

COS City Auditorium

DEPN-22-0055

Downtown Review Board
Public Hearing

November 1, 2022

Ryan Tefertiller, Planning Manager



Background



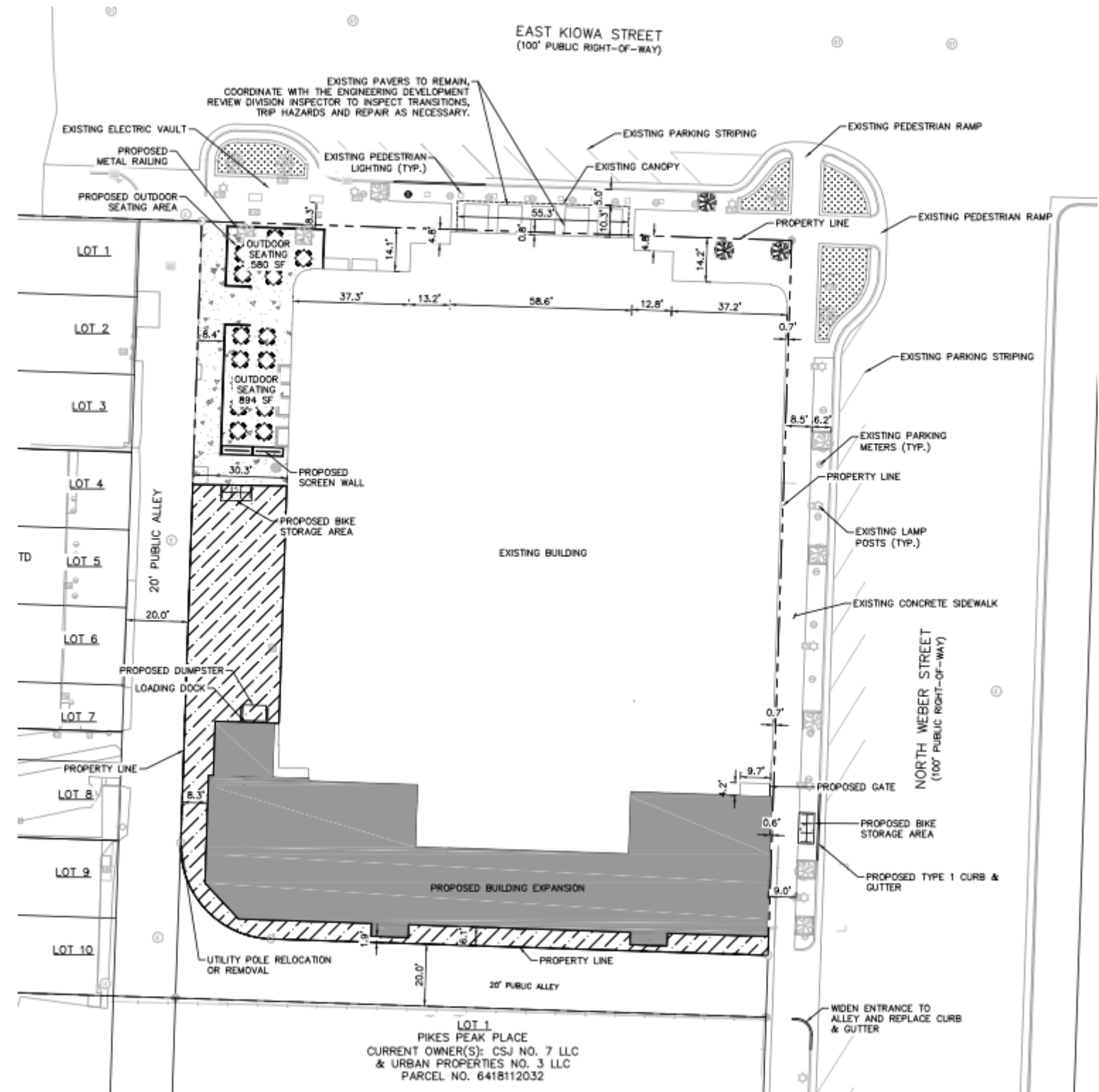
- Site located on the southwest corner of E. Kiowa St. and N. Weber St.
- City owned
- 1-acre site
- Zoned FBZ-CEN
- Currently occupied by roughly 30,000 SF City Auditorium building



Proposal



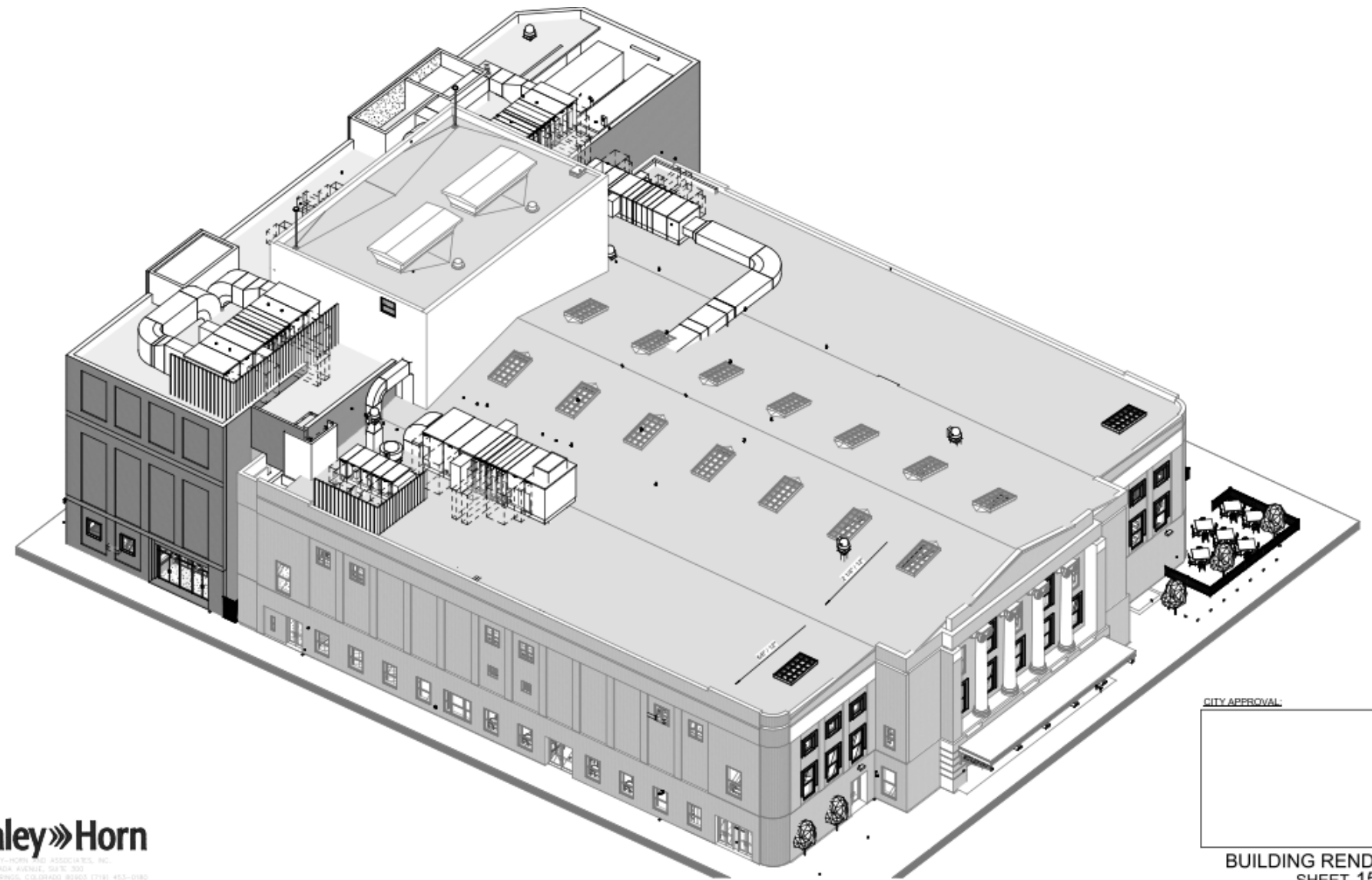
- New 7,000 SF addition to south
- Significant interior renovation
- Modification to front facade
- Modest external site improvements



Application



- FBZ Development Plan
- Warrant for:
 - Frontage Design (glazing)
- Other FBC standards are met



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CITY APPROVAL:

BUILDING RENDERING
SHEET 15 OF 22

Stakeholder Notice

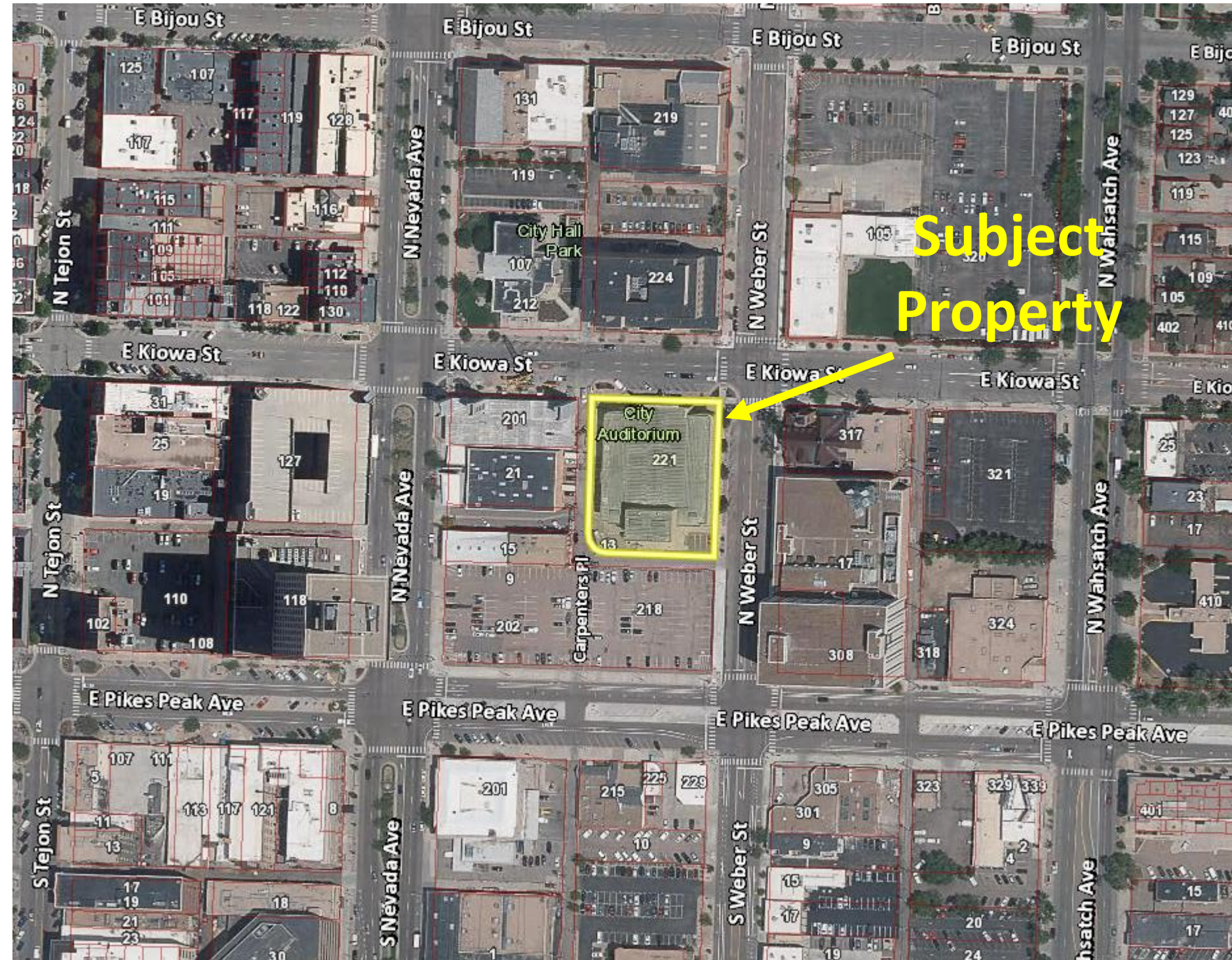


- Formal Public notice at:
 - Application Submittal
 - Prior to DRB
- Notices sent to roughly 250 properties
- One public comments received (Figure 4)
- All standard City Agencies have reviewed and support the application

Analysis



- Project located just east of downtown core
- Near northern edge of Weber / Wahsatch corridor
 - Area of significant recent redevelopment
- Urban Renewal Area

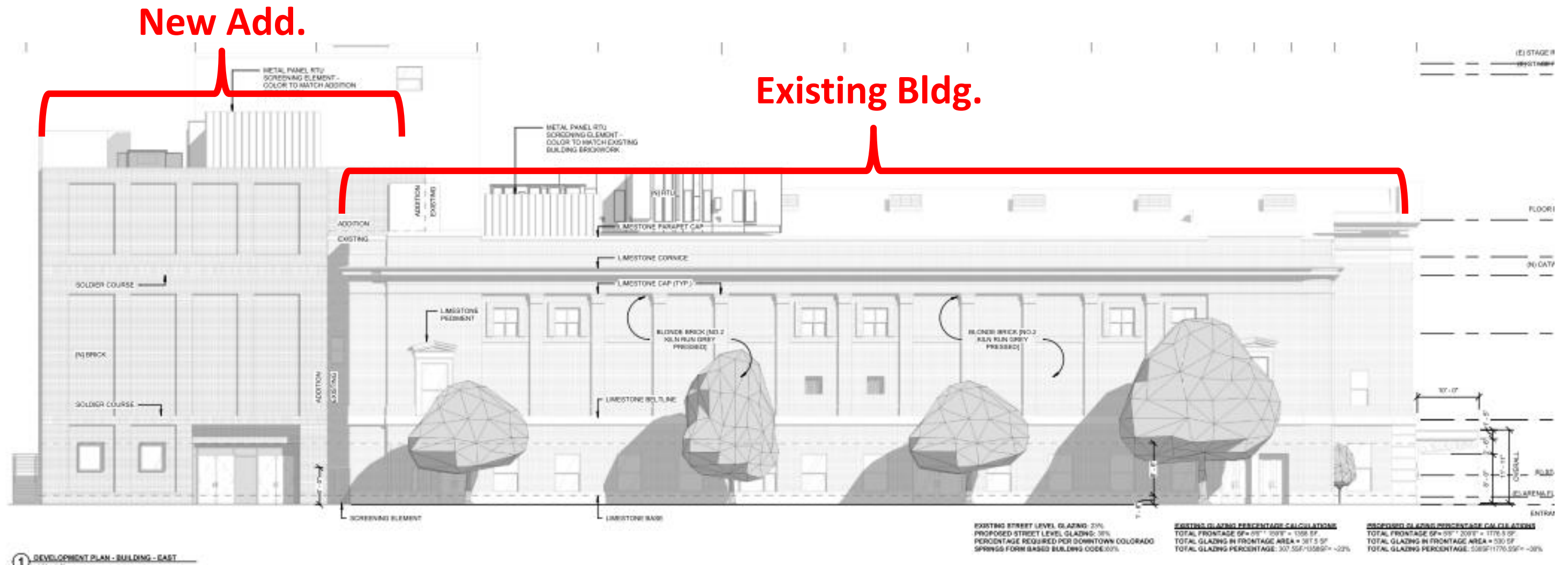


Analysis, cont.



- The site is City owned and managed by Parks, Recreation and Cultural Services Department
- City working with the COS Community Cultural Collective for renovation, maintenance and operation
- Built in 1923, the building placed on National Historic Register in 1995

Analysis, cont.



- The application was initiated to allow a roughly 7,000 SF addition to the south side of the building.

- During review it was determined that the project needed Frontage Warrant:
 - Existing frontages are legal non-conforming regarding percent glazing
 - Weber-facing frontage for the addition has roughly 50% glazing
 - More than existing Weber frontage
 - Less than 60% standard

Analysis, cont.



- Warrants require consideration of five criteria:
 - Is the requested Warrant consistent with the intent of the Form-Based Code?
 - Is the requested Warrant, as well as the project as a whole, consistent with Section 4 – Design Guidelines of the form-based code?
 - Is the requested Warrant reasonable due to the proposed project's exceptional civic or environmental design?
 - Is the requested Warrant consistent with the Downtown Master Plan?
 - Is the requested Warrant consistent with the City's Comprehensive Plan?

Analysis, cont.



- Effort to be compatible with Historic Building
- Exceptional Civic use and design
- Warrant is consistent with the intent of the FBC, the Master Plan, and the Comp Plan
- The project is well aligned with Design Guidelines

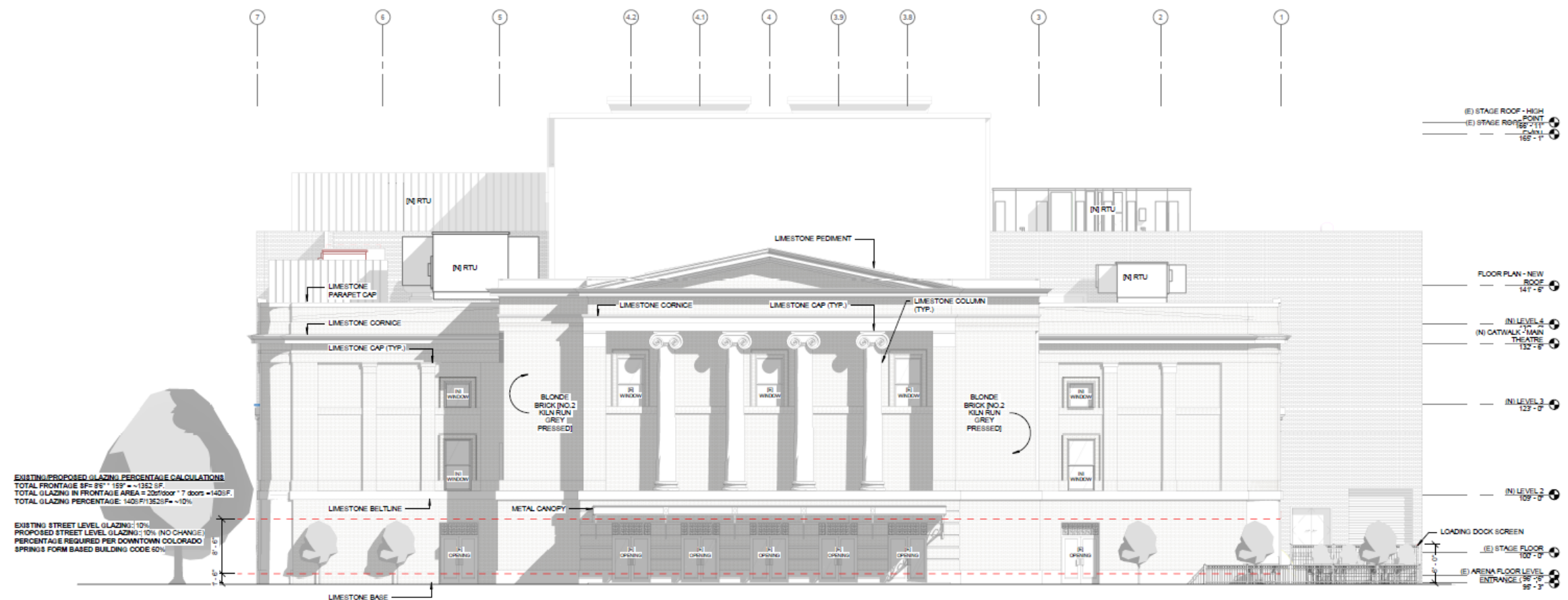


Analysis, cont.



- Recent changes to front façade included as FIGURE 5 of packet
- Reduction in new windows from 19 to 4
- Changes better reflect the historic designation of the building
- Respond to local and federal input

- Inclusion of Figure 5 in final plan set included as a condition of approval



Recommendation



- Recommend approval of the proposed Development Plan with Frontage Warrant based on the findings that the project meets the required criteria.
 - Condition of Approval
 - Technical Modifications



QUESTIONS?