



Meeting Minutes Downtown Review Board

Tuesday, March 5, 2024

9:00 AM

Virtual Meeting

1. Call to Order and Roll Call

Present: 6 - Board Member Kuosman, Board Member Coats, Board Member Kronstadt, Board Member Hensler, Board Member Lord and Board Member Friesema

Excused: 2 - Board Member Nolette and Board Member Mikulas

2.A Approval of the Minutes

2.A. [DRB 2208](#) Minutes for the February 6, 2024 Downtown Review Board Meeting

Presenter:

David Lord, Downtown Review Board Chair

Attachments: [DRB 2.6.24 minutes](#)

Motion by Board Member Friesema, seconded by Board Member Kronstadt, to approve the minutes for the February 6, 2024 Downtown Review Board Meeting. The motion passed by a vote of 5:0.

Aye: 5 - Board Member Coats, Board Member Kronstadt, Board Member Hensler, Board Member Lord and Board Member Friesema

Absent: 2 - Board Member Nolette and Board Member Mikulas

Recused: 1 - Board Member Kuosman

2.B. Changes to Agenda/Postponements

3. Communications

Ryan Tefertiller - Urban Planning Manager

Ryan Tefertiller, Urban Planning Manager, provided updates to the board regarding a citywide historic resource survey plan conducted by Tatanka Consulting through the Urban Planning Division. The project aims to survey historic resources citywide, analyze specific areas, and identify resources for future study or protection efforts. He mentioned the consultant's presentations and expressed the possibility of a 15-minute presentation at the April Downtown Review Board (DRB) meeting.

Mr. Tefertiller also informed the board about the upcoming DRB meeting in April, potentially featuring action items related to conditional uses. He suggested keeping the April meeting on the calendar, as they may have both a work session

and action items.

4. Consent Calendar

5. Items Called Off Consent Calendar

6. Unfinished Business

7. New Business

8. Updates/Presentations

[DRB 23-455](#) Form-Based Code Review

Ryan Tefertiller, Urban Planning Manager, provided a brief update on form based code review to the committee. Mr. Tefertiller explained that the proposal involved reducing the affordable housing requirement to 10%, earning three points for every 10% of affordable units, and increasing building height through the density bonus provision. Chair Lord expressed support for the proposal and raised a question about 100% affordable projects increasing height significantly, leading Mr. Tefertiller to clarify that there are sector-based height limits and additional restrictions in place. The presentation highlighted the proposed changes to incentivize affordable housing and addressed potential concerns about building height increases.

Mr. Tefertiller addressed concerns about potential objections to building heights impacting views, emphasizing that views are not protected in Colorado Springs. He mentioned ongoing discussions about a tall building project that may be submitted, highlighting the relevance of view impacts in those cases.

Board Member Friesema expressed support for density bonuses for affordable housing but suggested increasing points for such projects to encourage a more dispersed approach and avoid concentrating poverty. He proposed exploring a 5% threshold for affordable units, considering the challenges in financing mixed-rate projects through urban renewal authorities.

Mr. Tefertiller acknowledged the suggestions, explaining the point exchange rate outlined in code Section 3.3. He detailed the points required for adding floors beyond sector limits and clarified that a minimal percentage of affordable units could earn enough points for additional height. He welcomed the board's input on adjusting the points system and noted the flexibility to mix categories for earning points, such as public art or green building practices. Board Member Kronstadt continued the discussion, suggesting a 5% threshold for affordable units in the overall project.

9. Adjourn

