



**CITY COUNCIL EXECUTIVE COMMITTEE MEETING  
CITY COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL,  
#1 CITY HALL PLACE, PUEBLO, COLORADO 81003.**

**MONDAY, JUNE 17, 2024  
5:30 PM**

***Individuals Requiring Special Accommodations Should Notify the City's ADA Coordinator at (719) 553-2295 by Noon on the Friday Preceding the Meeting.***

***Executive Committee meetings are special meetings of the City Council and are informal Council meetings for the purpose of receiving information and discussion among Council Members; no official action is taken at such meetings. The public is invited to attend, but public comment is generally not received unless otherwise noted.***

**Agenda**

**CALL TO ORDER**

**PRESENTATIONS**

- |                                                                                                  |           |
|--------------------------------------------------------------------------------------------------|-----------|
| <b>A. CITY UPDATE</b>                                                                            | 5:30 p.m. |
| Brian McCain, Chief of Staff                                                                     |           |
| 5 minute presentation                                                                            |           |
| <b>B. UNIFIED DEVELOPMENT CODE PROCESS</b>                                                       | 5:35 p.m. |
| Graham Smith - Multistudio - Principal/Director of City Design                                   |           |
| 15 minute presentation                                                                           |           |
| <b>C. HISTORIC PRESERVATION COMMISSION - CITY PARK TENNIS COURTS CLUBHOUSE/RESTROOM BUILDING</b> | 5:55 p.m. |
| George Koncilja - Historic Preservation Commission                                               |           |
| Guy Chabot - Historic Preservation Commission                                                    |           |
| 15 minute presentation                                                                           |           |

**EXECUTIVE SESSION**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                        |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>A. FOR A CONFERENCE WITH THE CITY ATTORNEY FOR THE PURPOSE OF RECEIVING LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS UNDER C.R.S. SECTION 24-6-402(4)(B); AND FOR THE PURPOSE OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS, UNDER C.R.S. SECTION 24-6-402(4)(E)(I); AND THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED FOR</b> | 6:15 p.m. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|

**IDENTIFICATION PURPOSES: INSTRUCTING SPECIAL COUNSEL  
WITH RESPECT TO SETTLEMENT NEGOTIATIONS IN PENDING  
PERSONAL INJURY LITIGATION.**

Carla Sikes, City Attorney

30 minute presentation

**ADJOURNMENT**



# UNIFIED DEVELOPMENT CODE UPDATE

**City of Pueblo, CO**

**June 17, 2024**

# AGENDA

- Team Introductions
- Project Approach
- Community Engagement
- Project Overview
- Discussion
- Next Steps

# TEAM INTRODUCTIONS

1. Multistudio
2. Ayers Associates
3. Experience

multistudio



AVRES



## PLANNING



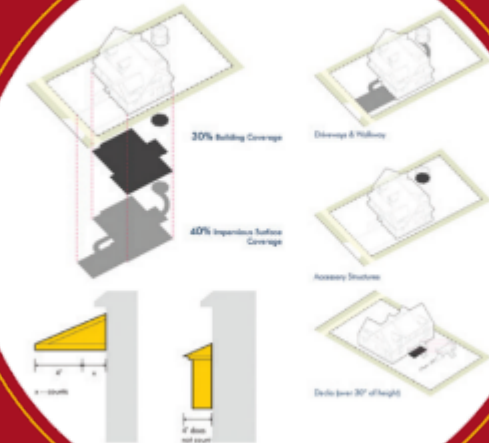
## DEVELOPMENT CODES



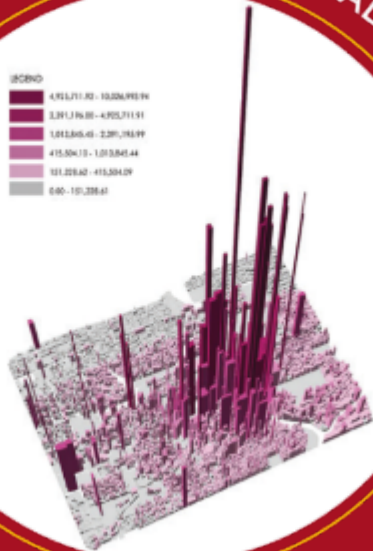
## URBAN DESIGN



## ON-CALL PLANNING



## COMMUNITY INVOLVEMENT/ADVOCACY



# SELECTED EXPERIENCE

- 
- Johnstown, CO: Development Code
  - Greeley, CO: Development Code Update
  - Englewood, CO: Unified Development Code
  - Indianapolis, IN: Transit-Oriented Development Code
  - Evans, CO: Land Use Code
  - Ft. Lupton, CO: Development Code
  - Brighton, CO: Development Code
  - North Kansas City, MO: Zoning Ordinance & Urban Areas Form-Based Code
  - Gardner, KS: Land Development Code
  - Peculiar, MO: Zoning Overlay Districts
  - Blue Springs, MO: Unified Development Code
  - Cheyenne, WY: Unified Development Code & Form-Based Code
  - Parkville, MO: Zoning & Subdivision Regulations
  - Pleasant Hill, MO: Unified Development Ordinance
  - Salina, KS: Interim Growth & Development Standards
  - Cuyahoga Falls, OH: Development Code
  - Mountain Brook, AL: Commercial Villages Master Plans, Zoning Overlay & Design Guidelines
  - Shelby County, AL: Subdivision Regulations
  - Webster Groves, MO: Commercial & Urban Residential Zoning Regulations & Design Guidelines
  - Maize, KS: Zoning Ordinance, Subdivision Regulations & Design Guidelines
  - Fairway, KS: Zoning Ordinance
  - Mid-America Regional Council (Kansas City MPO): Sustainable Development Code Framework & Community Code Audits
  - Lenexa, KS: Unified Development Ordinance Sustainability Audit

# PROJECT APPROACH

1. Philosophy
2. Certainty & Flexibility
3. Form & Typologies

# CODE PHILOSOPHY

- Logical framework.
- Plain language.
- Graphics & tables.
- Purpose & intent statements.
- Flexibility with criteria.
- Typology standards:
  - Context.
  - Scale.
  - Form.



**CHAPTER 3 – SUBDIVISION STANDARDS**  
3.01 Streets



**CHAPTER 6 – NONRESIDENTIAL DEVELOPMENT STANDARDS**  
24-603 NONRESIDENTIAL DESIGN STANDARDS

**Neighborhood Street**

|                      |                                             |
|----------------------|---------------------------------------------|
| 1. ROW width         | 34'                                         |
| 2. Street Width      | 32'                                         |
| 3. Travel Lanes      | 16' – 18' yield lane                        |
| 4. Edge Condition    | 7' parking both sides                       |
| 5. Landscape Amenity | 7+ canopy                                   |
| 6. Sidewalk          | 5'                                          |
| 7. Bicycles          | N/A                                         |
| Applicability        | • Local – Low Volume<br>• Local Residential |



**Neighborhood Connector**

|                      |                              |
|----------------------|------------------------------|
| 1. ROW width         | 60'                          |
| 2. Street Width      | 37' – 24'                    |
| 3. Travel Lanes      | 2 @ 9' – 10'                 |
| 4. Edge Condition    | 7' parking both sides        |
| 5. Landscape Amenity | 8+ canopy                    |
| 6. Sidewalk          | 5' – 6'                      |
| 7. Bicycles          | 8' bike lane (optional)      |
| Applicability        | • Local<br>• Minor Collector |



**Neighborhood Parkway**

|                                |                                       |
|--------------------------------|---------------------------------------|
| 1. ROW width                   | 80'                                   |
| 2. Street Width (curb to curb) | 34' (median width)                    |
| 3. Travel Lanes                | 2 @ 12'                               |
| 4. Edge Condition              | 10' + parkway                         |
| 5. Landscape Amenity           | 12' – 22' median (optional)           |
| 6. Sidewalk                    | 8' – 10'                              |
| 7. Bicycles                    | 5' – 7' bike lane                     |
| Applicability                  | • Minor Collector<br>• Minor Arterial |



October 1, 2021

(Title 24)  
Greeley CO Development Code

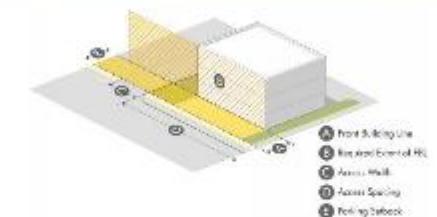
3-8



**CHAPTER 6 – NONRESIDENTIAL DEVELOPMENT STANDARDS**  
24-603 NONRESIDENTIAL DESIGN STANDARDS



**CHAPTER 6 – NONRESIDENTIAL DEVELOPMENT STANDARDS**  
24-603 NONRESIDENTIAL DESIGN STANDARDS



**Figure 24-6-1 Frontage Design**  
Frontage types are differentiated based on the location of the front building line (FBL), the extent of the front building line occupied by the building (Required FBL), access walkway, and parking location and extent along frontage. Coordinating landscape design of outdoor buildings and also along a block fronts the character of the streetscape and the block.



Frontage A



Frontage B



Frontage C



Frontage D

**Figure 24-6-2 Frontage Types**  
The relationship between private development and the public realm determines the character of different districts. Building placement, parking and access locations, and landscape and streetscape design distinguish different frontage type designs. Street spaces and human-scale architectural features are emphasized in more pedestrian-oriented contexts, and landscape screens and setbacks are emphasized in more car-oriented areas.

3. **Building Form and Placement.** All buildings shall establish a front building line within the range specified in Table 24-6-5, Nonresidential Frontage Design. The required front building line shall modify the required front setback in Table 6-2 based on the appropriate frontage for the street and block. All buildings shall occupy the minimum percentage specified for required front building line with either of the following:

- Front building facades meeting the design standards in Table 24-6-6, Nonresidential Building Design; or
- Open spaces meeting the requirements of Section 24-603.d provided:
  - It is limited to no more than 60 feet or 50% of the lot frontage, whichever is greater.

October 1, 2021

(Title 24)  
Greeley CO Development Code

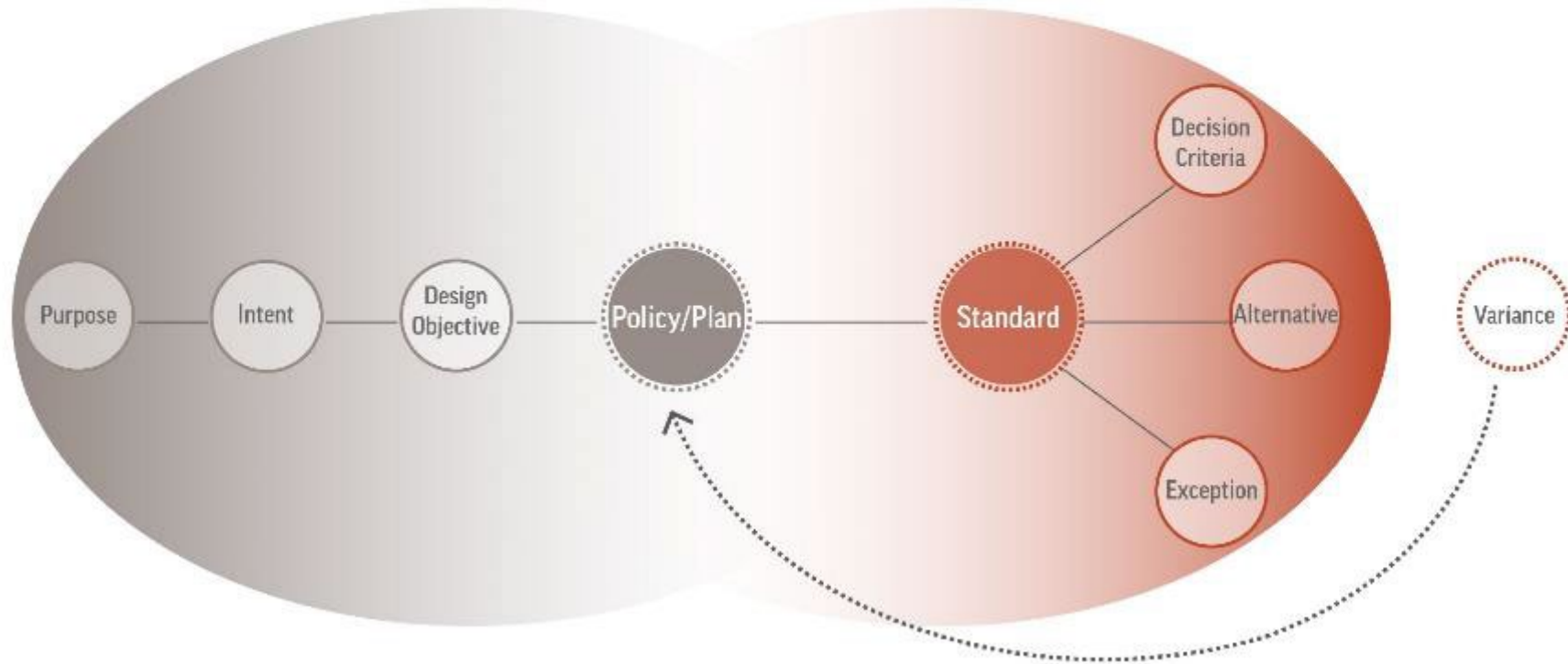
6-8

# CERTAINTY & FLEXIBILITY

CONVENTIONAL APPROACH: A Collection Of Regulations

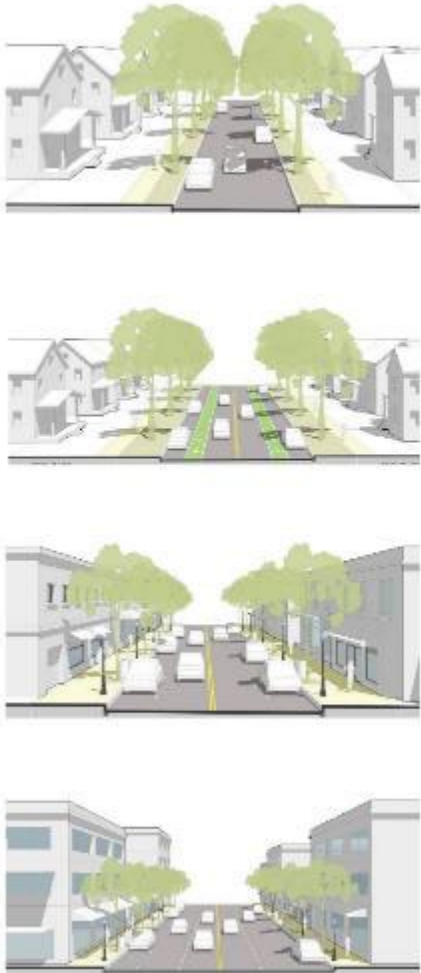


DESIGN BASED APPROACH: A System of How We Build, and Why



# FORM & TYPOLOGIES

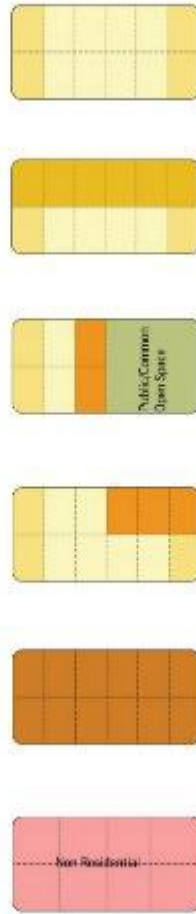
STREET TYPES



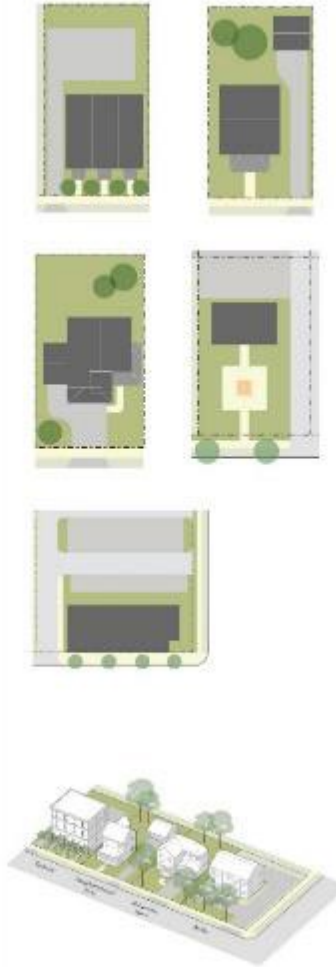
OPEN/CIVIC SPACE TYPES



BLOCK TYPES



FRONTAGE TYPES



BUILDING TYPES



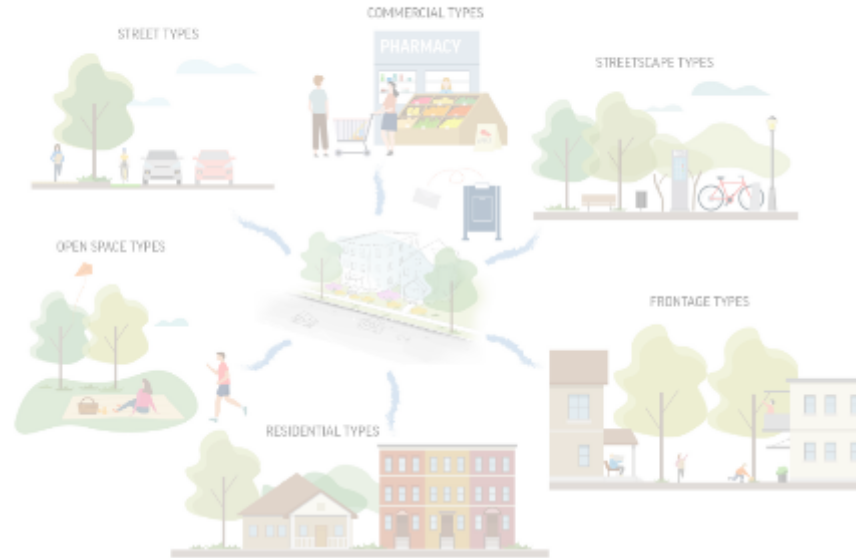
## Why typologies?

- Emphasis on design.
- Compatibility of types.
- Create place.

# PROCESS

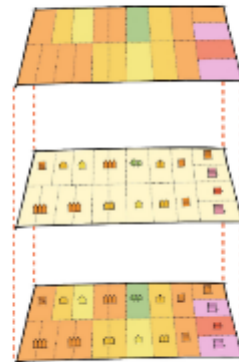
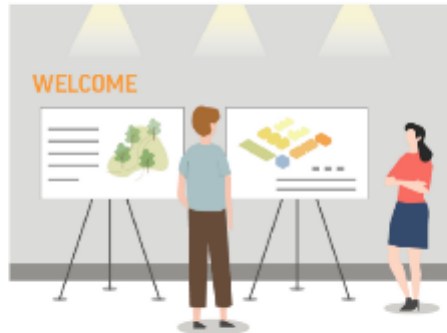
January – September 2024

## Phase 1: Assessment



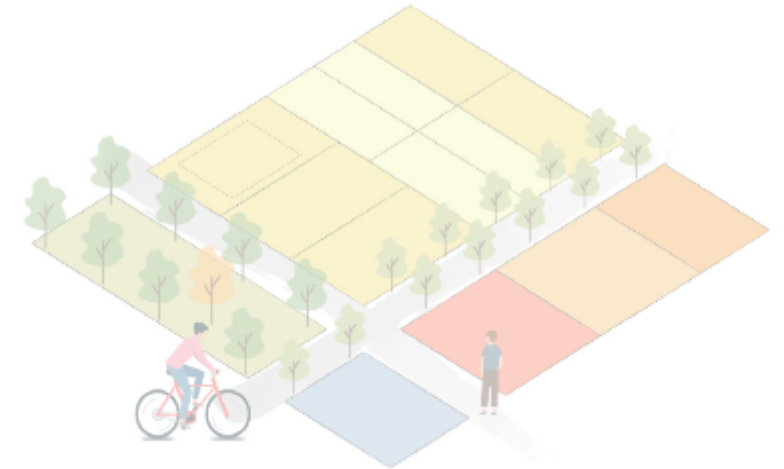
May – November 2025

## Phase 3: Adoption



## Phase 2: Draft

August 2024 – May 2025



# COMMUNITY ENGAGEMENT

1. Engagement Goals
2. Layered Approach
3. Opportunities for Engagement
4. Steering Committee Role

# ENGAGEMENT GOALS



**1. Inform the Pueblo Community at every phase.**



**2. Rely on established policies & plans already adopted through broad public input.**



**3. Strategically leverage the expertise of current boards, committees, staff, & stakeholders.**



**4. Present a range of options & best practices to decision-makers.**

# LAYERED APPROACH



**Right Information, Right Hands, Right Time.**

# OPPORTUNITIES FOR ENGAGEMENT

## Who?

### Groups to Engage

- City Council
- Steering Committee (Planning & Zoning Commission)
- Technical Committee
- Key Community Stakeholders
- General Pueblo Community

## Where?

### Engagement Events

- Workshops & Work Sessions
- Focus Groups / Interviews
- Tours
- Public Open House Events
- Public Hearings - Adoption Proceedings

## How?

### Tools for Engagement

- Policy / Regulatory Assessments
- Priority Topic / Best Practice Reports
- Modeling & Analysis
- Project / Place Tours
- Videos & Social Media
- Tactical Urbanism

# CITY COUNCIL ROLE

## What can you do?

- Contribute as much as you can, or as much as you want!
- Bring an open mind.
- Evaluate your community with a critical eye.
- Review and discuss priority issues, best practices, & drafts.
- Represent your community & stakeholders.
- Offer your unique perspective.
- Keep the big picture in view.
- Advocate for this process, project, for and to your community.

# PROJECT OVERVIEW

1. Goals
2. Guiding Principles
3. Code Assessment

# GOALS

- Implement the recently adopted Pueblo Regional Comprehensive Plan.
- Align Zoning, Subdivision, and Historic Preservation Regulations with the goals and vision of Pueblo Regional Comprehensive Plan.
- Modernize and restructure the Zoning, Subdivision, and Historic Preservation Regulations.
- Modernize and create user-friendly processes and procedures.
- Establish efficient and flexible review and approval procedures throughout the code.
- Create development standards that will facilitate and encourage redevelopment and reinvestment within the different development contexts of Pueblo.
- Incorporating standards and incentives to promote sustainable development practices such as building and site designs and landscaping.

# GUIDING PRINCIPLES



Housing Options,  
Neighborhood Design



Strong Local & Regional  
Connections



Grow Smarter:  
Productive Districts,  
Corridors, & Centers



Celebrate Pueblo:  
Emphasize Distinct Community  
Character

# CODE ASSESSMENT



## Housing Options, Neighborhood Design

- Elements of Neighborhood Character
- Housing Types vs. Density
- Mixing Housing Options
- Small Lot Housing Options
- Accessory Dwelling Units
- Missing Middle Housing Types
- Mixed-Use Projects & Places
- Access to Amenities



## Strong Local & Regional Connections

- Connectivity (Regional Systems + Local Networks)
- Alternative Transportation
- Street Design Types
- Streetscape Standards
- Complete Streets
- Bicycle & Pedestrian Facilities
- Street Trees (Low-Water / Drought-Tolerant)



## Grow Smarter: Productive Districts, Corridors & Centers

- Mixed Uses: Use vs. Scale & Format
- Downtown, & Urban Centers / Corridors
- Transition & Suburban Corridors
- Infill & Adaptive Reuse
- Optimize Parking
- Design, Community Character



## Celebrate Pueblo: Emphasize Distinct Community Character

- Context-Appropriate Design
- Historic Character
- Open & Civic Spaces, Gathering Places, & Gateways
- Green Streets & Green Infrastructure
- Waterwise & Xeric Landscaping

# TOPICS FOR DISCUSSION

- Housing Options & Neighborhood Design:
  - *Question: What variety of housing types is appropriate in Pueblo? Would this variety differ by context / neighborhood / district, and if so, in what ways?*
- Strong Local & Regional Connections:
  - *Question: How could streetscape design standards create context-appropriate priorities for bicycle and pedestrian facilities? How could streetscape design standards increase and improve integration with surrounding neighborhoods and development contexts throughout different areas in Pueblo?*
- Grow Smarter: Productive Districts, Corridors, & Centers
  - *Question: What considerations are important for increasing and encouraging infill and adaptive reuse throughout Pueblo? What barriers are discouraging infill and adaptive reuse currently?*
- Celebrate Pueblo: Emphasize Distinct Community Character
  - *Question: How could landscape standards increase Pueblo's resilience through xeric, drought-tolerant, low-water, and other landscaping strategies appropriate for Pueblo's environmental context?*



# NEXT STEPS

1. Upcoming Meetings & Deliverables
2. Discussion

# UPCOMING MEETINGS & DELIVERABLES



## Phase 1 Deliverables

**Summer 2024**

- Code Assessment
- Development Pattern Analysis
- Priority Issues & Best Practices
- Code Framework

## Phase 1 Events

**Summer / Fall 2024**

- Stakeholder Discussions
- Technical Committee
- Steering Committee
- City Council #2



# UNIFIED DEVELOPMENT CODE UPDATE

**City of Pueblo, CO**

**June 17, 2024**

**Save The Historic Pueblo Tennis Facility from Demolition**  
**Do Not Tear Down Pueblo's History**





12231 Centennial High School, Pueblo, Colo.





WINCH-SLAYDEN STA. CO.

W B CENTENNIAL HIGH SCHOOL. PUEBLO, COLO.

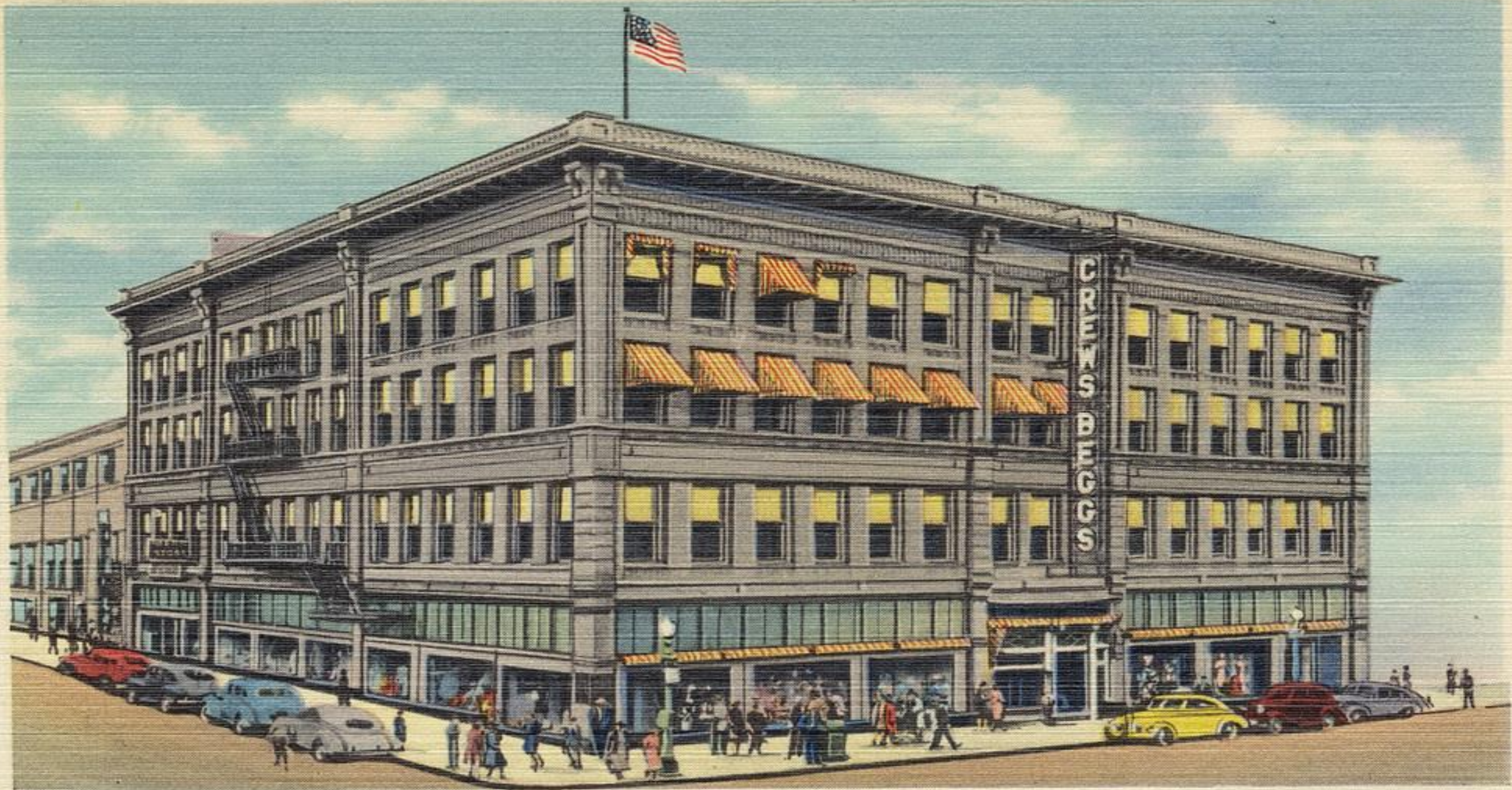


THE MINNEQUA CLUB, PUEBLO, COLO.

BOAT HOUSE







# Hotel Congress

PUEBLO, COLO.



"HAWAIIAN ROOM"























