

Y O W A R C H I T E C T S P C

115 SOUTH WEBER STREET SUITE 200 COLORADO SPRINGS, COLORADO 80903
(719) 475-8133 www.yowarch.com

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Rachel Teixeira
Planner II
Land Use Review Division
30 S. Nevada Avenue, Ste 105
Colorado Springs, CO 80901
Phone: (719) 385-5368

RE: 2204 Hagerman

Conditional Use and Non Use Variance

This application is for approval of a Conditional Use to allow for a Phoenix Multisport Gym to operate at 2204 Hagerman St. This would allow for a personal improvement gym to be located in an M-1 zone. The lot in question is TSN#7411316019, Lot 1 US Telephonics Subdivision and encompasses 18,008 square feet.

This conditional use application would not be detrimental to the surrounding neighborhood. The proposed use provides a sustainable business to the neighborhood. This application shall include a Non- use Variance request for the parking requirement for the personal improvement business. Due to a limitation of space on the site, there is a shortage of parking on site. This use shall require 38 parking spaces and there are only 15 off-street spaces located on site. There are another 11 on-street spaces next to the business. We are proposing to add a bike rack to help alleviate some of the vehicle traffic and promote different modes of transportation. We feel that there is adequate on and off-street parking to not overburden the surrounding properties. This business promotes the public health of the community by bringing in a safe and prosperous outlet for people to come and engage in personal improvement workouts. Phoenix Multisport opened with the intention of welcoming anyone with 48 hours of sobriety and a commitment to a sober lifestyle. They offer at least one activity daily, including climbing, hiking, running, strength training, yoga, road cycling, mountain biking, art night and family dinners. These activities range from an hour to two hours and scheduled anywhere between the hours of 10:00 am to 7:00 pm. Instructors are also in recovery, befitting of the peer-to-peer support model to which Phoenix subscribes. "Isolation is a big problem for people trying to stay sober, and I had been isolating up until that point," said Jones, community manager of the Colorado Springs chapter. "I didn't have a lot of tools in my tool shed of things to do in my free time. Phoenix provided those tools for me.

Team members (the term for those who attend Phoenix activities) attest to the positive effect that Phoenix has had on their recovery - 88 percent of those who filled out a survey for the organization said the community helps them avoid relapse. Addiction can be a serious drain on a city, Jones said, so it's important to have this type of organization. This is an important business for this neighborhood, with the ability to create jobs and provide services for the neighborhood and community.

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

Respectfully yours,


Brad Nichols, Planning Associate
YOW Architects PC

Lawrence Whittaker, AIA Architect
Director of Architecture

Steven L. Obering, Architect
Director of Planning

Adam Thesing, Architect
Project Architect

Brad McFarland, Architect
Project Architect

Jonathan Whittaker, AIA Architect
Project Architect

Brad Nichols, Planner
Planning Associate

Sonia Griffith, Office Manager