



Palmer High School Renovations – Community Presentation



Agenda

- **Introductions & Meeting Expectations**
- **Vision and Goals**
- **Meeting Recaps**
- **Partnerships**
- **Updated Schemes**



Overall Project Schedule

Master Planning

Sept - January 2025

Schematic Design

January - March

Design Development

March - May

Construction Documents

June - September

Construction

Sept 2025 - June 2027



National Builder

CO since 1974

COS Office & Team

31 HS projects last 5 years

ENR #1 Education Builder



**Adolfson
& Peterson
Construction**

WE BUILD. trust. communities. people.



Vision

Founded in 1871 by General William Palmer and his partner William Bell, Colorado Springs was envisioned as a place for excellence—a thriving city dedicated to learning, culture, and community well-being. General Palmer’s vision was “to make this the most attractive place for homes in the west—a place for schools, colleges, literature, science, and everything those embody.”

Today, as stewards of this legacy, we embark on a transformative journey to renew Palmer High School as a vibrant hub for education and community, honoring its heritage while building for the future. Our vision for this large-scale renovation is to foster educational excellence, community success, and create a welcoming environment that invites learning, engagement, and opportunity at the heart of downtown Colorado Springs.

A modern school cafeteria with large windows and students sitting at tables. The room is bright and open, with a high ceiling and recessed lighting. Students are seen sitting at round tables, some using laptops. The background shows a large glass wall overlooking an outdoor area with trees and a fence.

Academic Excellence and the IB Philosophy

Palmer's academic spaces will embody 21st-century learning, where the IB philosophy—rooted in inquiry, intercultural understanding, and global engagement—comes to life.

We envision a space that invites learning, where educational activities are shared among a diverse community of learners.

This new environment will turn learning into a shared experience, showcasing our commitment to educational rigor, curiosity, and collaboration.

A woman with blonde hair, wearing a light blue button-down shirt, is seated at a round table. She is looking down at a large architectural plan or map spread out on the table. Her hands are clasped together. On the table, there is a red smartphone and a pair of glasses. In the background, other people are seated at tables, and a brick wall is visible. The overall scene suggests a collaborative meeting or a community engagement session.

Community Engagement

As the only high school in downtown Colorado Springs, Palmer is uniquely positioned to serve as a bridge between students and the city.

Our renovated spaces will foster a dynamic, reciprocal relationship with the community, allowing students to extend their learning outward through internships and hands-on experiences across industries, from culinary arts in local restaurants to gallery internships, city government roles, utilities, and downtown businesses.

Arts and Cultural Enrichment

Palmer has a rich tradition in the arts, with prominent alumni and former educators who have shaped its legacy. This renovation aims to revitalize that legacy, providing state-of-the-art facilities for artistic expression and collaboration. Our proximity to key cultural hubs like the Fine Arts Center, Pikes Peak Center, and Cottonwood Center for the Arts will offer students enriching experiences and partnerships, further connecting their creative pursuits with the thriving downtown arts community.





Athletics, Health, and Well-Being

At Palmer, we believe that athletic excellence plays an essential role in the health, confidence, and overall development of our students.

The renovation will deliver competitive athletic spaces that allow Palmer athletes to compete at home, fostering school pride and supporting both individual and team growth. Palmer's unique downtown location, at the heart of Olympic City USA, opens doors for collaborative opportunities within the city's broader athletic and wellness community, providing students access to diverse experiences and resources that enrich their high school journey.

A faded black and white photograph of a school band performing on a field. The band members are wearing light-colored shirts and dark shorts or skirts, and are arranged in rows. In the background, there is a large, ornate building with a prominent tower, likely the Palmer High School building. The overall scene is historical and nostalgic.

Preservation of History and Tradition

As Colorado Springs' oldest educational institution, Palmer High School is steeped in history. Our renovation honors this legacy, preserving architectural elements and traditions central to Palmer's identity.

By respecting its historical integrity, we ensure that future generations will learn and grow in a space that celebrates the city's storied past and serves as a cornerstone of pride for all Colorado Springs.



DC Trip Recap

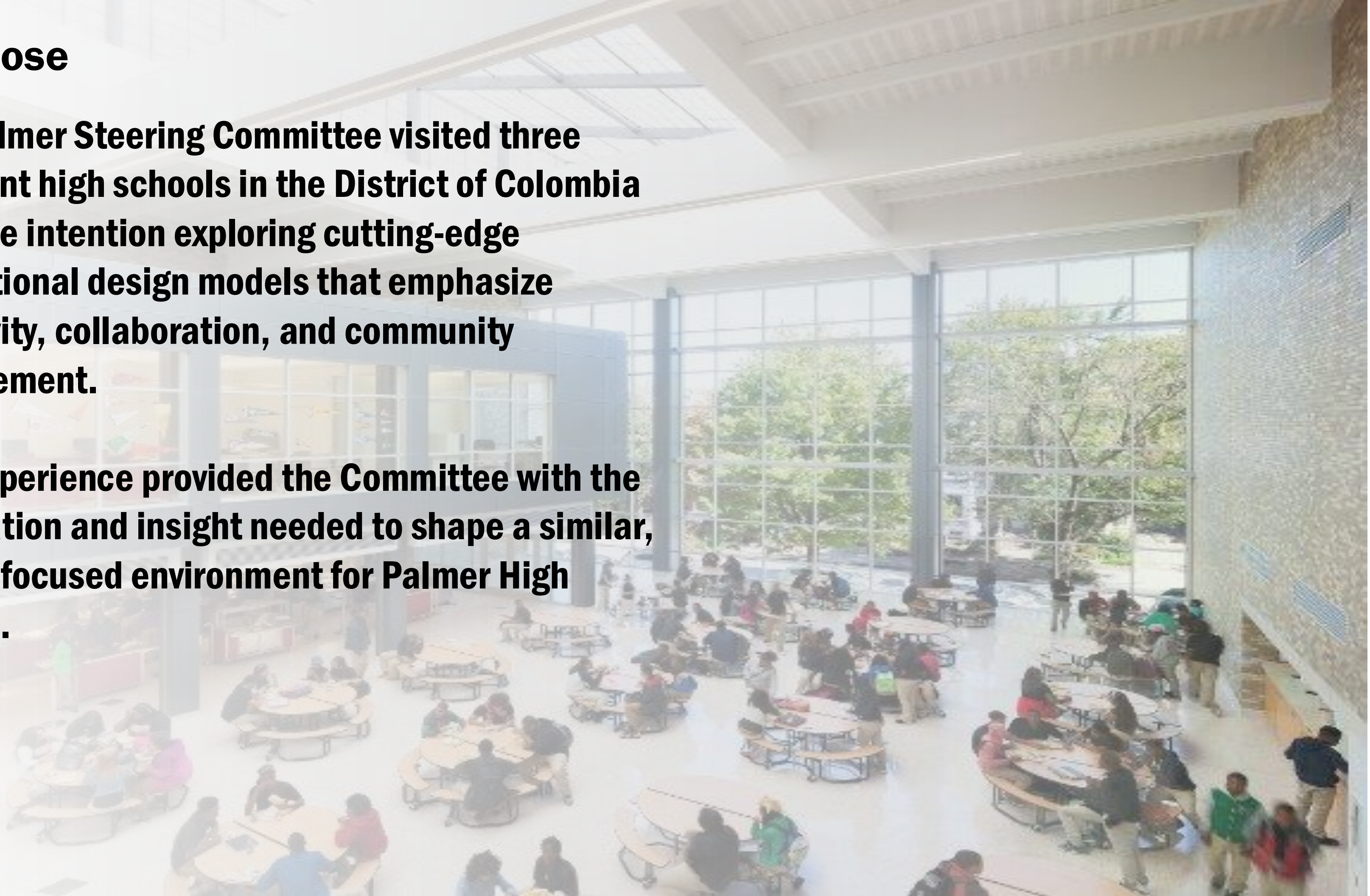


**PERKINS —
EASTMAN**

Trip Purpose

The Palmer Steering Committee visited three different high schools in the District of Columbia with the intention exploring cutting-edge educational design models that emphasize creativity, collaboration, and community engagement.

This experience provided the Committee with the inspiration and insight needed to shape a similar, future-focused environment for Palmer High School.





Prior Campus



Banneker Academic High School

BANNEKER
ACADEMIC HIGH SCHOOL

Photo Credit: Joseph Romeo

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Banneker Academic High School

Banneker High School is one of the highest performing public schools in the District of Columbia. The centerpiece in creating this ambiance is the Learning Commons – a dynamic and collaborative evolution of the library – that will become the heart of the school. Every level of this vertical, four-story campus will engage the Learning Commons, providing formal and informal places to gather, socialize, and collaborate.

Academic Model: International Baccalaureate (IB)

Capacity: 800 Students

Size: 180,000 GSF

Project Schedule: June 2019 – August 2021

Project Delivery Method: Design-Build



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**Banneker Academic High School
Library Commons**

Alexandria City High School

Photo Credit: Judy Davis

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Minnie Howard Campus of Alexandria City High School

With the combined goals of rethinking the way that ACPS delivers its high school education, solving space issues that come with its growing student body, and supporting the core values of “Welcome, Empowerment, Equity, Innovation and Results”.

Academic Model: STEAM + CTE Campus, Interdisciplinary Communities

Capacity: 1600 Students

Size: 312,000 GSF

Project Schedule: November 2020 – July 2025

Project Delivery Method: CM @ Risk



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Alexandria City High School Dining Commons and Learning Stair



Prior Campus

Dunbar Senior High School

Photo Credit: Joseph Romeo

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Dunbar Senior High School

Celebrating the school's rich history while creating a sustainable, high-performance place to learn, Dunbar Senior High School has set a new standard for contemporary school design and reasserts the central place of schools as the center of our communities. The design created innovative academies to support new ideas in teaching and learning, invited active community use, and established new standards for sustainable urban school design.

Academic Model: 3 Academy Strings: 1) Pre-Engineering 2) Business 3) Computer networking

Capacity: 1100 Students

Size: 280,000 GSF

Project Schedule: November 2011 – May 2015

Project Delivery Method: Design-Build, Fast-Track



**PERKINS —
EASTMAN**

1872
Paul Laurence
DUNBAR
1906

playwright
poet
author

ggin' away
Keep a-pluggin' away.
Perseverance still is king.
Time its sure reward will bring.
Work and wait unwearingly.
Keep a-pluggin' away.
J.C. Baker
Publisher 1911

**Dunbar Senior High School
Armory**



Day 1 – Common Themes

"Blending into the community with 'blended edges'—a school that thrives as the heart of downtown."

"Transforming outdoor spaces into purposeful places—nature as an integral part of learning."

"Ingenuity in multi-use spaces—where learning, creativity, and connection coexist."

"Every space is a learning space—crafted to inspire, adapt, and empower."

Day 1 – Common Themes

"The legacy of the past can be so much bigger than one part—art envisioning history and future together."

"A restorative learning environment—where security, propriety, and inspiration intersect."

"A building that demands excellence—driven by passionate leadership and student commitment."

"Environmental Stewardship was evident in every project – and can be a learning opportunity for Palmer students"

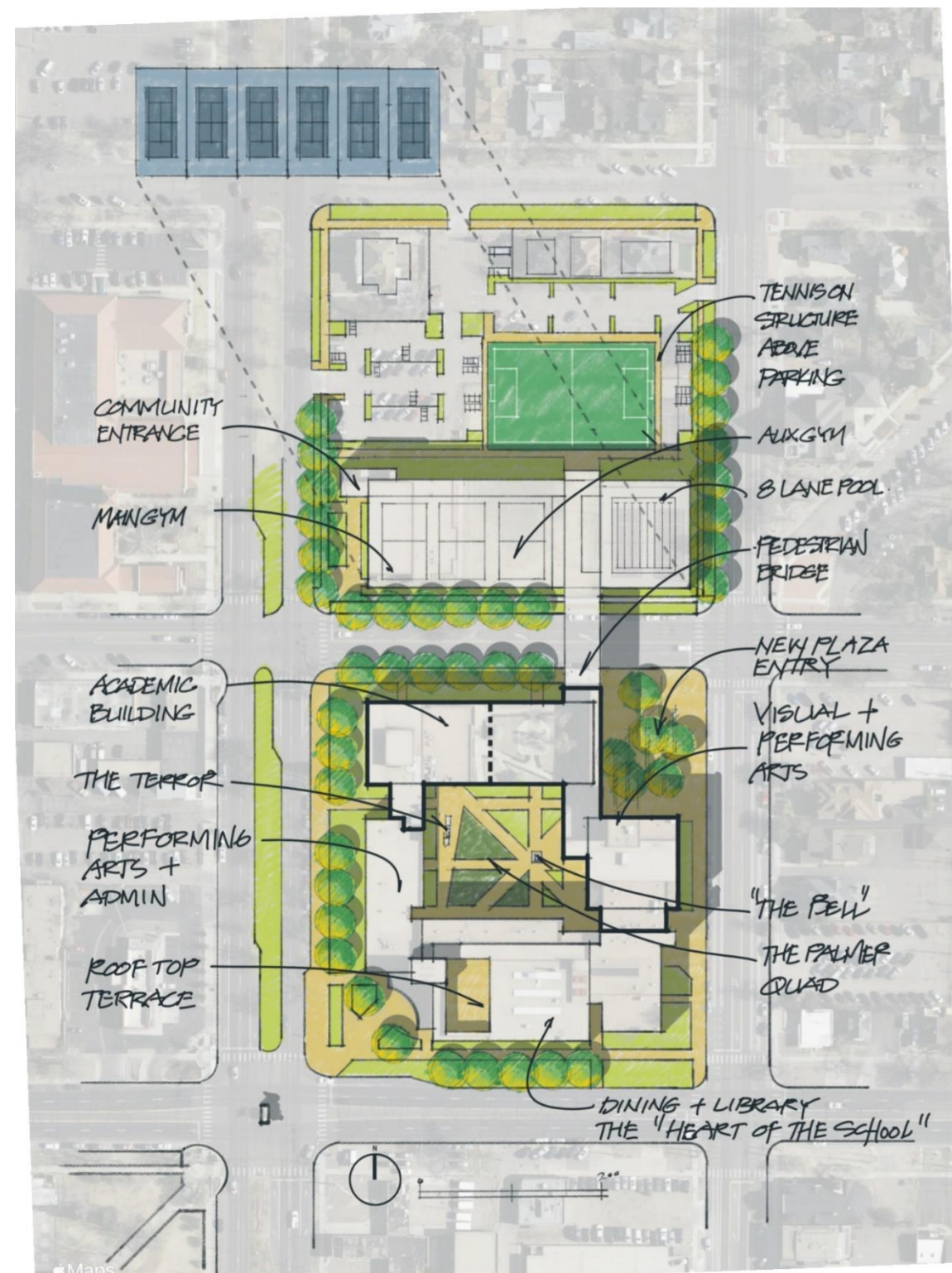
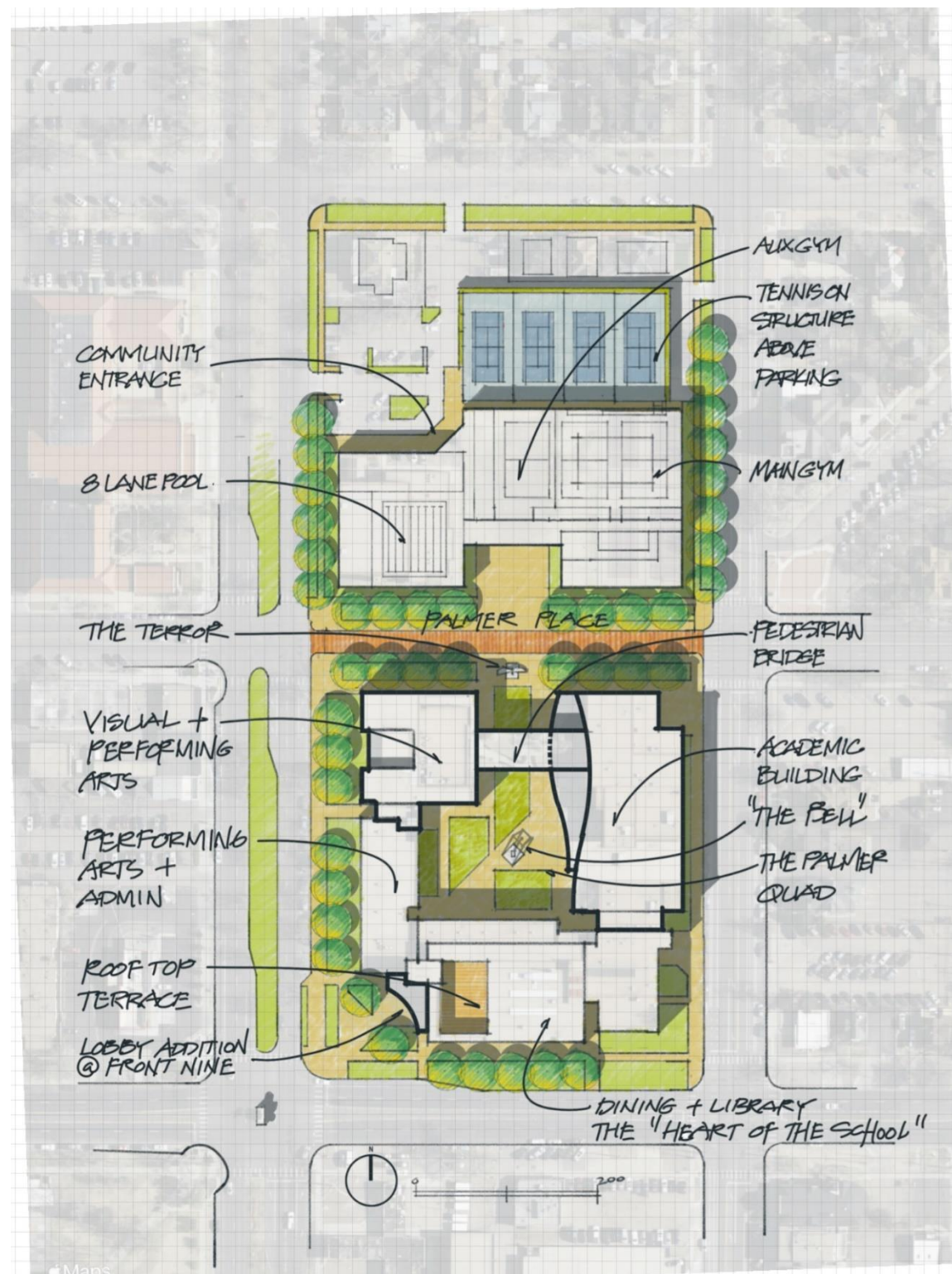
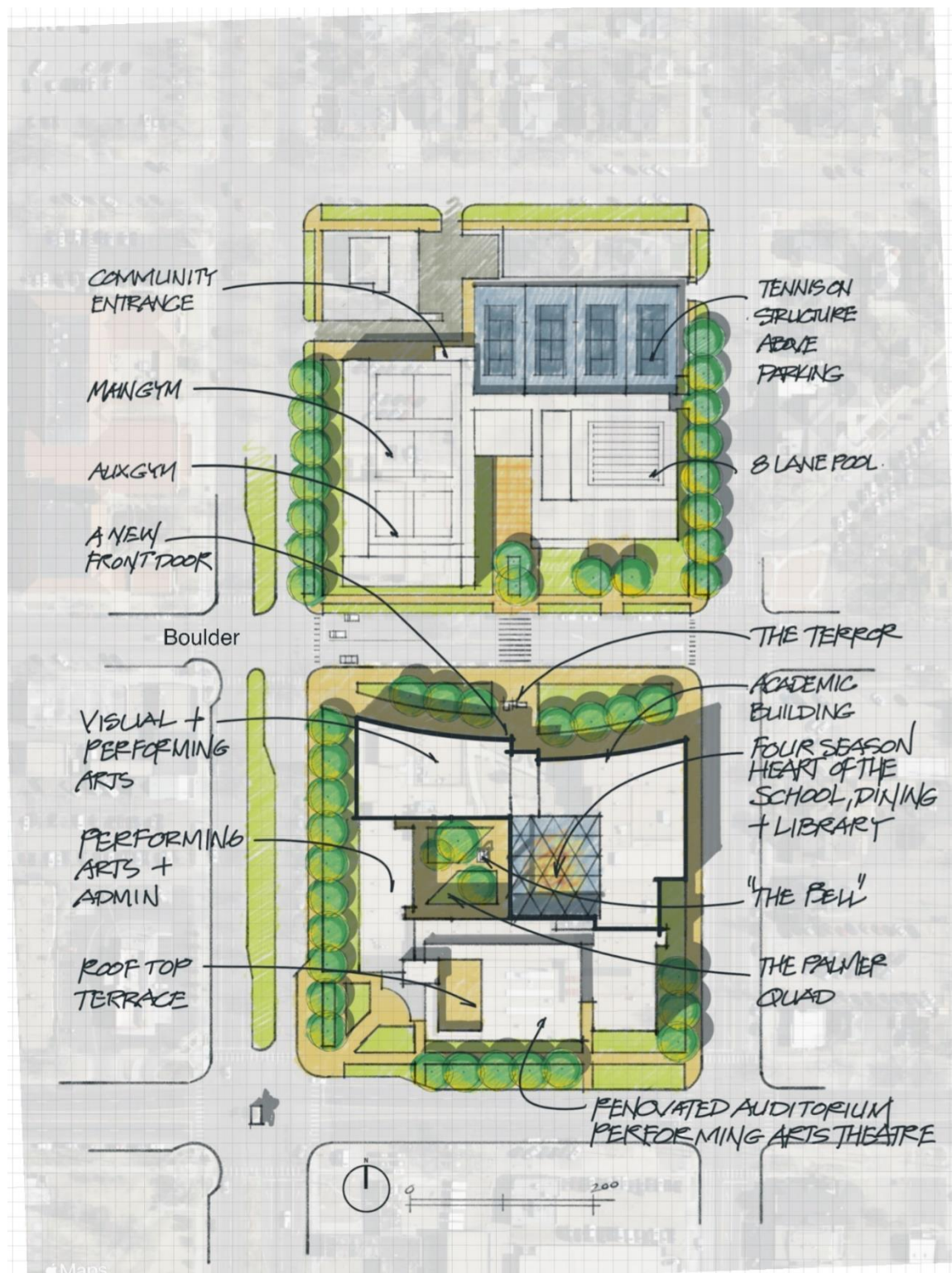


"How Might We?" Common Themes, Day 2

- Amplify Partnerships and Storytelling
- Support Student Agency and Community Engagement
- Utilize Existing Infrastructure
- Balance Tradition with Innovation
- Build a Vision for the Future
- Use Collaborative Influence and Pathways

A group of people are seated around several tables in a meeting room, engaged in a discussion. A man in a blue vest is standing at the front of the room, addressing the group. To the left, a presentation screen displays the text "Palmer D11 and Colorado Springs?". The room features a chandelier, recessed ceiling lights, and a green "EXIT" sign above a set of double doors. The overall atmosphere is professional and collaborative.

On-Going Partnership Discussions



Concept 1: Courtyard Heart

Concept 2: Connected Campus

Concept 3: Boulder Plaza

Pedestrian Access and Pride

Which entry option best addresses **pedestrian access** and creates the strongest sense of **pride** upon arrival?

Town Hall

Concept 1

Concept 2

Concept 3

Staff Engagement

Concept 1

Concept 2

Concept 3

Student Engagement

Concept 1

Concept 2

Concept 3



North and South Block Connection

Which master plan option connects the north and south blocks most effectively?

Town Hall

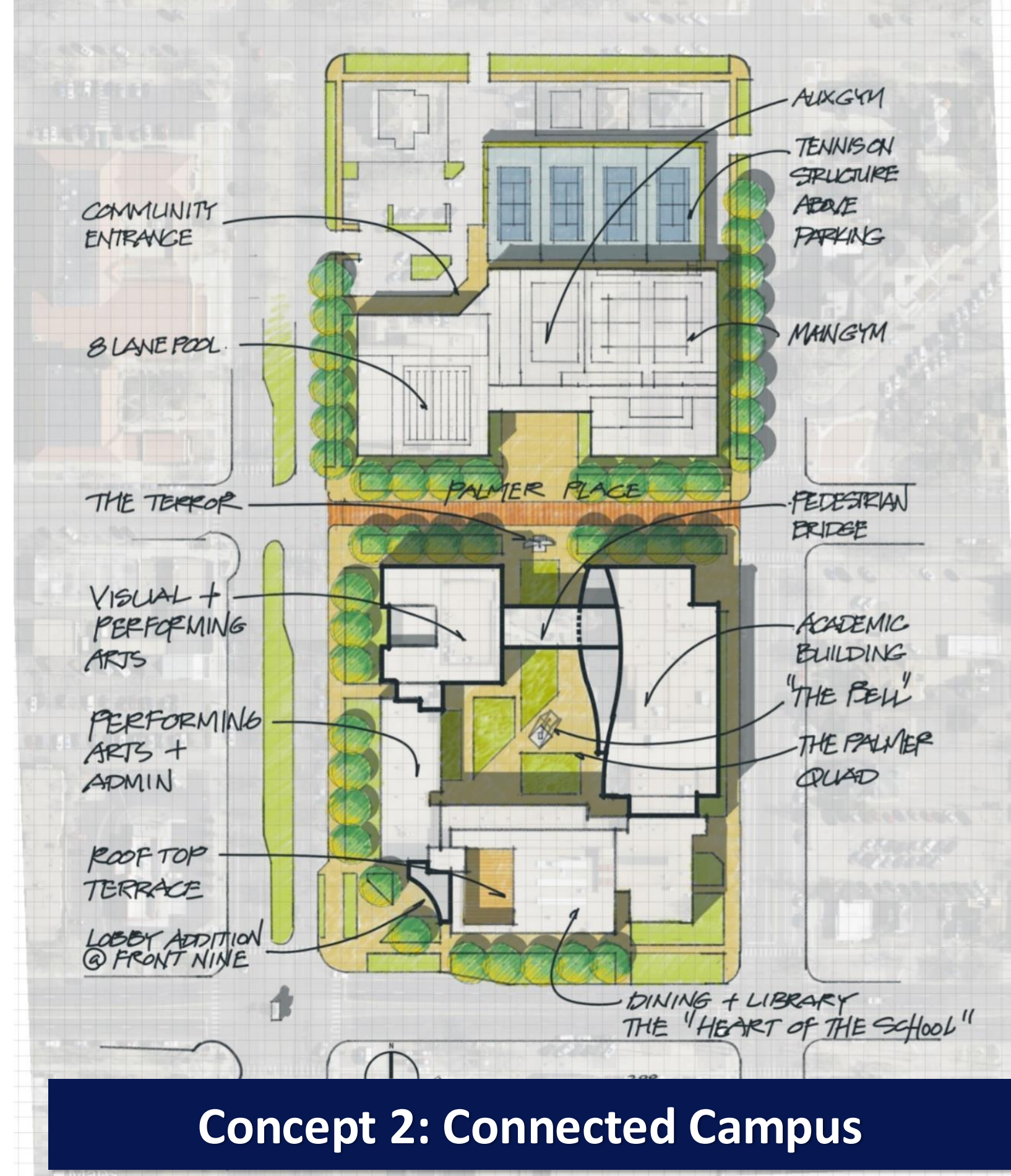
- Concept 1
- Concept 2
- Concept 3

Staff Engagement

- Concept 1
- Concept 2
- Concept 3

Student Engagement

- Concept 1
- Concept 2
- Concept 3



Concept 2: Connected Campus

Learning Community Support

Which courtyard concept best supports the learning community and meets the needs of students?

Town Hall

Concept 1

Concept 2

Concept 3

Staff Engagement

Concept 1

Concept 2

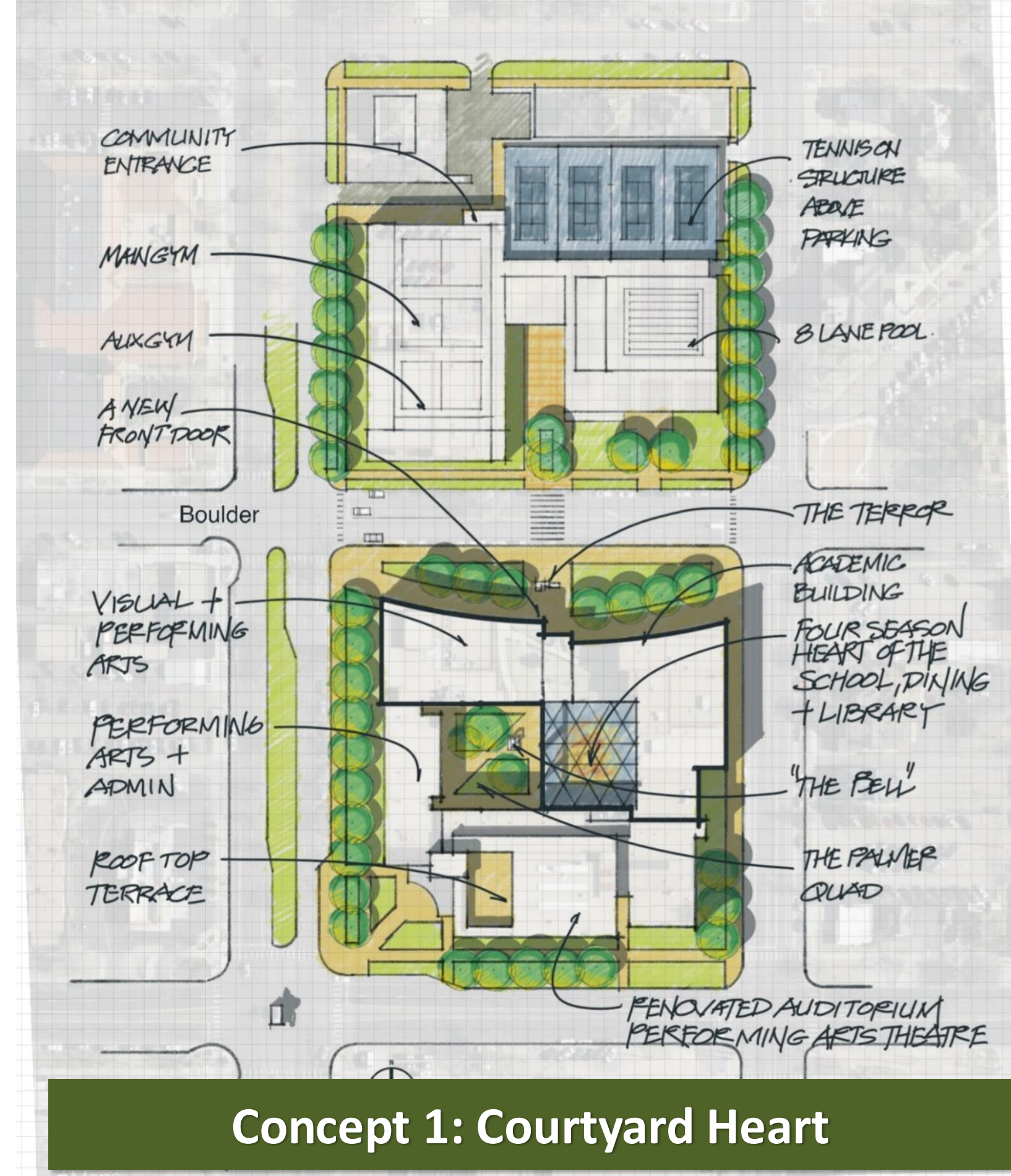
Concept 3

Student Engagement

Concept 1

Concept 2

Concept 3



Concept 1: Courtyard Heart

Athletics and Parking

How do the proposed athletic facilities – such as gyms and associated parking – meet the school’s needs?

Town Hall

Concept 1

Concept 2

Concept 3

Staff Engagement

Concept 1

Concept 2

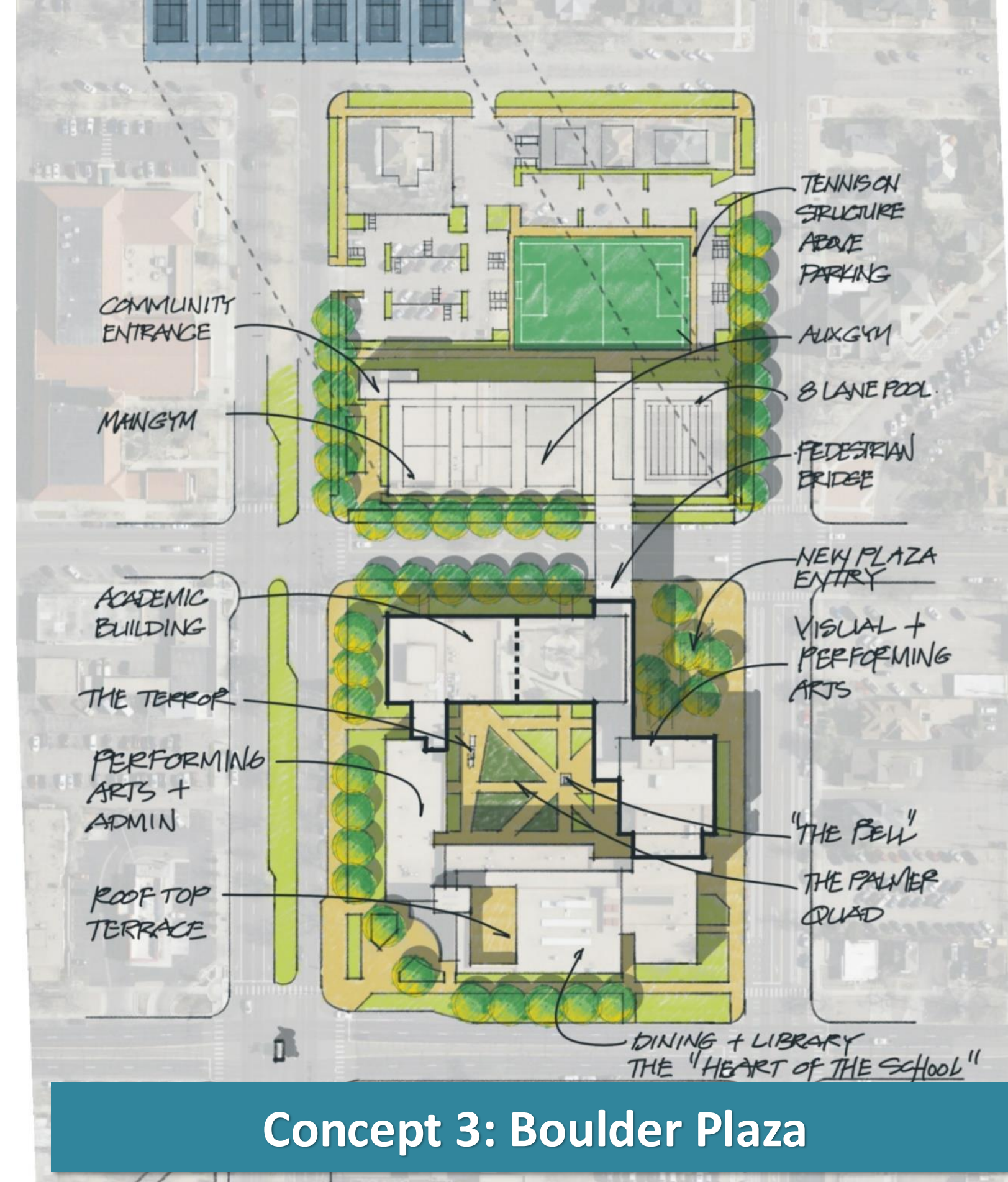
Concept 3

Student Engagement

Concept 1

Concept 2

Concept 3



Athletics

**Visual and
Performing Arts**

**The Bell and
Palmer quad**

**Lobby addition at
the front nine**



Practice field

***Boulder St Closed,
becomes Palmer Place**

Academics

**Four Season Heart of the
school, Dining + Library**

Feedback and Questions?



Next Steps



Upcoming Community Meetings

December 10, 2024: Community Information Session

January 14, 2025: Master Plan Presentation

Early Spring 2025: Final Master Plan Open House

