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**To: Matthew Alcuran  
Planner II, City of Colorado Springs**

**Date: April 4, 2023  
Subject: 535 E. Costilla**

**File: COPN-22-0019, SUBD-22-0094, ZONE-22-0019**

**Adjacent Neighbor Comments**

- Opposed to the development of property at 535 E. Costilla Street due to need for open space.

**Response to Adjacent Neighbor Comments:**

The proposed development is an infill project that will replace an existing use, not replace open space. The current site is used as auxiliary classrooms for a Charter School that are no longer needed. The site does not contain any public open space. At time of building permit park fees will be paid in lieu of land dedication. The site, and adjacent uses, sit within a short walking distance to the existing South Shooks Run Park as well as the Shooks Run Trail/ Legacy Loop Trail System to the west. These amenities shall remain and will not be affected by the proposed development. In addition, the site and adjacent neighborhood are also less than one mile from Memorial Park located directly to the east along Costilla St.

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