



August 14, 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 Downtown Partnership regarding a request by CS Dual Hotel, LLC, with representation by Kelly Keim' Salazar, for approval of the Tejon and Costilla Form-Based Zone Sign Warrant. If approved the proposed project would allow for temporary construction signage that exceeds the size limitations of City Code in order to adequately screen the construction site.

Given the scale of this project and the sheer size of the construction site intended to be covered by the proposed signage, Downtown Partnership staff feels that this is a reasonable request for a warrant to allow signage that exceeds the existing size limits set forth by City code.

Downtown Partnership staff also feels that the proposed signage is of a high quality and creates a visual impact that will generate excitement for the project by passing vehicle and foot traffic. A lack of good construction signage can often lead to confusion among the general public as to what is being constructed on a site. The proposed signage will help to curtail such confusion while also shielding pedestrians from the nuisance and unpleasant aesthetics of an active construction site.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Armani-Munn". The signature is fluid and cursive, with a prominent "A" and "M".

Alex Armani-Munn
Economic Development Specialist
Downtown Partnership of Colorado Springs