



**City of Colorado Springs
Development Review Enterprises
2880 International Circle
Colorado Springs, CO 80910**

To Whom It May It Concern,

Please consider this project statement for a Use-Variance to be put in place for the properties located at:

4425 Arrowswest Dr: #7326201005 (United States Space Foundation)
4435 Arrowswest Dr: #7326201004 (United States Space Foundation)
4455 Arrowswest Dr: #7326201006 (Austin Bluffs Evangelical Free Church)

This Use- Variance pertains to code section (7.4.409) of the Colorado Springs sign Code.

This location is listed as “Civic” use due to the museum on premise. There is much more to this unique business that resides at 4435 Arrowswest Dr. This location has everything from the museum to a merchandise store to purchase awesome space themed goods. The Space Foundation has several amenities that classify as “Commercial Use” The Space Foundation offers instructional classes where participants can handcraft projects particular to their hobby (example: Robotics) and learn about their respective interest. Lastly, this business is also the headquarters of their digital media platform Symposium 365, which is their media and news outlet.

The Space Foundation currently has no ground signage off Garden of the Gods. The Space Foundation does have wall signage; however, it can be difficult to see from the road when heading westbound due to mature foliage and trees. This building is situated with rear (North) elevation facing Garden of the Gods Rd. and set back roughly 125 ft to the south from the roadside. This layout makes it difficult for individuals to locate the business when attending an event.

As listed above this business serves the community in many different facets. One of those being community events that they often post on their social medias to get the word out about their current and upcoming events.

Changing this property to “Commercial” would allow The Space Foundation the EMC needed to attract and notify the community of upcoming events, as there are still individuals without social media. This will also allow Space Foundation to keep with the unique space theme that is their business. It adds to the appeal of the building as they will be going through a remodel to be more futuristic. This would keep in tone with the property improvements.



SIGN SHOP ILLUMINATED

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Space Foundation would be one of the few businesses on Garden of the Gods to have an EMC. I have researched for other existing EMCs on Garden of the Gods. Currently, three (3) are in use and the fourth (4th) projected EMC will be for Redleg Brewery, just to the west of Space Foundation. Redleg Brewery has a CSP that will allow for them to have an EMC (CSP-22-001). I did notice that in the Ten (10) years Colorado Springs has allowed EMC's, the city has seventy-three (73) legal EMC's.

The Space Foundation is in an industrial area of the city therefore, providing they follow code pertaining to transition duration, static messages, etc. we believe there will be no adverse impact that would impede traffic flow or affect pedestrian use. This Use Variance will not be detrimental to public health, safety, welfare or injurious to any of the neighboring businesses. We wish to continue to create, promote safety, aesthetics of this city.

I hope that you will review this with consideration. I appreciate your time.

Jennifer J Case

Jennifer J Case

12/5/2022

Date