



City of Colorado Springs

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

Meeting Minutes - Final Downtown Review Board

Wednesday, June 6, 2018

8:30 AM

City Council Chambers

1. Call to Order

Present: 6 - Aaron Briggs, Stuart Coppedge, Tiffany Colvert, Dot Lischick, Kristen Heggem and Jeff Markewich

Excused: 3 - Randy Case, Doug Hahn and Shawn Gullixson

2. Approval of the Minutes

2.A. [DRB](#) Minutes for the April 4, 2018 Downtown Review Board hearing
[18-0211](#)

Presenter:

Stuart Coppedge, Chairman of the Downtown Review Board

Motion by Colvert, seconded by Briggs, to approval the Minutes for the April 4, 2018 Downtown Review Board meeting. The motion passed by a vote of 6:0:3.

Aye: 6 - Briggs, Coppedge, Colvert, Lischick, Heggem and Markewich

Absent: 3 - Case, Hahn and Gullixson

3. Communications

Ryan Tefertiller - Urban Planning Manager

4. CONSENT CALENDAR

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

6.A. [CPC NV](#) A warrant request for the Winfield Scott Block project to allow the
[18-00060](#) construction of three 12-foot tall free-standing signs along the E. Moreno Ave. project frontage. The site is zoned FBZ-CEN (Form-Based Zone - Central Sector), is roughly 0.44 acres in size, is addressed as 60, 70, and 80 E. Moreno Ave., and is located on the northwest corner of S. Tejon St. and E. Moreno Ave.

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department

Staff presentation:

Ryan gave a PowerPoint presentation

Questions:

A question was asked if the signs are encroaching onto the sidewalk? Mr. Tefertiller explained the signs may overlap into the right-of-way, but they do not encroach onto the sidewalk. There is some landscaping between the sidewalk and the patio, but the signs will not encroach onto the sidewalk.

There was a question as to whether the signs will be lighted, and Mr. Tefertiller deferred the question to the applicant.

Applicant Presentation:

Ryan Lloyd with Echo Architecture gave his presentation on the project. Mr. Lloyd explained that when the development plan was made, the three tenants along Moreno had not been determined as of yet.

There will be a coordinated sign plan submittal for this project. Right now, this is more for the structures that will hold the signs. The signs will be lit, but exactly what they will look like has not been worked out yet.

Design intent is to compliment the Moreno side and strengthen the street front. The planter beds do line up with the sidewalk but the planter beds and signs are completely on the property.

Questions of the Applicant:

Board member Colvert asked what material the signs will be made from. Mr. Lloyd said they will be made from cortens steel (or weathered steel), so it is a rustic look.

In addition to these signs, will there be on building signage as well? Mr. Lloyd explained there will be and it will be a part of the coordinated sign plan.

Board member Markewich asked if the signage plan will be approved administratively, Mr. Tefertiller explained that Kurt Schmidt and he will look at the plan and ensure it meets the guidelines for the Form-Based Zone.

Supporters:

Sarah Humbargar with the Downtown Partnership expressed that the Downtown Partnership has supported this project from day one and excited about it coming into the south end of downtown. The signage package is

really important for continuity from Tejon onto Moreno encouraging customers to turn the corner.

Opposition:

None

Motion by Briggs, seconded by Heggem, to Approve the proposed sign Warrant based on the findings that the criteria found in section 5.4.3 of the Form-Based Code are substantially met once the following technical modifications are addressed:

1. Add the file number (CPC NV 18-00060) to all plan sheets.
2. Add a note to the Warrant section on sheet one describing the sign height allowance approved by the Downtown Review Board.
3. Add file number CPC CU 18-00038 to the "associated LUR file number" section on sheet one.

The motion passed by a vote of 6:0:3

Aye: 6 - Briggs, Coppedge, Colvert, Lischick, Heggem and Markewich

Absent: 3 - Case, Hahn and Gullixson

7. Work Session

Pike Ride Bike Share Update

Alex Armani-Munn with the Downtown Partnership gave a presentation on the Pike Ride Bike Share program.

The program will launch later in the month with 208 bikes and 28 hubs in the Greater Downtown Area, also known as Legacy Loop, which is a 12 square mile area.

Introduction to FBC Scrub effort

Ryan Tefertiller gave a detailed presentation on Form Based Code scrubs. A PowerPoint presentation was given.

Through April 2018 there have been 176 FBZ applications submitted. About a third of those applications require Downtown Review Board action. The biggest percentage of the applications are conditional uses.

8. Adjourn