



September 3, 2021

Ryan Tefertiller, Urban Planning Manager
City of Colorado Springs
Urban Planning Division
30 S. Nevada Ave.
Colorado Springs, CO 80903

Dear Mr. Tefertiller,

The purpose of this letter is to express an opinion by Downtown Partnership regarding an application by the property owner, Mullens Family Investments with representation by Kevin Dexter of Shuga's. The request is for a use variance development plan that would allow for the permanent addition of 1,200 square feet of outdoor seating located at 702 S. Cascade Avenue that was previously approved for a temporary use variance during the COVID pandemic.

The Downtown Partnership supports the application for the use variance development plan. The temporary use variance has proven the expansion to be successful for the business and respectful of their presence in a residential neighborhood. The surrounding parking options have also illustrated adequacy since the pandemic expansion. Furthermore, the expansion will allow the business to increase service capacity both in the height of good weather and during colder months when they have historically been limited to their interior space.

We look forward to the continued activation in the new south end and support opportunities for unique and enhanced outdoor dining spaces in Downtown.

Sincerely,

A handwritten signature in black ink that reads "CJ Gondeck". The signature is written in a cursive, flowing style.

Chelsea Gondeck
Director of Planning & Mobility