

522 E. Pikes Peak

DOWNTOWN REVIEW BOARD
SEPTEMBER 4, 2019
MATTHEW FITZSIMMONS



13/50 Distilling



- **Location:**
 - 522 E. Pikes Peak Ave.
- **Applicant:**
 - Bobby Hill
- **Owned by:**
 - OGC RE3, LLC
- **Operated By:**
 - Catalyst Campus



Current Status



- Square Footage:
 - Lot: 10,000
 - Building: 5,945
- One story commercial building
 - Toshiba
- Single Tenant
- Parking on street and in rear



522 East Pikes Peak Ave.



- **Proposed Uses:**
 - Office for Catalyst Campus

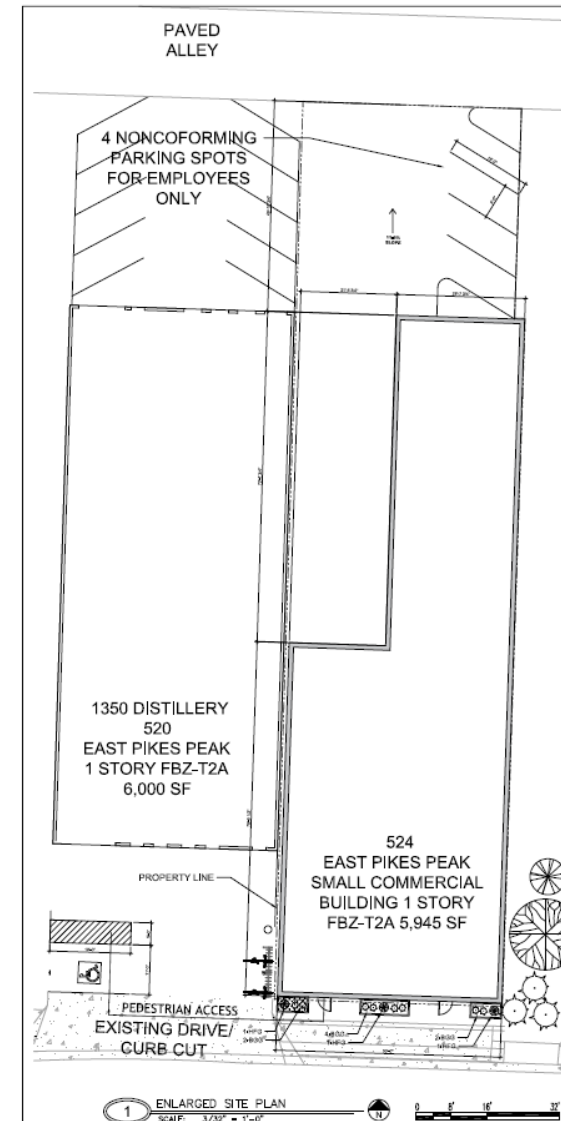


- **Minor Improvement Plan (MIP) with associated parking warrant**
 - MIP - Façade and internal renovation
 - Warrant - 4 parking spaces will be provided where 12 are required

Warrant - Parking



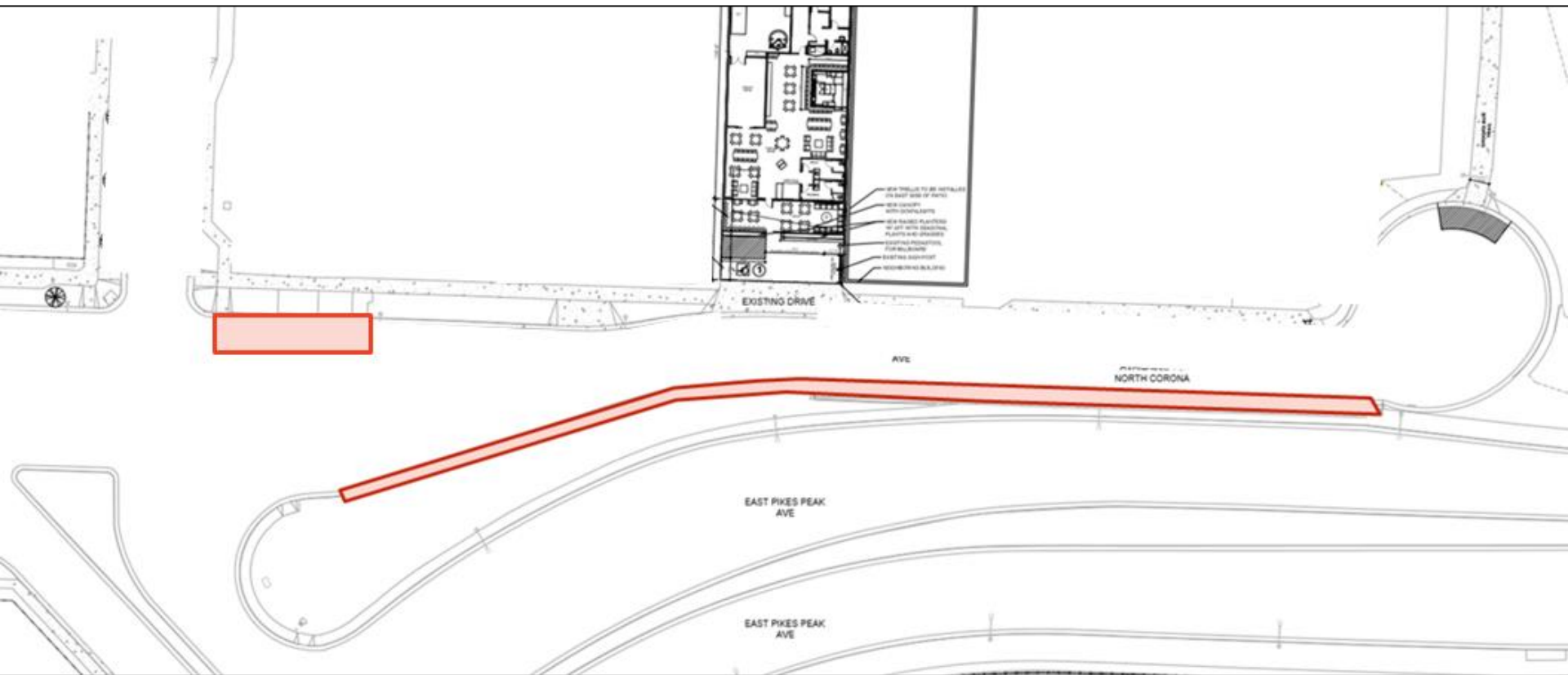
- **Parking Required: 12**
- **Parking Provided: 4**
 - **Front:** None
 - **ADA Space:** 1 at 520 E. Pike Peak Ave.
 - **Back:** 4 Employee Spaces
- **On Street Parking:**
 - South side of Corona
 - North Side of Corona



Parking Warrant – In conjunction with MIP



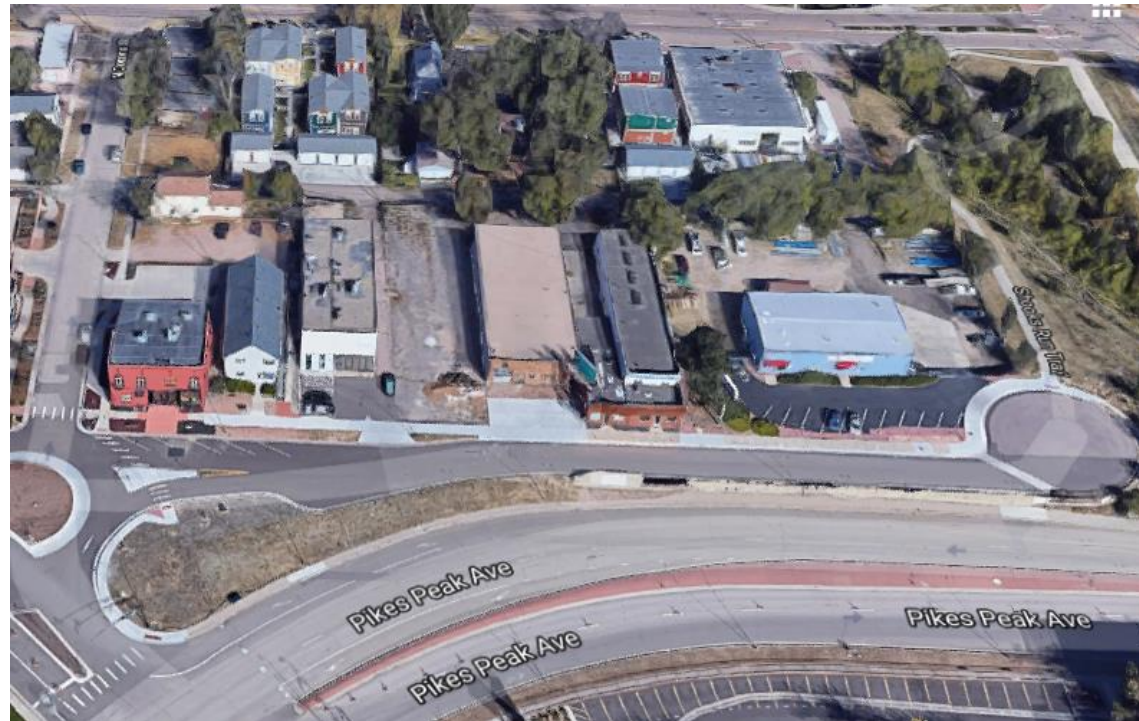
- **On Street Parking:**
 - Pikes Peak Avenue
 - Corona Street



Parking Warrant



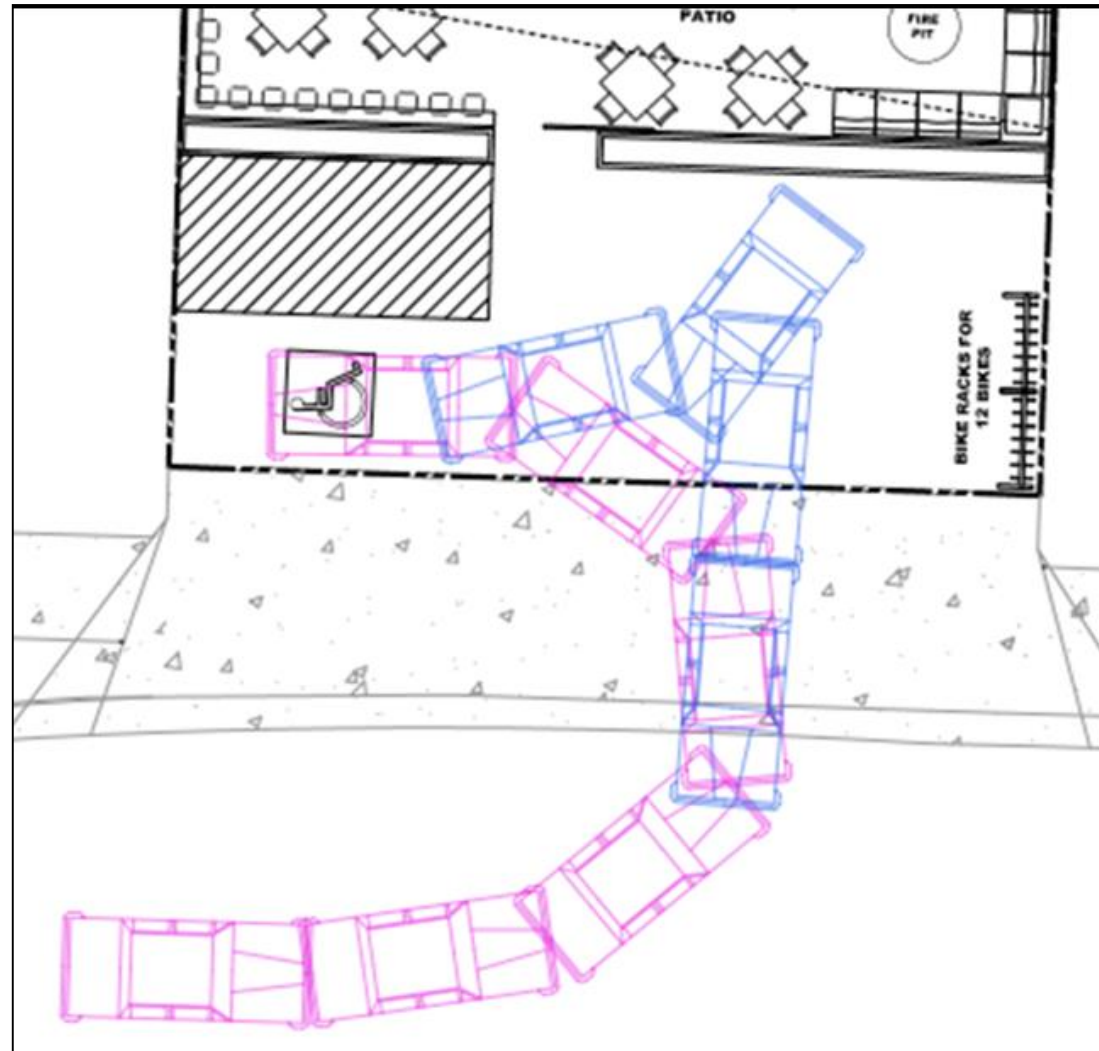
- ADA parking
- Cycle Track
- Bus Route
- Catalyst Campus Parking
- Additional Street Parking



Parking Warrant



- ADA parking
- Cycle Track
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Stakeholder Input



- Letters of Support: 1
 - Downtown Partnership
- Letters in Opposition: 1
 - Property Owners: parking

Warrant Criteria



- Five criteria for the granting of a Warrant
 1. Consistent with intent of FBC
 2. Section 4 – Design Guidelines
 3. Reasonable – exceptional civic or environmental design
 4. Consistent with Imagine Downtown MP
 5. Consistent with Comprehensive Plan
- Applicant has met the requirements

Recommendation



Recommend **approval** of the Minor Improvement Plan with the associated parking warrant, based on the finding that the required criteria are met.

- Subject to the completion of the technical modifications

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Questions?

