

## Figure #4 - Stakeholder Letters

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### Stakeholder Comments: 4

**From:** Ted Schwartz <teddercolospgs@gmail.com>

**Sent:** Friday, August 13, 2021 2:31 PM

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

**Subject:** 316 N. Nevada Avenue

Hi Matthew,

I was surprised (and appalled) to receive notification of the pending project at 316 N. Tejon Street. As a "Signature Street" in the new city plan, how is sticking a five story building on an established street behind where a small office building now sits a possibility? I understand and support adding more residential capacity to downtown as part of the planning process.

However, sticking the tallest building for a several block area on a vibrant and established street will merely create an eyesore in our neighborhood and will not help maintain the feel of our vibrant, mid-size city as we move forward.

The drawing show a new edifice that is like all the other new edifices in downtown and has zero architectural affinity with the existing office building at 316 N. Tejón. It seems to me that, at the very least, a lower building (there are no nearby buildings over 4 floors and most are 2 stories) that would offer some architectural similarity to the office building and the rest of the block would be necessary for the city to even consider approving this project.

Yours,

Theodore Schwartz

25 W. Boulder Street, Colorado Springs, CO 80903

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Ted Schwartz

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**From:** Drake Forseth <drake.forseth@cosmicaes.com>  
**Sent:** Friday, August 13, 2021 8:49 AM  
**To:** Fitzsimmons, Matthew P <Matthew.Fitzsimmons@coloradosprings.gov>  
**Subject:** Development Proposal Letter Response

Mr. Fitzsimmons,

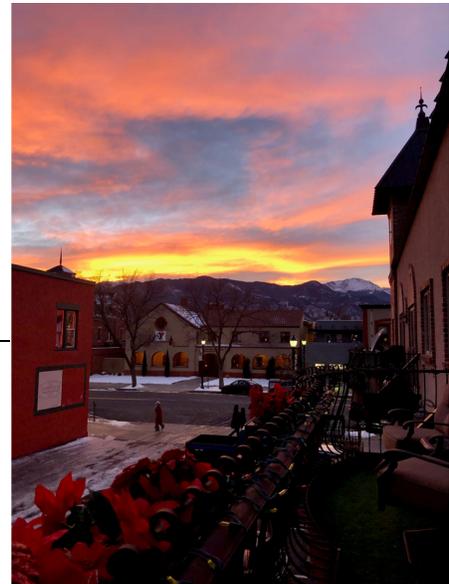
In response to: 316 N Tejon Development Plan – AR DP 21-00500, AR WR 21-00501, AR R 21-00502:

I live at 319 N Tejon street and received a letter yesterday regarding the planned development at 316 N Tejon street. I have concerns over the obstruction the five-story multi-family residential building will cause. I attached a picture of the view I have of the front range from my patio which I would clearly lose. Not only would my morning coffee not be the same, but I imagine this would also impact property value. I was concerned something like this would happen when I saw the YMCA building sold, but I assumed that any new build would not exceed the existing height. Does the city not still have the same building height restrictions? We appear to be moving away from that from what I have been tracking on the city's development website for upcoming builds.

I fully understand that if development plans were nixed due to "I don't want to lose my mountain view" complaints, nothing would get built downtown. Regardless, as futile as it may be, I plan on filing an appeal if a decision is made to progress with the current plan.

Respectfully,

**Drake Forseth**  
Technical Product Support Engineer  
Cosmic Advanced Engineered Solutions  
C: (719) 660-8783  
[drake.forseth@cosmicaes.com](mailto:drake.forseth@cosmicaes.com)



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**From:** David Kennemer <kennemer2222@gmail.com>  
**Sent:** Friday, August 13, 2021 7:51 AM  
**To:** Fitzsimmons, Matthew P <Matthew.Fitzsimmons@coloradosprings.gov>  
**Subject:** 316 N Tejon Development Plan

Areas of concern regarding this plan -

1. Height of proposed building is not in keeping with the general area, current building fits in well with surroundings and contributes to the community feel in the surrounding blocks. Building should not exceed 4 stories.
2. Increased population density in an already dense residential area with the apt buildings just east of this structure and due west on Cascade. Increased non affordable housing for locals who are needed as employees.
3. Parking for residents and restaurant use and offices does not appear adequate.
4. Restaurants are struggling for employees. There are at least 6 already present within one block. Area doesn't appear to need 2 more restaurants.

Thank you, Sharon Schneider and David Kennemer



August 23, 2021

Matthew Fitzsimmons, Planner II  
City of Colorado Springs  
Urban Planning 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 an application by Neibure Development with representation by Echo Architecture. The request is for a development plan for a new five-story residential tower and multiple retail spaces on the 19,000 square foot lot located at 316 N. Tejon Street.

The Downtown Partnership supports the approval of this development plan. The renovation of the existing two-story building will provide additional opportunities for ground level activation while still respecting the established nature of the sector. The conversion of the surface parking lot to a five-story condo building will not only diversify the housing options but provides a great opportunity for maximizing the use of the lot through urban infill. The inclusion of material to reduce the heat island effect further promotes the desired sustainable urban design. The area is surrounded by streets intended to provide a walkable environment with natural features supporting the surrounding businesses. The enhancements to the frontage, including a patio with live plant materials adjacent to the pedestrian way, will support the goal of creating a healthy urban experience.

We look forward to the continued investment and redevelopment in northern Downtown and our historic core.

Sincerely,

A handwritten signature in black ink that reads "CJ Gondeck".

Chelsea Gondeck  
Director of Planning & Mobility