

REQUESTING FULL \$100,000



APPLICATION



COMMERCIAL FAÇADE AND FRONTAGE IMPROVEMENT GRANT (CFFIG)

APPLICANT CONTACT INFORMATION:

Applicant Name: NMI, LLC Telephone: 719-630-2233
Business Name: NMI, LLC
Email: matt@craddockcommercial.com
Address: 337 E. Pikes Peak Ave. Ste. 200 Colorado Springs CO 80903

Are you the owner of the property you are requesting grant funding for? Yes No

If you responded **No**, please provide the property owner's information below.

PROPERTY OWNER CONTACT INFORMATION:

Property Owner Name: NMI, LLC Telephone: 719-630-2233
Business Name: _____
Email: matt@craddockcommercial.com
Address: 337 E. Pikes Peak Ave. Ste. 200 CS CO 80903

SITE INFORMATION: (Site *must* be located within the Southeast Economic Opportunity Zone – See Program Guidelines)

Site Address: 3001 S. Academy Blvd. CS CO 80916
Parcel Number: 6435320013

PROJECT DESCRIPTION:

Attach the following to this application:

1. A one page or less description of the proposed project.
2. How the proposed project will improve the overall appearance of the area.
3. Optional sketch depicting the proposed project.

REQUIRED DOCUMENTS:

This application must be fully complete and the following documents submitted in order for the CFFIG Committee and CSURA Board to consider the application:


- Project description addressing the requirements above;
- Photos of all sides of the building façade in addition to the frontage area that grant funding is being requested for; and
- Proof of ownership of the property.

Indication that tenant(s) have received Notice Nonresidential Tenant Not Displaced upon Application submission (if applicable). no tenants are affected by this proposal

AGREEMENT:


APPLICANT CERTIFICATION:

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that are the subject of this application. I have full intention and ability to complete the improvements described in this application if a Commercial Façade and Frontage Improvement Grant is awarded. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Applicant Signature:  _____ Date: 9-12-18

OWNER CERTIFICATION:

I hereby certify that I am the legal owner of record for the property that is the subject of this application. I hereby authorize the applicant to apply for this Commercial Façade and Frontage Improvement Grant and to perform the improvements described in this application if a Commercial Façade and Frontage Improvement Grant is awarded.

Owner Signature:  _____ Date: 9-12-18

INTERNAL USE ONLY:

Received Date: _____



Craddock Commercial

Real Estate, LLC

September 13, 2018

Land Use Review Division
Attn. Katie Sunderlin
30 S. Nevada Ave. Ste. 105
Colorado Springs, CO 80903

RE: CCFIG Program 2018

Dear Ms. Sunderlin,

On behalf of NM 1, LLC, I am writing to propose the following request for approval of a façade and frontage for re-development at the property located at 3001 S. Academy. The building is the featured, hard-corner, building in the Mission Trace Shopping Center. The property is within the SEEOZ. This property was purchased in 2006 with the intent to renovate and remodel the shopping center. To that end, over \$5 million has been put into exterior renovation and tenant improvement. The Center, when purchased, had only a 30% occupancy rate, at present (excluding the former King Soopers) the Center sits at 84% occupancy with highly competitive rents (half of those from the caddie-corner King Soopers location).

In the acquisition, it was anticipated that the owner of the former King Soopers would participate in the overall re-development, this as you know has not occurred and as a consequence not only the property but the SE corridor stands affected. In 2015, the Center lost a 50,000 sq. ft. tenant, 30,000 sq. ft. still remains without occupancy. Over the past few years, we have studied re-branding the Center and re-making its common spaces into a destination location or quasi-downtown for the SE corridor. The location is stellar, the access is excellent, and the neighborhood is in need of such a spot; safe for families, convenient for services and sourced locally. To that end we have attended public forums and met with various constituencies in the SE corridor for feedback. Boosted by the City's, THRIVE and El Pomar's desire to help drive the conversation, we're working with the local CDC to help actualize this vision. Please see the attached PowerPoint presentation and Concept Plan of this plan. To this end, we envision Mission Trace transforming to THE HUB, a gathering place of affordable housing, work, service, food, sports, music, arts and play.

To help kick-off this effort, the grant and matching fund program would jump start our efforts. By focusing funding and work on a specific building and the sign marketing for the project, I believe the re-branding of the center and the work to the façade at 3001 S. Academy will yield the desired multiplier effect to the expended investment. Existing tenants would only be assisted by this effort.

337 East Pikes Peak Avenue, Suite 200, Colorado Springs, CO 80903
(719)630-2233 Fax (719)630-2239
www.craddockcommercial.com

I propose the utilization of the grant program fall into 4 areas:

1. Change the exterior façade on 3001 S. Academy to give the building a more contemporary and inviting look. This would be achieving through installation of new metal façades on the northwest corner and the north middle of the property.
2. All ground signage at the center would then be re-branded (one as a digital sign), with the focus being the sign at Hancock and Academy as well as the proposed sign on the north face of the building.
3. Additional lighting would be added to the site to enhance not only safety but attractiveness the landscape and to the building.
4. Working with in tandem with the efforts already underway with COPPeR to add a mural component to the west and east of the north façade monument sign.

I believe this proposal falls within the Design Guidelines of the CCFFIG goals. With these improvements, I believe we can not only fill this vacant space with exciting new uses such as a bakery, coffee shop, bike shop, and medical but place the property firmly on the path to the desired HUB concept. I have included some architectural concepts that hopefully portray that desire and highlight the effects of this project.

Sincerely,



Matthew R. Craddock
CEO
Principal of NM1, LLC



Mexican Food

Dos Hombres

PAYCHECK
LOANS

Express
Loans

MONTZ
CHOPRINIC

2,000 TO 25,000 SQFT AVAILABLE

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"You Incredible Credit Store"

"You Incredible Credit Store"







USA DISCOUNTERS

USA DISCOUNTERS

Fit Store

The Home Depot

NO PARKING
FIRE LANE

Public Record Property Information

Monday, September 17, 2018 Time: 10:36:30 AM

Personal Information

Schedule No: 6435320013

Owner Name: NM1 LLC

Location: 3001 S ACADEMY BLVD
 3009 S ACADEMY BLVD
 3013 S ACADEMY BLVD
 3015 S ACADEMY BLVD
 3023 S ACADEMY BLVD
 3027 S ACADEMY BLVD
 3029 S ACADEMY BLVD
 3031 S ACADEMY BLVD
 3035 S ACADEMY BLVD
 3051 S ACADEMY BLVD
 3055 S ACADEMY BLVD
 3069 S ACADEMY BLVD
 3071 S ACADEMY BLVD

Mailing Address: 337 E PIKES PEAK AVE STE 200
 COLORADO SPRINGS CO 80903-1939

Previous Parcel

Replaced Parcel

Legal Description

LOT 2 MISSION TRACE AT THE SPRINGS FIL NO 2

Market Information (2018 Values)

Levy Year: 2017 Mill Levy: 50.113 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	MERCHANDISING	\$838,440	\$243,150	
Imp	COMMUNITY SHOPPING CENTER	\$640,945	\$185,870	
	Total Value	\$1,479,385	\$429,020	

Estimated Taxes Payable in 2019: **\$21,499.48**

Tax Entity and Levy Information

(District: CB3)

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	FINANCIAL SERVICES	(719) 520-6498

EPC ROAD & BRIDGE SHARE		(719) 520-6498
CITY OF COLORADO SPRINGS	CITY OF CS-CFO	(719) 385-5224
EPC-COLORADO SPGS ROAD & BRIDGE SHARE		(719) 520-6498
HARRISON SCHOOL NO 2	SHELLEY BECKER, CFO	(719) 579-2037
PIKES PEAK LIBRARY	MIKE VARNET	(719) 531-6333
SOUTHEASTERN COLO WATER CONSERVANCY	JAMES BRODERICK	(719) 948-2400
EL PASO COUNTY CONSERVATION	PAMELA DAVISON	(719) 632-9598

Sale Information

Sale Date	Sale Price	Sale Type
06/06/1986	\$0	Multiple properties
11/12/1993	\$3,500,000	Good sale; verified Multiple properties
11/25/1997	\$6,500,000	Multiple properties
07/06/1999	\$0	-
05/17/2002	\$6,850,000	Good sale; verified Multiple properties
06/27/2006	\$0	Multiple properties Foreclosure or deed in lieu of
12/22/2010	\$0	-

Land Information

Seq #	Use	Exempt	Area
1	MERCHANDISING		4.01 acres

Residential Information

Commercial Information

Bldg #	Admin Code	Year Built	Neigh #	Area
1	COMMUNITY SHOPPING CENTER	1985	220	44,627



EXISTING BUILDING (PHASE 1): PERSPECTIVE LOOKING SOUTHEAST

MISSION TRACE SHOPPING CENTER: SCHEMATIC DESIGN

COLORADO SPRINGS, COLORADO 80916

2018.06.21



NORTH ELEVATION



WEST ELEVATION

MISSION TRACE OPTION 1: ELEVATIONS

A1	project:	MISSION TRACE
	date:	2018.06.21
	phase:	CONCEPTUAL DESIGN
ECHO		



MISSION TRACE OPTION 1: PERSPECTIVE RENDERING LOOKING SOUTHEAST

A2	project:	MISSION TRACE
	date:	2018.06.21
	phase:	CONCEPTUAL DESIGN
ECHO		



CONTEXT



REGIONAL:

- Overwhelmed with underutilized commercial land use
- Overwhelmed with franchised services
- Lack of existing or new housing options
- Limited sizeable startup or incubator space
- Lack of neighborhood centers and identity
- Active transit system, but under stated
- Anchored on a major corridor

THE SITE:

- Disconnected and isolated
- Dated and “out-sized” building stock
- Underutilized real estate
- Deuterating landscape
- Good exposure and frontage
- Good transportation connection

POSSIBILITIES



DRIVERS

COMMUNITY
CULTURE
CONSIST OF:

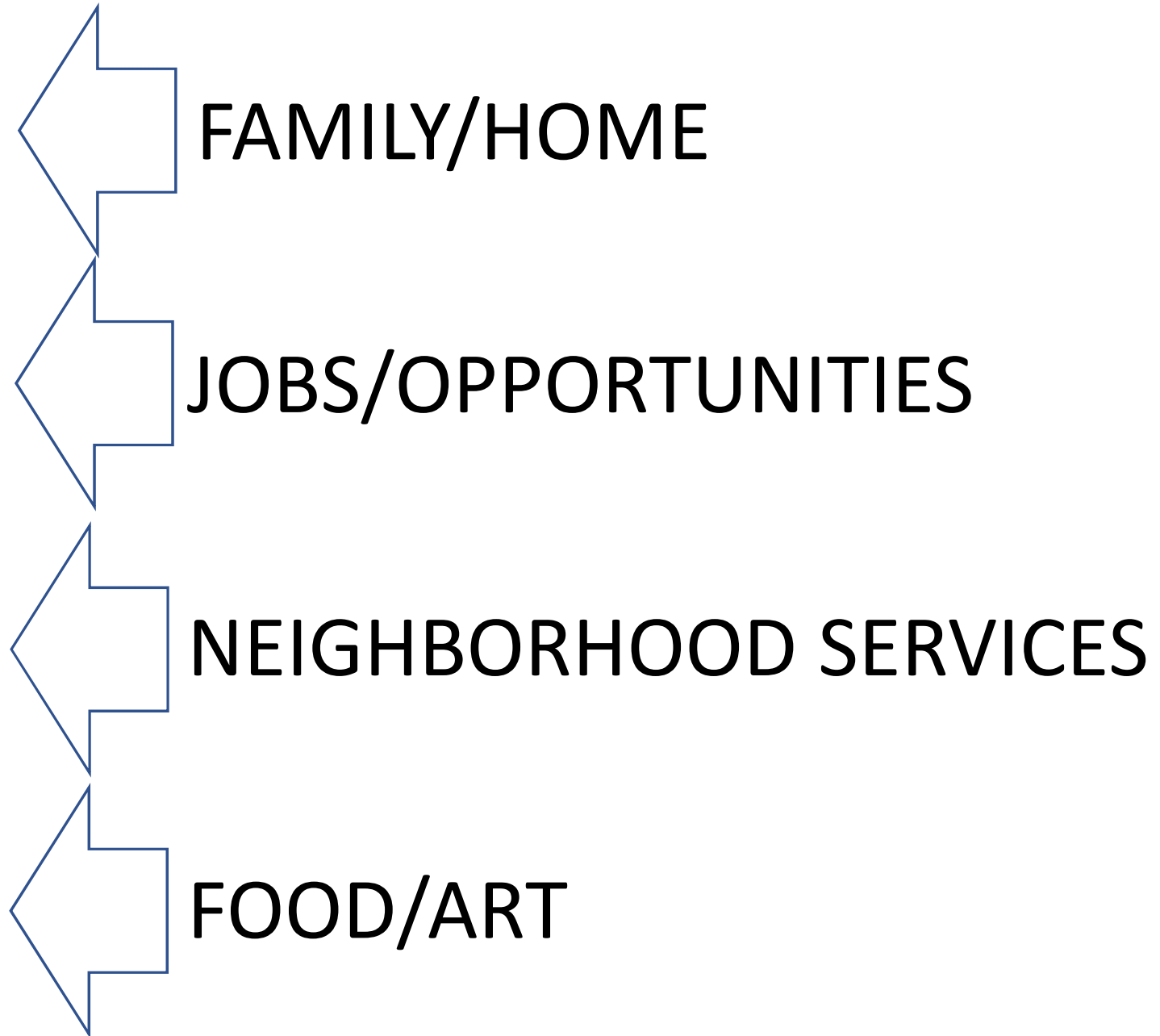
Factors of Success 

PEOPLE									
FAMILIES									
HOMES									
JOBS									
OPPORTUNITIES									
PLAY									
FOOD									
ART									

STRATEGY



**THE HUB
COMMUNITY**



STRATEGY



THE HUB COMMUNITY

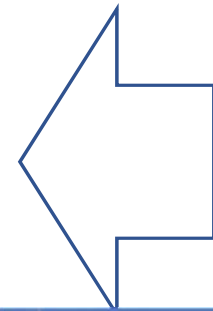


- Facilitating and/or constructing affordable housing;
- Assisting in the growth and development of small businesses
- And economic development;
- Developing underused real estate;
- Facilitating links and partnerships throughout the community

STRATEGY



THE HUB
COMMUNITY



FAMILY/HOME

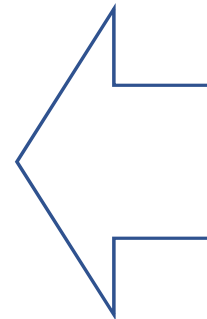


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STRATEGY



THE HUB
COMMUNITY



PRE-FAB

STRATEGY



THE HUB
COMMUNITY



FAMILY/HOME

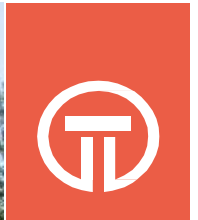


PRE-FAB

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STRATEGY

THE HUB
COMMUNITY



JOBS/OPPORTUNITIES

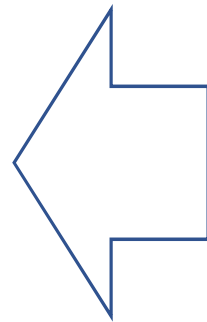


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STRATEGY



THE HUB
COMMUNITY



NEIGHBORHOOD SERVICES



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STRATEGY



THE HUB
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FOOD/ART



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STRATEGY



THE HUB COMMUNITY



FOOD/ART & PLAY



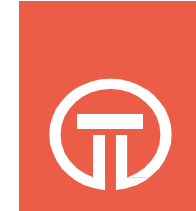
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**THE HUB
COMMUNITY**



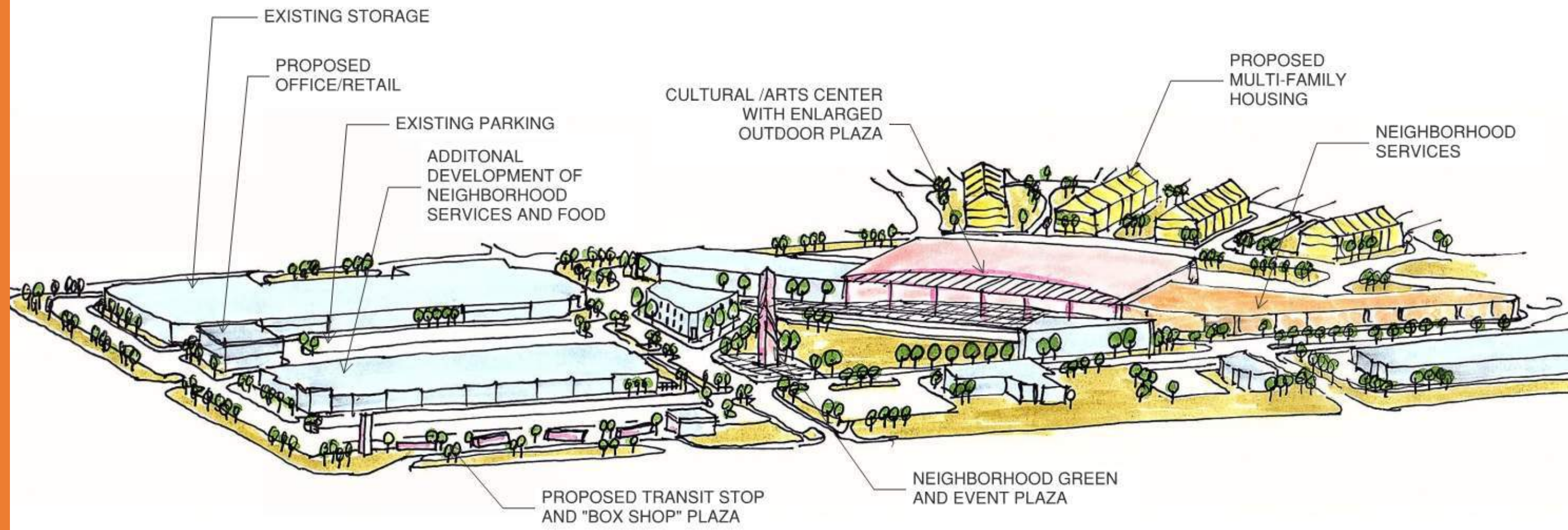
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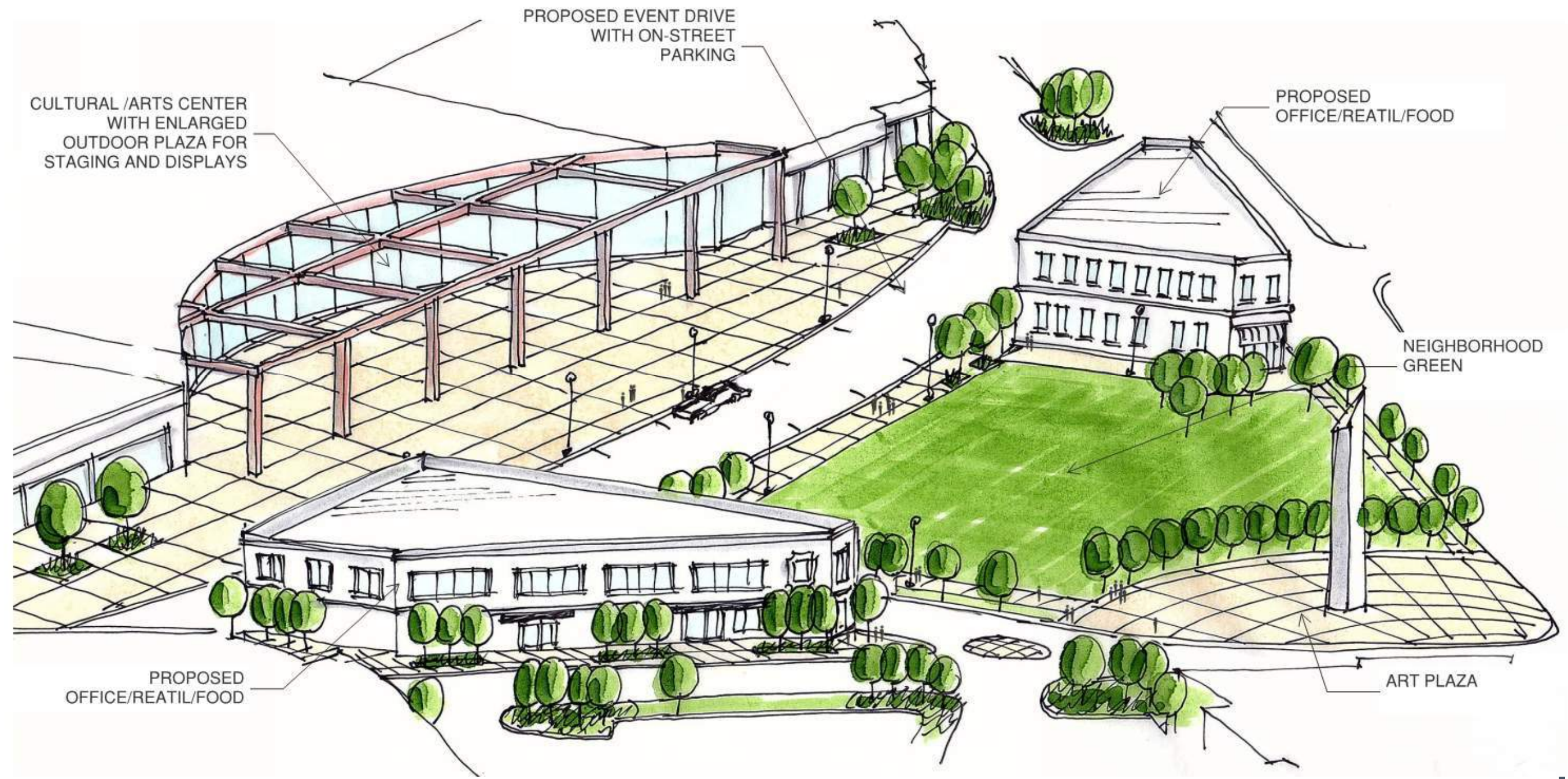
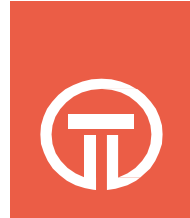
THE HUB COMMUNITY



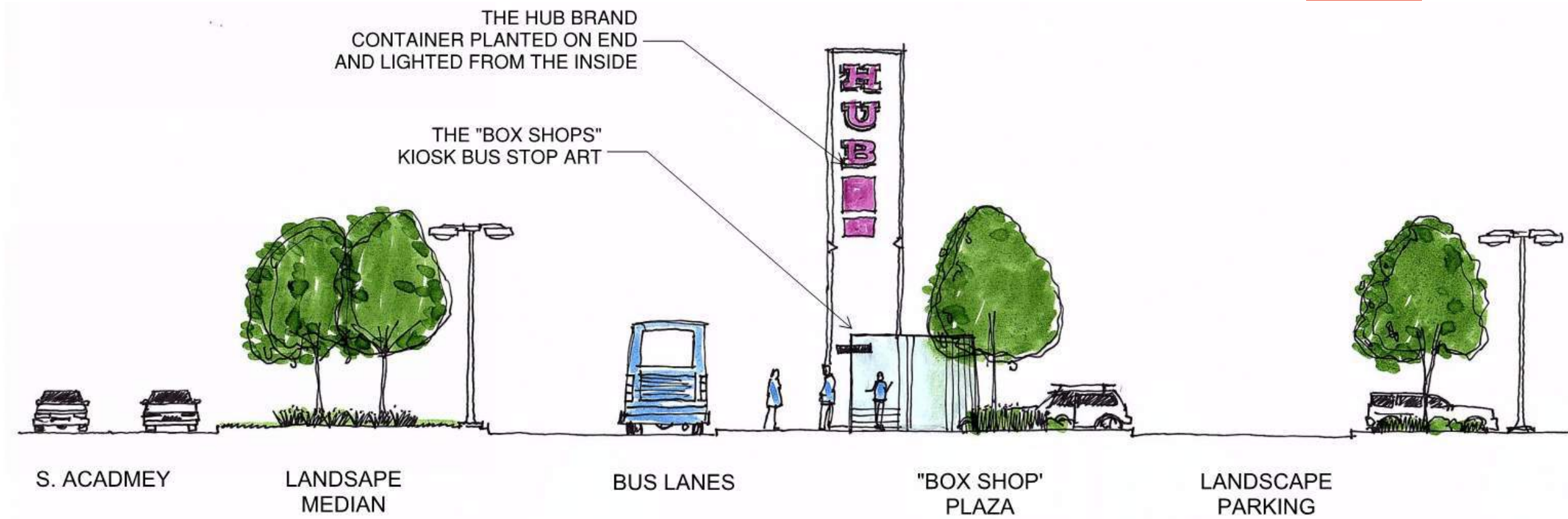
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2,000 TO 4,000



Shopping Center