# 522 E. Pikes Peak

DOWNTOWN REVIEW BOARD

SEPTEMBER 4, 2019

MATTHEW FITZSIMMONS

COLORADO SPRINGS

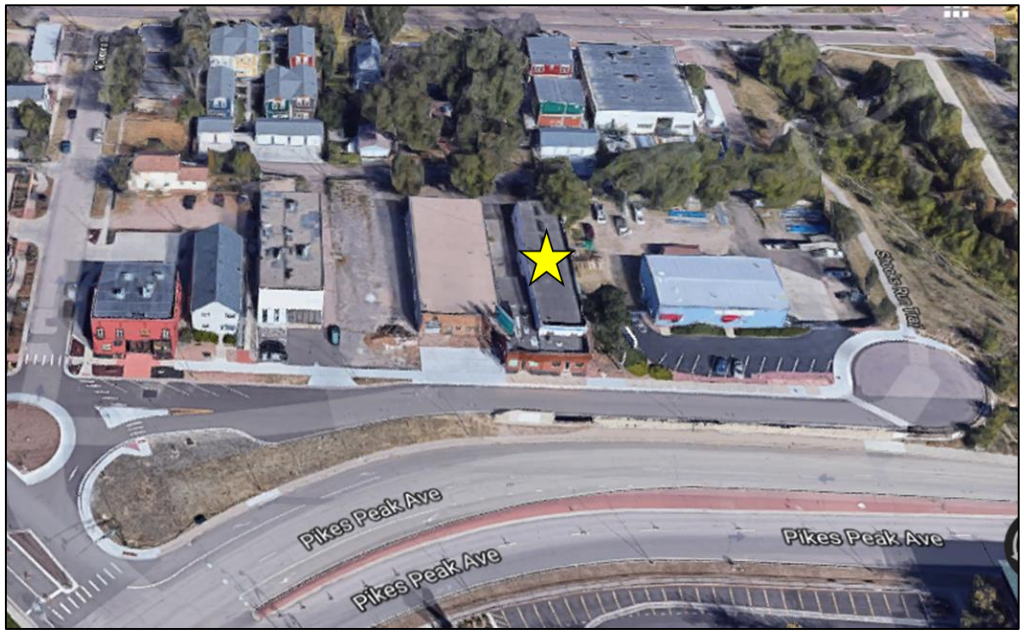
OLYMPIC CITY USA

# 13/50 Distilling

- **Location:**
  - 522 E. Pikes Peak Ave.
- **Applicant:**
  - Bobby Hill
- **Owned by:**
  - OGC RE3, LLC
- **Operated By:**
  - Catalyst Campus

# Current Status

- Square Footage:
  - Lot: 10,000
  - Building: 5,945
- One story commercial building
  - Toshiba
- Single Tenant
- Parking on street and in rear



# 522 East Pikes Peak Ave.

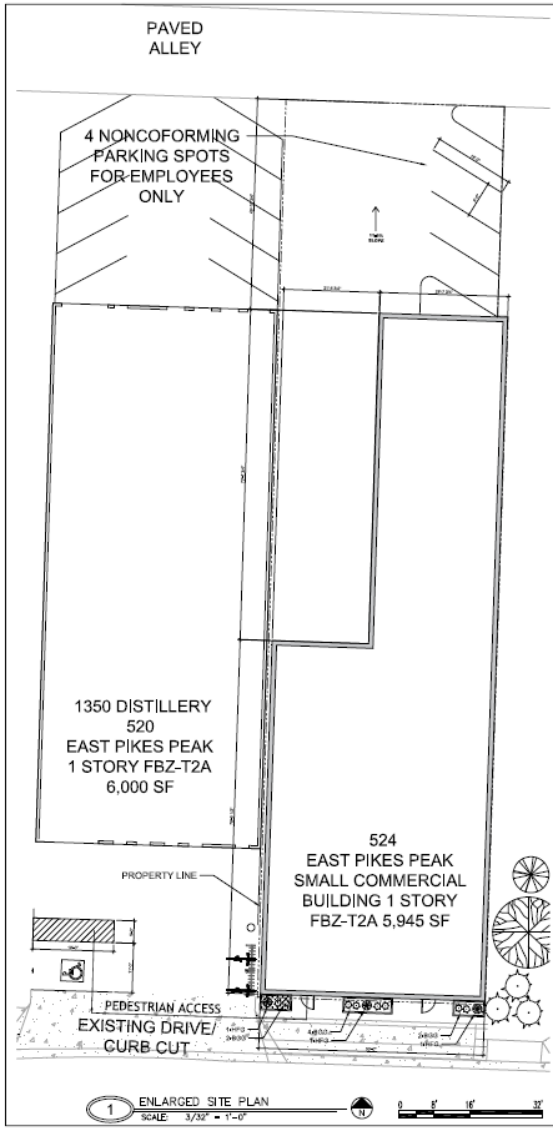
- **Proposed Uses:**
  - Office for Catalyst Campus

# Applications

- **Minor Improvement Plan (MIP) with associated parking warrant**
  - MIP - Façade and internal renovation
  - Warrant - 4 parking spaces will be provided where 12 are required

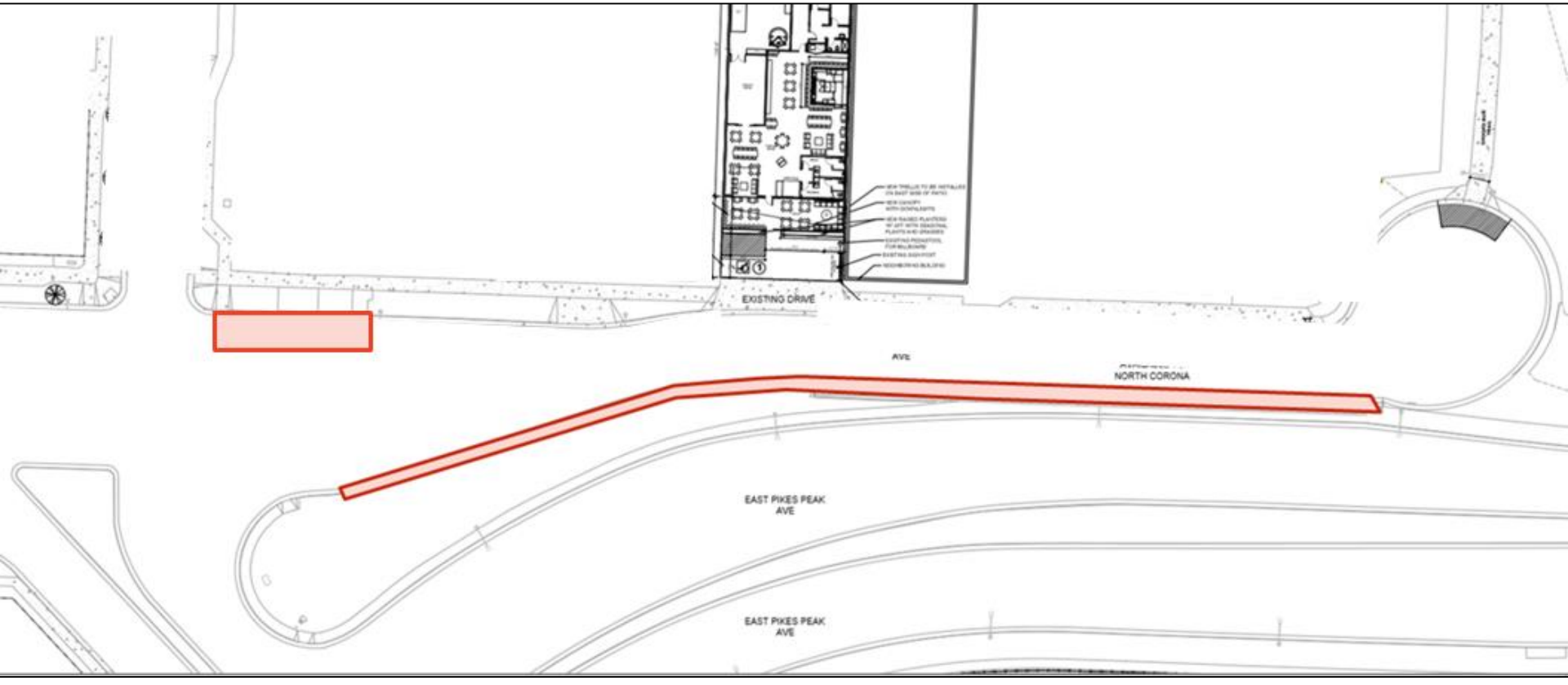
# Warrant - Parking

- **Parking Required: 12**
- **Parking Provided: 4**
  - **Front:** None
  - **ADA Space:** 1 at 520 E. Pike Peak Ave.
  - **Back:** 4 Employee Spaces
- **On Street Parking:**
  - South side of Corona
  - North Side of Corona



# Parking Warrant – In conjunction with MIP

- **<u>On</u> Street Parking:**
  - Pikes Peak Avenue
  - Corona Street



# Parking Warrant

- ADA parking
- Cycle Track
- Bus Route
- Catalyst Campus Parking
- Additional Street Parking

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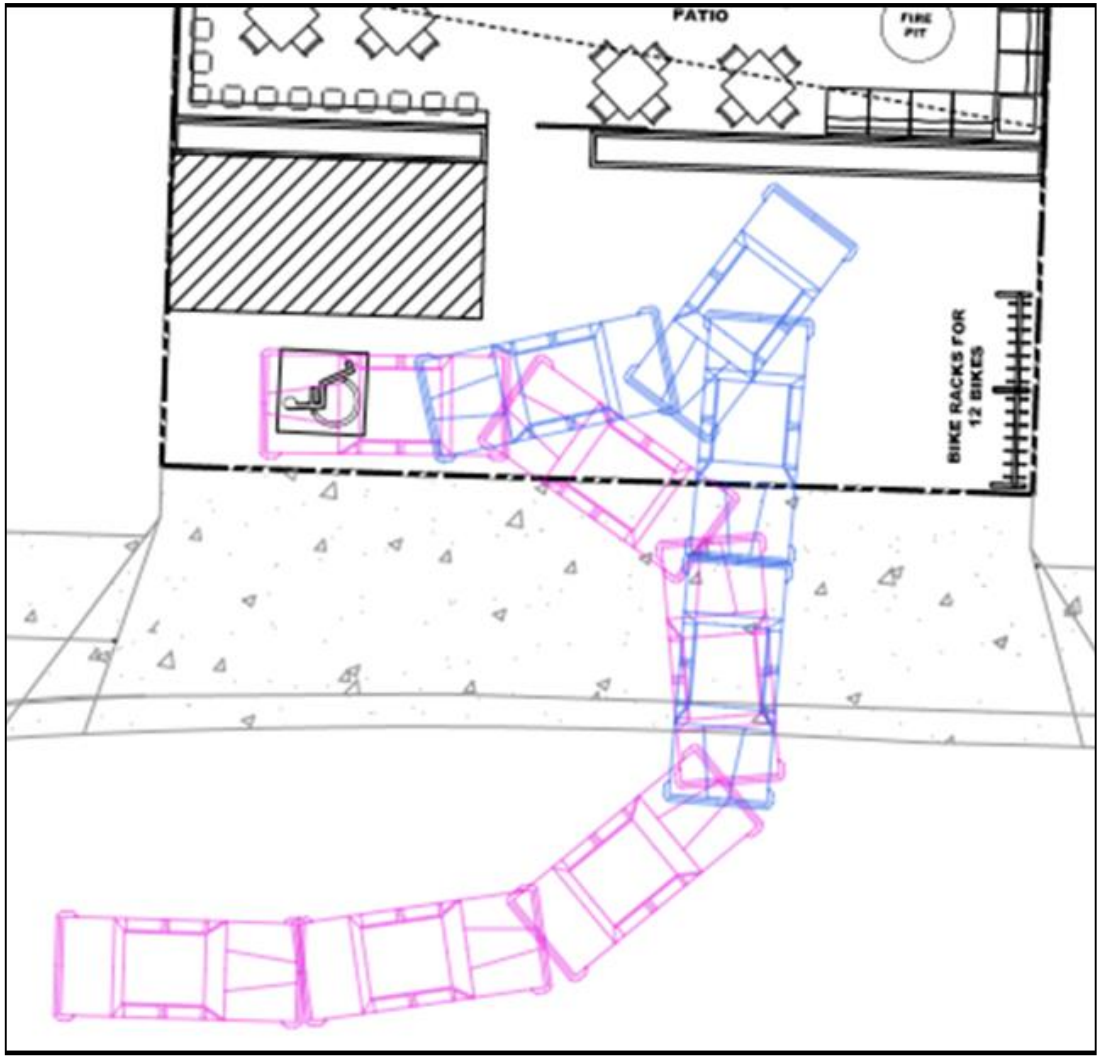

# Stakeholder Input

- Letters of Support: 1
  - Downtown Partnership
- Letters in Opposition: 1
  - Property Owners: parking

# Warrant Criteria

- Five criteria for the granting of a Warrant
  1. Consistent with intent of FBC
  2. Section 4 – Design Guidelines
  3. Reasonable – exceptional civic or environmental design
  4. Consistent with Imagine Downtown MP
  5. Consistent with Comprehensive Plan

- Applicant has met the requirements

# Recommendation

Recommend **approval** of the Minor Improvement Plan with the associated parking warrant, based on the finding that the required criteria are met.

- Subject to the completion of the technical modifications

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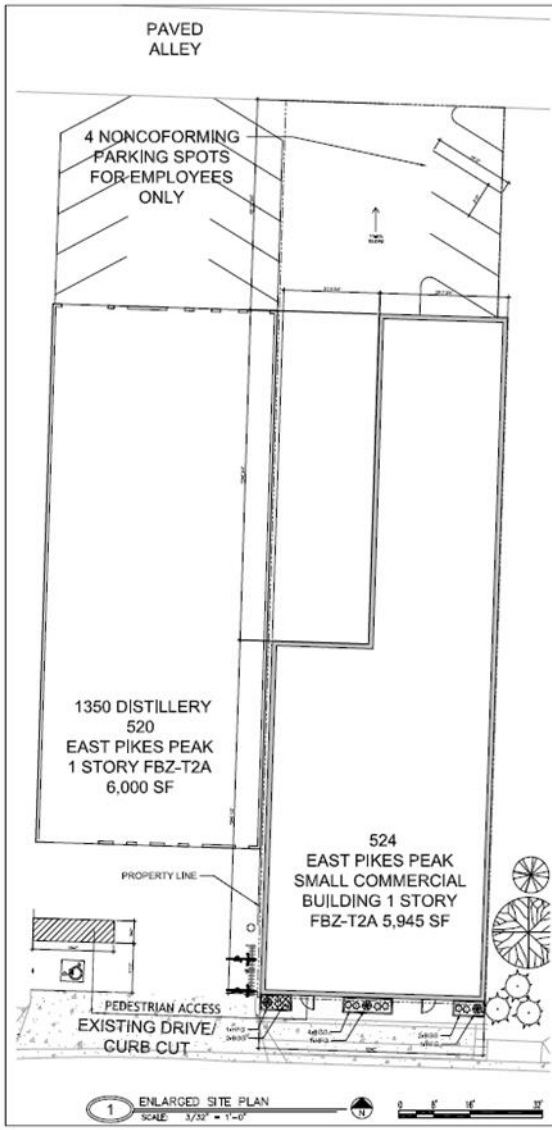
## Questions?