



City of Colorado Springs

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

Meeting Minutes - Final Downtown Review Board

Wednesday, October 5, 2016

8:30 AM

City Council Chambers

At said time and place, any persons and parties in interest may appear to be heard either for or against the approval of a specific license application item. Petitions, remonstrances, and any other reports or statements in writing regarding the item shall be filed with the City Clerk by twelve o'clock noon on the Tuesday prior to the meeting date.

1. Call to Order

Present: 7 - Aaron Briggs, Stuart Coppedge, Randy Case, Tiffany Colvert, Dot Lischick , Lisa Tessarowicz and Doug Hahn
Absent: 1 - Ray Walkowski

Roll Call

2. Approval of Minutes

Approval of June 1, 2016 Minutes

3. Communications

Ryan Tefertiller - Urban Planning Manager

Resolutions of Appreciation for Board Members Marchio and Hankins

Mr. Tefertiller read a resolution of appreciation for Gary Marchio and Daniel Hankins for six years of service on the Downtown Review Board. Vote by acclamation: Briggs, Case, Colvert, Hahn, Heggem, Lischick, Hahn, Tessarowicz, Coppedge Excused: Walkowski Passed: 8:0:1

Present: 7 - Aaron Briggs, Stuart Coppedge, Randy Case, Tiffany Colvert, Dot Lischick , Lisa Tessarowicz and Doug Hahn
Absent: 1 - Ray Walkowski

PlanCOS - Comprehensive Plan Update - Carl Schueler

Carl Schueler, Comprehensive Planning Manager briefly updated the Board about the update to the Comprehensive Plan. There is a Steering Committee representing the community as well as a group of co-creators that will participate in meetings and be able to take information back to larger communities within the city. PlanCOS cards handed out indicate several different ways to become involved in the process. The process and outcome is to weave all the different plans within the community and tie them together

through the Comprehensive Plan.

Mr. Briggs asked how the Comprehensive Plan will affect the downtown area. Mr. Schueler said the Board will primarily rely on Experience Downtown Plan as the working plan for their area.

3.A.1 [CPC 117](#) Appointment of Downtown Review Board Chair

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

Motion by Colvert, seconded by Tessarowicz, to Accept Stuart Coppedge as the new Downtown Review Board Chair.. The motion passed by a vote of 8:0:1

Aye: 8 - Briggs, Coppedge, Case, Colvert, Lischick, Tessarowicz, Hahn and Hemmeg

Absent: 1 - Walkowski

3.A.2 [CPC 118](#) Appointment of Downtown Review Board Vice-Chair

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

Motion by Tessarowicz, seconded by Lischick, to Accept Aaron Briggs as Vice-Chair for the Downtown Review Board.. The motion passed by a vote of 8:0:1

Aye: 8 - Briggs, Coppedge, Case, Colvert, Lischick, Tessarowicz, Hahn and Hemmeg

Absent: 1 - Walkowski

4. Consent Calendar - None at this time

5. Unfinished Business - None at this time

6. New Business

[CPC MP](#) Experience Downtown Land Use Master Plan

[09-00027-A1](#)

[MJ16](#) Related File: CPC MP 09-00027-A1MJ16R

Presenter:

Ryan Tefertiller, Urban Planning Manager
Peter Wysocki, Planning and Community Development Director
Sarah Humbargar, Downtown Partnership of Colorado Springs

Staff Presentation:

Mr. Peter Wysocki, Planning and Community Development Director thanked the DDA for funding project. The project is not just for the downtown but also

for the City of Colorado Springs. The DDA were a driving force behind it but it was a joint effort for all involved in this process for the new plan.

Mr. Wysocki thanked Mr. Tefertiller for his efforts and unanimous support would be greatly appreciated. The plan will be forward to the Planning Commission and then City Council. The City Council is very excited about this and the Mayor's Office is extremely supportive. Downtown is the heart of the city and what makes Colorado Springs successful.

Mr. Wysocki congratulated Mr. Tefertiller for receiving the Downtown Partnership's Downtown Star Award. Over about the last ten years Mr. Tefertiller has supported the downtown efforts, writing the Form Base Code, and participating in the original Downtown Master Plan.

Mr. Tefertiller's Presentation:

Mr. Tefertiller and Sarah Harris with the Downtown Partnership give a PowerPoint presentation

Mr. Tefertiller said this has been a joint effort between the DDA, Downtown Partnership and City Staff. He will discuss the process for creating the plan, the review criteria and suggest a recommendation from the Board.

This is considered a major update to the Imagine Downtown Plan approved by City Council in 2007 and 2009. The Imagine Downtown Plan was used to create the Land Use Master Plan for the City adopted in 2009 and adopted as the Downtown Master Plan. The 2007 and 2009 plans were helpful, but needed a more detailed and tactical plan to move the Downtown forward.

The plan focus is the one square mile of the DDA boundary within a larger context of the Legacy Loop that is a 10 mile trail system that circles the DDA boundary and extends into the Old North End neighborhood.

The DDA funded the efforts for the consultant team. The plan included integrated analysis of other plans done throughout the city. City staff and other stakeholders were well represented in groups and teams that reviewed and supported the draft plan. There were numerous opportunities for public input.

There has been significant internal review with DDA, City Staff and other Boards. All the key agencies have reviewed the plan and are in support.

The Board must use the review criteria for a master plan in City Code Section 7.5.408 that requires substantial compliance with six major categories of criteria: the Comprehensive Plan, Land Use Relationships, Public Facilities, Transportation, Environment sustainability and protection, and fiscal impact.

City Staff feels the criteria is met and recommends that the plan be approved to move forward to Planning Commission then City Council. There are some minor technical and typographical changes and some changes to maps

Mr. Harris' Presentation:

Sarah Harris with the Downtown Partnership gave a PowerPoint presentation. They've taken a different approach with the plan. It's not just a downtown plan, or the Downtown Partnership plan, or the DDA's plan; it's the City's Plan, our stakeholders plan, the community's plan it's everyone's plan.

There's one vision, two plans and for legal purposes it has to remain two separate plans. It has the same goals same action steps. It divides out the responsibilities. Ms. Harris outlines the goals:

Goal 1 - Downtown is the economic and cultural heart of the region.

Goal 2 - Create diverse and inclusive places to live, integrated with adjacent neighborhoods.

- Residential has been a huge focus. More residences downtown fuels future growth for different types of developments that people feel are needed in downtown.

Goal 3 - Celebrating and connections outdoor recreations and exceptional natural setting.

Goal 4 - Health active lifestyles.

Goal 5 - Walkable, bike-friendly multimodal networks.

Goal 6 - Innovative urban design and sustainability.

Goal 7 - Unforgettable visitor experience.

Goal 8 - Inspire and honor the planning history.

Eight goals with 36 action steps that help with specific ideas of what we want to be executed and get to the tactical level of exactly what we want to happen and how to achieve it.

Ms. Harris discussed the legal plan that allows the DDA to be in existence.

Ms. Harris focused on the elements of the Land Use Plan. They took a market based approach to the plan and completed a market study in 2015 to help inform them how changes in land use patterns to make them sustainable, and economically viable in today's market and look at future markets.

Seven Guiding Principles:

1. Foster conditions that make Downtown a magnet for local investment, external investment and talent.
2. Provide the housing and amenities for Downtown to thrive as a neighborhood.
3. Promote healthy lifestyles and connect to world class outdoor recreations.
4. Improve walking, biking and transit within and to Downtown.
5. Creatives use right-of-ways and other public assets to stimulate and support private-sector development.
6. Use creative placemaking techniques to enhance gathering spaces and showcase local culture
7. Develop the public realm to create an environment attractive to employers and job seekers.

Five Downtown Districts that help define physical and programmatic character for planning purposes.

Seven Gateways to find current efforts to address gateways into Downtown utilizing new and creative strategies.

Sixteen Catalytic Sites that have been identified for redevelopment and impact in the city's center and are within the DDA boundary.

Five Influence Sites located outside of the study area boundary but have

tremendous impact on the growth and development of Downtown Plan looked at parks as an amenity that is good for residential but also attracts visitors. Possibly making design changes to make parks more vital.

A key element to the plan is the completion of the Legacy Loop. When it's completed it could be one of the biggest successes of Experience the Downtown Master Plan.

Stakeholders have discussed wanting access to the water and how that could be done. They're working with the Envision Shooks Run, the Pikes Peak Greenway and how to connect to those as an amenity to Downtown.

Regarding Mobility they looked at signature streets (Bijou, Kiowa, Pikes Peak, Colorado and extension along Vermijo) and pedestrian access. They want the Olympic Museum to connect into the core of Downtown with a natural transition. They looked at how to creatively utilize those streets as connectors to other neighborhood areas. We want to utilize alleyways for good connectivity but also be safe and walk through.

We want Urban Greenways to connect to the core of downtown. The Green streets would be designated routes to slow automobile traffic and be safe street environments for pedestrians, bicyclists and overall gathering places and direct people in and out of the downtown core is a safe and creative way. Different streets would be the connectors to areas like Shooks Run, Colorado College, and the Old North End Neighborhood creating the connectivity that is wanted.

Ms. Harris showed a couple of examples of what a Green Street with a bike lane could look like. You want buffers around those areas that are part of the Green Street grid so it's safe for all types of movement.

The critical element is how this all connects into the Legacy Loop. It is a pedestrian highway. Connections need to smooth allowing people to get to and from.

Look at our main streets for automobile and transit traffic. There is thought of a conversion of Bijou and Kiowa to be a 2-way street to create a safer pedestrian street but also slow traffic down to allow businesses to be seen allowing for more vitality along this route. We want to add Sahwatch to this network.

They saw a street car as a way to increase transit utilization but this has to connect to a larger system. We looked at transit in the Downtown holistically. How can our transit system to be more robust and serve the Downtown well. The focus is connectivity. Have resourceful ideas of how to get around throughout the downtown with a ride free area with the hope of increasing ridership. We want to look at other regional connectivity up and down the front range. So if the downtown is the heart of the region new need to have that connectivity located in the downtown.

The Parking Enterprise has been great but it could be more strategic and include partnerships with the county. The Downtown doesn't have as much of a problem with parking as other cities. How can we address evening parking, look at rate structures and utilizing parking as incentives.

Streetscapes have been assessed. We have existing streetscape elements. As we expand outside the business improvement district what does that look like off the Tejon core. Could it be an identifier of different streets.

The plan takes us to how public spaces relate to private development. We want infrastructure to be creative and still be harmonious with business but reflect the private realms. This shows we are investing in ourselves and once others see that investment, they'll invest too.

There are not timelines of when things need to happen we are providing a vision

and framework as projects come online.

QUESTIONS:

Ms. Colvert thanked staff and looks forward to seeing things come forward.

Mr. Case said he was excited to see how this happens. He noticed how the alleyways don't go north of Bijou, was that intentional. Ms. Harris said there is limited dollars and capacity. She thinks other alleys will come on line this is what they see as an initial need. If start within the core and it's successful it can be emulated throughout the downtown. Mr. Case said we need to be thoughtful about getting delivery trucks to the businesses. Ms. Harris said in the Form Based Code, it says alleys should not be closed and we want to make sure the grid is maintained.

Mr. Case asked about the change of Kiowa and Bijou from one-way to two-way. Ms. Harris said this change will require additional planning of how to make Kiowa and Bijou becomes a two-way street. There needs to be more modeling with Traffic Engineering. The number of cars turning off Cascade toward the highway when it's changed to a two-way it reduces traffic flow. To get the same amount of traffic to the highway we'd need to convert Kiowa going west to a one-way and then two-way the entire length of Bijou. This is one of the biggest pieces in looking at the next stage of tactical planning.

Mr. Tefertiller said at CTAB discussed thins what and how to approach it. There will need to be significant technical analysis and stakeholder input. We want to look at starting to look at some analysis and stakeholder work in 2017 and some physical improvement in 2018. Mr. Case said business owners have said they're supportive of this because it will slow down traffic. Ms. Harris said it provides better visibility and better pedestrian safety and comfort.

Mr. Case said I-25 seems to stop the study going west, and we're doing a disservice to that part of the Downtown. He suggested at some point the DRB should consider the overall Westside neighborhood feel alienated from the Downtown. We want to reach into that area where there is the new apartment complex going up and the hotels. They are key to the success of the downtown. Mr. Case asked if Mr. Tefertiller knew how to engage in this. Mr. Tefertiller said a line has to be drawn somewhere and I-25 is a big delineator. When creating the Urban Planning Division similar thoughts were expressed. That near Westside has opportunity for urban development, mixed use so that near Westside was included in the Urban Planning Division and extends west close to the new Cerberus Brewing Area is then north to the hotel. The Urban Planning Division also includes the South Nevada Urban Renewal area because that area has potential for growth and redevelopment that flow into the Downtown.

Mr. Wysocki said to put comments and observations like that in the PlanCOS website for comments about connectivity. This Experience Plan was funded by DDA and limited by their boundaries. But the Comp Plan process needs to show we need to connect the downtown to neighborhoods that connect and feed into the downtown.

Ms. Harris said this is intentionally mapped this within the Legacy Loop because of those neighborhoods that connect to it. We need better connectivity not just in the downtown and close neighborhoods but to areas farther east and north. This is where the city was founded and we want to build that up.

Mr. Hahn said regarding process to have the Form Based Code to be more harmonious with the new master plan so what is the timing and process for

that. Mr. Tefertiller said the Form Based Code was adopted in 2009 an update was done in 2012. Since then an ongoing list of items that could use improvement. Originally we were going to address those improvements but as master plan evolved they thought to get Master Plan approved before the Form Based updates. They want to create the updates after the Master Plan has been approved then bring some updates to the DRB after stakeholder and public process in the first quarter of 2017.

Mr. Case asked considering how the Urban Planning Area is organized would the Downtown Review Board boundary be enlarged to include the urban planning areas. Mr. Wysocki said they'd take it in consideration. The DRB authority lies within the FBZ. If we were to expand the Form Based Code area it would make sense to evaluate the DRB's boundary but it would be a discussion with the Mayor's Office and Planning Commission.

Mr. Coppedge complimented Ms. Harris and Mr. Tefertiller. The phrase a magnet for capital is key to the whole thing. One of the issues he believes will be critical is the Bijou / Kiowa / I-25 area is the pedestrian access. The bridge is narrow and the sidewalks are narrow with a lot of pedestrians who are residents who live on the Westside and walk to work. The idea of two-way traffic on those streets is a great idea. When Tejon changed to going both ways was a huge improvement. Connection to near neighborhoods and make comments to Mr. Schueler on the Comprehensive Plan about that connectivity is critical.

Mr. Briggs said in his professional capacity, he writes plans similar to this one, and he knows it is easy to tell whether a plan is based on a good partnership between client and consultant, and it is clear that this plan benefited from an active and engaged client in the Downtown Partnership. He urged DRB members to get to know the document and use this document. Because it offers specific guidance in our area of responsibility, it will be useful for items coming forward, and the DRB should make sure that applicants stay true to this document as part of their plan.

Mr. Tefertiller said the hope and intent is to have the plan sit be actively used and not be left on a shelf. It will be an important tool used to evaluate requests that come before the Board, issuing warrants, and relief from standard requirements and consistency with the Downtown Master Plan so it will be used regularly. All other different city staff are coordinating with the DDA and the Downtown Partnership staff to create an implementation plan to prioritize what can be done in 2017, 2018 and so on. We want to prioritize efficiently and have effective use of our resources for the greatest impact for the downtown.

Ms. Tessarowicz said she thought the plan is great and she's excited. It's a great vision to experience downtown and looks forward for what comes forward in the future and to look at it in this context. It's a clear plan, it's visionary and will be great for the community.

Ms. Lischick thanked Ms. Harris and Mr. Tefertiller as well as all involved for all their hard work.

Mr. Case said he had nothing more to add.

Mr. Briggs said he had no further comments.

Ms. Heggem said enjoyed reading it and all the work put into this and she looks forward to changes coming forward

Ms. Covert said she's in supportive of the plan and the visions in the plan and as a DRB Member to move it forward any way possible.

Mr. Hahn said he appreciated the emphasis put on residential development in

the plan. In terms of supporting Downtown business and help it become a 24-hr vibrant place is a key component.

Motion by Case, seconded by Briggs, to Recommend approval to the City Council of the proposed master plan based on the findings that the plan complies with the criteria found in Section 7.5.408 of City Code, subject to minor technical and typographical corrections.. The motion passed by a vote of 8:0:1

Aye: 8 - Briggs, Coppedge, Case, Colvert, Lischick, Tessarowicz, Hahn and Hemmeg

Absent: 1 - Walkowski

7. Work Session

Annual Ethics Update

Annual ethics training by City Attorney Marc Smith.

City staff has to abide by legislative purpose in Chapter 1.301 of the City Code applies to all boards. We want make sure there is public trust in all we do as a City. As Council Appointee we want you to be open with your business and the public which ensures that public trust. Honesty, integrity, fair dealing and ethical behavior are extremely important. The only time there is problems is when people are working for their own personal gain.

The City Code of Ethics complies with and supersedes the State Constitution. When we passed our Code of Ethics it was a little more detailed than the State.

The two major things that are discussed regarding Code of Ethics are gifts and conflict of interests.

Mr. Smith explains what a gift is according to definition in relationship to their duties on the Downtown Review Board.

Mr. Smith defines what a conflict of interest is and when it could exist. Per the definition: Conflict may exist when there is an appearance of impropriety. Mr. Smith gives examples of what could be considered a conflict of interest.

Mr. Briggs said his spot on this Board is as a Downtown property owner. Every decision we make is to increase the property values of the Downtown which has an effect on me as a property owner downtown. I don't need to disclose that every time, is that designated enough for these purposes especially if it's right next door. Mr. Smith said nothing is black and white or clear cut because different people can perceive them differently. You were appointed for a reason and that was to implement the goals in the Form Based Zone and the plan. There is difference from just owning property and being right there. You have to look at it from a reasonable standpoint.

There is a difference between types of items heard. Quasi-Judicial vs Legislative. Quasi-Judicial is parcel specific, decision is based on what is presented at the hearing, and there is no information received outside the hearing process. If there is Ex Parte, you received a gift, or something like that

is has to be disclosed. If you need to recuse yourself from a hearing we ask you to leave the room.

Legislative isn't parcel specific and lobbying outside of the hearing process is permitted.

The Independent Ethics Commission is where complaints are filed and are only dealing with items in the last year. City Council makes the final decision if IEC is involved. The penalty for an Ethics violation is that person is liable to the City for double the amount of financial equivalent of any benefits obtained by such actions.

8. Adjourn.