

Y O W A R C H I T E C T S P C

115 SOUTH WEBER STREET SUITE 200 COLORADO SPRINGS, COLORADO 80903
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RE: 5805 Delmonico Dr. – Hyatt House
Conditional Use

This submittal is for approval of a Conditional Use to allow the Hyatt house property to be changed to Multi-family Apartments. The site is zoned PBC HS. The 2.84 acre site is located northeast of the Delmonico and Rockrimmon intersection. The included parcel TSN # 6318304008 currently is occupied by a hotel.

We are proposing to allow for the Hyatt hotel building to be used for Multi-family residential. We propose remodeling each room within the hotel to residential units. We are not proposing any changes to the exterior of the building at this time. The existing building has an outdoor pool deck area for residents to use. There is an existing laundry room with plenty of capacity for residents. A kitchen with dining area and exercise room are available for residents to use as well. The existing amenities on site create a welcoming environment for residents.

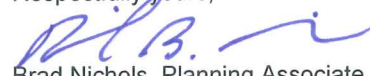
There are 124 total units on site. There are 65 one bedroom units, 57 studio units, and 2 two bedroom units. We anticipate this residence to cater to younger professional singles and couples who may work nearby in the tech center. We feel that this building works great for a conditional use for multi-family residential, due to its location and amenities on site that create a comfortable living environment. The location is in close proximity to many outdoor activities as well as work opportunities.

Parking is accomplished at a rate of 1.1 spaces per studio unit, 1.5 for one bedroom units, and 1.7 for two bedroom units. This would require 164 parking spaces. We are providing 128 parking spaces on site with another 53 parking spaces in the parking easement to the north for a total of 181 provided spaces.

This project is harmonious with adjacent land uses, there are apartments to the north of this property. This project can provide more residents in the area to diversify the neighborhood into a more vibrant one throughout the day as opposed to just during business hours. Movement of handicapped persons is safe and convenient throughout the site with the use of sidewalks and ramps. Pedestrian circulation is designed to create safe and pleasurable movement through the site and north to Delmonico.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,



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PROJECT STATEMENT