

DOWNTOWN REVIEW BOARD AGENDA

STAFF: RYAN TEFERTILLER

FILE NO:
AR DP 18-00302 – QUASI-JUDICIAL

PROJECT: KINSHIP LANDING
APPLICANT: ECHO ARCHITECTS
OWNER: KINSHIP LANDING LTD



PROJECT SUMMARY:

1. Project Description: This proposal is to allow for the construction of a new 4-story mixed use building at 415 S. Nevada Ave. The principal use of the building will be a unique

boutique hotel / hostel but the building will also include meeting facilities and a café on the ground floor. A building envelope warrant is necessary to allow the building to be located roughly 68 feet, 5 inches from the northern property line. The property is zoned FBZ-COR (Form-Based Zone – Corridor Sector), is currently addressed as 421 S. Nevada Ave., and is located on the east side of S. Nevada Ave. between E. Costilla St. and E. Cimarron St. **(FIGURE 1)**

2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning & Development Team's Recommendation: **Approval of the application with multiple technical modifications.**

BACKGROUND:

1. Site Addresses: The current parcel address is 421 S. Nevada Ave. but the new building will be addressed as 415 S. Nevada Ave.
2. Existing Zoning/Land Use: FBZ-COR (Form-Based Zone – Corridor Sector) / The site is currently vacant; prior to 2016 the site include a roughly 8,000 square foot commercial building.
3. Surrounding Zoning/Land Use:
 - North: FBZ-COR / commercial and office uses
 - South: FBZ-COR / commercial and parking uses
 - East: FBZ-T2B / commercial, office and lodging uses
 - West: FBZ-COR / commercial and multi-family residential uses
4. Comprehensive Plan/Designated 2020 Land Use: Regional Center
5. Annexation: Town of Colorado Springs, 1872
6. Master Plan/Designated Master Plan Land Use: Experience Downtown Master Plan (2016)/ General Mixed Use
7. Subdivision: Town of Colorado Springs, 1871
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is flat and vacant

STAKEHOLDER PROCESS AND INVOLVEMENT:

The stakeholder process for this project included submittal postcard notices sent to 132 property owners within 1,000 feet of the site as well as posters displayed at the site announcing the formal submittal of the application. The only external stakeholder input that Staff received was from the Downtown Partnership **(FIGURE 3)**. Notices will again be mailed and a poster posted on the site prior to the public hearing at the Downtown Review Board.

ANALYSIS OF REVIEW CRITERIA AND MAJOR ISSUES

The subject property is located on the east side of S. Nevada Ave. between E. Costilla St. and E. Cimarron St., is 37,240 square feet in size, and is within the FBZ-COR zone. The site was occupied by a restaurant use for many years, but the building was demolished in 2016 and has been left as a partially fenced gravel lot since then. In the Fall of 2017, the property was acquired by Kinship Landing LTD in order to develop a lodging and hospitality use that is unique to Colorado Springs.

The proposed 4-story structure will have a café/restaurant on the first floor as well as the hotel lobby and meeting space. Floors 2 through 4 will be utilized as guest rooms with a range of

occupancy options. Traditional, private rooms, suites, and dorm-style accommodations will all be available within the facility. The proposed business will be specifically designed for modern travelers and outdoor enthusiasts.

The proposed architecture and building design meet many of the physical standards within the Form-Based Code – e.g. the building is located at the front property line, includes numerous architectural encroachments into the right-of-way and meets the Downtown glazing standards. The project also includes an alley-accessed parking lot to the east of the proposed building. The lot includes 50 stalls (2 of which are accessible) which exceeds the FBC's 1 stall per room standard.

While most FBC standards are met, the northern edge of the building falls short of the required side yard building envelope requirement. The Form-Based Code requires that new buildings extend to within 10 feet from a side property line (20 feet if a driveway is needed to access rear-oriented parking), however, the proposed building leaves a 68 foot, 5 inch void on the north side of the property. While the intent is to develop this area in the future with a second structure on the site, later phases of this project could take years to evolve and are outside the scope of the current submittal.

As a project that requires a warrant, the Downtown Review Board must find that the project substantially complies with the following criteria:

1. Is the requested warrant consistent with the intent of the form-based code?
2. Is the requested warrant, as well as the project as a whole, consistent with Section 4 – Design Guidelines of the form-based code?
3. Is the requested warrant reasonable due to the proposed project's exceptional civic or environmental design?
4. Is the requested warrant consistent with the Imagine Downtown Master Plan?
5. Is the requested warrant consistent with the City's Comprehensive Plan?

When evaluating these criteria the fact that the void to the north of the proposed building is larger enough to accommodate a future structure must be considered. Historically platted lots in this area of downtown are 50 feet wide and there are frequent examples of buildings at that width that both meet FBC standards and have commercially viable uses. However, it is also true that a number of newer projects built within the Form-Based Zone did utilize lot widths that are closer to 100 feet (e.g. Blue Dot Place and Casa Mundi). One solution to this issue would have been to shift the proposed building to the far north edge of the property allowing the southern portion of the site to potentially be combined with the adjacent vacant property to the south; this option was not adopted by the developer.

After careful consideration and significant analysis, Staff has determined that the proposed project and the specific building envelope warrant meet the required criteria. The intent of the Form-Based Code is to promote a mixture of uses; promote new development which respects the historic building fabric, as well as the natural environment and enhances the pedestrian experience; establish a coordinated streetscape plan; and to implement the goals, objectives and strategies of the DDA to ultimately revitalize and improve downtown Colorado Springs. Staff finds that the proposed Kinship Landing addresses all of these issues.

Staff also concludes that the project is well aligned with Section 4 – Design Guidelines, of the FBC. Issues such as encroachments, architectural detail, pedestrian access, services, parking design, transit shelters, and hardscape elements are all taken into consideration for this project.

The environmental and civic design of the proposed building is also notable. The developer and architect have worked together to incorporate numerous environmental friendly elements such as “smart framing” to minimize lumber usage and maximize insulation value, Energy Star lighting and appliances, Water Sense plumbing, xeric landscaping, and the use of environmental friendly, low VOC, and locally sourced materials wherever possible.

The project is also well aligned with the Experience Downtown Master Plan, which was adopted in 2016 to replace the 2009 Imagine Downtown Master Plan. Nearly all of the Plan’s 8 major goals are addressed with this project. As the City’s only project of this type, Downtown is strengthened as the economic and cultural heart of the region. Given the project’s focus on attracting outdoor recreationalists, the Plan’s 3rd and 4th goals – celebrating and connecting with outdoor recreation and exceptional natural setting, and a place for health and active lifestyles, are clearly met. Lastly, the Plan’s 7th goal – offering an unforgettable visitor experience is also well aligned with this project.

Lastly, this project is highly consistent with the existing City-wide Comprehensive Plan as well as the final draft of PlanCOS, which will likely be formally adopted in the coming months. Both Plans strongly support infill development and connections to our City’s unique outdoor assets. Additionally, the context of Kinship Landing on S. Nevada Ave. recognizes and takes advantage of synergy with adjacent uses and transportation resources.

Based on these factors as well as conformance with all other Form-Based Code standards, Staff finds that the project substantially complies with the required warrant criteria, and therefore recommends that the Downtown Review Board approve the application.

STAFF RECOMMENDATION:

File ID: AR DP 18-00302 – KINSHIP LANDING

Approve the proposed development plan and building envelope warrant based on the findings that the warrant criteria found in Section 5.4.3 of the Form-Based Code will be substantially met once the following modifications are made:

Technical modifications to the development plan:

1. Add a reference to the waiver of replat application and correct the plat name within the plan’s legal description section.
2. Finalize approval of the revocable permits for the project.
3. Note on the landscape plan that additional landscape improvements will be necessary as part of the future phase 2 submittals.
4. Modify the landscape plan to meet the minor changes described in my October 15, 2018 review letter.
5. Modify the utility plan to address fire service, FDC, and fire hydrant requirements.
6. Gain final approval of the drainage report and grading note from the Water Resource Engineering Division.
7. Modify the Fire turning radius and parking lot circulation (if needed) to satisfy Fire Department review staff.
8. Modify pavement surface at the bus shelter to meet Transit standards.