



August 21, 2019

522 East Pikes Peak Avenue
OGC RE3, LLC
TAX ID: 83-1942503

We are representing the owners of 522 East Pikes Peak Avenue, OGC RE3, LLC with the effort of remodeling their existing one-story warehouse building of approximately 5,945 square feet to be an office building with an addition of a second story totaling approximately 5,945 square feet. This use is permitted in the FBZ zone and would require 12 parking spaces at the required ratio of 1/500 based on a 5,945 square foot facility.

Warrant / Parking Warrant

We are adding 4 non-conforming parking spaces (due to the slope) to the north on the property and have permission from the adjacent property (1350 Distilling) to use the ADA parking space at the front of their building as our required space. There is available parallel street parking on the south side of East Pikes Peak Avenue (building frontage) that totals 8 spaces that are open parking and are with-in the 200-foot radius of our property. These 8 spaces are available to the property and would be enough to accommodate the additional 8 spaces required in the warrant. There are also available parking spaces for the user at the Catalyst Campus which is directly across Pikes Peak Ave to the south which would be available for their use.

ADA parking space will be made available with an agreement with the adjacent property owner for use of their ADA parking. Their business hours do not overlap ours which will accommodate the usage. One ADA space would be required based on the building size and usage.

The neighbor to the east 1350 Distilling which will be utilize 15 of the same available spaces for their functional requirement, however; their hours of operation will only overlap the office needs between 4pm and 5pm and they have 8 assigned available space at the north end of their building for their employees which should assist in the sharing of the required spaces that would be overlapping business hours between the two buildings.

The criteria for these warrants are as follows:

1. Are the requested warrants consistent with the intent of the form-based code? / **Yes, this project does meet the intent of the form-base code and the general requirements addressed in Section 4.**
2. Are the requested warrants, as well as the project as a whole, consistent with section 4-Design / guidelines of the form-based code? / **Yes, this project is consistent with the design guidelines and we have worked very closely with city planning to insure it is. There are no encroachments to the façade of the building, we have created an interesting visual for both pedestrian as well as the building user. The pedestrian experience happens along the public frontage of the building and Pikes Peak**
3. Are the requested warrants reasonable due to the proposed project's exceptional civic or environmental design? / **Yes, the project is reasonable with the exceptional civic design. We are maintaining the existing brick façade and enhancing the top portion of the building to be compatible with the Catalyst Campus across the street, which has been carefully designed to be an enhancement to the City.**

4. Are the warrants consistent with the Imagine Downtown Master Plan? / Yes, this project is consistent with the master plan. We are remodeling the existing façade to be compatible with the Catalyst Campus which is across the street and will become an extension to the campus.
5. Are the requested warrants consistent with City' Comprehensive Plan? / Yes, this project is consistent with the city' comprehensive plan and we have worked very closely with city planning to insure it is.

Enlarged Site Plan

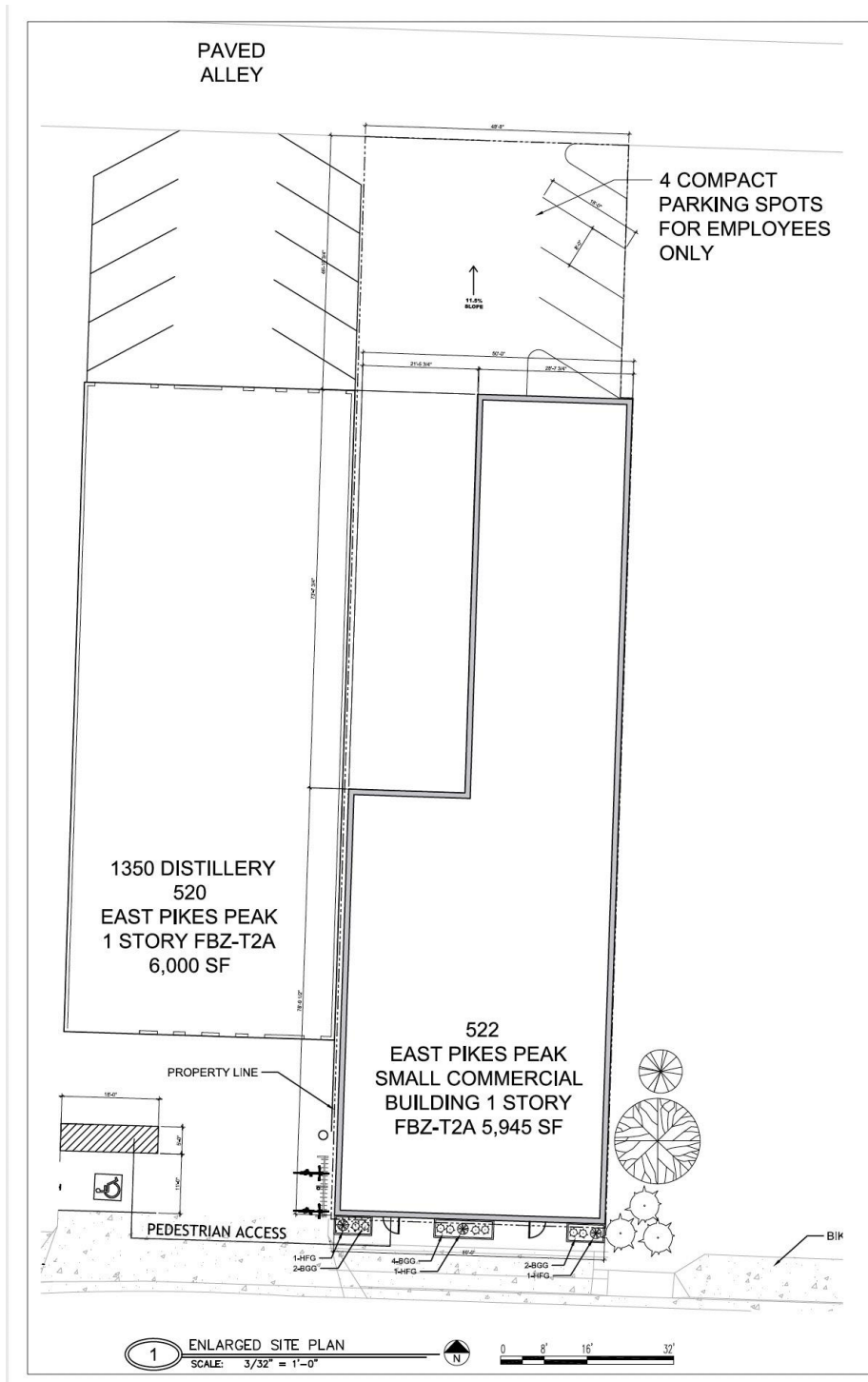
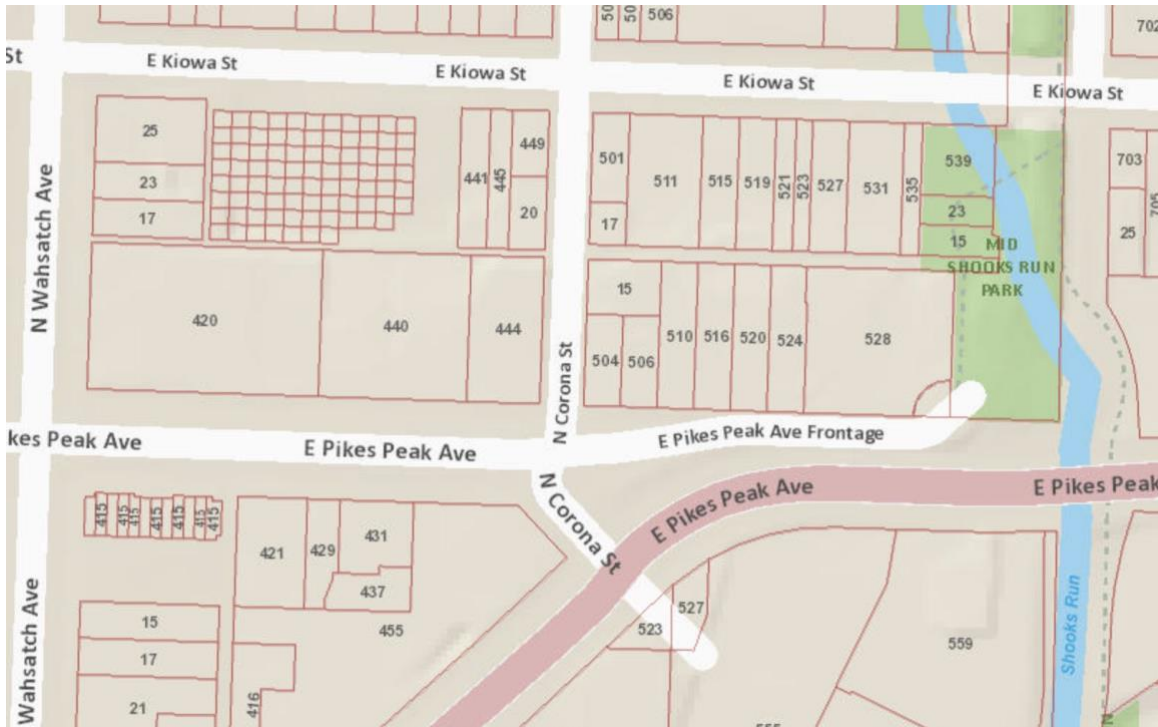


FIGURE 1

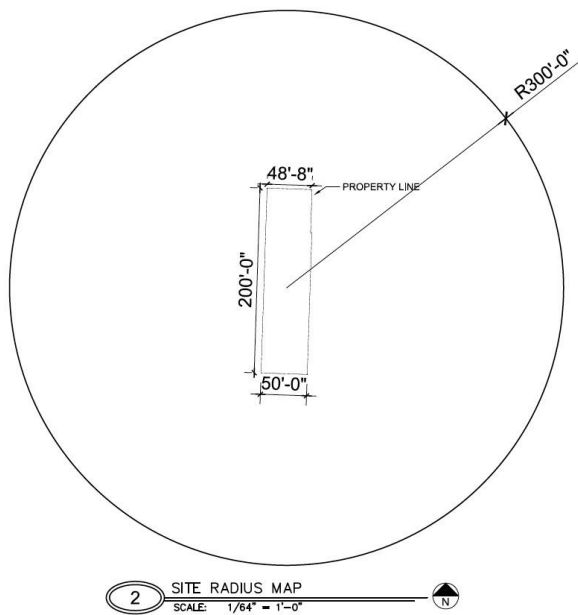
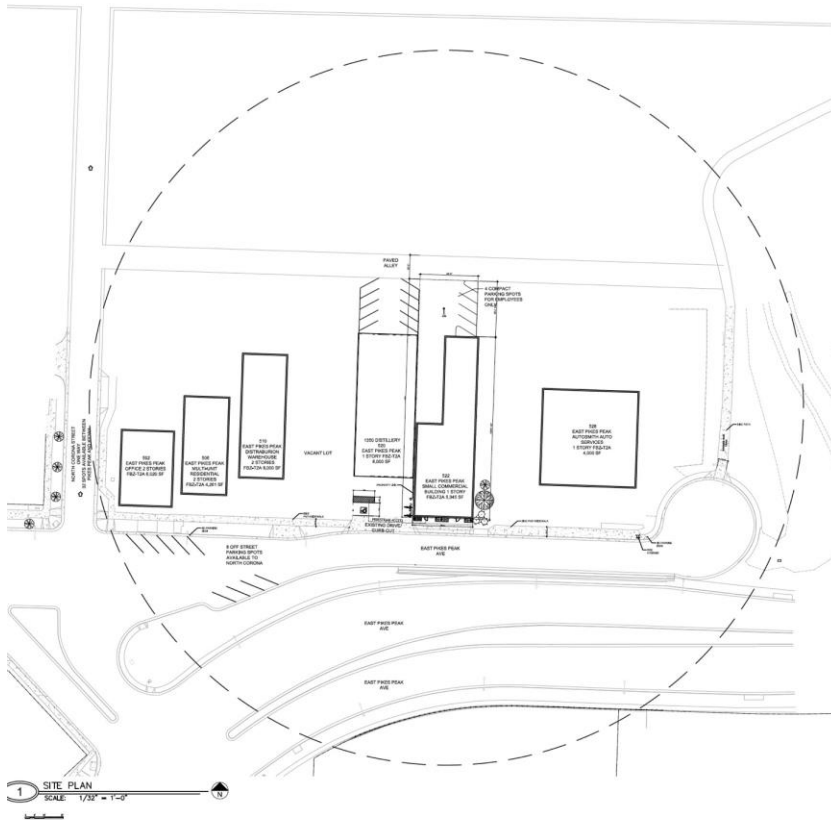
Area Site Maps



PARKING CALCULATIONS				
(COLORADO SPRINGS, CO CITY CODE CHAPTER 7, ARTICLE 4, PART 2)				(7.4.205)
CLASSIFICATION	SQUARE FOOTAGE	RATIO	REQUIRED	REQUIRED ACCESSIBLE
OFFICE/ BATHROOMS	EXISTING: 5,945	1 PER 500	12	1

4 OFF STREET PARKING SPACES ARE PROVIDED BEHIND BUILDING AND 8 ON STREET PARKING SPACES ARE PROVIDED IN A 300' RADIUS TO BUILDING

FIGURE 1



NOTE: 522 PIKES PEAK WILL SHARE ACCESSIBLE PARKING SPOT LOCATED IN FRONT OF 520 EAST PIKES PEAK AS THEY SHARE THE SAME OWNER.

INSTALL 'NO PARKING' SIGNS ALONG THE NORTH SIDE OF PIKES PEAK AVENUE FRONTAGE. THE 'NO PARKING' SIGNS WILL NEED TO START ADJACENT TO THE EAST EDGE OF THE EXISTING ANGLED PARKING TO THE START OF THE CUL DE SAC.

FIGURE 1

On Street Parking Available on East Pikes Peak (8 non-metered spaces)



FIGURE 1



North Corona (32 non metered spaces)



FIGURE 1

Kiowa Street and North Corona Street Parking

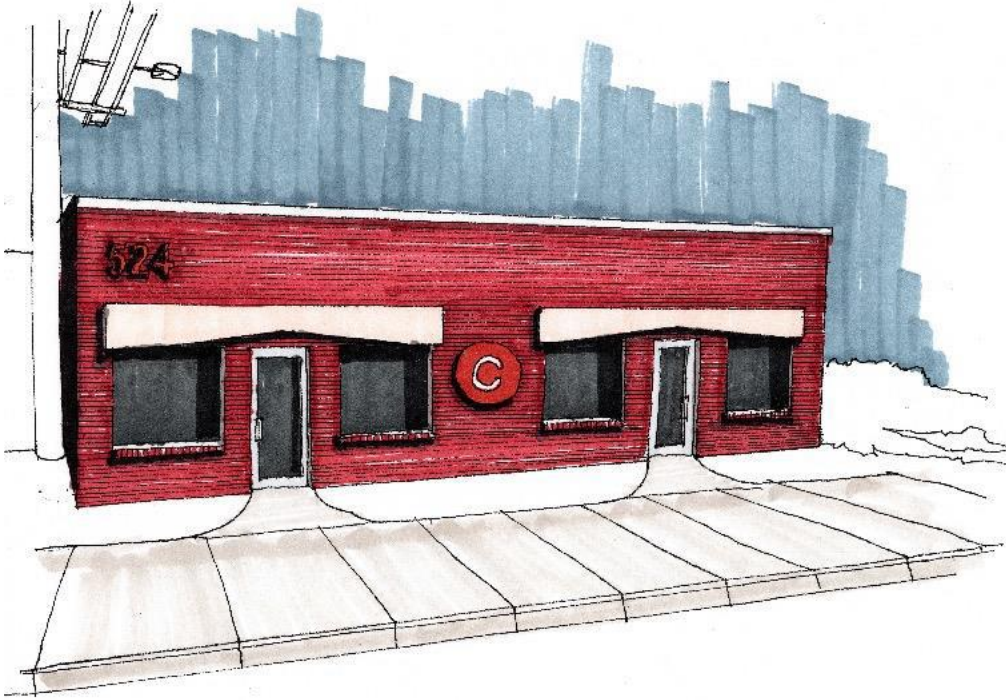


Existing Building from Pikes Peak Ave.
South elevation



FIGURE 1

Proposed Remodel Sketch
(Matching the campus look for Catalyst Campus to the South)



Catalyst Campus



P J.P. Hsu

FIGURE 1

Bobby Hill, IIDA

219 West Colorado Avenue, Suite 308. Colorado Springs, CO 80903 719-634-3600 / Fax 719-634-2239