



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

Letter of Intent

Site Development Plan – COM 243

Owner Information

Life Network
3700 Galley Road
Colorado Springs, CO 80909
Project Name: Life Network

Owner Representatives

Hammers Construction, Inc.
Rylan Morgan – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Lot 6 Meridian Crossing Fil No 1
Address: 3700 Galley Road
Colorado Springs, CO 80909
Lot Size: 1.63 acres
Zoned – CR
Parcel number: 53121-14-005

Request and Justification

Life Network has purchased this building and is converting it to meet their needs for their use. They have taken full ownership of the building. The remodel work will consist of the following:

- Adding a pregnancy center (3,214 s.f.)
- Using existing retail space for consignment store for families/patients (5,808 s.f.)
- Donation and storage of these items (3,858 s.f.)
- Expanding the 2nd floor for general office (7,700 s.f.)

All uses are approved within the CR zone. The existing site has a total of 55 existing parking spaces. We will be adding 8 parallel parking spaces on the south side for a total of 63 parking spaces. No additional site work is needed w/ this proposal as all elements are existing and are in good condition.

Alternate Parking Request

We are requesting an alternate parking ratio to be considered for this project. Based on parking calculations shown in the EPC Land Development Code, with each required use we would be required to have 82 spaces. We are proposing that retail, medical office and general office be considered as 1/300 ratio. By allowing this ratio we are required to have 60 spaces, which 63 spaces are provided in total.

Justification

- This site is already built out and we are adding as many spaces as physically possible (8 parallel spaces).



- The pregnancy center is likely to be visited by more than 1 person per car, reducing needed spaces. In addition, bus routes are close to this property and some clients could potentially use this means of transportation.
- The retail store is intended to serve the same people coming to the pregnancy center. So, this retail use will not be typical foot traffic as an “open to public” consignment retail space.

Based on these justifications, we feel that our request should be allowed and will not have detrimental impacts to continuity, pedestrian access, or visually/aesthetically to this site or neighboring properties.

Existing and proposed facilities, structures and roads.

The lot is entered from Meridian Road & McLaughlin Road. The existing building used to be a retail store and is currently vacant. An additional eight (8) parking spaces are being proposed on the property per code requirements.