

Tefertiller, Ryan

From: Chelsea Gondeck <Chelsea@downtowncs.com>
Sent: Monday, October 21, 2024 2:55 PM
To: Tefertiller, Ryan
Subject: RE: FBZN-24-0013 is Ready for Review. Due Date: 11/6/2024

Follow Up Flag: Follow up
Flag Status: Flagged

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!



Chelsea Gondeck (she/her)

Executive Director, Downtown BID
Director of Planning & Mobility, Downtown Partnership
111 S. Tejon St. Ste. 703
Colorado Springs, CO 80903
Office: 719.286.7048
www.DowntownCS.com

If I'm seeing this correctly, they're just essentially putting a sidewalk adjacent to their building so that SE corner is set off the property line and connects their upgraded streetscape on Cascade over to the Klee House parcel. Also there is some sort of screenwall along the Moreno property line that blocks the outdoor patio but I didn't see any further depictions of that besides a statement about powdercoated steel structural members? I also see the only lighting they're really proposing is on the building/railing (unless I missed some). This area has very few/tall light poles. Wondering if we could On the other hand, the extensive landscaping along Cascade is nice. I have no concern, but others have noted a concern when there isn't a transversable area within the amenity zone for long distances.

From: noreply@accela.com <noreply@accela.com>
Sent: Thursday, October 17, 2024 10:59 AM
To: Susan Edmondson <Susan@downtowncs.com>; Chelsea Gondeck <Chelsea@downtowncs.com>
Subject: FBZN-24-0013 is Ready for Review. Due Date: 11/6/2024

Hello,

FBZN-24-0013 - 524 S. Cascade Subdivision - FBZ Development Plan **DUE: 11/6/2024** (6418320019) is ready for review from the City of Colorado Springs Planning Department. The Planner for this project will be Ryan Tefertiller at ryan.tefertiller@coloradosprings.gov.

Workflow Comments:

Tefertiller, Ryan

From: Bonnie McIntosh <b.mcintosh94@icloud.com>
Sent: Sunday, November 3, 2024 10:13 AM
To: Tefertiller, Ryan
Subject: Project Name: 524 S Cascade Subdivision

Follow Up Flag: Follow up
Flag Status: Completed

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 Mr Tefertiller,

We received the notice about the proposed Cascade subdivision plan.

Our first response is one of concern about the proximity of this project to the Acorn Petroleum site, located in the same block, just west of this site. This seems to be a potentially very large scale hazard simply due to proximity. I'm sure that our home, 2 blocks away, would also be affected and possibly destroyed if an explosion were to occur.

Our second response is simply personal. Our neighborhood is becoming surrounded by multiple apartment complexes that are 5-6 stories in height. This changes the entire feel of our neighborhood and not for the better. Having a 7 story hotel in the next block feels like a complete invasion. There are plenty of other hotels located in the blocks just north of this location. We do not see the need to add yet another hotel, and infringe further on this neighborhood. We do not want another "tall building" in this area. At the very least, limit height in keeping with the surrounding original buildings (Trolley Building), not newly added apartment complexes. Traffic congestion and the ability to park in front of our own home is already an issue due to Weidner Field, the construction of multiple apartment complexes, and added businesses and restaurants. This additional enterprise would only add to this problem.

Quite frankly, we feel our neighborhood is being overtaken. I know this site is not zoned as residential, but the added growth around this residential area is having a very negative affect for homeowners and the "quality and feel" of living in this area.

Thank you for your consideration,

Bonnie McIntosh (also for David McIntosh)
724 Sahwatch Street, 80903

Tefertiller, Ryan

From: Bonnie McIntosh <b.mcintosh94@icloud.com>
Sent: Tuesday, December 17, 2024 7:48 PM
To: Tefertiller, Ryan
Subject: Re: 524 S. Cascade Hotel Resubmittal

Follow Up Flag: Follow up
Flag Status: Completed

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!

Ryan,

After a little searching, I was able to open the pdf's related to this project. I appreciate that they responded to input related to Acorn Petroleum. I did not see any comment related to planned height. I did note the plan for 25 parking spaces, but did not see any additional parking plan mentioned (I easily could have missed it!). That does not seem adequate for the number of anticipated hotel rooms, and the anticipated use of some of the space as an event center. Parking is already congested in this area. Without plans for adequate parking, parking will overflow even more into the surrounding blocks and neighborhood.

Thanks,
Bonnie McIntosh

On Dec 17, 2024, at 7:49 AM, Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hi all,

You're receiving this email as a stakeholder that submitted comments to City Planning regarding the proposed hotel at 524 S. Cascade Ave. Late last week revised plans for the project were resubmitted to City Planning. I wanted to let you know that you can find updated documents in our system under record number FBZN-24-0013 here: <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home> Let me know if you think the updated plans address any/all of your concerns (they did provide individual responses at the end of their updated project statement).

Thanks,
Ryan

<image001.png>

Ryan Tefertiller (he/him)
Planning Manager, AICP
Desk Phone (719) 385-5382
Email Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division
Planning + Neighborhood
Services
30 S. Nevada Ave, #701

Colorado Springs, CO
80901
Phone (719) 385-5905

Tefertiller, Ryan

From: Tefertiller, Ryan
Sent: Tuesday, December 17, 2024 7:43 AM
To: Bob S
Cc: family@stellick.net
Subject: RE: 524 S Cascade Subdivision

Hi Bob,

Thanks for your email and photos. Your email is timely in that late last week, the applicant resubmitted revised plans for the project. You can find updated documents in our system under record number FBZN-24-0013 here: <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home> Let me know if you think the updated plans address any/all of your concerns. They did briefly respond to stakeholder input (including your comment about parking) in their updated project statement.

Regarding your photos below, I'm certainly aware of parking congestions at peak demand times in the area around the soccer stadium. Based on the volume of pedestrians (including those wearing Switchbacks gear), I'm guessing the photos you included were before/during/after one of the Switchbacks recent playoff games. I know those games were heavily attended and parking issues were probably even greater than normal. One upcoming change that you should be aware of is that some of the unmetered on-street parking in the area (e.g. Moreno between Sahwach and Cascade) will become paid parking early next year. This change will create more "churn" where cars will likely occupy those stalls for a couple hours at a time as opposed to today where many cars park there in the morning and don't leave until evening. This in turn may help hotel guests find nearby street parking if the 25 off-street stalls that the hotel will provide are full.

Thanks,
Ryan



Ryan Tefertiller (he/him)
Planning Manager, AICP
Desk Phone (719) 385-5382
Email
Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division
Planning + Neighborhood Services
30 S. Nevada Ave, #701
Colorado Springs, CO
80901
Phone (719) 385-5905

From: Bob S <BobStellick@outlook.com>
Sent: Monday, December 16, 2024 8:28 PM
To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Cc: family@stellick.net
Subject: Re: 524 S Cascade Subdivision

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!

Ryan - here is an example from that block from a recent weekend. The question is where will the extra hotel street parking happen? There were barely any open parking spots.









On Nov 12, 2024, at 11:53 AM, Bob S <BobStellick@outlook.com> wrote:

Thank you for that Ryan and you are correct that we continued to have concerns. Most of the on street parking currently is utilized between current homeowners, the South Tejon, businesses, and the switchbacks stadium. If they are not accounting for employees or anyone else using that location outside of valet then we definitely still have concern to please share.

Thanks,
Bob

On Nov 12, 2024, at 11:48 AM, Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hi Bob,

The plans illustrate that the project includes 25 off-street parking stalls within the first floor of the building with access coming from the alley on the north edge of the site. The plan labels these stalls as "valet" stalls that will be accessed by hotel staff, not the general public. I believe that any additional parking needs will be met via on-street parking along Moreno, Cascade, and Sahwatch. I assume that you continue to have concerns about parking and I can include that input as part of my review. If I'm wrong, let me know.

Thanks,

Ryan

Ryan Tefertiller

Planning Manager, AICP

Desk Phone (719) 385-5382

Email Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

Planning + Neighborhood Services

30 S. Nevada Ave, #701
Colorado Springs, CO 80901
Phone (719) 385-5905

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

From: Bob S <BobStellick@outlook.com>
Sent: Tuesday, November 12, 2024 11:36 AM
To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Cc: Bob S <BobStellick@outlook.com>; family@stellick.net
Subject: Re: 524 S Cascade Subdivision

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!

Ryan, thank you for your response and the information, greatly appreciated.

We live just a couple blocks from here in our main question or concern is if they are including under building or other offstreet parking in their development plan. We are continually frustrated when we see plans in our area that don't count for any additional parking.

Thank you again!

Best regards,

Bob Stellick

719-271-9890

On Nov 12, 2024, at 11:30 AM, Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hello Bob,

I was forwarded your message below. I am the review planner for this project and am happy to receive your input and/or answer any questions you may have. I have confirmed that the project isn't currently showing up on our development tracker map and am looking into why that is... we should have it fixed shortly. Regarding the record number, I am able to pull up the project details via our external record viewer (here:

<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Faccela.com%2FCOSPRINGS%2FDefault.aspx&data=05%7C02%7C%7C8835fcb9da5b45e1ec2008dd034b3f34%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638670343897592157%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFlpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=MjCBTvOj1mzq8HmxGpX%2BcqkGr%2FtUDTJkHOcupcaQeE%3D&reserved=0>) via record number FBZN-24-0013.

Perhaps you weren't using the hyphens or left off a zero? Let me know if you are still having problems reviewing the information. As for your input, if you just email me your thoughts, I can add them to the system for consideration.

Thanks,

Ryan

Ryan Tefertiller

Planning Manager, AICP

Desk Phone (719) 385-5382

Email Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

Planning + Neighborhood Services

30 S. Nevada Ave, #701

Colorado Springs, CO 80901

Phone (719) 385-5905

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

From: Bob S <BobStellick@outlook.com> On Behalf Of Bob S

Sent: Thursday, November 7, 2024 7:33 PM

To: LUR Planning Info - SMB <LURPlanningInfo@coloradosprings.gov>

Subject: 524 S Cascade Subdivision

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!

Hello, we received in the mail a notice of project at 524 South Cascade for a hotel. We do not see this project on the Colorado Springs gov project tracker map and it did not pull up with the record number. We would like to be able to leave a comment regarding the project, please advise

Thanks,

Bob Stellick

719-271-9890