

**CITY OF COLORADO SPRINGS
DOWNTOWN REVIEW BOARD
Meeting Minutes**

**The Downtown Review Board (DRB) held its regular meeting on
Wednesday, February 5, 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 Vice Chair Whitley at 8:30am

MEMBERS PRESENT:

George Cruz
Ed Gonzalez
Richard Guy
Daniel Hankins
Gary Marchio
Dan Robertson
Michael Whitley

MEMBERS ABSENT:

Wayne Timura
David Neville

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 Member Robertson, seconded by Member Marchio, to approve the December 4, 2013 minutes. Motion carried 5-0 (Members Timura and Neville absent and Members Hankins and Guy abstained due to absence during the previous meeting).

2. COMMUNICATIONS

- Mr. Tefertiller stated he accepted an application that he expects to be scheduled for the March 5, 2014 meeting.
- Mr. Wysocki announced that as of February 3, 2014, Mr. Tefertiller was promoted to the Land Use Review Manager position. For the time being, he will retain the DRB and downtown application review process.
- Selection of Chair and Vice Chair –
 - In compliance with the Board's rules, and after considerable discussion, it was moved by Member Guy, seconded by Member Robertson, to nominate Member Hankins as Vice Chair and Member Whitley as Chair of the Downtown Review Board. Motion carried 7-0 (Members Neville and Timura absent).

CITY OF COLORADO SPRINGS
DOWNTOWN REVIEW BOARD
Meeting Minutes

3. CONSENT CALENDAR

None

4. NEW BUSINESS CALENDAR

STAFF PRESENTATION

Mr. Ryan Tefertiller, City Planning Manager, presented PowerPoint slides (Exhibit A).

Member Marchio inquired of the wall on the northeast corner near the parking stall (east side of the site). Mr. Tefertiller stated there is an eight-foot high screen wall buffering the public right-of-way from the patio space and apartment parking stall.

Member Marchio inquired if the landscaping requirements are subjective or required. Mr. Tefertiller stated the Form-Based Code doesn't incorporate landscaping requirements compared with other applications that are subject to the rest of the City Code. He deferred to the applicant for details regarding the proposed landscape improvements.

Ms. Connie Perry, City Landscape Architect, is quoted in Staff's review letter that she required street trees along the Costilla frontage. However, Mr. Tefertiller explained there is a sanitary sewer line near Costilla and that the street trees most likely won't be installed due to utility standards.

Member Whitley inquired of the height of the adjacent Gill building. Mr. Tefertiller stated the Gill building is a two-story building.

Member Cruz inquired if the applicant will provide a bus bench pad. Mr. Tefertiller stated that the City-wide standard is that if the site is adjacent to an existing or planned bus stop, the developer/property owner is responsible for constructing a concrete pad that meets ADA requirements, and then the City adds the additional infrastructure such as a bench or a shelter and bus route sign.

APPLICANT PRESENTATION

Mr. Ryan Lloyd, Echo Architecture, stated that this area is very eclectic and doesn't dictate any particular style in the neighborhood. Mr. Lloyd stated fenestration was limited due to the garages being close to the street frontage, but he opened up a large portion of the upper floors. A 3-D art display will be cantilevered from the building to substitute for the fenestration requirement.

Mr. John Olson, landscape architect, addressed the proposed landscaping and explained how the site is inhibited. He displayed the landscape slide and explained three trees are being removed as required for the Colorado Springs Utilities easement along Pueblo. Vinca plants will serve as ground cover and will be installed in the parkway strip.

CITY OF COLORADO SPRINGS
DOWNTOWN REVIEW BOARD
Meeting Minutes

Member Gonzalez inquired if the art along Pueblo Avenue and Costilla St. will be by the same artist and/or be compatible. Mr. Lloyd stated it may not be the same artist, but the art will complement each other.

Member Guy inquired if there were any outstanding technical modifications listed in the staff report. Mr. Lloyd stated all issues have been addressed in the resubmittal delivered to City staff yesterday.

Mr. Tefertiller stated that he needs guidance about the applicant's desire to leave the eight-foot high stucco wall along Costilla as-is. This is addressed in technical modification 8. City staff is requiring an adjustment to the wall with latitude for the applicant and City staff to come to an agreement.

Member Gonzalez inquired if Mr. Tefertiller requested modification of the eight-foot wall to counter the fenestration requirement. Mr. Tefertiller stated that having reviewed past and recent DRB conversations regarding required fenestration, staff requested changes to the wall. Yet, this is the purview of the DRB should they choose to eliminate this requirement.

Mr. Lloyd stated the Pueblo Avenue side has 40% glazing and the Costilla Street side has 9% glazing. He felt adding art to this wall would not be effective since it would be obscured by existing utility poles.

Mr. Bob Elliott, Downtown Development Group, felt the eight-foot eastern screen wall would just be obscured by guide wires, and a bus bench would not benefit from focal point art. It's the rectangular area noted on north exterior elevation that is the preferred area for art and will be a focal point to fill in a blank portion of the wall. He requested the artwork not be required to extend lower to avoid vandalism and graffiti.

Member Robertson inquired if a cap or vertical stripe could be installed across the blank wall. Mr. Lloyd stated he wants the wall to be connected to the building and would prefer to keep one aesthetic design with aluminum coping that matches the aluminum fascia on the building.

Member Hankins felt that the eight-foot wall is a solid, repressive wall and desired it include more architectural detail.

Member Whitley inquired if there is anything behind the wall that makes the applicant prefer not to install fenestration or detail. Mr. Lloyd stated a garage makes up much of the other side of the wall and wants to provide some sort of security for the tenant's garage and living space. He could look into opaque fenestration, but preferred the artwork compensate for the lack of windows.

Member Marchio applauded the applicant for the architectural detail, but the eight-foot wall deals with the pedestrian aspect and would feel better if street trees were retained. Member Marchio inquired if the walkway was revised with regard to color or style of rock. Mr. Olson stated three-inch rock is standard and anything smaller could get onto the sidewalk and kicked around by pedestrians causing safety concerns. Member Marchio suggested installing trees in pots to avoid the sewer lines.

CITY OF COLORADO SPRINGS
DOWNTOWN REVIEW BOARD
Meeting Minutes

Member Cruz understood the applicant's plan and felt he successfully tackled a difficult site.

Member Robertson would've preferred more detail on the eight-foot wall, but applauded the applicant installing this use without any urban renewal funds.

Member Guy commended the applicant for building housing units within the downtown area. He didn't feel the lack of glazing took away from the quality of the use.

CITIZENS IN FAVOR

1. Ms. Darsey Nicklasson, downtown resident, applauded construction of more residences in the downtown. More residential uses help establishes form, rent level, and infill in this no-man's land area. Someone has to do something, and we've got to start somewhere - even this small site.
2. Mr. Randal Kiemnec, owner of properties along S. Nevada, wasn't sure if he'd be in support or opposition before today's meeting, but applauded the applicant's plan. He suggested artwork not be located below eight feet in height to avoid vandalism and create a better pedestrian feel. He felt a 50-foot screen wall was not oppressive and suggested leaving it as-is.
3. Ms. Sarah Harris, Downtown Partnership, supported the project and their letter is in the agenda. She encouraged approval as presented today.

CITIZENS IN OPPOSITION

None

APPLICANT REBUTTAL

None

DECISION OF THE DOWNTOWN REVIEW BOARD

Member Whitley felt this was a challenging site and investment to make in the downtown area, but felt the design is quite successful. He felt the 50-foot long wall would feel oppressive if it were located along Tejon Street, but not on E. Costilla St. He felt this is a great addition to downtown.

Member Marchio felt the artwork is a significant part of the fenestration/glazing requirement and will support the project.

Member Gonzalez supported the project. This is what downtown needs and the plan is consistent with the Downtown master plan. Fenestration along Pueblo Avenue more than meets the standard. He was comfortable with no artwork along the screen wall. He would suggest the artwork elevated seven feet off the ground to avoid vandalism. He would leave it up to staff and the applicant to decide upon the type of artwork and elevation.

CITY OF COLORADO SPRINGS
DOWNTOWN REVIEW BOARD
Meeting Minutes

Moved by Member Guy, seconded by Member Gonzalez, to approve **Item 4-File No. DRB DP 14-00004**, the proposed development plan, building envelope warrant, and glazing warrant based on the findings that the warrant criteria found in Section 5.4 of the Downtown Colorado Springs Form-Based Code are substantially met and is subject to the following technical modifications with staff's recommended modification #8 removed:

Technical Modifications to the Development Plan:

1. Add the file number and sheet numbers to all plan sheets
2. Submit and gain approval of a waiver of replat application to address the site's legal description.
3. Submit and gain approval of a revocable permit for all private encroachments into the public right-of-way; add a note to the plan referencing the permit and calling out encroachments.
4. Modify the plan data to include: building type, frontage type along both façades, minimum and maximum setbacks, glazing calculations for both façades, and add a note referencing the requested warrants.
5. Clarify property line and easement line types and provide clear dimensions for proposed setbacks.
6. Document the location of existing trees, noting the removal or retention of each; note that the removal of trees in the public right-of-way may be subject to assessment by the City Forester.
7. Modify the landscape sheet to add utility information, correct the landscape table and address the comments from the City's Landscape Architect as described in the January 21, 2014 review letter (FIGURE 5).
- ~~8. Add additional art, architectural treatment, or varied materials to the eight-foot high screen wall at the northeastern portion of the site.~~
9. Add a concrete transit pad along Costilla to serve the existing bus stop.
10. Modify the driveway and driveway apron design and width to meet engineering standards.
11. Note the necessary repairs to the existing driveway on the site.
12. Modify the plan to illustrate the required five-foot wide public sidewalk tying into the existing sidewalk and note the relocation of existing light pole if needed.
13. Address the comments from Colorado Springs Utilities as described in the January 21, 2014 review letter (FIGURE 5).
14. Unless waived by City Parks and Recreation, park fees for the creation of additional residential units are required.

Motion carried 7-0 (Members Neville and Timura absent).

Meeting adjourned at 9:45am.

Downtown Review Board February 5, 2014

DRB DP 14-00004
210 Pueblo Apartments

1

Background

- Development Plan triggered by proposal to construct a new building
- Property zoned FBZ-T2B
- Lot size = 6,800 sf
- Vacant, triangle shaped
- Includes portion of vacated ROW

2

210 Pueblo Ave.



Proposal

- Build new apartment building
 - 5 dwelling units
 - 3 stories
 - 4 enclosed parking stalls
 - 1 dedicated exterior parking stall
 - Driveways allow guest parking
 - Landscape improvements
 - Contemporary architecture
 - Art incorporated onto north façade
- Waiver of replat processed administratively

4



FBZ Regulations

- FBZ focuses on building form issues, such as building placement, bulks/scale, and façade design
- Key issue for this site – building envelopes
 - Apartment buildings required to be placed within 15 feet of front property line
 - Presence of sanitary sewer main and utility easement prevent compliance

9

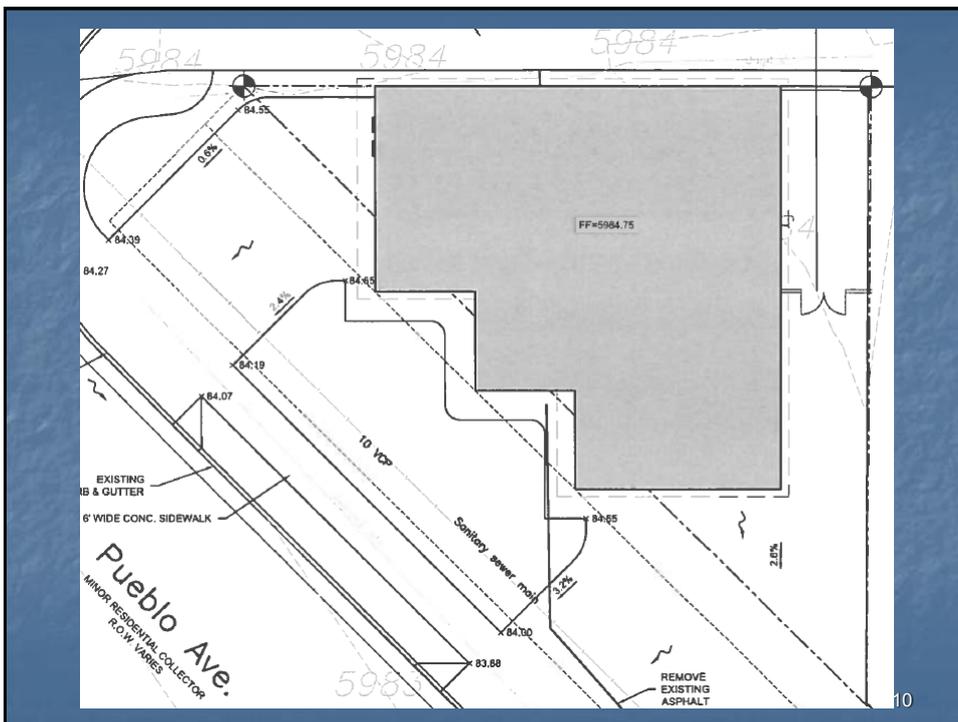


Exhibit: A
Item: 4
DRB Meeting: February 5, 2014

FBZ Regulations, cont.

- Glazing and Fenestration
 - Apartment building with stoop frontage type requires 25% glazing
 - Garage design and 1st floor living space make compliance difficult
 - Roughly 9% glazing proposed
 - Large, façade-mounted art to add interest

11



12

Relief

- Relief needed for:
 - Building envelop on Pueblo
 - Glazing on Costilla façade
- Relief can only be granted by the DRB

13

Warrant Criteria

- Five criteria for the granting of a Warrant
 - Consistent with intent of FBC
 - Section 4 – Design Guidelines
 - Reasonable – exceptional civic or environmental design
 - Consistent with Imagine Downtown MP
 - Consistent with Comprehensive Plan
- Substantial compliance required

14

Warrant Criteria - Analysis

- Criteria 1 – FBC promotes infill, residential
- Criteria 2 – compliance with Design Guidelines:
 - Architectural detail
 - Transit pad
- Criteria 3 – Exceptional design
- Criteria 4 and 5 – Residential Use

15

Recommendation

- Approve the development plan together with two warrants with technical modifications based on the fact that the application substantially complies with the required criteria and standards.
 - Technical Modifications listed in Staff report

16

Questions?

17



18

Exhibit: A
Item: 4
DRB Meeting: February 5, 2014