



April 8, 2022

Ann Odom, Planner II
City of Colorado Springs
Urban Planning Division
30 S. Nevada Ave.
Colorado Springs, CO 80903

Ms. Odom,

The purpose of this letter is to express an opinion by Downtown Partnership regarding an application by Ian Perez with representation by Bobby Hill Designs LLC. The request is for a conditional use development plan with an associated parking warrant that would allow for a bar with zero off-street parking spaces where 14 are required located at 106 Pueblo Avenue in the Corridor Sector.

The Downtown Partnership supports the application for the conditional use development plan with an associated parking warrant. The surrounding area has proven to provide sufficient public parking to accommodate the uses in the area. The project will redevelop an older building and transform a currently underutilized, oversized lot into a spacious outdoor venue immediately adjacent to our urban core. The updated design of the building façade, outdoor site improvements, and density of the planting schedule will create a very welcoming and pedestrian friendly experience further expanding on the vibrancy of the area and aide our efforts to incorporate natural features into our city center.

We look forward to the continued redevelopment in the new south end.

Sincerely,

A handwritten signature in cursive script that reads "CJ Gondeck".

Chelsea Gondeck
Director of Planning & Mobility