



February 8, 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 Formativ and Cimarron Weber Owner, LLC with representation by The Davis Partnership. The request is for a development plan that would allow for the construction of a 7-story, 214-unit apartment building, with 214 structured parking stalls located on the southwest corner of E. Cimarron Street and S. Weber Street in the Transition Sector 2B.

The Downtown Partnership supports the application for the development plan and the associated density bonuses and height warrant. The project will transform a surface parking lot to a multi-story residential building growing the density desired Downtown. The applicant has paid special attention to the pedestrian experience to create an engaging and sustainable streetscape that matches the character and vibrancy emerging in the new south end. The building itself includes unique architectural details to further activate the pedestrian realm and provide residents unique indoor and outdoor spaces, including the presence of a dog relief area.

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 fluid and cursive, with the first letters of the first and last names being capitalized.

Chelsea Gondeck  
Director of Planning & Mobility

## Tefertiller, Ryan

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**From:** Bob Riefstahl <bobr@2winglobal.com>  
**Sent:** Tuesday, February 8, 2022 9:01 AM  
**To:** Tefertiller, Ryan  
**Subject:** Comments: Formativ proposed apartment complex

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Ryan, I am a local business owner and resident of downtown. There doesn't seem to be any urban planning consideration for infrastructure needs. What is the city going to do about schools? There's no where to buy groceries without people driving up and down an overcrowded Nevada west of I25, Walmart or out east on Platte. Why isn't anyone in city government addressing (or even discussing) infrastructure needs? We can't continue to build thousands and thousands of apartments without solutions to traffic and infrastructure. I strongly oppose another development.

Respectfully,

Bob Riefstahl / Partner / [bobr@2winglobal.com](mailto:bobr@2winglobal.com)



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<http://links.2winglobal.com/BobRiefstahlBio>

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