

Figure: 4

Stakeholder Input for 1031 S. Tejon – Tiki Bar

Letters:

From: Episcopal Thrifthouse <ewcthrifthouse@gmail.com>
Date: Thu, Jun 28, 2018 at 1:01 PM
Subject: Re: Parking Spaces
To: "Fitzsimmons, Matthew P" <mpfitzsimmons@springsgov.com>

Hi Matt,

The Episcopal Women's Thrift House, located at 1027 S. Tejon is excited about our proposed neighbor, The Tiki Bar, located at 1031 S. Tejon.

This is a letter of intention to validate that the Thrift House and proposed Tiki Bar are discussing the amount of requested parking spaces to be used after the store closes at 4pm.

Sincerely,
Nancy Adams
Manager - Episcopal Women's Thrift Store

Kristie Wheeler

1105 S Tejon St
Colorado Springs, CO 80903
(719) 213-0366
tluvcare@gmail.com

29th March 2018

Matthew Fitzsimmons

Planner, Urban Planning Division
30 S Nevada Ave
Colorado Springs, CO 80903

Dear Mr. Fitzsimmons,

I am writing this letter to inform you that we have reached an agreement with Compassionate Life LLC dba Roger Raintree's Tiki Lounge to allow their customers access to our parking lot. Our parking lot will easily accommodate the remaining 3 spots needed as we will be offering 10 spaces. If you have any questions you may contact me via email and I will be happy to answer all questions.

Sincerely,



4-5-18

Kristie Wheeler

June 27, 2018

Matthew Fitzsimmons, Planner II
City of Colorado Springs
Land Use Review 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 a request by Bobby Hill DESIGNS, LLC on behalf of Tyler Schiedel to allow a bar within the form-based zone along with a request for frontage relief to allow ADA bathrooms to be constructed that do not meet setback or glazing requirements and a parking relief to allow two off street parking spaces where five are required.

The Downtown Partnership is supportive of the proposed project, as it brings an active use to a previously underutilized property in an area of downtown ripe for new investment. The project's proposed patios and the request for a frontage waiver allowing reduced setbacks on the property's west and south sides will improve pedestrian engagement and add vibrancy to the block. In addition, the Downtown Partnership supports the applicant's request for relief from on-street parking requirements given the agreements reached with adjacent property owners that ensure patrons have access to adequate parking without undermining the parking needs of other businesses in the area.

While the proposed project lies outside the downtown core, the Downtown Partnership is confident this adaptive reuse project will bring new vibrancy to the downtown periphery and is therefore supportive of all components of the application.

Sincerely,

Alex Armani-Munn
Economic Vitality Coordinator
Downtown Partnership of Colorado Springs