



# City of Colorado Springs

Regional Development  
Center (Hearing Room)  
2880 International Circle

## Meeting Minutes - Draft Downtown Review Board

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Tuesday, September 3, 2024

9:00 AM

Regional Development Center (Hearing Room)  
2880 International Circle

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### 1. Call to Order and Roll Call

**Present:** 6 - Board Member Kronstadt, Board Member Hensler, Board Member Lord, Board Member Friesema, Board Member Mikulas and Board Member Luciano  
**Absent:** 1 - Board Member Kuosman

### 2. Changes to Agenda/Postponements

### 3. Communications

#### **Ryan Tefertiller - Urban Planning Manager**

Ryan Tefertiller, Urban Planning Manager, thanked the board members for attending the meeting despite the agenda going out later than usual. He introduced Mellisa Wutzke as the new Senior Business Support Specialist.

Mr. Tefertiller thanked Sam Friesema for his service to the Urban Renewal Authority. Last week, the Urban renewal meeting re-appointed Board Member Sam Friesema for a second term for the Downtown Review Board and City Council will take formal action on the re-appointment next week.

The Downtown Development Authority has issued an RFP for an update of the Experience Downtown Master plan which was adopted by City Council in 2016. It can be found on the Downtown Partnership's website and proposals are due at the end of this month. Urban Planning staff will be highly engaged in the process to review proposals. Once a firm is selected they will work with the Downtown Development Authority to update the plan. Staff continues to make progress on updates to the form-based code and Mr. Tefertiller believes that the schedules should marry up to the Downtown Master plan. He met with City Attorney Young Shin last week to review the changes.

Mr. Tefertiller said the next Downtown Review Board meeting is scheduled for October 1st but is not sure if there will be items. He asked the Board members to not remove the meeting date from their calendars. If the meeting is canceled, he will update the board members.

**4. Approval of the Minutes**

Motion by Board Member Friesema, seconded by Board Member Kronstadt, to approve the Minutes for the July 2,2024, Downtown Review Board Meeting. The motion passed by a vote of 6-0.

**Aye:** 6 - Board Member Kronstadt, Board Member Hensler, Board Member Lord, Board Member Friesema, Board Member Luciano and Coats

**Absent:** 1 - Board Member Kuosman

**Abstain:** 1 - Board Member Mikulas

4.A. [DRB 2293](#) Minutes for the July 2, 2024 Downtown Review Board Meeting.

**Attachments:** [DRB 7.2.24 Minutes Draft](#)

**5. Consent Calendar**

**6. Items Called Off Consent Calendar**

**7. Unfinished Business**

**8. New Business**

8.A. [FBZN-24-000](#) An FBZ Warrant with an associated Minor Improvement Plan to allow for the construction of an 8’ in height fence enclosing the entire Penrose Library campus addressed as 20 N. Cascade Avenue, which also includes significant improvements to the fencing material and visual contiguity along the plaza space exterior along N. Cascade Ave.

Presenter:  
Johnny Malpica, Planner II, Urban Planning Division

**Attachments:** [Figure 1 - Site Plan](#)  
[Figure 2 - Project Statement](#)  
[Figure 3 - Downtown BID - PPLD Fencing - Letter of Opposition](#)  
[Figure 4 - Updated Site Plan](#)  
[Figure 5 - Updated Project Statement](#)  
[Penrose Library FBZ Warrant 2nd Hearing - Staff Report JPM](#)  
[Letter of Support - Pikes Peak State College President - 9-3-2024](#)

Johnny Malpica, Planner II, presented the Penrose Library fencing application located at 20 N. Cascade Avenue. This item was originally heard at the Downtown Review Board meeting on May 5, 2024, which initially proposed an eight foot tall wrought iron fence surrounding the entire property perimeter along West Pikes Peak Avenue, North Cascade

Avenue and West Kiowa Street. The revised proposal shows a seven foot tall fence and includes significant upgrades to the fencing along the plaza space to allow for visual continuity and openness during operational hours and landscaping along West Kiowa Street. Public notice was sent out and two comments were received. Following the revised submittal, Chelsea Gondeck, Executive Director of the Downtown Partnership, does support the project. A letter was received by Lance Bolton, President of Pikes Peak State College, just before the meeting showing support for the project. Staff finds the application complies with PlanCOS and meets review criteria.

### **Board Member Questions**

Board Member Kronstadt asked Mr. Malpica if the changes from the previous meeting included material of the fence and setting it back along West Kiowa Street with landscape improvements along the fence. Mr. Malpica said those have occurred and the style of fencing along the plaza space has been changed from wrought iron to an omega style fence. The gate on the fence will roll back during operational hours. A masonry monument sign will be lit at night and the rearticulation of the space meets the review criteria.

Board Member Mikulas asked Mr. Malpica if the material change to the fence is a dependent feature of it being able to open and close. Mr. Malpica said the original application included an eight foot tall fence. Staff suggested that the seven foot wrought iron style fence along West Kiowa be brought back and the secure style fence be reduced to seven feet. Board Member Mikulas asked if the secure style fencing around the common lawn would return to wrought iron style fencing as seen on page ten of the project statement. Mr. Malpica said at the time of the resubmittal in August the renderings included the secure fencing style and staff felt that it should be returned to wrought iron style. The applicant presentation will show the updated renderings in it based on the technical modifications staff is suggesting.

Board Member Mikulas asked if there was a record of endorsement or support from the Downtown Partnership. Mr. Malpica said there is one record of endorsement in email format from Chelsea Gondeck which is in the staff report.

**Applicant Presentation**

Chris Lieber with NES spoke on the challenges of keeping the fencing opening and welcoming. Mr. Lieber stated he met with Lance Bolton, President of Pikes Peak State College, who supports the project and articulated some of the same issues they are facing with the project. He also met with Chelsea Gondeck, Executive Director of the Downtown Partnership, to talk about alternatives that could be used after the first presentation. Mr. Lieber presented the site plan for the library showing the fencing types and gate access. He noted that one of the technical modifications was the removal of two parking spaces for fire department access. He confirmed that all the fencing will be seven feet. The existing wrought iron fencing between Knights of Columbus and Carnegie Buildings will remain, along with the xeriscape landscaping. Mr. Lieber said from an Urban Planning perspective they are comfortable with a three foot set back from the property boundary. It will be experienced as a ten foot landscape corridor from the back of the sidewalk to the fence. He said the style of the omega fencing was used so that you could see the building allowing the backside to be predominant. Mr. Lieber said the corner of Cascade and Kiowa will be used to extend the children's area. He said sliding gates will be used in the entrance of the building to ensure there is a view of the mountains and landscaping. During business hours, the sliding gate will be hidden behind a monument wall. He showed renderings of the omega style fencing during business hours and when the gate is closed and of the xeriscape landscaping. He said wrought iron fencing will be added to the parking lot.

**Board Member Questions**

Board Member Hensler said the site plan shows the fencing going all the way around the parking lot; however, it is not shown on the renderings. She asked if the fence extends above the existing wall. Mr. Lieber said there is an existing site wall that is lower in height and Pikes Peak drops in elevation and provides that function. He said along Cascade, the fencing would be extended. Board Member Hensler asked if it is a shorter amount of fence on top of the existing stone wall and if that is where the gate would go behind when it is open. Mr. Lieber said yes. Board Member Hensler said there is support from Pikes Peak State College and asked what the benefit is to them by adding a fence. Mr. Lieber said that the college has expressed taking a similar approach to their campus.

Board Member Mikulas asked how ten feet of xeriscaping was determined. Mr. Lieber said it varies due the property boundary moving but there is a minimum of ten feet of landscape from the back of the sidewalk to the

fence. The fence would be a minimum of three feet back from the property boundary. Board Member Mikulas asked who would be maintaining the landscaped area. Mr. Lieber said the library would be responsible and said that they have done a great job maintaining the current landscaping. Board Member Mikulas asked if the ten feet of xeriscape provides the desired outcome with the issues, or could it be a space that could pose issues in the future. Mr. Lieber invited Michael Brantner, Chief Safety, Community Resources and Security Officer for the Pikes Peak Library District, to answer questions. Board Member Mikulas stated he wanted to hold for that answer and asked Mr. Lieber to describe the corten steel wall. Mr. Lieber said it will be pieces of corten steel to fit with the existing architecture. He said the back side would remain vertical to tuck the fence behind it. Board Member Mikulas asked if the wrought iron fence material could be used with the same sliding function instead of the more modern look. Mr. Lieber said yes, however, it has more custom pieces to it and felt that the more contemporary style was softer. He said he could ask his client to see if that was the direction they wanted to go.

Board Member Luciano asked if the staff recommendations for addressing landscaping in front of the fencing is different than what is being proposed or if they are asking for more detail. Mr. Malpica said they are just asking for more detail and was done on the presentation but was not included on the staff presentation.

Mr. Lieber invited Michael Brantner, Chief Safety, Community Resources and Security Officer for the Pikes Peak Library District, to come speak to help answer any other questions. Mr. Brantner said the corten steel was chosen to help tie in the existing art pieces in the downtown corridor. He said the landscaping is maintained by the library district and any new landscaping would be the responsibility of the library district. He said the new landscaping has provided more safety. Mr. Brantner spoke with the Chief of Police and asked for a letter of support. Two crime prevention officers were sent out and studied the campus and the officers provided their endorsement. Mr. Brantner said they have had many discussions with Mr. Bolton and staff members at Pikes Peak State College and said this change in the library will make positive changes to the Penrose Campus and it will help people feel safe.

Board Member Hensler thanked Mr. Brantner of all the work to revise the plan based on the previous comments in May.

Board Member Kronstadt said he is sympathetic to the issues at Penrose Library and thinks they are being asked to deal with symptoms of a problem that is our City government's issue to solve. He feels that fences are not the solution and with Pikes Peak State College now wanting to implement fencing, he asked if we are going to continue to fence off areas until the entire downtown area is fenced off. Board Member Kronstadt said the solution to people needing to go the bathroom and camp, is to provide them places that are allowed. This is not the problem of the library and is the up to the City government. Board Member Kronstadt will not be supporting this. He said there are three City Parks within two blocks of the library, and it would be great to see the City government install bathrooms, trash cans and sharps containers. Places for people to more safely do the things that people need to do or are compelled to do through addiction that we are not solving. Board Member Kronstadt said he is sorry that they are having to continue to deal with those problems and wishes the City would step up and do their part.

#### **Public Comment**

Chelsea Gondeck, Executive Director of the Downtown Partnership, met with NES to discuss options of the design and came to agree with what they have provided. The slides might be different that what was discussed, but they support it. She said they are happy to see the architectural element at the plaza and the extension of the signage which is a great opportunity to hide the fencing during opening hours.

#### **Board Member Comments**

Board Member Mikulas said one of the statements from the Downtown Partnership originally when they opposed it was the concern for setting precedence. There are semi-permeable blocks that have certain sections fenced off and have been a personal challenge, specifically the corner of Bijou and Bolder. He sympathizes with Board Member Kronstadt this is a real problem that needs to be addressed in some form, but in the absence of real action, he will be endorse the fencing. He said it will be challenging to see similar solutions and it will be challenging to oppose them. Board Member Mikulas said from a design perspective, it is a matter of preference and does not relate to the form-based code.

Board Member Friesema said the applicant has done a great job of incorporating comments from the last meeting. He said the plaza is more civic and lines up with the existing buildings, continuing the landscaping on Kiowa and is in favor of the proposal.

Chair Lord appreciates the approach NES and the library has taken with this project. He said the long-term issue as the review of the form-based code is addressing fencing and safety issues. He will be voting in favor of the proposal.

**Motion by Board Member Friesema, seconded by Board Member Luciano, to approve to approve the application as submitted based on the finding that the Warrant criteria in Section 5.4.3. of the Form-Based Code is being met. The motion includes the requirement to work with staff to implement the technical modifications listed below in the final approval of the plan. Planning \* Reduce the fence height from 8' to 7'. \* Step the fence back from the property line, where suitable to allow space for landscaping between the fence and the pedestrian ROW along W. Kiowa St. \* Add landscaping along W. Kiowa St. Consider plant selections that have environmental benefit. \* Replace the newly proposed 'Secur' (double wire fence) along W. Kiowa St, with the wrought iron style fence that is 7' in height, proposed in the initial submittal. Fire \* Minor technical modifications. \* Removal of two parking spaces to ensure adequate turnaround for fire apparatus vehicles. \* Submittal of a separate permit through the Colorado Springs Fire Department, to be reviewed concurrently with this plan. Enumerations \* Clarification regarding fence height, that if 7 feet or over may require addressing. Utilities \* Minor technical modifications \* Informational comments. SWENT. Clarification regarding total land disturbance. \* Technical modifications. \* Informational comments The motion passed by a vote of 6-1.**

**Aye:** 6 - Board Member Hensler, Board Member Lord, Board Member Friesema, Board Member Mikulas, Board Member Luciano and Coats

**No:** 1 - Board Member Kronstadt

**Absent:** 1 - Board Member Kuosman

## **9. Presentations**

## **10. Adjourn**