

Tefertiller, Ryan

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

Follow Up Flag: Follow up
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Dear Mr. Tefertiller:

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

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

Well, thank you for your attention to these matters.

Sincerely,

Kathy Ann Sullivan

[Sent from the all new AOL app for iOS](#)

Tefertiller, Ryan

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

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

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

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

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

David and Lorna Lohmann

Tefertiller, Ryan

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

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

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Dear Mr. Tefertiller,

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

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

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

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

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

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

Sincerely,

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



July 22, 2025

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

Dear Mr. Tefertiller,

The purpose of this letter is to express an opinion by Downtown Partnership regarding an application by Colorado Springs School District 11 for the redevelopment of Downtown's Palmer High School. The request is for a new Development Plan for Palmer High School, located on Blocks 43 and 53 of Downtown Colorado Springs at E Platte Avenue and E St. Vrain Street between N Nevada Avenue and N Weber Street.

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

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

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

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



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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Austin Wilson-Bradley". The signature is fluid and cursive, with a large initial "A" and "W".

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

July 28, 2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

July 28, 2025

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

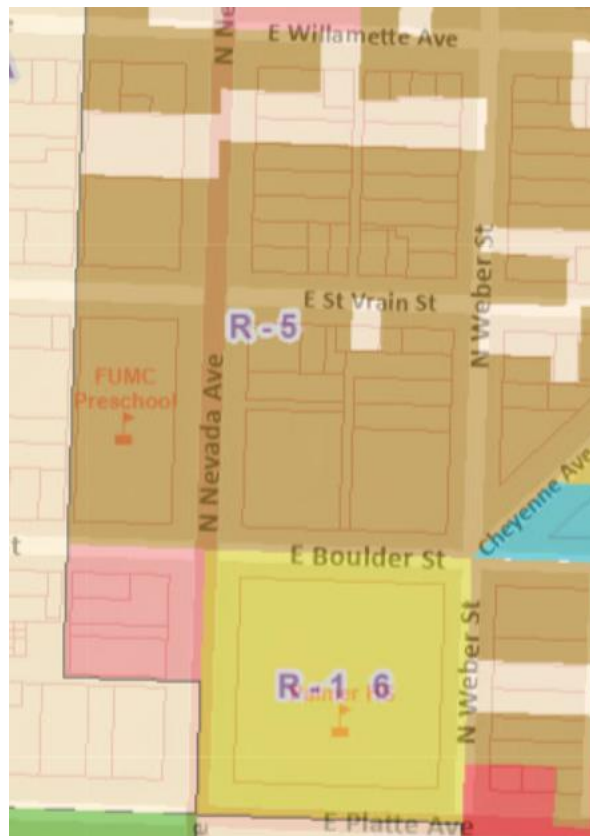
From: Historic Uptown Neighborhood Association Board

Mr. Ryan Tefertiller,

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

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

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



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

2. Closing Boulder Street.

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

3. Parking

- a. The proposed FBZ-T2A zoning, which appears to double the density/intensity of use while significantly reducing parking requirements, raises serious concerns for the surrounding neighborhood.
 - b. We would like to remind everyone that much of the housing near the proposed parcels do not have garages and in many cases require street parking. There are existing pressures for on-street parking. The D-11 plans will increase those pressures; what is going to be done to address this issue? We would like a comprehensive parking plan from D-11. Delegating this to the parking authority does not give accountability to D-11 nor does it address timeframe.
- 4. Historic Homes in the Weber-Wahsatch Historic District.
 - a. The nationally registered historic homes on the site do not need to be relocated/demolished for D-11 to achieve its goals. The National Register of Historic Places exists to recognize and protect properties/areas of significant cultural and architectural value, and these homes merit preservation.
 - b. These historic homes serve as anchors of the Weber-Wahsatch National Historic District. Their removal would erode the residential character and diminish the integrity of the neighborhood's historic fabric.
 - c. We understand D11 is conducting a historic evaluation of the homes slated for relocation/demolition. We ask a professional historian to be used and that they consider the individual properties and additionally its context within the Historic District.
 - d. We think that relocation is equivalent to demolishing the buildings from a Historic Preservation perspective.
- 5. Public Engagement
 - a. D11's outreach initially was exceptional during Phase 1A, but the outreach in Phase 1B was insufficient. The choice of removing homes from the Weber-Wahsatch Historic District came very late in the process which took the public by surprise. This dilutes the effectiveness of the engagement numbers being used.
 - b. We are in support of Phase 1A. We are not in support of Phase 1B and see this re-zone and vacating of Boulder as being premature since funding hasn't been secured and there is no timeline.
- 6. We have some general questions:
 - a. Please confirm that the actions taken in approving the current Dev Plan, related Project Statement and all supporting documents for DEPN-25-008, 7ZONE-25-0026, SUBD-25-0026, and LUPL-25-0012 DO NOT CONSTITUTE any

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

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

Historic Uptown Neighborhood Association Board

Cheryl Brown - President

Dianne Bridges – Vice President

Mariah Osborn – Secretary

Monica Hobbs

Nina Ramey

Tefertiller, Ryan

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

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Dear Ryan Tefertiller,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The project statement already notes "selective demolition will occur along Boulder street at both Weber and Nevada to create safe pedestrian circulation for parent and bus drop and enhance pedestrian connection" (Project Statement, Page 4) and mentions a "curbed 'bump-out' at the Boulder Street closure" on Weber (Project Statement, Page 21). I urge the application of this commitment to pedestrian safety to the intersections that will experience increased traffic due to the E Boulder Street closure. These specific intersections, particularly at St. Vrain and Weber, are vital pedestrian routes for MSR residents.

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

I look forward to continued dialogue.

Sincerely,

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

Tefertiller, Ryan

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

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July 30, 2025

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

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

Mr. Ryan Tefertiller,

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

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

Thank you for your consideration.

Sincerely,

Louise Conner

712 N. Cedar St.

Colorado Springs, CO 80903

Tefertiller, Ryan

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

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Ryan,

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

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

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

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

Thanks for your time.

Regards,

Daniel Way

Middle Shooks Run resident



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

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

Ryan



Ryan Tefertiller (he/him)

Planning Manager, AICP

Desk Phone (719) 385-5382

Email

Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

City Planning Dept.

30 S. Nevada Ave, #701

Colorado Springs, CO

80901

Phone (719) 385-5905

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

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

Please disregard my previous email.

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

Hello Stakeholders,

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

The four applications' record numbers are:

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

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

Thanks,

Ryan



Ryan Tefertiller (he/him)

Planning Manager, AICP

Desk Phone (719) 385-5382

Email

Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

City Planning Dept.

30 S. Nevada Ave, #701

Colorado Springs, CO
80901

Phone (719) 385-5905



September 8, 2025

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

Dear Mr. Tefertiller,

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

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

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

Sincerely,

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

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

Ryan Tefertiller

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

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Tefertiller,

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

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

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

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

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

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

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

Thank you for your consideration.

Sincerely,

Daniel Way
Middle Shooks Run Resident

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

Hello Stakeholders,

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

Let me know if you have questions,

Ryan



Ryan Tefertiller (he/him)

Planning Manager, AICP

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Phone (719) 385-5905

Ryan Tefertiller

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

Follow Up Flag: Follow up
Flag Status: Completed

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Mr. Tefertiller,

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

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

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

Thank you for the opportunity to correct this record.

tjs