



# **FBZ Allowance and Review Board Application**

**November 2017**

**FIGURE 1**

If you are not an intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. This is proprietary information and cannot be released to any third party without written consent from 1350 Distilling, LLC. ©2017 1350 Distilling, LLC



## Project Statement

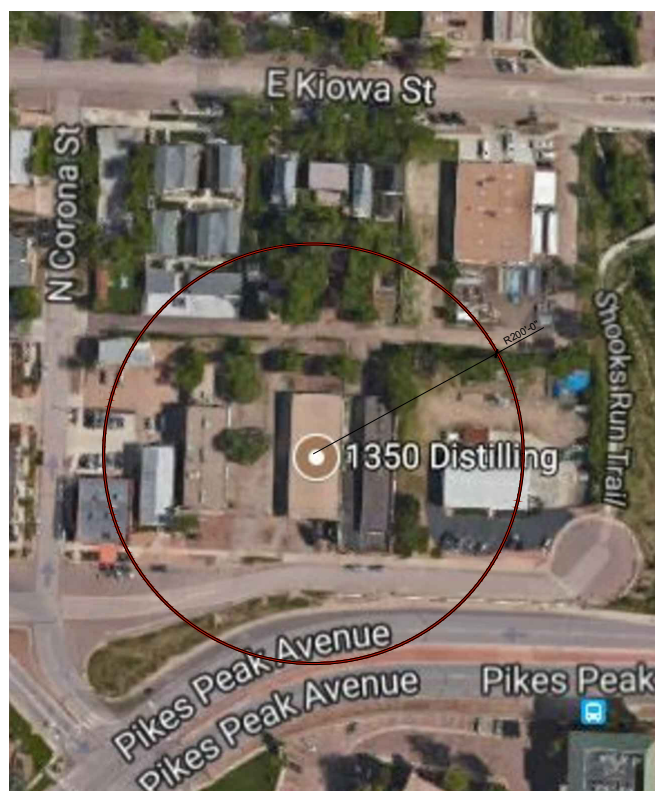
1350 Distilling, LLC is a Micro-("Craft") Distillery that will make the highest quality spirits, sourced from locally grown ingredients. Our name pays tribute to the 13 Stripes and 50 Stars of The Star Spangled Banner, "Old Glory". 1350 Distilling is a military themed brand and business that will make vodka, rum, gin, and whiskey in Colorado Springs, Colorado. Each type of liquor will be associated with one of the four main military service branches, Army, Navy, Air Force, and Marines respectively, and each liquor will offer a premium, a flavored, and an ultra-premium line (12 in total).

1350 Distilling will not only cater to those who have served, but to those family and friends that respect and appreciate their dedication and service. "We celebrate the American Spirit of our military and their loved ones one drink at a time." We represent all of America and the respectful patriotism that makes us unique.

1350 Distilling products will be available at our tasting room, which will provide tours of the manufacturing facility and will also be distributed to local restaurants, bars, and liquor stores first.

## Request Bar

Residential buffer requirement states that no "bar" can be within 200 feet from a residential use. Our property shares an alley with single family homes to the north and requires a Warrant to allow a bar at our address. The door to the bar on the south side of the property, however, is approximately 170 ft from the alley and the residences all face to the north, even further away on Kiowa St. We would also like to clarify that we are not a traditional "bar", but are a tasting room for the distilled spirits we produce on-site.



2 SITE RADIUS MAP  
SCALE: 1/64" = 1'-0" 

**FIGURE 1**



## Request Parking

The location at 520 E. Pikes Peak Avenue is zoned FBZ. A bar is a conditional use in the FBZ zone if greater than 50% of the total square footage. The building with patio is a total of 6,426 square feet of which, 2,583 square feet (40.19%) is targeted as our Distillery Production Space and storage. The Bar is 2,398 sf (37.32%) and the Patio is 637 sf (9.92%), leaving 808 sf (12.57%) for Office and Restrooms.

Per zoning parking requirements it has been calculated that 15 parking spaces (including 1 ADA spot and landing area) is needed. The back (north) of our property can accommodate 8 spots while the front (south) can accommodate the 1 ADA spot. Additional street parking is listed in detail within this application. We have also discussed parking with the owner of the vacant lot immediately to the west (516 W. Pikes Peak) for more spots.

PARKING CALCULATIONS						
						(7.4.205)
CLASSIFICATION	SQUARE FOOTAGE	RATIO	USE %	USE %	REQUIRED	REQUIRED ACCESSIBLE
BAR	2,398 SF	1:250	37.32%	59.81%	9.592	
PATIO SEATING	637 SF	1:500	9.92%		1.274	
OFFICE/ BATHROOMS	808 SF	1:500	12.57%		1.616	
MANUFACTURING/ STORAGE	2583 SF	1:1000	40.19%	40.19%	2.583	
TOTAL	6,426 SF		100%		15.065 (15)	1

## Parking Summary

Downtown Colorado Springs is a high-traffic area that requires complex parking solutions. We understand and appreciate the need for adequate parking for our customers when our business becomes open to the public, which we plan for May 2018.

Sr. Traffic Engineer, Kathleen Krager informed us on August 31, 2017 that the city would allow parking on both the north and south sides of E. Pikes Peak Ave. east of the planned round-about, directly in front and to the west of our property. This information, along with what is provided in this application reassures the more than adequate street parking that will be available for our customers.

Furthermore, there is sufficient additional parking already available a short distance further west on E. Pikes Peak Ave. Additional parking will be added in the center divider of E. Pikes Peak Ave. with the round-about addition too. Our only customer entrance is on the south side of building facing E. Pikes Peak Ave. Due to the normal flow of traffic for this area, it will be highly unlikely for customers to park on Kiowa St., and we will deter them from doing so.

Another key point to understand is that our normal business hours for customers are the opposite of the vast majority of the businesses located near us so we will not be in competition for parking. We have enough space on our property, behind the building, for employee parking so they will not need to park on the street.

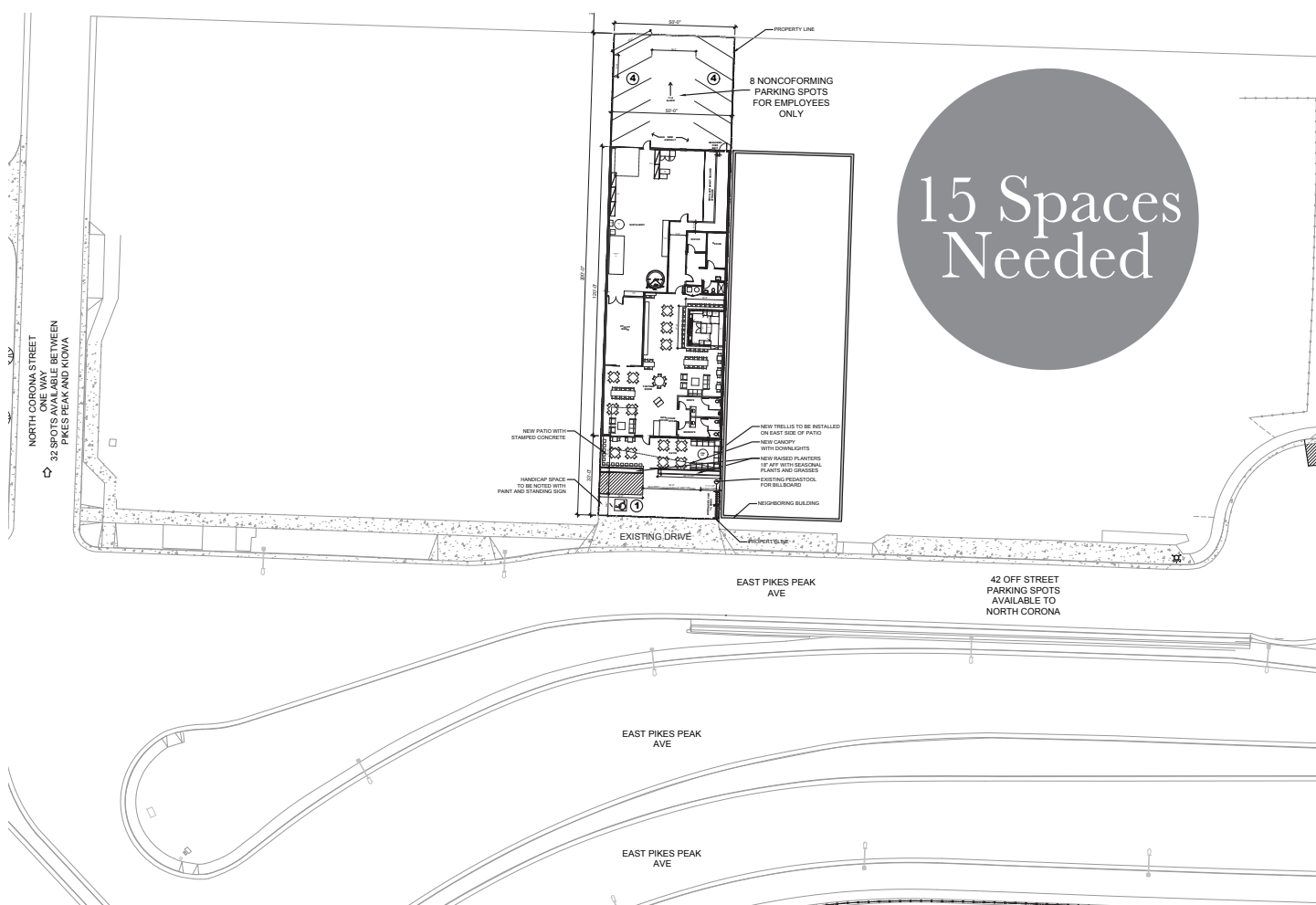
Private property parking to the west of our property is ample with most of the businesses closed during our hours of operation. The owner of AutoSmith at the east end of Pikes Peak Ave. has also agreed to let our customers park in their parking lot when he is closed. It is our understanding the parking requirements in our area of the city are going to be adjusted in the very near future, most likely before our taste room will be open.

**FIGURE 1**

## Vehicles and Bicycles

Below you can see the many nearby on-site and off-site customer parking locations available within approximately 200 feet from our building.

We support the importance for our environment and our community that clear bicycling options are available. The Shooks Run Trail connects bicyclists and pedestrians to our growing downtown immediately to the east of our building. We plan on providing a couple dozen bicycle parking spots at our storefront to encourage and assist in this proactive practice.



- 8 parking spots in back of building (employee parking only)
- 1 ADA parking in front
- 42 off street parking spots available from N. Corona east to end of E. Pikes Peak Ave.
- 32 off street parking spots available between E. Pikes Peak Avenue and Kiowa St.

**FIGURE 1**



## Hours of Operation and Surrounding Businesses

1350 Distilling's planned hours of production will be daily from 8am - 5pm. At this time we will need parking for employees only, which is on property. Hours of operation for the taste room will be Thursday and Friday evenings, 5pm-10pm and weekends 12pm-10pm. We will not have any speakers outside of our building.

There is an auto repair business and a photo copier machine repair business to the east of our location, both have business day hours ending by 6pm, Monday through Friday and are closed weekends.

To the west there are mostly banks, loan companies and other professional services which have normal M-F business hours and are closed on the weekends. The only business that might compete with us for parking is the VFW on Pikes Peak Ave., however, they have their own private parking available.

To the north of our location is mostly residential housing only with a few small businesses, again, none of which have our same business hours.

To the south most pedestrian walking is stunted due to the high-traffic flow of Colorado Avenue, however, the Catalyst Campus consumes a majority of this area. Catalyst Campus maintains business day hours ending by 5pm, Monday through Friday and is closed on weekends.



**FIGURE 1**



## Neighboring Parking

As stated in the summary, we have been informed by the city that on-street parking will be allowed both on the north and south sides of E. Pikes Peak Ave. east of the new round-about in front of N. Corona.

The property directly to the west of our building (516 E. Pikes Peak Ave.) is a vacant lot but owner is unwilling at this time to enter into a long term agreement to guarantee our customers parking on his property.

In addition to the parking adjacent to our building there are large amounts of street parking a short distance from our location. The image below depicts estimation distance at 300 and 500 meters from the front of our property. This distance is the commonly understood range at which consumers are willing to walk to a business (3 to 5 minutes):

- Approximately 30 spots on N. Corona St.
- Approximately 52 spots on the north and south sides of E. Pikes Peak Ave. (not including any new center divider parking planned by the city)
- Approximately 66 spots on Wahsatch Ave. (39 heading north to Bijou and 27 heading south to Cuchara within the outlined area indicated)
- 80+ spots on Kiowa from Wahsatch to the Shooks Run Trail are for residences and should not be included

Parking in the back of our property will be for employees only, so no customers are allowed to park in the north alley between the property and any residence. Only employees are to use the north entrances to the building, limiting excess foot-traffic.

## Property Owner

The owner of the property is Norvic Properties, LLC, 2171 E. 74th Ave., Denver, Colorado 80229-6911. Telephone: 303-288-3152 Email: cfrank@coloradolighting.com

We have signed a five-year lease with the owner under full disclosure of our intent to use the facility as a location to produce and sell distilled spirits.

The property is managed by Olive Real Estate Group, Inc., 102 N. Cascade Ave., Suite 250, Colorado Springs, Colorado, 80903. Telephone: 719-598-3000