

YOW ARCHITECTS PC

115 SOUTH WEBER STREET SUITE 200 COLORADO SPRINGS, COLORADO 80903
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RE: 4455 Arrowswest Dr. – Evangelical Free Church Conditional Use

This submittal is for approval of a Conditional Use to allow for a religious institution within the existing building, based on the site being zoned as PIP-1. The 11.45 acre site is located southeast of the Garden of the Gods and Arrowswest intersection. The included parcel TSN # 7326201006 currently is occupied by an industrial building that houses the Space foundation an interactive space and science education focused center on the north end.

We are proposing to move an Evangelical Free Church into the space located in unit 3 at 4455 Arrowswest. There shall be minimal demolition to accommodate the new church space. The existing offices in the middle of the space shall be removed. These offices can be seen on the floor plans included with the submittal. The restrooms in the existing space shall be used with minor updates. The rest of the space shall be completed with the addition of walls and doors to create new offices and the sanctuary.


The building is split into three condominium units under Arrowswest Condominiums, recorded under reception #210600931. Unit 1 4435 Arrowswest is currently vacant, it is parked as 1/750 for 46,000sf of manufacturing and 1/400 for 35,605sf of office this requires 150 spaces. Unit 2 4425 Arrowswest is currently occupied by Space Foundation; it is parked at a rate of 1/400 for 45,716 sf requiring 114 parking spaces. Unit 3 4455 Arrowswest is where we are proposing the Evangelical Free Church, it shall be parked at a rate of 1 space per 4 seats 975 seats (41,015 sf) requiring 244 parking spaces. Parking shall be accomplished at a rate of 1 space per 4 seats within the sanctuary for the building. With an anticipated sanctuary that would hold approximately 975 people this would require 244 parking spaces. There are 509 total parking spaces on the property. We believe that there will be plenty of parking based on the two occupants of the building having peak visitation at different times. Space foundation is open from Wednesday through Saturday, while the church will have most of their visitors on Sunday.

We verified the existing landscaping on site, the existing landscaping around the building and throughout the site is in pretty good shape, we have included some pictures of the existing landscaping to demonstrate this on sheet two of the submittal.

This project is harmonious with adjacent land uses. The area has some buildings transitioning from less industrial uses to more commercial recently. This use would be consistent with the comprehensive plan of the city. This area would be improved with the addition of a church for the local residents to attend.

Movement of handicapped persons is safe and convenient throughout the site with the use of sidewalks and ramps.

Should you require any additional information, please contact me at 719.475.8133.
Respectfully yours,


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YOW Architects PC

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Director of Planning

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PROJECT STATEMENT