

RetoolCOS Public Open House

March 24, 2021

5:30p – 6:30p (virtual via WebEx)

Meeting Attendees

Clarion Associates

- Don Elliott
- Geoff Greene

City Staff

- Meggan Herington
- Morgan Hester

Public (73 Participants – not all names visible)

- Amy McCord
- Ann Odom
- Andrew DeNaray
- Benedict Wright
- Bernie Johnsen
- Bill Wysomng
- Bobbi Price
- Caitlin Lowans
- Cathe Bailie
- Catherine Carr
- Cathy Scraggs
- Chineta
- Cindy & Doug
- Connie
- Cully Radvillas
- Dave
- David Coons
- David Donelson
- Drew Foxx
- Mark Gebhart
- Dutch Schultz
- Gary Casimir
- Gary Rapp
- Gerald White
- Henry Reitwiesner
- Jean Lux
- Jeff Moore
- Jo Lucey
- Joel Schott
- Judith Rice-Jones
- Julia Sands de Melendez
- Kathy
- Kevin Keith
- Keyshon Cooks
- Laura Furia
- Louise Conner
- Marla Novak
- Martin Palmaz
- Max Kronstadt
- Megan Bunge
- Michael Anderson
- Monica Hobbs
- Nancy Henjum
- Nedrow
- Nicole
- Nina Ruiz
- Norm
- Patricia
- Paul Morrow
- Richard Sebastian-Coleman

- Ryan O’Meara
- Sam Cadigan
- Scube
- Sfiesma
- Sharon
- Stephanie Surch
- Steve Posey
- Susan Bolduc
- Suzanne
- Teri
- Tina Brooks
- Tom

Meeting Minutes

Clarion – Project Overview

- Note – the presentation and Modules 1 + 2 draft have been uploaded to the RetoolCOS project website

Max Kronstadt

- 83% of residential land is zoned for SF use. While R-Flex zones and reductions in parking are good steps, not meaningfully allowing for diverse housing.
 - Morgan/Clarion – City Council gave Staff direction to not incorporate additional uses into existing single-family zoning districts (ie – R, R1-9000, R1-6000), but there is the option to revise dimensional standards.
- Updated timeline?
 - Morgan – working on this now. Comments for this review should be submitted to RetoolCOS@coloradosprings.gov by April 30. Module 3 will be available for review Summer 2021, the Consolidated Draft will be available for review Fall 2021 – both with public open houses. Anticipating Council adoption in Spring 2022.

Andrew DeNaray

- Point of this is to build more multi-family units? R-Flex medium and high would allow for 35-unit structures on quarter acre lots?
 - Morgan – The intent of Retool is NOT to develop multi-family structures in an existing neighborhood. In general, if a new development of this type were proposed in an existing neighborhood, a rezoning request would be required. That request would go through the full public process (City Planning Commission and City Council) for any approval/denial.

Judith Rice-Jones

- Exactly how much raw/undeveloped land do we have in the City limits?
 - Vacant land Citywide – 31,206.74 acres
 - Vacant infill – 5,217.15 acres
 - Vacant land in Banning Lewis Ranch – 21,617.12
- Height limit – different criteria on measuring a building
 - Clarion – Yes, the criteria for measuring height is being refined through Retool.
- Developer bonus – rolled sidewalks for utility lines?

- Morgan – Sidewalk standards are not regulated through the zoning code, but rather through Engineering standards. ADA requirements have to be adhered to in new developments to avoid conflicts such as strollers, wheelchairs, etc.

Meeting Chat

- Dave – An "incentive" was mentioned if developers do a certain mix of low, medium and high. What exactly is that incentive - tax break, less regulation, other?
 - Not based on mixing incomes. Defined 5 types of housing and mix is by type of housing. If have drawn from at least 2 options and know that one option is more than 80% of units, the incentive is density.
- Julia – Are there any new requirements for pocket parks or opens spaces for new or infill developments? Also, has there been any talk about allowing for public art incentives?
 - Parks/open space – Yes, the open space requirement is being discussed now and has not yet been finalized. The amended PLDO (Park Land Dedication Ordinance) was recently adopted by City Council.
 - Art – Morgan has been meeting with the Public Arts Commission to discuss the potential for including public art into the zoning code. Have been reviewing regulations across the country as allowing for public art to be incorporated into a development can be somewhat subjective. IF incorporated, would still have a layer of the Public Arts Commission review/approval as well as public input.
- Judith – Mayor often says we meet the TPL requirement of green space within a ten minutes' walk everywhere. Do we? Will we?
 - Something cities have been discussing lately is the "how much" and "end where". Some cities have asked for open space to be within XX distance of every new unit that is built. Working on figuring out what that number looks like.
- Cradvillas – I know these are residential zoning, is there any zoning modification to allow small commercial within residential zones or guides to allow more commercial areas allowed closer to residential districts?
 - Yes! The Retool project is focused on ALL zoning districts, not just residential. With this rewrite, we are also focused on commercial districts, including Mixed Use districts. The Mixed Use-Neighborhood district includes smaller scale commercial uses that are compatible with residential development.
- Andrew DeNaray – What provisions, if any, are there for the increased traffic that will come with more residents? Is that a consideration?
 - Traffic Engineering reviews development requests that come in through Planning and base their comments on the Traffic Criteria Manual. An increase in traffic due to population is not something that is governed through zoning.
- Jean Lux – Will any of this affect the Middle Shooks Run neighborhoods?
 - The zoning and subdivision code establishes development standards for the whole City.
- Sue Wright – How are you getting input from the citizens of Colorado Springs? What voice do citizens have in these decisions being made?
 - Public participation begins with the open houses!, and tonight we had great attendance. After the open house, the draft is available on the project website to download for review. We encourage all to participate and that all comments/questions should be

sent to RetoolCOS@coloradosprings.gov. Communication is part of the public record and in update presentations to the City Council, Staff includes what those comments are. As an example, in a presentation earlier this Spring, Staff informed City Council that 40 emails regarding needing a mix of housing in residential zone districts was desired. As a result, we have proposed the R-Flex districts per the Council's direction. Information on public input can be found on the project website. Prior to public open houses, press releases are sent to reach citizens for their involvement. We also have an email list for the Retool project which includes hundreds of participants that have expressed interest in being involved. If you would like to receive updates, please email RetoolCOS@coloradosprings.gov and we will get you added!