



# ONE Vela FBZ Development Plan

CITY COUNCIL

April 7, 2025



# ONE Vela FBZ Development Plan

## QUICK FACTS

### Location:

4 parcels located northeast of Sahwatch St. and W. Costilla St.

### Zoning and Overlays

Current: FBZ-CEN

### Site Area

1.1 acres + ROW

### Proposed Land Use:

Multi-Family Residential with Street-Level Commercial

## APPLICATIONS

Form-Based Zone Development Plan

## VICINITY MAP





# ONE Vela FBZ Development Plan

## PROJECT SUMMARY

File #:

FBZN-24-0016

Project Proposal:

A Form-Based Zone Development Plan for the ONE Vela Mixed Use Building on a 1.09 acre, FBZ-CEN (Form-Based Zone - Central Sector) zoned property located on the northeast corner of Sahwatch St. and W. Costilla St. (Quasi-Judicial)

## PLAN BOUNDARIES

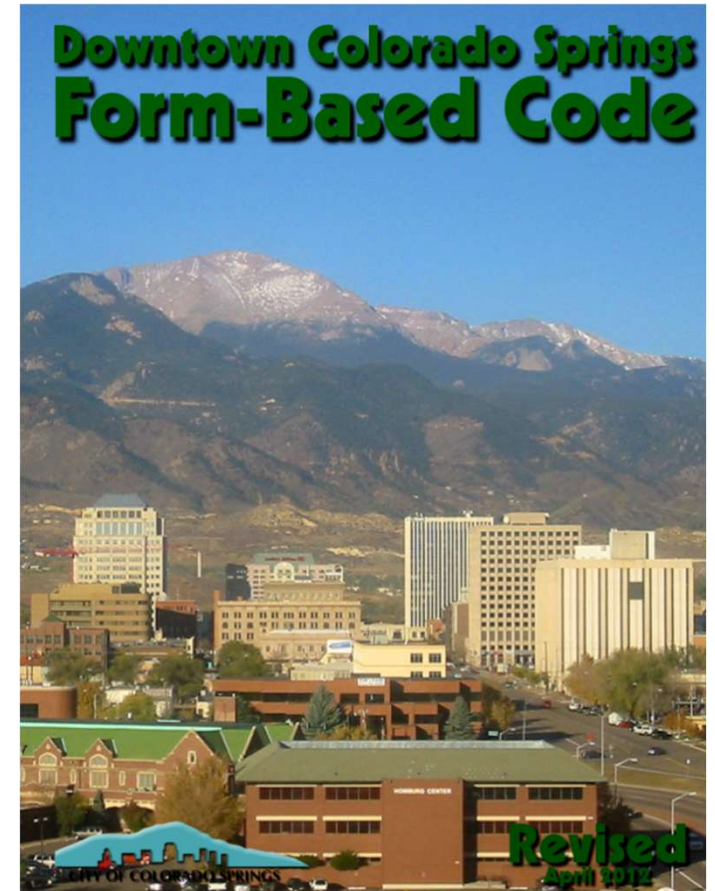


# ONE Vela FBZ Development Plan



## Application Referral

- This application is reviewed under the Downtown Colorado Springs Form-Based Code
- New construction requires a Form-Based Development Plan
- Applications that document compliance with all Standards can be approved administratively
- Given stakeholder interest, and cooperation of the applicant, Planning Staff referred the item for a decision by the Downtown Review Board
- Planning Staff can administratively confirm technical modifications are resolved prior to final approval
- DRB decision is appealable to City Council



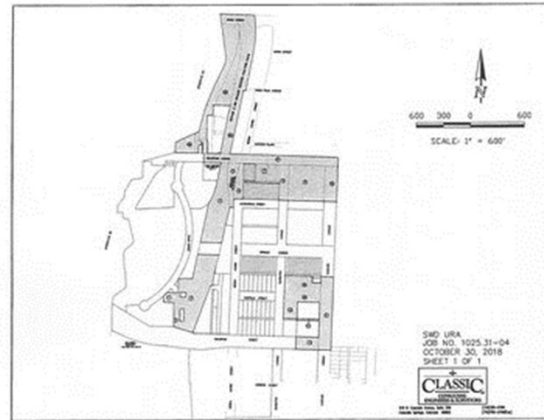
# ONE Vela FBZ Development Plan



## SITE HISTORY

- The site falls within the area that was previously designated as an Urban Renewal District in 2001.
- Changes to the District were approved by Council in 2018.
- ONE Vela URA established by City Council on December 10, 2024
- Some improvements have been implemented in the surrounding area

## ORIGINAL PLAN DOCS



# ONE Vela FBZ Development Plan

## Stakeholder Notice and Input

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Email Courtesy Notice to 17 Stakeholders

Dec 5, 2024

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Initial Submittal Notice

Dec 16, 2024 – Dec 30, 2024

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Downtown Review Board

January 20, 2025 – February 3, 2025

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61 postcards were sent to property owners within 1,000 feet of the property per City Code. Few responses were received (see Attachment 2). Staff notified key organization representatives via email. Significant input received in the days prior to the DRB hearing via email. Most opposition is focused on building height, densification, use of Urban Renewal designation, and related concerns.



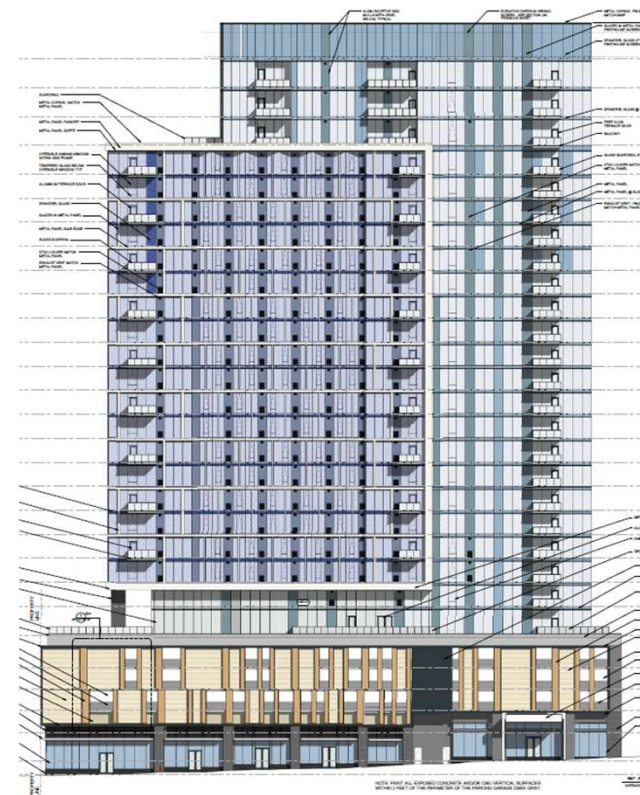
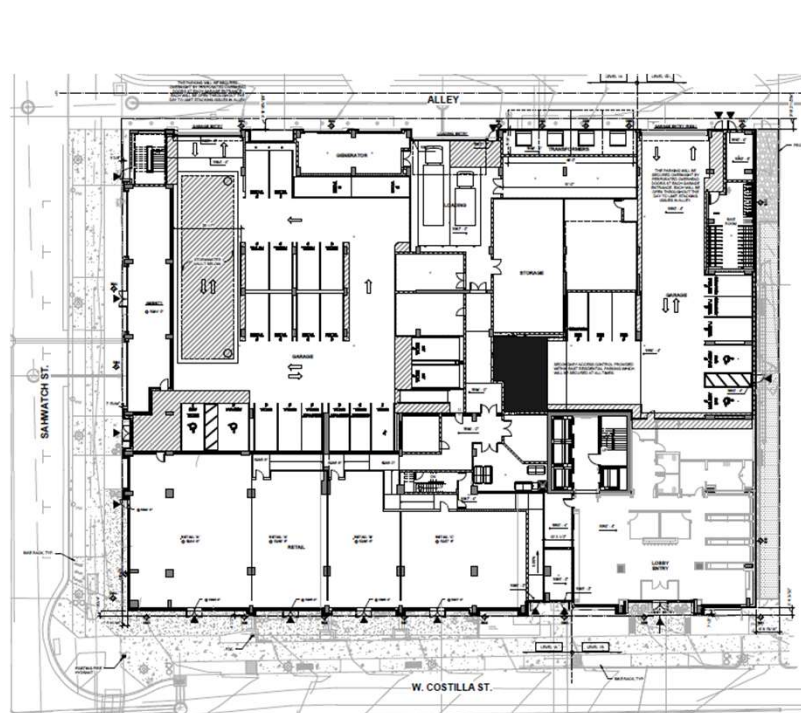
# ONE Vela FBZ Development Plan



## DESCRIPTION

- 27-Story Mixed Use Building
- 400 apartment units
  - 10% restricted to 100% AMI for 25 yrs
- 8,300 SF street-level commercial
- 450 structured parking stalls
- Significant resident amenities

## PLAN DETAILS



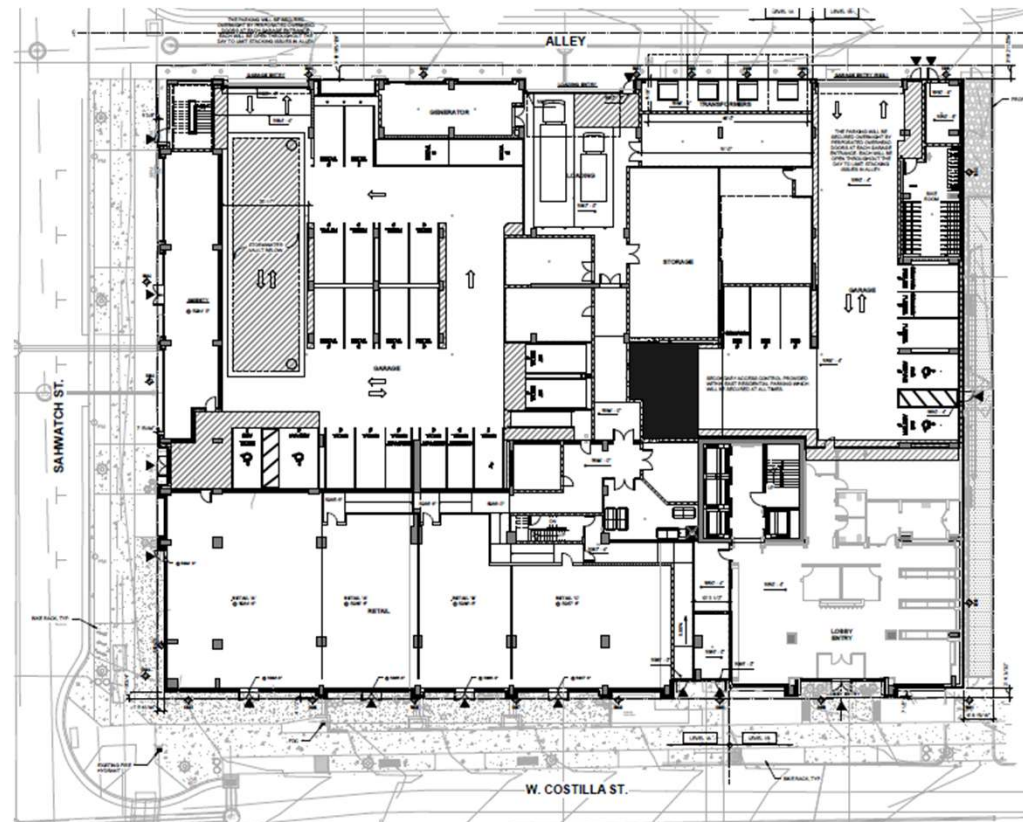
# ONE Vela FBZ Development Plan



## STANDARDS

- Sectors
- Building Type
- Frontages
- Uses
- Parking
- Block Standards
- Public Space
- Signage

## PLAN DETAILS





# ONE Vela FBZ Development Plan



## STANDARDS

- Standard 2.3 Building Type
- Mixed-Use Building
- Includes subsections on:
  - Building Envelopes
  - Building Height
- Significant analysis in Staff report
- To be City's tallest building, roughly 50' taller than Wells Fargo Tower

## RENDERING



# ONE Vela FBZ Development Plan



## STANDARDS

- Standard 2.4 Building Frontage
- Shopfront at street level
- 60% Glazing for public frontages
- Transparency and activation of Sahwatch edge discussed in Staff report

## RENDERING & ELEVATION



VIEW FROM NORTHWEST CORNER



VIEW FROM SOUTHWEST CORNER



NOTE: PAINT ALL EXPOSED CONCRETE ACCORDING TO VERTICAL SURFACES  
REQUIREMENT OF THE STANDARD COLOR CODE BOOK

# ONE Vela FBZ Development Plan



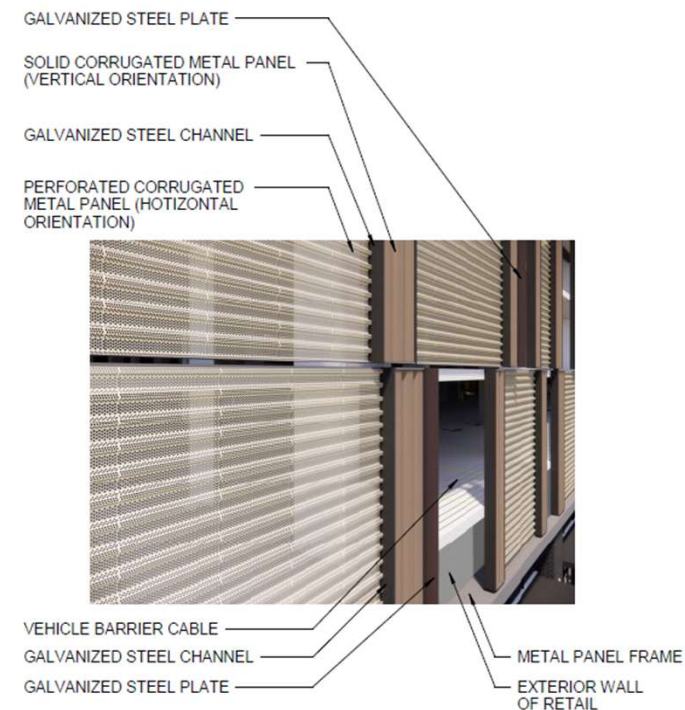
## GUIDELINES

- Section 4 of FBC includes numerous subjective guidelines that are encouraged for all projects
- Grouped into Architectural and Site Design
- Significant analysis in Staff report

## RENDERING & ARCHITECTURAL DETAIL



VIEW FROM SOUTHEAST CORNER



GARAGE SCREEN RENDERING

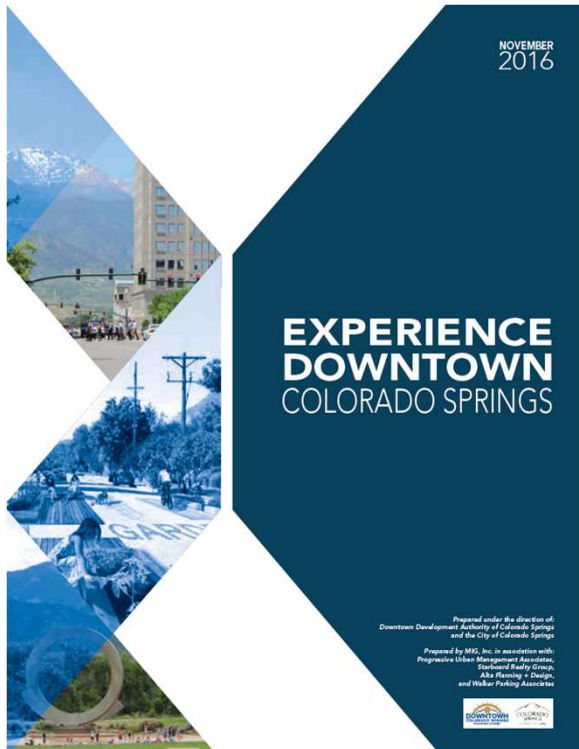


# ONE Vela FBZ Development Plan EXPERIENCE DOWNTOWN MASTER PLAN



## Experience Downtown Plan

## Compliance



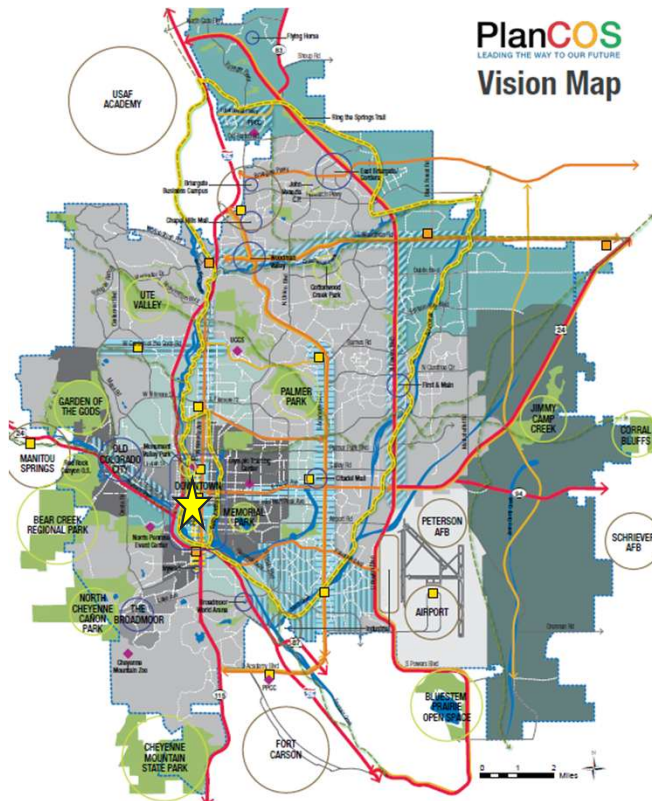
- Highly compliant with Plan
- Economic and cultural heart of the City
- Inclusive place to live
- Connections to parks, trails, and commercial areas
- Street-level commercial to benefit cultural and entertainment destinations nearby
- Public art

## ONE Vela FBZ Development Plan

# PlanCOS COMPLIANCE



### PlanCOS MAP IMAGE



### PlanCOS Compliance

- Project is highly compliant with PlanCOS
- Numerous Goals, Policies, and Strategies support the project
- Significant Plan citations in the Staff report

# ONE Vela FBZ Development Plan



## TECH MODIFICATIONS

- Application has gone through 3 rounds of review
- Numerous technical issues still need resolution
- Areas include: utilities, stormwater, public space details, and others
- Staff report includes 5 broad groups of necessary updates

## REVIEW REPORTS

Colorado Springs, CO  
Planning and Development  
30 S. Nevada Ave., Suite 701  
Colorado Springs, CO 80903



### Application Comment Report Application No. FBZN-24-0016

Report Date: 01/28/2025  
Description: The development is proposed to consist of a 27-story high-rise mixed-use structure located at 30 W. Costilla St. The proposed structure contains 400 residential apartments, approximately 6,520 sq ft of retail space and no  
Address: 30 COSTILLA ST COLORADO SPRINGS CO 80903  
Revert Type: FBZ - All Applications  
Reviewer Contact Information:

Reviewer Name	Reviewer Email
Zaker Alazeh	Zaker.Alazeh@co
Matt Roberts	mattroberts@co
Hao Vo	hao.v@colorado
Matthew Alcorn	matthew.alcorn@co
Caroline Miller	Caroline.Miller@
Ryan Tefertiller	Ryan.Tefertiller@
Sara Rivera	Sara.Rivera@co
Isidro Santos	Isidro.Santos@
Gregory Stachon	gregory.stachon@
Jeff Cooper	jeff.cooper@co

#### General Comments

Comment ID	Reviewer	Department	Status	Review Comments
12	Isidro Santos	Planning	Open	Current crime trends in property & persons crime burglary of motor vehicle assaults. In addition, this experiencing homelessness Construction Signage Installation of temporary progress during demolition property.

Comment ID	Page Reference	Annotation Type	Reviewer	Department	Status	Review Comments	Applicant Response Comments
108	1	Note	Sara Rivera	City Engineering - SWENT	Open	The Preliminary Drainage Report (DTR-REV25-0016) was reviewed and returned to the engineer. Stormwater Engineering (SWENT) requires that the DP not be approved prior to all major comments on the drainage report being resolved.	
109	1	Note	Sara Rivera	City Engineering - SWENT	Open	Show 'Mountain Creek' in the vicinity map.	
120	1	Callout	Ryan Tefertiller	Planning	Open	Please verify this #. I believe the building is closer to 295 from average grade to top of upper-most habitable floor.	
121	1	Note	Ryan Tefertiller	Planning	Open	Please update the legal description section to list	
122	1	Note	Ryan Tefertiller	Plan	Open		
115	3	Note	Matt Roberts	City Springs Utilities	Open	Need to include City Preliminary Utility Plan notes	
123	1	Note	Caroline Miller	Plan	Open	https://www.cso.org/hdr/20060000/Document%20Library/PreliminaryUtilityPlanNotes.pdf?c=1&e=69422	
124	1	Note	Caroline Miller	Plan	Open	Maintenance access must be shown; underground detention requires a variance.	
125	1	Note	Caroline Miller	Plan	Open	Since disturbance is greater than 1 acre, the four	
126	1	Note	Caroline Miller	Plan	Open		
127	1	Note	Caroline Miller	Plan	Open		
119	3	Callout	Matt Roberts	City Springs Utilities	Open		
111	3	Note	Matt Roberts	City Springs Utilities	Open		
112	3	Note	Matt Roberts	City Springs Utilities	Open		
113	3	Note	Matt Roberts	City Springs Utilities	Open		
114	3	Note	Matt Roberts	City Springs Utilities	Open		

Comment ID	Page Reference	Annotation Type	Reviewer	Department	Status	Review Comments	Applicant Response Comments
90	1	Note	Ryan Tefertiller	Planning	Open	If it is determined that a Warrant is necessary (e.g., insufficient glazing on the Sawatch side of the building) then you must add a Warrant section to Sheet 1 that documents the details of the requested Warrant.	Cara Sease - 01-07-2025 15:49:20  Frosted glazing has been removed and replaced with transparent glass that exceeds 60% glazing requirement. The proposed parking along the Sawatch facade has been removed and replaced with a yet to be determined resident amenity space to comply with the active use requirement of the Form Based Code.
95	1	Note	Ryan Tefertiller	Planning	Open	Overall, Planning Staff finds that the proposed building is well designed and meets many of the goals of the Experience Downtown Master Plan and the Form-Based Code. While numerous clarifications are needed, and some modifications to the proposed building may be necessary to fully comply with the FBC, Staff is optimistic that the plans can come into full code compliance. I've received limited stakeholder input to date, but expect additional participation going forward. Please confirm in writing whether you'd like Staff to refer your project to the Downtown Review Board or not.	Cara Sease - 01-07-2025 15:52:45  Acknowledged. Please proceed with referring the project to the DRB.  Ryan Tefertiller - 01-14-2025 15:03:21  This item is being scheduled for the February 4th DRB meeting
1	2	Note	Zaker Alazeh	City Engineering - Traffic Engineering	Open	1. Please show and callout 'on the Plan' any proposed gates for site access points. 2. The details of the signing and striping of the future public roadway improvements will be addressed during the construction plans review.	Cara Sease - 01-07-2025 13:44:54  Labels for the proposed gates have been added to the site plan.



# ONE Vela FBZ Development Plan - Appeal



## Appeal Details

- Appeal filed Feb. 13, 2025 by Dianne Bridges
- Staff finds that Ms. Bridges qualifies as an “Affected Party” and has the right to appeal based on Code Section 7.5.415.A.1
- The appeal statement describes 4 concerns:
  1. Approval was premature
  2. Approval was unlawfully vague
  3. Approval amounts to unlawful spot-zoning
  4. Abuse of discretion relative to building height
- Staff analysis finds that the appeal criteria in Section 7.5.415.A.2.a are not met

TO: The Downtown Review Board  
c/o Colorado Springs City Clerk

FROM: Dianne Bridges

RE: Case No. FBZN-24-0016

DATE: February 13, 2025

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NOTICE OF APPEAL OF DECISION OF  
DOWNTOWN REVIEW BOARD IN CASE NO. FBZN-24-0016,  
DATED FEBRUARY 4, 2025

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A. THE APPELLANT

The Appellant in this matter is Dianne Bridges, who is an affected party to the decision on appeal in this case. Ms. Bridges is a resident of Colorado Springs, Colorado. Her residence is within a three (3) mile radius of the subject property. Her address is 316 E Dale Street, Colorado Springs, CO 80903. Ms. Bridges testified before the Downtown Review Board on February 4, 2025.

B. DECISION BEING APPEALED

This is an appeal of the decision of the Downtown Review Board in its Case No. FBZN-24-0016, approving a Form-Based Development Plan for the ONE Vela Mixed Use Building on a 1.09 acre, FBZ-CEN (Form Board Zone – Central Sector) zoned property located on the Northeast Corner of Sawatch and W. Costilla St.

C. BASIS OF APPEAL

1. The approval is premature under the URD. By Staff's own account in its presentation, numerous issues must still be resolved before final approval and construction. While Staff indicates that it will resolve the issues "without impacting compliance with Form-Based Code Standard or guidelines," the deferral of this decision to Staff inappropriately transfers quasi-judicial decision-making authority to Staff. This can be remedied by denial of this application pending resolution of the open issues for presentation of the Downtown Review Board at a later date.
2. The approval is unlawfully vague and is therefore void. The Downtown Review Board's approval was based on a motion to approve the application with "technical revisions." The approval was not specific as to which technical revisions were approved. As such, it is vague and therefore void. See e.g., *Sellon v. City of Manitou Springs*, 746 P.2d 229 (Colo. 1987); *Stroud v. City of Aspen*, 532 P.2d 720 (Colo. 1975).

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stent with the surrounding area. As  
1 under Colorado law, *King's Mill*  
557 P.2d 1186 (Colo. 1976); *Clark*

g in the tallest building in Colorado  
uilding will exceed the height of  
by 50-68 feet, depending on the  
cation for this height, and it unduly  
ction that will change the skyline  
lmark of the City of Colorado  
nt of the building. Merely labeling  
ant change. Given the precedential  
oard, such as the Downtown  
; the future of the skyline. In doing  
tion. Further, the fact that this  
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lowing the matter to be resolved by  
se of discretion.

d decision be vacated and that the

deal.

# Downtown Review Board Optional Motions



## Optional Motions

### FBZN-24-0016 – ONE Vela FBZ Development Plan (Appeal)

#### Motion to approve the Appeal, Denying the Development Plan:

Move to approve the appeal, overturning the Downtown Review Board approval of the One Vela Form-Based Zone Development Plan application, based on the findings that the appeal meets the appeal criteria found in Section 7.5.415.A.2.a. of the UDC.

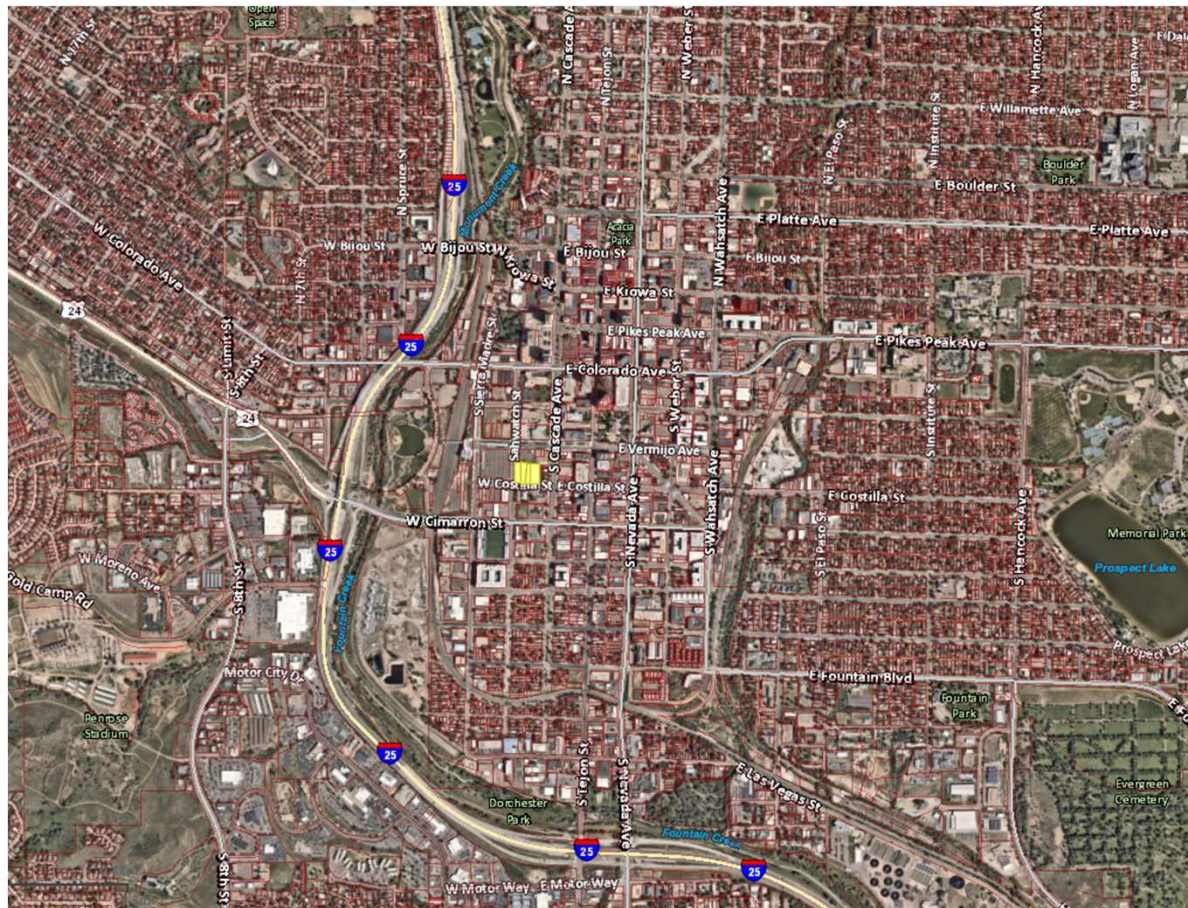
#### Motion to Deny the Appeal, Upholding the Development Plan Approval:

Move to deny the appeal, upholding the Downtown Review Board approval of the One Vela Form-Based Zone Development Plan application, based on the findings that the appeal does not meet the appeal criteria found in Section 7.5.415.A.2.a. of the UDC.





# ONE Vela Supplemental Slides



# ONE Vela Supplemental Slides





# ONE Vela Supplemental Slides

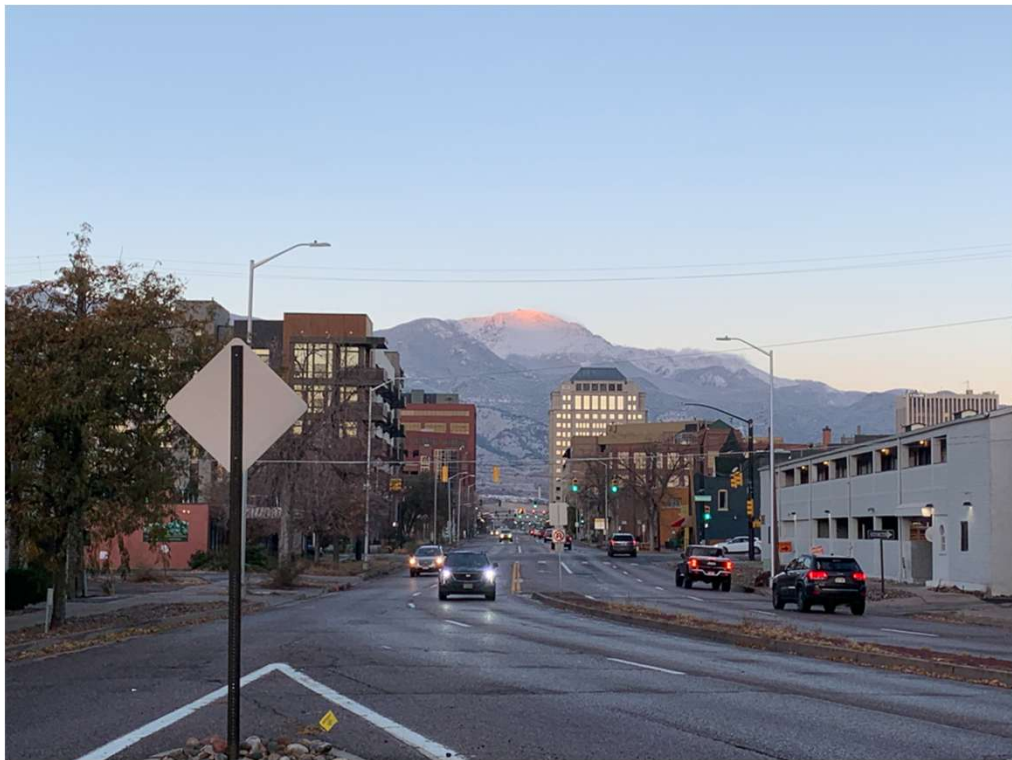




# ONE Vela Supplemental Slides



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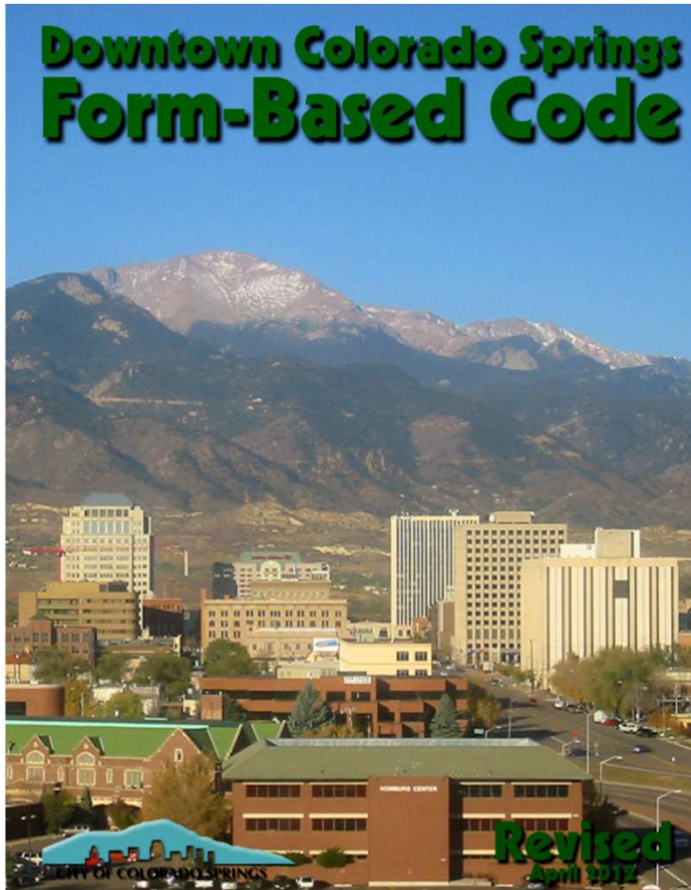




# ONE Vela Supplemental Slides



## Downtown Colorado Springs Form-Based Code





# ONE Vela Supplemental Slides



# ONE Vela Supplemental Slides





# ONE Vela Supplemental Slides





# ONE Vela Supplemental Slides

