



City of Colorado Springs

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Meeting Minutes - Draft Downtown Review Board

Tuesday, October 4, 2022

9:00 AM

Online Meeting Only

1. Call to Order and Roll Call

Present: 6 - Board Member Kronstadt, Board Member Kuosman, Board Member Mikulas, Board Member Nolette, Board Member Ollie and Vice Chair Raughton

Excused: 2 - Board Member Friesema and Chair Lord

2A. Approval of the Minutes

2A.A. [DRB 22-347](#) Minutes for the April 7, 2022 Downtown Review Board meeting.

Presenter:

David Lord, Vice Chair of the Downtown Review Board

Attachments: [DRB_Minutes_04.07.22_draft](#)

Motion by Board member Nolette, seconded by Board member Mikulas, to approve the minutes for the April 7, 2022 Downtown Review Board meeting. The motion passed by a vote of 4:0:2:2

Since there was not a majority vote of those present for the April 7, 2022, meeting, this vote will need to be reconsidered. Currently on the board and allowed to vote on the April 7, 2022, minutes are David Lord, Carol Kuosman, Sam Friesema, and Bob Nolette.

Aye: 4 - Board Member Kuosman, Board Member Mikulas, Board Member Nolette and Vice Chair Raughton

Absent: 2 - Board Member Friesema and Chair Lord

Abstain: 2 - Board Member Kronstadt and Board Member Ollie

Motion by Board member Kuosman, seconded by Board member Nolette, to reconsider the minutes for the April 7, 2022, meeting as there was not a majority of board members present who attended the April meeting to vote. The motion passed by a vote of 6:0:0:0

Aye: 6 - Board Member Kronstadt, Board Member Kuosman, Board Member Mikulas, Board Member Nolette, Board Member Ollie and Vice Chair Raughton

Absent: 2 - Board Member Friesema and Chair Lord

Motion by Board Member Kuosman, seconded by Board Member Nolette, to postpone the minutes for the April 7, 2022 Downtown Review Board meeting to the November 1, 2022 meeting. The motion passed by a vote of 6:0:2:0

Aye: 6 - Board Member Kronstadt, Board Member Kuosman, Board Member Mikulas, Board Member Nolette, Board Member Ollie and Vice Chair Raughton

Absent: 2 - Board Member Friesema and Chair Lord

2A.B. [DRB 22-586](#) Minutes for the June 2, 2022, Downtown Review Board meeting.

Presenter:

David Lord, Vice Chair of the Downtown Review Board

Attachments: [DRB_Minutes_06.02.22_draft](#)

Motion by Board member Kuosman, seconded by Board member Nolette, to postpone the minutes for the June 2, 2022, Downtown Review Board meeting to November 1, 2022. The motion passed by a vote of 6:0:2:0

The board members who can vote to approve these minutes on November 1 are Board Members Mikulas, Lord, Kuosman, Friesema, and Nolette

Aye: 6 - Board Member Kronstadt, Board Member Kuosman, Board Member Mikulas, Board Member Nolette, Board Member Ollie and Vice Chair Raughton

Absent: 2 - Board Member Friesema and Chair Lord

2A.C. [DRB 22-587](#) Minutes for the August 2, 2022, Downtown Review Board meeting.

Presenter:

David Lord, Vice Chair of the Downtown Review Board

Attachments: [DRB_Minutes_08.02.22_draft](#)

Motion by Board member Nolette, seconded by Board member Kuosman, to approve the minutes for the August 2, 2022, Downtown Review Board meeting. The motion passed by a vote of 4:0:2:2

Aye: 4 - Board Member Kuosman, Board Member Mikulas, Board Member Nolette and Vice Chair Raughton

Absent: 2 - Board Member Friesema and Chair Lord

Abstain: 2 - Board Member Kronstadt and Board Member Ollie

2B. Changes to Agenda/Postponements

2B.A. [DEPN-22-00](#) A Form-Based Zone Development Plan with a Frontage Warrant to allow construction of a roughly 7,000 square foot addition on the south side of the existing City Auditorium Building at 221 E. Kiowa St. The site is located on the southwest corner of E. Kiowa St. and N. Weber St. and is zoned FBZ-CEN (Form-Based Zone - Central Sector).

[55](#)

Presenter:

Ryan Tefertiller, Planning Manager, Urban Planning Division

Attachments: [City Aud DRB Staff Report](#)
[FIGURE 4 - COS City Auditorium Stakeholder Letter](#)
[FIGURE 5 - COS City Auditorium Updated North Facade Drawing](#)
[City Aud DRB Presentation RBT 110122](#)

Motion by Board member Nolette, seconded by Board member Mikulas, to postpone this project to the November 1, 2022, meeting, per the applicant's request. The motion passed by a vote of 6:0:2:0

Aye: 6 - Board Member Kronstadt, Board Member Kuosman, Board Member Mikulas, Board Member Nolette, Board Member Ollie and Vice Chair Raughton

Absent: 2 - Board Member Friesema and Chair Lord

3. Communications

Ryan Tefertiller, Urban Planning Manager

Board Member Raughton asked if the project on the Urban Renew Authority agenda.

Mr. Tefertiller stated it did.

Board Member Raughton asked if they'd go before the URA before the next board meeting. Mr. Tefertiller stated he did not know if they'd have an action in hand from the URA Board. The URA's action has more to do with financial items like TIF Funds and other items like that. Therefore, it wasn't necessary to have URA Board approval prior to the DRB meeting. Board Member Raughton stated it would be nice to have them lined up. Mr. Tefertiller stated he'd make sure the Executive Director of the Urban Renewal Authority is present for the November DRB Meeting.

Communications:

Thanked Cindy Hurst for the DRB Minutes getting completed.

Several attended the Downtown Partnership's annual breakfast on at Robson Arena. A great event in a great venue. The three downtown stars the Partnership recognized this year was Brother Luck, a chef with a couple of restaurants in the Downtown as well as all the other things he does, Crystal LaTier with the El Paso County Economic Development Director and John Curry and the Cottonwood Center for the Arts.

The citywide Retool project that is updating the citywide zoning code. This doesn't affect the Form Based Zone, but it is a significant project with an enormous effort within the Planning Department by Assistant Planning Director Mike Tassi. It's before Planning Commission and had a public hearing a few weeks ago and will have another continuation of that hearing with more public input in a couple of weeks. Hopefully by the end of the

year, it will be heard by City Council with a fair amount of media attention. If any board members have questions about the code or the process feel free to reach out to me, or to Mr. Tassi.

We will have a November 1st meeting. Please keep that date on the calendar.

4. CONSENT CALENDAR - None

5. ITEMS CALLED OFF CONSENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS CALENDAR - None

8. PRESENTATIONS/UPDATES

9. Adjourn