



December 13, 2019

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 the Downtown Partnership regarding a request by Concrete Couch for approval of a Planned Unit Development (PUD) rezone and development plan application to add an office/caretaker unit and storage areas along with associated garden, orchard, and parking at 1100 S Royer Street that would replace a vacant lot. The property was once used as a concrete batch plant but has more recently been used as an illicit dumping area. This part of Downtown is underutilized and the addition of a use based on creating community is a welcome one.

The Downtown Partnership supports this application that proposes a rezone, PUD development plan, and a waiver of replat. This project is being proposed by a community organization whose mission is to work with kids and community groups to create public art, to build community, and to create environments and experiences that humanize our world. The development of this parcel will help with connectivity to the Legacy Loop and further the goals of the Experience Downtown Master Plan. This project will discourage people experiencing homelessness to use the property to house makeshift camps along riparian corridors as the caretaker will support the activities on the property.

This project will be a positive for the community as it will become an area that will foster the creation of public art, community building, and positive experiences.

Sincerely,

A handwritten signature in black ink, appearing to read "Len Kendall". The signature is fluid and cursive, with the first name "Len" being more prominent than the last name "Kendall".

Len Kendall
Director of Planning and Mobility
Downtown Partnership of Colorado Springs