



June 14, 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 Community Cultural Collective and the City of Colorado Springs, with representation by Kimley-Horn. The request is for a development plan and frontage warrant that would allow for the construction of a 7,000 square foot addition to the south side of the existing building and associated site improvements at 221 E Kiowa Street in the Central sector.

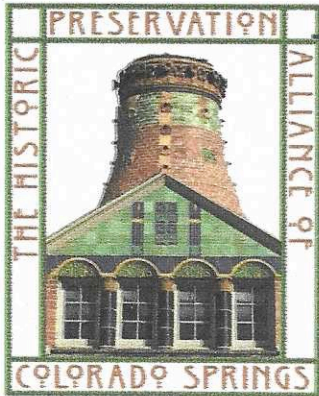
The Downtown Partnership supports the application for the development plan with the associated frontage warrant. The expansion of the exiting footprint will make the building viable for the highest and best use of this unique property in our city center. Repurposing this building and developing the surrounding area will also aide in activating a highly institutional node of Downtown. Furthermore, the relocation of the transit center will provide great connectivity for patrons. The intended use also aligns with the Downtown goal of serving as the economic, cultural, and civic heart of the city. And as stated in our Experience Downtown Master Plan, this development will provide a place for inspiration and facing our future while also honoring our history. The project intends to maintain the existing setbacks which is consistent and appropriate for the character of the area but will incorporate additional fenestration within the façade creating a more pedestrian friendly environment.

We look forward to the adaptive reuse of this historically significant, local asset.

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



October 17, 2022

Mr. Ryan Tiffertiller
Mr. Daniel Sexton
Mr. William Grey
Colorado Springs Planning Department
102 S. Nevada Ave.
Colorado Springs, CO 80903

Re: Colorado Springs City Auditorium

Dear Daniel, William, Ryan:

I'm writing to express the HPA's full support for the adaptive reuse of the Historic City Auditorium. The HPA was invited to attend some of the earliest discussions on the possible reimagining of the auditorium. We noted its historic significance which was already well understood and appreciated. The vision to preserve the significant architectural and artistic elements is firmly committed to and although the alternations to the building are considerable the fact of the matter is anything less makes it less sustainable. The interior changes to the vast openness of the building's interior plus the exterior modifications of added windows to the north elevation and south addition have presented obstacles to History Colorado's analysis for the sake of tax credits. A project of this magnitude requires a collaborative effort and the strict interpretation of the guidelines leaves very little wiggle room for the architectural team to meet the preservation guidelines. But the need is great and a constructive dialogue must help advance the goal of preserving the building in a model of sustainability, anything less would be a waste of money. The Historic Tax Credits advance the project's prospects and ensure a sustainable future. Saving the building as it is does not ensure a sustainable future. The HPA therefore supports this adaptive reuse including the interior and exterior modifications. The overall character of the auditorium from the exterior remains and much of the distinctive interior is preserved. This becomes an appropriate modification that enhances the Community Cultural Collective's future use of the building. We encourage your support of the project's goals through each step, adding perspective and insight without losing sight of the overall objective.

Sincerely,

Tim Boddington
President, The Historic Preservation Alliance of Colorado Springs

CC: Daniel Sexton
CC: Ryan Tefertiller
Cc: Linda Weise

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