



May 10, 2018

Ryan Tefertiller, Planning Manager
City of Colorado Springs, Urban Planning Division
30 S. Nevada Ave, #603
Colorado Springs, CO 80901

Dear Mr. Tefertiller,

The purpose of this letter is to express an opinion by the Downtown Partnership regarding an application from Echo Architecture on behalf of Kinship Landing LTD for the Kinship Landing Development Plan to allow for the construction of a four-story, 24,000 square foot, mixed use building with a 48 room boutique hotel as the principal use at 421 S. Nevada Ave.

The proposed project represents a valuable infill opportunity for south downtown, as the property has sat vacant for several years since the previous owner demolished a structure that had housed Schooners Restaurant. In addition to filling a major gap along S. Nevada Avenue, the proposed project also contributes to the inventory of hotel rooms in the downtown core. As a boutique hotel/hostel, Kinship Landing also offers a unique product relative to existing hospitality options downtown that is intended to be programed in a way that enhances our downtown brand.

In recent years the west side of this block has seen significant investment, with the construction of the Blue Dot Place Apartments at 412 S. Nevada Ave. and the rehabilitation of buildings at 402 S. Nevada Ave. and 424 S. Nevada Ave, which now house a brewery and a restaurant, respectively. The proposed project will add an attractive, contemporary structure with an active use that will complement these recent developments and add vibrancy to the block.

Downtown staff approves of the building's overall design; though, we do encourage the owners to consider adding streetscape elements to their frontage along S. Nevada Avenue. Downtown staff also feels that the proposed subdivision of the property will create a parcel on the north side of the building site that may be difficult to develop in the future due to its small size and challenging access between two buildings.

Downtown staff is fully supportive of this project and excited to see it move forward. With this in mind, we do encourage the owners to be mindful of future challenges associated with the newly created parcel north of the property and also urge them to consider additional streetscape elements along S. Nevada Ave.



Sincerely,

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