



October 4, 2021

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 Wahsatch Properties and Thomas Hackle, with representation by Kimley-Horn & Associates, Inc. The request is for a development plan that would allow for the construction of 207 apartment units, 212 structured and surface parking stalls, as well as both interior and outdoor amenity space located on the northwest corner of S. Wahsatch Avenue and E. Rio Grande Street.

The Downtown Partnership supports the application for the development plan. The development is in close proximity to the redevelopment of the new south end and southwest Downtown providing direct walking and micro-mobility access to an abundance of retail and entertainment offerings. The building is designed with modern finishes and energy efficient appliances aligned with the goals of sustainable, urban design. Additionally, the frontages and streetscape enhancements along Wahsatch Avenue and Rio Grande Street will both activate and further connect the non-vehicular mobility framework in the area. Furthermore, the plan includes a dog park, a much-needed resident serving amenity in our urban core.

We look forward to the continued investment in diverse and high-quality residential development in southeast Downtown.

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