

December 31, 2021

Ryan Tefertiller, Urban Planning Manager  
Lt. Mark Chacon, CSPD  
City of Colorado Springs

Dear Mr. Tefertiller and Lt. Chacon,

I am writing today to share feedback on the proposed amendment to the City's Pedestrian Access Ordinance enforcement boundaries.

The O'Neil Group Company is supportive of the Pedestrian Access Ordinance and believe it has been an effective tool in addressing public space challenges in the traditional downtown core. However, with commercial and residential activity quickly expanding beyond the core, there is an emerging need for added enforcement in redeveloping areas such as east downtown. As such, we urge you to consider further expanding the eastern boundary to include the Shooks Run Corridor from, at least, Kiowa Street to Costilla Street.

As the owner of the Catalyst Campus for Technology & Innovation (CCTI), we regularly deal with issues of vagrancy and trespassing on our properties that pose security concerns to our existing tenants who work in highly sensitive research and development environments and administer programs with direct implications on national security. While we currently plan to expand the Catalyst Campus, worsening conditions of vagrancy and trespassing could threaten the campus's future growth and ability to retain high quality tenants.

The boundary expansion, as presently proposed, terminates at Wahsatch Avenue. Our concern is that this may push illicit activity further east to the area surrounding Catalyst Campus, including the Shooks Run riparian corridor.

Having made significant investments in revitalizing this area of downtown, we do our best to not only manage and maintain our holdings but to also be good stewards of our surrounding public spaces. Such efforts include directly investing in gateway improvements in the median along Pikes Peak Avenue and even using our own personnel to clean up tent cities and encampments along the Shooks Run corridor adjacent to our properties. Riparian corridors have proven to be a magnet for illegal sheltering and illicit activity, supporting the need for additional enforcement in these vulnerable public spaces.

With new commercial and residential development underway in the area, including our own efforts to expand Catalyst Campus, we believe the need for enforcement in this area will only grow, especially if the boundary expansion excludes this area. Thank you for the opportunity to share our concerns.

Best Regards,



Andrew Merritt  
CSO, The O'Neil Group