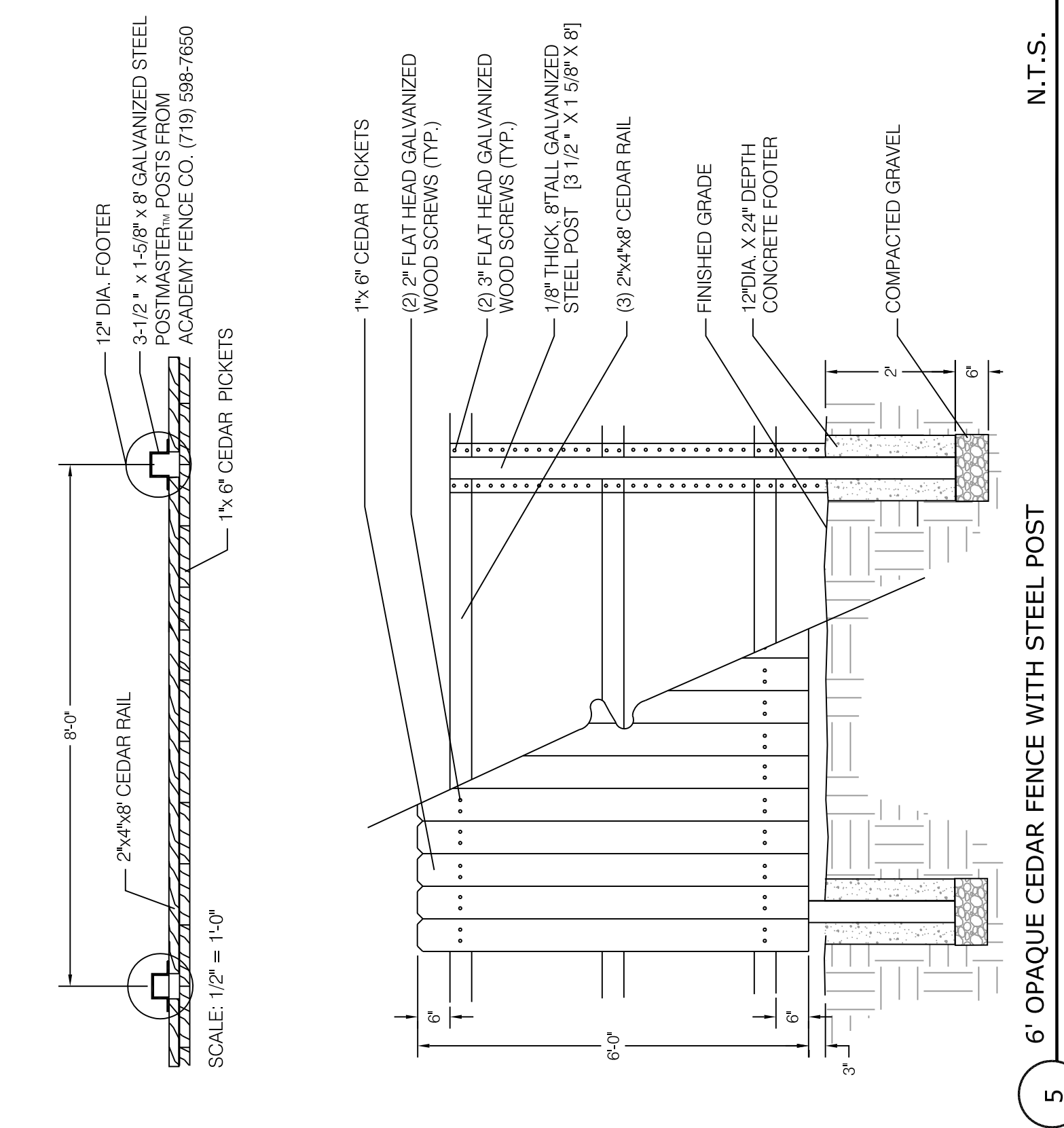
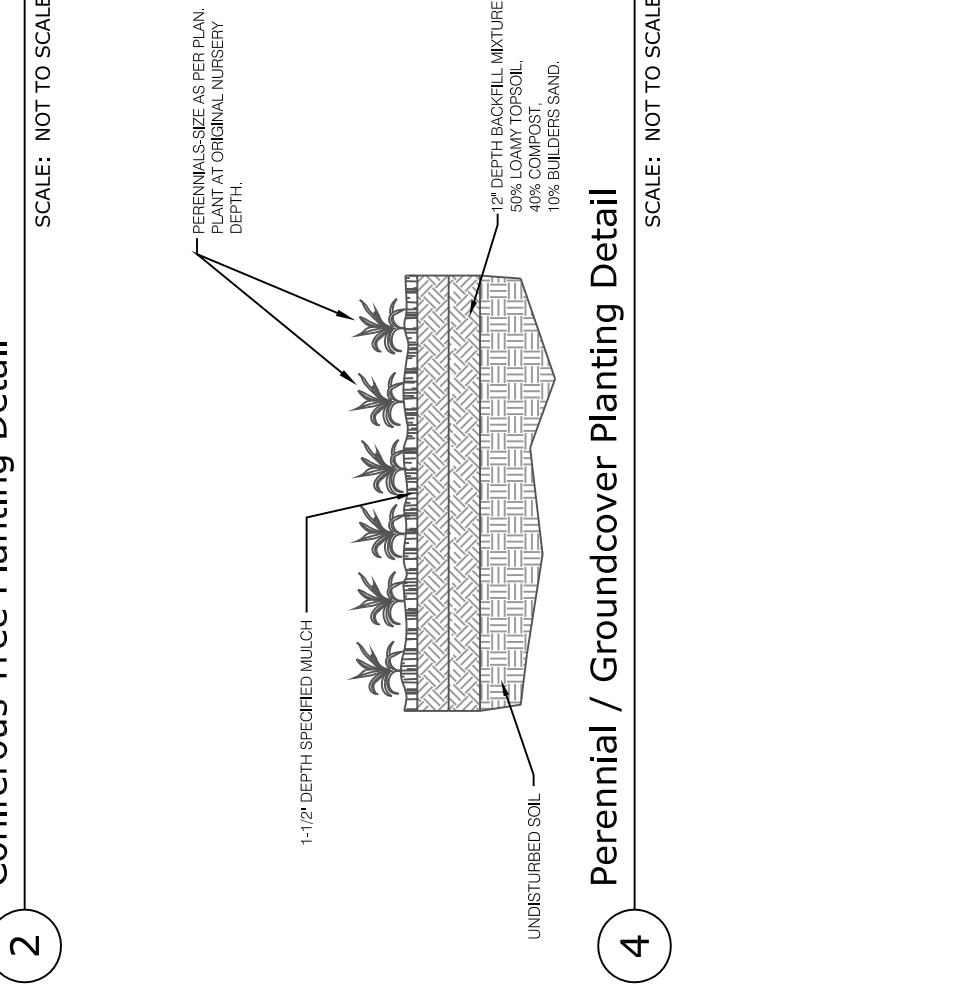
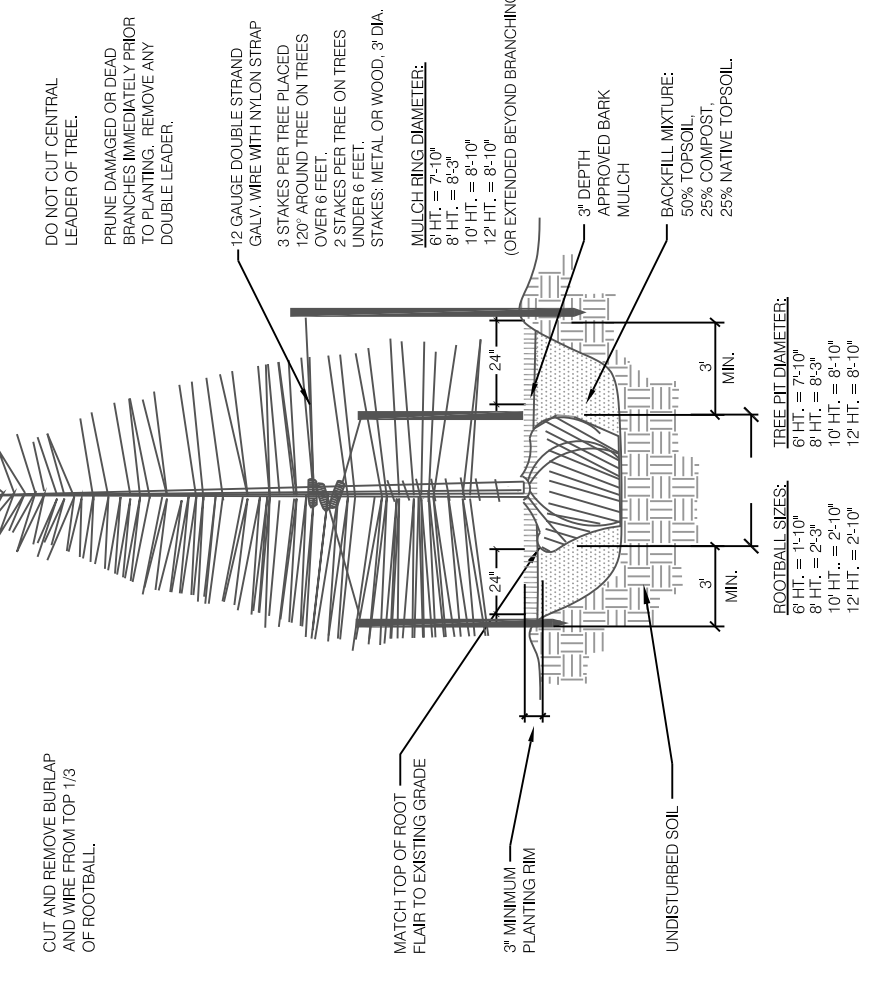
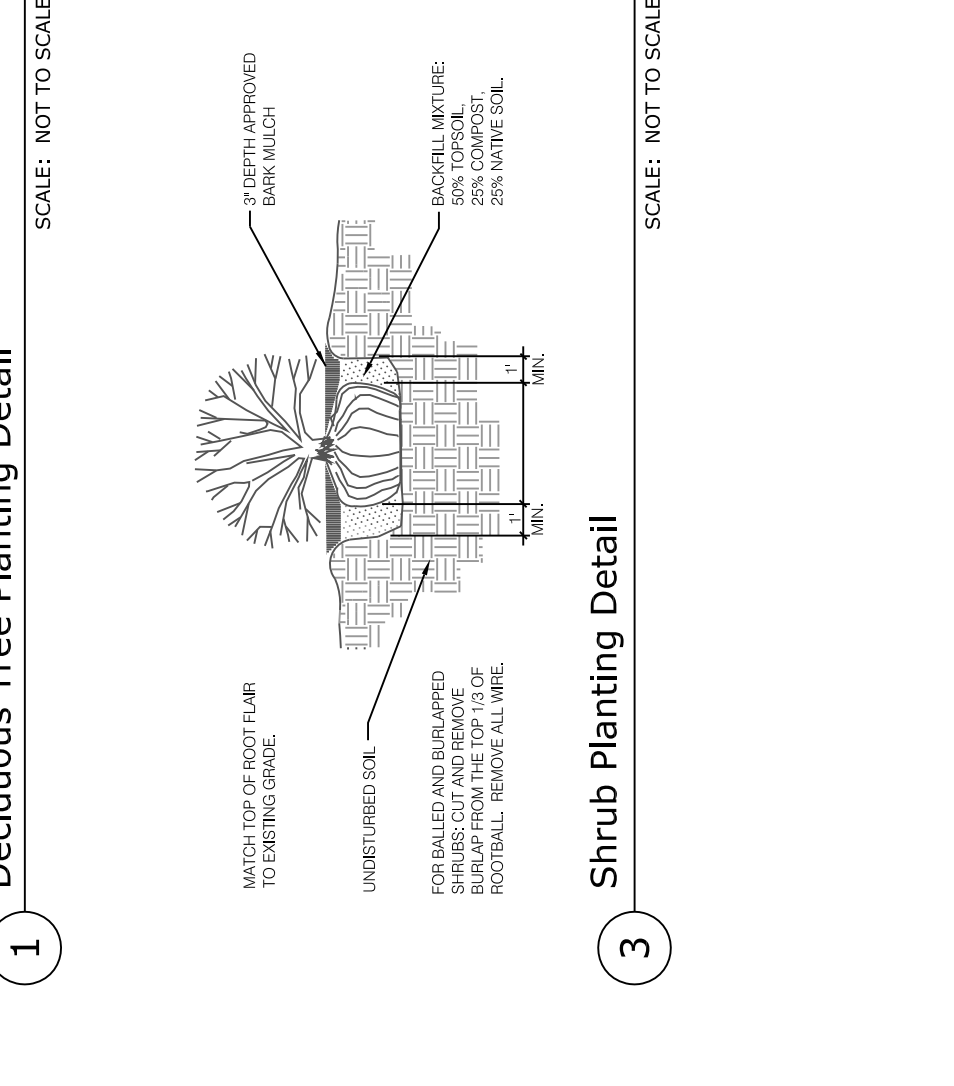
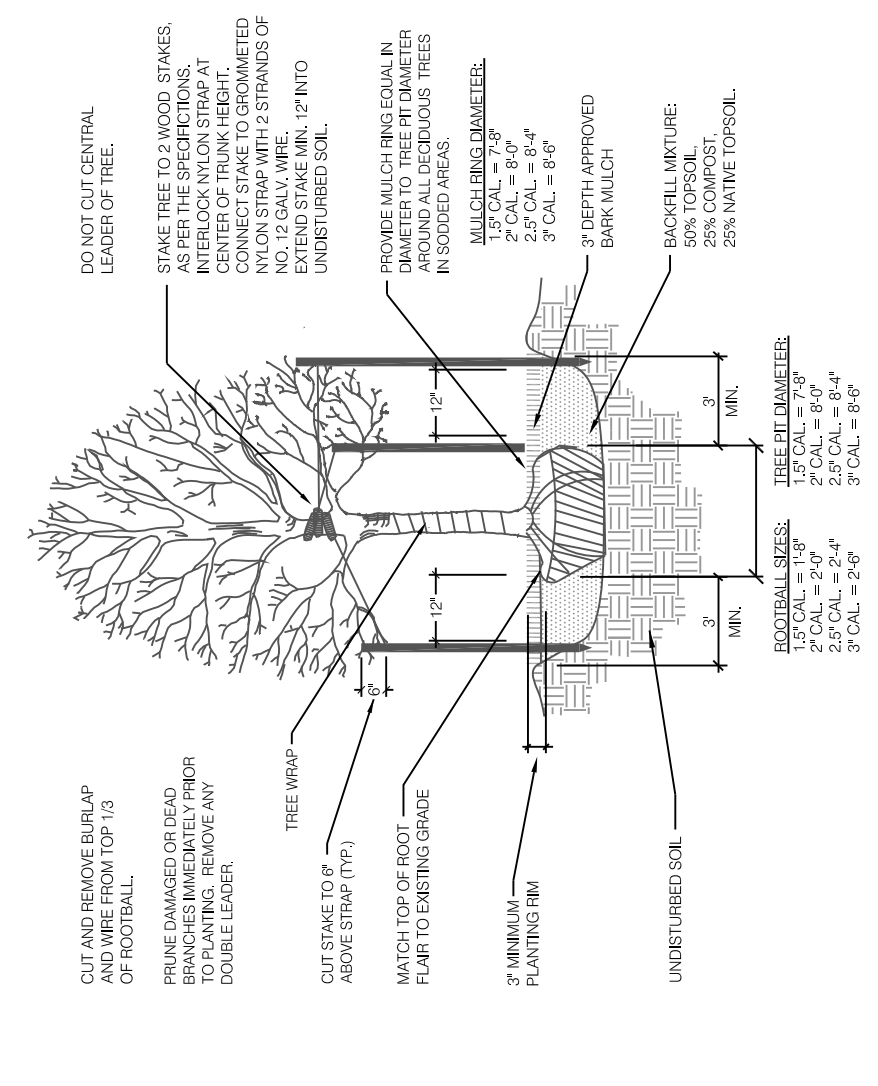
N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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LANDSCAPE ARCHITECT

COLORADO COLLEGE

CREEKSIDE SUPPORT CENTER
Colorado College

PROJECT NO: 7/22/2015
PROJECT MGR: T. SEIBERT
PREPARED BY: K. WHITFORD



LANDSCAPE & SITE DETAILS

8 OF 9

SHEET NUMBER
SHEET TITLE

PLAN # 4
CPC CU 10-00100-A3M115

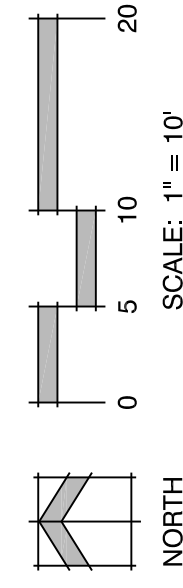
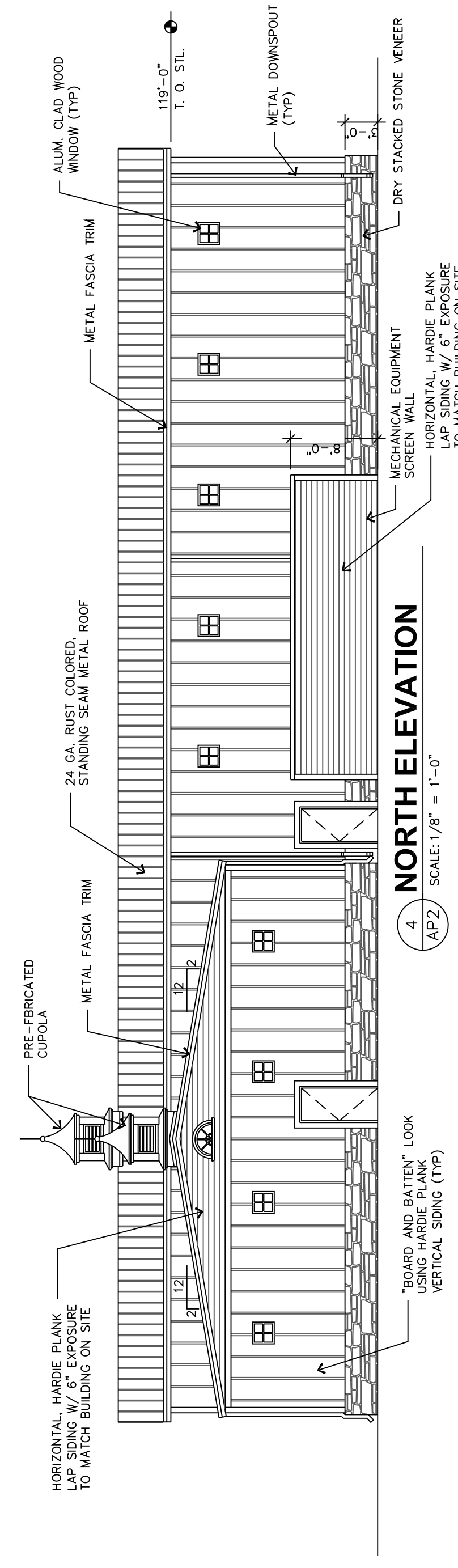
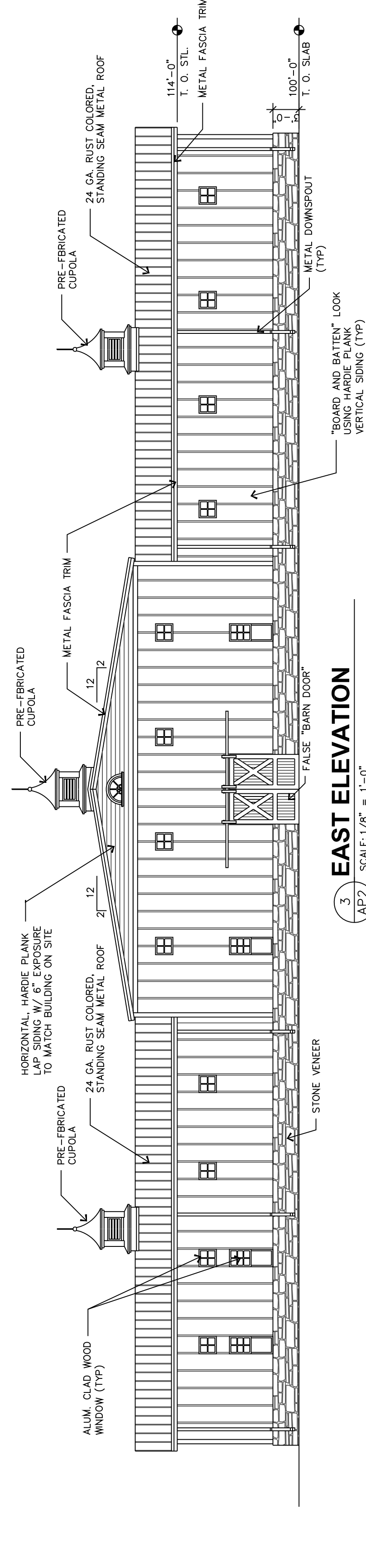
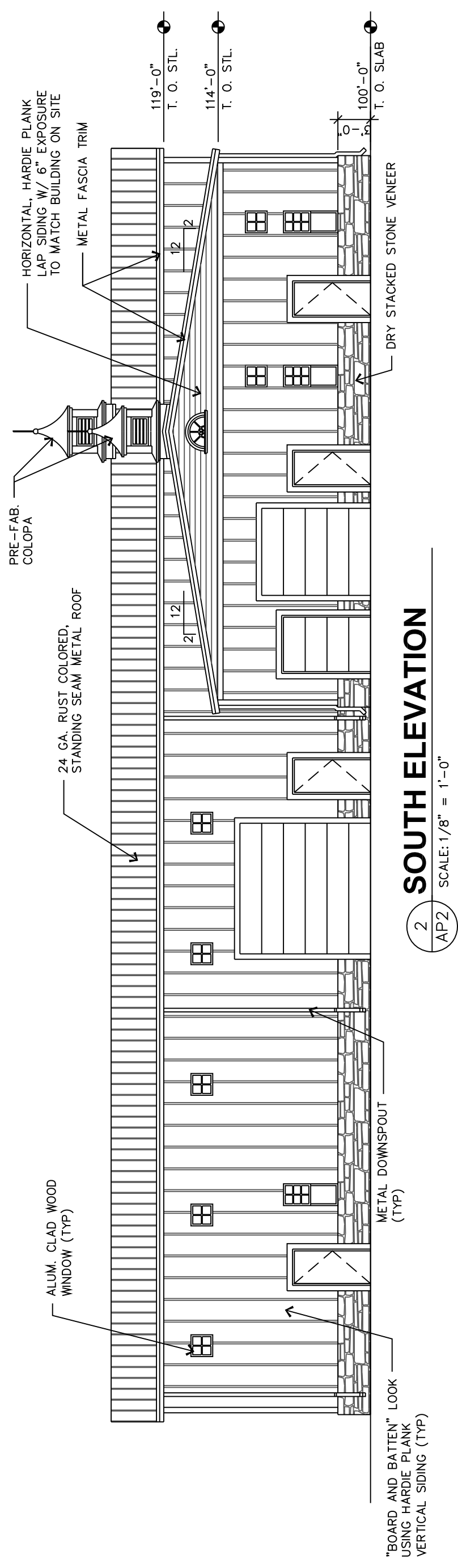
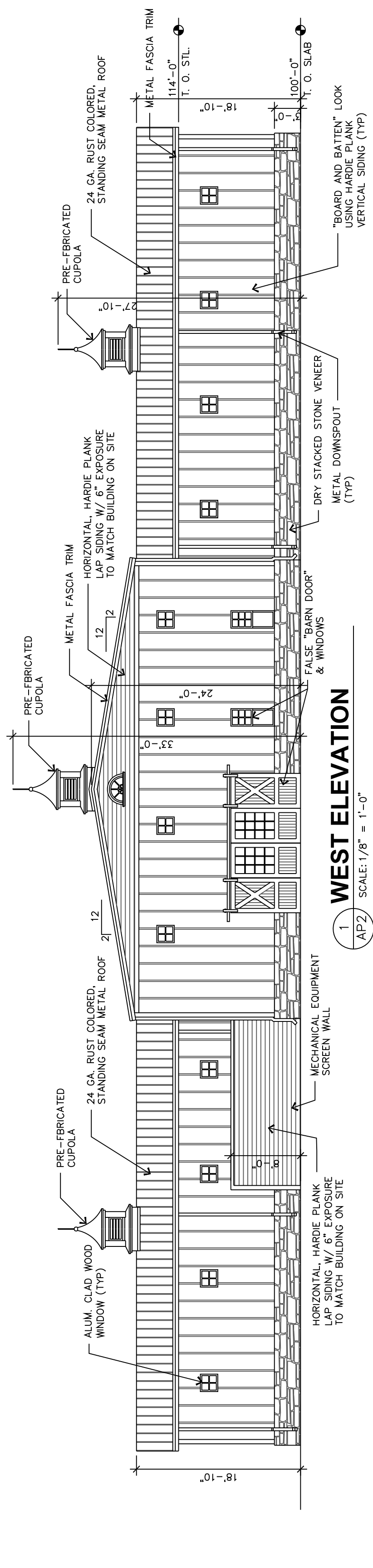


FIGURE 6



6385 Corporate Drive
Colorado Springs, Colorado 80919
(719)785-0790 (719)785-0799(fax)

JOB NO. 2333.95-01
JUNE 18, 2015
PAGE 1 OF 1

LEGAL DESCRIPTION: SAN MIGUEL STREET RIGHT OF WAY VACATION

ALL THAT PORTION OF SAN MIGUEL STREET, PLATTED AS SAN MAGUEL STREET, ACCORDING TO THE PLAT OF HARRISON'S SUBDIVISION, RECORDED IN PLAT BOOK J AT PAGE 20 IN THE RECORDS OF EL PASO COUNTY, COLORADO, LYING EASTERLY OF THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF GLEN AVENUE AS SHOWN ON THE PLAT OF HARRISON'S RE-SUBDIVISION RECORDED IN PLAT BOOK J AT PAGE 51, SAID EASTERLY RIGHT OF WAY LINE BEING ALSO THE WESTERLY BOUNDARY OF LOT 7 AS PLATTED IN SAID HARRISON'S SUBDIVISION.

CONTAINING A CALCULATED AREA OF 11,637 S.F.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

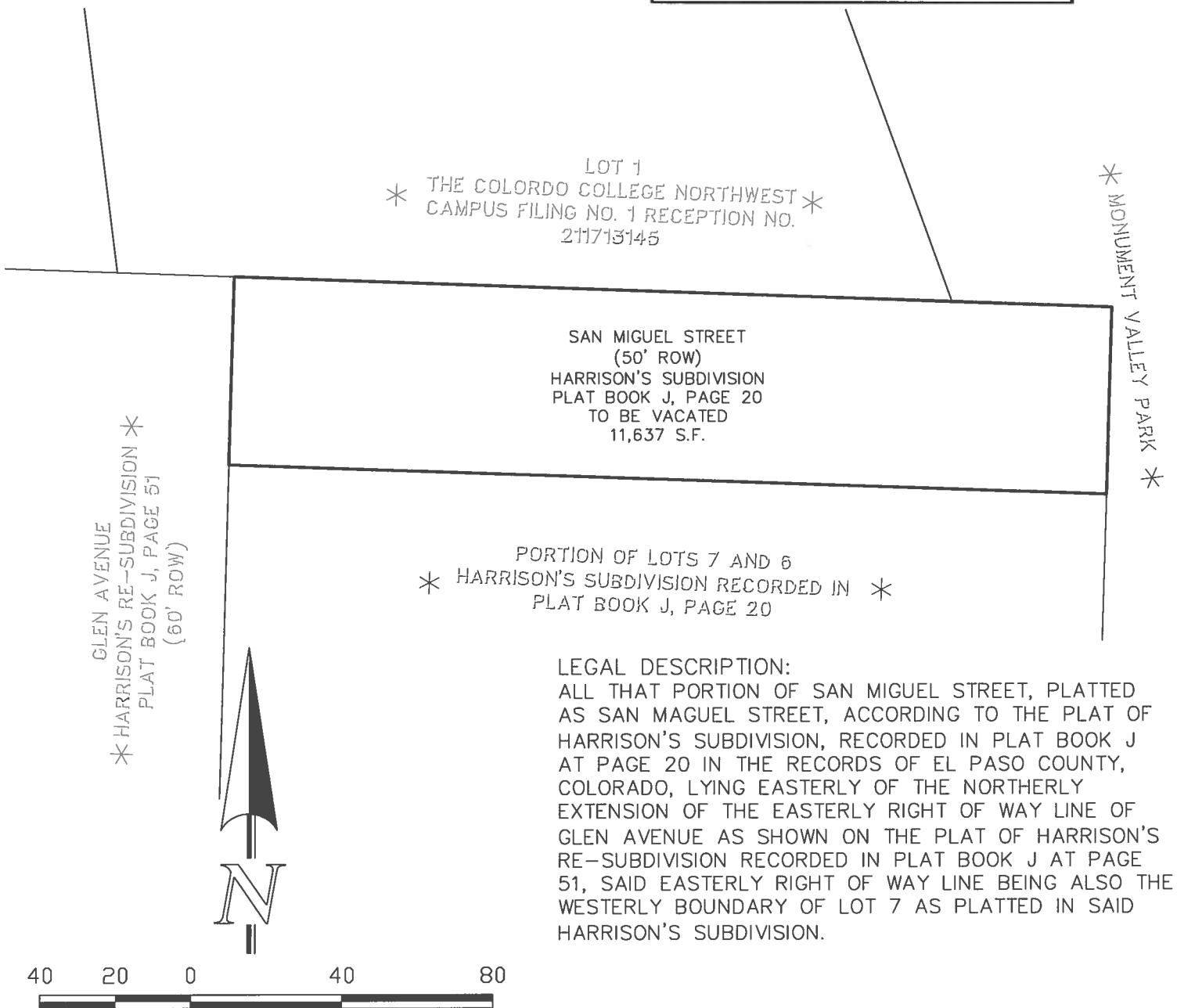
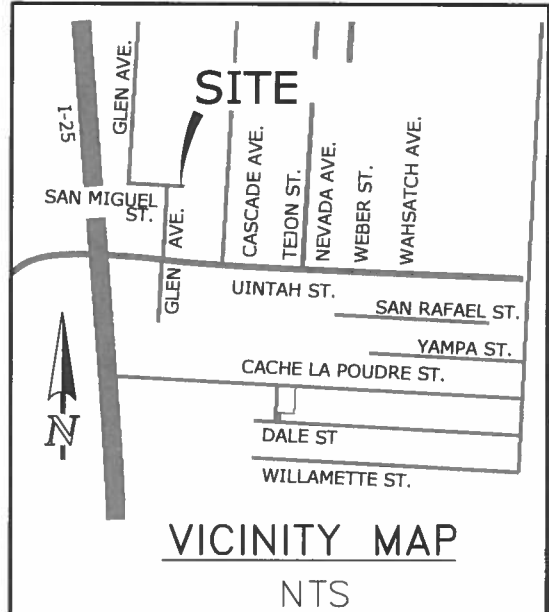
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

JUNE 18, 2015
DATE

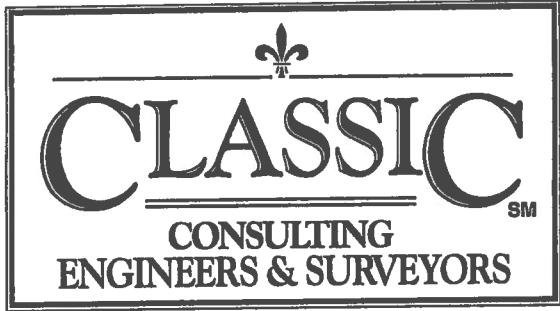


6385 Corporate Drive, Suite 101 (719)785-0790
 Colorado Springs, Colorado 80919 (719)785-0799 (Fax)

RIGHT OF WAY VACATION SKETCH
 SAN MIGUEL STREET
 COLORADO COLLEGE CENTRAL RECEIVING
 JOB NO. 2333.95
 SHEET 1 OF 1
 JUNE 18, 2015



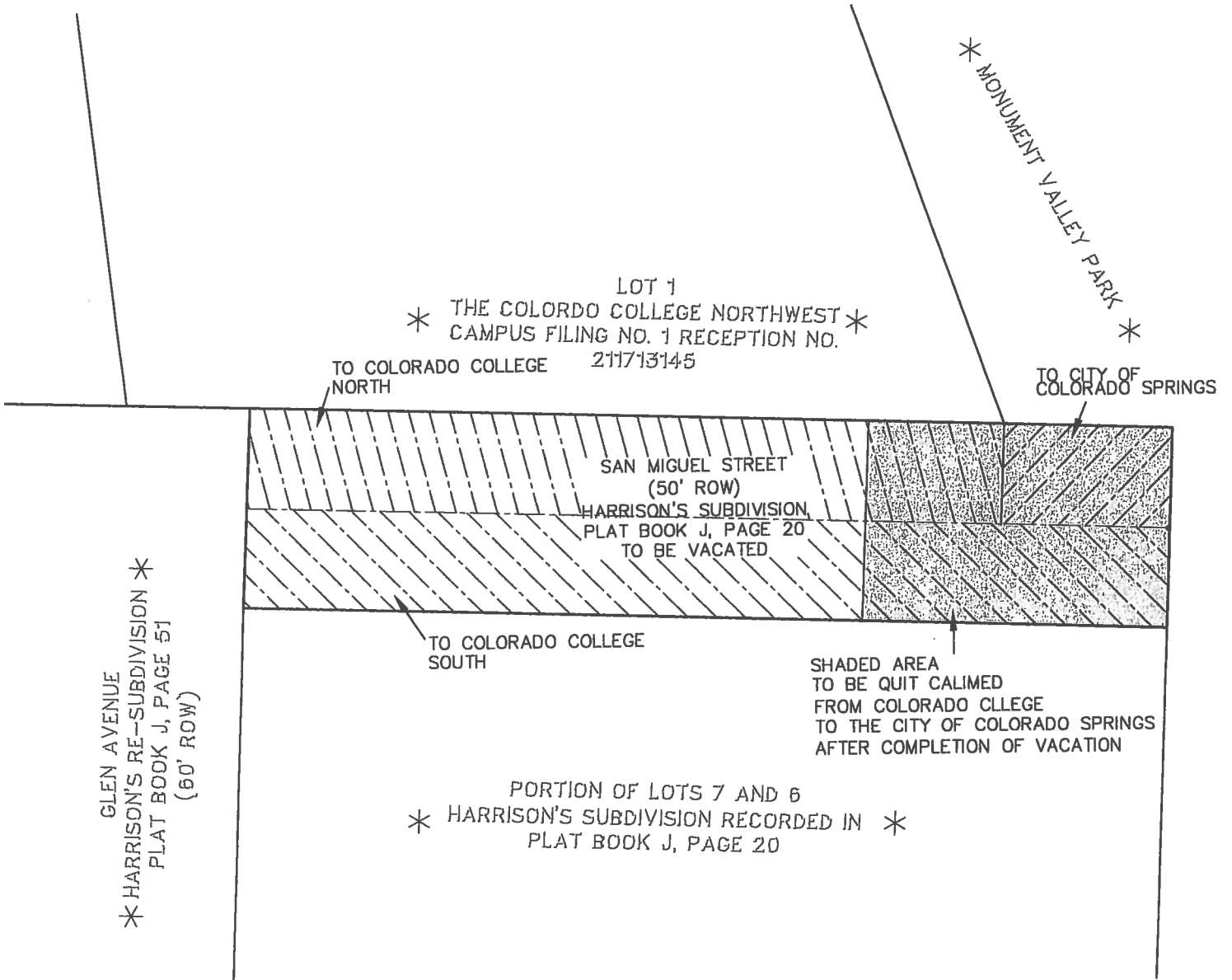
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 Colorado Springs, Colorado 80919 (719)785-0799 (Fax)

SAN MIGUEL STREET VACATION

COLORADO COLLEGE CENTRAL RECEIVING
 JOB NO. 2333.95
 SHEET 1 OF 1
 JUNE 18, 2015



SCALE: 1" = 40'

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FIGURE 7