



March 20, 2018

Ryan Tefertiller, Planning Manager  
City of Colorado Springs  
Urban Planning Division  
30 S. Nevada Ave, #603  
Colorado Springs, CO 80901

Dear Mr. Tefertiller,

The purpose of this letter is to express an opinion by the Downtown Partnership regarding an application by Tremmel Design Group on behalf of TJ & I LLC for a Conditional Use Development Plan for the 430 W. Pikes Peak Apartments project. The proposed project would allow for the construction of a 2-story, 8-unit apartment building on a 10,500 acre parcel with current use as a surface parking lot.

While the project lies outside of the Downtown Development Authority's (DDA) legal boundaries, its close proximity to downtown contributes to our goal of supporting new residential development that integrates adjacent neighborhoods with our urban core. Furthermore, such projects create housing options for prospective patrons and employees of downtown businesses.

As an infill development, the project will create an active, neighborhood-serving use on a currently underused lot. As a multi-family development, the project is compatible with surrounding uses and does not pose any significant risks to public health, safety, general welfare, or parking in the area.

The proposed project at 430 W. Pikes Peak is located near the Bijou and Colorado Ave gateways, area which the DDA has targeted for investments in aesthetic and functional improvements. Developments such as this will help create a more cohesive transition from residential neighborhoods to the downtown core.

We support this project as it will move downtown forward in achieving its goals as outlined in the Experience Downtown Master Plan and recommend approval.

Sincerely,

Alexander Armani-Munn  
Economic Vitality Coordinator  
Downtown Partnership of Colorado Springs

**Downtown Partnership of Colorado Springs**  
111 S. Tejon St., Suite 404 • Colorado Springs, CO 80903 • (719) 886-0088 • Fax: (719) 886-0089  
[www.DowntownCS.com](http://www.DowntownCS.com)

**FIGURE 3**