

Quick Facts

Applicant

Brad Nichols – YOW Architects

Property Owner

CS HQ LLC – Zackary Kobilca

Developer

N/A

Address / Location

16 E Kiowa St

TSN

6418210015

Zoning and Overlays

Current: FBZ-COR

Site Area

4,250 Sq. Ft.

Proposed Land Use

Bar

Applicable Code

Form-Based Code

Project Summary

This application proposes the conversion of an existing 3,053 sq. ft. office building into a bar. The proposed tenant improvements include interior and exterior façade upgrades, the addition of a 660 sq. ft. rooftop outdoor patio area, an 89 sq. ft. café area within the ROW, as well as a 321 sq. ft. rear outdoor patio area (Figure 1). The existing site is 4,250 sq. ft., is zoned FBZ-COR (Form-Based Zone – Corridor Sector) and comprised of an office building fronting along E Kiowa Street and an alley to the East. The request is to allow for a bar use, which is a conditional use within the Form-Based Zone.

File Number	Application Type	Decision Type
FBZN-24-0003	Form-Based Zone Conditional Use	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Town of Colorado Springs	1872
Subdivision	Town of Colorado Springs	1871
Master Plan	Experience Downtown Master Plan	2016
Prior Enforcement Action	N/A	N/A

Site History

- This site was rezoned to FBZ-COR (Form-Based Zone Corridor Sector) with the adoption of the Form-Based Code in 2009. The building has a history of both retail and office uses.

Applicable Code

The subject application is within the boundaries of the Form-Based Zone which requires zoning action within these boundaries to be reviewed under the Form-Based Code. All subsequent references within this report that are made to “the Code” and related sections are references to the Form-Based Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	FBZ-COR	Office/Private Parking	N/A
West	FBZ-COR	Office/Retail	N/A
South	FBZ-CEN UV	Office Building	None that are applicable
East	FBZ-T1	Restaurant	N/A



Zoning Map

Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Internal Review/Prior to Downtown Review Board Public Hearing
Postcard Mailing Radius	1000'
Number of Postcards Mailed	150
Number of Comments Received	1 - At time of staff report draft

Public Engagement

One public comment was received via email in opposition to the relocation of the Icons bar. The individual did not reference any specific code criteria, however expressed the presence of an abundance of bars and there not being a need for an additional one.

Timeline of Review

Initial Submittal Date	02/20/2024
Number of Review Cycles	2
Item(s) Ready for Agenda	04/02/2024

Agency Review

Traffic Impact Study

The proposed development does not meet the threshold of peak hour trip generation per the Traffic Engineering Criteria Manual. Therefore, Traffic Impact Study (TIS) is not required for this site.

School District

No comments received.

Parks

No comments received.

SWENT

The project statement will be required to address how the development would meet all City of Colorado Springs Drainage Criteria Manual water quality and potential green infrastructure requirements (If applicable).

Colorado Springs Utilities

Technical comments that require indicating the location of existing utility services and lines remain at this time and will be reviewed administratively.

Form-Based Zone Conditional Use

Summary of Application

The Form-Based Code (FBC) provides the City with an instrument for regulating development so as to achieve a specific urban form. To accomplish this, the FBC places emphasis on physical form rather than on land use, which assists in the creation of a public realm that is pedestrian friendly contrasted by development with a mix of uses. While the intent of the FBC is to regulate form over use, certain uses such as bars require additional consideration and are listed as conditional uses in section 2.5.4 of the FBC. As such, consideration may be given to the dimensions, type, location, function, as well as the impact of these uses on surrounding properties and the public realm.

With the above points of consideration in mind, this application proposes conversion of an existing office building with limited first floor glazing into a bar. The building renovation includes façade improvements that will increase the building's glazing proportion to 46.7%, enhancements to the activation zone that include a café patio, interior upgrades, and a rear and rooftop patio area providing open air and scenic enjoyment to patrons. Surrounding properties include similar and compatible land uses, with an array of nearby restaurants, bars, and retail opportunities. While nearby residences do exist, the proposed operational hours for this establishment are similar to nearby uses (Figure 2). Furthermore, it is of note that the Form-Based Code intends to accommodate the changing uses of buildings, as well as provides regulations that promote building façade features that create an enticing relationship between the sidewalk and ground-floor building frontages. With attention directed toward the existing conditions of the building's façade and its relationship or lack thereof with the public realm, this project serves as an exemplary adaptive revitalization of an otherwise lackluster office building, reignited as the new home to an iconic LGBTQ+ friendly downtown cultural destination, appropriately named Icons.

Application Review Criteria

The Form-Based Code section 2.5.4 (Conditional Uses) refers to former City Code section 7.5.7 as the process that Conditional Use requests located within the form-based zone will be reviewed against.

Chapter 7 Code Section 7.5.704

Staff has provided the required review criteria and a brief analysis of how each criterion is being met for this request.

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

Staff Analysis: The surrounding area contains a mix of land uses that include offices, restaurants, retail, as well as residential. The proposed use for this parcel transitioning from an office building to a bar provides an enhancement to the existing streetscape that already has a pre-existing mix of restaurants, bars, retail, and offices. Icons, being and LGBTQ+ friendly entertainment destination adds a unique asset to this neighborhood. While the change from the existing office use to a bar intensifies the use of the land, the proposed operational hours are in alignment with other surrounding entertainment destinations (Figure 2). On the same note, three outdoor patios are proposed, and at the time of drafting this report staff has not received any comments regarding the imposition of noise reduction measures in these areas.

- B. Intent Of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

Staff Analysis: While the Corridor Sector was not intended to support the same level of density as the urban core, it instead has its own unique standards to reflect the importance of these sectors, emphasizing the relationship of developable land to wide right-of-ways. As such, provided the change of use with no increase in density, this project is both compatible with the surrounding building typologies and land uses.

- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

Staff Analysis: The proposed conditional use for a bar conforms to the goals and policies of the City's Comprehensive Plan (herein referred to as "PlanCOS"). This project would establish yet another unique place and assists in providing for an inclusive and diverse set of entertainment destinations in a continually evolving downtown.

Compliance with Fenestration & Glazing Standards and Meeting Design Guidelines

The Form-Based Code prescribes recommended design practices that are intended to create a high-quality, pedestrian friendly urban environment. While not considered development standards, design guidelines serve as strongly encouraged recommendations that allow projects to meet the intent of the Form-Based Code. This proposal includes exterior building façade enhancements that better articulate the architectural details of the building. By adding additional glazing to both the east and west portions of the front façade, both the symmetry of the building's frontage is upgraded and the existing architectural features, which include the large black tile column in the center and contemporary cornice of the structure, are accentuated. In doing so, these simple modifications enhance the pedestrian experience and improve the public realm in a way that is consistent with the existing architectural style. It should be noted that the increase in glazing to 46.7% still falls short of meeting the 60% that is required by the FBC. However, considering the existing architectural features of the building, meeting the 60% that is required appears challenging. And while that is true, the intent is still achieved in that the articulation and texture of the façade are significantly increased beyond the existing condition, providing visual interest to the pedestrian environment.

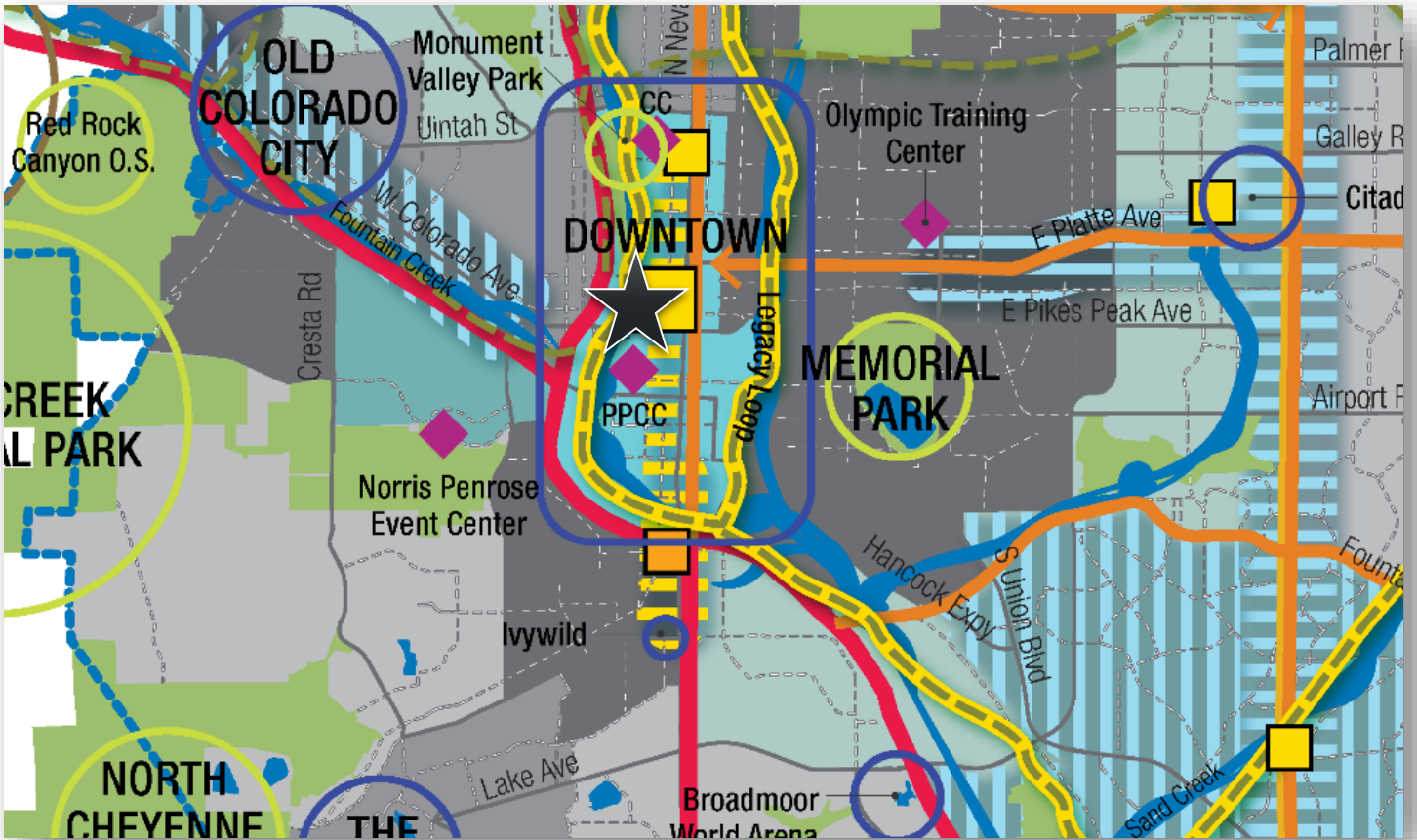
Compliance with the Experience Downtown Master Plan.

The location of this project falls within the City Center district, as identified in the Experience Downtown Master Plan. Of the goals intended for Downtown Colorado Springs, goal 1 establishes the downtown as the "economic and cultural heart" and goal 2 aims to create both a diverse and inclusive place to live that is integrated with adjacent neighborhoods. Finally goal 7 aims to provide an unforgettable visitor experience. As such, the relocation of the Icons bar to this location allows for the enhancement of an existing building in a way that improves its relationship with the public realm within the economic and cultural heart of the city, while also ensuring a more diverse and inclusive place to live. As such, this project contributes to

the advancement of the Downtown's economic vitality, livability, and unique character and is in alignment with the goals and objectives of the Experience Downtown Master Plan.

Compliance with PlanCOS

PlanCOS Vision



- Majestic Landscapes**
- Parks & Open Space
 - Complete Creeks
 - Primary Trail Network
 - Legacy Loop & Ring the Springs

- Thriving Economy**

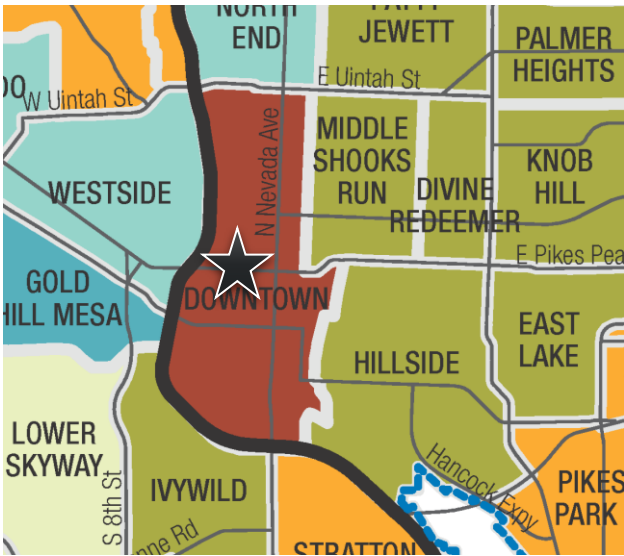
- Renowned Culture**

- Activity Centers**
- Mature/Redeveloping
 - New/Developing
 - Reinvestment Area & Community Hub

- Strong Connections**
- Intercity Corridors
 - City Priority Corridors
 - Smart Corridor
 - Bike Network
 - Park-N-Ride
 - Transit Hub

- Vibrant Neighborhoods**
- Downtown
 - Established Historic Neighborhood
 - Established Traditional Neighborhood
 - Established Suburban Neighborhood
 - Changing Neighborhood
 - Newer Developing Neighborhood
 - Future Neighborhood
 - Airport

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.



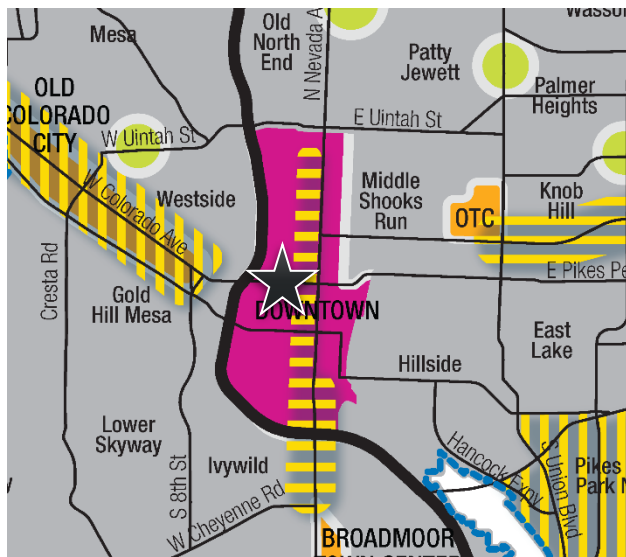
Predominant Typology



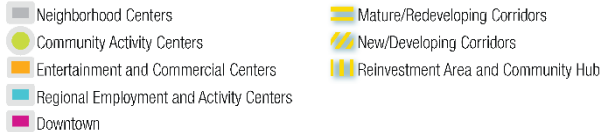
Vibrant Neighborhoods

This project site is located within the City’s Downtown, which is considered a downtown typology.

- Strategy VN-3.A-6: Where and when applicable, specifically incorporate mixed-use neighborhood building as an outcome tied to the use of urban renewal area designation, public/private partnerships, and other tools and incentives to encourage redevelopment.
- Strategy VN-3.E-2: Encourage vertical mixed-use design in neighborhood focal points along with neighborhood design meant to encourage a sense of community and provide a walkable environment. Vertical developments, where the various uses are “stacked” on top of each other, are typically used in areas with limited space, while larger sites allow those different components to be built next to each other, such as an apartment building adjacent to a grocery store.



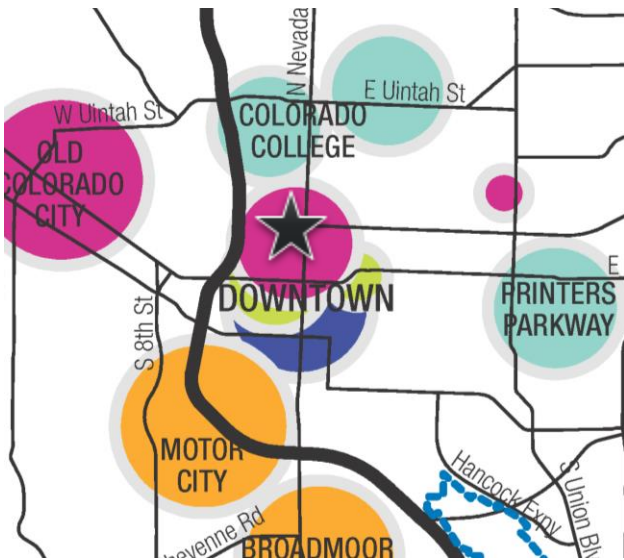
Predominant Typology



Unique Places

This project site falls within the Downtown predominant typology.

- Strategy UP-2.A-4: Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.



Predominant Typology

- Cornerstone Institutions
- Life and Style
- Spinoffs and Startups
- Industry Icons
- The Experience Economy
- Critical Support
- City Boundary
- ➔ Interstate 25
- Major Roads

Thriving Economy

This project site falls within the Downtown and is located within The Experience Economy typology.

- Strategy TE-1.A-3: Prioritize Downtown redevelopment to establish it as the region’s employment center, hub of commerce, governing, innovation, tourism, entertainment, art and culture.
- Strategy TE-2.C-1: Prioritize redevelopment and activation in Downtown and other urban activity centers in order to establish or enhance economic development.

Statement of Compliance

FBZN-24-0002

After evaluation of the Conditional Use request for the Icons FBZ Conditional Use, Staff finds that the application meets the review criteria, notwithstanding a few inconsequential remaining technical modifications from review agencies that will be reviewed administratively and do not affect the conditional use.

REMAINING TECHNICAL MODIFICATIONS:

CSPD (Crime Prevention Officer)	<ul style="list-style-type: none"> - Security enhancements during construction timeframe - Other security-based measures such as signage, video surveillance, landscaping, trash enclosure, and lighting
Enumerations	<ul style="list-style-type: none"> - Clearly indicate the number of building tenants
Utilities	<ul style="list-style-type: none"> - Label utility lines and locations. - Label utility transformer in ROW - Informational comments