

Schultz, Michael

From: Nikki & Katie <dugglebykn@gmail.com>
Sent: Wednesday, June 20, 2018 4:04 PM
To: Schultz, Michael
Subject: I support the Willamette Market!!

Categories: Support

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Mike Schultz,

I, Nikki Duggleby, live at Institute and Moreno and I support the move to properly zone the Willamette Market and Deli property as commercial. Though I cannot attend the meeting at City Hall tomorrow, I'm emailing to tell you how important the Willamette Market and Deli is to me!

The Willamette Market and Deli is my favorite place in the whole city - really. It's walkable from my house, there is dog-friendly seating outside, and the food is beyond incredible. I greatly appreciate how easy it is to take a short walk down to the market to pick up dinner for the night or a few groceries. When I eat and shop at the Willamette I feel like I belong to this community. Supporting small, local businesses is extremely important to me; I'm grateful I have the opportunity to do so such a short distance from my house!

Big box chain stores do nothing for a community; there is no value in Walmart, King Soopers, or Safeway. They do not raise property value, they do not bring the community closer, they do not encourage a healthy lifestyle (via walking and biking)..the list goes on. Small, local stores like the Willamette Market and Deli do all of those things and so much more. Historic places like the Willamette deserve the utmost respect, support, and protection.

Please keep what I've said in mind throughout the meeting tomorrow. Thank you for your time!

Nikki Duggleby

Schultz, Michael

From: Curtis Smith <uncompahgrepeak@hotmail.com>
Sent: Wednesday, June 20, 2018 4:03 PM
To: Schultz, Michael
Subject: Willamette Market

Categories: Support

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Dear Mr. Schultz,

I Curt Smith, live at 1504 N. Wahsatch Ave. and support the move to properly zone the Willamette Market and Deli property as commercial. I do so because I value the sense of community it brings, the convenience of having a local market nearby and the connection it brings to a bygone era where small business provided for the majority of our communities needs. Please consider this when you meet tomorrow. Sincerely, Curt Smith

Schultz, Michael

From: Karen Leveille <karen.levaille@gmail.com>
Sent: Wednesday, June 20, 2018 3:58 PM
To: Schultz, Michael
Subject: Willamette Market and Deli

Categories: Support

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Dear Mr. Schultz,

I support the rezoning of the Willamette Market and Deli as a business, to remain open as a business, because of its great value to the neighborhood community - it sets the tone for the area to be family friendly and safe and it is a positive local presence. Our children go to school in the neighborhood.

Thank you for your consideration,
Karen Leveille

Schultz, Michael

From: Mia Ramirez <mia.ramirez@gmail.com>
Sent: Wednesday, June 20, 2018 3:52 PM
To: Schultz, Michael
Subject: In Support of The Willamette Market/Little Market

Categories: Support

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To Whom It May Concern:

I am writing to express my full support of rezoning the Market from R2 to C5.

In full disclosure, I am both a homeowner and an investor in the Willamette Market/Little Market.

I have lived in the neighborhood for 6 years. The Little Market was one of the many attributes that influenced my decision to purchase my home. It was always a place to connect with your neighbors, learn about each other and coordinate neighborhood activities. When the Little Market was closed, the neighborhood lost an important hub of neighborhood cohesion.

When the opportunity to invest in the Willamette Market was presented, one of the reasons I chose to invest was to support the revitalization of a neighborhood hub. The Willamette Market has exceeded all expectations and is a true gem in our neighborhood that encourages walkability, fosters community connections and reviatlizes a vacant, blighted store front.

Rezoning the market would not only support and strengthen our neighborhood but it also serves the larger goals of fostering walkable, bikeable and mixed use neighborhoods as stated in our city's comprehensive plan.

As an invested resident of the neighborhood, it is my hope that the city will take the necessary steps to ensure the long term success of the Market.

Mia Ramirez
807 East Saint Vrain Street
Colorado Springs, CO 80903

--

Mia Ramirez, MPH

Schultz, Michael

From: Jeremy Nye <jnye75@hotmail.com>
Sent: Wednesday, June 20, 2018 3:48 PM
To: Schultz, Michael
Subject: Willamette Market zoning

Categories: Support

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Mike,

I, Jeremy Nye, live at 848 E Yampa St and support zoning Willamette Market as commercial. Our family loves the Market and wants it to continue to be a wonderful part of our community. It brings people from the community together, it adds value and character to our neighborhood, and it's just a joy to have nearby.

Sincerely,
Jeremy Nye

Sent from my mobile

Schultz, Michael

From: Mary Polhemus <marypolhemus@aol.com>
Sent: Wednesday, June 20, 2018 3:33 PM
To: Schultz, Michael
Subject: Willamette Market

Categories: Support

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I Mary Polhemus, live at 815 East High Street and support the move to properly zone the Willamette Market and Deli property as commercial. I do so because the Market has Historical value and is an asset to our community.

Schultz, Michael

From: Ann Griner <annsurely@gmail.com>
Sent: Wednesday, June 20, 2018 3:31 PM
To: Schultz, Michael
Subject: Willamette Market and Deli

Categories: Support

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Mr. Schultz,

My name is Ann Griner; I live in the Old North End (1614 N. Tejon). I am writing to you in support of the move to properly zone the Willamette Market and Deli property as commercial.

The Market is a gem; it's a walking destination for my family. As our city spreads to the suburbs, I truly value small pockets of retail that make a neighborhood walkable - not to mention is historical value as the last remaining corner grocery store.

thank you for your time and attention.

Best,
Ann Griner

Schultz, Michael

From: john brewer <ponchobrew@gmail.com>
Sent: Wednesday, June 20, 2018 3:29 PM
To: Schultz, Michael
Subject: Willamette Market

Categories: Support

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Hi Mr Schultz,

I live in 80907, and I support commercial zoning for Willamette Market and Deli. Live local!

Schultz, Michael

From: logan jones <lognad@gmail.com>
Sent: Wednesday, June 20, 2018 3:23 PM
To: Schultz, Michael
Subject: Corner market

Categories: Support

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Hello,

I am a resident of Colorado Springs living near the corner market on Willamette St. A neighbor of mine stopped by to tell me that the establishment is having issues with zoning and that we could potentially help by contacting you and voicing our support. So this is me officially voicing my support for the corner market on Willamette.

Respectfully,
Logan Jones

Schultz, Michael

From: Kim Immel <k.immel.railroader@gmail.com>
Sent: Wednesday, June 20, 2018 3:07 PM
To: Schultz, Michael
Subject: Willamette support

Categories: Support

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Mike,

I live in Shooks Run at 330 n Hancock ave. I strongly support properly zoning the market as a commercial space.

I sorry this decision because the market has always been a market. It add value to our neighborhood and is a great place to gather as community. Thank you

Kim Immel

Schultz, Michael

From: Michelle Hair <mhair67@gmail.com>
Sent: Wednesday, June 20, 2018 3:07 PM
To: Schultz, Michael
Subject: Willamette Market

Categories: Support

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Dear City Planner Mr. Schultz,

My husband and I are residents in the Divine Redeemer neighborhood which is within walking distance to the Willamette Market. We support the move to properly zone the Willamette Market & Deli property as commercial. Having this market re-open has greatly contributed to our community. The owners and staff are extremely friendly, community focused, and have provided us with accessibility to healthy food in our neighborhoods. Not only do my husband and I frequent the Market to grab lunch but we also use it to pick up groceries. We really enjoy walking or biking to this Market with the added bonus of meeting other neighbors and supporting a small, locally owned business.

If there is anything else we can do to support the continuation of this Market please let us know.

Thank you very much,
Michelle & Chris Hair
628 N. Sheridan Avenue
Colorado Springs, CO 80909

Schultz, Michael

From: Jessica N. Immel <jimmel@calcas.com>
Sent: Wednesday, June 20, 2018 3:03 PM
To: Schultz, Michael
Subject: Willamette Market Rezoning Support

Categories: Support

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Mike,

I live at 330 N Hancock in Mid Shooks Run. I strongly support the zoning change to a commercial property. I love the market, its tenants, and the ability to walk to a place that is close to my home.

I love that the market is a historic place. It's the last of its kind in our city and it's never not been a market. We must preserve these places for both their value to history and a meeting place within our community.

I love that I can walk or bike to Willamette. It connects me to my neighborhood, is better for my health, and is better for the earth. As a city that is attempting to build more biking spaces, this is huge!

I moved from Stetson Hills to downtown for the specific ability of wanting to connect to a neighborhood and its residents. Having a market for that is huge. I've met Amy and Natalie the owners and connected with them. Their employees like Brandon and Andy have become part of my life.

I love the idea that when my 2 year old is older, he can ride his bike to the market with friends for snacks and a safe place to visit.

The business increases our property value. I've talked to many people visiting open houses in the neighborhood and they love having places to visit in walking distance.

I feel that if we make a business meet code requirements for a commercial space, its need to be a commercial space. Thank you for your time.



Jessica Immel | Claims Adjuster LPCS
California Casualty Management Company
p: 719.532.8000 800.800.9410 e: jimmel@calcas.com
www.calcas.com

Schultz, Michael

From: Rachel List <rachelclist@gmail.com>
Sent: Wednesday, June 20, 2018 2:57 PM
To: Schultz, Michael
Subject: Willamette Market

Categories: Support

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Good afternoon. I live very close to the Willamette market just one block east at 527 N. Institute St. I cannot attend tomorrow morning but I am so excited to support the patio variance and liquor license that they are applying for! Please approve it. I know some of my neighbors are worried about parking but there is plenty of parking nearby. It would great to have a true local eatery right down the street! Please feel free to contact me if you have any questions. 719-210-8322

Sincerely:

Rachel C. List

--

Rachel C. List, LPC

Schultz, Michael

From: Jamon Kennedy <jamonakennedy@gmail.com>
Sent: Wednesday, June 20, 2018 2:41 PM
To: Schultz, Michael
Subject: In Support of the Willamette Market Rezoning

Categories: Support

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Hello Mike, I'm writing you in support of the rezoning for Willamette Market and Deli. They are a fantastic local company that has and will continue to be a benefit to the Colorado Springs community and beyond.

Jamon Kennedy

Schultz, Michael

From: Francine Kopyy <francinekopyy@gmail.com>
Sent: Wednesday, June 20, 2018 2:18 PM
To: Schultz, Michael
Subject: The little market

Categories: Support

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Please zone the market so it can stay ..I grew up here when we had babes market , Ben Franklin's I love small business. I will shop at ace hardware to avoid a oversized store.. We need the little neighborhood .places to go to thank you .

Schultz, Michael

From: Brandon Grantham <kleemann1@me.com>
Sent: Wednesday, June 20, 2018 2:18 PM
To: Schultz, Michael
Cc: Amy Emerson
Subject: Willamette Market re-zoning

Categories: Support

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Dear Mr. Schultz,

The purpose of this letter is to communicate my support for Willamette Market and Deli's efforts to re-zone the property from R2 to C5. The Market is a welcome breath of fresh air to the surrounding community for plant based foods and groceries. Amy and Natile are ardent supporters of all things local and sustainable, on top of being just plain nice people. I believe it is quite important to allow them to rezone the property to encourage further growth of their business and their ability to contribute to the local community in both tax revenue and building a better more vibrant neighborhood.

Best Regards-

Brandon Grantham

Schultz, Michael

From: Lacie May-Grantham <lm@kleemannusa.com>
Sent: Wednesday, June 20, 2018 2:09 PM
To: Schultz, Michael
Subject: Willamette Market & Deli

Categories: Support

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Hello Mike!

I'm writing to tell you I'm in support of the Willamette Market & Deli rezoning process and desire for a Liquor License and Patio variance. As a member of the downtown and westside community, I truly believe this will only increase the neighborhoods value, representation, and overall quality for the Market and surrounding neighbors. This only allows Colorado Springs to grow and offer more responsible places to enjoy great food with a glass of wine. Their hours are short and closures are early. Let's help Amy and Nat out and their business to strive with passing the rezoning and other requests to expand their facility!

Thank you for your time.

Warm Regards,

Lacie May-Grantham
Office Manager

KLEEMANN USA
2101 Bott Ave
Colorado Springs, CO 80904

WE HAVE MOVED! PLEASE UPDATE YOUR SYSTEMS TO:

2101 BOTT AVE - COLORADO SPRINGS, CO 80904

Tel: +719.473.6441
Fax: +719.578.0345
Email: lm@kleemannusa.com

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Schultz, Michael

From: Robin Hinson <rthinson@gmail.com>
Sent: Wednesday, June 20, 2018 2:03 PM
To: Schultz, Michael
Subject: Zoning Support for Willamette Market & Deli - St. Vrain & Weber Local

Categories: Support

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Hi Mike,

I hope you are having a great week and a very nice summer as well.

I wanted to write a brief message to you to express my support for the commercial zoning of Willamette Market & Deli. I currently live at St. Vrain and Weber St. and often walk by and visit this small business.

As an avid believer in our Springs community and in the artistry of the cocktail, beer, and wine industry, I greatly value the small businesses in Colorado Springs that are re-vitalizing our economy for not only locals, but also tourists who are interested in exploring a more tight-knit community than Denver. Examples of these successful and respectful smaller businesses include Good Neighbors in the Old North End and Shuga's on Cascade.

I have found the employees and business owners in Colorado Springs to be extremely conscientious and responsible - They genuinely are invested in fostering our community socially and financially, while also being respectful of their surroundings in terms of parking and noise. I believe Willamette Market & Deli should be given the chance to serve as another example of yet another small business in the Springs that is capable of curating a safe, respectful environment. They are also capable of being receptive to neighbor feedback about parking issues or noise concerns, if those concerns should arise once they receive their patio/zoning liquor license.

Thank you for all you do and thank you for reading.

Best,

Robin Hinson (Concerned Citizen & Bartender at Upstairs Wine Bar in Old Colorado City)
rthinson@gmail.com

Schultz, Michael

From: Brian Good <fingermonkey32@yahoo.com>
Sent: Wednesday, June 20, 2018 1:45 PM
To: Schultz, Michael
Subject: willamette corner store

Categories: Support

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my name is Brian Good,I live at 1026 E.monument and support the move to properly zone the Willamette market and deli property as commercial.I've lived in this neighborhood for 35 years and love the Mayberry RFD feel to it.I miss the days of mom and pop stores,full service gas stations,diners,skating rinks,bowling alleys,Sears catalogs and such all of which seem to have been bought out by huge corporations.this corner store is the last lingering bit of Americana around and I would like to keep it the way it is.

Schultz, Michael

From: Krieger <loyal_warrior@yahoo.com>
Sent: Wednesday, June 20, 2018 1:37 PM
To: Schultz, Michael
Subject: Willamette market and deli rezoning

Follow Up Flag: Follow up
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Categories: Support

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Hi,

I love this little neighborhood establishment. I am very much in favor of a rezoning for patio dining and issuance of a liquor license

Thank you for the consideration,
Kellin Blackwell

Sent from my iPhone

Schultz, Michael

From: Aimee Koster <truthofimagination@gmail.com>
Sent: Wednesday, June 20, 2018 1:22 PM
To: Schultz, Michael
Subject: Willamette Market

Follow Up Flag: Follow up
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Hello,

My name is Aimee Koster, and I own a house at 506 N. Institute St. I am writing in support of the correct commercial zoning for the Willamette Market and Deli so that it can continue on as a corner store/market into the future. I believe that small business like that are important to giving a neighborhood a sense of community and identity. It is both convenient and historic and thus serves a practical purpose as well as a cultural one. I have lived at various places around the "Little Market" for around 12 years now, and have continually enjoyed walking there and having the option of a local convenience store that I can access without driving. The Market is truly an asset to our community and it's continued existence is the right and proper choice for the city of Colorado Springs.

Thank you for your time.

Schultz, Michael

From: Natalie Gosnell <nataliegosnell@gmail.com>
Sent: Wednesday, June 20, 2018 1:19 PM
To: Schultz, Michael
Subject: Support for zoning change for Willamette Market and Deli

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Dear Mr. Schultz,

I live at 231 N Prospect St, and I am in support of correctly rezoning the Willamette Market and Deli property as commercial. Supporting locally-owned businesses is vital to the economic health of our community, and enabling the Willamette Market to thrive through this zoning change will only improve our neighborhood.

Thank you,
Natalie Gosnell

Schultz, Michael

From: PlanningDev
Sent: Wednesday, June 20, 2018 1:10 PM
To: Schultz, Michael
Subject: FW: Zoning for the Little Market on Willamette and Prospect

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Support

Hi Mike,
Another comment for CPC tomorrow for the Lil Market

Thanks

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

Weblinks:

[Pre-Application Meeting Request](#) | [Springs View/Map Development Applications](#) | [Zoning Code](#) | [Parcel Info](#)

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-----Original Message-----

From: Tom Wetherell <ringtailedcat@gmail.com>
Sent: Tuesday, June 19, 2018 7:56 PM
To: PlanningDev <PlanningDev@springsgov.com>
Subject: Zoning for the Little Market on Willamette and Prospect

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City Planning folks,

It was brought to our attention that it was recently discovered that the property occupied by the Little Market was not zoned for commercial use. The market is a fixture of the Mid Shooks Run neighborhood and like the other small businesses nearby (Switchback Coffee Roasters & the 50/50 Coffee Shop) are a great benefit to the neighborhood. As residents here for 10 years we appreciate the utility of such businesses and the value they bring to our community.

Please register our opinion that the property be allowed to re-zone such that businesses of this type may be allowed to operate.

Tom Wetherell and Megan Anderson
1006 E. Saint Vrain

Schultz, Michael

From: Melissa Nussbaum <mmnussbaum@comcast.net>
Sent: Wednesday, June 20, 2018 12:20 PM
To: Schultz, Michael
Subject: The Little Market

Follow Up Flag: Follow up
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I have lived in the Old North End since 1985. One of the things I cherish about living downtown is the variety. I can walk to the Safeway in Bon Shopping Center. I can walk to my dentist's office on N. Weber. And, when I am walking in the Shooks Run neighborhood I can stop at the Little Market for a hot dog and some fries. Please support seeing the Little Market. Please encourage other small businesses to open in our downtown neighborhoods. Small businesses encourage walking and walking makes for safer, more vibrant and livable neighborhoods.

Thank you, Melissa Musick Nussbaum

Schultz, Michael

From: kcconverse@aol.com
Sent: Wednesday, June 20, 2018 12:15 PM
To: Schultz, Michael; anderful@cheerful.net
Subject: In Favor of Little Market Zoning Request

Follow Up Flag: Follow up
Flag Status: Completed

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Andrea Converse (copied in this email) and I live at 816 East Saint Vrain St. We are a couple of hundred yards from the Little Market on the corner of Institute and Willamette. We support the Little Market's request to properly rezone the property. While we have tried the menu several times and have yet to find anything we really like---we are in support of the Market's plan to offer sit-down dining including wine and beer sales both inside and out. The market offers a handful of staples that are a convenience to us and the small amount of traffic we have to deal with when we drive out of the neighborhood, is far outweighed by the benefits of a local, walkable, market/eating establishment. We were at the neighborhood meeting at Epicentral, but we won't be able to make it to the Council meeting.

Thank you.

Keith and Andrea Converse
816 East Saint Vrain St
Colorado Springs, CO 80903
(719) 660-3120

Schultz, Michael

From: Bettye J Hall <iam210@aol.com>
Sent: Wednesday, June 20, 2018 11:54 AM
To: Schultz, Michael
Subject: Little corner store

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Support

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Sent from my iPhone

I live at 1028 E St Vrain and am in favor of keeping the little corner store in our neighborhood.

Schultz, Michael

From: Ben Kinsley <benjamin.kinsley@gmail.com>
Sent: Wednesday, June 20, 2018 8:29 AM
To: Schultz, Michael
Subject: Willamette Market and Deli

Categories: Support

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Hello,

My name is Ben Kinsley and I support the rezoning of the Willamette Market and Deli as a business, to remain open as a business, and to sell alcohol.

I live nearby, in the Devine Redeemer neighborhood, and my wife and I LOVE the fact that we can walk to this neighborhood market. Walkability is a huge part of why we chose to live in this area, and having more local businesses that we can walk to improves quality of life for everyone.

Sincerely,
Ben Kinsley
Assistant Professor, UCCS

Schultz, Michael

From: Elizabeth Bueno <elzbueno@gmail.com>
Sent: Wednesday, June 20, 2018 8:46 AM
To: Schultz, Michael
Subject: Willamette Market & Deli

Categories: Support

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Dear Mr. Mike Shultz,

As young homeowners and Colorado Springs residents (I live on N. Logan Ave and Yampa Ave.) We nearly always have to jump in our car in order to go grocery shopping, get a drink or to get a nice meal. Having the Willamette Market & Deli in our neighborhood allows us to take a weekend stroll to the Deli and order an awesome breakfast or lunch item, sit down and even buy some grocery items if needed. It's a beautiful 15 minute walk from us (and a easy 5 minute bike ride) and we need more businesses like theirs instead of rezoning it. Neighborhoods like Patty Jewett, Shooks Run are in dire need of businesses that encourage community and that also make our neighborhoods vibrant. I support mixed use zoning and would love to be able to continue to walk and enjoy Willamette Market & Deli. Please allow it to stay open as a business and to be rezoned as such.

Sincerely,
Elizabeth Bueno
Owner of 1114 N Logan Ave,
Colorado Springs 80909

Schultz, Michael

From: Tricia Alton <triciarose76@gmail.com>
Sent: Wednesday, June 20, 2018 7:10 AM
To: Schultz, Michael
Subject: The Willamette Market

Follow Up Flag: Follow up
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Good morning,

My name is Tricia Wittenmyer and I have lived in the Shooks Run Neighborhood for 7 years and have been a resident of Colorado Springs for 20 years. I have frequented the both the The Lil' Market and now The Willamette Market. I was thrilled when I learned that the building would not remain abandoned and was eager to see the transformation. I have been to The Willamette Market now only a handful of times as I am a busy mother of 3 who works full time as well. I love Shooks Run Neighborhood and I love Colorado Springs. What I love the most is the increasing number of neighborhood businesses that allow me be able to walk or ride my bike. Good Neighbors, Stir, Switchback Coffee, etc. I believe the majority of the frequent patrons of The Willamette Market are of a similar mind. With this in mind I also don't believe that parking should effect those that live within a closer proximity than myself. Many of those that do have a driveway and/or alley parking. The owners themselves live their lives by being aware of their own personal carbon footprint as they are big advocates of bicycling. I do not have any concerns that changing the zoning to accommodate a growing small business will effect me and my family in a negative way, I only see positives. Locals meeting locals. Neighbors meeting neighbors.

Thank you for your time,

Tricia Wittenmyer

Schultz, Michael

From: Jessica Langley <jessica.langley@gmail.com>
Sent: Tuesday, June 19, 2018 9:21 PM
To: Schultz, Michael
Subject: Willamette Market and Deli

Follow Up Flag: Follow up
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Categories: Support

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Hi,

I just wanted to drop you an email and let you know that I support the rezoning of the Willamette Market and Deli as a business, with the selling of all sorts of things including beer and wine. We just relocated to COS and moved to the neighborhood (Divine Redeemer). It kills me that there is nothing within walking distance! I run, walk and commute their the Shooks run trail all the time, and we need more small businesses populaying the neighborhood. It just makes sense to accommodate the many young professionals moving into the neighborhood, of which there are many. Our numbers are climbing!

Thanks for reading,
Jessica Langley
1010 N. Logan Ave

me draw on ipad

Schultz, Michael

From: Paul Myrow <pmyrow@coloradocollege.edu>
Sent: Tuesday, June 19, 2018 8:54 PM
To: Schultz, Michael
Subject: zoning

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Support

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Dear Mike

I am a resident of the neighborhood near the Willamette Market and I support the property being zoned as commercial and hope that it will remain in business.

Paul Myrow

Schultz, Michael

From: Beth Malmskog <bmalmskog@ColoradoCollege.edu>
Sent: Tuesday, June 19, 2018 8:52 PM
To: Schultz, Michael
Subject: Willamette Market and Deli Zoning: I'm pro-deli!

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Support

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Dear Commissioner Schultz and the rest of the Planning Commission,

Just wanted to let you know that I live at 807 Custer, three blocks from the Willamette Market and Deli, and I am very much in favor of changing the zoning so that they can stay open and also start selling beer and wine. Please do what you can to help them out! Thanks for your time and consideration,

Beth Malmskog
Assistant Professor of Mathematics
Colorado College

Schultz, Michael

From: Jana Wilson <jm.wilson@live.com>
Sent: Tuesday, June 19, 2018 7:50 PM
To: Schultz, Michael
Subject: Willamette deli

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Support

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Hello Mike!

My husband and I have lived on East St. Vrain for 32 years. We would like the Willamette Deli to stay in business! They are a tremendous asset to our neighborhood! Thank you for your consideration!

Joel and Jana Wilson

Get [Outlook for Android](#)

Schultz, Michael

From: Joel Wilson <Joel.Wilson@Thrivent.com>
Sent: Tuesday, June 19, 2018 7:50 PM
To: Schultz, Michael
Subject: We are in favor of Neighborhood Market at Willamette

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Support

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We have lived in the neighborhood since 1987 and are definitely in favor of letting the Neighborhood Market keep operating as a business in our neighborhood. Thanks

Joel D Wilson
Financial Associate
Rocky Mountain Region
Thrivent Financial®

1119 N Wahsatch Suite 2
Cell: 928-951-2460
Email: joel.wilson@thrivent.com
Web: Thrivent.com/fr/joel.wilson



Appleton, Wisconsin • Minneapolis, Minnesota

Thrivent.com • 800-847-4836 •   

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Schultz, Michael

From: deb2 <debkominator@comcast.net>
Sent: Tuesday, June 19, 2018 11:07 AM
To: Schultz, Michael
Subject: RE: Willamette Market - Follow up to neighborhood meeting

Categories: Support

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Thank you so much for the clarifications Mike! Sounds like you are doing a great job in hearing what people were saying and finding a common middle ground to let this business thrive.

Thank you so much for all you do!

We love this neighborhood!

Deb

From: Schultz, Michael [mailto:MdSchultz@springsgov.com]
Sent: Tuesday, June 19, 2018 10:51 AM
To: 'deb2'
Subject: RE: Willamette Market - Follow up to neighborhood meeting

Deb – Thank you for taking the time to look over the proposed conditions of record; but I wanted to clarify my list as well as a few your suggestions.

In my spreadsheet the right-hand column under “proposed C-5/CR” are the conditions that Staff is proposing. So regarding your first two, detoxification center and dormitory/fraternity/sorority house, I already had eliminated those. I noticed there are already uses I’ve proposed to be eliminated (Rooming or boarding house, Agricultural sales, Bar, Business Park, Commercial Center, Hotel/motel, all Marijuana facilities, Commercial Recreation, Drive-thru or fast food, Sexually oriented business, Teen Club, Club (membership, social and recreational), Daycare Center, Construction and Contractor Yards, all uses under Industrial, Parking, Transportation and Agricultural Use types). So we were already on the same page regarding restricting those uses.

A	B	C	D	E	F	G	H	I	J
			OC	PBC	C-5	R-2	Proposed C-5/CR		
Use Types									
Residential use types:									
	Accessory dwelling unit				P	P			P
	Detoxification center		P	C					
	Dormitory, fraternity or sorority house		P	C					
Human service establishments:									
	Domestic violence safe house		P	P	P	P			P
	Family support residence		P	C	P	P			P
	Human service facility:		P	C	P	C			C
	Hospice		P	C		C			C
	Residential childcare facility		P	C		C			C
	Human service home		P	C	P	P			P
	Human service residence:		P	C	P	P			P
	Family care home		P	C	P	P			P
	Large family care home		P	C	P	C			C
	Human service shelter:		P	C	P	C			C
	Drug or alcohol treatment facility		P	C		C			C
	Multi-family dwelling		P	C					C

Uses under "Human Service Establishments" cannot be necessarily eliminated due to Fair Housing Laws. So those uses under that heading that were already permitted under the current R-2 zone district were maintained in the same form/allowance under the proposed C-5/CR zone.

The multi-family was left as 'C' (Conditional) because the likelihood of constructing any more than 3 or 4 is still fairly slim.

The Daycare Home was left as permitted because it is already allowed within the R-2 zone district and the Daycare Home, Large is also conditionally allowed within the R-2 zone district; so I kept those the same as already allowed within the R-2 zone.

Regarding "Religious Institutions", there is a Supreme Court decision (RLUIPA or Religious Land Use and Institutionalized Persons Act laws) that prohibit cities and local governments from imposing additional restrictions within their community that would not otherwise be imposed on other like uses. So in order to avoid a potential RLUIPA issue I'm suggesting to City Planning Commission to add this use back into the conditions as a permitted use. The likelihood again would probably be slim that a small congregation would want to locate in such a facility.

If you have any questions please feel free to contact me.

Thank you,

Mike

From: deb2 [mailto:debkominator@comcast.net]
Sent: Monday, June 18, 2018 8:51 PM
To: Schultz, Michael <MdSchultz@springsgov.com>
Subject: RE: Willamette Market - Follow up to neighborhood meeting

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Michael,

Please see the attached version of the spreadsheet. The cells we changed are highlighted in RED. We changed from either P or C to blank.

We certainly hope this goes smoothly and everyone can be satisfied with the results. We love the Market and look forward to many years of being neighbors with them!

Thank you for your consideration.

Deb

From: Schultz, Michael [mailto:MdSchultz@springsgov.com]
Sent: Thursday, May 17, 2018 9:42 PM
To: 'debkominator@comcast.net'
Subject: Willamette Market - Follow up to neighborhood meeting

All – I'd first like to thank everyone who was able to attend the neighborhood meeting last Thursday regarding the proposed zone change, development plan and non-use variance for the Willamette Market (Lil'

Market). Although the meeting was a little contentious at times, I believe it was productive in sharing people's opinions on the matter, both in the form of concerns and of support.

I heard those that had concerns over the use of the C-5 zoning and the conditions of record and asking that operational restrictions placed on the property; I tried to balance those restrictions with some allowances with the zoning and conditions of record. You'll note on the attached spreadsheet that I've provided a number of different zone districts to show a comparison of the zones; this question was raised during the meeting the differences in some of the zone districts. I include OC (Office Complex), PBC (Planned Business Center), C-5 (Intermediate Commercial) and R-2 (Two-family Residential) zone districts as comparable. The R-2 zone is the predominate zone district of the neighborhood and allows residential land uses along with some ancillary land uses like home day cares and certain "human service" uses. The OC zone is sometimes used as a "transition" zone between zones and is intended for office and medical office uses. The PBC zone is a common commercial zone district found throughout the City, including the commercial/retail building at Cache La Poudre and Institute. Also included is the C-5 zone, this zone is one of the oldest base zones within the Zoning Code and is used throughout the City including along W. Colorado Ave. and just south of Colorado College. The last column is the proposed C-5 with the proposed allowable uses within that zone that will be listed as the conditions of record.

To explain the attached land use zoning, any use noted with a "P" is a permitted use by right, meaning that use is permitted within that particular zone district without public notice. Uses noted with a "C" indicates the use is a conditional use and requires approval by the City Planning Commission; additional conditions may be added to mitigate certain aspects of the use. If the cell is blank, than that use is not permitted within that zone district. I also included land use definitions next to some of the those land uses that may not make sense to some of you, so to the far right of the table is the definition taken from the City Code.

Also attached is my review letter to the applicant regarding the proposed Land Use applications. As part of my recommendation I'm asking the operational restrictions be noted on the development plan; these restrictions would run with the property, any changes would require an amendment and public notification, which would likely include a neighborhood meeting.

Although no definite dates have been determined at this time, this item could be scheduled for the next City Planning Commission in June (June 21st). If it is decided to go before that meeting, postcards would again be sent to surrounding property owners and a poster will be placed on the property inviting the public to attend the public hearing.

If you have any questions regarding the attached table, my review letter or the process in general please feel free to contact me.

Thank you again for your participation in this matter.



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](#)

Schultz, Michael

From: Jessy Randall <jrandall@coloradocollege.edu>
Sent: Monday, June 18, 2018 4:53 PM
To: Schultz, Michael
Subject: Little Market rezoning

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. I live near Shooks Run, just a few blocks from the "Little Market," and find it to be a lovely community-builder in the neighborhood. You bump into your neighbors there and talk about neighborhood stuff.

Thanks!

JESSY RANDALL
Curator and Archivist
Special Collections, Tutt Library

jrandall@coloradocollege.edu
(719) 389-6668

COLORADO COLLEGE
Tutt Library, 1021 N. Cascade Ave.
Colorado Springs, Colorado 80903

<https://www.coloradocollege.edu/library/special-collections/index.html>

Schultz, Michael

From: Eric Swift <swift_5@hotmail.com>
Sent: Monday, June 18, 2018 4:40 PM
To: Schultz, Michael
Subject: Lil Market Re-Zoning

Categories: Support

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Hi Mike,

I am writing in support of the re-zoning for the Lil Market. My name is Eric Swift, and I live at 702 N Prospect St.

First, I am 100% on board with the City's vision of more walkable/bike-able neighborhoods. We attended the city center lecture series last year where Gil Penaloza spoke about the benefits of increased urban mobility, and I could not agree more. My wife and I both enjoy a 1 mile commute to our respective jobs (we bike or walk most of the time), which has greatly increased our quality of life. We've owned homes in 4 different states and previous to moving here we spent 10 months travelling in an RV around the country. We made a very deliberate decision to move here (prior to having jobs) because we saw an enormous amount of potential with Colorado Springs. I use the word potential because we feel there is a lot of work to do to make this a great city. But the city is moving in the right direction, and the longterm planning and vision that the city has laid out as well as various development projects that are happening make us very optimistic for the future of Colorado Springs.

We bought our house here about a year and a half ago, and the Willamette Market was absolutely a factor in our decision to purchase our house. It wasn't the only factor of course, but I would say it was the icing on the cake that made the neighborhood that much better. We shop at the market at least once a week and probably get about 80% of our groceries there. Getting in a car and driving to the supermarket and fighting traffic both on the road and in the supermarket parking lot is something that we love to avoid. For the record, even though we shop there at least once a week, we have never driven to the Willamette Market since we are close enough to walk. And I will gladly pay much higher prices for groceries to support a local small business, and avoid getting in my car.

It is clear that this property has always been commercial regardless of the zoning, and it makes perfect sense to change the zoning to reflect what it is and has always been. Furthermore, I would support zoning that allows a restaurant/bar. I would love to have a cocktail with neighbors and be able to walk home instead of drive!

Having attended the previous neighborhood meeting that you held, I agree that the C-5 zoning with the restrictions that you had suggested is the correct path forward.

Sincerely,
Eric Swift

Schultz, Michael

From: Ingrid Shea <ibmdshea@hotmail.com>
Sent: Monday, June 18, 2018 2:08 PM
To: Schultz, Michael
Subject: Fwd: Willamette Market zone change

Categories: Support

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Sent from my iPhone

Begin forwarded message:

From: ibmdshea@hotmail.com
Date: May 9, 2018 at 10:00:33 PM MDT
To: mdschultz@springsgov.com
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: Emmie Steinberg <emmsteinberg@gmail.com>
Sent: Monday, June 18, 2018 11:43 AM
To: Schultz, Michael
Subject: In favor of Rezoning

Categories: Support

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Good afternoon-

I want to send an email in support of Willamette Market rezoning. We live in the neighborhood at 430 N Cedar and love the idea of a small business being in the neighborhood. We would like it to continue to be able to be a business and support it!

Thank you,
Emmie and Ethan Steinberg

Schultz, Michael

From: Brian Lewis <blewis8@gmail.com>
Sent: Monday, June 18, 2018 11:25 AM
To: Schultz, Michael
Subject: Comment on Zoning Change for Willamette Market

Categories: Support

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Hello Mr. Schultz,

I am writing in support of the proposed zoning change to the Willamette Market and Deli property on Willamette Avenue in the Shooks Run Neighborhood. My young family and I are homeowners on Willamette Avenue two blocks east of the market and we strongly support the proposed zoning change. The revitalization of the market has been overwhelmingly positive for our neighborhood - increasing the vibrancy, walkability and community spirit of the Shooks Run neighborhood. Having a successful local business within walking distance of our home is extremely important for us and this zoning change will only improve the long-term viability of the market and ensure they will be fixtures of the community for years to come.

Thank you for your time.

Sincerely,
Brian Lewis
1024 E. Willamette Ave.

--

.....
Brian Lewis
Web bjlmedia.com | Twitter [@blewis888](https://twitter.com/blewis888) | Instagram [@brianlewismedia](https://www.instagram.com/brianlewismedia) | Vimeo [@blewis8](https://vimeo.com/blewis8)

Schultz, Michael

From: Jeff Moore <classman51@gmail.com>
Sent: Monday, June 18, 2018 10:49 AM
To: Schultz, Michael
Subject: Willamette Deli

Categories: Support

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Mike,

First of all, thank you for your calm and non-combative attitude and behavior at the last meeting, I know these things can get heated, and I appreciate you not letting the meetings get out of hand!

My wife and I are in full support of the Willamette Deli's rezoning. We live at 820 E. Saint Vrain St, just around the corner of the deli. What Amy and Nat have done to the market has been a great benefit to the neighborhood. I love being able to stop in on the way home for a quick bag of produce, or stop in and grab a quick bite to eat right outside. I am excited to have a location like this in our neighborhood, and I think it really helps us keep our little neighborhood different and unique. I believe that is incredibly important in this city, where too many neighborhoods are going in as cookie cutter suburb communities with little or no neighborhood identity. I know Amy and Nat plan to keep the hours of business closing at 8pm on the week days and 10pm on weekends. Very manageable hours for our little neighborhood. I would love to see the market continue to thrive and grow. The market has in effect been operating as a commercial enterprise for over 100 years, so I think it is way beyond time to zone it as such. It has been a wonderful addition to our neighborhood. Please feel free to reach out to me with more questions or details.

Thank you,

Jeff Moore
719-229-8141
classman51@gmail.com

Schultz, Michael

From: Jenn Cancellier <jenn.cancellier@csbj.com>
Sent: Monday, June 18, 2018 10:22 AM
To: Schultz, Michael
Subject: Willamette Deli

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Support

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Mike,

My husband and I are in full support of the Willamette Deli's rezoning. We live at 739 E. Willamette Ave directly north of the deli. What Amy and Nat have done to the market has been a great benefit to the neighborhood. We love being able to walk across the street and grab a bite to eat or random groceries if we are ever in need. I know some of the concerns are parking and noise. N. El Paso Street is just a block away from the deli and would be a perfect "overflow" parking location for staff and guests of the deli. While I don't anticipate the market being so busy that they need that much overflow parking, it is an additional option. Most guests that frequent there now typically walk or bike to the market. I know Amy and Nat plan to keep the hours of business closing at 8pm on the week days and 10pm on weekends. Very manageable hours for our little neighborhood. I would love to see the market continue to thrive and grow. It has been a wonderful addition to our neighborhood. Please feel free to reach out to me with more questions or details.

Sincerely,

Jenn

Jenn Cancellier
Advertising/ Event Coordinator
Colorado Publishing House
719-329-5216; Jenn.cancellier@csbj.com

"It doesn't matter what you try it's all about take and give. It doesn't matter how you die but only how you live"- Sam Shepard

Schultz, Michael

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

Categories: Support

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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

Schultz, Michael

From: Abby Olson <abigailolson@gmail.com>
Sent: Friday, June 15, 2018 10:25 AM
To: Schultz, Michael
Subject: Re: Willamette Market and Deli

Categories: Support

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4116 Garrett place
(not in walking proximity, but biking proximity!)

On Fri, Jun 15, 2018 at 10:23 AM, Schultz, Michael <MdSchultz@springsgov.com> wrote:

Abigail – Thank you for your comments. Can you tell me your address, I’m trying to get a better sense of where people live in proximity to the Market property ([749 E. Willamette Ave](#)).

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

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

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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