



January 16, 2025

812 South Sierra Madre Street  
Colorado Springs, Colorado 80903  
TN: 6419206063

Sir or Madam,

We are writing on behalf of the owners of *Trainwreck*, located at 812 South Sierra Madre Street in the Mill Street Neighborhood, regarding a proposed addition of an outdoor service bar for the west-side activity yard. This modification will require a Minor Improvement Plan and a Warrant Request, as per city planning guidelines. Specifically, the Warrant Request pertains to the Frontage Standards to ensure that the street wall created is both aesthetically engaging and pedestrian friendly.

Trainwreck has successfully transformed this site from a vacant warehouse into a vibrant restaurant and social space that serves as a hub for the surrounding neighborhood, particularly with the new developments near the soccer stadium. As part of this transformation, substantial improvements were made to both Sierra Madre and Las Animas Streets along the project's perimeter.

The west-side activity yard has proven to be very popular, and there is a growing need for a service bar to enhance the guest experience. The proposed bar location, positioned near the main entrance on the west side of the building, has been selected due to its proximity to both the building's entrance and the available space between the transformer and trash enclosure. This area allows us to create the service bar while preserving as much of the yard as possible for the numerous activities available to our customers. Additionally, the service bar's placement will require a backing to cover the existing fence between these two areas.

In accordance with the review criteria outlined in FBZC Section 5.4.3,

Warrant requests shall be reviewed for substantial compliance with the following criteria:

5.4.3.1 Is the requested warrant consistent with the intent of the form-based code? / Yes

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

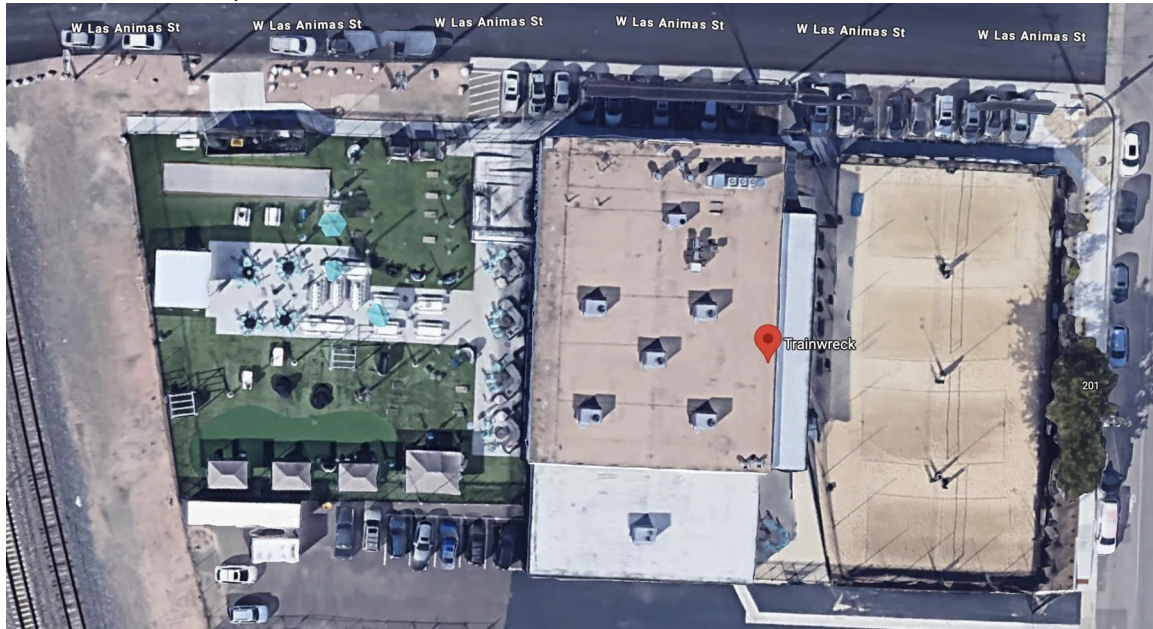
5.4.3.3 Is the requested warrant reasonable due to the project's exceptional civic or environmental design? / Yes

5.4.3.4 Is the requested warrant consistent with the Downtown Master Plan? / Yes

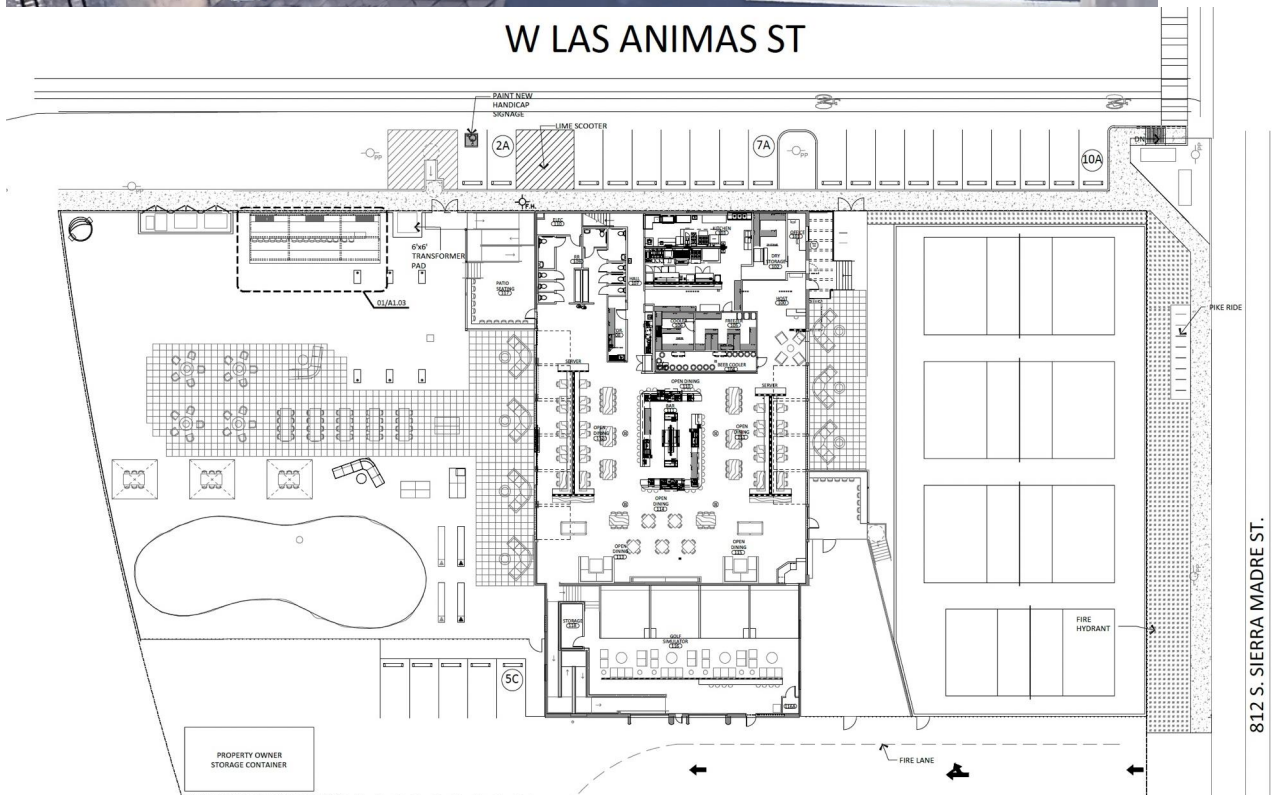
5.4.3.5 Is the requested warrant consistent with the City's Comprehensive Plan? / Yes

We will be providing a mural along the rear wall of the bar, the existing fence will be removed so the mural will be more viewable; the mural will align with the overall aesthetic of the building and complement the existing interior murals. The theme of the final design will incorporate these 3 elements, one a train, two the Colorado flag and third the mountains. The rear wall of the bar will not exceed the height of the existing fence (8 feet), and the additional roof providing weather protection will slope an additional 3 feet away from the fence. The remainder of the fence, from the proposed bar location to the building, will remain unchanged, maintaining an open view of the site.

#### Aerial View / Site Map



#### W LAS ANIMAS ST



Existing Views along Las Animas of the proposed area





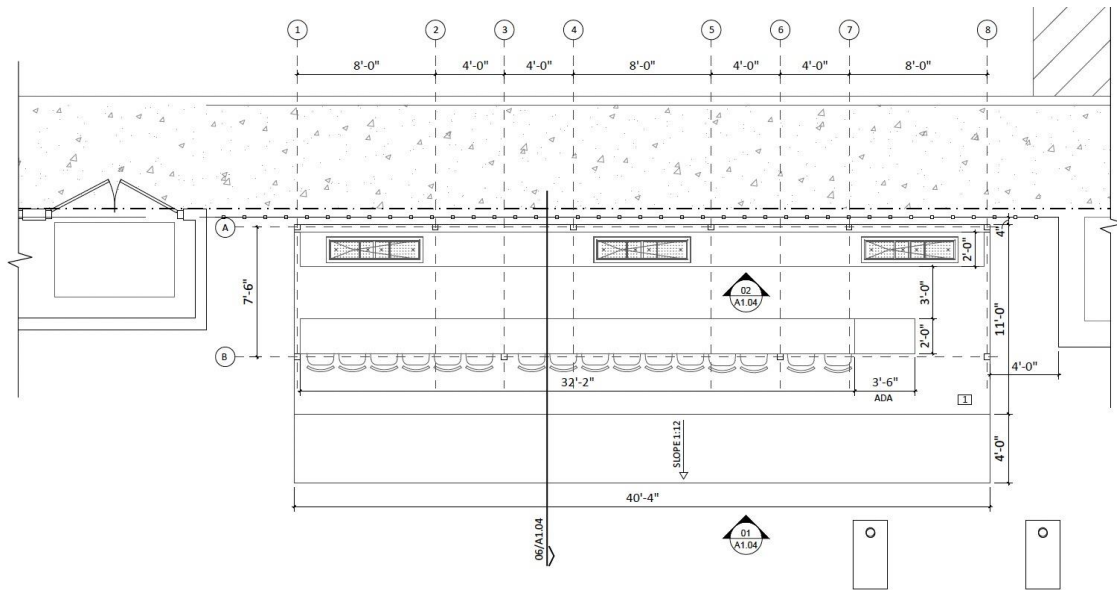
Concept of mural wall







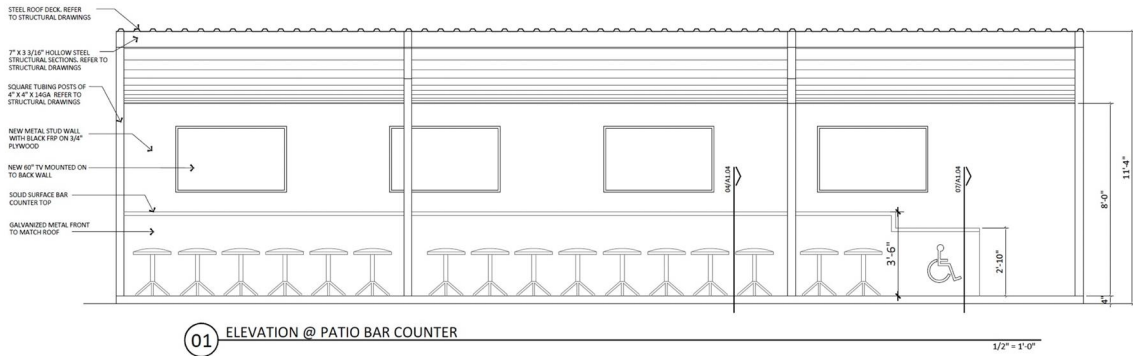
Construction Floor Plan



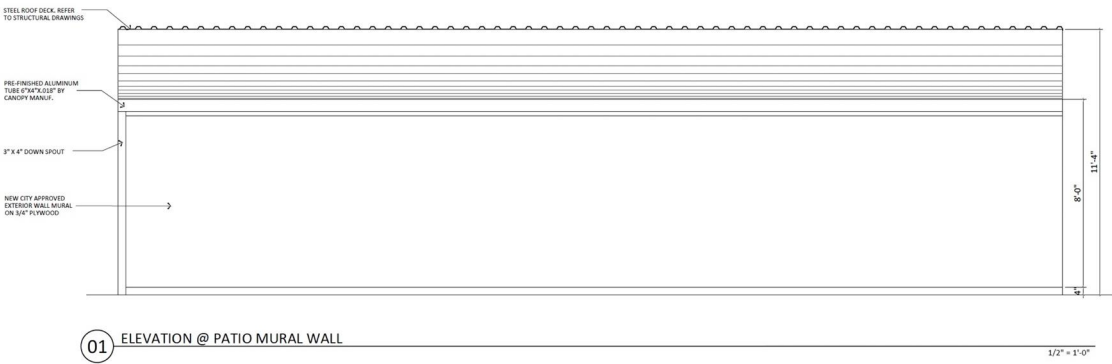
01 CONSTRUCTION SITE PLAN

1/4" = 1'-0"

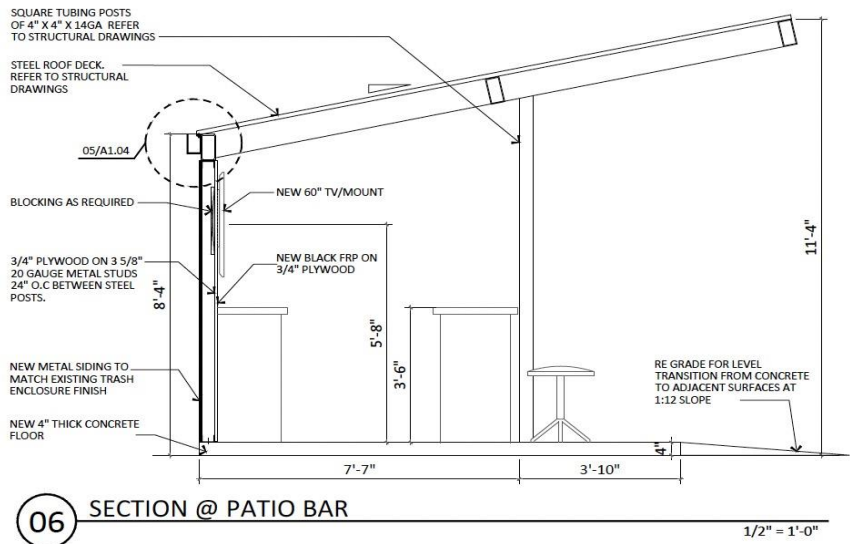
Elevation of the front of the service bar



Rear Bar Elevation / From Street



Section of the Service Bar & Canopy



Interior image of some of the existing interior murals



P. Hill

Bobby Hill, IIDA

219 West Colorado Avenue, Suite 308. Colorado Springs, CO 80903 719-634-3600 / Fax 719-634-2239