CITY OF COLORADO SPRINGS
DOWNTOWN REVIEW BOARD
Meeting Minutes

The Downtown Review Board (DRB) held its regular meeting on
Wednesday, April 30, 2014
in the
City Council Hearing Chambers
107 N. Nevada Avenue, Suite 325
Colorado Springs, CO 80903

The meeting was called to order by DRB Chair Whitley at 8:30am
The meeting adjourned at 9:55am

MEMBERS PRESENT:
Tiffany Colvert
George Cruz
Ed Gonzalez
Richard Guy
Daniel Hankins
Gary Marchio
Dan Robertson
Michael Whitley

MEMBERS ABSENT:

ALSO IN ATTENDANCE:
Mr. Peter Wysocki, Planning and Development Director
Mr. Ryan Tefertiller, Land Use Review Manager
Mr. Marc Smith, City Senior Attorney

1. APPROVAL OF THE MINUTES

Moved by Board member Hankins, seconded by Board member Gonzalez, to approve the April 2, 2014 meeting minutes. Motion passed 7-0 (Member Robertson excused).

2. COMMUNICATIONS

- Mr. Ryan Tefertiller welcomed new Downtown Review Board member Tiffany Colvert who replaced Member Neville as the Urban Renewal representative.
- Member Gonzalez is term limited on the Planning Commission, and the Planning Commission nominated Commissioner Walkowski to take his seat soon.
- Member Wayne Timura has resigned from the Downtown Review Board due to scheduling conflicts. The Downtown Partnership has nominated Stuart Coppedge to replace Member Timura.
- Both Commissioner Walkowski and Stuart Coppedge will be appointed during the City Council meeting of May 13.
- No items scheduled thus far for the June 4th DRB meeting.

3. CONSENT CALENDAR

None

Member Robertson now in attendance.

NEW BUSINESS CALENDAR
Item 4 – File No. DRB CU 14-00137

Member Hankins recused himself due to a conflict of interest.

STAFF PRESENTATION
Mr. Ryan Tefertiller, City Land Use Review Manager, presented PowerPoint slides.

Member Gonzalez inquired of ground treatment within the 15-foot setback on the south side. Mr. Tefertiller stated his analysis was based upon the original submittal which was processed as a rapid-response submittal. He intended to include a technical modification to clarify the ground treatment. The DRB could add that to the technical modifications.

Member Gonzalez inquired of closing curb cuts. Mr. Tefertiller stated that he alluded in his staff report that the City Parking Enterprise is planning to improve this block in mid-2015. The City is allowing the applicant's development to be constructed and then the City will improve the entire block face including closing those curb cuts.

Member Marchio inquired of access to retail through the patio area. Mr. Tefertiller stated that is correct, there is a rear access for clients accessible by vehicle through the rear parking area.

Member Marchio inquired of window wells. Mr. Tefertiller stated the window wells will eventually be flush with the grade of the sidewalk after the City improvements are completed.

APPLICANT PRESENTATION
Ms. Kathy Loo, partner with Darsey Nicklasson, was excited about this building that will attract young professionals.

Ms. Darsey Nicklasson displayed photos of the existing building and proposed site (Exhibit A) and stated the warrant is needed based upon the topography with the existing 2,500 building square footprint and raised foundation. Due to building code, the applicant shifted the building five feet to the north and reduced the patio space to avoid the requirement to install fire sprinklers and allow installation of typical residential-size windows on the south side of the building.

Member Cruz inquired of line of sight in the garage. Ms. Nicklasson stated she could address sight issues with installation of mirrors.

Member Marchio inquired of the idea of building a wall to screen the surface parking south of the building. Ms. Nicklasson would love to create visual access without a person being able to hide behind the wall for safety issues.

Member Cruz inquired of possible expansion of the parking lot on the south side. Ms. Nicklasson stated the intent is for a Nevada Avenue entrance. There is no room for a parking island nor landscaping.

Member Robertson preferred a few parking spaces with added guest parking stalls. Installing a wall would look silly and create a dangerous situation.

Ms. Loo stated during the City streetscape plan, they could have a raised bed with landscaping rather than a wall and solve the safety issue to fit in with the potential streetscape.

Member Colvert thanked the applicant for bringing this exciting and much needed project into the downtown area.

CITIZENS IN FAVOR

1. Ms. Sarah Harris, Downtown Partnership, felt this is a needed project to help residential development create momentum that will help establish the market. She recommended approval.
2. Mr. John Olson, local architect, supported this project. A raised planter would be nice but recommended not requiring it as a permanent feature of the parking lot.
3. Mr. Bob Elliott, Downtown Development Group, supported the project.
4. Mr. Bob Cope, City Economic Vitality, supported the project and felt this will be a big step forward to improving market and bank loans in the area.

CITIZENS IN OPPOSITION
None

STAFF REQUESTED TO SPEAK
None

DECISION OF THE DOWNTOWN REVIEW BOARD
Member Marchio just wanted continuation of streetscape instead of a blank area. He leaves that decision up to the City and applicant to work out. He applauded the art and active pedestrian space.

Member Guy felt the project meets criteria for a warrant and met the FBC guidelines.

Moved by Member Guy, seconded by Member Robertson, to approve **Item No. 4-File No. DRB CU 14-00137**, the proposed conditional use development plan, building envelope warrant, and frontage type warrant based on the findings that the conditional use criteria empowered in Section 2.5.4 and the warrant criteria found in Section 5.4 of the Downtown Colorado Springs Form-Based Code is met and subject to the following technical modifications:

<u>Technical Modifications to the Conditional Use Development Plan:</u>

1. Add the file number to all plan sheets.
2. Add the proposed legal description to the plan.
3. Correct and/or clarify the topographic contours on the grading sheet.
4. Correct the building type data on sheet one to label the building on lot one as a small commercial building and the residential structure on lot two as an apartment building.
5. Label the vertical and horizontal dimensions of the existing window wells on the small commercial building.
6. Add notes to the plan documenting the necessary warrants and revocable permits.
7. Recalculate the percent glazing using the methodology described in Section 2.4.7 of the Code.
8. Address the parking related issues included in Figure 5.
9. Revise the plan and the drainage report to include the details of the two chase sections along the S. Nevada Ave. sidewalk.
10. Add the required general utility notes to the preliminary utility plan.

11. **This is a planned parking expansion coordinated with the adjacent property owner; if an agreement is not reached the area will be improved with ground cover and rock mulch.**

Member Gonzalez stated City staff suggested adding a note that this is a planned parking lot expansion for future staff direction.

Members Guy and Robertson agreed to add that to the motion.

Member Gonzalez stated this project is in conformance with the FBC criteria and Comprehensive Plan.

Member Robertson appreciated the plan.

Member Marchio agreed with fellow Member comments.

Member Cruz suggested an east-west sidewalk for circulation instead of a wall.

Member Colvert supported the project.

Member Whitley supported this much-needed project in the downtown that was sensitive to the context of the neighborhood, which is a step beyond functionality of a project. He looked forward to what and how this spawns into the future.

Motion carried 7-0 (Member Hankins recused).

Item: 4
Exhibit: A
DRB Meeting: April 30, 2014

Item: 4
Exhibit: A
DRB Meeting: April 30, 2014

Item: 4
Exhibit: A
DRB Meeting: April 30, 2014

Item: 4
Exhibit: A
DRB Meeting: April 30, 2014

ITEM 5 – FILE NO. DRB CU 14-00038

Member Hankins now in attendance.

STAFF PRESENTATION
Mr. Ryan Tefertiller, City Land Use Review Manager, presented PowerPoint slides and briefly reviewed the application.

Member Cruz inquired of the existing trash enclosure. Mr. Tefertiller deferred to the applicant. The plan does not call out a trash enclosure.

Member Marchio inquired of an outdoor patio. Mr. Tefertiller stated the plan shows the extent of the proposed railing and a modification requires detail of material and height.

APPLICANT PRESENTATION
Mr. Ryan Lloyd, Echo Architecture, clarified there is no proposed on-site parking, and existing on-site parking will not be included in the calculation due to safety issues. Wrought iron material will be used in the patio enclosure. Mr. Lloyd stated the trash enclosure will be located in the side alley on the south side of the building until the Blue Dot project is developed, then the applicant would coordinate a possible consolidated trash bin location.

CITIZENS IN FAVOR
1. Ms. Sarah Harris, Downtown Partnership, stated downtown has not hit market saturation for breweries yet. She supported the project and removal of the existing parking on the corner.
2. Ms. Darsey Nicklasson, representing the adjacent Blue Dot property, stated the proposed plan is a good fit for the neighborhood.

CITIZENS IN OPPOSITION
None

STAFF REQUESTED TO SPEAK
None

DECISION OF THE DOWNTOWN REVIEW BOARD
Member Robertson stated the downtown area provides plenty of on-street and parking garages. He had no issue with the lack of on-site parking for this project. He objected to on-site parking requirements within the downtown FBC design.

Moved by Member Cruz, seconded by Member Guy, to approve **Item 5-File No. DRB CU 14-00038,** the proposed conditional use development plan and parking warrant based on the findings that the conditional use criteria empowered in Section 2.5.4 and the warrant criteria found in Section 5.4 of the Downtown Colorado Springs Form-Based Code is met and subject to the following technical modifications:

<u>Technical Modifications to the Conditional Use Development Plan:</u>
1. Add the file number to all plan sheets.
2. Add the required site data including building type (small commercial) and ownership information.
3. Correct or clarify the plan note that indicates that 10 off-site parking stalls exist.
4. Provide a detail including the extent for the proposed patio railing.

5. Clarify the treatment of the area just east of 404 S. Nevada Ave. as it pertains to parking and outdoor seating.
6. Illustrate curb stops for the angled parking along E. Costilla St. to prevent parking vehicles from blocking the sidewalk.
7. Clarify or correct the encroachment along the E. Costilla St. façade where the sidewalk is shown as only 4'8" wide.

Member Gonzalez agreed with Member Robertson's comments regarding parking issues in the downtown area, especially redevelopment of existing buildings with no parking. He found that there would be no injury to the surrounding neighborhood, the plan met all review criteria and was in conformance with the Comprehensive Plan.

Member Marchio agreed with Member Gonzalez's findings and congratulated the applicant on the project.

Member Hankins appreciated the activity in that area and supported potential residential tenants with nearby amenities.

Member Whitley supported the project and had no issues with the parking or the use.

Member Colvert supported the project and felt the limited parking encourages more walkability.

Member Guy agreed with his fellow Members' comments.

Motion carried 8-0.

Meeting adjourned at 9:55am