

Date: July 26, 2019

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

Attention: Ryan Tefertiller. Planning Manager, AICP

Project: Trolley Entertainment District & Marketplace

Location: 514-516 South Tejon Street, Colorado Springs, CO 80903

Project Statement

Project Description:

The following is a proposal for a new 20,000 s.f. Food Market, Brewery, and Bar at 514 & 516 S. Tejon Street. This marketplace and brewery is part of the new Trolley development located at 514-5128 South Tejon Street. This entire development was approved through the City as CPC-DP-17-00100.

The Food Market area will consist of +/-9,500 s.f. with approximately five (5) individual food/restaurant vendors and approximately four (4) retail vendors with approximately 200 occupants. Adjacent and attached to the Food Market area will be the Pikes Peak Brewery. The Brewery will consist of +/- 8,300 s.f. (+/- 4,650 s.f. of interior Brew Pub area; +/- 1,650 s.f. brewery production area; +/- 2,000 s.f. of rooftop deck area). Also adjacent to the Food Market will be a +/- 1,200 s.f. wine and liquor bar. There will also be a mezzanine in the Food Market that will have a +/- 1,300 s.f. event space for private events. The intent of the Project is to provide unique food, beer, and wine offerings with the income from food and alcohol sales being 50%-50%.

Review Criteria:

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

We believe the value and qualities of the neighborhood will be enhanced by this Project and establishment being in this building. The Winfield Scott Block is being converted into an urban, vibrant, mix of tenants and upgraded buildings that we are very excited about. In the immediate vicinity there is a new multi-story urban apartment building being constructed along with many businesses and office uses that will be able to take advantage of the tenant mix in this block. The overall Project tenant mix will range from breakfast restaurant, pizza restaurant, taco shop, ice cream, coffee, and retail and we believe the Food Market, Brewery, and Bar will be an additional asset to the Trolley Development. The Owner of Pikes Peak Brewery and the Bar are well established in the community.

7.5.704.B Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of the Zoning Code to promote public health, safety and general welfare. The intent of the Zoning Code for this district is to provide "Pedestrian-oriented character [and] foster a vibrant Downtown [with] a balanced and desirable collection of varied uses". The Winfield Scott Block is going to achieve this intent in a very real and tangible way and we believe the Trolley Market and Pikes Peak Brewery is an essential part of that vibrant mix. Trolley Market is owned and developed by Niebur Development and Joe Niebur who has been developing innovative and quality projects in Colorado Springs for 25 years. The tenants in the Project will share the in the common Food Market seating areas and provide a wonderful interactive environment for all the uses to gain synergy from the others. The new mix of tenants with numerous high quality restaurants will continue to elevate the whole Winfield Scott Block from its previous "bar heavy" establishments. The interior space will have specific access points will be controlled by a common management team that will protect the general public from any "alcohol related" happenings with in the space.

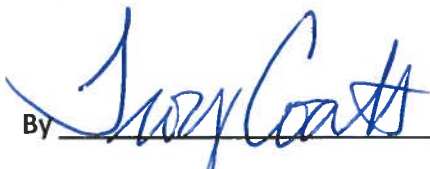
7.5.704.C Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.
This conditional use is consistent with the City's Comprehensive Plan as was established during the FBZ Development Plan review for the block.

Project Issues:

No project issues were raised in the Pre-application meeting minutes.

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

Respectfully,
Niebur Development, Inc.

By 
Troy Coats
Director of Development