



**524 S. CASCADE SUBDIVISION
(LOTS 13 THRU 16, BLOCK 264 ADDITION NO. 1)**

October, 2024
Revised December 11, 2024
Revised January 8, 2025

**PROJECT STATEMENT
FORM BASED ZONE DEVELOPMENT PLAN
AND
FINAL PLAT**

Description:

524 S. Cascade Avenue Subdivision is located northwest of the intersection of S. Cascade Avenue and W. Moreno Avenue. The 38,158 SF (0.876 acre) previously platted lots (Lots 13 thru 16, Block 264 Addition No. 1) are proposed to be redeveloped into a 129,582 SF hotel building with 180 guest rooms and structured parking. The site is zoned FBZ-CEN. A Form Based Zone Development Plan submittal package is proposed that conforms to the various requirements of the Form Based Zone Code. A 25-parking stall structured parking garage is integrated into the building to support users of the proposed hotel development. The redevelopment site will include two lots with Lot 1 being the 7-story hotel building and Lot 2 includes a proposed guest house, an integral component of the hotel operations comprised of a residential permitted structure to be used for events, parties and business events.

The overall Hotel project has a distinct, local, and art-driven identity that the design and ownership team are striving to bring to its new Colorado Springs location. A key identifying amenity to the brand is a separate guest house building, which can function as a short-term rental residence, host hotel events, or supplement other hotel uses and neighborhood events. This separate guest house will be owned and operated by the same entity, but as the hotel and guest house are stand-alone structures, are being proposed as separate lots. Separating the lots allows for clarity of limits and scope between different building codes, contractors, and plan reviewers. The separate lots also allow the hotel structure and guest house structure to be constructed as independent projects, opening the possibility to use the guest house to activate the streetscape and spur further redevelopment while the hotel project is still under construction.

All improvements within the Cascade Avenue right-of-way to be constructed by the Developer in conjunction with site development, and completed prior to Certificate of Occupancy (CO). Improvements along Moreno Avenue are part of a larger Moreno Avenue streetscape design effort (by Others). Prior to Building Permit issuance on Lot 1 and Lot 2, full public street improvement sureties for the direct frontage will be posted reflecting the anticipated design effort for the corridor at that time (new curb & gutter, sidewalk, lighting, etc.). All public improvement work along Lot 1 and Lot 2 frontage to be completed prior to CO. No permanent detention, stormwater quality or green infrastructure facilities will be required due to the limited size of this site (less than 1 acre of disturbance).

CDI FEE SUMMARY:

LOT 1: HOTEL (TIER 1)	129,582 SF
LOT 2: HOTEL UNIT (TIER 1)	1,430 SF
EXISTING OFFICE BUILDING (TIER 3)	13,272 SF
EXISTING STORAGE BUILDING (TIER 4)	1,608 SF

Due to the unique nature of this proposed design and use, and the desired engagement between the Moreno Frontage and future Moreno Avenue Streetscape Improvements, a few specific warrants are required to allow the vision of this south area to be realized.

WARRANTS:

	FBZ SECTION	STANDARD	MODIFICATION	JUSTIFICATION
1	FBZ SECTION 2.3.3.3 BUILDING ENVELOPE: MEASURING SETBACKS	0' MINIMUM FRONT SETBACK	LOT 1 BUILDING SETBACK ALONG MORENO AVENUE IS 34.3' WITH A SCREEN WALL (SETBACK 2.7') ENCLOSING AN OUTDOOR PATIO	12' HEIGHT PATIO SCREEN WALL IS ANCHORED TO BUILDING FACADE AND SERVES AS AN EXTENSION OF THE MAIN HOTEL BUILDING, THEREFORE SATISFYING THE INTENDED ENVELOPE/SETBACK INTENT
2	FBZ SECTION 2.4.7 GLAZING	60% GLAZING WITH TRANSPARENT GLASS	LOT 2 CONTAINS GUEST HOUSE BUILDING WITH 28% GLAZING	GLAZING PERCENTAGE IS CONSISTENT WITH RESIDENTIAL DESIGN AND SECURES PRIVACY FOR GROUND FLOOR USE ASSOCIATED WITH THE GUEST HOUSE UNIT
ADDITIONAL NOTES: A REVOCABLE PERMIT WILL BE REQUIRED TO ALLOW FOR THE PRIVATE HANDRAIL AND RELATED INFRASTRUCTURE IN THE PUBLIC RIGHT OF WAY.				

The submitted applications include:

1. Form Based Zone Development Plan – Proposed two lot, two building development plan
2. Final Plat – Replat of 4 existing lots into two lots

Justification:

The proposed FBZ Development Plan is in conformance with the Form-Based Guidelines. The FBZ Development Plan reflects various requirements of the guidelines including, but not limited to:

- Double Frontage
 - As the proposed building is on a corner lot, front façade treatment will be provided on each street frontage.
- Services
 - All vehicular and service access is proposed along the alley frontage, which allows the public street frontage to be reserved for pedestrian access and engagement.

Issues List:

No significant issues were raised during the pre-application process not common with downtown redevelopment. In response to the initial City submittal, comments were received from 3 individuals, and responses to their inquiries are listed below:

1. **Gondeck** – Based upon the inquiry related to the Moreno Avenue right-of-way treatment and lighting as mentioned above, these items will be evaluated with the Moreno Avenue Streetscape Design process.
2. **McIntosh** – Concerns about building height and proximity to the directly west Acorn Petroleum facility. Petroleum distribution facilities are heavily regulated uses, and no known issues with proximity have been identified. This parcel, along with others in the immediate area, have been already built or identified as potential multi-story sites, and the proposal is in conformance with existing zoning requirements.
3. **Stellick** – 25 Parking stalls are being provided within the structure for the patrons of this proposed hotel. In urban settings, hotel patrons rely upon a variety of transportation alternatives, including; rideshare, public transportation, walking, cycling and taxis, that decrease the need for on-site parking. There are also parking facilities in the area that could be utilized by employees and guests.

We respectfully request your approval on the above items.