



January 14, 2025

William Gray, Senior Planner  
City of Colorado Springs  
Urban Planning Division  
30 S. Nevada Ave.  
Colorado Springs, CO 80903

Dear Mr. Gray,

The purpose of this letter is to express an opinion by Downtown Partnership regarding an application by Bobby Hill Designs, LCC on behalf of the property owner, Peacore Family Ltd Liability Co. The request is for a minor improvement plan to add an outside bar on the west side of the building adjacent to the property line along W. Las Animas Street frontage at 207 W. Las Animas. The application requires a warrant to allow the back side of the bar to face the street.

The Downtown Partnership supports Trainwreck and the growing activation of the long-underutilized vacant warehouse. The restaurant and social space with a multitude of outdoor activities greatly complements the on-going development in the area. While the application includes a mural, the proposed placement further diminishes the frontage along W. Las Animas that is already obstructed by opaque fencing around the trash enclosure. A re-location of the bar to the southeast corner of the west-side activity yard with the back facing an internal private parking area would be much preferred.

We look forward to the continued investment in the New South End.

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