



**DOWNTOWN REVIEW BOARD
MEETING AGENDA**

**WEDNESDAY, FEBRUARY 5, 2014
8:30 A.M.**

**CITY HALL
COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COUNCIL CHAMBERS, SUITE 325
COLORADO SPRINGS, CO 80903**

DOWNTOWN REVIEW BOARD MEETING PROCEDURES

The Downtown Review Board will hold their regular meeting on **Wednesday, February 5, 2014 at 8:30 a.m** in the Council Chambers of City Hall located at 107 North Nevada Avenue, Colorado Springs, Colorado 80903.

The Consent Calendar will be acted upon as a whole unless a specific item is called up for discussion by a Board Member, a City staff member, or a citizen wishing to address the Downtown Review Board.

When an item is presented to the Downtown Review Board the following order shall be used:

- City staff presents the item with a recommendation;
- The applicant or the representative of the applicant makes a presentation;
- Supporters of the request are heard;
- Opponents of the item will be heard;
- The applicant has the right of rebuttal;
- Questions from the Board may be directed at any time to the applicant, staff or public to clarify evidence presented in the hearing.

APPEAL INSTRUCTIONS

If you do not agree with a decision of the Downtown Review Board and wish to appeal that decision you must do so by filing an appeal with the City Clerk's Office (located at 30 S. Nevada Avenue, Colorado Springs, CO 80903) no later than ten (10) days after the hearing date. Accordingly any appeal relating to this Downtown Review Board meeting must submitted to the City Clerk by 5pm on:

Tuesday, February 18, 2014
(One day later due to President's Day holiday)

The appeal letter, along with the required \$176 fee, should address specific code and/or regulating plan requirements that were not adequately addressed by the Downtown Review Board. City Council may elect to limit discussion at the appeal hearing to the matters set forth in your appeal letter. Unless a request for postponement is made, City Council will hear the appeal at its next regular meeting occurring at least nineteen (19) days after the Downtown Review Board meeting (Zoning Code Chapter 7.5.906).

DOWNTOWN REVIEW BOARD MEETING AGENDA

1. **APPROVAL OF THE MINUTES** - for the December 4, 2013 Downtown Review Board meeting

2. **COMMUNICATIONS**

- Annual selection of Chair and Vice Chair

3. **CONSENT CALENDAR** - (No items)

4. **NEW BUSINESS CALENDAR**

Item No.: 4 Page 4

File No.: DRB DP 14-00004 – (Quasi-Judicial)

Request by Ryan Lloyd of Echo Architecture on behalf of the Downtown Development Group, LLC for approval of a form-based development plan to construct a new three-story, five-unit apartment building at 210 Pueblo Ave. The development requires relief of two standards: 1) an 18-foot, 9-inch setback is proposed along Pueblo Ave. where the maximum setback is 15 feet, and 2) the E. Costilla St. façade is proposed to have 9 percent fenestration where 25 percent is required. The property is addressed as 210 Pueblo Ave., is zoned FBZ-T2B (Form-Based Zone – Transition Section 2B), is roughly 6,801 square feet in size, and is located on the southeast corner of E. Costilla St. and Pueblo Ave.

DOWNTOWN REVIEW BOARD AGENDA

ITEM NO: 4

STAFF: RYAN TEFERTILLER

FILE NO:
DRB DP 14-00004 – QUASI-JUDICIAL

PROJECT: 210 PUEBLO APARTMENTS
APPLICANT: RYAN LLOYD, ECHO ARCHITECTURE
OWNER: DOWNTOWN DEVELOPMENT GROUP, LLC



PROJECT SUMMARY:

1. **Project Description:** This proposal is to construct a new three-story, five-unit apartment building with associated landscape, and access improvements on a roughly 6,800 square feet site on the southeast corner of E. Costilla St. and Pueblo Ave. The site is currently vacant and zoned FBZ-

T2B (Form-Based Zone – Transition Sector 2B) which requires compliance with the form-based standards included in the Downtown Colorado Springs Regulating Plan. The proposed project requires two Form-Based Zone warrants: 1) for relief from Section 2.3.3 Building Envelopes, to allow an apartment building to be located roughly 18 feet and nine inches from the front property line along Pueblo Ave. where Apartment Buildings are required to be located no more than 15 feet from the front property line; and 2) roughly 9% glazing along the Costilla St. façade where a stoop frontage design is required to have at least 25% glazing. The project will also include a waiver of replat to establish the site as one lot; this application will be processed administratively.

2. Applicant's Project Statement: **(FIGURE 1)**
3. Planning & Development Department's Recommendation: **Approval of the application with technical modifications.**

BACKGROUND:

1. Site Addresses: 210 Pueblo Ave.
2. Existing Zoning/Land Use: FBZ-T2B (Form-Based Zone – Transition Sector 2B) / The site is currently vacant. **(FIGURE 2)**
3. Surrounding Zoning/Land Use: North: FBZ-T1 (Form-Based Zone – Transition Sector 1) / Commercial and Office uses
South: FBZ-T2B (Form-Based Zone – Transition Sector 2B) / Residential and Office uses
East: FBZ-T2B (Form-Based Zone – Transition Sector 2B) / Office and Commercial uses
West: FBZ-T2B (Form-Based Zone – Transition Sector 2B) / Office and Residential uses
4. Comprehensive Plan/Designated 2020 Land Use: Regional Center
5. Annexation: Town of Colorado Springs, 1872
6. Master Plan/Designated Master Plan Land Use: Imagine Downtown Master Plan (2009) / Activity Center
7. Subdivisions: Town of Colorado Springs (1871)
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is level and vacant.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Thirty-two surrounding property owners were notified of the proposal shortly after the application was submitted. That notification provided information regarding the proposed project and instructions of how to submit comments. Staff received only one formal comment which was submitted by the Downtown Partnership **(FIGURE 3)**. All applicable City agencies and departments were asked to review and comment, and all concerns are incorporated into the required modifications listed at the conclusion of this report. Prior to the Downtown Review Board hearing, the site will be posted and postcards mailed once again.

ANALYSIS OF REVIEW CRITERIA AND MAJOR ISSUES

The proposed project is located on a small, triangular-shaped parcel southeast of central downtown. It is one of a handful of small triangular lots that were created along Pueblo Ave. and Cheyenne Ave. with the original "Town of Colorado Springs" plat in 1871. While a portion of Pueblo Ave. was vacated in 2009 increasing the square footage of the property, its limited size and unique shape create challenges to full compliance with the Form-Based Code standards.

The proposed project **(FIGURE 4)** consists of a three-story, five-unit apartment building. The structure will have enclosed parking for four of the units, while the fifth unit will have a dedicated exterior parking stall along the east side of the building. While the structure is proposed with a zero-foot setback along the Costilla St. right-of-way, the setback along Pueblo Ave. is roughly 18 feet and nine inches where 15 feet is the maximum per code. The proposed setback along Pueblo is a combination of two primary factors: 1) the irregular shape of the lot makes compliance with the setback difficult; and 2) when a

portion of Pueblo Ave. was vacated in 2009, a public utility easement was retained to protect an existing sanitary sewer main. While the applicant has designed the building as close to the easement as possible, full compliance with the Form-Based Code is not feasible without encroaching into the utility easement and/or relocating the sanitary main; neither of those options are recommended at this time.

The second standard that requires relief is that a stoop frontage on an apartment building requires a minimum of 25% glazing on the first floor façade. Based on the staff's calculations, only 9% of the north-facing building façade (measured from 18 inches above grade to 10 feet above grade) is made up of glazing. The project statement justifies the request with two primary arguments: 1) because of the small lot size and need to provide adequate tenant parking, a significant portion of the proposed building's ground floor is utilized for garage parking; and 2) the limited building setback and proposed residential use necessitates fewer windows to increase security and privacy. To offset the substandard glazing, the applicant is proposing that a "three-dimensional, wall mounted art installation" be mounted to the north-facing façade. While the details of the installation are not yet defined, the plan includes a note stating that the "public art on the north (East Costilla) elevation is in the design phase. Upon completion the design will be submitted to Land Use Review and the Art Commission of the Pikes Peak Region." While the proposed art piece will certainly improve the visual appeal of the building and add pedestrian interest, staff has suggested that a second, smaller art installation, be placed on the eight-foot high screen wall at the northeast corner of the parcel to improve the appearance of the wall.

It should be noted that staff's analysis was based on the original submittal from the applicant. A comprehensive review letter was issued on January 21, 2014 detailing all the necessary plan modifications in order to gain plan approval, assuming the Downtown Review Board granted the building envelope and glazing warrants (**FIGURE 5**). While the letter was lengthy and significant improvements are needed to the plan, the applicant requested that the original submittal be the basis for the public hearing at the Downtown Review Board. The applicant expects to resubmit a revised plan prior to the hearing and hopes that staff will have a better understanding of what, if any, items remain unresolved.

Any project that requires relief from a standard must gain approval of a warrant by the Downtown Review Board. Warrants are reviewed using the five criteria found in Section 5.4 of the Form-Based Code. The criteria are:

1. Is the requested warrant consistent with the intent of the form-based code?
2. Is the requested warrant, as well as the project as a whole, consistent with Section 4 – Design Guidelines of the form-based code?
3. Is the requested warrant reasonable due to the proposed project's exceptional civic or environmental design?
4. Is the requested warrant consistent with the Imagine Downtown Master Plan?
5. Is the requested warrant consistent with the City's Comprehensive Plan?

One of the primary goals of the Imagine Downtown Master Plan, and a significant factor supporting the creation of the Form-Based Code, is the desire for more residential units in Downtown Colorado Springs. Although the proposed apartment building is small, containing only five units, taking the size of the lot into consideration reveals an urban-appropriate density of 32 dwelling units per acre. Based on discussions with the property owner and applicant, the units will be rental units targeting young professionals – exactly the housing type and target market that the City has been encouraging downtown. The project is within walking distance of Downtown's major employment hub as well as entertainment venues, the downtown transit station, and restaurants.

Furthermore, the building utilizes relatively contemporary architecture, and will likely stand-out as a landmark for this area of downtown. With the addition of a significant art installation on the north-facing façade, it is easy to find that the project can be considered as having exceptional civic or environmental design and being in compliance with many of the zone's design guidelines.

As described above, the project as submitted does not meet the required building envelope standard nor the glazing standard for the E. Costilla St. façade. After careful consideration, Staff has determined that

the required warrant criteria are met and once the technical modifications described at the conclusion of this report are addressed, the plan can be approved.

STAFF RECOMMENDATION:

ITEM NO: 4 DRB DP 14-00004 – 210 PUEBLO APARTMENTS

Approve 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 will be substantially met once the following technical modifications are made:

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.
-

Date: December 30, 2013

To: City Of Colorado Springs
Land Use Review Division
Planning & Community Development Department

Attn: Ryan Tefertiller, Senior Planner

Project: 5 Unit Apartment Building

Location: 210 Pueblo Avenue
Colorado Springs, CO

Project Statement

Project Description:

The following is a proposal for a new 3-story, 5 Unit Apartment Building at 210 Pueblo Avenue on a currently vacant 6,800 square foot site. This proposal includes site improvements including site access, driveway, off-street parking, and new landscaping.

Project Justification:

1. *Will the project design be harmonious with the surrounding land uses and neighborhood?*

Yes. The surrounding land uses and neighborhood are quite varied. The properties adjacent to the site vary in height from single to three-story, and vary in use from residential, to religious, to retail, to office use. Building footprints are very diverse as well, ranging from small residential to quarter-block office uses. Adjacent materials include stucco, metal, stone, brick, concrete masonry units, and wood siding. Architectural styles range from turn of the century residential and a neo-gothic cathedral, to southwest style adobe, and mid-century commercial and residential styles.

Architecturally our proposed Apartment building design takes cues from its triangular site and the eclectic nature of the neighborhood. The materials: stucco, and metal; are consistent with the neighborhood. The window sizes and placement, sunscreens, and deck enclosures are all designed to maximize views and security. The height of the building is congruent with the neighborhood and the zoning for the site.

2. *Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?*

The zoning on site allows for Multi-Family Residential Use. Five residential units will have little impact on the adjacent public infrastructure. Colorado Springs is encouraging this type of residential infill in the downtown area as the additional residents will help to support the existing services in the area.

3. *Will the structures be located to minimize the impact of their use and bulk on adjacent properties?*

Yes. The lot at 210 Pueblo Avenue is tiny for downtown. It is at the triangular intersection of multiple streets which currently looks underdeveloped. It is a "missing tooth" in the smile of our urban streetscape. The structures proposed location will fill this gap and help the urban look and feel of the adjacent properties.

4. *Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?*

No, we feel the influences of our project on the neighborhood, and the influences of the neighborhood on our project, are desirable. The small amount of landscaping area will be thoughtfully considered and result as a benefit to the neighborhood and residents.

5. *Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?*

Yes. The two proposed curb-cuts are minimized in size and located as such to create minimal disturbance to Pueblo Avenue.

6. *Will all streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?*

Yes, the design for the proposed driveway is logical, safe and convenient.

7. *Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?*

N/A

8. *Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?*

Yes. We are meeting the Code required number of parking spaces.

9. *Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?*

Yes.

10. *Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?*

Yes. Great care has been taken to limit the amount of asphalt, to maintain the views and urban nature of the site.

11. *Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?*

Yes, where necessary. The majority of pedestrian ways will be combined with the driveways due to the short distance from parking to building and the relatively light amount of traffic on site. We will be adding a curb and sidewalk at Pueblo Avenue, and bettering the sidewalk at East Costilla Street to increase pedestrian safety for our residents as well as the surrounding neighborhood.

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated in the project design?

N/A

FORM BASED ZONE - WARRANTS:

FBZ Section 2.3.3 Front Setback: Requirement: Front Setback Minimum 0', Maximum 15'

We are requesting a Warrant on the Front Setback requirement. There is an existing Sanitary Sewer line located on the property. Colorado Springs Utilities is requiring a 15' easement from the existing sewer line. This results in a minimum setback of 18'-9". We have located our structure on the easement line as close to the property line as allowed by Colorado Springs Utilities. This is an existing site constraint that we can not adjust therefore we request relief on this requirement.

FBZ Section 2.4.3 Stoop Frontages & 2.4.7 Glazing & Fenestration: Requirement: Minimum Glazing to Wall Ratio = 25%

We are requesting a Warrant on the Glazing & Fenestration Percentage requirement for our East Costilla frontage. As a small apartment building on a very small corner lot with required on-site parking we are very limited on our floor plan arrangements. Therefore the first floor of our building consists of 4 garages, 1 unit, and an entry lobby. The amount of first floor parking severely limits the amount of fenestration possible on the first floor.

The limited site area also determines our setbacks, which result in a Front Setback of 0' on the East Costilla side. This makes it difficult to meet any of the defined frontages allowed for an apartment building per FBZ Section 2.4.6. For security reasons the first floor windows at the zero setback need to be limited.

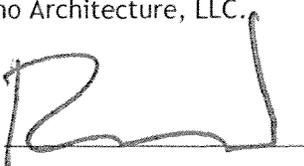
The proposed East Costilla façade is 1,677 s.f. and the Glazing area is 155 s.f. resulting in a Glazing percentage of 9%. We are making up for this on the Pueblo Avenue side with a Glazing percentage of 38%. This results in an average fenestration amount of 29%. The average frontage fenestration below 10' is 28%.

Additionally we are proposing a large scale 3-dimensional wall hung art installation on the East Costilla elevation. Realizing our fenestration and setback options are limited on this street frontage we hope to add visual interest to the neighborhood with this installation. The design for the piece is in process and will be submitted to the City as soon as possible.

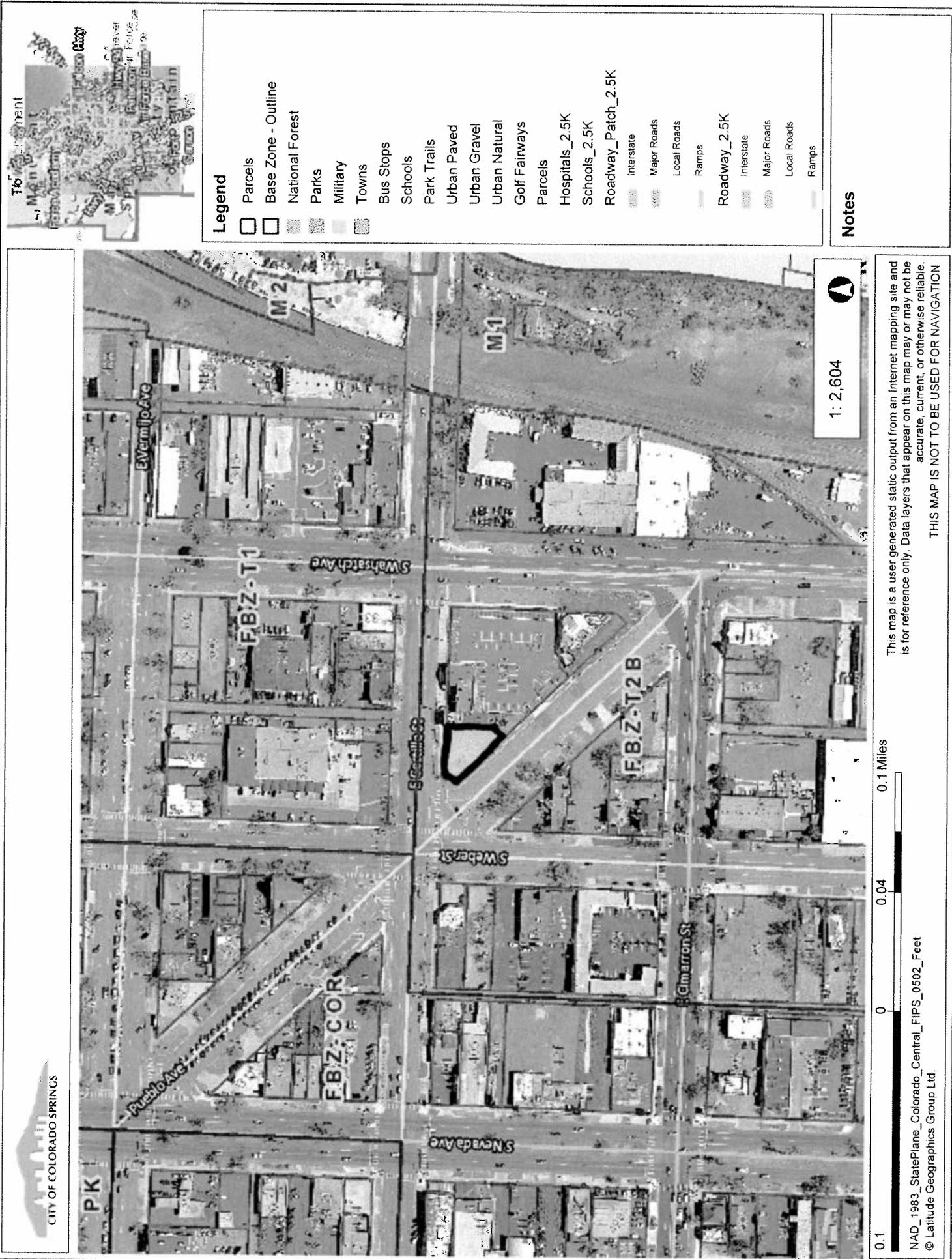
Due to our extremely small, oddly shaped, corner site, tight garage to building area ratio, and security concerns we request relief on this requirement.

Please feel free to contact me anytime with questions and/or comments on this Project Statement.

Respectfully,
Echo Architecture, LLC.

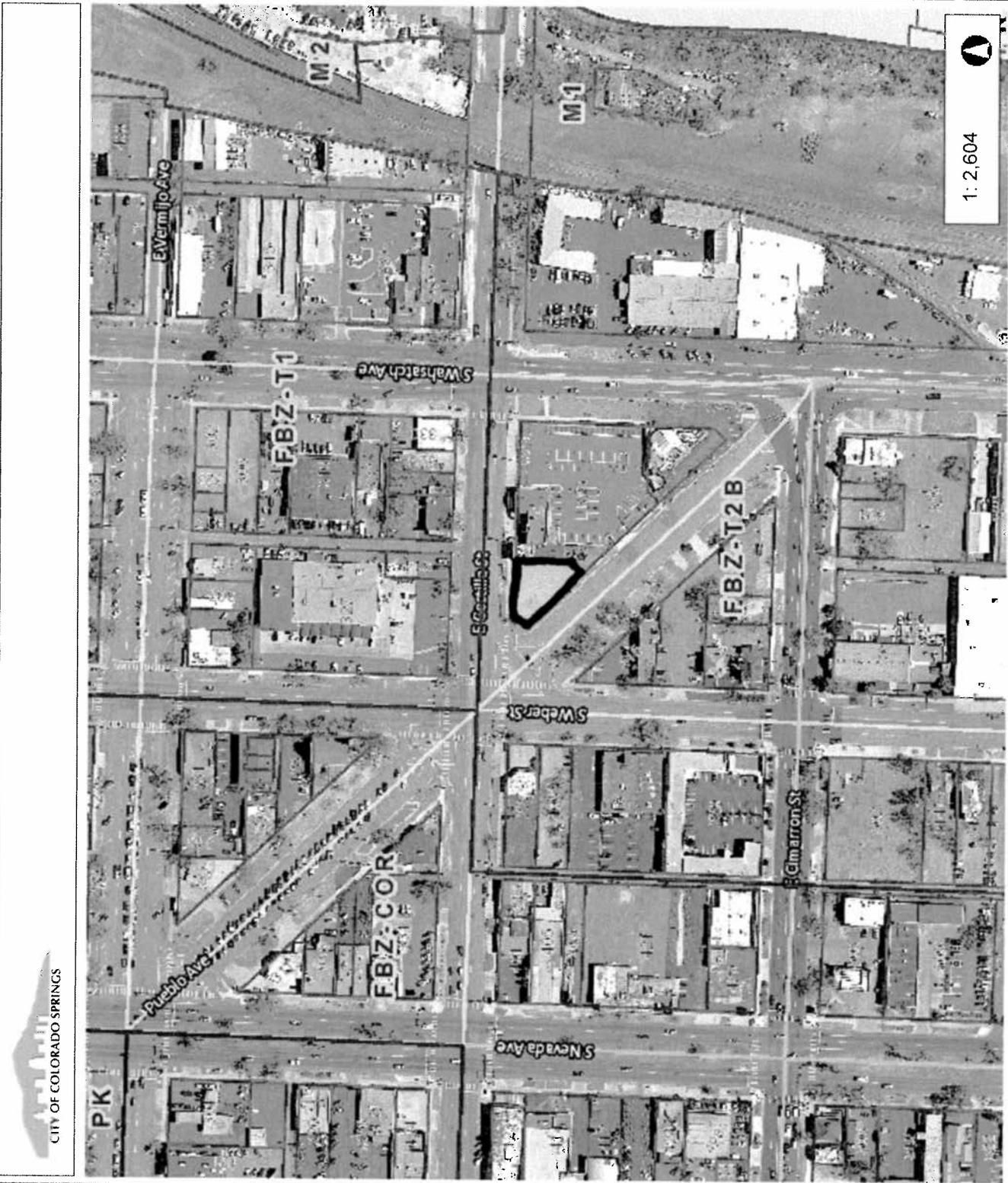
by 

Ryan Lloyd
Architect



- Legend**
- Parcels
 - Base Zone - Outline
 - National Forest
 - Parks
 - Military
 - Towns
 - Bus Stops
 - Schools
 - Park Trails
 - Urban Paved
 - Urban Gravel
 - Urban Natural
 - Golf Fairways
 - Parcels
 - Hospitals_2.5K
 - Schools_2.5K
 - Roadway_Patch_2.5K
 - Interstate
 - Major Roads
 - Local Roads
 - Ramps
 - Roadway_2.5K
 - Interstate
 - Major Roads
 - Local Roads
 - Ramps

Notes



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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
 © Latitude Geographics Group Ltd.

FIGURE 2



January 16, 2013

Ryan Tefertiller, Senior Planner
City of Colorado Springs
Land Use Review Division
30 S. Nevada Ave.
Colorado Springs, CO 80903

Dear Mr. Tefertiller,

The purpose of this letter is to express an opinion by Downtown Partnership regarding Ryan Loyd of Echo Architecture's request, on behalf of the Downtown Development Group, LLC for the property located at 210 Pueblo Ave. The request is for an 18 ft. 9 in. setback proposed along Pueblo Ave, which is greater than the maximum set back of 15 ft., as well as a request for relief from the required 25 percent fenestration along East Costilla, with a proposed 10 percent fenestration.

Due to the nature of the development and the parameters of the site, we support both requests for setback relief and fenestration relief, and in general are in strong support of the development which will provide much needed downtown rental housing.

Elevations show a public art installation on the wall facing E. Costilla, we consider this an appropriate alternative to the reduction of fenestration and are in support of this installation. Additionally, we would be in support of the addition of street trees along Pueblo Ave where tall grass is proposed, as it would improve the pedestrian experience and the overall streetscape.

We are very pleased to see the site at 210 Pueblo Ave being developed into a residential use, and look forward to the increase in downtown residents.

Sincerely,

Sarah Harris
Development Manager

Downtown Partnership of Colorado Springs
111 S. Tejon St., Suite 404 • Colorado Springs, CO 80903 • (719) 886-0088 • Fax: (719) 886-0089
www.DowntownCS.com

FIGURE 3

SITE PLAN LEGEND

- NEW BUILDING
- EXISTING BUILDING
- LANDSCAPING PER LANDSCAPE PLAN
- MIN. FULL-CUT-OFF REFLECTING LIGHT BOLLARD w/ LED BALLS 30'-0" DIA.

PARKING SUMMARY

- REQUIRED: 1 STALL PER UNIT
- PROVIDED:
- 4 INDOOR PRIVATE GARAGES
- TOTAL 15 SPACES PROVIDED

PROJECT DATA

PROJECT NUMBER: NEW 2 UNIT APARTMENT BUILDING A
 PROJECT ADDRESS: 210 PIERCE AVE
 CITY: COLORADO SPRINGS, CO 80903
 ZIP: 80904
 LEGAL DESCRIPTION: LOT 19 & 20 OF BLOCK 134 ADD 0005 129 WVA
 CITY ZONING: R2-2 (20' MIN. FRONT YARD SETBACK)
 PROJECT TITLE: MULTI-FAMILY RESIDENTIAL

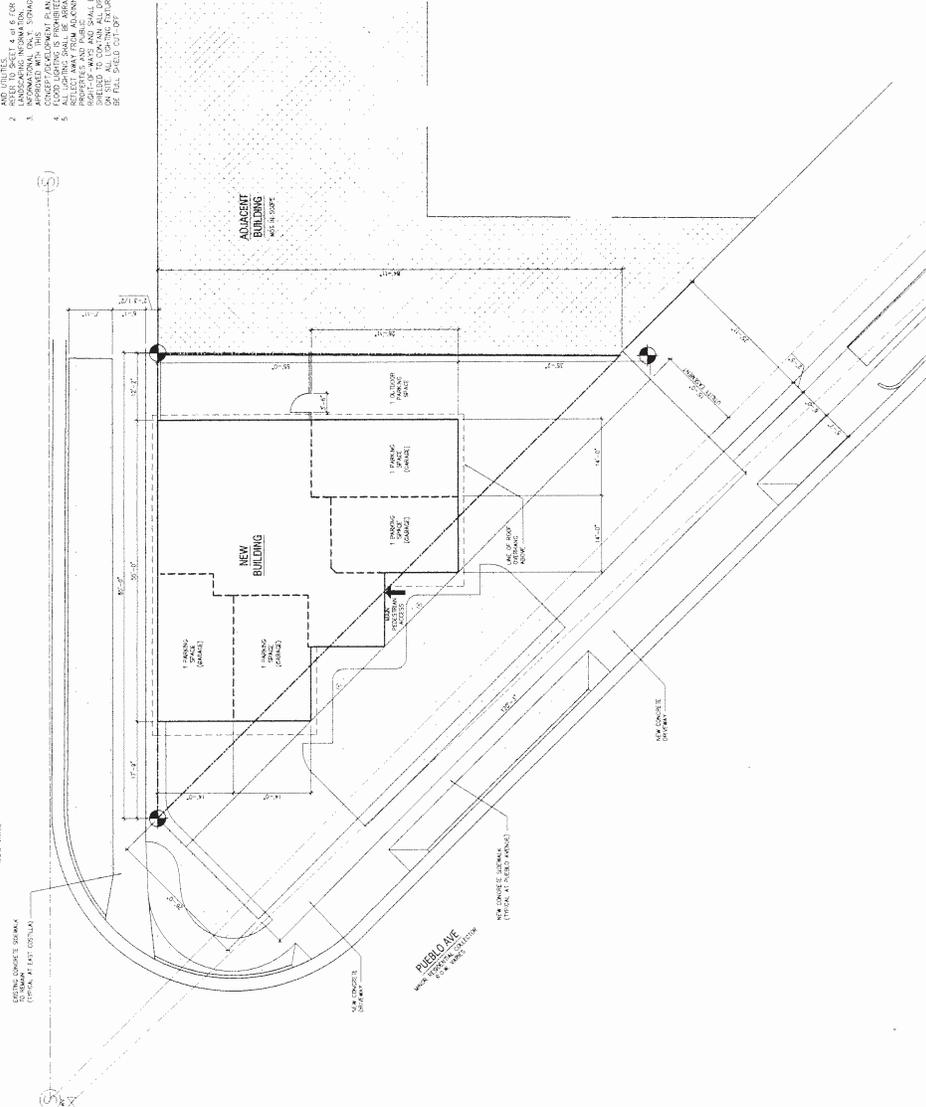
ZONING DATA

ZONE: R2-2 (20' MIN. FRONT YARD SETBACK)
 MAX. 4 STORES
 3 SPACES
 FRONT 0' MIN.
 SIDE 0' MIN. TO MAX.
 REAR 0' MIN. TO MAX.
 SIGNAGE PER SIGNAGE REGULATIONS
 SIGNAGE PER SIGNAGE REGULATIONS

SITE PLAN NOTES

1. REFER TO SHEETS 0001-06 FOR ALL UTILITIES.
2. REFER TO SIGNAGE REGULATIONS FOR ALL SIGNAGE.
3. INFORMATIONAL: ONLY SIGNAGE IS NOT PERMITTED ON THIS SITE.
4. CONCEPT DEVELOPMENT PLAN.
5. ALL LIGHTING SHALL BE ARRANGED TO PROVIDE UNIFORM ILLUMINATION TO THE PROPERTY AND TO BE SCHEDULED TO TURN ON AT SUNSET AND OFF AT SUNRISE. ALL LIGHT FIXTURES SHALL BE FULL-CUT-OFF TYPE.

E COSTILLA ST
 15'-0" WALKWAY

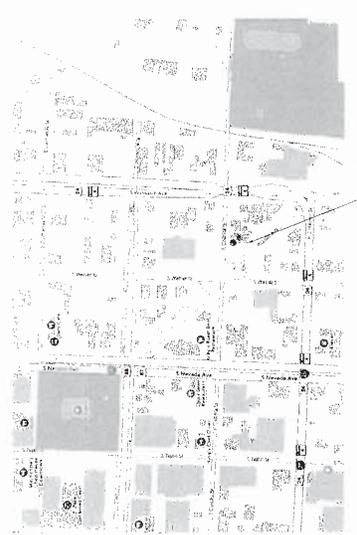


SHEET INDEX

- 1 OF 6 GENERAL INFORMATION / ARCHITECTURAL SITE PLAN
- 2 OF 6 GENERAL BUILDING ELEVATIONS
- 3 OF 6 EXTERIOR ELEVATIONS
- 4 OF 6 INTERIOR ELEVATIONS
- 5 OF 6 SITE LANDSCAPE PLAN
- 6 OF 6 CONCEPT DEVELOPMENT PLAN
- 7 OF 6 CONCEPT DEVELOPMENT PLAN
- 8 OF 6 CONCEPT DEVELOPMENT PLAN

CONTACTS

CONSULT: DOMINION DEVELOPMENT GROUP, LLC
 CONTACT: 6300 S. 14TH ST. #100
 COLORADO SPRINGS, CO 80903
 CONTACT: 719.552.3020
 ARCHITECT: ERSD ARCHITECTURE
 CONTACT: RYAN LLOYD
 1000 S. WASHINGTON ST. #100
 COLORADO SPRINGS, CO 80904
 CONTACT: 719.552.3020
 QUALITY: ASSOCIATED DESIGN PROFESSIONALS
 CONTACT: WAG BARBERS
 1000 S. WASHINGTON ST. #100
 COLORADO SPRINGS, CO 80904
 CONTACT: 719.552.3020
 LANDSCAPE: ERD DESIGN PARTNERS
 CONTACT: 201 LAS ANIMAS STREET #113
 COLORADO SPRINGS, CO 80903
 CONTACT: 719.552.3020
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VICINITY MAP



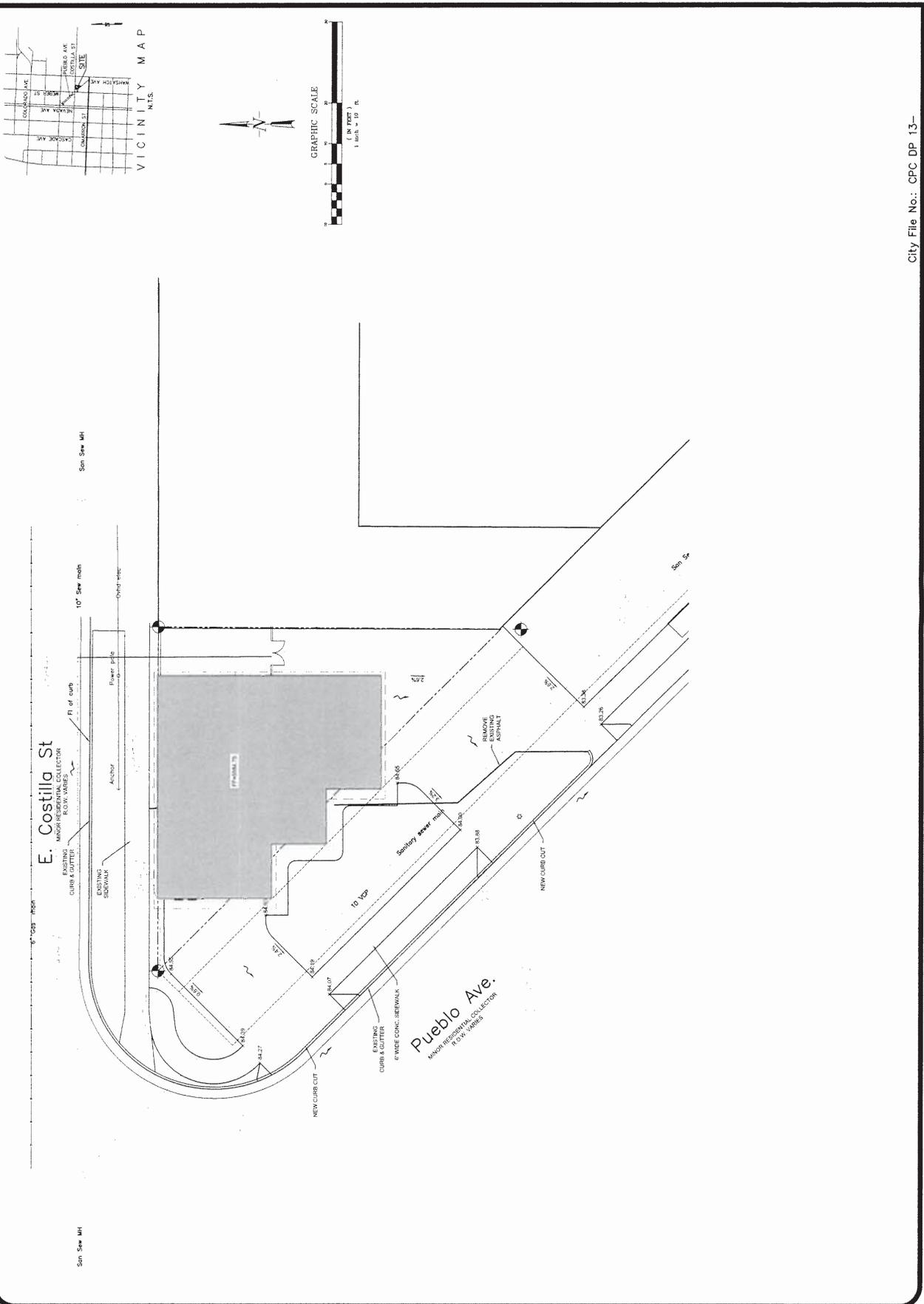
1 SITE PLAN
 1" = 10'-0"

FIGURE 4

ERSD ARCHITECTURE
 210 PIERCE AVENUE
 COLORADO SPRINGS, CO 80903
 PHONE: 719.552.3020
 WWW.ERSDARCHITECTURE.COM

PREPARED BY: ADP ASSOCIATED DESIGN PROFESSIONALS, INC. 200 W. ALAMO AVENUE COLORADO SPRINGS, CO 80902 TEL: 719.520.1234 FAX: 719.520.1235 WWW: www.adpinc.com	DATE: _____ PROJECT ENGINEER: _____ PROJECT MANAGER: _____ SCALE: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: _____	NO. _____ DATE _____ REVISION _____ BY _____	210 PUEBLO AVE PUEBLO AVE & COSTILLA ST COLORADO SPRINGS, COLORADO PRELIMINARY GRADING
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SHEET
P. OF 6



City File No.: CFC DP 13-

FIGURE 4

SIGNAGE NOTES:

1. EXISTING SIGNAGE AND LOCATION OF SIGNAGE TO BE OBSERVED.
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2 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS
LUP FILE #



210 PUERTO ADRIKE
CELEBRATION SPRINGS
ENG ARCHITECTURE
179.242.0701

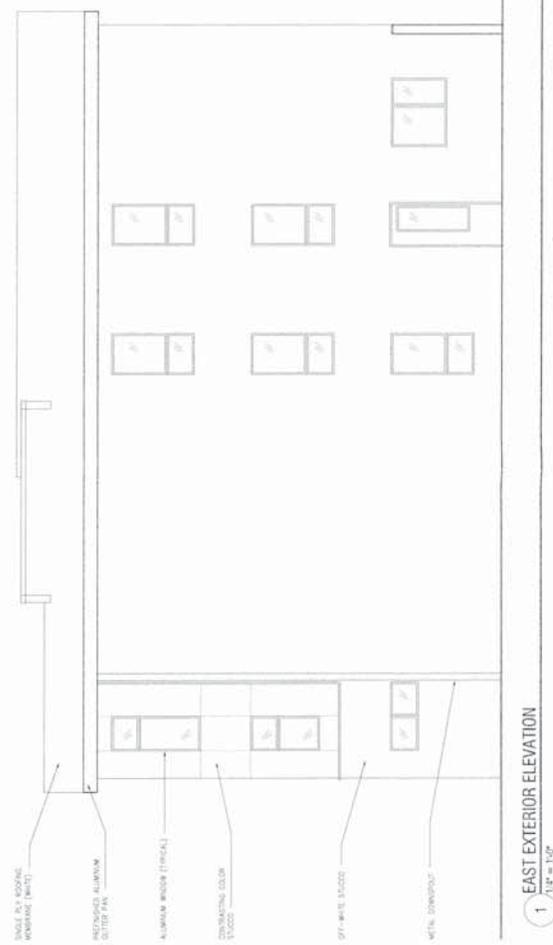
FIGURE 4

SIGNAGE NOTES:

1. GENERAL SIZE AND LOCATION OF SIGNAGE TO BE DETERMINED BY THE ARCHITECT.
2. APPROVAL WILL OCCUR AT A LATER DATE.
3. PUBLIC ART ON THE NORTH EAST CORNER OF THE BUILDING WILL BE DETERMINED BY THE ARCHITECT.
4. SIGNAGE WILL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER SIGNAGE ORDINANCE.
5. SIGNAGE WILL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER SIGNAGE ORDINANCE.



2 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATIONS
SHP REF #:

ARCHITECTURE

210 PIERCE AVENUE
DENVER, CO 80202
303.733.1111
ECONOMY ARCHITECTURE
1740 17TH AVENUE
DENVER, CO 80202
6 of 6

FIGURE 4



January 21, 2014

Echo Architecture
26 S. Tejon St., Suite 201
Colorado Springs, CO 80903
Attn: Ryan Lloyd

Re: Form-Based Development Plan and Warrant for 210 Pueblo Apartment Building
DRB DP 14-00004

Dear Mr. Lloyd,

Your request for the review of the form-based development plan and warrant for the new 5-unit apartment building at 210 Pueblo Ave has been completed by the necessary City Departments. This letter is to inform you of the following concerns regarding the proposed applications. All the comments below must be addressed and revised to our satisfaction prior to application approval. Due to the fact that multiple warrants are necessary and that warrants can only be approved by the Downtown Review Board, many of the items below will be described as required modifications prior to final approval within my staff report. Please provide a response letter with your revised plans that addresses each issue.

Land Use Review: Staff finds that the proposed plan and warrant requests are generally acceptable. Knowing your desired schedule, I've tentatively placed this project on the DRB agenda for February 5, 2014. However, there are a significant number of technical items below and there may be value in revising and resubmitting the plans and targeting the March 5, 2014 meeting instead. Please review the issues below when considering your desired schedule. The items described below will be included as technical modifications that must be addressed prior to approval in my DRB staff report.

1) Required Modifications to the Development Plan

- a) *File Number.* Please add the file number DRB DP 14-00004 to the bottom corner of each plan sheet.
- b) *Legal Description.* While the addition of the vacated right-of-way to the subject property does not trigger subdivision action, it appears as if the subject property includes only a portion of Lot 12 which will require a waiver of replat prior to building permits (unless a waiver of replat has previously been recorded against the property).
- c) *Plan Data.* Correct and/or clarify the following issues pertaining to the plan data:
 - i) Please label the building type as "apartment"
 - ii) Frontage type – I think the plan illustrates a "common lawn" frontage type along Pueblo and a "stoop" frontage type along Costilla.
 - iii) Setbacks – setbacks are correlated to building type; an "apartment" building type on a corner lot must have a 0' to 15' front setback with a 0' to 10' rear setback.
 - iv) Glazing – include the required/provided data for both the Pueblo and Costilla frontages.

- v) Warrants – note that warrants are requested from the DRB for building envelopes (Section 2.3.3) and, glazing (Section 2.4.7.).
- d) *Scale.* Sheet 1 of the plan includes a notation on the bottom left-hand corner indicating the plan is at 1" = 1'-0" but the plan is actually at 1" = 10'
- e) *Property Lines and Easements.* Please use a more distinct line type to identify the site's property lines and easements; the plan isn't clear, particularly along Pueblo. Use of labels will also help clarify line types, setbacks, easements, and improvements.
- f) *Setbacks.* Provide a label documenting the proposed building setbacks along Pueblo, Costilla, and the eastern property line.
- g) *Existing Trees.* Document the presence or absence of existing trees; label public trees to be removed.
- h) *Proposed Landscape.* Provide utility information on the landscape plan.
- i) *Landscape Table.* Correct the table to clarify plant symbol, quality, and abbreviation.
- j) *Revocable Permit.* It appears as if a revocable permit will be necessary to allow the roof overhang to project into the Costilla right-of-way. Please submit the necessary permit application and fee. Add a note to the plan referencing the revocable permit.
- k) *Trash.* Is a trash enclosure proposed? How will trash be managed?
- l) *Elevations.* Document the height of the screenwall at the northeast corner of the site. Staff suggest that this portion of the north elevation be improved with additional art, materials, or texture to help justify the glazing warrant.
- m) *Transit pad.* See comments below about the need for a transit pad along Costilla; modify the site and landscape plans to illustrate the necessary pad.
- n) *Driveways.* See Engineering comments below regarding the width of the driveways; modify as necessary and add dimension labels.
- o) *Utilities.* See the numerous utility comments below. Additionally, there appears to be a bold contour line on the utility sheet that is unnecessary.

The following comments are from the City's review agencies. Please address those comments that require plan modification and/or additional action.

Engineering Development Review Division – Patrick Morris

1. Callout City Standard D-16B driveway aprons
2. The proposed southeast driveway width exceeds the residential driveway width. However, the current Traffic Criteria Manual allows a 36' maximum width for Multi-Family Residential Driveway. Show and callout in the Development Plan set a 36' maximum driveway width, and assure the top of the driveway 5.5' curb taper starts at property line.
3. The part of the existing driveway apron along Pueblo Ave. will have to be removed and repaired with a

similar radius curb or taper. Show and callout these repairs in the development site plan set.

4. Match the existing sidewalk width on Pueblo Ave., which is 5' wide and callout the width of the proposed sidewalk in the Development Plan set.

5. Please callout the relocation of the existing street light pole.

6. Standard comments apply.

Traffic Engineering – Stacey Salvatore

No comments

Fire Department – Steve Smith

NO 'DISAPPROVED' COMMENTS.

ATTENTION COMMENTS:

NO EXCEPTIONS: CSFD does not have any exceptions with the proposed development plan as submitted.

Colorado Springs Utilities – Lisa Ross

Action Items:

1. Submit the Hydraulic Grade Line Request Form. The form is located on the CSU.org website: <http://www.csu.org/business/services/development/drawing/item10504.pdf>. Email the form to: waterplanning@csu.org.
2. The property line along Pueblo Ave on the Site Plan and Preliminary Utility Plan doesn't include the easement and differs from what is shown on the Assessor's page. Please correct.
3. Show all utility easements and the easement vacation. Show the 26' wide easement with rec # 210713057 and the partial vacation of this easement (7.15') with reception # on the Preliminary Utility Plan. There is not a 15' easement as it is really the 26' less the partial vacation of 7.15'. Please correct on the plans.
4. Correct the easement information on the Site Plan based on #3.
5. We are not able to read the text for the 6" CIP water main on the Preliminary Utility Plan. Please adjust to show the 6".
6. Please correct the 10 VCP to show 10" VCP on the Preliminary Utility Plan
7. Please label the water mains in Pueblo Ave as public on the Preliminary Utility Plan.
8. An encroachment license is needed for the roof overhang into the easement. This will need to be done prior to Construction Plan approval.
9. If abandoning the existing sanitary sewer service, it will need to be plugged at the main rather than at the property line as shown. Please correct.
10. Please show the existing utilities on the Landscape Plan and ensure the separation requirements listed in the information items.

Information Items:

- No trees/structures shall be located within 15' of any Colorado Springs Utilities' mainlines and/or utility easements. Modify the Landscape/Development Plan as necessary to reflect this requirement.
- This comment is for informational purposes only: the applicant or their engineer should contact Contract Administration for any fees, reimbursements or recovery costs that may apply to this development (668-8111).
- Any extension of electric or gas facilities required to serve the Applicant's development must be in accordance with the Colorado Springs Utilities Line Extension and Service Standards. Utility service plans and installation shall be in accordance with City Codes and the Utilities' tariffs and policies.
- Colorado Springs Utilities may require the Applicant to provide a contribution-in-aid of construction (or enter into a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. With respect to gas facilities extensions, Springs Utilities may require the Applicant to advance the cost of the equivalent nominal pipe size needed to serve the development.
- The gas distribution mains may be installed jointly with electric.
- Applicant must grant easements as required for any existing or proposed utility facilities; and improvements shall not encroach upon any utility easement. It shall not be permissible for any person to modify the grade of the earth on any easement without the written approval of Springs Utilities.
- If it is necessary to relocate any existing utility facilities, then such relocation shall be at the Applicant's expense, and if required, Applicant shall grant new easements for the relocated facilities. Additionally, all existing utilities on this property that do not have recorded easements will require easements to be granted to Colorado Springs Utilities. The easement widths shall meet current Colorado Springs Utilities Line Extension and Service Standards.
- Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable Natural Gas Codes or Colorado Springs Utilities' policies, which require a minimum clearance of 10 feet from gas mains rated at 150 psi.
- Improvements, structures and trees shall not be located under any overhead utility facilities, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
- Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
- Any proposed gas service line pressures in excess of Colorado Springs Utilities' standard pressure must be approved by the Utilities prior to construction. Please contact Utilities' Field Engineering for elevated pressure requests (North Work Center at 668-4985 or South Work Center at 668-5564).
- Approval of the referenced request(s) shall not be construed as a limitation upon the authority of Colorado Springs Utilities to apply its standards and policies. Accordingly, if there are any conflicts between the approved drawings and any provision of Colorado Springs Utilities' standards and policies, then Colorado Springs Utilities' standards and policies shall apply.
- The potable water and storm sewer pipes must be outside the 1.5 to 1 excavation slope for the wastewater main. This clearance requirement may necessitate additional easement width.
- The applicant is responsible for:
 - the cost of engineering, construction and materials for all wastewater collection system infrastructure and related appurtenances necessary to serve the premises or development; and,
 - the cost of engineering, construction, and materials for all water system infrastructure and related appurtenances necessary to serve the premises or development.
- The water distribution system facilities must meet the Colorado Springs Utilities' criteria for quality, reliability and pressure. The water distribution system shall ensure capacity, pressure and system reliability for both partially completed and fully completed conditions and the static pressure of the water distribution system shall be a minimum of 60 psi. The phasing of the construction of utilities and subdivision filings shall ensure that no more than fifty (50) homes are on a single water main line at any given time. Also, to ensure the protection of public health and to maintain compliance with state regulatory requirements, the detailed plans for all customer-owned, non-potable water distribution systems, including irrigation systems, must be approved by Springs Utilities.
 - Further, the Applicant recognizes that the extension of water system facilities may affect the quality of water in Colorado Springs Utilities' water system. Consequently the Applicant acknowledges responsibility for any costs that Colorado Springs Utilities, in its sole

discretion, determines necessary to incur in order to maintain water quality in it system as a result of the Applicant's water system extensions, including but not limited to the cost of any lost water, materials and labor from pipeline-flushing maintenance activities, temporary pipeline loop extensions, or other appurtenances and measures that Colorado Springs Utilities determines are necessary to minimize pipeline flushing and to maintain water quality (Water-quality Maintenance Costs). The Applicant shall reimburse Colorado Springs Utilities for such Water-quality Maintenance Costs within 30 days of receipt of an invoice for such costs.

If you have any questions, please contact Lisa Ross at lross@csu.org or 668-8270.

Landscaping – Connie Perry

1. Submittal Criteria
 - a. **Informational Only:** Please declare whether this plan is a “Final or Preliminary Landscape Plan” and label the title block to correspond.
 - b. Provide the standard Irrigation Plan submittal (acknowledgement) note.
 - c. A soil analysis is required to be submitted.
 - d. Please include the City application file number on each sheet.

2. Plan Criteria
 - a. Show speed lines of site for each access and the intersection.
 - b. Show utility lines and easements to clearly identify potential tree constraints.
 - c. Include a scale (for the plan view on Sheet 1.0).
 - d. The notes provided are construction oriented.
Refine Note 24 to include an automatic drip system, and include that the trees will be irrigated.
 - e. Provide a cut sheet of the 3/8” ‘cottonwood’ rock mulch.

3. Site Standards & Categories:

Landscape Setbacks:

1. Please incorporate some evergreen material for year round interest with the deciduous low shrubs and the few ornamental grasses. This mainly applies the very northwest area next to the driveway where there is only low sumacs.

Public Right of Way:

1. 3/8” rock mulch should not be located against or in right of way due to maintenance and storm water concerns. Please provide a color cut sheet for this rock mulch type (cottonwood) or a link where it can be seen.

Parks and Recreation – Connie Perry

- 1) Park Fee's are collected for new residential projects outside a designated Master Plans at time of Platting. If there is no plat or re-plat, staff will confirm how this is handled.
- 2) Show all existing Public Street trees (to remain, or to be removed). Public street trees are not to be removed without first getting permission from City Forestry. Provide a tree protection detail. Existing trees are to be protected from all construction activity.
- 3) Public Street Trees are required along Pueblo Avenue to be spaced 25-45 feet on center based upon tree type, and as there is space around existing trees. It is understood that the applicant is likely trying to keep views open from the unit patios. Please propose a reasonable solution such as a couple columnar or

ornamental deciduous trees which allow some view and pedestrian clearance. If any existing public tree's health is in question, City Forestry should be contacted so an inspection can be performed. *Staff Comment – I understand that the existing sanitary sewer main prevents the installation of street trees along Pueblo; therefore this comment can be disregarded.*

- 4) Identify whether street trees will be located in a planting pit *with or without* a tree grates. Provide a detail showing pavers, pit, structural soils, irrigation, etc. Mike Hussy, with Nolte Engineering keeps the Parking Enterprise downtown details. He can be reached through Greg Warnke at: GWarnke@springsgov.com

Transit – Christoph Zurcher

There is an existing bus stop at this property that needs to remain and be improved. Transit requests a bus bench pad be installed with this project. The pad is to be 4" thick, 4000 PSI concrete as per City Engineering Standards. See the attached marked up layout plan showing the approximate location of the bus bench pad.

US Postal Service – Elaine Medina-Kelly

All mail will need to be centralized on the first floor. Due to the new requirements for mailboxes, I will need to work with the developer and architect for the height of the mailboxes and where they should be placed.

Other Agencies

Comments from other agencies may be pending; I'll forward any additional comments I receive as soon as they are available.

Stakeholder Groups

See attached letter from the Downtown Partnership.

Please address the comments and make the corrections that are listed above. **A detailed letter needs to accompany the revisions. The letter must address each point raised in this review letter.**

Please note that failure to submit revised plans/reports/information within 180 days will result in your application being formally withdrawn from consideration. Once withdrawn, any subsequent resubmittal will require the filing of a new application and payment of application fees.

If you have questions about these, or any other issues, please don't hesitate to contact me.



Ryan Tefertiller, AICP - Senior Planner
Phone: 719-385-5382
Email: rtefertiller@springsgov.com

C: File Number DRB DP 14-00004

Enclosures: Transit Pad detail
Downtown Partnership Letter

