



City of Colorado Springs

Plaza of the Rockies - 121
S Tejon St
South Tower - 5th Floor -
Blue River Board Rm

Meeting Minutes - Final Downtown Review Board

Wednesday, October 6, 2021

8:30 AM

This is a REMOTE MEETING ONLY

1. Call to Order

Present: 5 - Chair Hahn, Chair Case, Board member Raughton, Board member Nicklasson and Board member Kuosman

Excused: 4 - Board member Heggem, Board member Mikulas, Vice Chair Lord and Board member Friesema

2. Approval of the Minutes

2.A. [DRB 21-513](#) Minutes for the August 4, 2021 Downtown Review Board hearing.

Presenter:

Randy Case, Chair, Downtown Review Board

**Motion by Raughton, seconded by Hahn, to approve the August 4, 2021
Downtown Review Board minutes. The motion passed by a vote of 5:0:4:0**

Aye: 5 - Chair Hahn, Chair Case, Board member Raughton, Board member Nicklasson and Board member Kuosman

Absent: 4 - Board member Heggem, Board member Mikulas, Vice Chair Lord and Board member Friesema

3. Communications

Ryan Tefertiller - Urban Planning Manager

Mr. Tefertiller shared the following communications:

- introduced Mike Tassi, the new Assistant Planning Director.
- Today is the first day of the Scooter Share project.
- Downtown Review Board will not be using Council Chambers for meetings and have three likely meeting places:
 - Plaza of the Rockies in the CSU Blue River Board Room
 - Would need to change the day of the meeting as the first Wednesdays are reserved for Utilities business
 - City Administrative Building in Suite 102
 - Regional Building Center

Present: 6 - Chair Hahn, Chair Case, Board member Raughton, Board member Nicklasson, Vice Chair Lord and Board member Kuosman

Excused: 3 - Board member Heggem, Board member Mikulas and Board member Friesema

4. CONSENT CALENDAR - None

5. UNFINISHED BUSINESS - None**6. NEW BUSINESS CALENDAR**

- 6.A. [AR DP](#) [21-00500](#) A development plan for 316 N. Tejon St. to allow the adaptive reuse of a structure into an office and commercial building with the addition of a 5 story, 12 unit residential building through use of the Form-Based Code's Density Bonus provisions.

Presenter:

Matthew Fitzsimmons, Urban Planning Staff, Planning and Community Development Department

Staff presentation:

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

Applicant Presentation:

Ryan Lloyd with Echo Architecture, presented a PowerPoint with the scope and intent of this project.

Questions:

Board Member Lord asked how the market rate was determined or calculated. Mr. Fitzsimmons explained the market rate is determined by what the market will bear at the time and can go up and down according to demand.

Board Member Lord said it was interesting that we are giving bonus points for high end priced units. Mr. Ryan Tefertiller, Urban Planning Manager explained the regulating plan from the Form-Based Code outlines 2 types of housing. One is affordable housing, which are units that are affordable to households making 100% or less of the City's median income, and the other category is market rate housing, which is a unit that is rented or sold at prevailing market rates. This is directly out of Section 3.1.3 of the regulating plan, which spells out what actions are eligible for density bonus points.

Board Member Raughton said he wasn't aware we substituted white roofs in lieu of green and asked if there was a precedence for that. Mr. Fitzsimmons said the City hasn't done very many density bonuses and he did not think a green roof has ever been used in the density bonus, but that it was in the chart of the Form-Based code for a green roof being white and having a certain amount of reflectivity. Real green roofs with plants and soil wouldn't do that well without a lot of maintenance and care and additional money. Even the structure has to be stronger to hold the soil weight and the water weight when the soil gets wet, but a white roof that reflects the heat back out is a simple and effective way to reduce a lot of energy use.

Board Member Hahn asked if the six parking spots that are uncovered for the building in general? Mr. Troy Coats with Niebur Development said the six parking spaces will be for the general use of the building, probably more for the

office users that will be there all day long. The restaurant uses will probably have to find public options on the street or in the parking garages.

Board Member Hahn said it appeared the condo tower would not be able to be seen if you are walking on the west side of Tejon. Mr. Lloyd said that was correct, you would not be able to see the tower.

Board Member Hahn asked if they had gotten any response or input from the El Paso Club which is adjacent to the site. Mr. Coats said they have spent a lot of time in coordination with them, and they are working on a common solution for the trash in the alley, not only with them, but all the other owners in the alley, as well as working on mutual parking arrangements.

Board Member Hahn asked for clarification on the planter walls, and Mr. Fitzsimmons was able to address that. Mr. Lloyd added the finished floor of the first floor of that building is almost 3 feet above the sidewalk, and for accessibility, they wanted all that to be flushed, but there would not be a 6 foot wall right on the sidewalk.

Supporters:

Chelsea Gondeck, Downtown Partnership

Ms. Gondeck said they were really excited about this opportunity for ownership units in downtown and the massing and height of this building that's proposed with a large setback from the street frontage as well as activation along Tejon is going to be a really great opportunity for the northern area of downtown.

Opponents:

N/A

Questions of Staff:

N/A

Rebuttal:

N/A

DISCUSSION AND DECISION OF DOWNTOWN REVIEW BOARD:

N/A

Motion by Hahn, seconded by Lord, to approve the development plan for 316 N. Tejon St. to allow the adaptive reuse of a structure into an office and commercial building with the addition of a 5 story, 12 unit residential building through use of the Form-Based Code's Density Bonus provisions based on the findings that the requirements found in section 3 of the Form-Based Code are met and once the following technical modifications are addressed:

1. Correct the front setback measurement.
2. Apply for the revocable permits to allow the planters in the front to cross the property line.
3. Include a detailed drawing of the proposed awning in the front patio area.
4. Include tree protection detail on the plan and indicate if any additional trees are planned
5. Illustrate the northern edge of the building consistently between the waiver of

replat and the development plan

6. Update the drainage report to show a 5-story multifamily building.

7. Include the gas meters and electric transformer in the plan.

8. Label the overhead electric line to be relocated underground.

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

Aye: 6 - Chair Hahn, Chair Case, Board member Raughton, Board member Nicklasson, Vice Chair Lord and Board member Kuosman

Absent: 3 - Board member Heggem, Board member Mikulas and Board member Friesema

6.B. [AR R](#)
[21-00502](#)

An administrative relief for 316 N. Tejon St. to allow a 22'-8" wide drive aisle to access the surface parking in the rear where a 24' wide drive aisle is required.

Presenter:

Matthew Fitzsimmons, Urban Planning Staff, Planning and Community Development Department

See Item 6.A. (AR DP 21-00500)

Motion by Hahn, seconded by Raughton, to approve the administrative relief for 316 N. Tejon St. to allow a 22'-8" wide drive aisle to access the surface parking in the rear where a 24' wide drive aisle is required, based on the findings that the criteria found in Section 7.5.1102 of City Code are met.

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

Aye: 6 - Chair Hahn, Chair Case, Board member Raughton, Board member Nicklasson, Vice Chair Lord and Board member Kuosman

Absent: 3 - Board member Heggem, Board member Mikulas and Board member Friesema

7. PRESENTATIONS/UPDATES

7.A. [DRB 21-523](#) 2021 Annual Ethics Training

Presenter:

Ben Bolinger, Senior City Attorney

8. Adjourn