



FBZ Scrub Overview and Update

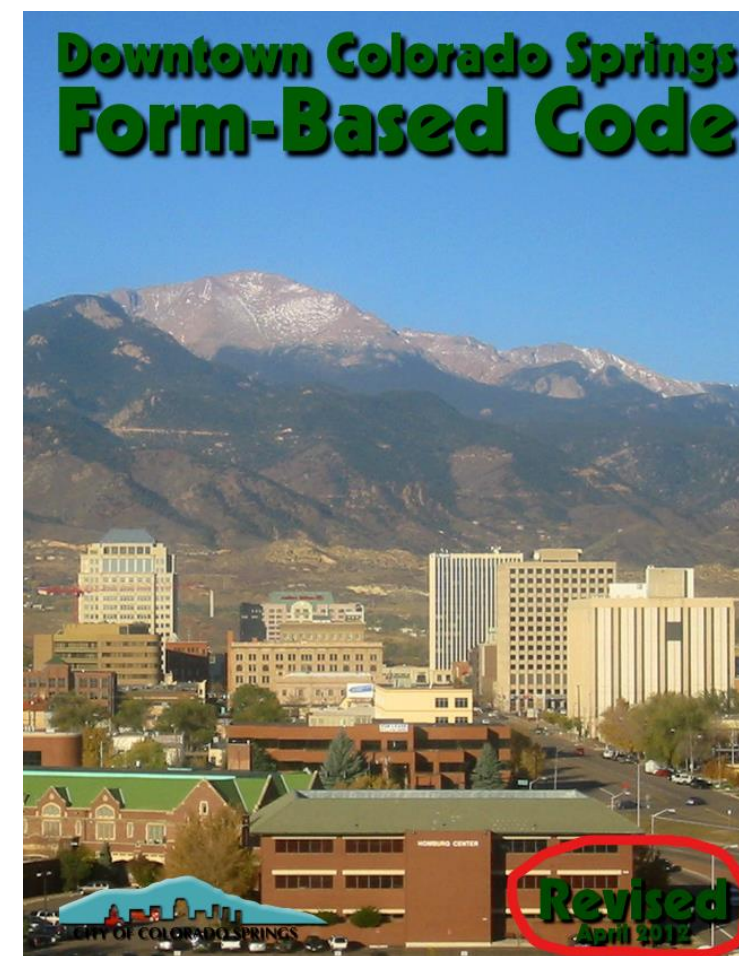
Downtown Review Board

Work Session – March 5, 2024



Early History

- Form-Based Code (FBC) adopted in 2009
 - Established the Form-Based Zone (FBZ)
 - Established development standards, guidelines, and procedures
 - Established the Downtown Review Board
- FBC was updated in 2012
 - Added MMJ considerations
 - Clarified sign standards
 - Clarified Minor Improvement Plan applicability
 - Clarified glazing calculation methodology
 - Added ability to use Administrative Relief application
 - Expanded parking exempt area
 - Other minor clarifications



FBC Scrubs

History



Since 2012:

- Successful implementation of code for many projects
- Staff has gained better understanding of issues needing clarification or improvement
- Better understanding of issues not currently addressed

Application Tracking:

- Staff has tracked application data throughout FBC implementation

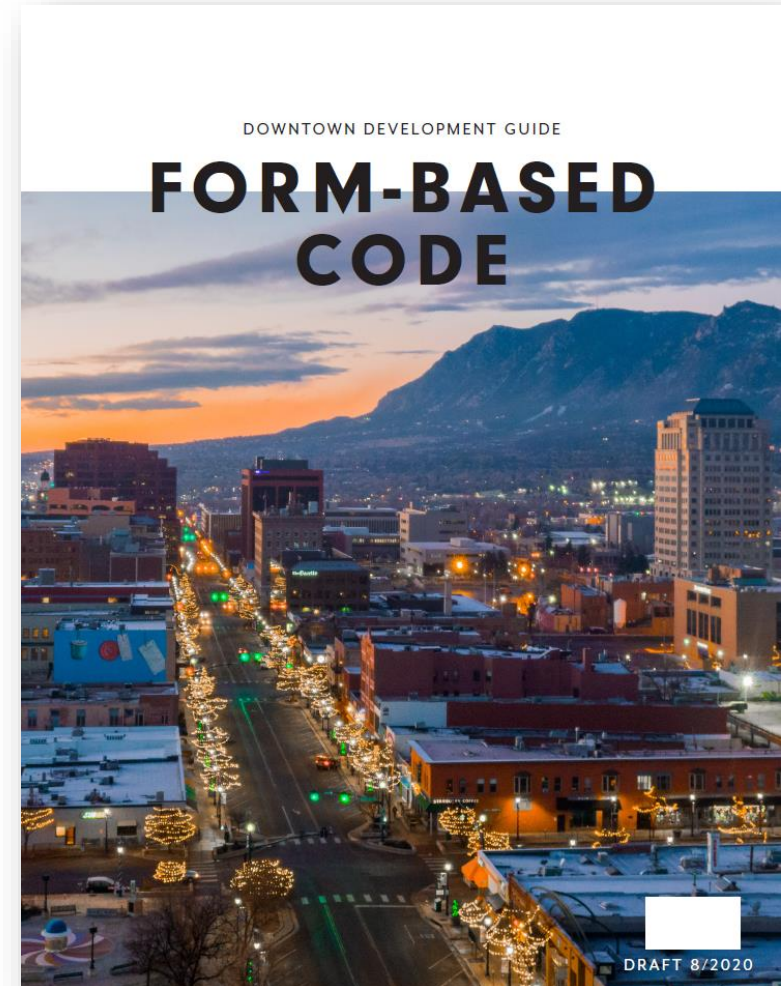
FBC Scrubs

Progress



Internal Staff Efforts

- Over the recent years, Staff has made significant progress in drafting updates to the FBC
- Address a wide range of code issues
- Also compiled updates into improved layout
- Improved maps, photos, and graphics
- Multiple work sessions with DRB



Major Topics



Section	Detail
2 - Standards, Public Space	Many changes needed to add clarity and document direction away from pavers
2 - Standards, Signs	Allow wall-mounted EMS, specific standards for A-Frame signs, adjust separation requirements for projecting signs
3 - Density Bonus	Administrative authority to grant points; adjust threshold for affordable units; remove points for market rate residential
4 - Design Guidelines, Multiple issues	Design Guidelines updates and improvements; including: <ul style="list-style-type: none">• Tall building design• Street level activation• Building design relative to City-wide code• Public Spaces
5 - Process	Multiple updates and clarifications

This is where we left off at the conclusion of the February 6th DRB Meeting

Major Topics



Section

Detail

2 - Standards, Public Space

Many changes needed to add clarity and document direction away from pavers

2 - Standards, Signs

Allow wall-mounted EMGs; specific standards for A-Frame signs; adjust separation requirements for projecting signs

3 - Density Bonus

Administrative authority to grant points; adjust threshold for affordable units; remove points for market rate residential

4 - Design Guidelines, Multiple issues

Design Guidelines updates and improvements; including:

- Tall building design
- Street level activation
- Building design relative to City-wide code
- Public Spaces

5 - Process

Multiple updates and clarifications

Picking up discussion here

FBC Scrubs

Sign Standards



Existing

Proposed

2.9 Signage

While the downtown form-based zone has specific sign needs and complexities, the sign standards and allocations included in Chapter 7, Article 4, Part 4 of the City Code remain applicable and shall be enforced throughout downtown. Guidance and recommendations for downtown-specific signage is provided within section 4.4 of this regulating plan.

Overview of proposed changes:

- Fix code citations
- Add FBZ-specific exemptions
 - EMCs
 - A-Frames
 - Projecting Sign

2.9.1 EXCEPTIONS

Due to unique sign needs and an emphasis on pedestrian level messaging, the following exceptions to City-wide sign code are applicable within the Downtown Colorado Springs form-based zone:

- 1. Electronic Message Centers (EMCs)** – Downtown Colorado Springs presents a unique context and opportunity for pedestrian-scale EMCs. When appropriately sized, placed, and operated, EMCs can bring vibrancy to our urban environment. The following standards for EMCs downtown are applicable:
- 2. A-Frame Signs** – Portable, temporary signs placed near store entrance points provide visibility and interest to pedestrians. However, the size and placement of these signs must be closely regulated to avoid visual clutter and provide adequate pedestrian clearance.
- 3. Projecting Signs** – Signs which project from the wall of a building, including blade signs, hanging signs, and similar signs may be as close as ten feet (10') from projecting signs on adjacent properties.

Major Topics



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5 – Process

Multiple updates and clarifications

Current Code requires DRB hearing

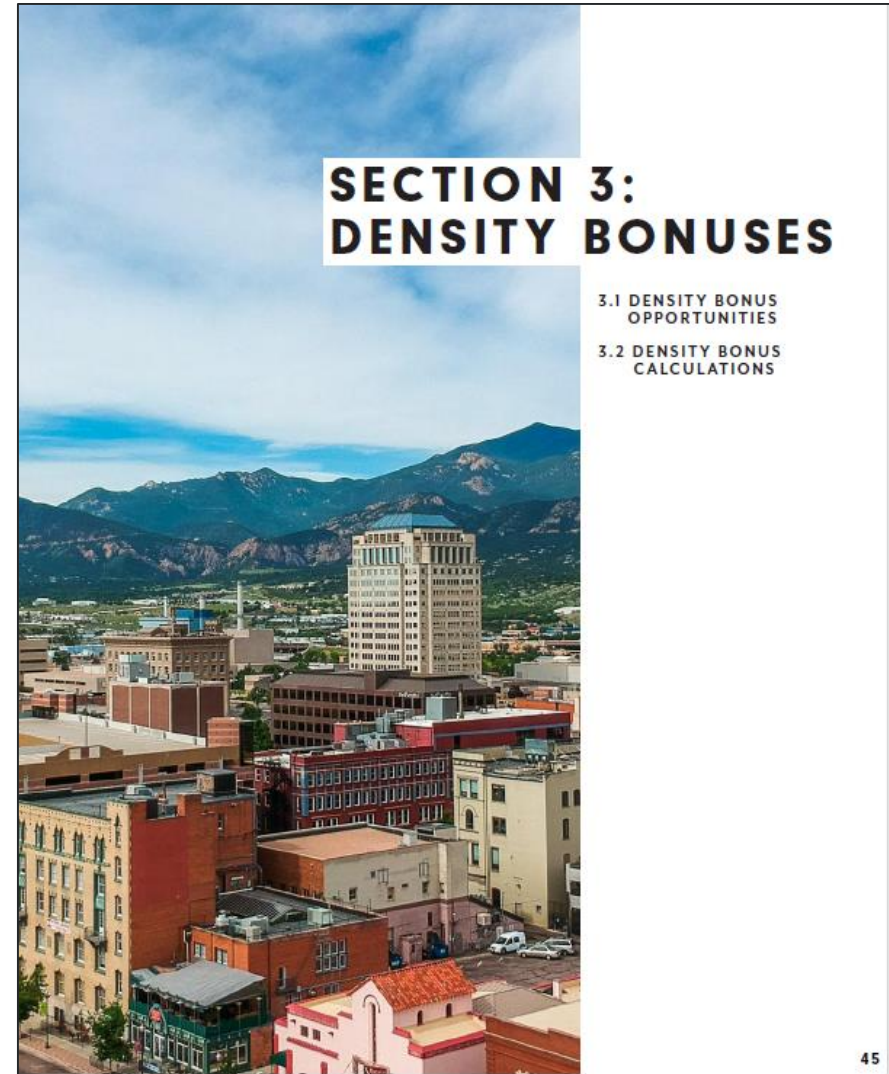
3.5 Authority

The Downtown Review Board is the primary entity with the authority to approve or disapprove a request for a density bonus pursuant to regulations established within this Section. The City Council may also approve or disapprove density bonuses.

Proposed Code allows administrative issuance

3.2.3 AUTHORITY

Requests for additional building height using density bonus points may be approved administratively by Planning Staff. However, Staff is authorized to refer density bonus applications to the Downtown Review Board for their decision. Additionally, the Downtown Review Board shall also act on density bonus requests for those projects that demand Board action for other issues (e.g. Conditional Use or Warrant).



FBC Scrubs

Density Bonus



Existing Proposed

3.1.3 Market Rate Housing

An expanded downtown residential population is essential to the creation of active streets. To encourage new downtown residences, points are awarded to those projects that create new downtown residential units. A market rate unit is one that is rented or sold at prevailing market rates. Mixed-use development with residential units on the upper-floors is strongly encouraged for new development, but all residential projects are eligible for incentive points. Density bonus points are based on number of market rate units in a project.

ACTIONS	MINIMUMS		ADDITIONAL	
	Size or Other	Points	Size or Other	Points
Pedestrian Alley	1 of the 4 Options	2	Additional Options	1/Each
Public Art and Cultural Amenities	"Significant" art OR 3,000 sq. ft. museum space	2	6,000 sq. ft. museum space	1
Market Rate Housing	10	2	Every Additional 5	1
Affordable Housing	10% of Total Units	3	Every Additional 10%	3

3.2 Density Bonus Points Table

The following table quantifies the number of density bonus points that are available for specific actions that benefit downtown as a whole.

	minimums		additional	
	size or other	points	size or other	points
Pedestrian alley	1 of the 4 options	2	Additional options	1/each
Public art and cultural amenities	"significant" art OR 3,000 sq. ft. museum space	2	6,000 sq. ft. museum space	1
Market rate housing	10	2	Every additional 5	1
Affordable housing	15% of total units	3	Every additional 15%	3

Major Topics



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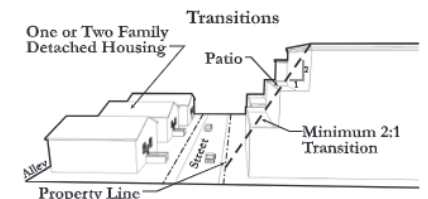
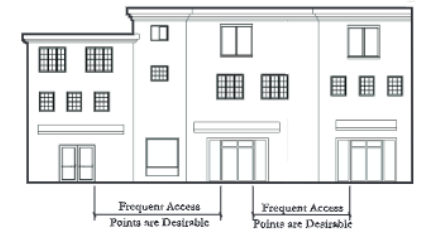
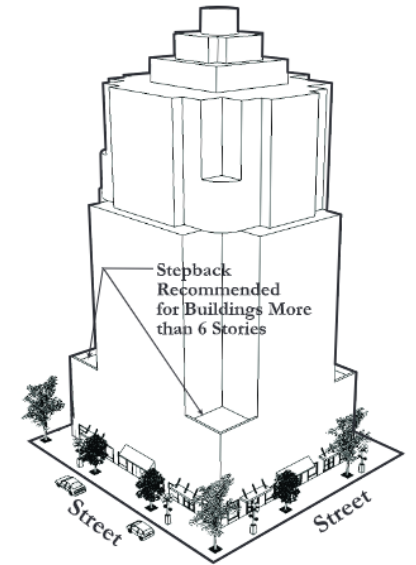
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Architectural Guidelines



Section 4.1 of Design Guidelines includes:

- Encroachments
- Architectural Detail
- Double Frontage
- Stepbacks
- Pedestrian Access
- Transitions

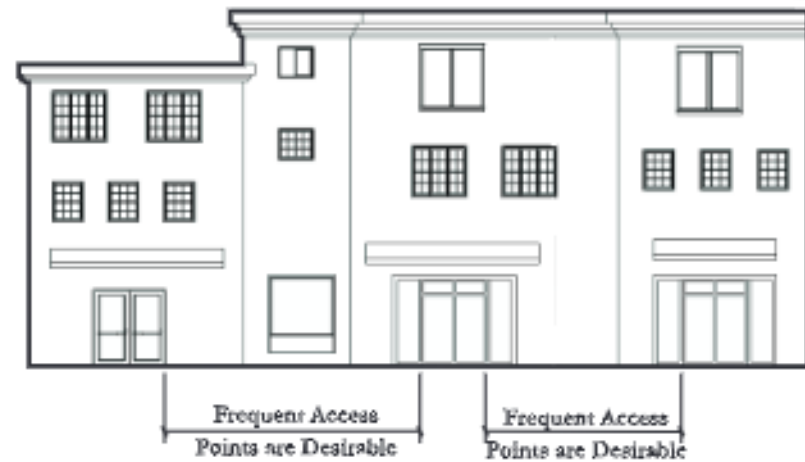


Section 4.1.5 Pedestrian Access:

- Current language fairly ambiguous

4.1.5 Pedestrian Access

To improve the pedestrian experience and increase public space activity, pedestrian access points should be located along the public frontage as often as practical. Access ways into the buildings may be into commercial spaces, individual residential units, lobbies, individual offices, shared spaces or other spaces.



- Staff preference to leave as is, but open to discussion



Ran out of time and ended presentation at the previous slide



Questions?

