



**Community Development and
Neighborhood Services**

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CSU Lake and Prospect Parking Lot Site Plan Advisory Review (SPAR) Neighborhood Meeting Summary

Neighborhood Meeting Date: January 8, 2019

City Staff – Attendees:

Jason Holland – City Planner

Applicant Contact:

Fred Haberecht - Fred.Haberecht@ColoState.EDU

Project Information Presented:

- City Planner Jason Holland provided an overview of the purpose of the neighborhood meeting, as well as information on the advisory review process, next steps after the meeting and ways to provide further input on the proposal.
- Mr. Haberecht presented information about the proposed parking lot plan. An overview was provided of the proposed site plan discussing access control, parking configuration, pedestrian circulation, landscape screening, stormwater detention, water quality treatment and adjacent street improvements. The parking lot is proposed to be used primary as a faculty and staff lot during daily use and for game day stadium parking. 21' of right-of-way will be dedicated along Prospect Street to accommodate utility easements and a new 10' detached sidewalk and tree lawn along the Prospect Street frontage.

Questions/Comments and Answers (answers provided by the applicant group unless otherwise noted).

- **Parking lots [as a primary use] are not listed as a permitted use in this zone district. How/why is the parking lot use allowed here?**

Jason – The use is allowed because the land is owned by Colorado State University and therefore the proposed parking lot would be a part of the university campus. With the SPAR process the proposed use is based on Colorado state law for advisory reviews. This considers the project's location and its consistency with the city's Structure Plan Map, which is an element of the City's Comprehensive Plan (City Plan). The zone district is High-Density Mixed-Use Neighborhood (H-M-N). The evaluation of the project's use is not based on this zoning classification, in which the permitted uses described are more specific than the Structure Plan. The evaluation of the proposal as a location for the proposed use is based on the Structure Plan and City Plan, which are broader planning documents. The underlying

Structure Plan designation is Campus District, which is intended to support both private uses that may support the university campus and the institutional development of the university campus in areas where land in the Campus District is owned by the university.

Added note: (see pages 71 and 90 of [City Plan](#)).

- **Is stormwater detention provided?**

Yes, in the southeast corner of the site.

- **Comment: It looks like the detention is in the 21' right-of-way dedication area?**

It should be just outside of the dedicated right-of-way.

Jason – Added note: detention and water quality are not allowed within the right-of-way. City staff will review this concern when more detailed plans are submitted.

- **Car lights? How will headlights be screened? The houses I own have bedrooms adjacent to the parking lot. You're raising the grade up to drain the parking lot; won't this also make the headlight issue worse?**

We have a deeper landscape bed along the parking edge than the city's minimum of five feet. We plan on a combination of landscape screening and fencing. It's a valid comment and we can take a look at the design along these edges.

- **I'd be concerned about taller fencing being too monotonous, can you look at ways to provide screening and also vary the fencing design?**

Yes, we can look at this with city staff.

- **Will the parking lot be open after dark?**

No, not all night. Parking restrictions are not enforced after 4:30, so anyone could park in the lot after 4:30, but overnight parking is not allowed. Overnight parking will be ticketed.

- **Comment: The lot is for faculty and staff, but students can park there after 4:30. This lot is going to be heavily used. I'm concerned with the added traffic that will bring.**

- **How many parking spaces are proposed?**

Approximately 115 spaces.

- **Why more surface parking lots? This is an old-fashioned idea. This is going to contribute to pollution and encourage driving and not alternative transportation. This is a bad idea.**

- **With these new parking lots, there's an increase in paving. I'm concerned with how this will increase flooding in the area and also pollution downstream.**

Fred – The plan provides stormwater detention to address the added paved area. This drains to the stormwater detention pond near the CSU Horticultural Facility.

Jason – In addition to the required detention, a water quality design on the site is required to help clean the stormwater, such as a sand infiltration system or bioswale, before the water goes into the storm drain system.

- **The property is owned by CSU? For how long?**

Yes, it's owned by CSU.

- **Will the parking lot have curb & gutter?**

Yes.

- **Is this a permanent parking lot?**

It could be used as a parking lot for 15 to 20 years, but we don't know for sure.

- **Comment: We like that the main access is from Lake Street. We'd like to see access from Prospect Street be as limited as possible. Will access from Prospect Street be allowed on game day?**

Don't know the answer to this yet. We will need to discuss this with city staff and we'd also like to discuss the project with the Stadium Advisory Group (SAG).

- **Comment: The parking lot layout shown in the site plan seems like an odd shape and not the best design configuration. It's too bad there isn't land available to make a better parking layout.**

- **Is parcel to west available?**

The land was purchased by CSURF and is now owned by CSU. The north portion was purchased about 4 to 5 years ago; the south portion about 3 years ago.

- **Can we get a copy of the map that shows the Campus District that was mentioned?**

Yes, see pages 71 and 90 of [City Plan](#). The map is on page 71, and there is more information for the Campus District on page 90.

- **Will there be parking lot lighting? What are the lighting standards?**

Jason -- The light source is required to be down directional and shielded to reduce glare. We sometimes call this fully-shielded or sharp cut-off lighting. We encourage the light poles in parking lots to be lower (20 feet instead 30 feet), so that there is less glare when looking up at the downward facing lights at the top of the poles. The other requirement is that 20 feet beyond the property line, the light level must fade off and cannot exceed 0.1 footcandles.

- **I own the property adjacent to the east. I have concerns with new lighting shining into the bedrooms on my property. Where are the light poles going in the parking lot?**

We're at the conceptual sketch level and we haven't looked at the light pole locations yet. We appreciate the comment and can look at the light locations and screening of the lighting.

- **A resident asked to address the neighborhood meeting group and read a statement to the group. The letter is attached to the end of these meeting notes.**
- **Comment: CSU should pursue alternative uses for the property such as a pocket park, community garden or open space. We should be incentivizing transit alternatives such as shuttling students to campus.**

Mr. Haberecht discussed CSU's parking policies and transit incentives. Two student lots were discussed, including the Moby lot and the Center Avenue parking lot near the south campus tennis courts. Both lots are ½ price and provide a shuttle service. Mr. Haberecht explained that the parking lot proposed is a smaller lot intended to meet parking needs in close proximity to campus.

- **Comment: This is an unfortunate location because it's the front door to the stadium. This is a missed opportunity because it could have been a front lawn for the stadium that would provide a stronger visual presence for the stadium.**
- **A resident asked the attendees to raise their hands if anyone supported the proposed parking lot. One resident confirmed support for the proposal, explaining that construction staging and material storage in the area is seemingly perpetual. Now that the property is vacant, the site is a dirt lot that could be used for construction staging. The parking lot is at least a better alternative than a dirt lot which would be an eyesore. No other residents confirmed support for the proposal in response to the question.**
- **Comment: I think fencing and landscaping will be key. You should look at the transitions and ways to screen the parking lot without creating a monotonous wall. You should find ways to vary the fencing design and provide modulation by varying the height or adding articulation depending on the screening needs along the length of the fence.**

There was agreement that the proposal should address this transition area and look at ways to make the fencing and landscape screening both effective and visually interesting.

- **Can you tell us when the Stadium Advisory Group (SAG) meets?**

The next meeting is Monday 14 at 5:30 p.m. at the Lory Student Center room 304 - 306.

More information on the SAG, including contacts, meeting dates and agendas:

<https://source.colostate.edu/stadium-advisory-group/>

- **Have you thought about the sidewalk layout in the parking lot? Would this need to go all the way through?**

The sidewalk starts at the center of the site as the collection point, along the parallel parking spaces and the entrance drive aisle. This seemed like a practical layout based on pedestrian flow.

- **Will game day tailgating be allowed in this parking lot?**

We don't know at this point, but it is a good question. This would be a good topic for the Stadium Advisory Group.

- **How will littering/trash be handled?**

This would be handled through CSU campus staff and sweeping crews.

- **Comment: bathrooms such as temporary porta-potties in the parking lot would be helpful.**
- **Comment: I'm concerned about wildlife diminishment in the area, we see deer and fox in the area.**

With no more questions, the meeting adjourned at about 7:45 pm. Approximately 16 residents attended the meeting.

Part of educating the leaders of tomorrow is teaching by example. At Colorado State, we take our responsibility to our students, our community, our state, and the world seriously. We don't wait for someone else to confront the hard problems; we get our hands dirty first. What does that look like? It looks like a sustainable campus for today's students that will be cutting edge for years to come, a commitment to our neighbors and to the state we represent, and a global outlook that keeps us working on tangible solutions for big problems.

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It's in our DNA to lead and CSU is committed to making sure our students are prepared to lead in the future.