



April 8, 2024

Johnny Malpica, Planner II
City of Colorado Springs
Urban Planning Division
30 S. Nevada Ave.
Colorado Springs, CO 80903

Mr. Malpica,

The purpose of this letter is to express an opinion by Downtown Partnership regarding an application by the Pikes Peak Library District, with representation by Design Edge, PC. The request is for a minor improvement plan with a warrant to allow for a 7-foot fence along W Kiowa Street and N Cascade Avenue for the Penrose Library located at 20 N Cascade Avenue.

The Downtown Partnership does not support approval of the plan with the warrant as submitted. The intention of the form-based code is to create a quality urban form with activated streets and public spaces. Furthermore, the Experience Downtown Master Plan calls for thoughtful design to create safe, comfortable, inviting, and engaging public spaces and a pedestrian-friendly environment. The plan specifically states that institutional areas are to be flanked by welcoming public spaces. The submitted plan calls for a 7-foot-tall fence along Kiowa Street which does not meet the code criteria for a common lawn. The code also notes that a key component of public plazas is a design for public accessibility. Surrounding the plaza of a public building does not create an inviting and engaging public space. Furthermore, Kiowa Street is an There is also a concern that approval of this warrant could set a precedent for further installations. The Partnership suggests revising the height and/or placement of fencing along Kiowa, as well as removal of any barriers to the public plaza.

We look forward to further discussion with the applicant and Downtown Review Board to find an option to enhance this area in the city center.

Sincerely,

A handwritten signature in black ink that reads "CJ Gondeck". The signature is fluid and cursive, with the first letters of the first and last names being capitalized.

Chelsea Gondeck
Director of Planning & Mobility
Executive Director, Downtown BID