



**DOWNTOWN REVIEW BOARD  
MEETING AGENDA**

**WEDNESDAY, APRIL 2, 2014  
8:30 A.M.**

**CITY HALL  
COUNCIL CHAMBERS  
107 NORTH NEVADA AVENUE  
COUNCIL CHAMBERS, SUITE 325  
COLORADO SPRINGS, CO 80903**

## **DOWNTOWN REVIEW BOARD MEETING PROCEDURES**

The Downtown Review Board will hold their regular meeting on **Wednesday, April 2, 2014 at 8:30 a.m** in the Council Chambers of City Hall located at 107 North Nevada Avenue, Colorado Springs, Colorado 80903.

The Consent Calendar will be acted upon as a whole unless a specific item is called up for discussion by a Board Member, a City staff member, or a citizen wishing to address the Downtown Review Board.

When an item is presented to the Downtown Review Board the following order shall be used:

- City staff presents the item with a recommendation;
- The applicant or the representative of the applicant makes a presentation;
- Supporters of the request are heard;
- Opponents of the item will be heard;
- The applicant has the right of rebuttal;
- Questions from the Board may be directed at any time to the applicant, staff or public to clarify evidence presented in the hearing.

## **APPEAL INSTRUCTIONS**

If you do not agree with a decision of the Downtown Review Board and wish to appeal that decision you must do so by filing an appeal with the City Clerk's Office (located at 30 S. Nevada Avenue, Colorado Springs, CO 80903) no later than ten (10) days after the hearing date. Accordingly any appeal relating to this Downtown Review Board meeting must be submitted to the City Clerk by 5pm on:

**Monday April 14, 2014**

The appeal letter, along with the required \$176 fee, should address specific code and/or regulating plan requirements that were not adequately addressed by the Downtown Review Board. City Council may elect to limit discussion at the appeal hearing to the matters set forth in your appeal letter. Unless a request for postponement is made, City Council will hear the appeal at its next regular meeting occurring at least nineteen (19) days after the Downtown Review Board meeting (Zoning Code Chapter 7.5.906).

## **DOWNTOWN REVIEW BOARD MEETING AGENDA**

- 1. APPROVAL OF THE MINUTES** - for the March 5, 2014 Downtown Review Board meeting
- 2. COMMUNICATIONS**
- 3. CONSENT CALENDAR** - (No items)
- 4. UNFINISHED BUSINESS CALENDAR –**

**File No.: DRB DP 14-00008 (Quasi-Judicial)**

Request by Scott Simmons on behalf of LWP Properties, LLC for approval of the Green Man Taproom outdoor patio space to allow the construction of a roughly 3,500 square foot exterior “beer garden” to the south and west of the building for outdoor customer seating. The property is located at 320 S. Weber St., is roughly 11,250 square feet in size, is zoned FBZ-COR (Form-Based Zone – Corridor Sector) and is located on the northwest corner of S. Weber St. and Pueblo Ave.

- 5. NEW BUSINESS CALENDAR –**

**File No.: DRB NV 14-00003 (Quasi-Judicial)**

Request by Bobby Hill Design on behalf of Mike Callicrate for approval of a parking warrant to allow the conversion of an existing warehouse to a multipurpose retail, restaurant, culinary school, office, and meat processing center with less parking than code requires. Based on the proposed square footage and mix of uses roughly 61 parking stalls are required but no on-site stalls are provided. However, 37 parking stalls are proposed to be constructed in the adjacent public right-of-way; those stalls will function as private parking through a revocable permit. The property is addressed as 522 S. Wahsatch Ave., is zoned FBZ-T2B (Form-Based Zone – Transition Section 2B), is roughly 27,460 square feet in size, and is located on the west side of S. Wahsatch Ave. between E. Cimarron St. and E. Rio Grande St.

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# UNFINISHED BUSINESS CALENDAR

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## DOWNTOWN REVIEW BOARD AGENDA

ITEM NO: 4

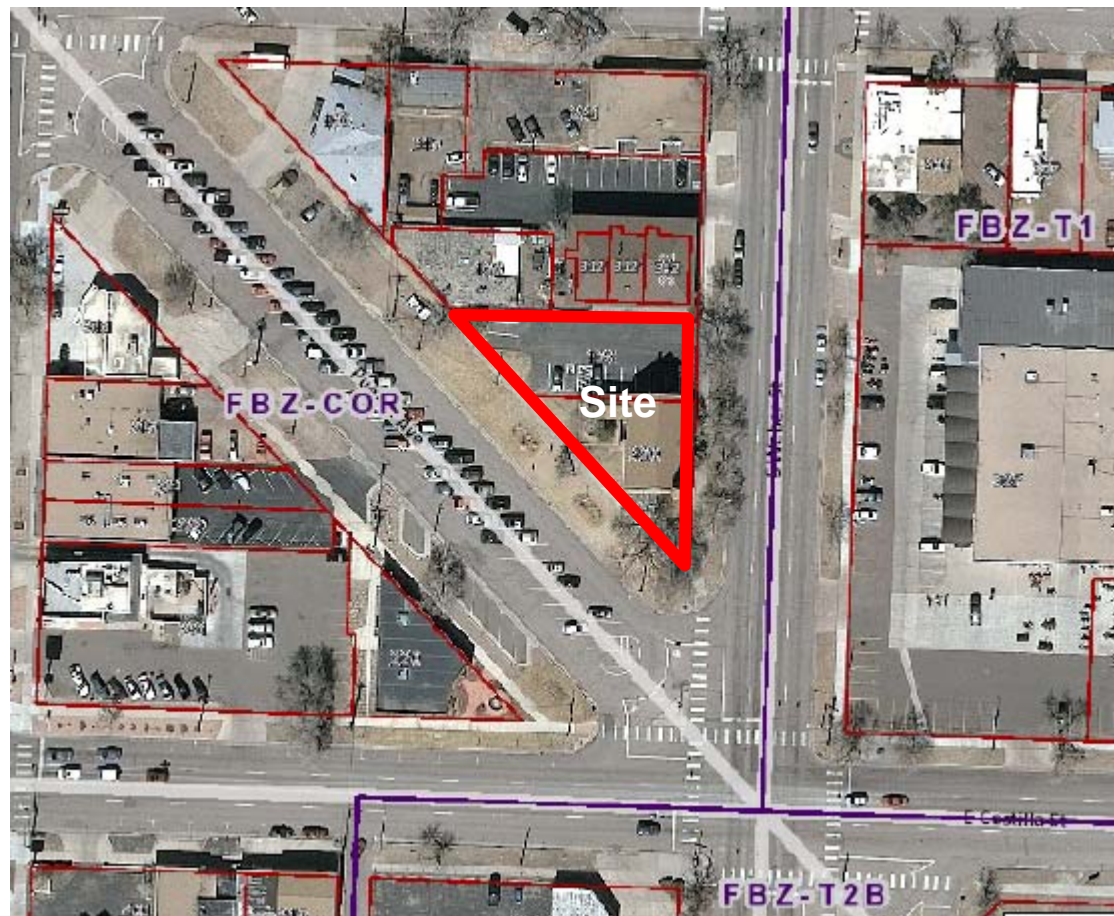
STAFF: RYAN TEFERTILLER

FILE NO:  
DRB DP 14-00008 – QUASI-JUDICIAL

PROJECT: GREEN MAN TAPROOM

APPLICANT: SCOTT SIMONS

OWNER: LWP PROPERTIES, LLC



## **PROJECT SUMMARY:**

1. Project Description: At the March 5, 2014 hearing of the Downtown Review Board (DRB) the applicant was given approval of the proposed use (“bar”) and the requested parking relief. However, the Board demanded that the plan be revised to address their concerns with the proposed “beer garden” outdoor space and that the revised plans be discussed at the next available DRB hearing. As required, the plan has been revised and resubmitted (**FIGURE 1**) to address a number of the DRB’s concerns. The site is zoned FBZ-COR (Form-Based Zone – Corridor Sector) and is located on the northwest corner of S. Weber St. and Pueblo Ave.
2. Applicant’s Project Statement: (**FIGURE 2**) The project statement has not been updated since the March DRB meeting.
3. Planning & Development Department’s Recommendation: **Approval of the application with technical modifications.**

## **BACKGROUND:**

1. Site Addresses: 320 S. Weber St.
2. Existing Zoning/Land Use: FBZ-COR (Form-Based Zone – Corridor Sector) / The site is developed with an existing 3,475 square-foot building, a private parking lot, and basic landscape improvements. (**FIGURE 3**)
3. Surrounding Zoning/Land Use:  
North: FBZ-COR (Form-Based Zone – Corridor Sector) / Commercial and Office uses  
South: FBZ-T2B (Form-Based Zone – Transition Sector 2B) / Office, Commercial, and Residential uses  
East: FBZ-T1 (Form-Based Zone – Transition Sector 1) / Commercial and Office uses  
West: FBZ-COR (Form-Based Zone – Corridor Sector) / Office and Commercial uses
4. Comprehensive Plan/Designated 2020 Land Use: Regional Center
5. Annexation: Town of Colorado Springs, 1872
6. Master Plan/Designated Master Plan Land Use: Imagine Downtown Master Plan (2009) / Activity Center
7. Subdivisions: Town of Colorado Springs (1871)
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is developed with an existing building and a private parking lot.

## **STAKEHOLDER PROCESS AND INVOLVEMENT:**

Sixty-five surrounding property owners were notified of the proposal shortly after the application was submitted. That notification provided information regarding the proposed project and instructions of how to submit comments. Additionally, a poster was displayed on site from February 4<sup>th</sup> to February 14<sup>th</sup>, 2014. Staff received only one formal comment which was submitted by the Downtown Partnership (**FIGURE 4**). All applicable City agencies and departments were asked to review and comment, and all concerns are incorporated into the required modifications listed at the conclusion of this report. Prior to the March Downtown Review Board hearing, the site was posted and postcards mailed once again; additional notice prior to the April DRB hearing was not necessary since the item was postponed to a date certain.

## **ANALYSIS OF REVIEW CRITERIA AND MAJOR ISSUES**

The overall history of the subject property and analysis of most major issues was included in the March 5, 2014 DRB staff report (**FIGURE 5**). The analysis below specifically deals with the proposed outdoor patio area.

The original submittal for the proposed project illustrated a large (roughly 3,500 square feet) outdoor “beer garden” that crossed from the privately owned lot into the public right-of-way. The plan appeared to include a realigned sidewalk, a railing enclosure, landscape improvements, and ground-plane improvements; however, the plan lacked details, labels and/or notes regarding the details of these changes. Shortly before the March 5, 2014 DRB hearing, staff received revised plans that clarified a few of these issues but created additional concerns and questions. For instance, the ground-plane

improvements were called out that the existing surfaces (including concrete and grass areas) were to remain. Additionally, the patio railing enclosure was called out as a four foot high vinyl picket fence. These issues were briefly discussed at the March 5<sup>th</sup> public hearing with the general consensus that additional work was needed to satisfy the Board's concerns.

Given the applicant's need for a conditional use and parking warrant to operate the proposed bar, the Board agreed to approve those portions of the project but demanded updated and improved plans be resubmitted and reviewed by the Board prior to any exterior use at the site. After multiple discussions, the applicant submitted revised patio plans on Friday, March 14<sup>th</sup> (**FIGURE 1**). The plans have been reviewed and analyzed by City Planning Staff as well as representatives of other City agencies. The revised plans address many, but not all, of the previously identified technical modifications as well as many of the items that were discussed during the March 5, 2014 public hearing.

The technical modifications listed at the conclusion of this report specifically cover all unresolved issues. However, a few changes deserve specific documentation. For example, the revised plans illustrate that the area of the patio will be improved with "pavers on sand that allow for drainage" replacing what was largely shown as a grass area on the last version of the plan. What was previously labeled as a "four foot vinyl picket fence" is not labeled as "4-0 high iron & stone-faced pylon fence to meet City requirements." Another significant change is that the re-routed sidewalk around the outer edge of the proposed patio is now shown as a six-foot wide sidewalk with a three-foot wide "non-paved street-buffer zone" between the sidewalk and the Pueblo Ave. roadway.

While all the plan modifications are positive, some additional work is needed. For example, the ground plane treatment in the three-foot wide "non-paved street-buffer zone" between the sidewalk and the Pueblo Ave. roadway should be labeled. Is that area to be turf, shrubs, perennials, hardscape? Given the challenges of landscaping and irrigating a landscape strip, staff suggests the use of cobble, brick, or pavers to improve the buffer area. Another detail that should be refined is the design of the "4-0 high iron & stone-faced pylon fence to meet City requirements." Given that this fence is largely located within the public right-of-way, a high level of detail is necessary before supporting the plan and approving the necessary revocable permit; the plan should include a figure illustrating the height, diameter, materials, and attachment method of the fence pylons.

After careful consideration, Staff has determined that the required criteria are met and once the technical modifications described below are addressed, the plan can be approved.

#### **STAFF RECOMMENDATION:**

##### **ITEM NO: 4                      DRB DP 14-00008 – GREEN MAN TAPROOM**

**Approve** the proposed conditional use development plan based on the findings that the required criteria will be substantially met once the following technical modifications are made:

##### **Technical Modifications to the Development Plan:**

1. Gain approval of a revocable permit for all private encroachments into the public right-of-way; add a note to the plan referencing the permit and calling out encroachments.
2. Update the plan data to include the square footage of the property.
3. Call out the proposed hours of operation – noting future operational flexibility if needed.
4. Add a detail of the fencing/railing including the pylon materials, dimensions, and method of attachment to the ground.
5. Clarify whether new outdoor lighting is proposed.
6. Provide a construction detail of the proposed paver improvements.
7. Illustrate a trash enclosure to screen the dumpster in its new location.
8. Clarify the improvements proposed within the "non-paved street-buffer zone" between the sidewalk and the Pueblo Ave. roadway.
9. Provide landscape details to include existing and proposed plant materials.

10. Add a label stating that the existing Green Ash tree located both within the public right-of-way and within the proposed beer garden will be removed due to poor health and replaced with a new large shade tree from the City approved list of street trees. Include a detail of the planting pit and how the proposed pavers will address the new tree. Note if the tree is to be irrigated.
11. Illustrate existing or proposed landscape details along the S. Weber St. frontage.
12. Show and callout the Right-of-Way on Weber Street and Pueblo Ave on the Development Site Plan.
13. Callout all existing public improvements, sidewalk, curb & gutter along Weber Street and Pueblo Ave.
14. Show the complete property/properties that are part of this application on the development site plan.
15. The proposed public sidewalk has to be at least 6' wide and can be attached to the curb.
16. Add a note to the Development Site Plan stating the public sidewalk within the "beer garden" is to be maintained and repaired by the property owner throughout the duration of the Revocable Permit.

## PROJECT STATEMENT

### GREEN MAN TAPROOM & BEER GARDEN

1) **DESCRIPTION:** Green Man Taproom plans to offer craft beer and gourmet food in a public house environment. Green Man Taproom will create an environment conducive to social and business meetings both large and small.

Green Man Taproom plans to create an outdoor beer garden-style seating area pending both approval of a city Revocable Permit and a change to the premises of the current liquor license.

2) **JUSTIFICATION:** The proposed project should be approved in that it aligns with the vision of the city's Form Based Code in enhancing downtown Colorado Springs as a cultural and economic hub of the region.

Green Man Taproom will contribute to development of downtown adding to the mixture of its uses and enhancing the transition from the downtown core to the surrounding area through the Corridor Zone that it inhabits.

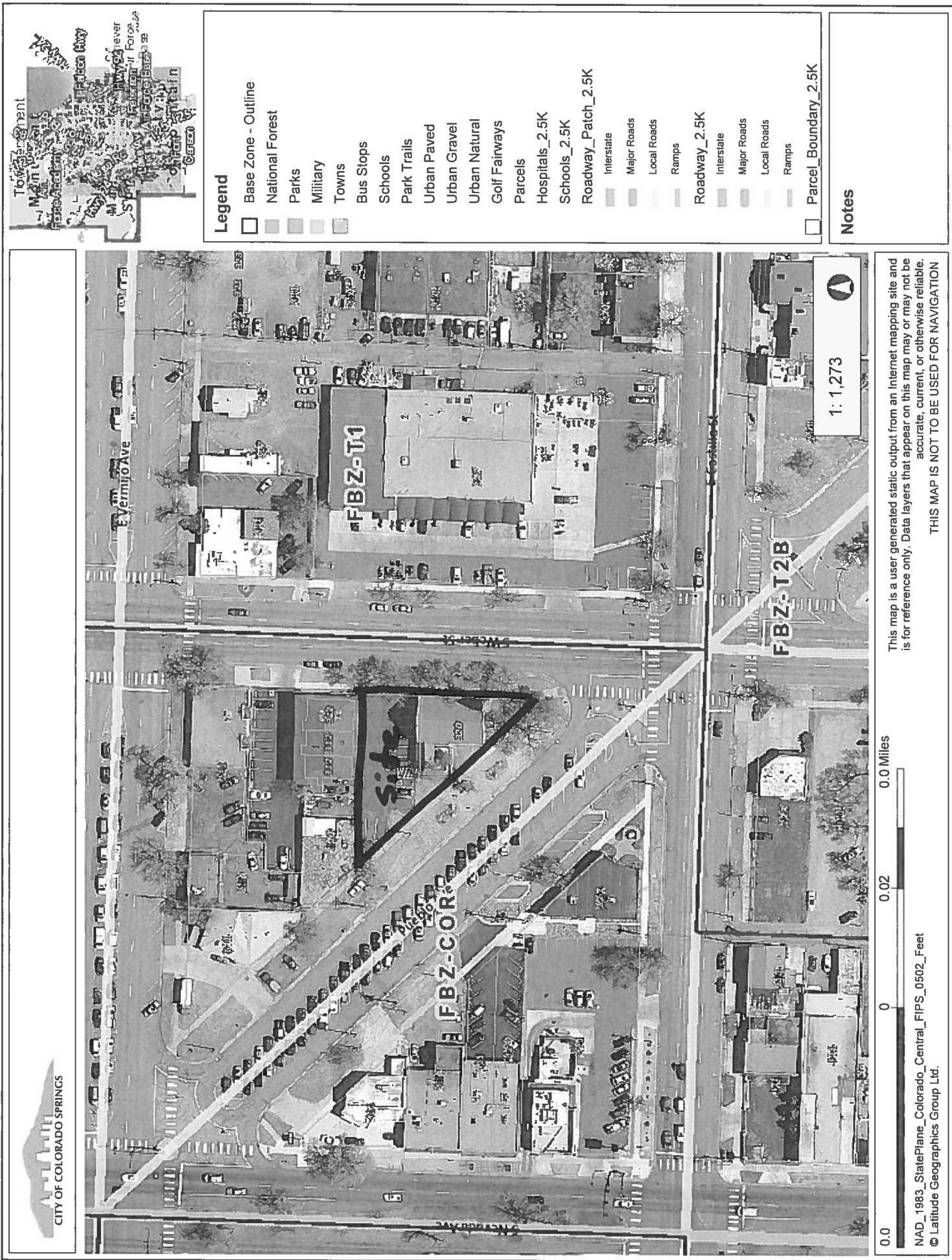
Green Man Taproom will continue to maintain the historic Carter-Payne chapel, while at the same time encouraging downtown pedestrian traffic from the traditional Tejon corridor.

Green Man Taproom will also generate tax revenue for the city and state as well as provide new employment opportunities, while promoting the craft beer tradition of the city and state.

### 3) **ISSUES LIST:**

- A) **Bars Generate > 50% of Revenue From Alcohol Sales:** Green Man Taproom will, i) provide food in excess of the 25% required by state liquor laws to comply with its Hotel & Restaurant License and, ii) is applying for a conditional use to comply with Form Based Zoning requirements
- B) **Outdoor Seating Design:** Green Man Taproom, in its planning for outdoor seating, will not only preserve the pedestrian experience, but will, in fact, enhance it with appealing landscaping and works of art creating a destination for the city's citizens.
- C) **Parking:** The current property current has ten parking spaces and has the ability to add two more. In addition, Pueblo Avenue and the surrounding streets offer a multitude of additional spaces.





**FIGURE 3**

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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# NEW BUSINESS CALENDAR

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## DOWNTOWN REVIEW BOARD AGENDA

ITEM NO: 5

STAFF: RYAN TEFERTILLER

FILE NO:  
DRB NV 14-00003 – QUASI-JUDICIAL

PROJECT: RANCH FOODS DIRECT

APPLICANT: BOBBY HILL

OWNER: TJ & TC, LLC



## **PROJECT SUMMARY:**

1. Project Description: This proposal is to convert an existing industrial warehouse structure to a multi-use meat processing, retail, restaurant, office, and educational building. The roughly 20,000 square foot building was previously used as a paper warehouse and distribution center for the local newspaper The Gazette. The current owners are in the process of selling the property and its improvements to Mike Callicrate, owner of Ranch Foods Direct. Ranch Foods Direct is one of the area's premier retailers and distributors of natural meat products, and has recently been working to relocate downtown from their current location off E. Fillmore St. While the existing property has many positive attributes, the building covers nearly 100% of the site leaving little room for customer or employee parking. To address the parking deficiency while also cleaning up a blighted and underutilized section of public right-of-way, the applicant is requesting a revocable permit to build a private parking lot within the E. Moreno Ave. right-of-way just southwest of the subject property. Although the proposed private parking lot will help address the new parking demand in the area, it doesn't alleviate the need for a parking warrant to allow fewer than necessary on-site parking stalls. The site and the adjacent right-of-way are zoned FBZ-T2B (Form-Based Zone – Transition Sector 2B) and is located on the west side of S. Wahsatch Ave. between E. Cimarron St. and E. Rio Grande St.
2. Applicant's Project Statement: **(FIGURE 1)**
3. Planning & Development Department's Recommendation: **Approval of the application with technical modifications.**

## **BACKGROUND:**

1. Site Addresses: 522 S. Wahsatch Ave.
2. Existing Zoning/Land Use: FBZ-T2B (Form-Based Zone – Transition Sector 2B) / The site is developed with an existing 20,710 square foot industrial building. **(FIGURE 2)**
3. Surrounding Zoning/Land Use:  
North: FBZ-T2B (Form-Based Zone – Transition Sector 2B) / Industrial, Commercial, and Civic uses  
South: FBZ-T2B (Form-Based Zone – Transition Sector 2B) / Industrial, Commercial, Vacant and Residential uses  
East: FBZ-T2B (Form-Based Zone – Transition Sector 2B) / Commercial and Office uses  
West: FBZ-T2B (Form-Based Zone – Transition Sector 2B) / Commercial, Office and Civic uses
4. Comprehensive Plan/Designated 2020 Land Use: Regional Center
5. Annexation: Town of Colorado Springs, 1872
6. Master Plan/Designated Master Plan Land Use: Imagine Downtown Master Plan (2009) / Activity Center
7. Subdivisions: Town of Colorado Springs (1871)
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is developed with an existing industrial building; a rail spur spans the southern edge of the property.

## **STAKEHOLDER PROCESS AND INVOLVEMENT:**

Thirty-one surrounding property owners were notified of the proposal shortly after the application was submitted. That notification provided information regarding the proposed project and instructions of how to submit comments. Additionally, two posters were displayed on site from January 13<sup>th</sup> to January 23<sup>rd</sup> 2014. Staff received a number of phone calls and multiple emails regarding the proposal **(FIGURE 3)**. Formal comments from adjacent property owners, business owners, and other stakeholder groups offered support and opposition to the request. Supporters expressed appreciation for the proposed parking lot, the proposed building improvements, and the likely increase in activity in the area. Conversely, those opposed to the project expressed concern with the loss of their private use of the Moreno Ave. right-of-way, and fear that even with the proposed parking lot the site wouldn't be able to meet the likely parking demand **(FIGURE 3)**. Planning staff organized a meeting between the applicant and those stakeholders who provided comments; that meeting is to be held Thursday, March 27, 2014 – after the publication of

this report, but prior to the April 2, 2014 public hearing. All applicable City agencies and departments were asked to review and comment, and all concerns are incorporated into the required modifications listed at the conclusion of this report. Prior to the Downtown Review Board hearing, the site will be posted and postcards mailed once again.

### **ANALYSIS OF REVIEW CRITERIA AND MAJOR ISSUES**

The roughly 20,000 square foot building that occupies the subject property has been vacant for the last few years. The current owners are under contract to sell the property to Mike Callicrate of Ranch Foods Direct. Mr. Callicrate's intent is to make significant upgrades to the building to allow it to be used for his existing meat processing, distribution, and retail business while also adding significant elements to his operation including a restaurant, office space, and an education-based training area. **(FIGURE 4)** However, contingent on these plans is the ability to utilize the adjacent blighted and underutilized public right-of-way as a private parking lot for Ranch Foods Direct customers.

The subject property is located near the southeastern edge of the Downtown Form-Based Zone. The surrounding land uses range from professional offices and civic uses (including the U.S. Forest Service district offices just southwest of the property) to auto-repair, warehousing, and outdoor storage uses. This range of uses is reflected in the Form-Based Zone's Transition Sector 2B designation which permits industrial uses that are largely prohibited throughout the rest of Downtown. While blighted properties do exist in the area, there is also an upward trend with a number of recent investments in the area including multiple residential and multiple entertainment projects within 2 blocks of the subject property. Many downtown advocates and property owners believe that Ranch Foods Direct will bolster this positive trend by increasing vibrancy and activity in the southeastern portion of Downtown Colorado Springs.

The private parking lot illustrated on the applicant's plans is proposed to utilize what is technically part of the E. Moreno Ave. right-of-way. Originally platted as part of the Town of Colorado Springs plat in 1871, the segment of roadway east of S. Weber St. hasn't been used for vehicular uses for over 50 years. In fact, the eastern leg of what was once E. Moreno Ave. was vacated sometime in the 1950's or 1960's. Another portion of the E. Moreno Ave. right-of-way located immediately north of the proposed parking lot was vacated sometime prior to 1964. The portion of E. Moreno Ave. right-of-way in question measures roughly 90 feet wide by 190 feet deep; the majority of which is neglected containing abandoned rail lines, weed trees and trash. The northern-most portion of this area is utilized by the two existing business just north of the right-of-way: a printing company and an auto-repair business. While no formal permits exist for their private use of the public right-of-way, improvements have been made to allow customer parking, deliveries, and vehicle storage to occur as if the area was privately owned.

The proposed parking lot improvements are to be paid for and maintained by Ranch Foods Direct. These obligations are described generally as notes on the proposed plan but are more specifically discussed in a draft maintenance agreement between the City and Mr. Callicrate. While not yet finalized, the draft maintenance agreement indicates that Ranch Foods Direct is responsible for the regular maintenance of the parking lot, landscaping, signage, sculpture, drainage and any other private improvements within the right-of-way. Should the City need to access subsurface utilities or damage the private improvements for any reason, the City's repairs will be made at the level of basic City standards. In other words, stamped concrete would be repaired with standard asphalt overlays used in any other public alley. While the City supports the proposed improvement of this neglected right-of-way it must also be clear that public funds are not used for the upkeep of the private lot. The applicant and permit holder may choose to coordinate with the City to bring the necessary improvements up to their preferred level.

As previously stated, there are many supporters of the proposed improvements. The belief is widely held that Ranch Foods Direct's presence in this area will increase vibrancy, activity, and ultimately property values. However, the two businesses just west of the subject property, as well as others, have expressed concern that the proposed business and parking improvements will negatively impact their properties. For example, the printing business directly north of the proposed parking lot uses the E. Moreno Ave. right-of-way for truck deliveries to their south-facing overhead door. While the proposed parking lot design allows for continued use of the overhead door, the dimensions of the lot and the likely presence of parked vehicles may hamper the ability to easily load and unload into the building. Although the

applicant, the property owner, and Mr. Callicrate have suggested that the adjacent businesses contribute financially to the proposed parking lot construction and maintenance in exchange for designated parking stalls or improved loading capabilities, no agreements have been reached. An additional meeting with the adjacent property owners has been coordinated for the days prior to the public hearing at the Downtown Review Board.

Another stakeholder, the owner of the auto repair business just north of the proposed parking lot, has also expressed concern that the proposed project will impact his operation. Currently, the Moreno Ave. right-of-way is used by the business to stage vehicles and provide employee parking, however, the approval of the proposed plan and granting of the proposed revocable permit would allow the area in question to be used exclusively by the permit holder – Ranch Foods Direct. However, it should be noted that on-street parking along S. Weber as well as a small outdoor parking area along the north/south public alley will still be available to serve the auto repair business.

Beyond the issue of the private use of the E. Moreno Ave. right-of-way is the question of will the mix of proposed uses overburden the existing and proposed parking supply in the area? While the proposed Moreno Ave. parking lot will provide 34 parking stalls, and three additional stalls are proposed along the S. Wahsatch Ave. side of the subject property, the mix of uses shown on the plan and contemplated for future development demand a total of 61 private parking stalls. While much of the Downtown Form-Based Zone is exempt from parking standards the subject property, and similar areas around the edges of the Form-Based Zone, must meet specific parking ratios that are based on the existing or proposed use of a property. The existing building was used as a warehouse since its construction in 1980 and to staff's knowledge parking was never a concern even though the property has near 100% lot coverage and no legal on-site parking stalls exist. Given the lot coverage issue, any change of use to a use which has a parking ratio higher than 1 stall per 1,000 square feet of space would require relief to be granted by the Downtown Review Board.

The existing warehouse functions as a one story warehouse building. However, the proposed plan as included in the meeting agenda illustrates the construction of a second floor to make better use of the extremely high warehouse ceiling. A mix of uses for the first floor include: warehouse / meat processing (15,200 s.f.), office (2,826 s.f.), retail (2,187 s.f.), and restaurant (324 s.f.) which together require 26 parking stalls after accounting for a minor parking reduction allowed for having both office and retail uses in the same building (Section 2.6.1 of the Regulating Plan). While the plans included in the Board's agenda do not call out specific uses for the second floor of the building, discussions with the applicant indicate that an additional 35 stalls might be required to accommodate the future restaurant, educational and other uses that could be realized on the second floor. The applicant was advised by staff to illustrate the use of the building's floor space as a "worst case" scenario to avoid the need to come back before the Downtown Review Board should they want to exchange an area planned for a low parking demand use like warehouse to a high parking demand use like restaurant. As such, it is unlikely that that mix of uses necessitating 61 parking stalls will likely be fully realized.

Another consideration regarding the proposed parking warrant is the fact that Ranch Foods Direct is currently negotiating with surrounding property owners for additional parking opportunities. The Elk's Lodge just north and the Habitat for Humanity ReStore to the northeast are both options to provide off-site parking for Ranch Foods Direct's employees, freeing up stalls in the Moreno right-of-way for customers. While these agreements are not yet finalized, they are typical of many urban uses that are unable to provide the necessary on-site parking stalls.

Any project that requires relief from a form-based standard must gain approval of a warrant by the Downtown Review Board. Warrants are reviewed using the five criteria found in Section 5.4 of the Form-Based Code. The criteria are:

1. Is the requested warrant consistent with the intent of the Form-Based Code?
2. Is the requested warrant, as well as the project as a whole, consistent with Section 4 – Design Guidelines of the form-based code?

3. Is the requested warrant reasonable due to the proposed project's exceptional civic or environmental design?
4. Is the requested warrant consistent with the Imagine Downtown Master Plan?
5. Is the requested warrant consistent with the City's Comprehensive Plan?

The first criterion – consistency with the intent of the Form-Based Code – is clearly met. The code specifically strives to: remove barriers to revitalize Downtown Colorado Springs; promote a mixture of uses including retail, office, residential, institutional, and others; and to accommodate the changing uses of buildings while maintaining the integrity and viability of the public realm, with an emphasis on intermodal transportation options and pedestrian linkages and orientation. The proposed project transforms an underutilized and even blighted portion of Downtown into an active and vibrant mixed-use center.

The second criterion – consistency with the Code's Design Guidelines – is also met. Although building elevations aren't included in the plan set, the exterior of the building is targeted for significant upgrades from its existing condition. Conceptual renderings provided to staff illustrate a new building entry on the southwestern corner of the site, new glazing along the western building façade, new paint – including a mural, and other building improvements. The proposed parking improvements within the Moreno Ave. right-of-way are also consistent with the parking lot design guidelines included in the code.

While the third criterion – exceptional civic or environmental design – could be debated, Mr. Callicrate would likely argue that the nature of his business does indeed have exceptional civic and environmental qualities. According to the Ranch Foods Direct website, the company's products are produced in the immediate area and all suppliers utilize sustainable and humane ranching practices.

The fourth criterion – consistency with the Imagine Downtown Master Plan – is also met. The proposed project will create jobs downtown addressing the plan's "economic strength and vitality" goal. Additionally, there are numerous objectives and strategies within the South Wahsatch district portion of the plan that support the project. Specifically, the plan includes the objective to "promote South Wahsatch as a secondary employment center," and to "improve the public environment." One specific strategy that supports the proposal reads "strengthen the South Wahsatch District as an area for affordable office and commercial space near the core. Encourage businesses, non-profit organizations, and offices that need to be close to downtown to occupy the vacant buildings and build on vacant land."

The last criterion – consistency with the City's comprehensive plan – is also met. The comprehensive plan includes numerous goals, objectives, and strategies that support the project. The following strategies and policies are just a few that support the project:

*Strategy LU 203b: Concentrate and Mix Uses*

Concentrate and mix activities and uses in and around defined centers in order to create more diversity and synergy between uses, combine destinations, support more effective transit service, and provide viable pedestrian and bicycle access and circulation.

*Policy LU 302: Encourage Development of Mixed-use Activity Centers*

Encourage the development of activity centers designed to include a mix of uses that compliment and support each other, such as commercial, employment-related, institutional, civic, and residential. A walkable, pedestrian friendly environment will tie the mix of uses in activity centers together. Activity centers will vary in size, intensity, scale, and types of uses depending on their function, location, and surroundings. Activity centers will be designed so they are compatible with, accessible from, and serve as a benefit to the surrounding neighborhood or business area.

*Strategy LU 302e: Incorporate Mixed-use Activity Center Principles into the Design of New and Redeveloping Employment and Commercial Centers*

Design and develop commercial and employment centers as activity centers that include a range of integrated uses, such as retail, concentrated office, research and development, institutional, entertainment, and civic activities.

*Strategy LU 701f: Encourage New Commercial Development in New and Developing Corridors to Form Activity Centers*

Encourage new commercial development in new and developing corridors to take place in activity centers that incorporate a mix of uses and avoid large, single-use buildings and dominating parking areas.

*Policy LU 702: Design Commercial Redevelopment and Infill Projects as Activity Centers*

Design all commercial redevelopment and infill projects as activity centers that incorporate a mix of uses, pedestrian orientation, and transit service wherever possible.

*Strategy LU 801f: Plan and Locate Mixed Uses to Serve Industrial Areas*

Plan and locate complimentary mixed-use centers to serve the needs of employees in industrial areas, including commercial, service, and restaurant uses.

As described above, the project as submitted does not meet the required parking standard, but after careful consideration Staff has determined that the required criteria are met and once the technical modifications described below are addressed, the plan can be approved.

**STAFF RECOMMENDATION:**

**ITEM NO: 5                      DRB NV 14-00003 – RANCH FOODS DIRECT**

**Approve** the proposed parking warrant based on the findings that the warrant criteria found in Section 5.4 of the Downtown Colorado Springs Form-Based Code will be substantially met once the following technical modifications are made:

Technical Modifications to the Development Plan:

17. Finalize the revocable permit and maintenance agreement with full acceptance from all necessary City agencies including Colorado Springs Utilities.
18. Add a note specifically referencing the revocable permit and maintenance agreement for the private improvements in the Moreno Ave. right-of-way including the parking lot, landscaping, sculpture, signage, and any others.
19. Update the floor plan and parking table to accurately reflect the short and long term mix of uses and parking requirements.
20. Provide additional details for the proposed parking improvements including a full landscape sheet meeting parking lot landscape requirements, drive aisle dimensions, clear information on the extent of the existing rail lines, the addition of a stop sign for vehicles exiting to S. Weber, and how the proposed improvements will tie into the existing north/south alley.
21. Modify the plan to illustrate improvements along the S. Weber and S. Wahsatch right-of-way to meet the requirements of City Engineering.