

* Note: Some information may have changed since submittal.



Date: April 15, 2016
To: City Of Colorado Springs
Land Use Review Division
Planning & Community Development Department
Attn: Mike Schultz, Senior Planner
Project: Tile Traders / Tap Traders
Location: 3104 North Nevada Avenue

Project Statement

Project Description:

The following is a proposal to convert 5,677 s.f. of an existing 15,138 s.f. retail/warehouse building into a taproom (bar use) and add a 1,174 s.f. outdoor patio. The remaining 9,461 s.f. of the existing building will remain retail/warehouse use. The existing building is located in an M1 zone in which "Bar" is a listed Conditional Use.

Project Justification:

Items noted in italics below are from the City's Development Plan Review Criteria

1. *Will the project design be harmonious with the surrounding land uses and neighborhood?*

Yes. There are only very minor proposals to change the exterior of the building. The existing building is a part of the historic "Alexander Film Company" campus and this fact will be celebrated in the design of the taproom.

2. *Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?*

Yes. The area is very eclectic ranging from commercial, hospitality, industrial, retail and manufacturing. There are bars and restaurants immediately adjacent to the project and this proposal will compliment these uses well.

3. *Will the structures be located to minimize the impact of their use and bulk on adjacent properties?*

Yes. There is no change proposed to the size or location of the existing structures.

4. *Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?*

N/A. No change proposed to site landscaping.

5. *Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?*

Yes. The existing access to the site will not change. The existing parking area/drive aisles will be updated with new striping to comply with City Zoning Code.

6. *Will all streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?*

N/A. No change proposed.

7. *Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?*

Yes. The existing access to the site will not change. The existing parking area/drive aisles will be updated with new striping to comply with City Zoning Code.

8. *Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?*

Yes. We are proposing 75 stalls where 66 are required.

9. *Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?*

Yes. Accessibility to the site and building will be improved with this new proposal.

10. *Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?*

N/A. No change proposed.

11. *Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?*

N/A. No change proposed.

12. *Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated in the project design?*

Yes. Existing landscaping / mature trees will be preserved. No new landscaping proposed.

Items noted in italics below are from the City's Development Plan Review Criteria

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

There should be no substantial injury caused to the surrounding neighborhood by this proposal. The existing site is surrounded by C-5 zone which permits outright the proposed use. The site has ample space to provide more than enough parking for the proposed use, and the hours of operation are very compatible with the adjacent uses as the majority of the taproom users will

visit the site when the majority of the adjacent users are closed. This will enliven the area and make it safer by providing "eyes on the street" during more hours of the day.

- 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.*

The existing site is surrounded by C-5 zone which permits outright the proposed use. The proposed use is an allowed "Conditional Use" in the M-1 zone that this property is zoned. We believe this proposal is consistent with the intent of the Zoning Code.

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

This project lies within the North Nevada Economic Opportunity Zone and fits well within its guidelines.

The proposed use of a taproom is listed as an opportunity within this district to serve the developing UCCS population and the City at large. The fact that this project will be taking a historic building, with a great story to tell about our fine City's roll in film, and redeveloping it into a vibrant use, is another listed opportunity in this EOZ. In the long term this is the type of project that supports housing, multi-modal transportation and redevelopment of a blighted area.

Project Issues:

The following items listed in italics, were noted as potential project issues during the pre-application process.

Adequate Parking:

We are providing more parking than needed per City of Colorado Springs Zoning Code.

Adequate / Legal Access:

The two points of existing access are legal and are to remain unchanged.

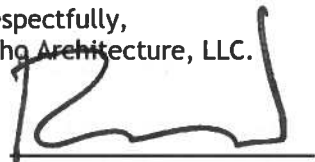
Potential Fire and Building Code issues:

We feel comfortable that we will meet all applicable codes during the permitting and construction process. The building is fully fire sprinkled and the City of Colorado Springs has reviewed the site and the building and have indicated that this is a permissible use for this building.

Please feel free to contact me anytime with questions and/or comments on this Project Statement.

Respectfully,
Echo Architecture, LLC.

by



Ryan Lloyd
Architect