

## Tefertiller, Ryan

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**From:** Dana Duggan <danaandduggan@gmail.com>  
**Sent:** Friday, December 6, 2024 10:10 AM  
**To:** Tefertiller, Ryan  
**Cc:** Walker, Kevin; Kat Gayle; DIANNE; Leigh Westin; Bill Wysong; All Council - DL; Brennen Kauffman; Breeanna Jent; Mary Shinn; Andrea Chalfin; Anthony Keith; Ruth Obee; Kent Obee; Meinig, Kathy; Scott Hiller; Amanda Gigiano; Jim Shirley; Tim Leigh; talkshow; Kelly Hiller; Kerri Waite; Tim Hoiles; Pam McLeod; Lisa Bigelow  
**Subject:** Re: Courtesy Notice of ONE Vela Application Submittal

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Thank you, Ryan. So many fun items in the hopper at the most distracting time of the year! It's hard to keep track. Yes, thank you for noting this is for the actual development, and the 12/10 hearing is the URA approval, to defer our tax dollars earmarked for our libraries which are being swiftly shuttered for financial reasons to fund development of a luxury skyscraper. My apologies for confusing the two. Ms. Gayle and I were burning the 1am-oil on another delightful decision made by our leadership, and all-nighters are clearly for the youth.

Since you are point on all of the skyscraper development items, whatever "administrative" or otherwise path is chosen, **we will appeal at every opportunity.** Forgive me, but the process outlined below is pretty murky. So, **please let this serve as that notice for any/all path(s) taken and advise us if there's more we need to do to ensure that process is followed.** We strongly object to something as significant as a skyscraper, especially amidst our City Council's stunning refusal to allow the citizens to discuss this much less vote on something as fundamental to a City's cultural character as building heights. It's hard to follow all these new ReTool rules which, frankly, most of us paying attention think should be wholly repealed as they grossly disadvantage citizens...by design.

Thank you for pledge to serve the public,

Dana

On Fri, Dec 6, 2024 at 7:33 AM Tefertiller, Ryan <[Ryan.Tefertiller@coloradosprings.gov](mailto:Ryan.Tefertiller@coloradosprings.gov)> wrote:

Hi Dana,

Applications within the Form-Based Zone can be approved administratively if all applicable development standards are met. If the project includes any restricted uses or if relief is needed from a quantifiable standard, a public hearing at the Downtown Review Board is necessary. I'm only just beginning my formal review of the plans and it is too early to know if all required development standards are met. I should also point out that either Planning Staff or the applicant could choose to refer the item

to the Downtown Review Board even if the application could be approved administratively. I should also note that any administrative decision is appealable to the Downtown Review Board and any DRB decision is appealable to City Council. Lastly, you mention the 12/10 City Council agenda... Please know that Council will be discussing the creation of the ONE Vela Urban Renewal District on the 10<sup>th</sup> (items 11 A, B, and C.) but this is only related to Urban Renewal designation, not land use entitlements for the building itself. The application submittal that I notified you of yesterday won't be ready for public hearings (if needed) until March or April of next year.

Thanks,

Ryan



**Ryan Tefertiller**

*Planning Manager, AICP*

**Desk Phone** (719) 385-5382

**Email**

[Ryan.Tefertiller@coloradosprings.gov](mailto:Ryan.Tefertiller@coloradosprings.gov)

**Urban Planning Division**

**Planning + Neighborhood Services**

30 S. Nevada Ave, #701

Colorado Springs, CO  
80901

**Phone** (719) 385-5905

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**From:** Dana Duggan <[danaannduggan@gmail.com](mailto:danaannduggan@gmail.com)>

**Sent:** Thursday, December 5, 2024 4:40 PM

**To:** Tefertiller, Ryan <[Ryan.Tefertiller@coloradosprings.gov](mailto:Ryan.Tefertiller@coloradosprings.gov)>

**Cc:** Walker, Kevin <[Kevin.Walker@coloradosprings.gov](mailto:Kevin.Walker@coloradosprings.gov)>; Kat Gayle <[Trout\\_65@yahoo.com](mailto:Trout_65@yahoo.com)>

**Subject:** Re: Courtesy Notice of ONE Vela Application Submittal

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Hi Ryan,

Is this administrative and/or on consent for 12/10? If so, we would like it pulled off for a formal hearing.

Thank you,

Dana

On Thu, Dec 5, 2024 at 3:31 PM Tefertiller, Ryan <[Ryan.Tefertiller@coloradosprings.gov](mailto:Ryan.Tefertiller@coloradosprings.gov)> wrote:

Hello all,

You're receiving this email as a result of your previous input to Planning Staff regarding the ONE Vela mixed use high-rise proposed for the northeast corner of Sahwatch and Costilla in Downtown Colorado Springs. I'm writing to let you know that the development plan for the project has been submitted to the Planning Department. Documents associated with the submittal can be found in our online file system under record number FBZN-24-0016. You can access or system here: <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home>

Feel free to contact me with comments or questions about this application.

Ryan



**Ryan Tefertiller**

*Planning Manager, AICP*

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[Ryan.Tefertiller@coloradosprings.gov](mailto:Ryan.Tefertiller@coloradosprings.gov)

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80901

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## Tefertiller, Ryan

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**From:** Ron Chernak <RVC@fbb.com>  
**Sent:** Wednesday, December 18, 2024 8:31 AM  
**To:** Tefertiller, Ryan  
**Subject:** One Vela FBZ Development Plan

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Ryan,

Thank you for your time yesterday to discuss the subject project. As the owner of an office building located at 303 S. Cascade Ave. and the ten parking spaces located at 318 S. Cascade which are used for parking for the tenants at 303 S. Cascade my primary concern is the access and uninterrupted use of the parking for the tenants.

Best holiday wishes,

Ronald V. Chernak, Manager

303 South Cascade, LLC  
303 S. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
Phone: (719) 635-9000 | Fax: (719) 635-4988  
Cell: (719) 338-0918 | Email: rvc@fbb.com



December 18, 2024

Ryan Tefertiller, Urban Planning Manager  
City of Colorado Springs  
Urban Planning 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 an application by OneVela. The request is for a development plan for a new 27-story, 400 apartment unit, mixed-use building with approximately 8,300 square feet of street-level commercial space and 460 structured parking stalls at 30 W. Costilla Street in the central sector.

The Downtown Partnership supports the application for the development plan. The project is the first of its kind for the market and fulfills an unmet need for attracting talent and workforce in an increasingly competitive market. Located within the urban core the project meets the goals of density intrinsic to a vibrant Downtown neighborhood and contributes to an iconic skyline with appropriate massing. The inclusion of affordable units is a welcome addition to this niche product.

While a majority of the project provides a high-quality pedestrian environment with activations at street level through intended use, glazing, and significant streetscape upgrades there are concerns related to the materials in several areas. On the northern most section of the western elevation there is reference to a frosted glazing that implies an opaque finish. The eastern and northern facades closest to the alley entrances should incorporate materials or finishes to create an interesting visual for the adjacent pedestrian environment. Further the paneling of the parking structure should be aesthetically pleasing and aim to largely hide automobiles from view.

We look forward to the continued investment in the New South End.

Sincerely,

A handwritten signature in black ink that reads "CJ Gondeck". The signature is written in a cursive, flowing style.

Chelsea Gondeck  
Director of Planning & Mobility