

Figure 4 – Stakeholder Comments

Dear Mr. Fitzsimmons,

The purpose of this letter is to express an opinion by Downtown Partnership regarding a request by OGC RE3, LLC, with representation by Bobby Hill Design, LLC, for approval of minor improvement plan with an associated parking warrant. If approved, the proposed would allow for façade alterations and 4 parking spaces where 21 are required.

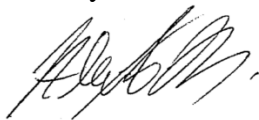
The Downtown Partnership is supportive of this project as it renovates a property that is currently vacant to meet the growing demand for office space from companies associated with Catalyst Campus. The proposed façade improvements will eliminate some dated components from the building in favor of an aesthetic that is in line with surrounding properties, including Catalyst Campus, an important anchor in the area.

While current code requires 21 parking spaces, the applicant is proposing the use of four existing spaces in the rear of the building with the remaining need being met with non-metered on-street parking in the area. The applicant identifies 33 non-metered on-street spaces along E. Pikes Peak in the immediate vicinity, as well as 32 non-metered on-street spaces along N. Corona and up to 66 along Wahsatch in close proximity to the property. Downtown Partnership staff is confident that this abundance of on-street parking near the property will be adequate to meet the needs of future users. Much of this parking is currently underutilized, and it is unlikely that demand for these spaces will increase significantly in the near future. Staff is aware of 1350 Distilling opening next door to the property; though, it should be noted that the later operating hours of the distillery will help to ensure that there is not interference with day time use of on-street spaces identified in the application.

Downtown Partnership staff is excited by the renovation and expansion of an existing building to meet growing office demand outside the core and fully supports approval of the proposed façade improvements and associated parking warrant.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Armani-Munn', with a stylized, cursive script.

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

Figure 3 – Stakeholder Comments

From: Charlie Bobbitt [mailto:charlie@andersoninsuranceco.com]

Sent: Monday, July 01, 2019 11:56 PM

To: Fitzsimmons, Matthew P <Matthew.Fitzsimmons@coloradosprings.gov>

Subject: CPC DP 19-00077

This proposal is requesting one fifth the number of parking spaces required. How can this be justified? In an office setting one has to assume that the employee will be there for the day and that on street parking which only allows max of four hour of parking will not make up the difference. This will over load other parking areas and continue to put stress on parking in this area. This can not be justified and should not be approved.

Charlie Bobbitt
