



January 24, 2022

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 Child Nursery Centers Inc., with representation by RTA Architects. The request is for a development plan that would allow for the construction of a new 2-story, 21,800 square foot childcare center at 108 Antlers Place.

The Downtown Partnership supports the application for the development plan and associated warrants. The project will establish a state-of-the-art education center that will allow Early Connections to double their current enrollment capacity. It will also allow them to provide infant care (not currently available in the area). This project will allow Early Connections to expand their equitable access to early childhood education regardless of economic standing. The design was historically inspired and intentionally complements the surrounding area. Further, the design will help activate Antlers Park and connect attendees to the natural setting. The development will bring lively activity to the area and improve walkability surrounding the building near one of Downtown's western gateways. High-quality early education and childcare is an important amenity for diversity and inclusivity as Downtown grows its residential and employment population.

We look forward to the continued investment in diverse and high-quality development in our urban core.

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