

Date: July 05, 2017

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

Attn: Ryan Tefertiller, Planning Manager, AICP

Project: Winfield Scott Block Remodel/Addition

Location: 514,516,520,522,524,526,528,530 South Tejon Street  
Colorado Springs, CO

## Project Statement

### **Project Description:**

The following is a proposal for a new 2-story, 7,992 s.f. addition to 528 South Tejon as well as a remodel of the existing building at 528 South Tejon, new patios at the existing parking lot at 530 South Tejon, and an exterior facelift to the east facade of the existing building(s) at 514-526 South Tejon. This proposal includes site improvements including off-street parking, exterior patios, and new landscaping.

### **Review Criteria:**

#### **2.2 The Sectors**

The project is located in the Central sector of the FBZ.

#### **2.3 Building Type**

**2.3.1:** The project consists of 250' linear feet of frontage on Tejon and approximately 200' of frontage on Moreno. On Tejon an existing 1 to 2 story building covers 200' linear feet of the frontage, while the entire Moreno frontage is built, but recessed 50' from the property line. The buildings were originally built in the early 1900's as a trolley barn with a small office space being added as a second floor in the teens. The second floor of the buildings has been abandoned for decades and is currently unusable. In their current use the building(s) align most closely with the "Small Commercial Building" type and will continue to meet this type after this proposed development is complete. The proposed addition is designed to complement the existing building(s) in mass, scale, and use.

**2.3.2 Sector Building Types:** The existing building and proposed addition comply with the Mixed-Use Building type requirements.

##### **2.3.3 Building Envelopes:**

**2.3.3.1** *New buildings should be located to align with adjacent buildings on at least one side. This only applies when adjacent buildings are within the range of required building setbacks.* The existing buildings on this block of Tejon do not comply with the required building setbacks. However, we believe, that because the entire block does not comply it is more important to align with the existing, historic, street frontage than applicable setbacks. We are applying for a warrant for the Tejon front yard setback.

**2.3.3.3, 2.3.3.4** The addition does not comply with the code required front yard setback of 0' at the Tejon frontage. (9'-3 front yard setback at Tejon proposed). The addition does comply with the 0' front setback at Moreno. The existing rear yard (Alley side) setback is 0' which is in compliance as well. We are applying for a warrant for the Tejon front yard setback as well as the existing Moreno facing portion of the building that is not hidden by the addition.

**2.3.4 Building Height:** There are no building height restrictions in the Central Zone, however a minimum of 2 stories is required. The proposed addition is 2 stories high.

## **2.4 Frontages**

The existing buildings along Tejon loosely comply with the “Shopfront” frontage type most closely. However the existing Tejon frontage is setback from the property line 9’-3”. This is rumored to be setback to allow streetcars to turn into the building when it was originally built. The Moreno frontage is setback from the property line 50’ to allow for a surface parking lot. The addition will also be built in the “Shopfront” style and align with the existing Tejon frontage. Patio enclosures will project to the property line and 4’ deep cantilevered canopies will be added along the streetfront.

The addition will extend 70’ along the Moreno frontage at the property line. This will help to anchor the corner and fill in the “missing tooth” of development along the Tejon frontage. The remainder of the Moreno frontage will be converted into outdoor patio spaces while the existing blank masonry wall that faces Moreno will be opened up with large storefront and overhead door openings to the maximum extent that the existing building can handle. A site wall will be built at the property line along Moreno to complete the frontage and provide patio enclosure needed for the new tenants facing Moreno.

**2.4.7 Glazing & Fenestration:** The Shopfront frontage type requires a minimum of 60% glazing. The proposed east elevation has an 88% glazing ratio, while the addition along the Moreno frontage will have a 68% ratio. A warrant is being requested for the Moreno glazing ratio. The entry to the addition is curved and allows access from both Moreno and Tejon.

## **2.5 Uses**

The proposed uses of the entire first floor are commercial in nature. At the addition (both floors) a restaurant is proposed. The new tenant spaces (in the existing building) facing Moreno will be restaurant use as well. The tenants to the north of 528 South Tejon will remain as is and are expected to remain restaurant, service, and retail oriented. The proposed use for Phase 2 of the existing 2nd floor is residential. This is in compliance with Sections 2.5.1 and 2.5.2.

## **2.6 Parking**

**2.6.2.1** *The parking standards in section 2.6 do not apply within the Central Sector.* 4 Parking stalls are being provided in anticipation of the potential for 2 residential units on the existing second floor. We are also proposing (8) inverted “U” bike-racks for parking for 16+ bicycles.

## **2.7 Block Standards** N/A

## **2.8 Public Spaces**

The Pedestrian Way along Tejon has been recently updated to current City Standards and will remain as-is in this proposed development. This development plan proposes to bring the Moreno Pedestrian Way up to the same standard as the Tejon side.

## **2.9 Signage**

Signage will be submitted at a later date.

## PROJECT ISSUES:

1. *Provide details on roof-top and external uses, especially in regards to amplification and hours of operation given residential uses in the area.*

The rooftop deck will be used as an outdoor extension of the restaurant. Food and drinks will be served. There is a potential for live music on the rooftop deck as well. Hours of operation are projected to be the same as the tenants current spaces in Denver, from 8am to 2am daily.

2. *Thoughtful design of the new stair/ vestibule along Tejon frontage is necessary to meet frontage standards; continue to consider options for internal stair location.*

The access to the existing second floor will remain internal to the building.

3. *Suggest consideration of a shared trash compactor for various uses within the project; screen all trash receptacles.*

A new trash enclosure is proposed behind 514 South Tejon. The existing building at 514 is recessed from the Alley approx. 20' and provides the perfect location for a large trash enclosure. A 20'x18'-8" enclosure is proposed, screening will be provided with a 9' high cmu wall clad on the exterior with brick to match the existing building. The enclosure will contain a shared trash compactor and recycling for all tenants.

4. *Suggest coordination with CSU re: vendor use in the courtyard area.*

The "courtyard area" is now proposed as private patios for each individual tenant. No outdoor vendor uses are proposed at this time.

## FORM BASED ZONE - WARRANTS:

*FBZ Section 2.3.3 Building Envelope: Requirement: Front Setback = 0'  
Proposed: Front Setback at Tejon: 9'-3"  
Proposed: Front Setback at 0' for 70 l.f., 50' for 110 l.f.*

### Review Criteria:

#### *5.4.3.1 Is the requested warrant consistent with the intent of the form-based code?*

Yes. The Tejon frontage is consistent with Section 2.3.3.1 in that the new addition aligns with the existing, historic setback of the entire block. This particular block is unique in that the buildings were setback from the property line by 9'-3" in order to allow trolleys to turn into the building. Because it is not just a single anomaly but the entire block it is our belief that the intent of the code is being met by aligning the face of the addition with the existing buildings. Extensive patios are being added/replaced along Tejon and being brought out to the property line to meet the intent of the code even more.

Yes. The addition along the Moreno frontage is being brought to a 0' setback in compliance with the form-based code. However the addition is only 70' long leaving approx. 110' of the existing building facing Moreno in place. This existing portion is setback 50'. According to Section 2.3.3.3 "to all extent practical, the entire front facade of a building must be within the range of acceptable front setback". The addition is bringing the existing condition more into compliance with the intent of the form-based code. In order to bring the rest of the building into closer compliance with the intent, the exposed south facade of the existing building is being opened up with as much fenestration as possible, and a site wall of salvaged masonry will be added at the property line to continue the look and feel of a 0' setback along Moreno.

**5.4.3.2** *Is the requested warrant, as well as the project as a whole, consistent with Section 4 - Design Guidelines of the form-based code?*

Yes.

**4.1.1 Encroachments:** None proposed. Thanks to the enlarged setback at Tejon the proposed development will not encroach into the public R.O.W. However the look and feel will be consistent with the rest of downtown while providing a more generous pedestrian way.

**4.1.2 Architectural Details:** The addition will be well detailed, evoking the look and feel of the historic masonry building in a modern fashion. The existing buildings detailing will be emphasized with new paint, and repaired as necessary.

**4.1.3 Double frontage:** The addition takes advantage of its' corner lot with a curved corner entry, a model steel column announcing its entry and corner position, and providing lots of fenestration and views (both in and out) facing both Tejon and Moreno.

**4.1.4 Stepback:** N/A

**4.1.5 Pedestrian Access:** All pedestrian access is located along public frontage.

**4.1.6 Transitions:** N/A

**5.4.3.3** *Is the requested warrant reasonable due to the proposed project's exceptional civic or environmental design?*

Yes. This proposed project will breathe new life into a downtown block and be a catalyst for new development.

**5.4.3.4** *Is the requested warrant consistent with the Imagine Downtown Master Plan?*

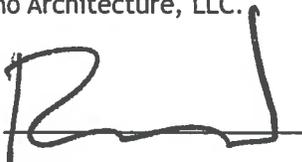
Yes. This development will attract the type of business to downtown that the Imagine Plan is hoping for.

**5.4.3.5** *Is the requested warrant consistent with the City's Comprehensive Plan?*

Yes.

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

Respectfully,  
Echo Architecture, LLC.

by 

Ryan Lloyd  
Architect