

Schultz, Michael

From: PlanningDev
Sent: Tuesday, May 29, 2018 8:16 AM
To: Schultz, Michael
Subject: FW: We support Willamette Market and Deli and the rezoning

Hi Mike,
Here's an email in support of the Lil Market



Cynthia Hurst
Senior Office Specialist
Phone: (719) 385-5351
Email: churst@springsgov.com

Land Use Review Division
Planning & Community Dev.
30 South Nevada Ave, Suite 105
Colorado Springs, CO 80901
Phone: (719) 385-5905

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From: Mary Margaret Alvarado <marymargaretalvarado@yahoo.com>
Sent: Monday, May 28, 2018 8:44 AM
To: PlanningDev <PlanningDev@springsgov.com>
Subject: We support Willamette Market and Deli and the rezoning

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Dear members of the planning commission,

Thank you for your hard work and all that you do to make our city more vital, beautiful, and welcoming.

I am writing to give my strong and unequivocal support for the continuation of business at the corner of Prospect and Willamette in the building that is presently the Willamette Market and Deli. Please approve the zoning change so that small business can flourish there.

Why?

- It's historic. This is the city's *last* corner grocery store. In our neighborhood alone (Shooks Run) there used to be one on Cache La Poudre and Institute, another at Boulder and Institute: they were

everywhere. Now the whole giant city has *one*. It is a treasure, an unbroken historic link, and must be preserved.

- This business encourages walkability, as does all mindful mixed zoning, as advised by Jane Jacobs in *The Life and Death of Great American Cities*. Walkability is better for people, the planet, and communities: it creates space, saves pollution, encourages health. Bikeability has those same merits and also adds to a winning narrative of our city as a bikeable city.
- It's placemaking. Isn't it disappointing to travel to a new place only to find that it's like every other place? Here's the Hilton, the TGIFridays, the Taco Bell, the Verizon store...where is the place? I love that Willamette Market and Deli is a place, and makes a place, and marks a place.
- It's great for kids. We live one and a half blocks from the Market. We bought our house in part because of its proximity to the market. We want our three children and their friends to grow up in the kind of neighborhood where there are public spaces that they can walk and bike to: parks, and stores. We love that they think it's an adventure to take their scooters over and figure out what they can buy with a few bucks. It makes life better for them and for all of us.
- We're excited for the future of this store. We'd love to use the beautiful patio; we'd love to be able to order a glass of wine.
- Our out-of-state visitors are drawn to the store, of course they are. Places like this raise the profile of Colorado Springs, as well they should.
- This is what the majority of neighbors think. A few weeks back my husband, children and I walked our block (the 500 block of Institute), knocking on every door prior to the planning meeting that we couldn't attend. Most everyone was home that night and 100% of our neighbors wanted the Market to stay open. Most of them were enthusiastic and emphatic about this. **BUT**, and an important but, many of these neighbors were older, and don't have or use email, others are generally uninvolved and didn't feel up for going to a meeting. The dissenters are a misrepresentation of the neighborhood at large. Most neighbors love the Market, want the Market, are grateful for the Market.

Thank you for your time and thoughtful work. Thank you for exercising your power for the common good.

Please let me know if I can help in any other way, and please let me know if there are other people I should address this note to.

Sincerely,

Mia Alvarado, 719.313.7828

www.marymargaretalvarado.com

Schultz, Michael

From: Lisa Phillips <phillips_lp@hotmail.com>
Sent: Friday, May 18, 2018 9:13 AM
To: Schultz, Michael
Subject: Zoning of Lil' Market (at Willamette and Prospect in Mid Shooks Run Neighborhood)

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Hi Mike,

I was unable to attend last week's zoning meeting as my daughters were performing at a school event. However, I would love to chime in on the Little Market zoning question. I have lived at 235 N El Paso Street since 2005 and have enjoyed having the Little Market in both its previous and current forms within walking distance of my home. In fact, in the years between the Little Market and the Willamette Market & Deli, my family dearly missed having a spot to stop off on our park walks to grab a snack or a refreshing drink. We all feel that the new proprietors have done an amazing job updating and improving the space and the business model. We value the fresh, organic, conscious food choices on offer there and view the market as a great asset to the neighborhood. I personally hope it will continue to operate for another 100 year (or at least as long as we live in the neighborhood)!

That said, I understand that the current zoning is problematic. I also understand that some neighbors living closer to the market have voiced concerns over rezoning and potential other uses as well as possible on-street parking issues. I hope these issues can be resolved. After reading the summary of your recent meeting, I am glad to know that the zoning process allows for restrictions to be placed on future uses. We certainly don't want to see a mechanic's shop or a head shop in that location!

The summary from MSRNA mentions that

"City Planning Staff suggests placing conditions of record that would prohibit certain uses that would NOT be conducive to the neighborhood, including, but not limited to: all marijuana related uses; medical offices; any automobile related uses; bar (as defined in the City Code); funeral services; hotel; kennels; and all uses that fall under industrial land use category."

I fully agree with this suggestion. None of these uses would benefit our neighborhood and should be expressly prohibited in the new zoning.

I would add that I would actually prefer that the first item among the City staff's permitted uses also be precluded:

-Uses permitted within the residential land use category (and the surrounding R-2 zone district)
I would hate to see the property revert to a residential use. But perhaps I am missing something.

In fact, I would prefer preclude all possible uses listed under the Code (as primary use) except for the following:

- General office (would rather this space not be converted to offices though)
- Consumer repair services (also not my preference but I don't see this as threatening to the neighborhood)
- Convenience, general, and specialty food sales (this is the category the market would currently fall under)

- Personal consumer service (e.g. barber shop, seamstress, tailor, shoes repair, etc)
- Personal improvement service (e.g. yoga studio, dance studio, music classes, etc)
- General retail
- Restaurant, sit-down (quick serve sounds like it might be okay, too).

Of course, my personal preference would be to see it always remain a place where neighbors can buy food, whether as a food store or as a restaurant.

Thank you for your hard work on this very challenging issue! I appreciate your taking the time to consider neighborhood input!

Best regards,
Lisa Phillips
235 N El Paso Street, 80903
719-321-3897

Schultz, Michael

From: PlanningDev
Sent: Thursday, May 17, 2018 10:01 AM
To: Schultz, Michael
Subject: FW: Williamette Market



Cynthia Hurst
Senior Office Specialist
Phone: (719) 385-5351
Email: churst@springsgov.com

Land Use Review Division
Planning & Community Dev.
30 South Nevada Ave, Suite 105
Colorado Springs, CO 80901
Phone: (719) 385-5905

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From: John Harner <jharner@uccs.edu>
Sent: Wednesday, May 16, 2018 1:14 PM
To: PlanningDev <PlanningDev@springsgov.com>
Subject: Williamette Market

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Planning Department:

This is reference to the proposed zoning change from R1 to C5 for the Williamette Market & Deli. Mr. Schultz is the planner in charge of this process, but I can't find a contact for him. Please forward.

Mr. Schultz:

I attended the neighborhood meeting on May 10 concerning the proposed change to C5 zoning for the Williamette Market & Deli, and I live in the neighborhood. I want to offer my full support to rezone this property to commercial use. That is the reality that has existed for over 100 years. Continuing with some variance for a property zoned residential just prolongs uncertainty and threatens the continued viability of this parcel as a market. This neighborhood market has long been an asset to Shooks Run. It fits perfectly with city Comprehensive Plans and the desire for walkable, bikeable, and mixed use neighborhoods downtown. It adds value to all properties nearby. Now is the time for the community members to approve this zoning change and stipulate which restrictions should be placed on the parcel. I approve of all the proposed restrictions you handed out at the meeting, except I would even relax the restriction on "bar." I would be happy if it were a neighborhood bar! So please take this message as

support for the proposed changes. And don't let phony concerns about parking dictate the process--there is never parking congestion at this market, and many people walk or drive to get there. There is plenty of on-street parking

Thank you,

John Harner
Professor of urban geography
Department of Geography and Environmental Studies
University of Colorado Colorado Springs
719-255-4054

Schultz, Michael

From: Daniel Klausmeier <daniel.klausmeier@gmail.com>
Sent: Wednesday, May 23, 2018 6:21 PM
To: Schultz, Michael
Subject: Lil Market zoning

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I would like to see a sit-down restaurant being allowed with a possible liquor license. Dinner with a beer in the Shooks Run neighborhood sounds awesome to me!
Thanks for your consideration.

Dan Klausmeier

Schultz, Michael

From: Catherine Bailie <catherine.bailie@gmail.com>
Sent: Monday, May 14, 2018 9:51 AM
To: Schultz, Michael
Subject: comments on Willamette Market rezoning

Mr. Schultz,

I attended the May 10, 2018 meeting regarding the proposed rezoning of the Willamette Market.

As full disclosure, I am a financial investor in the market. I chose to invest not in anticipation of great financial gain, but because I believe that the presence of a small market/deli greatly benefits the neighborhood.

I support changing the zoning to C5 to allow the operators to serve food on the patio on the west side of the building. I would further support a liquor license, with the stipulation mentioned that liquor must be less than 50% of sales. For both a zoning change and liquor license, it is crucial to respect the concerns many of the neighbors expressed regarding noise, parking, and hours of operation. Therefore, as part of any zoning change, I urge the Planning Department to do as much as possible to address long-term the concerns of those who live close by.

I live more than half a mile east of the market, and thus did not receive a postcard to attend the meeting. If possible, I would like to be included in future mailings (my name and address are at the bottom of this email). While my status as an investor means that profitability is in my financial interest, and the distance I live from the market means that noise/parking/late hours do not affect me personally, I care very much about maintaining the existing residential character of the Shooks Run neighborhood.

The history of markets operating in this location for more than a century is a great tribute to this neighborhood, but the needs and wants of consumers are different in 2018 than they were in 1910. A change in zoning will help the operators provide the amenities that are now in demand.

There's one more thing I want to comment on, unrelated to the rezoning. I am sure you did not intend this to be offensive in any way, but I winced every time you referred to Amy and Natalie as "the girls." They are women. I suspect that if the business operators were men of the same age, they would not have been referred to as "the boys."

Thank you for reading my comments, and best wishes as you complete this process. I know it is hard to satisfy everyone.

Sincerely,

Cathe Bailie
1317 E. Willamette Ave.
Colorado Springs, CO 80909

Schultz, Michael

From: Jack Keaton <jack.a.keaton@gmail.com>
Sent: Monday, May 14, 2018 6:19 AM
To: Schultz, Michael
Subject: L'il Market Rezoning request

Mike

I live in the neighborhood (St Vrain) and want to chime in. Unfortunately I am on extended business in Europe right now and can't really dig into the codes, etc.

Suffice it to say that I would "vote" for the following that was suggested as your (city) recommendation with a couple of modifications (as noted in Blue CAPS):

- Uses permitted within the residential land use category (and the surrounding R-2 zone district)
- General office
- Consumer repair services (LIGHT ONLY - E.G. SHOES, PHONES, ETC - BUT BELIEVE THIS IS COVERED BELOW?)
- Convenience, general, and specialty food sales (this is the category the market would currently fall under)
- Personal consumer service (e.g. barber shop, seamstress, tailor, shoes repair, etc)
- Personal improvement service (e.g. yoga studio, dance studio, music classes, etc)
- General retail (IF THERE ARE TOUGH RESTRICTIONS TO SIZE - OKAY
- Restaurant, sit-down.(INCLUDING OUTDOOR SEATING AND ABILITY TO HAVE LIQUOR LICENSE (FINE IF ONLY FOR WINE/BEER) - BUT WITH TIME RESTRICTIONS - SAY MUST BE CLOSED BY X:XX HOURS ON EVENINGS.

Thanks for helping on this thankless tasking.

jack

Schultz, Michael

From: Louise Conner <lc@empiredi.com>
Sent: Sunday, May 13, 2018 4:20 PM
To: Schultz, Michael
Subject: Lil Market at 749 E. Willamette

Hello, Mike,

As a resident of Middle Shooks Run, I want to say that I appreciated how well you handled the neighborhood meeting regarding the zoning request for Lil Market.

As for feedback on acceptable uses for the property if C-5 zoning is approved, I agree with your list posted to me in an earlier email:

- Uses permitted within the residential land use category

-General office

-Consumer repair services

-Convenience, general and specialty food sales

-Personal Consumer Service

-Personal Improvement Service

-General retail

-Restaurant, sit-down

In addition, I'm okay with medical offices.

Thank you,

Louise Conner, 712 N. Cedar.

Schultz, Michael

From: Jean Lux <jean_lux@icloud.com>
Sent: Thursday, May 10, 2018 9:10 PM
To: Schultz, Michael
Subject: Willamette Market

Mike,
Thank you for mediating the planning meeting tonight. You did an exemplary job refereeing our Middle Shooks Run Neighborhood meeting. As a small microcosm of the larger neighbor we are all for the C5 designation. It would have been lovely to have had a glass of wine at our neighborhood Willamette Market to unwind from the contentious meeting. This hopefully will happen in the near future!! Hopefully the city and the neighborhood can move on and approve the C5 designation. No night clubs please....🙏🙏🙏

Thank you,
Jean Lux
810 East Boulder Street
80903

Sent from my iPhone

Schultz, Michael

From: mike ryan <mpryan10@gmail.com>
Sent: Thursday, May 10, 2018 12:06 PM
To: Schultz, Michael
Subject: Lil Market

My name is Michael Ryan and I live at 810 E Boulder. I believe that the Lil Market is a wonderful place and it is a **benefit** to the neighborhood. The owners have done a nice with the layout and the offerings. Parking is always a problem in a downtown area. A nearby coffee shop has identical parking concerns, but it doesn't seem to be a problem there. As for a liquor licence, a simple beer and wine licence would be nice. It would not negatively affect the quality of living in the neighborhood. Really the one thing that negatively affects the neighborhood tends to be neighbors that put up 6' privacy fencing around their property. The Lil Market is a walk to, not really a drive to destination. How many neighborhoods can claim an award winning coffee shop, a natural grocer and hopefully a little place to enjoy a beer and conversation with neighbors. Not many. So let our's be one.

Thank you
Mike

Schultz, Michael

From: Jeffrey Turk <jeffrey.turk@gmail.com>
Sent: Thursday, May 10, 2018 10:44 AM
To: Schultz, Michael
Subject: Support for The Little Market and Deli

Mike Schultz,

This note is to express my greatest support for The Little Market and Deli located on E Willamette Ave. My family and I live just around the corner on E Boulder St and love having such a fun place to gather in a neighborhood we have quickly grown to love. The good folks who work there have always greeted us with a smile and their service is beyond compare. In all seriousness, this is the type of business our city needs to attract and keep people who want to love the place they live, quality products served by people who care. Please take my comments into account and allow The Little Market and Deli to continue to thrive for years to come.

Thanks for your time,

Jeff Turk
746 E. Boulder St.
325-603-6511

Schultz, Michael

From: Patricia Reitwiesner <phreit@comcast.net>
Sent: Thursday, May 10, 2018 8:03 AM
To: Schultz, Michael
Subject: Lil' Market - zone change request

RE: file #s: CPC ZC 18-00050
CPC DP 18-00051
CPC NV 18-00052

I am writing to express my support for this zoning change for the Lil' Market at 749 E. Williamette Ave.

I've lived around the corner on Saint Vrain, about a block from the Lil' Market, for over 20 years. The vitality of this property helps to vitalize our neighborhood. I walk the neighborhood regularly and at many different times throughout the day and evening. I have never noticed a significant parking issue related to Lil' Market customers. I have noticed parking issues related to the nearby Mason's lodge. However, even that occasional congestion is typically met with a flexible attitude in our neighborhood. We welcome this healthy activity. It infuses our neighborhood with positive activity and provides another fun gathering place.

Further, if this store is not granted its zone change the neighborhood will be faced with a vacated property that downgrades our property values and increases blight. The store building clearly is designed with a primary purpose of being a store, not a residence. As such, from an aesthetic perspective, even if a buyer purchased it for a home it would be an awkward one, likely run down and no longer a positive addition to the neighborhood.

Thank you.

Patricia Reitwiesner
815 E. St. Vrain St.
Colorado Springs, CO 80903
719.291.9277
phreit@comcast.net

Schultz, Michael

From: Jack Keaton <jack.a.keaton@gmail.com>
Sent: Thursday, May 10, 2018 7:24 AM
To: Schultz, Michael
Subject: Lil Market C-5 Zoning request

I live in the neighborhood (on St Vrain) and strongly support the C-5 zoning for Lil Market. I think it is a very important add to the community and needs the support.

I can appreciate that all will not approve - but that is always the case with change.

Unfortunately I cannot attend the meeting today due to conflict but hope my "vote" can add to the discussion.

Frankly there are other non-residential entities already within the immediate area that cause bigger parking issues - both the club across the street on Prospect and the school. Not suggesting that they are bad - but this request's impact should be judged with some perspective

regards
jack Keaton

Schultz, Michael

From: Daniel Klausmeier <daniel.klausmeier@gmail.com>
Sent: Wednesday, May 09, 2018 10:17 PM
To: Schultz, Michael
Subject: Lil Market

Hello,

My name is Dan Klausmeier and I'm a huge proponent of allowing a variance or change of zoning to allow the Lil Market to continue to grow their business. The market has only enhanced the neighborhood since opening. Allowing a sit-down restaurant would only continue to enhance the neighborhood and make for a more walkable/rideable city core. Let's be business friendly and allow a good neighbor such as Lil Market to bring a much needed neighborhood restaurant to the Shooks Run Neighborhood. Please don't let the naysayers with the loudest voices determine the outcome as they have in the past.

Thanks for your consideration.

Dan Klausmeier

Schultz, Michael

From: Henry Reitwiesner <hpreit@comcast.net>
Sent: Wednesday, May 09, 2018 10:12 PM
To: Schultz, Michael
Cc: hpreit@comcast.net; 'Henry Reitwiesner'
Subject: CPC ZC 18-00050, DP 18-00051 & NV 18-00052 - support 5/10/18

Importance: High

Mike Schultz – Planner 385-5089;

I am corresponding to you in support of the Zone Change, Development Plan and Non-Use Variance for “the little market” at **749 E Willamette Ave** 80903.

I have been a neighbor of this business establishment since I moved to my current house in 1997, and believe the current purpose is appropriate for the property and limitations. This is a major community asset. The parking has not been a problem for the neighborhood.

Please let me know if I can provide any further assistance or answer any questions you may have.

Unfortunately; I will be unable to attend the neighborhood meeting tomorrow night, due to a previous commitment for the Board of Education at their meeting.

I will continue to monitor the progress of these requests, through the development process, and provide additional commentary.

Henry Reitwiesner, AIA / LEED A/P

815 E. St. Vrain Street 80903

(719) 475-9510 home.

(719) **659-2367** cell.

hpreit@comcast.net

Executive Director for Building Fund – Academy District #20

(719) 234-1561 desk.

henry.reitwiesner@asd20.org

Schultz, Michael

From: Ingrid Shea <ibmdshea@hotmail.com>
Sent: Wednesday, May 09, 2018 10:01 PM
To: Schultz, Michael
Subject: Willamette Market zone change

Hi - My family and I live at 811 E. Willamette Ave. and we'd like to voice strong support for the proposed zone change for the Willamette Market property being considered. When we move to the neighborhood, the previous commercial use of the property - the Little Market - created an important element in the neighborhood that attracted us to buy a home in the neighborhood and raise our kids here. When the that business closed, it left a significant hole in the neighborhood - even drug deals happening in front of the boarded up store front. Raising two kids in the neighborhood, I want to have positive uses of the properties on our blocks. The Willamette Market has totally provided that - and more. The types of customers who visit the Market bring a strong positive dynamic to our neighborhood, and its important to me that we support that property use by this business next door to where I live and raise my family. The property has been used for commercial purposes for many years. It was purchased and put back in to use for commercial purposes by the current occupants (thank, God!), and that use of the property should be recognized by the City by approving the proposed zoning change.

Thank you,
Mark Shea
811 E. Willamette Ave.

Sent from my iPad

Schultz, Michael

From: Ingrid Shea <ibmdshea@hotmail.com>
Sent: Wednesday, May 09, 2018 10:00 PM
To: Schultz, Michael
Subject: Little market zone change

My family and I live 2 houses away from the Willamette Market and Deli on Willamette. I absolutely support a zoning change from residential to business for the market. The market is a huge asset to our neighborhood. It serves as a gathering place for the neighborhood- a place to get lunch or dinner, grab a few needed items... it also serves as a neighborhood watch. When the previous market closed and sat empty for years, the neighborhood went downhill, we saw an increase in vagrant activity, even drug deals in front of the empty market. This was cause for concern, especially raising two young children in the neighborhood. Since the market reopened we have seen a decrease in vagrant activity. The market is now a source of pride for our family. We have seen it draw a good group of people to the neighborhood- we have met many new neighbors who support and love the market. It would be a shame to not allow a zoning change- this would lead to the closure of an incredible local small sustainable business and another heartbreak for our neighborhood and our children. Please consider approving this zoning change. I am in full support and live in the immediate vicinity.

Thank you,
Ingrid Shea
811 E Willamette Ave

Schultz, Michael

From: Geoff Bommelaere <gbommelaere@velocityneurocare.com>
Sent: Wednesday, May 09, 2018 9:31 PM
To: Schultz, Michael
Subject: Little market

Hello,

My name is Geoff Bommelaere and I am writing this email on favor of the little market on n prospect st and Wasatch. I am a neighbor and believe this business adds a wonderful dimation to the area. Refernces CPC ZC 18-0050, CPC DP18-0051, CPC NV 18-0052.

Thank you.

Schultz, Michael

From: Sarah Garrett <sarahmariebg@gmail.com>
Sent: Wednesday, May 09, 2018 9:26 PM
To: Schultz, Michael
Subject: Lil Market

To Whom it may concern,

I am a long term resident in the Middle Shooks Run Area and approve of the zoning changes to allow a liquor license to the Lil Market.

My husband and I have lived in this area for 7 years, and 2 years ago bought a house here. We love the Lil Market and would love to have a local place we could walk to for dinner and drinks. This area is quickly growing with new houses, remodeled old houses and young families. People enjoy their communities and local businesses and events (concert series in the park), coffee shops (Switchback), and would love to add a small restaurant type venue to our neighborhood. We are a respectful, family oriented community and would be respectful to those around this restaurant, as we are currently. Please consider the votes of what the majority of the residents in this area would like.

Resident,
Sarah Garrett

Schultz, Michael

From: Jean Lux <jean_lux@icloud.com>
Sent: Wednesday, May 09, 2018 8:21 PM
To: Schultz, Michael
Subject: Willamette Market

Please allow the zoning change to go through for the Market. It is such a valuable asset to to our neighborhood. It would be such shame if the Market were to close after over 100 years. We need the Market. In the year that is has been open the parking has not greatly impacted the neighborhood. The value of the Market has had a wonderful impact on the neighborhood. We are proud of the Willamette Market and Deli.

File numbers

CPC ZC 18-00050

CPC DP 18-00051

CPC NV 18-00052

Thank you,
Jean Lux
810 East Boulder Street
80903
jean_lux@hotmail.com

Sent from my iPhone

Schultz, Michael

From: Mark Henjum <mhenjum75@gmail.com>
Sent: Tuesday, May 01, 2018 11:01 AM
To: Schultz, Michael
Subject: Lil' Market project

My wife and I will be traveling on May 10, and are unable to attend the public meeting. We live on Prospect, 5 doors south of the Market and Deli. We are supportive of the zone change and development plan, including the parking exemption. The market has been operating for quite some time already, and it's our observation that traffic and parking have not been significantly impacted. Many patrons are from nearby, and walk or bike to the business, and those that drive generally park on the curb adjacent to the building. We find them to be considerate to the neighbors.

The market is a good neighbor, providing services and atmosphere that improve property values and quality of life in the neighborhood. We are hopeful the application is approved, and the market and deli can continue to operate with the proper zoning and permits.

Mark and Peggy Henjum
506 N. Prospect Street
80903

Schultz, Michael

From: Mary Margaret Alvarado <mmcnussbaum@yahoo.com>
Sent: Tuesday, May 01, 2018 8:41 AM
To: Schultz, Michael
Subject: Little Market

Hello!

I live at 521 N. Institute, off of Willamette. I love and cherish the Willamette Market and Deli, heartily approve of its rezoning, and the addition of a patio. I also approve of a future beer and wine license. Long live the city's last corner grocery store!

Mixed-use planning makes our neighborhood more walkable, bikeable, and lively. I want more of this, not less.

Thank you!

Mary Margaret Alvarado

www.marymargaretalvarado.com

Schultz, Michael

From: Jack Keaton <jack.a.keaton@gmail.com>
Sent: Friday, May 04, 2018 7:03 PM
To: Schultz, Michael
Cc: Farrar Susan
Subject: Support for Lil' Market Requests

My wife, Susan, and I are strongly in favor of all of the zoning change requests being made by the Willamette Ave Market (Lil' Market). We consider them a neighborhood gem and believe the outdoor dining & parking waivers will only enhance their contribution to our quality of life.

100 years is something we should support.

Susan Farrar and Jack Keaton
826 E. Saint Vrain

Sent from my iPad

Schultz, Michael

From: Maria Swift <maria.t.swift@gmail.com>
Sent: Monday, April 30, 2018 9:07 PM
To: Schultz, Michael
Subject: Comments for CPC ZC 18-00050, DP 18-00051, NV 18-00052

Hi Michael!

I wanted to give compliments to the Lil' Market and say that I would like it to stay. I agree that the zoning should change so that it can remain in our neighborhood.

I do realize that many are opposed to the re-zoning because of the application to get a liquor license. I would like to suggest a conditional use on the zoning so that this business and any future business only be open until 8 p.m. at the latest. When the time comes, the future property owner could remove the condition as the neighborhood will change and support that. There could also be a noise regulation or a decible meter for th hose nearby.

Overall, I love the market and want it to stay. I only wrote those comments in the 2nd paragraph because I am trying to find options for the market to stay.

Thank you for your time and for serving our community.

Sincerely,
Maria Swift
702 N Prospect Street

Schultz, Michael

From: bill hogrefe <whinco@yahoo.com>
Sent: Tuesday, May 01, 2018 6:45 AM
To: Schultz, Michael
Subject: lil market

Sir;

There is a small neighborhood market, "Lil Market", aka "Willamette Market and Deli", at the corner of E Willamette Ave and N Prospect St that is being considered to be zoned as a residential property. This shop has been in place since 1902 and contributes greatly to the "homey" feel of the area, provides a convenient place to pick up small items, and provides a spot out front for neighbors to meet for coffee. There are several other small businesses within 3 blocks of this location. It would be a travesty to shutter this operation because of a bureaucratic process.

respectfully,
W. Hogrefe
531 N Institute St

Schultz, Michael

From: Nicole Rosa <nicki@totalmath.net>
Sent: Wednesday, April 25, 2018 8:47 AM
To: Schultz, Michael
Subject: Comments about 749 E. Willamette

Hi Mike,

I just want to make sure you received my email comments last week.
I also left you a voice mail but I never heard back.

Nicole Rosa
719-227-1358

P.S. Just in case ... my original email was:

Dear Mike,

I am writing about the proposed zoning changes submitted by "Lil' Market LLC".

The immediate neighbors who would be most affected are very concerned about this.
I love the way the Lil' Market is now, and worry that new zoning would open the door to the very same concerns we had with previous plans to expand the market, which the neighborhood shot down. Why start all over again when the same concerns will immediately surface?!

I like the Lil' Market, but there is no guarantee that Joe Coleman will continue their lease, and then who knows what will go in there?

We are dead set against later hours, more parking and alcohol !!!

Any business not able to fit itself into the current zoning parameters is probably one we wouldn't want to live next door to.

The zoning has been R-2 forever and I don't see any reason to change it now.

Thanks,
Nicole Rosa
615 N. Prospect St.
719-227-1358

Schultz, Michael

From: Steve Carter <steve.carter12@gmail.com>
Sent: Friday, June 15, 2018 1:31 PM
To: Schultz, Michael
Subject: Willamette Market and Deli

Categories: Support

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Dear members of the planning commission,

Thank you for your hard work and all that you do to make our city more vital, beautiful, and welcoming.

I am writing to give my strong and unequivocal support for the continuation of business at the corner of Prospect and Willamette in the building that is presently the Willamette Market and Deli. Please approve the zoning change so that small business can flourish there.

Why?

- It's historic. This is the city's *last* corner grocery store. In that neighborhood alone (Shooks Run) there used to be one on Cache La Poudre and Institute, another at Boulder and Institute: they were everywhere. Now the whole giant city has *one*. It is a treasure, an unbroken historic link, and must be preserved.
- This business encourages walkability, as does all mindful mixed zoning, as advised by Jane Jacobs in *The Life and Death of Great American Cities*. Walkability is better for people, the planet, and communities: it creates space, saves pollution, encourages health. Bikeability has those same merits and also adds to a winning narrative of our city as a bikeable city.
- It's place-making. Isn't it disappointing to travel to a new place only to find that it's like every other place? Here's the Hilton, the TGIFridays, the Taco Bell, the Verizon store...where is the place? I love that Willamette Market and Deli is a place, and makes a place, and marks a place.
- It's great for kids. We live walkable and bikeable distance from the Market. My girlfriend recently moved to Colorado Springs with her two children, largely because of the city's lovely neighborhood-like-feel throughout -- it has the benefits of a city, without necessarily feeling like one most of the time. We bought a house in the location we did precisely because of its proximity to various locally owned small shops and businesses. We want the kids and their friends to grow up in the kind of neighborhood where there are public spaces that they can walk and bike to: parks, and stores. It makes life better for them and for all of us.
- We're excited for the future of this store. We'd love to use the beautiful patio; we'd love to be able to order a glass of wine.
- Our out-of-state visitors are drawn to the store, of course they are. Places like this raise the profile of Colorado Springs, as well they should.

Thank you for your time and thoughtful work. Thank you for exercising your power for the common good.

Please let me know if I can help in any other way, and please let me know if there are other people I should address this note to.

Sincerely,
Steve Carter

Schultz, Michael

From: Elizabeth Velez <elizabethvelez7@gmail.com>
Sent: Sunday, June 17, 2018 12:48 PM
To: Schultz, Michael
Subject: Rezoning the Willamette Market

Categories: Support

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I, Elizabeth Velez, support the rezoning of the Willamette Market and Deli as a business, to remain open as a business, because of so many reasons: historic, nostalgic, walkability, bikeability, fun, great neighborhood gathering place and great location.

Thank you!

Elizabeth Velez

Schultz, Michael

From: Dan Morman <morman.daniel@gmail.com>
Sent: Saturday, June 16, 2018 1:30 PM
To: Schultz, Michael
Subject: Rezoning of Willamette Market & Deli

Categories: Support

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To whom it may concern,

Please accept this letter in strong support of rezoning the Willamette Market & Deli as a business, to remain open as a business. Our family lives in the Patty Jewett neighborhood, and we have come to really enjoy the short walk down Shooks Run Trail to grab a bite to eat at the deli. What a neighborhood treasure it is to have such an historic, locally-owned market close by! The Willamette Market & Deli is a vibrant part of the neighborhood and broader community, and we look forward to visiting there for years to come. Thank you for your consideration,

Dan & Kristy Morman
1359 Lindenwood Grove
Colorado Springs, CO 80907

Schultz, Michael

From: Marian Ware <marianrhw@gmail.com>
Sent: Saturday, June 16, 2018 11:40 AM
To: Schultz, Michael
Subject: Re: Willamette Market

Categories: Support

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My condo actually backs up to the parking lot behind Good Neighbors and I have not had any problems. At first I was concerned that more people would be walking through Casa Verde(our co-housing community). That has not happened and most people bike, walk or park their cars on Corona, so there isn't extra traffic in the parking lot. I think it makes sense for GN to close by 9 PM each night, so there isn't much noise or gathering going on any later. The owners, Russ Ware(not a relative) and Yemi Mobolade, made a point of having a neighborhood meeting prior to opening to make sure GN would fit in to the neighborhood. If anything, GN has been a nice addition to our neighborhood. In fact, my mother(86 years old) also lives in Casa Verde and walks over to GN on a daily basis. She doesn't drive, so this is wonderful for her (and myself!). I truly hope Willamette Market will have the chance to continue.

I hope this helps. If you have further questions please contact me.

Marian Ware
413-461-6844

On Fri, Jun 15, 2018 at 11:58 AM, Schultz, Michael <MdSchultz@springsgov.com> wrote:

Marian – Thank you for your comments regarding the Willamette Market. Given your close proximity to Good Neighbors Meeting House have you experienced any issues since the change of ownership and the introduction/allowance of beer and wine at that location? The Willamette Market is looking to expanding their service to allow food and alcohol service, that is what most of the neighbors are concerned about with their change of zone.

Thanks,

Mike

From: Marian Ware [<mailto:marianrhw@gmail.com>]
Sent: Friday, June 15, 2018 11:32 AM
To: Schultz, Michael <MdSchultz@springsgov.com>
Subject: Willamette Market

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Dear Planning Commission,

Thank you for all you do to make our city more vital, beautiful, and welcoming.

I am writing to give my strong and unequivocal support for the continuation of business at the corner of Prospect and Willamette in the building that is presently the Willamette Market and Deli. Please approve the zoning change so that a small local business can flourish there.

I, Marian Ware, support the rezoning of the Willamette Market and Deli as a business, to remain open as a business.

I enjoy having a nearby local family grocery store in my neighborhood. It is like when I was a kid (in the '50's), when we walked to the store to buy milk or eggs!

Thank you for all you do to make our city more vital, beautiful, and welcoming.

Marian Ware

1380 Lindenwood Grove

Colorado Springs 80907

--
~~**Marian**

Schultz, Michael

From: Megan Murillo <meganmurillo@gmail.com>
Sent: Saturday, June 16, 2018 6:45 AM
To: Schultz, Michael
Subject: Support Willamette Market

Categories: Support

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Dear members of the planning commission,

I support the rezoning of the Willamette Market and Deli as a business, to remain open as a business, because of liveability and walkability. My friends' parents, the Thomas's ran the corner store in the 80s and early 90s and I always enjoyed going there and felt that it brought a lot to the neighborhood. Please keep it part of the community.

Megan Murillo
@meganmurillophotography
719-252-7292

--

Megan Murillo
719-252-7292

Schultz, Michael

From: Jesse Garrett <jbgarrett07@gmail.com>
Sent: Friday, June 15, 2018 9:45 PM
To: Schultz, Michael
Subject: Little Market

Categories: Support

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Hi Mike!

I, Jesse Garrett, am writing to show my support for rezoning Willamette Little Market and Deli- the last corner store in the Springs. Please let's keep this beautiful, walkable, family-friendly, bike-able store intact. There is so much to gain from mixed-used zoning.

Thank you for all that you do. And for taking the time to view my E-mail.

Cheers,
Jesse Garrett

Schultz, Michael

From: algealice <algealice@gmail.com>
Sent: Friday, June 15, 2018 7:43 PM
To: Schultz, Michael
Subject: Rezoning on Willamette.

Categories: Support

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

I live in the Willamette Market neighborhood and am very concerned about the proposed zoning changes. Changing from R-2 to C-5 should absolutely be denied. There is NO parking available for the market and the residents will now be COMPETING with market customers to park near their own homes.

We live in a wonderful and QUIET neighborhood. The change you are proposing is a change that ONLY benefits the building owners, and the rest of us will suffer.

Thank you for your consideration.

Louise Gilbert-Eisenhauer

Sent from my iPad

Schultz, Michael

From: Christiane Steckenbiller <c.steckenbiller@gmail.com>
Sent: Friday, June 15, 2018 2:18 PM
To: Schultz, Michael
Subject: Willamette Market and Deli

Categories: Support

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Dear members of the city planning commission,

I just wanted to drop you a quick note to express my strong support for the Willamette Market and Deli on the corner of Prospect and Willamette. I genuinely hope that the zoning change will be approved so that the business is there to stay and our neighborhood can flourish. My husband and I live on the 500 block of Institute Street and we love the market! It is so nice to be able to walk or bike to a small store, pick up some groceries without having to make a run to a bigger store (and use the car), support a local business, try some local food, try something vegan, chat with the super friendly staff, and meet some other folks from the neighborhood. We think it has been a valuable and important addition to the neighborhood, increased our sense of place and comfort of living, and it would be absolutely wonderful to go there for a glass of wine after work and mingle with other members of our community. We wish there were more places like Switchback Coffee and the Willamette Market and Deli!

Please let me know if you have any more questions or if I can help in any other way. Thanks for all the work you do!

Ane Steckenbiller

Schultz, Michael

From: Abby Olson <abigailolson@gmail.com>
Sent: Friday, June 15, 2018 9:45 AM
To: Schultz, Michael
Subject: Willamette Market and Deli

Categories: Support

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Dear Mike Schultz,

I support the rezoning of the Willamette Market and Deli as a business, to remain open as a business, because of what it offers to the community-- walkability, easy access to needed goods, and a beautiful mural on the patio which hopefully will be open for serving drinks soon!

Please help the city preserve this little treasure. There aren't many treasures like this left in our growing city and they are worth preserving. Because isn't what is beautiful always worth preserving?

Thank you,
Abigail Olson

Schultz, Michael

From: David Clark <dbclark50@yahoo.com>
Sent: Thursday, June 14, 2018 4:27 PM
To: Schultz, Michael
Subject: Willamette Market rezoning

Categories: Support

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My name is David Clark, and I live about a 10 minute walk from the Willamette Market and Deli. I support the rezoning of the Willamette Market and Deli as a business, to remain open as a business, in order to maintain the decades-old presence of a commercial business on that spot. And also because it's the nearest grocery store that I can walk to.

Thanks for considering this input.

Dr. David B. Clark
1384 Lindenwood Grove
719 310-4180

Schultz, Michael

From: Hall, Eric <EHall@lrrc.com>
Sent: Thursday, June 14, 2018 4:25 PM
To: Schultz, Michael
Subject: Willamette Market and Deli

Categories: Support

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Dear Mr. Schultz and Members of the Planning Commission,
I write in support of the zoning change for Willamette Market and Deli at the corner of Prospect and Willamette. I ask that the zoning change be approved so that small businesses, like the Market, can flourish there. I am a native of Colorado Springs and I love the local gems, like this Market. It adds character and walk-ability to the neighborhood, which is good for the whole city.

I hope the Planning Commission approves the change.

Sincerely,
Eric Hall

Eric Hall
Partner
719.386.3030 office
719.386.3070 fax
ehall@lrrc.com

Lewis Roca
ROTHGERBER CHRISTIE

Lewis Roca Rothgerber Christie LLP
90 South Cascade Avenue, Suite 1100
Colorado Springs, Colorado 80903-1662
lrrc.com

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Schultz, Michael

From: Nico Alvarado <nico.a.g@gmail.com>
Sent: Thursday, June 14, 2018 4:23 PM
To: Schultz, Michael
Subject: Willamette Market and Deli

Categories: Support

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Dear Mr. Schultz,

I am writing to voice my wholehearted support for rezoning the Willamette Market and Deli as a business.

All the good reasons for doing so aside --

among them: it makes our neighborhood happier, hipper, more historic, more attractive, more walkable; it raises our property values; it contributes to the broader economic and cultural vitality of a city that desperately needs to keep up the momentum of healthy infill instead of toxic sprawl; it serves a broad demographic -- is great for kids and elders and young childless creative-class hipsters and boring middle-aged parents like me and vegans and meat-eaters and people who want a snack or a meal or some groceries or a "third space" in which to meet for work or a date, etc. etc. etc. --

it Just Makes Sense.

This has been a business since time out of mind, has been grandfathered in for decades, and to penalize the WM and D *because the city itself never got around to properly zoning it* would be patently unfair. It's been a grocery store and deli and gathering spot forever! Why should this iteration of the business pay for the clerical errors of previous business owners or city planners?

My life is better for having this business operating *as* a business. My children's lives are better for it. My neighbors' lives are better. If the supporters are not as noisy as the dissenters, we certainly outnumber them by a wide margin on the ground. Please hear our voices. Please do the commonsense, fair thing and allow the Willamette Market and Deli, a business of long standing, to rezone so as to continue on as a vital member of the Shooks Run neighborhood and Colorado Springs as a whole.

Thank you for your work on behalf of the community.

Sincerely,

Nicolas Alvarado
521 N. Institute St.
Colorado Springs, CO, 80903

Schultz, Michael

From: Dessie Sharpton <dessiemy3boys@gmail.com>
Sent: Thursday, June 14, 2018 3:39 PM
To: Schultz, Michael
Subject: Willamette Market and Deli

Categories: Support

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Dear members of the planning commission,

I am writing to give my strong support for the continuation of business at the corner of Prospect and Willamette in the building that is presently the Willamette Market and Deli. Please approve the zoning change.

We have lived in this area, one block away on the 400 block of N. Franklin Street, for 15 years. One of the reasons we fell in love with this neighborhood and have stayed for so long is the walkability and a huge part of that is the Willamette Market.

Our two boys save their money from chores and walk over to the market to buy treats. When we go on a family walk or bike ride down Shooks Run Trail we will stop by for dinner or drinks. This market helps our neighborhood feel more like a community and improves our quality of life.

I have even recommended to coworkers at my job downtown to walk over at lunch and grab a bite, they love that they can enjoy a nice 1 mile walk each way and have a fabulous meal.

I also appreciate the historic value that this market contributes and I feel like that is reason enough that it should be preserved.

We don't want to lose this neighborhood treasure. We would to be able to sit on their patio and have a beer or glass of wine with dinner, that would enhance the feel of community within our neighborhood.

Thank you for your time and thank you for considering our love of this neighborhood and market.

Sincerely,

Dessie Sharpton
719-648-0533

Schultz, Michael

From: Monica <inca_me@yahoo.com>
Sent: Thursday, June 14, 2018 3:31 PM
To: Schultz, Michael
Subject: Little Market on Willamette

Categories: Support

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Dear Mr. Schultz,

We, Monica Escalante & Daniel Raffin & child, support the rezoning of the Willamette Market and Deli as a business, to remain open as a business, because of what it brings to our neighborhood.

We ran out of pickles!! So we hop on our bikes & head to the Little Market for pickles :)

I don't feel like cooking, it's too hot!! So we walk down to the Little Market for a light meal.

We are down at the park & decide to get a cool drink or ice cream! So we head over to the Little Market for one (or both).

I am out for a walk in the neighborhood & I pass the Little Market. I peek at a menu, glance at my reflection, content knowing our neighborhood has & supports such a cool, historical, pertinent, place.

So, please, stop in Mr. Schultz, buy a fancy drink, take home some pupusas, or eat at the counter and enjoy the vibe.

Our neighborhood has so many residential homes going up, being re-done/upgraded, subdivided. Having this remain a business gives our growing neighborhood a place to frequent, meet-up in, or just walk by knowing that if we ran out of something, like butter, or pickles, we can head over and buy some.

We should support small private businesses, as a neighborhood, and as a growing city.

I have neighbors that may not frequent Willamette Market & Deli, but they are glad to have it close by, especially knowing that so many other neighbors frequent it.

~ Monica Escalante, Daniel Raffin, and child

Schultz, Michael

From: Simon Scionka <scionka@me.com>
Sent: Thursday, June 14, 2018 3:25 PM
To: Schultz, Michael
Subject: Willamette Market

Categories: Support

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Dear Mr. Schultz,

I'm a home owner for the past 12 years at 428 N Prospect St and as a close neighbor of the Willamette Market I strongly support keeping the Market operating as a commercial space. The remaining small local business like this are a huge part of what make these old neighborhoods so great. It's essential!

I'm married and we have 4 children, ages 10 and under. We love being able to walk over there for a treat or small items we need, etc. Places like the Market or Switchback Coffee just around the corner are essential to keep these neighborhoods thriving! It's a huge draw.

I understand that zoning can be complex and I'm not trying to downplay that, but we should all have a bigger vision of keeping places like this alive and support every effort to do so.

I want to throw in my support of the Market and I appreciate your time and attention to this matter.

Kind regards,

Simon Scionka

Sent from my iPhone

Simon Scionka
719.360.6339

Schultz, Michael

From: Heather Powell Browne <heatherpowellbrowne@gmail.com>
Sent: Thursday, June 14, 2018 3:09 PM
To: Schultz, Michael
Subject: Willamette Market & Deli support

Categories: Support

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Hello Mr. Schultz (and the other hard-working planning commission members) -

I live on the Shooks Run Trail, just up by Good Neighbors Cafe. **I am writing to strongly support the rezoning of the Willamette Market and Deli as a business, to remain open as a business.** I have seen the wonderful community hub that small, independently-owned businesses/cafes/grocery stores/restaurants can be in a neighborhood, and I think the Willamette Market certainly is that for our community.

Thank you for your consideration. I believe the folks opposing this are actually in a minority, and the bst move for our community and the families who live here is to keep it open and make it zoned correctly.

Thanks!
Heather Powell Browne
Colorado College

Schultz, Michael

From: jennifer shoup <jenshoup23@gmail.com>
Sent: Thursday, June 14, 2018 10:38 AM
To: Schultz, Michael
Subject: Lil Market

Categories: Support

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Good morning! I live in the neighborhood of the Lil Market and will be unavailable to attend the public hearing on 6/21. I am in favor of the project as described in the mailing we received. I believe that use of the Lil Market as a market, restaurant, and area with outdoor seating is a tremendous benefit to the neighborhood. I feel that the benefits to our neighborhood outweigh concerns such as parking and increased traffic.

Thank you,

Jennifer Heiss

815 East Monument Street
CSC 80903

Schultz, Michael

From: Charlie Paddock <cpaddock42@gmail.com>
Sent: Wednesday, June 13, 2018 12:49 PM
To: Schultz, Michael
Subject: Re: Lil Market Public Hearing
Attachments: image001.jpg

Categories: Support

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Hi Mike,

Thank you for the response and further information. I was actually unaware that they were requesting a liquor license as well. I certainly am not opposed to the idea as I think there are other establishments nearby that have successfully built a community atmosphere with the sale of alcohol, but I do agree that food would need to be served as well in addition to keeping the market presence. I really like the idea of the patio being utilized as well and would be curious as to what restrictions the city staff are recommending.. That being said, I agree with the city staff recommendations of limiting the hours of operations (I'd prefer requiring a closing hour of 9:30 or 10pm) and also limiting the signage. I feel that those will help keep the site neighborhood friendly.

Thanks for your participation on this project. As a community member, I appreciate the time and effort you are putting into this project.

Charlie

On Tue, Jun 12, 2018 at 12:34 PM Schultz, Michael <MdSchultz@springsgov.com> wrote:

Charlie – Thank you for your comments regarding this project. The tenant and property owner are requesting a liquor license that would allow for the sale of alcohol; per Code and my conditions, the Market will also need to serve food. The intent of the tenants is to maintain the market presence but to include some additional seating within the building as well as a patio on just the west side of the building. City Staff is recommending conditions of record be attached to the zoning that would limit the site to primarily “neighborhood friendly” uses as well as Staff is asking for operational restrictions be placed on the development plan that would limit hours of operation (currently not limited), restrictions on use of the proposed patio, limitations on signage and other restrictions that I am hoping will help mitigate some of the concerns of the neighborhood.

Please feel free to contact me with any other questions or comments.

Thank you,



Mike Schultz

Principal Planner

Phone (719) 385-5089

Email mdschultz@springsgov.com

Land Use Review

Planning & Community Development

30 S. Nevada Ave, Suite #105

Colorado Springs, CO 80901

Office Main: (719)385-5905

Hyperlinks to City Resources:

[City Main Website](#) | [SpringsView/Map](#) | [Applications & Checklists](#) | [Zoning Code](#) | [Track My Plan-View Development Plans](#) | [El Paso County Parcel Info](#) | [FAQ - Development Assistance](#) | [Request Pre-application Meeting](#)

From: Charlie Paddock [mailto:cpaddock42@gmail.com]

Sent: Tuesday, June 12, 2018 11:22 AM

To: Schultz, Michael <MdSchultz@springsgov.com>

Subject: Lil Market Public Hearing

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Dear Mike,

I'm writing in response to the postcard I recently received regarding the Lil Market on E. Willamette Ave. I currently reside on the 500 block of Custer Avenue and regularly walk to the Lil Market. Unfortunately, I wasn't able to make the previous public hearing and won't be able to make the 8:30 meeting on June 21st. Based on the second postcard, I'm assuming there is some opposition to the proposal, so I feel that it is necessary to voice my support for the proposal. I have a difficult time understanding why there is any real debate when the market has been operational at that location for decades. I understand these are new owners, but it doesn't change the fact that the property has already been used for the proposed change. Regardless, I won't take up anymore of your time, but please do take note that I am a neighbor within walking distance of the Lil Market and I fully support the proposed change in zoning and allowance for zero parking spaces.

All the best,

Charlie Paddock

