



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes - Draft Downtown Review Board

Wednesday, September 13, 2017

8:30 AM

City Council Chambers

1. Call to Order

Present: 5 - Ray Walkowski, Randy Case, Tiffany Colvert, Dot Lischick and Doug Hahn

Absent: 3 - Aaron Briggs, Stuart Coppedge and Kristen Heggem

[CPC 357](#) Appoint Chairperson for the meeting

Motion by Case, seconded by Colvert, to Appoint Ray Walkowski as today's Chair person due to the Chair and Vice Chair being excused. The motion passed by a vote of 5:0:3

Aye: 5 - Walkowski, Case, Colvert, Lischick and Hahn

Absent: 3 - Briggs, Coppedge and Heggem

2. Approval of the Minutes

2.A. [CPC 341](#) Minutes for the May 3, 2017 Downtown Review Board Minutes

Presenter:

Stuart Coppedge, Chair, Downtown Review Board

**Motion by Case, seconded by Colvert, to accept the proposed motion approving the May 3, 2017 Downtown Review Board Minutes.
The motion passed by a vote of 5:0:3**

Aye: 5 - Walkowski, Case, Colvert, Lischick and Hahn

Absent: 3 - Briggs, Coppedge and Heggem

3. Communications

Stuart Coppedge - Chair

Ryan Tefertiller - Urban Planning Manager

4. CONSENT CALENDAR

5. UNFINISHED BUSINESS

- 5.A. [AR DP](#) A Form-Based Zone development plan submitted by Terra Nova
[17-00357](#) Engineering on behalf of the Springs Rescue Mission for the Greenway
Flats project. The project includes multiple warrants for relief from
Form-Based Code Standard

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Urban Planning Division

STAFF PRESENTATION:

Mr. Tefertiller, Urban Planning Manager gave a PowerPoint presentation on the Greenway Flats project discussing the intent and scope of the project.

APPLICANT PRESENTATION:

Luanne Ducett with Terra Nova Engineering and Jeff Finn with Nor'wood Development gave an overview of the proposed development and scope and intent of the project.

QUESTIONS OF THE APPLICANT:

Board Member Colvert asked if there were trash receptacles along Las Vegas, Mr. Finn said no. Board Member Colvert stated on the south property line backing to the Greenway Trail were there fences or is it open. Mr. Finn stated there was a Trailhead where Las Vegas turns sharply to the north along that area and with the SRM connection they decided not to have a physical connection to this trail because SRM has a specific intake point. Their main point of entry into the Building is along Las Vegas. Board Member Colvert asked if there was a physical barrier, Mr. Finn said yes

Board Member Colvert asked if they were amenable to adding trash receptacles on the front because her point is in reference to comments from the public about trash and other items being left in the area. We want to not add to blight in the area. Mr. Finn said he'd be interested in exploring it.

Board Member Hahn asked what the criteria to be a resident here? Mr. Finn stated it was income restricted and project based vouchers. Board Member Hahn asked if they were required to go through other programs to get in. Mr. Finn said no.

Board Member Hahn asked what the criteria to remain a resident? Mr. Finn stated the only legal requirement is complying with the income restriction. They hope is to graduate out of this facility into permanent housing but it's not required. As far as disruptive behavior, it's on a case by case situation but there are rules and regulations to comply with.

Board Member Walkowski reminded everyone to keep the questions related to the warrants on the project and not the operations of the building.

Board Member Case stated the connectivity to the trail was a concern and we're next to the Streamside Overlay and we want to have connectivity to the stream and wanted to sure it was addressed; what does the ordinance say. Mr. Tefertiller stated Lonna Thelen reviews Streamside Overlay. When the primary campus for SRM came in both Ms. Thelen and Parks Department reviewed it thoroughly and determined that the adjacent trails and green areas were areas that could create problems and uses we want to avoid. Therefore the single point of access will be along Las Vegas. Mr. Tefertiller stated specifically related to the Greenway Flats Project he didn't believe Lot 2 extended far

enough south to include the Streamside Overlay buffer. There are specific distances set for the buffer area and in this area it's 120-ft. from the toe of the bank. He didn't believe this specific lot has the overlay.

Board Member Case referenced the site plan of the project and concurred this lot was not within the Streamside Overlay buffer and affirmed the trail head was in the area. Board Member Case asked if the Mill Street neighborhood is to the north of this site. Board Member Case verified the connections from the trail to the site.

SUPPORTERS:

Sarah Humbarger with Downtown Partnership stated the project is outside of the boundary of the DDA but the project is part of fulfilling their Master Plan. Permanent supportive housing is missing in Colorado Springs. It's a priority for them so we serve all people of all levels of affordability in the community.

OPPOSITION: None

REBUTTAL:None

DECISION AND DISCUSSION OF DOWNTOWN REVIEW BOARD:

Board Member Lischick applauded all who worked together on the project and asked they continue the group work together to solve this problem.

Board Member Colvert said she was supportive of the project and agreed with Mr. Tefertiller's assessment given the existing conditions and the proposed use, understanding the current infrastructure in place and the constraints of the flood plain she'll be in support of the project. She'd like the applicant explore putting trash receptacles on Las Vegas Street.

Board Member Hahn stated SRM doing great work for its residents but it has an impact on the surrounding neighbors and based on the one detracting comments from one neighbor need to mitigate the problems could be improved. Board Member Case stated he was in support.

Board Member Walkowski appreciated everyone showing up. He appreciated the partnership between Nor'wood and SRM and echoing Board Member Colvert's statement of the unique circumstance of the flood plain and the other issues the applicant worked with. It meets the five criteria Section 5.4 of the Form-Based Code and he will be in support.

Motion by Case, seconded by Hahn, to Approve the proposed development plan with multiple warrants based on the findings that the warrant criteria found in section 5.4 of the Form-Based Code will be substantially met once the following modifications are made:

Technical modifications to the development plan:

1. Remove the note on sheet one that refers to the need for a conditional use permit.
2. Clearly label the 7 foot wide strip of land that is being conveyed to the City for additional Las Vegas St. right-of-way.
3. Revise the Facilities sheet to ensure that the grease interceptor location meets CSU standards.
4. Add side yard utility easement labels and widths.
5. Revise the plans to ensure that CSU meter and service standards are met.
6. Revise the plan to remove conflicts on the facilities sheet between apparent fencing and parking stalls along the east side of the proposed building.

7. Landscape status?

8. Parks Status?

9. Add the Streamside Overlay note that is currently found on Sheet 1 to Sheet 15.

The motion passed by a vote of 5:0:3

Aye: 5 - Walkowski, Case, Colvert, Lischick and Hahn

Absent: 3 - Briggs, Coppedge and Heggem

6. NEW BUSINESS CALENDAR

7. Adjourn