

Project Statement for Front Range Barbeque - Business Expansion  
2330 and 2326 West Colorado Avenue  
Colorado Springs, CO 80904-3327

Front Range Barbecue in Old Colorado City is a restaurant specializing in Southern-style barbecue with a full bar featuring live music on an outdoor stage. The lot has an area of 7,140 square feet. The single building on the site is the restaurant, constructed in 1928 and with an area of 1,469 square feet.

The project proposes the demolition of the existing office structure at 2326 W. Colorado Avenue and the removal of the existing tent structure at 2330 W. Colorado Avenue. The two properties will be combined into one lot.

New additions will be built on 2330 on the east, and southwest portions of the existing structure for expanded restaurant and music performance space in accordance with the Review Criteria and Guidelines of the City of Colorado Springs Code of Ordinances (March 28, 2023).

The 3,600 square foot acquisition site contains an existing 1,402 square foot office building dating from 1898. Current zoning is MX-M. This is an intermediate business zone district, and matches the zoning of the existing Front Range Barbecue at 2330 W. Colorado Avenue.

Due to the density of this neighborhood in Old Colorado City, and the nature of the existing building setbacks in this historic area, two (2) variances will be sought for on-site parking requirements and setback distances.

The property is near posted bicycle routes and has a sizeable accommodation for on-site bicycle parking. There is a sizeable public parking lot, on-street parking and "shared" parking opportunities nearby.

The justification for the project is to accommodate the growing popularity of the restaurant, and its attractiveness as a live music venue. The area of the site is .2465 acre, thereby negating the need for a Letter of Map Revision (LOMR.)

There are two (2) nonuse variances being requested. The variances pertain to front setback and parking requirements.

Due to the density of this neighborhood in Old Colorado City, and the nature of the existing building setbacks in this historic area, a variance is sought for the front setback distance. MX-M Zoning includes a 20' front setback.

The neighboring buildings which house OCC Brewing and SOCO Crossfit are currently nearer the back of sidewalk than the existing Front Range Barbecue. As measured, a stairway leading to the building is eight (8) feet from the back of sidewalk.

In this area, with the existing character and density, facades which align will present more architectural unity. As this area moves into the more pronounced, historical nature of Old Colorado City, there is a sense of enclosure provided by the narrower setback which makes walking along the adjacent sidewalk

more comfortable. Posted speed in this area is 25 miles per hour, it is not a higher speed vehicular corridor.

The pedestrian enclosure is emphasized with parallel parking next to the sidewalk on West Colorado Avenue. The neighborhood predates the popularity of the car, which had an impact on the increase in setback distances as their numbers increased. The fronts of the businesses in the area are thus devoid of parking lots, with parallel parking on the streets in front of the building and additional parking in areas which were traditionally alleyways in the rear.

Due to the density and initial built environment in this historic neighborhood in Old Colorado City, and the nature of the existing building setbacks in this historic area, a variance is sought for the on-site parking requirements.

The zoning for the property is MX-M. The parking requirement based on its use is based on the square footage of the restaurant, with one (1) space required per three hundred (300) square feet of gross floor area, indoor seating area. This area is 2,331 square feet, resulting in a parking requirement of eight (8) spaces. The outdoor seating area is below the 20% of indoor seating area threshold at 16.7%, thus not requiring additional parking. There are currently four (4) vehicular parking spaces, to remain, behind the restaurant. One of these spaces is a designated accessible space. There is an additional "loading" space alongside them. Additionally, there is a bike rack on premises, also to remain, which accommodates eleven (11) bicycles.

Off-site parking is provided by existing on-street parking along West Colorado Avenue (in front of the restaurant), along south 24th Street to the west, and West Pikes Peak Avenue a half block north.

Some nearby businesses have offered use of their vehicular lots, as well.

- Stacey Doucette, administrator of 2725 West Colorado Av, has offered their employee parking lot of 15 to 20 spaces to Front Range Barbeque.
- Suzanne Schorsch, Board of Directors, Old Colorado City Historical Society, 1 South 24th Street, has also offered parking spaces at their business. Acknowledging that many Old West Side businesses do not have requisite parking space in this historical area and requires patrons to walk to their destinations, she acknowledges the considerate staff at our establishment. Business hours are 11 to 4 in summer and 11 to 2 in winter, and these times, in addition to special events, would be for their patrons only. I don't have an exact count of spaces, as the parking lot is not paved or striped, but I believe there are ten (10) to fourteen (14) spaces.
- The Organization of Westside Neighbors was contacted by our client, Brian Fortinberry, and received a positive response to his inquiry. They acknowledged that Front Range Barbeque has been a staunch supporter of the Westside neighborhood for years and are pleased with the project's improvement of the property. Their response letter was penned by Sara Vaas, Vice President.
- An additional offer of parking was made by Franco Pisani, President of Old Colorado City Association. He offered several free parking spaces for the guests of Front Range Barbeque, complementing the

business for its staunch support of Old Colorado City. Copies of their support letters have been attached to the nonuse variance letter uploaded separately in the Record NVAR-23-0053 uploaded to the City. There is additional public parking available a short distance away on West Cucharras Street and South 25th Street, with forty-six (46) standard spaces, three (3) handicap spaces and four (4) motorcycle spaces.

Front Range Barbeque is also on a designated bicycling route on West Pikes Peak Avenue, as well as easy access on 24th street. There is also cycling along West Colorado, although it is more heavily trafficked.

**Area data table:**

Current building area	1,469 square feet
Current porch & patio area	1,302 square feet
<b>Current restaurant area incl. porch &amp; patio</b>	<b>2,771 square feet total</b>
Proposed indoor dining area	2,300 square feet
Proposed outdoor dining area	420 square feet
Proposed new event space	800 square feet
<b>Proposed building incl. event, mezzanine, offices</b>	<b>8,185 square feet total</b>