

# City of Colorado Springs

*Regional Development Center  
2880 International Circle  
Colorado Springs, CO 80910*



## Meeting Minutes - Draft

**Tuesday, May 2, 2023**

**9:00 AM**

**Virtual: Teams**

## **Downtown Review Board**

**1. Call to Order and Roll Call****2. Approval of the Minutes**

- 2.A. [DRB 23-233](#) Minutes for the February 7, 2023, Downtown Review Board Meeting.

Presenter:

David Lord, Chair of the Downtown Review Board

Motion by Board Member Friesema, seconded by Board Member Nolette, to approve the minutes for the February 7, 2023, Downtown Review Board. The motion passed by a vote of 6:1:0:2

**3. Communications**

Ryan Tefertiller - Urban Planning Manager

New staff, Evelyn Flores, was introduced as staff administration of the Downtown Review Board replacing Elena Lobato.

City Attorney's staff Christy McCall, was introduced temporarily serving in place of Lisa OBoyle on the Downtown Review Board.

No items for the June agenda, stay tuned for a possible work session.

**4. CONSENT CALENDAR****5. ITEMS CALLED OFF CONSENT****6. UNFINISHED BUSINESS****7. NEW BUSINESS CALENDAR****8. PRESENTATIONS/UPDATES****8.A. Form-based Zone Code Update**

Ryan Tefertiller, Urban Planning Manager, gave an update on development progress downtown and the implementation of the form-based zone code.

The form-based zone code was adopted in summer of 2009 and included the creation of the Downtown Review Board. It covers roughly a one-square mile area of downtown divided into form-based zone districts or sectors. From June of 2009 through December of 2022, 336 applications have been reviewed. The most common application types are development plans, minor improvements, minor amendments and conditional use. Over 3,000 residential units have been approved since 2015 that are in various stages, from currently under construction to

completed. There are a handful of projects that are still in the planning stages.

Some other areas of focus that staff have been working on include: mobility with scooters, bike share and transit; infrastructure that includes a redesign of Tejon Street, streetscapes, creek improvements, utilities and railway efforts; culture, public arts and special events; and policy related issues, such as scrubs to the FBZ and correlating it with the new Unified Development Code (UDC).

A scrub of the FBZ will include improved graphics and maps, updating of standards and guidelines to reflect lessons from implementation, conformity with the UDC, and gathering input from stakeholders and board members. It will include nearly every section of the FBZ. More details will be shared with the board in future meetings.

Chair Lord asked if there is any planning going on by the City to seriously look at the streetscape, particularly in regards to projects on Wahsatch and Weber, as well as greenscape areas for pets. Ryan answered that the City is pretty comfortable with the streetscape related to mobility. Current projects are implementing significant streetscape improvements. The Parking Enterprise helps to fund some of those streetscape projects. Regarding greenscape areas, several of the current projects include dog parks. There is a plan to open a public dog park in Antlers Park later this year. The Shooks Run trail is also a great option.

## **9. Adjourn**