



Legislation Text

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A resolution adopting HistoricCOS as the City of Colorado Springs Historic Preservation Plan.

(LEGISLATIVE)

Presenter:

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Summary:

In late spring of 2017, the City began work on developing a new Historic Preservation Plan for the City (herein referred to as "HistoricCOS"). Through a competitive process, Stan Clauson Associates, a Colorado based landscape design and urban planning consultant firm, was selected as the lead project consultant. Additional sub-consultants for the project included:

- Roxanne Eflin
- Tatanka Historical Associates, Inc.

HistoricCOS is considered a city-wide master plan and is adopted by resolution as a supplement to PlanCOS. If adopted by City Council, HistoricCOS will replace the current City of Colorado Springs Historic Preservation Plan, which was adopted and has been in place since 1993.

HistoricCOS was created through a two-year iterative planning process that sought active participation from the community. The Plan is organized around traditional headings found in most preservation plans, such as executive summary, policies and values, and historic context sections. HistoricCOS takes preservation planning a step further by creating a community-based and action-oriented plan that also examined historic preservation at all levels of government to better educate and inform our community on the importance of historic preservation and cultural heritage, and its usefulness as a neighborhood planning tool. The Plan's Action Matrix also looks to leverage ongoing economic and community development efforts to actively protect and utilize irreplaceable historic and cultural resources. As set forth in PlanCOS, HistoricCOS builds upon the guidance surrounding neighborhoods in a way that the community should be proud of its past and be ready to share its heritage story.

A copy of the entire plan is attached for reference.

Previous Council Action:

On August 12, 2019, HistoricCOS was introduced to City Council. At the meeting Councilors were provided an overview of the plan and discussion was had concerning the Action Item Matrix. City Council's further consideration of the plan was postponed until the City's Historic Preservation Board

and Planning Commission review and made recommendations concerning the Plan's adoption.

On November 25, 2019, a follow-up presentation was made to City Council. City staff and the project consultant provided presentations to Councilors that outlined the planning process and plan. Councilors discussed different aspects of the process and how the plan will benefit the community. More specifically, Councilor Williams sought to incorporate more references within the plan, specifically on pages 11, 42, and 53, which highlighted the role of property owners in the decision-making when it comes to historic resources. A redlined version of the final plan was recently emailed to all City Councilors.

On January 12, 1993, City Council unanimously approved City's current Historic Preservation Plan.

Background:

In 1988, City Council adopted the first Historic Preservation Ordinance for the City (Ordinance 88-228), which established the City's Historic Preservation Board and parameters for the regulation of land use development activities that affected certain historic resources. This Ordinance has since been amended to clarify and refine the regulator process, as it relates to certain historic resources, and the City's historic preservation program.

On January 12, 1993, City Council adopted the City's current Historic Preservation Plan (herein referred to as the "1993 Plan"). The 1993 Plan has functioned as an instrumental long-range planning document that has guided historic preservation activities, both publically and privately, throughout the City for the past 26 years. The following are select examples of activities undertaken as a result of the 1993 Plan:

- The City obtained its Certified Local Government status in 1994
- The Downtown Intensive Survey and Inventory reports were update between 2002-2004
- Countless public and private historic sites were listed on the state and national registers of historic places

As local priorities have shifted over the years, the City's focus on historic preservation waned. In approximately 2012, with the City's lessened emphasis on historic preservation, History Colorado, the state agency overseeing Colorado's Certified Local Government (CLG) program, called into question the City's CLG status. Shortly after, City Planning staff, with the support of the City's Historic Preservation Board, conducted an internal evaluation of the 1993 Plan to determine whether the provided guidance and policies were relevant knowing the current direct of change occurring in the City. The determination of this evaluation deemed that the 1993 Plan was out of date and irrelevant for providing project or policy guidance.

In late 2017, after a fund package was assembled, Stan Clauson Associates was procured as the lead project consultant to undertake a rewrite of the City's Historic Preservation Plan. This draft of HistoricCOS was created by the project consultant with the oversight of City Planning staff and a Preservation Plan Steering Committee, an Administration-appointed group comprised of a broad spectrum of community leaders, stakeholders, and residents. Additional residents and stakeholders have been solicited for input during the preparation of the Plan. A final meeting with the Preservation Plan Steering Committee occurred on August 13, 2019.

The attached City Planning Commission staff report summarizes the project in detail.

As was described by City Planning staff and the project consultant during the Working Session presentations, HistoricCOS carries forward many of the values from the 1993 Plan and embraces the direction and guidance of PlanCOS. Particularly, HistoricCOS represents an updated community-based and action-oriented approach for historic preservation planning. The Plan also documents known historic resources, establishes guidance for the preservation of historic resources citywide, prioritizes the pursuit of preservation projects, and aids in the future development of effective regulatory processes and procedures.

A copy of the 1993 plan is attached for reference.

Financial Implications:

As an advisory planning document, HistoricCOS does not commit the City to any fiscal obligations.

Indirectly, however, the City's ability to maintain its CLG status does affect our ability to secure state and federal funding for certain undertakings. If the City were to lose its CLG status, the City would be at a disadvantage when pursuing certain grant funds, as many preservation grants prioritize funding for projects within jurisdictions that are CLGs. This situation exists, because CLGs are required to have and maintain a historic preservation plan that sets forth guidance for its preservation program.

HistoricCOS supports or recommends a number of ongoing or future initiatives that have budget implications for staff and consultant resources. The language within HistoricCOS is purposefully generalized in this regard so as not to make recommendations concerning funding choices or priorities. Any initiatives will be evaluated through the Department's annual work plans and considered through the annual budgeting processes.

Board/Commission Recommendation:

On August 13, 2019, the Preservation Steering Committee reviewed HistoricCOS and recommended adoption of plan as proposed. The City's Historic Preservation Board considered HistoricCOS on September 12, 2019 and unanimously recommend approval of the plan as proposed. The City's Planning Commission reviewed HistoricCOS on October 17, 2019 and recommended approval with a 7-0-2 (with Commissioners McMurray and Graham absent) vote in favor of the plan.

The attached City Planning Commission staff report summarizes the project in detail.

Stakeholder Process:

The two-year process of community engagement was inclusive, multi-faceted and innovative. The engagement efforts undertaken for this project are highlighted in the PowerPoint presentation accompanying this item, as well as in an Appendix of the Plan.

A final open house for HistoricCOS was held on August 27, 2019, where the Plan was well received.

Alternatives:

City Council could choose to approve, deny, or modify the proposed Resolution

Proposed Motion:

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Adopt a resolution adopting HistoricCOS as the new City of Colorado Springs Historic Preservation Plan, based upon the findings that the request is consistent with the purpose for a master plan as set forth in City Code Section 7.5.401 and meets the review criteria for granting a major master plan amendment as set forth in City Code Section 7.5.408.

A resolution adopting PlanCOS as the Preservation Plan for the City of Colorado Springs