City of Colorado Springs

Downtown Review Board

DRB

Regular Meeting Agenda - Final

Tuesday, November 3, 2026	**9:00 AM**	**2880 International Cir., 2nd Floor, Hearing Room**

DRB - All meetings are open to the public. Those who wish to participate may do so in person or by phone.

By Phone: Dial 1-720-617-3426, enter Conf ID: 431 896 904# and wait to be admitted.

If you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you are unable to contact them, there will still be an opportunity to speak during the meeting.

Attendees participating by phone will be muted upon entry to the meeting. Please wait to be called on before speaking.

Once an item has been heard, the Chair will open the public portion of the hearing for comments. There is a three (3) minute time limit for each person. Phone attendees must press *6 to un-mute.

1. Call to Order and Roll Call

2. Chair and Vice Chair Appointments

2.A. DRB 2307 Appointment of Downtown Review Board Chair.

Presenter:
Ryan Tefertiller, Urban Planning Manager, City Planning Department.

2.B. DRB 2308 Appointment of Downtown Review Board Vice Chair.

Presenter:
Ryan Tefertiller, Urban Planning Manager, City Planning Department.

3. Changes to Agenda/Postponements

4. Communications

Ryan Tefertiller - Urban Planning Manager

5. Approval of Minutes

5.A. DRB 2306 Minutes for the May 5, 2026, Downtown Review Board Meeting.

Presenter:
David Lord, Downtown Review Board Chair.

DRB_Minutes_5.5.26 Draft

6. Consent Calendar

7. Items Called Off Consent Calendar

8. Unfinished Business

9. New Business

9.A. DEPN-25-0087 The District 11 Palmer High School Form-Based Zone Development Plan with multiple Warrants establishing the details for the first phase of the Palmer High School renovation project consisting of 8.27 acres of land zoned FBZ-T2A (Form-Based Zone - Transition Sector 2A) located on the property bound by N. Nevada Ave, E. St. Vrain St., N. Weber St., and E. Platte Ave.
(Quasi-Judicial)

Council District #3

Presenter:
Ryan Tefertiller, Urban Planning Manager, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Palmer HS DRB Staff Report
Attachment 1 – Palmer HS Project Statement
Attachment 2 – Palmer High School Development Plan
Attachment 3 - Approved Palmer HS Land Use Plan
Attachment 4 - Approved Boulder ROW Vacation Ordinance
Attachment 5 - Pedestrian Safety Exhibits
Attachment 6 - Palmer HS Steering Committee
Attachment 7 - Stakeholder Emails

10. Presentations

10.A. DRB 2309 Annual Ethics Training

Presenter:
Sara Brewen, City Attorney's Office.

Ethics Training Slides - DRB 2026

11. Adjourn