

January 4, 2022

Mr. Bill Almquist
Salida Community Development Director
The Touber Building
448 E 1st Street, Suite 112
Salida, CO 81201

Dear Mr. Almquist,

The purpose of this letter is to share with you our concerns and make suggestions regarding the planned development of the 323 West 1st Street property.

We have made our home for twenty years at 211 West 1st Street in the historic Adolph Coors, Golden Beer Depot, Salida Bottling Company Agents Building, which is a contributing structure within the Salida Downtown Historic District. The building was purchased by our family from the City of Salida in 1989. For your information, we have included photos of our building from the 1890s, 1980s (when the City sold it to our family) and today. We have always strived to be responsible property owners and good citizens of historic Salida and Chaffee County.

We love living in downtown Salida and have learned over the years that we need to be flexible to enjoy it. Traffic, people, bars, noise, crowds, etc., are all part of the downtown lifestyle. If either of us complains about a minor downtown annoyance, we remind ourselves that we chose "to live in the hood, so suck it up buttercup."

In 2004, the City sold us a second parcel of land on which we constructed an addition to the back of our building. At the same time the City also sold us a parking easement to park three vehicles in the small public lot directly behind our building, and the access easements we needed to access our building and property.

We watched the Planning & Zoning Commission hearing held on December 14, 2021 about the plans for the development of 323 West 1st Street. After watching that meeting, it occurred to us that we are likely to see some changes if the development is approved with height increases and with such limited parking, as your staff recommended. We have identified several concerns to share with you and the P & Z Commission.

Our concerns are as follows:

1. The new construction will effectively swamp the view of our historic building from the east (i.e., 1st Street in downtown) as well as from the west, rising high over our roof line and historic Western false front.

2. The new construction will eliminate any views we have of the mountains to the west of our historic building, and our views will likely be replaced with people on rooftop decks, as well as the buildings.

3. The new construction, when occupied, will put a substantial strain on the already very limited public parking in the neighborhood. The small lot behind our home, being the closest to the development, most likely will be impacted first.

We appreciate that time marches on and that the views of and from our actually historic home may not be of concern to you. But we wanted to mention it because we have always enjoyed seeing the mountains from our west-facing windows and property and we think our building adds character to the historic downtown.

Parking in the lot directly behind our building is of greater concern to us. We believe that by approving this development with such limited parking, the City will effectively devalue the parking easement that was sold to us by the City in 2004. In addition, parking along the west side of our building, at least partly on our private property, is already a problem during busy times (Thanksgiving, Brewfest, FIBArk, Artwalk, July 4th, etc.). People park on our property; often parking and walking on top of our landscaping and flowers.

The lot behind our home holds about 8 to 10 vehicles, depending on the vehicle size and care taken when parking. We suspect that the fourteen new 2+ bedroom units across the trail will likely require 2+ parking places per unit. Because the lot directly behind our building is the closest parking to the new development, we suspect that as regards to parking, every day will be FIBArk at our house.

We would like to propose a solution that would satisfy us by eliminating the effective devaluation of the parking easement sold to us by the City in 2005 and eliminating, as well, our issues with people parking on our private property, landscaping and plants.

If you agree, we would like to propose that we work with Public Works Director David Lady to install signage designating our three parking spots as reserved for our building, and to get his advice on how best to sign our private property as unavailable for public parking. We would be willing to work with Mr. Lady to cover the cost of any sign purchases that are found to be necessary.

Thank you in advance for considering our input. We look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Earle & Judith Kittleman". The signature is written in dark ink and is positioned above the printed name.

Earle & Judith Kittleman

Photos of 211 West 1st Street

1890s



1989



2022

