



City of Colorado Springs

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

Meeting Minutes - Final Downtown Review Board

Wednesday, September 4, 2019

8:30 AM

City Council Chambers

1. Call to Order

Present: 7 - Doug Hahn, Tiffany Colvert, Randy Case, Stuart Coppedge, Kristen Heggem, Darsey Nicklasson and Shawn Gullixson

Excused: 2 - Aaron Briggs and Jim Raughton

2. Approval of the Minutes

[DRB 19-521](#) Minutes for the May 8, 2019 Downtown Review Board Meeting

Presenter:

Stuart Coppedge, Chair, Downtown Review Board

Motion by Colvert, seconded by Gullixson, to approve the May 8, 2019 Downtown Review Board Minutes. The motion passed by a vote of 7:0:2:0

Aye: 7 - Hahn, Colvert, Case, Coppedge, Heggem, Nicklasson and Gullixson

Absent: 2 - Briggs and Raughton

[DRB 19-531](#) Minutes for the June 5, 2019 Downtown Review Board Meeting

Presenter:

Stuart Coppedge, Chair, Downtown Review Board

Motion by Colvert, seconded by Gullixson, to approve the June 5, 2019 Downtown Review Board Minutes. The motion passed by a vote of 7:0:2:0

Aye: 7 - Hahn, Colvert, Case, Coppedge, Heggem, Nicklasson and Gullixson

Absent: 2 - Briggs and Raughton

3. Communications

Ryan Tefertiller - Urban Planning Manager

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development

Mr. Tefertiller introduced the new Director of Planning and Mobility for the Downtown Partnership, Len Kendall.

Mr. Tefertiller informed the board that Board Member Kristen Heggem was reappointed for a second term by City Council to the Downtown Review Board.

Board Member Doug Hahn just received the vote of confidence from the Mid-Shooks Run Neighborhood Association and City Council will be reappointing him for a second term at the end of September.

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.)

[CPC DP
19-00077](#)

A Form-Based Zone minor improvement plan with associated warrant to allow the conversion of a building into an office building and allow 4 parking spaces where 12 are required. The site is zoned FBZ-T2A (Form-Based Zone - Transition Sector 2A), is 10,000 square feet in size, and is located at 522 E. Pike Peak Ave.

Presenter:

Matthew Fitzsimmons, Planner II, Planning and Community Development

Motion by Case, seconded by Gullixson, to approve the proposed minor improvement plan and associated parking warrant based on the findings that the plan complies with the code standards and that the warrant criteria found in Section 5.4.3 of the Form-Based Code will be substantially met once the following technical modifications are made:

Technical modifications to the warrant plan:

1. Indicate width of rear parking lot on the plan.
2. Add the glazing percentage of the façade of the building between 18 inches and 10 feet
3. Add a note that ‘no parking’ signs will be placed along the north side of E. Pikes Peak Ave. Frontage to the east of the diagonal parking spaces near N. Corona St.
4. Label all utility improvements

The motion passed on the Consent Calendar by a vote of 7:0:2:0

Approval of the Consent Agenda

Motion by Case, 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 7:0:2:0

Aye: 7 - Hahn, Colvert, Case, Coppedge, Heggem, Nicklasson and Gullixson

Absent: 2 - Briggs and Raughton

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

[CPC CU](#)
[19-00101](#)

A Form-Based Zone Conditional Use Development Plan for 514 S. Tejon. The site is zoned FBZ-CEN (Form-Based Zone - Central Sector, is roughly 19,000 square feet in size, and is located at 514 - 516 S. Tejon St.

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development

Staff presentation:

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

- Located on the west side of South Tejon Street between Cimarron and Moreno
- Zoned FBZ-Cen
- Approximately 18,900 square feet site
- Existing commercial building
- Part of Trolley Block redevelopment
- Develop vacant commercial space as a multi-tenant market with multiple "bar" uses
- Mix of commercial uses within the space
- Alcohol revenue may be less than 50% total
 - Applicant chose to pursue conditional use just in case alcohol sales were greater than expected

Applicant Presentation:

Troy Coats, Niebur Development gave a history and background on the project.

Chris Wright, Owner of Pikes Peak Brewing Company, said his company has been very successful in Monument and that he was happy to be coming to downtown Colorado Springs.

Questions:

Board Member Case asked if the board should expect an entertainment district application to follow at a later date. Mr. Tefertiller explained the City Code put in place two years ago does not require any sort of preliminary analysis or recommendation from Planning Commissioner, Downtown Review Board, or any other entity and just goes straight to City Council. Mr. Tefertiller said he keep the board informed if the application goes to City Council.

Board Member Nicklasson asked if the brewery will be in the 514 space and the other market vendors in 516. Mr. Wright confirmed that was correct. Board Member Nicklasson said she saw a lot of seating but wondered where the vendors would be. Mr. Coats explained where the vendors would be.

Board Member Coppedge asked for clarification on the three dimensional rendering and the elevation. Mr. Coats said the façade changes have already been completed and they need to get a more updated rendering.

Mr. Tefertiller clarified that all concerns with the technical medication have been met.

Board Member Nicklasson asked Mr. Coats to elaborate on the rooftop deck and what events would be taking place up there since this is a mixed use area. Mr. Coats explained how the seating would be with garage doors and an egress. Board Member Nicklasson asked if it would just be outdoor seating or would parties be held up there, which has the potential of conflicting with residential. Mr. Coats said the majority of the use would be to just enjoy the outside, see the view of Pikes Peak. Potentially, Mr. Coats said they might hold private parties and possibly some acoustic music, but there have been no concrete plans for that. Mr. Wright also clarified they would probably be closed by midnight and that they are not a bar or the North Tejon version that was referenced.

Board Member Hahn asked what the demographic of the new residential development would be. Mr. Coats said he did not know for sure but would think it would be younger, probably 40 or below. Mr. Tefertiller said they expect a similar demographic of the 333 Eco project and that it is a mixed range.

Board Member Hahn asked about the entertainment district and Mr. Tefertiller explained that term was a little misleading and isn't necessarily something like an art district. It's simply a term that's given to allow a common consumption area to exist.

Board Member Colvert asked if there was any additional signage anticipated. Mr. Coats explained the signage would not change much from the renderings and that the individual signs would be rusted steel plates that have been water cut.

Supporters:

None

Opponents:

None

Questions of Staff:

None

Rebuttal:

None

DISCUSSION AND DECISION OF Downtown Review Board:

Board Member Hahn had no additional comments.

Board Member Colvert said she was in support of the project and with the technical modifications, the conditional use meets the requirements.

Board Member Case said he was excited for the project and will be supporting it.

Board Member Heggem said she was in full support of this and that she agreed with Board Member Colvert that that this was something that was missing in downtown.

Board Member Nicklasson said she was in support of the project.

Board Member Gullixson said this will be a great addition to downtown and was looking forward to it.

Motion by Case, seconded by Heggem, to approve the Conditional Use Development Plan based on the findings that the Conditional Use criteria found in Section 7.5.704 of the City Code will be met once the following technical modifications are addressed:

Technical modifications to the Conditional Use plan:

1. Add the file number (CPC CU 19-00101) to the bottom right-hand corner of all plan sheets.
2. Add the necessary tabular data per the applicable checklist to the first sheet of the plan (e.g. address, ownership, zoning, size, uses, etc.).
3. Add page numbers to the bottom corner of each plan sheet.
4. Clarify the proposed facade changes as the last two sheets of the plan appear to be inconsistent with each other.
5. Clearly illustrate the location and design of the roof-top deck on the plan.

The motion passed by a vote of 7:0:2:0

Aye: 7 - Hahn, Colvert, Case, Coppedge, Heggem, Nicklasson and Gullixson

Absent: 2 - Briggs and Raughton

[CPC NV
19-00100](#)

A Form-Based Zone warrant to allow approximately 608 square feet of temporary construction signage where the site is limited to 128 square feet. The site is zoned FBZ-CEN (Form-Based Zone - Central Sector), is roughly 1 acre in size, and is located at 402 - 414 S. Tejon St.

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development

Staff presentation:

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

Applicant Presentation:

Kelly Salazar, Sign Shop Illuminated

Questions:

Board Member Colvert asked if there was a timeframe associated with the temporary signage as well as the lane closure for the construction. There is a safety concern with bikes getting through that area because it is much more narrow.

Mr. Tefertiller said he has not had conversations directly with the applicant as it relates to the lane closure. Lane closures are done through a traffic control plan that includes people from city engineering, planning staff, traffic operations, including the city's bike planner. The city is looking into some big picture solutions to improve communication and dialogue and look for other solutions on how we balance constructability of these projects with mobility and traffic safety, as well as pedestrian safety.

Kelly Salazar, Sign Shop Illuminated

Ms. Salazar said through conversations with the general contractor that construction would be going on for at least a year.

Supporters:

None

Opponents:

None

Questions of Staff:

None

Rebuttal:

None

DISCUSSION AND DECISION OF Downtown Review Board:

None

Motion by Gullixson, seconded by Heggem, to approve the proposed sign warrant based on the findings that the warrant criteria found in section 5.4 of the

Form-Based Code will be substantially met once the following modifications are made:

Technical modifications to the warrant plan:

1. Add the file number to the bottom right-hand corner of each plan sheet.
2. Add the standard property information to the plan's legend to include site, owner, and application information.
3. Add a note documenting the approval of a warrant to allow the temporary signage as illustrated.
4. Add a note indicating that the temporary signage must be permitted by a separate sign permit.
5. Add a note indicating that the temporary signage must be removed prior to certificate of occupancy.

The motion passed by a vote of 7:0:2:0

Aye: 7 - Hahn, Colvert, Case, Coppedge, Heggem, Nicklasson and Gullixson

Absent: 2 - Briggs and Raughton

7. Annual Ethics Training - Ben Bolinger

The annual Ethics Training was conducted after the regular meeting adjourned.

8. Adjourn