



October 31, 2019

Matthew Fitzsimmons, Planner II
City of Colorado Springs
Land Use Review Division
30 S. Nevada Ave.
Colorado Springs, CO 80903

Dear Mr. Fitzsimmons,

The purpose of this letter is to express an opinion by Downtown Partnership regarding a request by Bonicelli Brothers Inc. for approval of a Form-Based Zone conditional use development plan. If approved, the proposed would allow for a warehouse for auto parts storage that would replace a vacant building that was previously used for assembly.

The site is zoned FBZ-COR (Form Based Zone – Corridor) and requires one parking space per 1,000 square feet of warehouse. This project is providing all the required parking spaces and includes a large patch of asphalt of roughly 80 additional parking spaces that is designated on the plans as a truck turning area, directly along the frontage of the property.

The Downtown Partnership is taking a neutral position on this project. While auto parts usage does not conform with form-based code, we also acknowledge this project will serve to occupy a long-vacant building Downtown that would otherwise likely remain unleased for quite some time. The project area is in close approximation to Dorchester Park, which has been challenged with frequent calls for police service. Given the challenges of this area, it is hoped that use of the building – albeit mostly by vehicles arriving and departing – would nevertheless provide some activity as well as attentive property maintenance due to its new occupancy.

However, where the building fronts East Las Vegas Street it is strongly recommended that some form of landscaping or xeriscaping be added in order to lessen the direct sight of the asphalt truck turning area and ensuing parking lot. It is also important to note that the turnaround area of the site does not manifest into outdoor storage of vehicles or other accessory auto storage uses, and that the alley surrounding the property remain available for public use.

Although this development does not conform with the form-based code requirements it is adding activity in an area that would otherwise likely remain vacant. The Downtown Partnership recognizes the challenges associated with this property and sees this project as perhaps a minor incremental step toward more commerce-friendly activity this area of Downtown.

Sincerely,

A handwritten signature in black ink, appearing to read "Len Kendall".

Len Kendall, Director of Planning & Mobility, Downtown Partnership of Colorado Springs