



Date: April 17, 2018

To: City Of Colorado Springs
Land Use Review Division
Planning & Community Development Department

Attn: Ryan Tefertiller, Planning Manager, AICP

Project: Kinship Landing

Location: 421 South Nevada Avenue
Colorado Springs, CO

Project Statement

Project Description:

The following is a proposal for a new 4-story, 23,986 s.f. building at 421 South Nevada Avenue. The building will house "Kinship Landing" a new boutique hotel concept with 3 stories of units and a ground floor consisting of a Hotel Lobby and Cafe. This proposal includes site improvements including off-street parking and exterior patios.

Review Criteria:

2.2 The Sectors

The project is located in the Corridor sector of the FBZ.

2.3 Building Type

2.3.1: The project site consists of approximately 200 lineal feet of frontage on Nevada Avenue. The proposed building consists of 124 linear feet of frontage on Nevada Avenue with a 4' side yard on the south and 68.5' of side yard on the north available for a future addition or new building. The proposed building meets the "**Mixed-Use Building**" type with hotel rooms on the upper three floors and a Hotel Lobby and cafe at street level.

2.3.2: The "**Mixed-Use Building**" type is a permitted use in the Corridor Sector.

2.3.3 Building Envelopes:

The proposed building aligns with the building to the north. Also, the proposed building is built on the existing foundation wall that exists on the site (the former Schooner's building). Therefore the building aligns with the existing building to the north and the historic building alignment of Schooners. Schooners was 2' off of the front property line as is the main facade of Kinship, however we have provided bump-outs at the primary entry and a "feature wall" that both provide a 0' setback at the front.

We are proposing a canopy that extends 6' beyond the front property line. This canopy wraps down to the ground on both the north and south ends. In addition to the canopy encroachment there are two 13' wide "bump-outs" on the upper floors that extend 4' beyond the western property line.

The southern sideyard setback is proposed to be 4' which is in compliance with the zoning code (0 to 10' allowed). The northern sideyard setback is not in compliance however this sideyard is being reserved for a future development that would comply with the sideyard setback.

The rear setback is in compliance with the zoning code.



Date: September 24, 2018

To: City Of Colorado Springs
Land Use Review Division
Planning & Community Development Department

Attn: Ryan Tefertiller, Planning Manager, AICP

Project: Kinship Landing

Location: 421 South Nevada Avenue
Colorado Springs, CO

Project Statement-WARRANT REQUEST

Project Description:

The following is a warrant request for a new 4-story, 23,986 s.f. building at 421 South Nevada Avenue. The building will house "Kinship Landing" a new boutique hotel concept with 3 stories of units and a ground floor consisting of a Hotel Lobby and Cafe. This proposal includes site improvements including off-street parking and exterior patios.

FORM BASED ZONE - WARRANTS:

*FBZ Section 2.3.3 Building Envelope: Requirement: Side Setback = 10' Max
Proposed: Side Setback (North Side): 68'-5"*

Review Criteria:

5.4.3.1 Is the requested warrant consistent with the intent of the form-based code?

Yes. The proposed setback warrant is temporary in nature. The intent of the Owner of the property is to build the proposed hotel on the southern portion of the lot and then develop the north portion of the lot in the near future. The new building will have a setback that complies with the form-based code.

5.4.3.2 Is the requested warrant, as well as the project as a whole, consistent with Section 4 - Design Guidelines of the form-based code?

Yes.

4.1.1 Encroachments: The encroachments at the building comply with the Form Based Code. The north portion of the lot is being preserved for future development.

4.1.2 Architectural Details: The proposed building complies with the FBC requirements for Architectural Details. The future building will as well.

4.1.3 Double frontage: Not applicable.

4.1.4 Stepback: N/A

4.1.5 Pedestrian Access: All pedestrian access is located along public frontage.

4.1.6 Transitions: N/A

5.4.3.3 Is the requested warrant reasonable due to the proposed project's exceptional civic or environmental design?

Not applicable.

5.4.3.4 *Is the requested warrant consistent with the Imagine Downtown Master Plan?*

Yes. This proposed warrant is to allow for future development further bringing this long vacant lot more into alignment with the Imagine Downtown Master Plan.

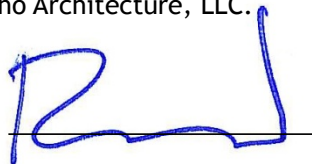
5.4.3.5 *Is the requested warrant consistent with the City's Comprehensive Plan?*

Yes. This proposed warrant is to allow for future development further bringing this long vacant lot more into alignment with the City's Comprehensive Plan.

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

Respectfully,
Echo Architecture, LLC.

by

A handwritten signature in blue ink, appearing to be 'RL', written over a horizontal line.

Ryan Lloyd
Architect



Date: September 24, 2018

To: City Of Colorado Springs
Urban Planning Division
Planning & Community Development Department

Attn: Ryan Tefertiller, Planning Manager, AICP

Project: Kinship Landing

Location: 421 South Nevada Avenue (*Being re-addressed to 415 South Nevada*)
Colorado Springs, CO

LUR#: AR DP 18-00302

Project Statement - REVOCABLE PERMIT

Kinship Landing is a new 4-story, 40 room boutique hotel proposed for downtown Colorado Springs.

The requested revocable permit is for multiple items on the West Property Line (adjacent to South Nevada Avenue):

- An overhead steel canopy along the West facade of the building. This canopy provides sun and rain protection for the patio and announces the front door entry for the building. The canopy wraps down to grade at both the south and north end of the canopy. The canopy overhangs the property line by 5'-8".
- A new west facing patio for the Hotel's restaurant. The patio is enclosed with a guardrail and planters that overhang the property line by 5'-8".
- The building has multiple balconies (5) that overhang the property line by 3'-8".

The canopy will be located 12'-0" above the public sidewalk, it does not interrupt or interfere with the public's use of the property and provides an additional architectural improvement to the overall development of the site in compliance with the intent of Section 2.4.4 Shopfront in the FBC.

The patio will enhance the Public Space and maintain more than 6' clear between the enclosure and any right of way encumbrances.

The building overhangs (balconies) will be above the canopy, not interrupt or interfere with the public's use of the property, and provide the type of building articulation desired in the FBC.

Respectfully,
Echo Architecture, LLC.

by 

Ryan Lloyd
Architect

attachments: Site Plan, Elevations, Perspective, and Detail

2.4 Frontages

The proposed building copies with the requirements for 2.4.4 “Shopfront”. The building has a substantial amount of glazing at the sidewalk level and a canopy that extends 8’ from the primary face of the building. This is a permitted frontage type for a mixed use building per Table 2.4.6.

2.4.7 Glazing & Fenestration: The Shopfront frontage type requires a minimum of 60% glazing. The proposed west elevation has 60% glazing.

2.5 Uses

The proposed “Lodging” and “restaurant” uses are permitted in the Corridor sector per Table 2.5.1 as well as for a Mixed Use building per Table 2.5.2.

2.6 Parking

1 parking stall per residential unit is required per table 2.6. We are proposing 48 units and therefore 48 stalls are required. We are proposing to provide 49 parking stalls plus 3 loading zone stalls, exceeding the required number of parking stalls.

2.7 Block Standards

N/A

2.8 Public Spaces

We are proposing to leave the existing Right of Way improvements, street trees, bus stop and sidewalk in place. Where the sidewalk widens and/or the patios occurs we will be pouring new concrete sidewalks to be flush with the existing sidewalk.

2.9 Signage

Signage will be submitted at a later date.

PROJECT ISSUES:

1. *Potential need for a re-plat.*

The project team has decided to leave this site as one “Lot of Record” for the time being.

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

Respectfully,
Echo Architecture, LLC.

by 
Ryan Lloyd
Architect