



July 26, 2017

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 opinion by Downtown Partnership regarding an application by Echo Architecture on behalf of 528 S Tejon, LLC for the property located at 514 – 528 S. Tejon St. The request is for building envelope warrants.

Downtown staff has worked closely with the applicant as plans have developed for this site, and we are confident that the new development will be a strong addition to downtown, catalyzing even further growth in the New South End.

The request for setback warrants are very much justified and should be granted. The southern addition to the building will be matching with existing historic setbacks, which will lend to a consistent street wall which the code strives to achieve. Additionally, the side setback is also a positive addition as it will supply much needed smaller sized retail/restaurant spaces, and also allows for activated patio areas that will be inviting for pedestrians and benefit the businesses as well.

We appreciate the investment being made by the applicant and the many new businesses that will be enlivening the area, and support the request for warrants from the code.

Sincerely,

Sarah Humbargar
Director of Business Development & Economic Vitality
Downtown Partnership of Colorado Springs