



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Meeting Minutes - Draft Downtown Review Board

Tuesday, March 4, 2025

9:00 AM

2880 International Circle, 2nd Floor, Hearing Room

1. Call to Order and Roll Call

Present: 9 - Board Member Nolette, Board Member Kuosman, Board Member Coats, Board Member Kronstadt, Board Member Hensler, Board Member Lord, Board Member Friesema, Board Member Mikulas and Board Member Luciano

2. Changes to Agenda/Postponements

3. Communications

Ryan Tefertiller - Urban Planning Manager

Ryan Tefertiller, Urban Planning Manager announced Shelia Booth as the new Long-Range Planning Manager.

Mr. Tefertiller said the 2025 DRB Workplan was distributed to the Board at the last meeting and he distributed the Annual 2024 DRB Report to the Board members and will email this to the Board members that are on virtually. The report summarizes the work the DRB achieved in 2024.

Mr. Tefertiller said the Downtown Master Plan is underway and the consultants will be making a presentation to City Council Work Session on March 10, 2025, with their initial efforts.

Mr. Tefertiller said One Ve La heard by DRB in February was appealed and will be heard by City Council on April 7, 2025.

Board member Kronstadt asked if there is a deadline for the Downtown Master Plan poll. Chelsea Gondeck, Executive Director, Downtown Partnership said the poll closes tomorrow at midnight.

4. Approval of the Minutes

4.A. [DRB 2297](#) Minutes for the February 4, 2025, Downtown Review Board Meeting

Presenter:

David Lord, Downtown Review Board Chair

Attachments: [DRB Minutes 2.4.25 Draft](#)

**Motion by Board Member Nolette, seconded by Board Member Kuosman, to approve the minutes for the February 4, 2025, Downtown Review Board Meeting
The motion passed by a vote of 9-0.**

Aye: 8 - Board Member Nolette, Board Member Kuosman, Board Member Coats, Board Member Kronstadt, Board Member Hensler, Board Member Lord, Board Member Friesema and Board Member Luciano

Absent: 1 - Alternate Pence

Abstain: 1 - Board Member Mikulas

5. Consent Calendar

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

524 S. Cascade Subdivision

- 8.A. [FBZN-24-001](#) A Form-Based Zone Development Plan together with Building
[3](#) Envelope and Frontage Warrants for 524 S. Cascade on a 0.88 acre, FBZ-CEN (Form-Based Zone - Central Sector) zoned property located on the northwest corner of S. Cascade Ave. and W. Moreno Ave. (Quasi-Judicial)

Presenter:

Ryan Tefertiller, Planning Manager, Urban Planning Division

Attachments: [DRB Staff Report 524 S Cascade RT](#)

[Attachment 1 - Zoning Map](#)

[Attachment 2 - Stakeholder Comments](#)

[Attachment 3 - Project Statement](#)

[Attachment 4 - FBZ Development Plan](#)

[Attachment 5 - PlanCOS Vision Map](#)

Board member Mikulas recused himself from the item due to being the owner of a nearby property and has relationships with the applicants.

Board member Coats recused himself from the item due to being an adjacent property owner and are discussing involvement in a potential URA of those properties.

Ryan Tefertiller, Urban Planning Manager presented the application for 524 S. Cascade Subdivision located on the northwest corner of Cascade Avenue and Moreno Avenue on 0.88 acres. Mr. Tefertiller said the current zone is FBZ-CEN and the proposed land use is for Mixed Use Lodging on two lots. He said the current building at the location would be demolished. Standard public notice was done and five comments were received in support and concerns were raised about parking, bulk and scale. Mr. Tefertiller said the proposed building is a seven-story mixed use building with 180 guest rooms, a two-story guest house, 25 structured parking stalls and guest amenities. Mr. Tefertiller spoke on the standards and guidelines for building usage. The project is compliant with the Downtown Master Plan and PlanCOS.

Board member Questions

Board member Kronstadt asked if there is a plan from the City to address the other side of the street that does not have a sidewalk and the unevenness on the street scape in the area. Mr. Tefertiller said on a high level, both Downtown and City wide, a developer is responsible to provide streetscape adjacent to their project. He said at a minimum they will have to bring that up to City standards. Mr. Tefertiller said in order to require a developer to make off-site improvements, they would need to show the project in question triggers additional impacts or use of the area off-site which can be difficult. He said there are occasions where the City can come together with other City entities to make corridor wide improvements. Mr. Tefertiller said in this case they are working with the property owners and developers in the area to create a design for the Moreno corridor connecting the area. He said that it will be finalized and implemented as the project is constructed.

Applicant Presentation

Jeff Finn, Senior Vice President, Norwood Development Group, presented their application. Mr. Finn said their hotel partner is Sage Hospitality, which includes five properties in Denver. Mr. Finn spoke on the design

aspects and parking of the site. He said they are sympathetic to the neighbors to the south which is why they offset the mass of the building to the north of the site. Mr. Finn spoke on the glazing of the proposed building. He said they did not want to put the users in a fishbowl. Mr. Finn said they have taken the initiative to engage surrounding property owners to form a URA which will address the public realm along Moreno Avenue. He said they will commit to improving both sides of Moreno Avenue.

Public Comment

NONE

Board Member Comments

Board member Friesema said they do not typically see projects come through the DRB this early and asked where they are in the URA process. Mr. Finn said on September 25, 2024, they came to initiate a discussion with the board and there was strong reaction of having two developers as the point of contact for the URA. He said they are working on creating a structural relationship to address those issues. Mr. Finn said they feel confident in the project and have been working on the project for 16 months. He said they are moving quickly on the URA.

Board member Friesema said he is in support of the project.

Board member Hensler said she is in support of the project and the applicant has done well to address the concerns.

Motion by Board Member Friesema, seconded by Board Member Nolette, to approve the Form-Based Zone Development Plan together with Building Envelope and Frontage Warrants for 524 S. Cascade based upon the findings that the application meets the applicable development standards and design guidelines as set forth in the Form-Based Code Sections 2 and 4 as well as the Warrant criteria found in Section 5.4.3. of the Code.

The motion passed by a vote of 7-0-2.

Aye: 7 - Board Member Nolette, Board Member Kuosman, Board Member Kronstadt, Board Member Hensler, Board Member Lord, Board Member Friesema and Board Member Luciano

Absent: 1 - Alternate Pence

Abstain: 2 - Board Member Coats and Board Member Mikulas

Weber St Redevelopment

- 8.B. [FBZN-24-001](#) [4](#) A Warrant and Minor Improvement Plan to allow the redevelopment of two (2) commercial buildings for commercial and office uses, building façade improvements, streetscape improvements and a reduction of required off-street parking spaces in the FBZ-T2 (Form-Based Zone Transition Sector 2) consisting of 15,246 square feet (.35 acres) located at 525 and 531 South Weber Street. (Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning - Urban Division

Attachments: [Staff Report Weber St](#)

[Attachment 1-Town of Colorado Springs](#)

[Attachment 2-Aerial Map](#)

[Attachment 3-Zoning Map](#)

[Attachment 4-Downtown Partnership](#)

[Attachment 5-Project Statement](#)

[Attachment 6-Minor Improvement Plan](#)

Board member Coats recused himself from the item due to being the developer on the project.

Board member Mikulas disclosed that he is a partial owner (audio distorted)

Board member Nolette disclosed that he is a property owner at 602 S. Nevada and he does business with two partners in the development. Board member Nolette said he can fairly and impartially interact in the discussion today.

Ryan Tefertiller, Urban Planning Manager presented the application located at 525 and 531 South Weber Street. The site area is 16,038 square feet and is zone FBZ-T2B and the proposed use is Commercial, Office and Retail use with a minor improvement plan. Mr. Tefertiller said there will be streetscape improvements and the warrant will provide flexibility on parking. He said standard public notice was done and two comments were received in support. The application complies with PlanCOS and the Downtown Master Plan. Staff finds the application meets the review criteria.

Board member Questions

Board member Mikulas asked staff to provide context of the building usage. Mr. Tefertiller said it is a tire distributor, but the applicant can provide further information.

Applicant Presentation

Brad Nichols, YOW Architects, presented the application. Mr. Nichols said the front of the building is being improved with 68% glazing. He said the area is considered a walking property and that is why they are asking for relief on parking. He said he is not sure if the warehouse is a tire distributor, but it does have loading docks and may not have much interaction with the property.

Gary Feffer, Owner TJ&THC Three LLC said they acquired the properties as an assemblage of properties that are distribution but is not apart of this project. Mr. Fefer said this project will have no distribution and they are looking at restaurants, entertainment, or a bar to service the area.

Public Comments

NONE

Board member Comments

Board member Luciano said 48 parking spaces for the project seems extreme and asked if they are looking at re-working the form-based zoning to change the requirement. Mr. Tefertiller said he agrees the parking seems excessive and in the early draft update of the form-based code they are proposing significant reduction. He said in the last session of the State Legislature a law was passed that restricted local municipalities from requiring parking for residential uses along high frequency routes. He said they will know more about this in the coming months.

Board member Hensler said she agrees with Board member Luciano's question and is in favor of the project.

Motion by Board Member Kuosman, seconded by Board Member Friesema, to approve the Warrant and Minor Improvement Plan for Weber St Redevelopment, based upon the findings that the application meets the approval criteria as set forth in Form-Based Code Section 5.4 and Form-Based Code Section 5.6

- 1) A SWENT approved Final Drainage Letter is provided
- 2) The Applicant will clarify CSU review comments related to patio wall heights and the trash enclosure.
- 3) A street tree and bike parking are added to the Minor Improvement Plan to address City Planning review comments.
- 4) All outstanding City review agency comments are addressed.

The motion passed by a vote of 8-0-1.

Aye: 8 - Board Member Nolette, Board Member Kuosman, Board Member Kronstadt, Board Member Hensler, Board Member Lord, Board Member Friesema, Board Member Mikulas and Board Member Luciano

Absent: 1 - Alternate Pence

Abstain: 1 - Board Member Coats

9. Presentations

10. Adjourn