



January 22, 2019

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

Dear Mr. Tefertiller,

The purpose of this letter is to express an updated opinion by Downtown Partnership regarding a request by Weber Street Investments LLC, with representation by Echo Architecture, for approval of the new Salvation Army Building Rehab Minor Improvement Plan and its associated parking warrant.

Downtown Partnership remains supportive of this project; however, based on further consideration of the increased use of on-street parking along Weber Street proposed by the applicant, Downtown Partnership encourages the integration of additional streetscape improvements, specifically in the area adjacent to 505 S. Weber.

The mixed use nature of this project is expected to increase vehicle and pedestrian traffic along the block. On-street parking by users of the renovated facility will bring renewed attention and activity to the area. Given the ample space comprising the public right of way (pedestrian way) and amenity zone adjacent to 505 S. Weber, there is a substantial opportunity to enhance the streetscape in such a way that compliments and even enhances the improved building façade.

Partnership staff is aware that as a minor improvement plan, the application is not subject to the same Form Based Code requirements regarding streetscape improvements that are triggered by a new plan of development application. Still, it is the opinion of the Downtown Partnership that the applicant's request for a significant parking warrant should be granted on condition of improvements to the Weber streetscape. Downtown Partnership staff has no preference for specific pedestrian and amenity zone improvements but encourages the applicant to consider tree grates, trees, lighting, public art, and landscaping.

Such improvements could be done at a minimal cost to the applicant and likely would have an outsized impact on the current streetscape, which is essentially an expanse of concrete with no pedestrian-oriented enhancements.

Thank you,

Alex Armani-Munn
Economic Vitality Coordinator
Downtown Partnership of Colorado Springs

Downtown Partnership of Colorado Springs
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FIGURE 3

Tefertiller, Ryan

From: john regan <mastercraftpress@earthlink.net>
Sent: Friday, December 28, 2018 11:53 AM
To: Tefertiller, Ryan
Subject: Salvation Army bldg.

Follow Up Flag: Flag for follow up
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Ryan: With 16 apartments, a restaurant and an office building proposed I don't see how 33 parking spaces will be able to handle the traffic. I am led to believe that the empty lot behind the Elks lodge that fronts Cimarron st. was part of the sale and that space would probably hold another 30-40 spaces. There has not been any increase in bike usage since they installed (and then reinstalled a new design) bike lane on Weber St. I personally bike commute 12 miles over 100 trips to work each year and have been doing so for over 10 years and have not noticed any increase in commuters the past few years - its basically the same people utilizing the trails. In summation, I think it will be an unworkable situation to not have the 133 parking stalls.

Thank you for your consideration, John Regan