

05 October, 2018

Michael Schultz
Principal Planner
Planning and Community Development
30 S Nevada Ave, Suite 105
Colorado Springs, CO 80901

Mr. Schultz,

Our client is proposing to develop the site at 4210 Arrowswest Drive for an 8,000 sf brewery, 4,000 tap room, 2,200 sf roof deck, and plaza area with a mix of local/artisanal vendors. The site is 2.47 acres and currently zoned PIP-1/HS. The size of the tap room requires a conditional use variance due to its size in this area. The tap room and associated plaza area is intended to provide the residents and visitors with a community gathering place with a connection to the existing Garden of the Gods bike path. The required parking has been provided and additional parking is available along Arrowswest Drive.

The Owner and Design Team have meet with neighborhood business association, the City of Colorado Springs, and the Regional Building Department. Through these meetings feel the enclosed submittal and design meets the requirements and needs of the community. A detention pond is proposed to be located along the Northeastern corner of the site in efforts to accommodate the water quality standards. A geological hazard waiver prepared by CTL Thompson has been included with our submittal.

Please feel free to contact me with any questions or concerns with the enclosed submittal.

Sincerely,



brandon anderson, aia, leed ap

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