

CITY OF COLORADO SPRINGS PLANNING COMMISSION

MINUTES / RECORD-OF-DECISION

THURSDAY, OCTOBER 20, 2016,
CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE,
COLORADO SPRINGS, COLORADO 80903

PRESENT:

Phillips, Henninger, Markewich, Shonkwiler, Walkowski, Smith, McDonald, Gibson, Graham

ABSENT:

None

ALSO IN ATTENDANCE:

Mr. Peter Wysocki, Planning and Development Director
Mr. Marc Smith, City Senior Corporate Attorney

NEW BUSINESS CALENDAR

DATE: October 20, 2016
ITEM: 6.E.1 – 6.F.2
FILE NO.: CPC MP 09-00027-A1MJ16
PROJECT: Experience Downtown Master Plan
STAFF: Ryan Tefertiller & Sarah Humbargar

STAFF PRESENTATION:

Peter Wysocki, Planning and Community Development Manager thanked Mr. Tefertiller for all of his work in the downtown and the DDA for their work on this project and funding the project.

Ryan Tefertiller, Urban Planning Manager gave a Power Point Presentation about the process and the formal review criteria. Sarah will present the plan's specifics and priorities.

This has been a 16 month process with the DDA, City Staff in numerous areas of the City who've worked on the project. This current plan is a more strategic than the Imagine Downtown Master Plan. This is two plans in one. Volume 1 is the plan of development for the DDA that is a state statute required document that guides the use of the DDA mil levies and tax increment financing that was approved in 2007 when the DDA was created. Volume 2 is the Land Use Master Plan which is the document that guides planning, zoning, entitlements, and projects that affect public space and public right-of-way, transportation, transit, parks, etc.

The primary focus is on one square mile of DDA and addresses some issues within the context of the 10 mile long Legacy Loop. There is emphasis in the urban residential neighborhood and how those affect downtown and how to help serve those near neighborhoods.

The stakeholders did a lot of analysis of other city plans and there reviewed and incorporated into this plan. There has been significant public input.

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This has gone through our normal buckslip process to the normal routing departments. There have been several public hearings, ATAC, CTAB, DRB, Park and Rec Advisory Board and now Planning Commission. We hope to go to City Council in November.

The key element today for the Planning Commission is analysis of the master plan review criteria in City Code Section 7.5.408 there are six sets of review criteria covering broad topics. Each of the categories has underlying issues that also have to be addressed. In the staff report each of those items are detailed along with analysis. Staff feels all the review criteria are met recommend the plan is approved. There are some typographical changes that will be resolved administratively before going into the public record.

Sarah Humbargar gave a Power Point presentation.

This plan takes the DDA and the Land Use Plan and puts them together under one vision. There are Eight Primary Goal and 36 tactical action steps. The action steps are meant to be tactical in their approach. Ms. Humbargar discusses each of the eight primary goals and what is needed to achieve each of those eight primary goals. The plan is market based for today and the future.

We have guiding principles that are separate from the eight primary goals that give a different emphasis on our land use. Those guiding principles help prioritize economic development, placemaking and who you are culturally, branding and development of Downtown as its own neighborhood.

The plan is broken down into five downtown districts and seven gateways. The plan also identifies 16 catalytic sites and five influence sites. This helps prioritize areas for development. Areas such as the Olympic Museum and the Downtown YMCA; one area of change within the plan is around the City Auditorium and parking lot. As this area develops we want it to be a very cohesive area of development with the entire block. The five influence sites are outside of the formal study area boundary but are areas that have major influence for the downtown area.

We looked at parks and making sure we continue to invest in them. One of the primary focuses is the Legacy Loop. To connect into the other neighborhoods the Legacy Loop has to be completed.

We looked at waterways. One of the bigger pieces of the plan is mobility. We've taken a detailed look at this. We've looked at signature streets, pedestrian extension streets, downtown alleyways used by pedestrians. We looked at our urban greenway, green streets and using the Legacy Loop. This is primarily bike lanes. We have transportation streets that provide movement of automobile traffic and transit routes and then there is the conversion of one-way Bijou and Kiowa streets into two-way streets.

We worked with Mountain Metro and the Parking Enterprise and some ideas how to creatively do this. They're looking at the relocation of the transit terminal and making sure it's done

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strategically in a way that catalyzes new development and is transit oriented. We also need to look at our regional connectivity.

We've looked at our streetscape model but outside of the downtown what would this look like and how you would know the change of where you're located in the different areas.

Questions:

Commissioner Shonkwiler asked about the Bijou and Kiowa to become a two-way and is there a proposed timetable. Kathleen Krager, Transportation Manager said they've done some preliminary work to make sure they can maintain capacity especially intersection capacity. They'll hire a firm to complete a more in-depth study in early 2017. Once that is done they'll work with the Downtown Partnership to see when would be a good time launch this and how much funding will need to be put into it.

Commissioner Shonkwiler asked about entrance to the downtown from the east using Pikes Peak Ave. Kathleen discussed what they've thought about doing and how to do it effectively and not tear up what has been done previously; we can make improvements along Pikes Peak. They are looking at putting diagonal parking down the middle of Pikes Peak similar to what's along Pikes Peak between Nevada and Cascade and parallel parking down the sides of Pikes Peak, adding an on-street bike lane to Pikes Peak, then at the intersection of Pikes Peak and Corona cul-de-sac and put in a half of a roundabout.

Commissioner Graham asked Mr. Tefertiller about the relocation of the transit center. Mr. Tefertiller said Metro has been looking for a number of years to relocate the transit center. They've hired a consultant to help look for appropriate sites. They've narrowed it their top three sites and are taking public comment on those sites. One of the sites is the southwest corner of Colorado and Sawatch; another is the CSHP site directly east of the Pioneer Museum; the third site it reusing/repurposing public-right-of-way of Pueblo Ave. The concept would be to remove all the on-street parking and repurpose it for a transit station.

Commissioner Graham asked about the market plan. Ms. Humbargar said they worked with two independent consultants and did a market plan that was published in late 2015 or Jan 2016. It covered what our residential market looks like, our office market looks like, what our retail market looks like and not just an assessment of where we are but how that compares to other markets and how we can move forward utilizing better land use.

Commissioner Phillips asked if this would go to the Comprehensive Plan Steering Committee. Mr. Wysocki said he didn't know if a presentation needed to go before them but the consultants are aware of the plan and it's been discussed with them. Mr. Wysocki said they could discuss it more in-depth as the Steering Committee as an FYI and ask them if they'd like to see it.

Commissioner Markewich asked if it's necessary to put the minor amendment in the motion. Mr. Tefertiller said he didn't think so his recommended motion has the language for the minor

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technical and typographical corrections. What Ms. Humbargar mentioned was the catalytic site of the entire City Auditorium block instead of ¾'s of the block and the area of Sahwatch and identifying that as a transportation street. Those are graphic map changes otherwise its grammatical changes.

Commissioner Walkowski thanked both Mr. Tefertiller and Ms. Humbargar for the work they have done on this. It's been a very big item. He was impressed with the consultant that they didn't push ideas but developed something that fit Colorado Springs. He looks forward to supporting it.

DISCUSSION AND DECISION OF THE PLANNING COMMISSION:

Motion by Commissioner Shonkwiler and seconded by Commissioner Walkowski on **CPC MP 09-00027-A1MJ16** Experience Downtown Master Plan to recommend approval of the Experience Downtown Master Plan to the City Council based on the findings that the plan complies with the review criteria found in Section 7.5.408 of City Code, subject to minor technical and typographical corrections.

Aye: Phillips, Markewich, Shonkwiler, Walkowski, Smith, McDonald, Gibson, Graham, McDonald, Henninger

No: None Motion Passed 9-0