



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 Troy Coats of Niebur Development and 528 S. Tejon LLC for approval of a Form-Based Zone Conditional Use Development Plan. If approved the application would allow for a new bar use at 514 and 516 S. Tejon St.

Downtown Partnership staff is excited to see the final phase of development at the Trolley Block, as the proposed project will fill the remaining vacant space along this transformational block. The applicant's request for a conditional bar use at this space fits well with the character of the block, wherein assorted retail and service oriented storefronts mix with several restaurants and even another bar/brewery across the street from the project's location. Furthermore, filling this space will create even more pedestrian engagement and activity along an already vibrant stretch of S. Tejon.

Downtown Partnership staff is also encouraged by the applicant's plans to use the bar/brewery as an anchor tenant for a market-based concept that will also include restaurant and retail users. With 20,000 square feet to fill, this represents a creative approach by the applicant to maximize commercial activity in a large space. Staff is confident that with the right mix of users, this space will become a true destination Downtown.

The applicant has already proven successful with their adjacent redevelopments at 520-528 S. Tejon, and Downtown Partnership staff has no doubt they will repeat that success with their most recent proposed addition to the block.

Thank you for your time and consideration.

Sincerely,



A handwritten signature in black ink, appearing to read "Alex Armani-Munn".

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