



Date: July 27, 2021
Project: 310 & 316 N Tejon Street
Location: 316 N Tejon Street
Colorado Springs, CO

To: City of Colorado Springs
Urban Planning Division
Planning & Community Development
Attn: Matthew Fitzsimmons

316 North Tejon Street – Project Statement

Development Plan

PROJECT DESCRIPTION:

The 316 N Tejon development plan seeks to improve the 19,000 sf lot by bringing life back to the existing two story building and engaging the pedestrian right of way with a new outdoor patio space, as well as building a new five story luxury condo building.

The existing two story building is proposed to house two new restaurants on the ground level, which will spill out onto a large outdoor patio space. The upper level of the existing building is being proposed as office space (which is the current use). The new patio is intended to bring life and energy to this section of Tejon Street with access directly from the pedestrian right of way. The patio walls will serve the dual purpose of wall and planting beds, creating a small oasis within the patio extents. New steel and concrete trellis and loggia features will provide shade and shelter from the elements. Both trellis and concrete loggia compliment the existing architecture with the intent of making a visual connection between old and new.

Immediately to the west of the existing building the project is proposing a new construction five story multi-family building. The building is proposed to sit on the southwest corner of the site with the ground floor being used for private resident parking. The first three stories above the garage level will have a mix of (1) and (2) bedroom units at market rate while the fourth floor will house two penthouse units at market rate with amazing panoramic views of the mountains and city.

REVIEW CRITERIA:

Section 2.2 Sectors :

The project site resides in Transition Sector 2A.

Section 2.3 Building Type:

The project is proposed as a mixed-use building type. The existing building is being proposed to house (2) restaurants on the ground level and office space on the second level. The new five story building is being proposed as market rate condos with private parking on the ground level.

The new building and patio follow the setback requirements of section 2.3.3. The proposed front set back is 0'-0". The proposed side set backs are (North) 0'-6", (South) 0'-0", and back setback at 0'-0"

Per section 2.3.4 new mix-used building in the Transition Sector 2A are permitted to have 4 stories. The new building is proposed as five stories. This is allowed with a one story density bonus. The new building is proposed to meet the criteria for market rate housing achieving 2 points, as well as the reduced heat island effect achieving another 2 points. The latter will be met by using a high albedo roofing membrane. An additional story is earned by achieving 3 points allowing for a fifth story.

Section 2.4 Building Frontage:

The frontage type is existing non-conforming but most closely resembles 2.4.1 common lawn. There is no glazing change to the existing building.

Section 2.5 Uses:

Restaurants, office and residential uses are all permitted in Transition Sector 2A according to section 2.5.1

Mixed-use buildings are permitted to have restaurants, offices and residential uses on any floor according to section 2.5.2

Section 2.6 Parking:

Per section 2.6.2 the site is parking exempt.

(13) Private resident parking stalls are being proposed on the ground floor of the new condo building. (6) compact parking stalls are being proposed with 1 accessible parking stall. (2) new street parking stalls are being proposed as the existing curb cut is to be infilled.

Section 2.7 Block Dimensions:

This section does not apply to the proposed project.

Section 2.8 Public Spaces:

The project plans to infill the existing curb cut with interlocking paver laid in holland pattern per city standards. A new type 1 curb and gutter will also be installed at this infill.

Section 2.9 Signage

New signage will follow standards established in Chapter 7 of the City Code.

ISSUES:

Administrative Relief:

The drive aisle to the surface parking is 22'-8" which is 5% less than the code required 24'-0" width. I would like to request Administrative Relief to allow this. See justification below.

1. The strict application of the regulation in question is unreasonable given the development proposal or the measures proposed by the applicant or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district and such conditions will not allow a reasonable use of the property in its current zone in the absence of relief.

This site is exactly 100' wide. We'd like to provide as much parking as possible. In order to provide full size parking for the multi-family building we need 60' plus 1'-4" of structure. This leaves 38'-8" of the site remaining for parking. In order to maximize the amount of parking available we are proposing 16' deep compact parking stalls with a reduced 22'-8" drive aisle. We feel this is appropriate providing that the parking is solely for users of the building, limited (6 stalls total), and only for smaller, compact sized cars. Any other code compliant parking (diagonal or parallel) would reduce the amount of parking provided from 6 to 3 or less.

2. The intent of this Zoning Code and the specific regulation in question is preserved.

This proposal does not adversely affect the intent of the zoning code.

3. The granting of the administrative relief will not result in an adverse impact on surrounding properties.

The granting of this relief would be a net benefit to adjacent properties by reducing the overall parking load on the neighborhood.

4. The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel. Administrative relief shall not be used to create or modify lots to the extent that they no longer meet the minimum lot size for the zone district in which they are located.

This is a parking exempt zone therefore the granting of this relief does not affect any allowable densities on the site.

Waiver of Replat

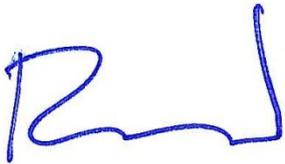
A Waiver of Replat is required to consolidate the existing three lots on this existing Lot of Record. This has been included with the submittal.

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

Respectfully,

Echo Architecture, LLC

by



Ryan Lloyd
Architect