



# City of Colorado Springs

Due to COVID-19 Health  
Concerns, this will be a  
Remote meeting.

## Meeting Minutes - Draft Downtown Review Board

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Wednesday, May 6, 2020

8:30 AM

Remote Meeting:  
Phone: +1-720-617-3426  
Conference ID: 639 725 043#

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### 1. Call to Order

**Present:** 8 - Doug Hahn, Tiffany Colvert, Randy Case, Aaron Briggs, Stuart Coppedge, Kristen Heggem, Darsey Nicklasson and Shawn Gullixson  
**Absent:** 1 - Jim Raughton

### 2. Approval of the Minutes

2.A. [DRB 20-188](#) Minutes for the February 5, 2020 Downtown Review Board meeting

Presenter:

Stuart Coppedge, Downtown Review Board Chair

**Motion by Case, seconded by Colvert, to approve the February 5, 2020 Downtown Review Board minutes. The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Hahn, Colvert, Case, Briggs, Coppedge, Heggem, Nicklasson and Gullixson

**Absent:** 1 - Raughton

### 3. Communications

Ryan Tefertiller - Urban Planning Manager

### 4. CONSENT CALENDAR

**These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner/Board Member or a citizen wishing to address the Commission or Board. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)**

Mash Mechanix

4.A. [CPC CU 20-00015](#) A conditional use to allow a bar within the Form-Based Zone. The subject property is located at 429/431 E. Pikes Peak Avenue.

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

**This Planning Case was approved on the Consent Calendar.**

**Pot O' Gold Kustoms**

- 4.B. [CPC CU](#)  
[20-00066](#) A conditional use to allow an auto repair facility within the Form-Based Zone. The subject property is located at 112 S. Corona Street.

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

**This Planning Case was approved on the Consent Calendar.**

**Approval of the Consent Agenda**

**Motion by Briggs, seconded by Gullixson, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Hahn, Colvert, Case, Briggs, Coppedge, Heggem, Nicklasson and Gullixson

**Absent:** 1 - Raughton

**5. UNFINISHED BUSINESS - None****6. NEW BUSINESS CALENDAR****Southwest Downtown Interim Use Parking Lot**

- 6.A. [CPC DP](#)  
[20-00057](#) The Southwest Downtown Interim Use Parking Lot. The subject property is 3.67 acres, is zoned FBZ-CEN (Form-Based Zone - Central Sector) and is located on the block bound by S. Sierra Madre St., W. Vermijo Ave., Sahwatch St., and W. Costilla St.

Presenter:

Ryan Tefertiller, Planning Manager, Urban Planning Division

**Staff presentation:**

Ryan Tefertiller, City Planning, presented a PowerPoint with the scope and intent of this project.

- Location: full block bound by W. Vermijo, S. Sierra Madre, W. Costilla, and Sahwatch
- Approx. 3.67 acres
- Zoned FBZ-CEN
- Museum and Park Urban Renewal District
- SW Downtown BID and Metro Districts

Interim Use:

- An Interim Use Plan is used to allow a use that is otherwise prohibited in

the FBZ.

- Interim Uses have a 5 year vesting period but can be renewed by the Downtown Review Board.
- Intent is to keep investment low - more likely to redevelop in the future

**Application Details:**

- Interim Use Parking Lot
- 417 stalls (20 ADA stalls)
- Minimal improvements
  - Paving unpaved areas
  - Striping
  - Pay kiosks
  - Lighting
  - Stormwater

**Applicant Presentation:**

Jeff Finn, Vice President of Nor'wood Development Group, presented a PowerPoint with the scope and intent of this project.

**Questions:**

Board Member Briggs said he knew sometimes the interim uses turn out to be a lot longer than five years and asked if that was part of the reason why there is a bit more investment to this one to allow pavement, some landscaping, and some improvements just for seeing that we might be living with it for longer.

Mr. Tefertiller said there are two elements that explain the level of investment in the proposed lot. One is the possibility that it could be there for more than five years with a renewal requests, and the other is just that the level of improvement of this property should match the level of improvement going on in the adjacent right of way and the adjacent private properties like the Olympic Museum. Mr. Tefertiller said the City is also making significant investment in improving Vermijo and Sierra Madre adjacent to the site, and once complete will be outstanding and a real signature street for the City. Those factors helped lead the developer to illustrate the proposed improvements that are on the plan.

Board Member Hahn asked if the streetscapes for Vermijo and Sierra Madre are being developed at this time. Mr. Tefertiller said the streetscapes are under construction and they have made significant progress over the last couple of months. The last steps of those improvements are the live materials and landscapes, which will be closer to the end of summer or early fall. Mr. Tefertiller said there was an intentional review of this application with the City's landscape architects and engineers who are managing the streetscape improvement project to make sure that the edge treatments of the proposed parking lot tie in well with the City's streetscape improvements to the north and

west.

Board Member Heggem said she understood from the application that an interim development does not require water quality, and the 3.67 acres will be fully paved, but asked Mr. Tefertiller to speak on this with the City's history with water quality.

Mr. Tefertiller explained the site is not 100% paved for the proposed parking lot. The western edge of the site, maybe 30 or 40 feet of the lot, is a stormwater facility. The project did include a drainage report that was reviewed by the City Stormwater reviewers and the proposed interim use is compliant with the City's federal permits and local stormwater regulations.

Board Member Colvert referenced the project plan showing the existing foundation slab would be used for the parking surface and other sections with new asphalt. Board Member Colvert was curious as to why the whole surface of the parking lot was not going to be paved with asphalt, especially for it being five years, so there would be some look of continuity. Also on the project plan, there were no bicycle racks.

Mr. Finn explained the whole parking surface would be overlaid, they were trying to save money by utilizing the existing foundations where they could, and then used a leveling material to sculpt where there were steps in the foundation. This actually helped with drainage as well.

Mr. Finn also stated they were not providing bike racks at this particular site, but the museum will have a number of bike racks that is within 75 feet of the northwest corner of the parking lot.

Board Member Hahn wanted to know if there was a specific schedule for other parking structures being developed in the neighborhood since this is a five year interim approval.

Mr. Finn reiterated what Mr. Tefertiller shared about the Parking Enterprise agreeing to a joint investment with the business improvement district to invest in a district structure that would help to serve this need and make this interim parking lot obsolete, although the timing has not been sorted out.

Board Member Hahn asked what future redevelopment opportunities would be for this property e.g. entertainment, recreational, destination or something more commercial.

Mr. Finn said this area is really an 18-hour mixed use urban neighborhood and they envisioned on the east side of the parcel some kind of dense multifamily

apartment or condo proposal. Mr. Finn explained the residential, office or hospitality with supportive retail on the ground floor would likely be a phased effort on this parcel.

Board Member Heggem asked Mr. Finn to confirm that this parking lot is temporary in nature. Mr. Finn spoke about the business improvement district with the mill levy in the metro districts and that the only way those get paid back was to develop the property. Mr. Finn reiterated their goal and commitment has been not to develop parking lots but has been to develop a significant mixed use urban neighborhood.

Board Member Case wanted to compliment the participants in what is going on in the area and that it has been exciting to see the transitioning of sites that have been in disrepair.

Mr. Kyle Campbell, Classic Consulting Engineers and Surveyors, made a clarification regarding stormwater. Since less than one acre of the overall site was disturbed, it did not require any permanent stormwater quality management on the overall site.

Board Member Case asked what utilities upgrades have gone into Sierra Madre and Vermijo so that the board could be aware of it for future development. Mr. Campbell said an overall comprehensive drainage analysis was completed and within Sierra Madre and the adjacent streets is a new complex system of storm systems, public inlets, and public storm piping. Mr. Campbell said a lot of effort was taken to accommodate both what the conditions are currently as well as what the future conditions will entail based upon the redevelopment of the area.

Mr. Finn said Colorado Springs Utilities (CSU) has buried the overhead electric along Sierra Madre and is currently finishing Sahwatch. They have relocated waterline mains and anticipated future development for some of the adjacent parcels that are owned by others. Mr. Finn said the most significant investments CSU made were sewer lines and putting in both water and sanitary stubs in multiple places for future developments.

Chair Coppedge said it looked like the permanent portion was really along Vermijo and on the west side and assumed would be preserved when the property is fully developed at a later date. Mr. Finn said they had installed things like control joints for certain areas because there are going to be areas that are sacrificial. Mr. Finn said they have tried to minimize the investment along those edges and be smart with how the street improvements were being done along Sierra Madre and Vermijo in particular.

**Supporters:**

Len Kendall, Director of Planning and Mobility at the Downtown Partnership, said they support this project as an interim use parking lot. Mr. Kendall said they look forward to the development of the site to be an urban mixed use neighborhood as Mr. Finn stated, preferably sooner than later, but understood the need for the parking in the area now.

Vincent Tucker

- In support of this project
- Great improvement for the City and neighborhoods

**Opponents:**

None

**Rebuttal:**

None

**DISCUSSION AND DECISION OF PLANNING COMMISSION:**

N/A

**Motion by Colvert, seconded by Hahn, to approve the Interim Use Plan based on the findings that the application complies with the intent of the Downtown Colorado Springs Form-Based Code as well as the specific provisions in Section 5.7 of the Code. The approval is subject to one condition of approval as well as the technical modifications listed in the Staff report. The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Hahn, Colvert, Case, Briggs, Coppedge, Heggem, Nicklasson and Gullixson

**Absent:** 1 - Raughton

**The Beer Garden**

- 6.B.**    [CPC CU 20-00059](#)    A Conditional Use to allow a bar with an associated Parking Warrant within the Form-Based Zone. The subject property is located at 401 S. Nevada Avenue.

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

**Staff presentation:**

Matthew Fitzsimmons, City Planning, presented a PowerPoint with the scope and intent of this project.

- Conditional Use
  - To allow a Bar in The Form-Based Zone
  - Section 2.5.4 of the Form-Based Code requires approval of a Conditional Use for any new bars within the zone.

- Warrant (Associated with CU)
  - Parking: 16 stalls required
    - 9 Stalls - Interior space - 1/250sf
    - 7 Stalls - Patio - 1/500sf
  - Provided: 0

**Applicant Presentation:**

Elliot Nasser presented a PowerPoint with the scope and intent of this project.

**Questions:**

Board Member Hahn asked if there was going to be any particular landscape development in the strip between the perimeter fence for the gardens and the sidewalk edge.

Mr. Nasser said there would be some kind of landscaping and irrigation going into the area between the fence and the sidewalk. Board Member Hahn said it appeared the landscaping was limited to two trees and encouraged a bit more tree and shrub activity to soften it up. Mr. Nasser said he would take that into consideration.

Board Member Heggem agreed with Board Member Hahn and stated artificial turf is a material that gains and retains heat. Without some shade from trees, it will be a pretty hot environment. Board Member Heggem was also concerned with the security of the area since the perimeter fence is low and could easily be climbed over.

Mr. Nasser said that was a concern from the police department as well. Mr. Nasser said they intend on installing outdoor cameras and having some kind of lights with the cameras sending a signal to their phones so they could monitor the premise. Mr. Nasser said if there were frequent problems, they would invest in some kind of locking gate for the area.

Board Member Gullixson said this would bring much needed vibrancy in that area and will bring that corner some much needed attention.

Board Member Colvert said she thought this project was needed in downtown and always thought this particular property had a lot of potential. Board Member Colvert was concerned with the food trucks and backing out onto the sidewalk and onto Nevada. What will be the frequency and the rotation of those food trucks and how to make sure that traffic is clear and nobody is walking by, since there is a blind corner with the Assistance League right there. Board Member Colvert also wanted to know if the leased parking spaces would be for public or for employees.

Mr. Nasser said the parking spaces would be for the public. As for the food trucks, it was determined that having two might be an issue since they can't back up onto Nevada. There will be one food truck with a rotation plan for it to be able to turn on the premise and then go forward onto Nevada.

**Supporters:**

Len Kendall, Planning and Mobility at Downtown Partnership, said the Downtown Partnership supports this project and felt it would bring good energy to this area of downtown.

**Opponents:**

N/A

**Rebuttal:**

None

**Questions of Staff:**

Board Member Case asked Mr. Tefertiller how the parking spaces would be protected or available in perpetuity as long as the business was in place.

Mr. Tefertiller said there was no guarantee that the offsite parking lot the applicant would be leasing from the Assistance League would be available in perpetuity. The intent is to continue leasing those spaces but the Assistance League could change their mind or they could decide to sell the property. Because of this, Mr. Fitzsimmons outlined in his staff report and in the presentation the amount of on street parking that is available in the area, particularly just to the north is Pueblo Avenue that has significant parking capacity.

Mr. Tefertiller also said the board should consider that customers would be arriving and departing from the proposed business with using on street parking, public transit, bicycles, or just parking once in the City's parking structures and walking.

Board Member Case said he would not like to see this application again or have it be in trouble someday and not have enough parking. Board Member Case wanted to know what staff was doing to address that.

Mr. Tefertiller said he believed the warrant was worded as providing zero onsite parking stalls were 16 would normally be required. The board would be giving full authority for the business to operate, even if there were zero private, dedicated stalls to the business. If something happened with the Assistance League lot, there would be no legal requirement for the applicant to come back to staff or back to the Downtown Review Board for future approval.



Board Member Case asked Board Member Colvert to speak to the adjacent property (Iron Bird Brewing) and how parking was handled for the tenants and businesses to the west.

Board Member Colvert recalled that it was just all the on street parking that made up for the balance of the parking variance that was required.

Chair Coppedge added the thought was requiring parking in the evening that is the same parking requirement for somebody else during the day functionally doubles up the amount of parking that is really needed. An establishment like this one that is mostly used in the evening and weekends can use the same parking that would be used for businesses and offices during the day.

Chair Coppedge said with the amount of parking that is within a few minutes' walk, bike sharing, and ride sharing that he did not have an issue with the parking situation.

Mr. Tefertiller clarified that Iron Bird Brewing did get a conditional use to operate a bar and a parking warrant to rely on publicly available on street parking to serve the intensification of that use, which they were granted from the Downtown Review Board.

Board Member Hahn mentioned at some point more parking spaces would be committed than are available. With Iron Bird having a parking warrant, it illustrates that some of those available spaces are assumed to be committed to other uses.

Board Member Colvert also mentioned the Marriott at Costilla and Tejon that will be building an underground parking garage which will be open to the public as well.

Board Member Nicklasson added this neighborhood is shifting dramatically and a lot of people frequenting this area do not need to drive. They will be coming from nearby residential, which is within two to three blocks, the Marriott Hotel, and Kinship Landing Hotel. This is exactly what is wanted for the downtown area. As density increases, the City's Parking Enterprise is looking to see how to accommodate parking on a global look of downtown. Board Member Nicklasson said she understood some of the parking concerns, but that this was a dead corner, a dead neighborhood at night, and welcomes some liveliness to it.

#### **DISCUSSION AND DECISION OF PLANNING COMMISSION:**

**N/A**

Motion by Briggs, seconded by Heggem, to approve the Conditional Use Development Plan with an associated Parking Warrant based on the findings that the Conditional Use criteria empowered in Section 2.5.4 and the Warrant criteria found in Section 5.4 of the Downtown Colorado Springs Form-Based Code will be met once the technical modifications listed in the Staff report are made. The motion passed by a vote of 8:0:1:0

**Aye:** 8 - Hahn, Colvert, Case, Briggs, Coppedge, Heggem, Nicklasson and Gullixson

**Absent:** 1 - Raughton

## **7. WORK SESSION**

### **7.A. [DRB 20-189](#) Downtown Historic Parks Master Plan Presentation**

Presenter:

Constance Schmeisser, PRCS Department

Amanda Jeter, Design Workshop

Constance Schmeisser, PRCS Department and Amanda Jeter, Design Workshop, presented a PowerPoint with information regarding the Downtown Historic Parks Master Plan.

## **8. Adjourn**