



Quick Facts

Applicant/Property Owner
 Altitude Hospitality
 Group/Peacore Family, LLC

Consultant
 Bobby Hill Designs

Address / Location
 812 S Sierra Madre Street

TSNs
 6419206063

Zoning
 FBZ-T2B (Form Based Zone
 Transition Sector 2B)

Site Area
 1.16 acres

Proposed Land Use
 Restaurant/Bar

Applicable Code
 Downtown Colorado Springs
 Form-Based Code

Project Summary

A Warrant and Minor Improvement Plan to allow a new outside bar in the west side activity area of Trainwreck at 812 South Sierra Madre Street. The Minor Improvement Plan is to add the outside bar to the previously approved development plan for Trainwreck. The Warrant application addresses Frontage Standards that are in place to create an interesting and pedestrian-friendly street wall.

File Number	Application Type	Decision Type
FBZN-24-0017	Minor Improvement Plan and Warrant	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Town of Colorado Springs	1872
Subdivision	Peacore Family Subdivision Filing No. 1	February 2023
Master Plan	Experience Downtown Master Plan	2016
Prior Enforcement Action	N/A	N/A

Site History

The subject property is 1.16 acres in size. It is legally described as Lot 1, Peacore Family Subdivision Filing No. 1. The subdivision final plat was recorded on February 7, 2023 (Reception No. 223715094).

A Form-Based Code Development Plan Minor Amendment was administratively approved for the site on November 11, 2021, that allowed the former warehouse to be converted to a restaurant and outdoor activity/entertainment area (DS MDP 96-315-A1MN21) (see “**Attachment 1-Trainwreck Minor Development Plan**”). The 2021 Trainwreck plan was amended in 2022 (DS MDP 96-315-A2MN22) (see “**Attachment 2-Trainwreck 2022 Minor Amendment**”). The 2022 amendment changed the east or Siere Madre Street frontage parking lot to outdoor volleyball courts and added bocce ball and putting greens to the west side activity area. The aerial image below shows as-built conditions at Trainwreck as of August 31, 2024.



Applicable Code

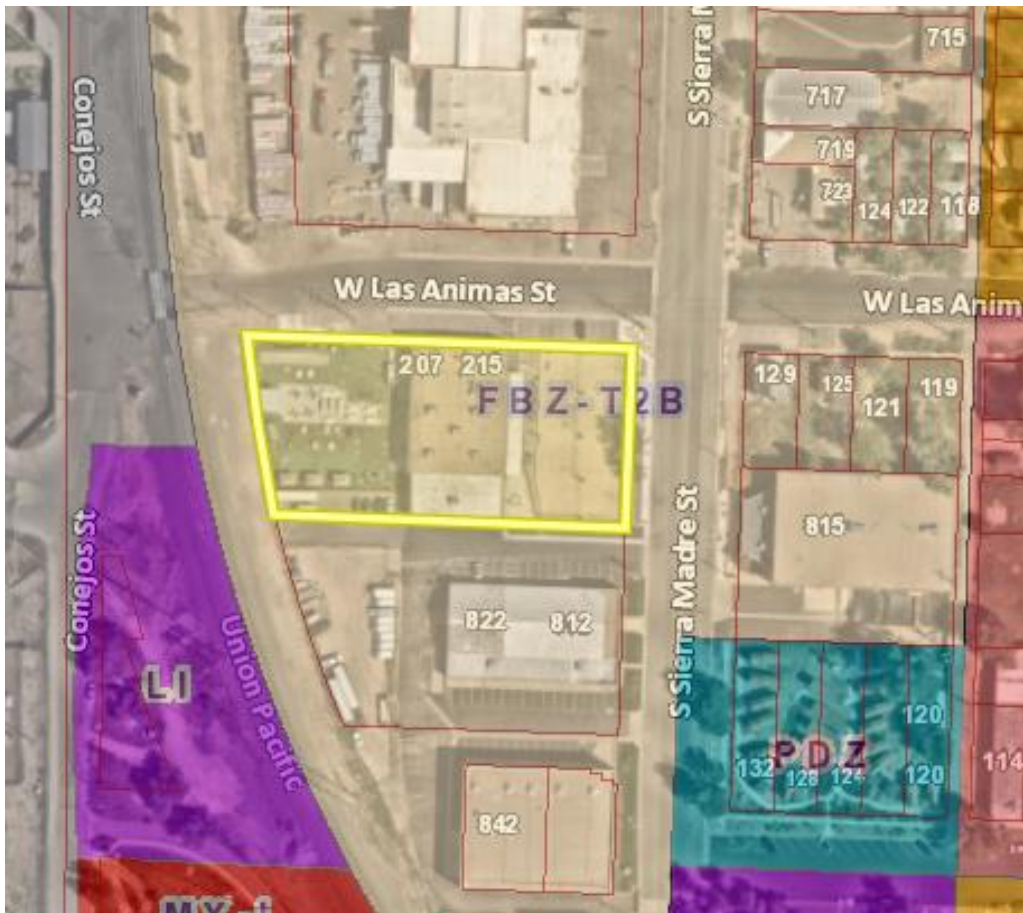
The subject application is within the boundaries of the Form-Based Zone which requires zoning action within these boundaries to be reviewed under the Form-Based Code. All subsequent references within this report that are made to “the Code” and related sections are referenced to the Form-Based Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	FBZ-T2B	Commercial/Warehouse	ABC Supply Co. Inc.
West	PF/LI	Railway	Union Pacific
South	FBZ-T2B	Commercial	Charles D Jones Co. – HVAC equipment and accessories
East	FBZ-T2B	Residential/Commercial	Single-Family Residence and Hanks K-9 Social Club

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	2 times (Internal Review/Prior to Downtown Review Board Public Hearing)
Postcard Mailing Radius	1,000'
Number of Postcards Mailed	140 with each public notice occurrence
Number of Comments Received	1 (Downtown Partnership)

Public Engagement

Public Engagement for the application included only the required Public Notice for a Warrant and Minor Improvement Plan. The public engagement resulted in one (1) review comment from the Downtown Partnership. The Downtown Partnership recognized the great addition that Trainwreck is to Weidner Field area of downtown Colorado Springs. For this application, however, it was their opinion that the proposed bar should be relocated to avoid the back of the bar facing a public street (see **“Attachment 3-Downtown CS Letter”**). The Downtown Partnership suggested that the bar be located in the southeast corner of the west-side activity area.

Timeline of Review

Initial Submittal Date	12/11/2024
Number of Review Cycles	1
Item(s) Ready for Agenda	The item was ready for the Downtown Review Board Agenda on January 16, 2025.

Agency Review

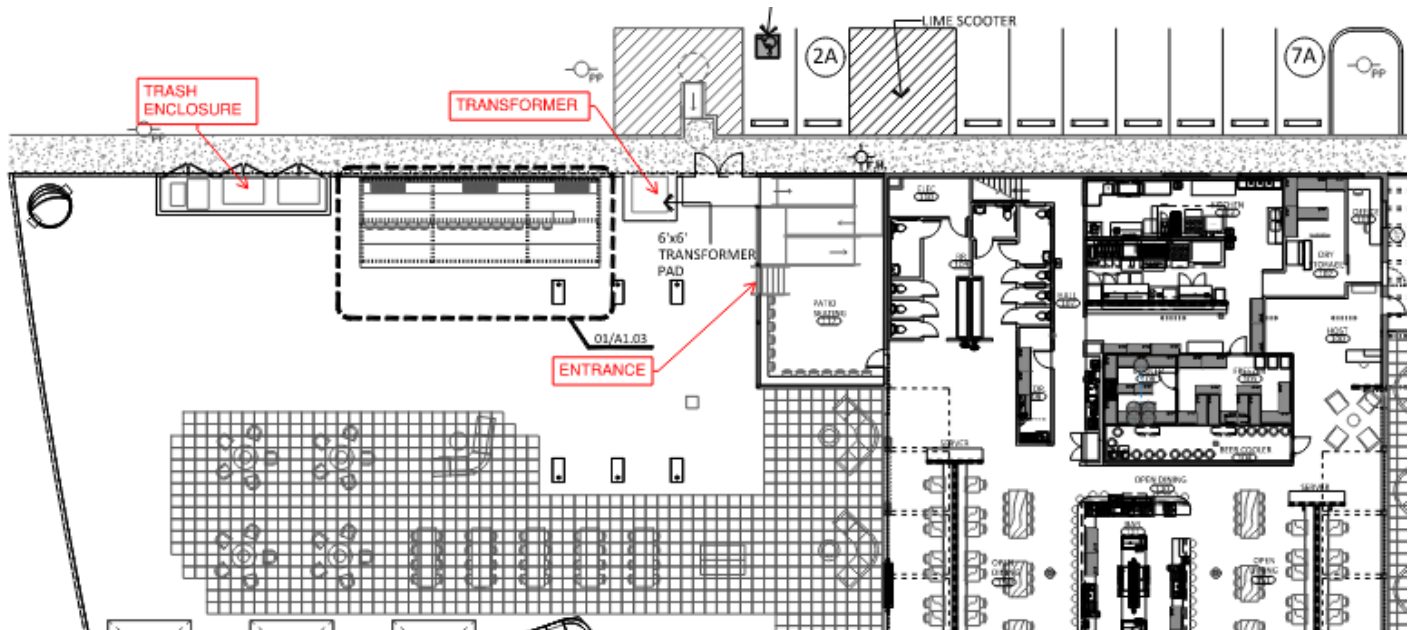
The application was only reviewed by City Planning.

Form-Based Zone Warrant and Minor Improvement Plan

Summary of Application

The proposed application is for a new outdoor bar in the west-side activity area of Trainwreck (see **“Attachment 4-Project Statement”, Attachment 5-Site Plan”, and “Attachment 6-Architectural Plans”**). The proposed outdoor bar is located on the west side of the lot, behind the restaurant building and adjacent to West Las Animas Street. The proposed structure is oriented so that its back side faces the public street. It is a steel structure that is 8' x 40' (320 square feet) in area and 11'-4" in height. The color of the steel is compatible with the black and white color of the primary building. A mural is proposed for the north facing side of the new structure to create an aesthetically engaging and pedestrian friendly street frontage (see **“Attachment 7-Renderings”**). The proposed mural will coordinate with mural themes that have been used in the interior design of Trainwreck (see **“Attachment 4-Project Statement”**).

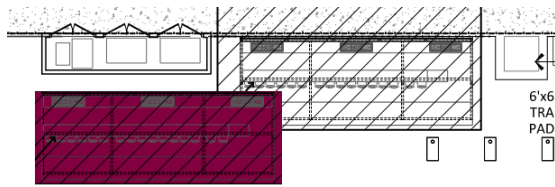
The new outdoor bar area is proposed to better support the highly popular west-side activity area. Its location was selected due to its proximity to the building entrance, and it takes advantage of the open area between the trash enclosure and transformer. Another reason is that it has a minimal impact on the west-side activity area.



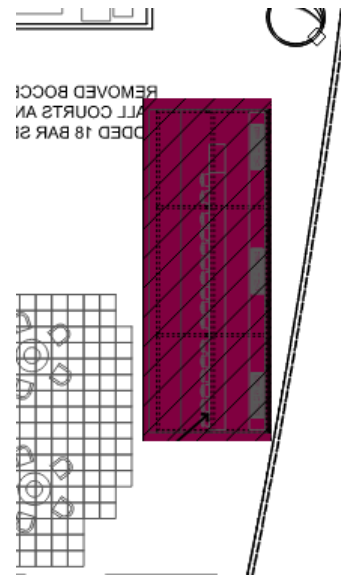
The Downtown Form Based Code is established to “guide the development of a lively, mixed use, pedestrian friendly downtown.” Trainwreck has transformed a former vacant warehouse building and property into a vibrant restaurant and social space. It most definitely enhances the downtown and its revitalization meets the overarching purpose of the Form Based Code. The Form Based Code also is meant to accommodate changing uses, additions, and amenities to buildings and properties while maintaining the integrity and viability of the public realm, with an emphasis on pedestrian experience and building orientation. To achieve this, Design Standards and Guidelines were incorporated into the Form Based Code. One of the most critical elements of urban design is street frontage. Street frontages play a significant role in creating interesting and pedestrian friendly street walls. This includes windows and entries that face the street to promote visual interest for the streetscape, and amenity zones to create a pedestrian friendly environment.

With this application, the need for the new service bar is appropriately articulated by the Applicant. Its location was selected for successful customer service and maintaining an attractive, popular and open activity area. Its orientation that places the back of the new bar toward the street is its one limiting factor and is what necessitates the proposed warrant. As previously indicated, a street frontage standard requires that street facing structures create a visually interesting and pedestrian friendly street wall/façade. It is City Planning’s position that the bar placement adjacent to West Las Animas Street, even with the mural, diminishes the street frontage. Its result is an opaque street frontage from Sierra Madre to Conejos Street. This characteristic is created by a fence with black screening material, the restaurant building, the back of the proposed bar and the trash enclosure. With the addition of the new bar the street frontage is approximately 75% opaque resulting in a loss of visual interest and pedestrian openness.

At the pre-application for the proposed project this conclusion was provided to the Applicant. City Planning Staff will disclose that this conclusion was not an immediate response at the pre-application meeting. It took a site visit after this meeting to better visualize and comprehend the impact of the proposed bar. To this end, City Planning recommended alternative locations for the bar (see “Attachment 8-Pre-Application Summary”). The images at the top of Page 6 are the recommended locations that were offered during the pre-application meeting process for the application.



Alternative 1 – in line with existing trash enclosure



Alternative 2 – northwest property line

The minor site changes for the new bar are being captured by the submitted Minor Improvement Plan. The changes do not impact existing site infrastructure, or landscaping (both internal and street frontage) that were established and implemented with the original development plan approval. The development as it is proposed does require a Warrant to be approved for it to meet the adopted Design Guidelines of the Form-Based Code.

Application Review Criteria

This application is subject to the review process set forth in Section 5.6 (Minor Improvement Plan) and the criteria in Section 5.4 (Warrant) of the Form-Based Code. The Warrant is for the required Street Frontage Standards, and the Minor Improvement Plan is for the minor site change associated with the project.

Form-Based Code Section 5.4.1

Section 5.4.1 establishes The Downtown Review Board is the primary entity with the authority to approve or disapprove a request for a warrant pursuant to regulations established within this Section. Warrant requests shall be reviewed for substantial compliance with the following criteria:

- A. 5.4.3.1 *Is the requested warrant consistent with the intent of the form-based code?*

The proposed Warrant for street frontage is not consistent with the intent of the Form-Based Code. The Code encourages a visually interesting and pedestrian friendly and open streetscape. The proposed plan, even with the proposed mural, diminishes the West Las Animas Street Frontage.

- B. 5.4.3.2 *Is the requested warrant, as well as the project, consistent with Section 4 – Design Guidelines of the form-based code?*

The Warrant is not consistent with the Form-Based Code Design Guidelines. One of the most critical elements of urban design found in the Form-Based Code is the design of its frontages. The make-up of the building face and streetscape play a significant role in creating an interesting and pedestrian-friendly street wall. In this case, the street frontage should be visually continuous to have open views into the outdoor activity spaces of Trainwreck to counter the solid, flat walls of

the existing building. If not this way, the street wall of Las Animas Street has little street frontage. As proposed, the new bar addition simply furthers the opaque characteristic of the street wall, even with the proposed mural, when the design guidelines require it to be open, visually interesting and pedestrian friendly.

C. 5.4.3.3 *Is the requested warrant reasonable due to the proposed project's exceptional civic or environmental design?*

The Warrant is not reasonable. Adding murals is often a way to improve civic design. It is the placement and orientation of the new bar that accentuates an already opaque streetscape. The layout and design of the new bar diminishes the visual interest and openness that is required for street frontages as is adopted in the Form Based Code.

D. 5.4.3.4 *Is the requested warrant consistent with the Downtown Master Plan?*

The proposed Warrant is not consistent with the Experience Downtown Master Plan. The Master Plan from an Urban Design perspective encourages the creation of pedestrian friendly environments. This proposal is excellent in terms of form and function for Trainwreck and its customers, but it turns its back to the public realm. It is for this reason that the proposed project does not meet the Downtown Master Plan.

F. 5.4.3.5 *Is the requested warrant consistent with the City's Comprehensive Plan?*

The proposed Warrant is consistent with PlanCOS. PlanCOS embraces adapting previously used buildings and properties in response to changing times to support the Downtown as an inclusive, mixed use, cultural, and economic heart of the region. The Trainwreck project is a good example of redevelopment that adapted an unused warehouse building to an

EMBRACE CREATIVE INFILL, ADAPTATION, AND LAND USE CHANGE

GOAL UP-2

Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.

GROW THE CITY'S HEART

GOAL UP-3

Continue to grow and support Downtown as an inclusive, mixed use, cultural, and economic heart of the region.

active, vibrant restaurant/bar with a popular outdoor activity area. It is a great addition to the south downtown area.

PlanCOS also envisions improving pedestrian experiences with good design and high-quality walkable environments. For this, PlanCOS relies heavily on the Experience Downtown Master Plan. The review of the application as it relates to the Experience Downtown Master Plan is in the preceding section of this Staff Report.

Form-Based Code Section 5.6

Those projects that do not trigger a development plan but include one (1) or more minor improvements are allowed to be reviewed and considered Minor Improvements. The proposed outdoor service bar fits the definition of Minor Additions as described in Section 5.3.1.3 of the Form-Based Code. Minor Improvements are required to be reviewed to ensure that the proposed changes comply with the Code's Standards.

City Staff finds that the Minor Improvement Plan does not comply with the applicable Design Standards of the Form-Based Code as has been described in previous sections of the Staff Report.

Statement of Compliance

FBZN-24-0017

City Planning has reviewed the Warrant and Minor Improvement Plan for the Trainwreck Outdoor Bar and finds that the application does not meet the approval criteria as set forth in Form-Based Code Section 5.4, and Form-Based Code Section 5.6.