



October 23, 2017

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

Dear Mr. Fitzsimmons,

The purpose of this letter is to express an opinion by Downtown Partnership regarding an application by 1350 Distilling for the property located at 520 E. Pikes Peak Avenue. The request is for conditional use as a distillery/bar and a warrant from the required number of parking spaces.

Downtown staff has worked closely with the applicant to monitor and respond to concerns expressed by residents in the area regarding this application. Our opinion is based on an understanding that the applicant and residents have come to agree on specific solutions for addressing concerns related to parking and public nuisances. Our support is also based on the goals of the master plan with consideration for the primary criteria used to evaluate conditional use requests.

Conditional use requests are evaluated based on the intent of city zoning code: protecting property values, preserving neighborhoods, and protecting private property from adjacent nuisance. It is our opinion that the proposed project has the ability to improve property values and contribute positively towards addressing resident and workforce interests in the east end of Downtown. The business concept as proposed aligns strongly with the goals of the Experience Downtown Master Plan, and integration with the essential residential component of our downtown is important and has played into our recommendation. Downtown Partnership is supportive of this project and would recommend approval of the conditional use based on the following, mutually agreed upon solutions for mitigating potential nuisances.

The applicant, in consultation with concerned residents, has agreed to cease operations no later than 10 p.m. on weekday and weekend evenings. We believe this not only presents a viable solution to limiting nuisances at the property but also indicates a willingness on the part of the applicant to be responsive to neighbors' concerns.

Downtown staff believes that the addition of new on-street parking at the cul-de-sac will provide sufficient on-street parking to compensate for the off-street spaces the applicant is requesting are

**Downtown Partnership of Colorado Springs**  
**111 S. Tejon St., Suite 404 • Colorado Springs, CO 80903 • (719) 886-0088 • Fax: (719) 886-0089**  
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**FIGURE 3a**



waived. Residents in the area have also expressed support for the applicants' proposed parking solutions, indicating that such solutions appear adequate to prevent spill-over parking on E. Kiowa.

We believe that these recommendations, reinforced by the applicants' proven sensitivity to neighborhood impacts, satisfy the concerns of residents and adjacent property owners.

We support the request for the conditional use and the warrant for required off-street parking, and look forward to seeing another unique business open in our downtown.

Sincerely,

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