



August 2, 2022

Ryan Tefertiller
Land Use Review Division
Planning & Community Development
30 S. Nevada Avenue
Colorado Springs, CO 80901

RE: 221 E Kiowa Street – City Auditorium – Development Plan Project Statement

Dear Mr. Tefertiller,

Project Description

The Community Cultural Collective (the “Developer”) wishes to expand the exterior and renovate the interior of the existing City Auditorium building located on the on the 1-acre parcel at the southwest corner of North Weber Street and East Kiowa Street at 221 East Kiowa Street in Colorado Springs CO or more specifically, Lot 2, Pikes Peak Place, City of Colorado Springs, County of El Paso, State of Colorado (the “Site”). The proposed development will include an approximately 7,000 square foot expansion of the existing City Auditorium building as well as associated site improvements.

The proposed expanded and renovated building includes uses for education, arts, office, and commercial (the “Project”). The site is currently zoned FBZ-CEN which allows for the proposed uses.

The Project is located within the Central Sector of the City of Colorado Springs Form Based Zoning Code.

Proposed exterior building improvements are limited to a 7,000 SF addition along the southern building elevation and minor improvements to the existing façade including nineteen new windows on the northern building elevation and fixing any damaged elements along the face of the building. The exterior of the proposed building expansion will match the design and character of the existing building. The existing/proposed building type is “Civic” which is allowed within the Central Sector of the FBZ.

Site improvements include tree installation along both Project frontages to replace any dead or damaged trees. The exiting streetscape, including the concrete pavers in front of the building entrance will remain. Proposed outdoor seating is located at the northwest corner of the building to provide additional seating for the proposed restaurant space. The seating area will be fenced in and within the limits of the property boundary.

Because most of the project/building is existing and major exterior improvements are not proposed, there are deviations from the FBZ criteria including;

Section 2.4.7 Glazing & Fenestration

- The proposed Frontage Type for the Project is “Stoop” which required 25% glazing along the Kiowa Street and Weber Street frontages. The existing building does not meet this condition.

Even with the building addition, the Project is unable to meet this requirement as the building is historic and significant alterations to the exterior are not proposed.

Please contact Kimley-Horn and Associates if you have any questions or need additional information in regard to this application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Eric Gunderson". The signature is written in a cursive, flowing style.

Eric Gunderson, P.E.
Project Manager