



# City of Colorado Springs

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

## Special Meeting Agenda - Final-revised City Council

*City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event. Documents created by third parties may not meet all accessibility criteria.*

---

**Monday, April 7, 2025**

**1:00 PM**

**Council Chambers**

---

### Special City Council Meeting

#### How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council  
Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- Stratus IQ Channel 76 / 99 (Streaming)

#### How to Comment on Agenda Items

Before the meeting, you may email general comments for items not on the agenda or comments regarding agenda items to: [allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov)

During the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment via [allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov) in addition to calling +1 720-617-3426 United States, Denver (Toll) and entering this Conference ID: 535 258 913#

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

#### **1. Call to Order and Roll Call**

#### **2. Public Hearing**

- 2.A. [FBZN-24-0016](#) Appeal of the Downtown Review Board's approval of a Form-Based Zone Development Plan for the ONE Vela Mixed Use Building on a 1.09 acre, FBZ-CEN (Form-Based Zone - Central Sector) zoned property located on the northeast corner of Sahwatch St. and W. Costilla St. (Quasi-Judicial)
- Est. Time:** 2 hours

Related Files: NA

Located in Council District 3

Presenter:

Ryan Tefertiller, Planning Manager, Urban Planning Division  
Kevin Walker, Director, Planning Department

**Attachments:**

[DRB Staff Report ONE Vela RT](#)

[Attachment 1 - ONE Vela Zoning Exhibit](#)

[Attachment 2 - Stakeholder Comments](#)

[Attachment 3 - ONE Vela Project Statement](#)

[Attachment 4 - ONE Vela Development Plan](#)

[Attachment 5 - Experience Downtown Plan on a Page](#)

[Attachment 6 - PlanCOS Vision Map](#)

[Appeal Statement - One Vela](#)

[Combined Late Stakeholder Input ONE Vela 020325](#)

[Combined Late Stakeholder Input ONE Vela 020425](#)

[DIANNE BRIDGES APPEAL PRESENTATION](#)

[ONE Vela FBZDP CityCouncil Appeal Presentation RBT 040725](#)

[DRB Minutes 2.4.25 Final](#)

[One Vela City Council Application Presentation 040125](#)

### **3. Executive Session**

**3.A.**    [25-186](#)  
**Est. Time:** 1 hour

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves consultation with the City Attorney for the purpose of receiving legal advice regarding the referendum process and referendum elections.

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may conduct a Closed Executive Session. In the event any City Councilmember is participating electronically or telephonically in the Closed Executive Session, each City Councilmember participating in the Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the Closed Executive Session is present or able to hear the matters discussed as part of the Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:

Wynetta Massey, City Attorney

**Attachments:**    [Closed Session memo - 3-31-25.docx](#)

#### **4. Adjourn**