



# **FBZ Scrub Overview and Update**

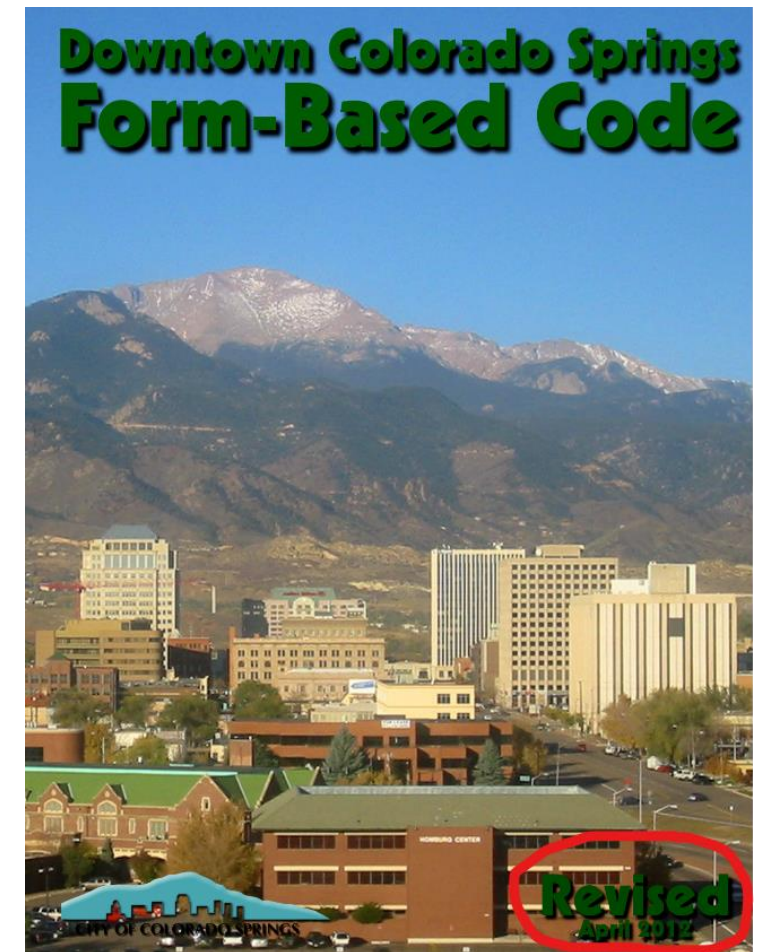
Downtown Review Board

Work Session – September 5, 2023



## Early History

- Form-Based Code (FBC) adopted in 2009
  - Established the Form-Based Zone (FBZ)
  - Established development standards, guidelines, and procedures
  - Established the Downtown Review Board
- FBC was updated in 2012
  - Added MMJ considerations
  - Clarified sign standards
  - Clarified Minor Improvement Plan applicability
  - Clarified glazing calculation methodology
  - Added ability to use Administrative Relief application
  - Expanded parking exempt area
  - Other minor clarifications



# FBC Scrubs

## History



### Since 2012:

- Successful implementation of code for many projects
- Staff has gained better understanding of issues needing clarification or improvement
- Better understanding of issues not currently addressed

### Application Tracking:

- Staff has tracked application data throughout FBC implementation

# FBC Scrubs

## Historic Data



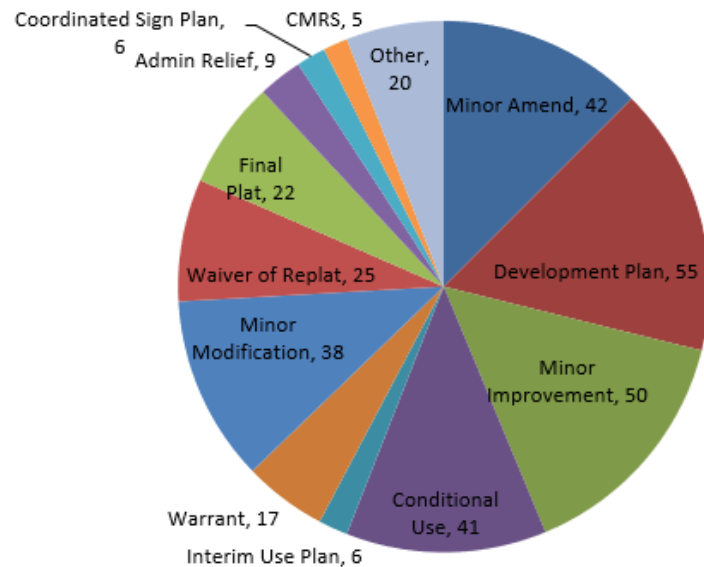
### Code Implementation

Staff tracks FBZ applications by volume per year and type

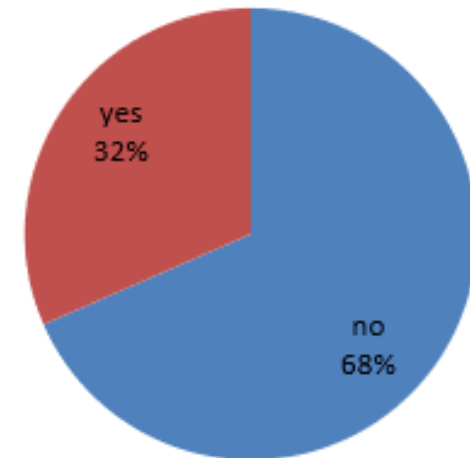
### Data Through the End of 2022



Also track ratio of applications that need DRB action



### DRB Review?



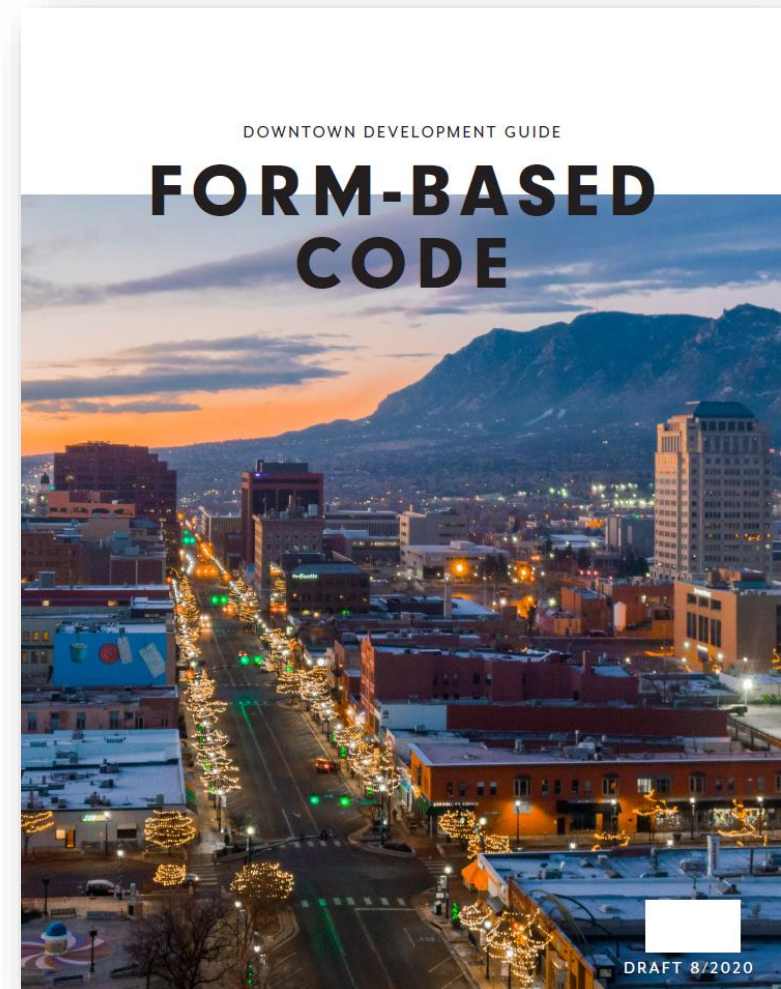
# FBC Scrubs

## Progress



### Internal Staff Efforts

- Over the recent years, Staff has made significant progress in drafting updates to the FBC
- Address a wide range of code issues
- Also compiled updates into improved layout
- Improved maps, photos, and graphics



# FBC Scrubs

## Progress










### Improved Document Design

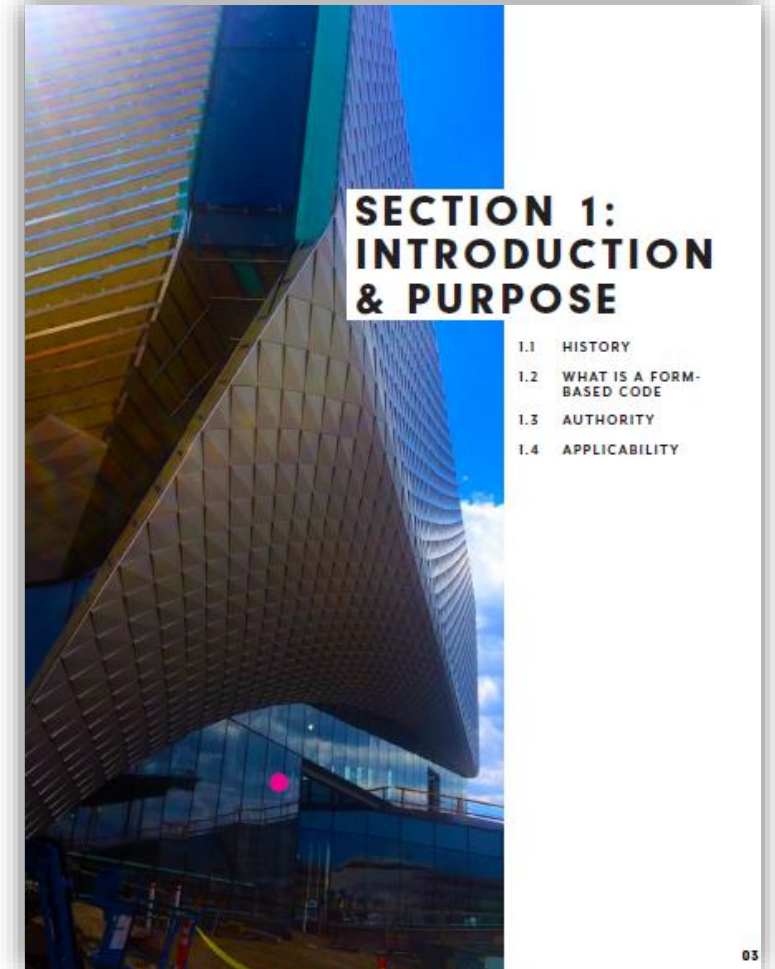
Internal Planning Staff has worked to improve layout, graphics, maps, etc. to create a more professional and user-friendly design

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### Section Headers



# FBC Scrubs

## Document Design Examples



### 1.1 HISTORY

**Inception** - In 2006 community members joined stakeholders from the public and private sector to update the 1992 Downtown Action Plan. Embracing a shared vision to enhance downtown Colorado Springs role as the economic, cultural and civic hub of the region, the "Imagine Downtown Plan" was adopted.

**Master Plans** - This process resulted in a variety of specific goals and strategies which became the basis for the Imagine Downtown Master Plan (IDMP). The IDMP further refined the "Imagine Downtown Plan's" goals and strategies and correlated them to specific Districts that can be used to provide block-by-block guidance for the future of Downtown Colorado Springs.

**Experience Downtown Master Plan** - In 2016, an extensive update to Imagine Downtown, now called Experience Downtown, was completed following two years of community feedback and consultant input. The dual documents serve as the plan of development for the Colorado Springs Downtown Development Authority as well as the master plan for Downtown, addressing land use, parks, gateways, districts, public space and, particularly, expanded content addressing transportation and mobility.

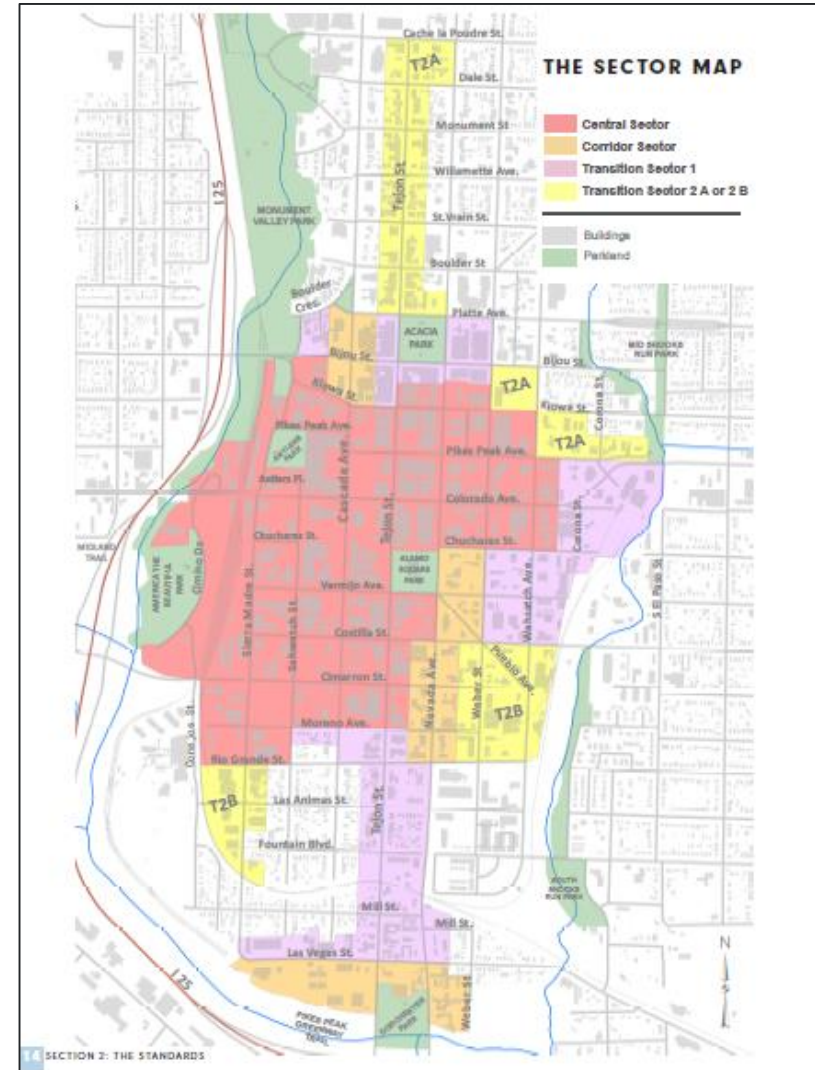
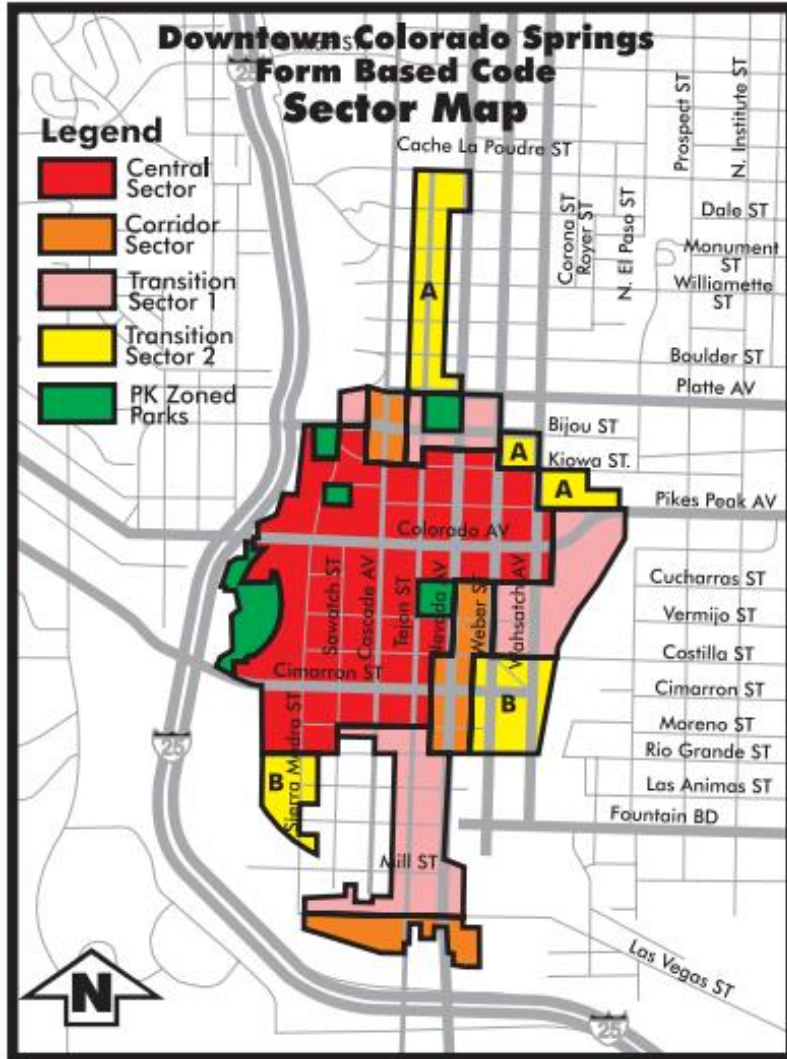
**End Goal** - Ultimately these strategies and goals strive to further the revitalization currently underway by bringing residents into the downtown, encouraging mixed-use development and maximizing streetscape vibrancy to transform the area into the pedestrian-friendly heart of the region.

**How Do We Accomplish Our Goal?** The primary regulatory tool to implement the goals of the IDMP is "form-based code" (FBC, or the Code) for the heart of Downtown Colorado Springs.



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# Map Improvements





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# Improved Tables and Charts



## Tables

### 2.3.2 BUILDING TYPES PERMITTED IN EACH SECTOR

Due to the unique qualities of the individual Sectors, not all building types are appropriate in all areas of Downtown. The table below illustrates what building types are permitted in each district.

BUILDING TYPE	SECTOR			
	Central	Corridor	Transition 1	Transition 2 A & B
Mixed Use Building	P	P	P	P
Live/Work Building	P	P	P	P
Civic Building	P	P	P	P
Apartment Building	P	P	P	P
Small Commercial Building		P	P	P
Rowhouse	C	P	P	P
Single-Family/Two-Family Home			P	P
Accessory Structure		C	P	P

P = Permitted; C = Conditional Use; A blank cell means that the building type is prohibited

### 2.3.4 BUILDING HEIGHT

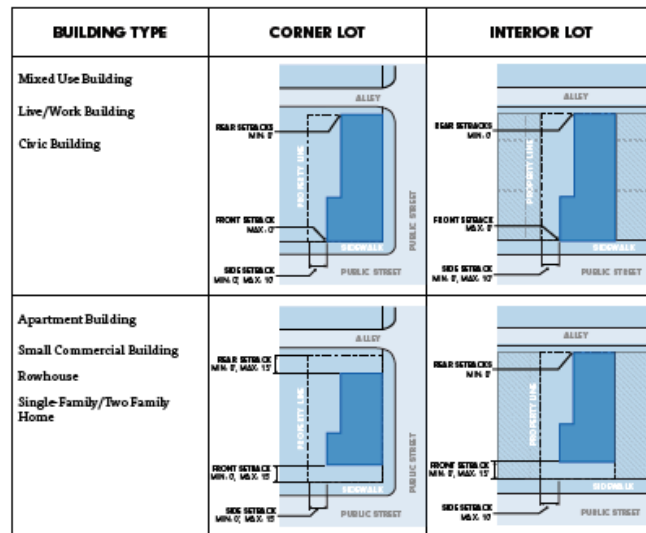
The maximum and minimum height of new structures varies according to building type and sector. The following table describes the maximum and minimum number of stories relative to building type and sector.

BUILDING TYPE	SECTORS							
	Central		Corridor		Transition 1		Transition 2 A & B	
	Max	Min	Max	Min	Max	Min	Max	Min
Mixed Use Building	No Restriction	2	10	1	6	1	4	1
Live/Work Building	6	2	6	1	6	1	4	1
Civic Building	No Restriction	2	10	1	6	1	4	1
Apartment Building	No Restriction	2	10	1	6	1	4	1
Small Commercial Building			1	1	1	1	1	1
Rowhouse			4	1	4	1	4	1
Single-Family/Two-Family Home					3	1	3	1
Accessory Structure			2	1	2	1	2	1

A blank cell means that the building type is prohibited.

## Tables

BUILDING TYPE	CORNER LOT			INTERIOR LOT		
	Front	Rear	Side	Front	Rear	Side
Mixed Use Building						
Live/Work Building	0' Max	0' Min	0' to 10'	0' Max	0' Min	10' Max
Civic Building						
Apartment Building						
Small Commercial Building						
Rowhouse	0' to 15'	0' to 10'	10' Max	0' to 15'	0' Min	10' Max
Single-Family/Two-Family Home						



SECTION 2: THE STANDARDS

## Tables with Improved Images

### 2.4.2 FRONTAGE TABLE

The following table describes which frontages are permitted for the building types.

BUILDING TYPE	FRONTAGE TYPE				
	Common Lawn	Forecourt	Stoop	Shopfront	Gallery
Mixed Use Building				P	P
Live/Work Building		P		P	P
Civic Building	P	P	P	P	P
Apartment Building	P	P	P		
Small Commercial Bldg.				P	P
Rowhouse	P		P		
Single-Family/Two-Family Home	P		P		
Accessory Structure	Frontage constraints apply to principal structures				

P = Permitted; A blank cell means that the building type is prohibited



SECTION 2: THE STANDARDS

# FBC Scrubs

## Major Topics



### Section

### Detail

1 – Introduction

Updated history, new user guide

2 – Standards, Building Type

Clarify “Mixed Use Building”; Add “Single-Family Home”; “Accessory Unit” to become “Accessory Structure”

2 – Standards, Building Envelope

More flexibility for Civic Buildings; Correlate Single-Family Home to specific envelope standards; More flexibility for Mixed Use and Live/Work Buildings in Transition Sectors; New language regarding encroachments.

2 – Standards, Building Height

Increase height allowances for Live/Work Buildings; Add height standards for Single-Family Homes

2 – Standards, Frontage

Update for Single-Family Homes; Add language for glazing relief

# FBC Scrubs

## Major Topics



### Section

### Detail

2 – Standards, Uses

Add "Artisan Manufacturing / Makerspace"; Update Use/Building Type table to address a number of use related issues; MMJ uses updated to reflect 2016 City-wide regs

2 – Standards, Parking

Clarify parking requirements for outdoor seating; add standard for new uses; update mixed use parking reductions; update for consistency with City-wide parking reduction factors; adjust ratios in response to new UDC ratios (e.g. restaurant)

2 – Standards, Public Space

Many changes needed to add clarity and document direction away from pavers; separate presentation needed on this issue

2 – Standards, Signs

Allow wall-mounted EMCs; specific standards for A-Frame signs; adjust separation requirements for projecting signs

# FBC Scrubs

## Major Topics



### Section

### Detail

3 – Density Bonus

Administrative authority to grant points; adjust threshold for affordable units; remove points for market rate residential

4 – Design Guidelines, Multiple issues

A separate session will be necessary for Design Guidelines updates and improvements; issues for consideration:

- Tall building design
- Street level activation
- Building design relative to City-wide code
- Other?

5 – Process, DRB

Add Near North End as possible neighborhood representative

5 – Process, Warrants

Administrative authority for specific Warrants?

5 – Process, Interim Uses

Eliminate?

# FBC Scrubs

## Next Steps



### Future Actions

- Additional Work Sessions to DRB
  - Public Space Standards
  - Design Guidelines
  - UDC driven updates
  - Map changes?
  - Others, as needed
- Stakeholder outreach and coordination
- Legal review
- Public hearing at DRB
- Possible hearing at CPC (if enlarging FBZ)
- City Council hearing



# Questions?

