

Sexton, Daniel

From: David A. Baker <dave@bakers.com>
Sent: Tuesday, February 7, 2023 7:39 PM
To: Sexton, Daniel
Cc: 'Baker, Dave and Barb'; bill.fortresshomeinspection@gmail.com
Subject: RE: 2424 GoG

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I stand by my comments below from before. I do like change in proposed housing from 420 to 320 units with no apartments in Area B along 30th St. However, from the revised traffic study as I read it, trip counts are only reduced by 188 to 1,719 daily. Adding that load to the rest of Mountain Shadows traffic at a major choke point on roads that were already inadequate during the 2012 Waldo Canyon Fire Evacuation is dangerous and will subject the City to lawsuits brought by families of residents unable to flee during a wildfire.

The City will also incur increased calls for police if loitering occurs on the property and lawsuits if vandalism occurs to neighbors' property.

David A. Baker
4815 Cameo Way
Colorado Springs, CO 80919-3162
(719) 440-3728
dave@bakers.com

=====

From: David A. Baker <dave@bakers.com>
Sent: Monday, December 5, 2022 07:19 PM
To: 'Sexton, Daniel' <Daniel.Sexton@coloradosprings.gov>
Cc: 'Baker, Dave and Barb' <dave@bakers.com>; 'bill.fortresshomeinspection@gmail.com' <bill.fortresshomeinspection@gmail.com>
Subject: RE: 2424 GoG

OK, I don't remember all the comments I had but the three most pressing comments I have are:

1. Loitering: I live on the south end of Cameo Way, closest to the Verizon building. We've had a lot of trouble with people, mostly young, partying on the north end of the Verizon property, right behind our back fence across the culvert. We've had to call Police numerous times. Finally, the 2424 GoG management company set up a roving patrol to drive around the parking lot and stop the loitering. That, though, is with no permanent residents on site, just day staff. If this development is approved, there will be 1000-2000 new permanent residents on the property. What provisions will the developer institute to make sure those residents don't congregate behind our houses on the south side of Mountain Shadows, drinking, smoking pot, disrupting the peace and potentially engaging in vandalism?
2. Wildfire Evacuation: Evacuation was a major issue during the Waldo Canyon fire of 2012. It took 4-6 hours for residents to evacuate. Nothing is different with the roads/evacuation routes today than it was in 2012 but with 1000-2000 more people to evacuate, all at the choke point at 30th St and Garden of the Gods Rd, it will be much more difficult for Mountain Shadows residents to evacuate, being backed up by all those new residents. I don't

believe for a minute the traffic study. It was not done under realistic conditions of an emergency where EVERYONE is trying to leave. It sounds to me like a politically expedient statement made to look good.

3. PUD Zoning: The developer has stated they will keep the western area (Area D on their maps) as Open Space and they also say they won't build any additional structures in Area A. But if this whole property is rezoned PUD, as they apply for, there is nothing to stop them from building anywhere in it. They could build apartments on the western hillside, blocking a beautiful view. They could also build apartments right out my back door – PUD will permit that presumably without requiring any further approval.

For these and other reasons, I ask City Planning to deny this proposal.

David A. Baker
4815 Cameo Way
Colorado Springs, CO 80919-3162
(719) 440-3728
dave@bakers.com

=====

From: Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>
Sent: Monday, December 5, 2022 08:39 AM
To: David A. Baker <dave@bakers.com>
Subject: RE: 2424 GoG

Morning Mr. Baker,

The City's Planning & Community Development Department appreciates your comments and interest in the above referenced project. Your correspondence will be provided to the project team for a response and considered by other agency reviewers as the project review progresses.

In terms of the comments that were submitted for the last application package a year ago, those can not be extracted by City staff and used for this application. Each land use application is separately evaluated. If you'd like your comments to be reconsidered, please send them to me so they can be added to the record.

If you have any further comments or questions, please let me know.

Thanks,
Dan



Daniel Sexton (he/him/his), AICP
Planning Supervisor
Land Use Review Division
City of Colorado Springs
Office: (719) 385-5366
Email: daniel.sexton@coloradosprings.gov
[Why Pronouns?](#)

Links:

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[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

From: David A. Baker <dave@bakers.com>
Sent: Sunday, December 4, 2022 8:25 PM
To: Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>
Cc: 'Baker, Dave and Barb' <dave@bakers.com>
Subject: 2424 GoG

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Daniel,

Do you have access to the comments that were entered the last time this proposal was before the Planning Department (roughly a year ago)? I submitted comments then and I don't think their proposal has changed. Therefore, those comments are still applicable. But I can't find those I submitted back a year ago. Can you find those of mine submitted then? I would like to re-submit them for the record.

- Dave

=====

David A. Baker
4815 Cameo Way
Colorado Springs, CO 80919-3162
(719) 440-3728
dave@bakers.com

Sexton, Daniel

From: Janelle Moncla <jarmstr2@gmail.com>
Sent: Tuesday, February 7, 2023 7:49 PM
To: Sexton, Daniel
Subject: 2424 Garden of the Gods

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom it may Concern,

As a resident of the Mountain Shadows community I am adamantly opposed to the proposed development at 2424 Garden of the Gods Rd. The proposed property sits at the gateway to Garden of the Gods, the gem of Colorado Springs. With this attracting millions of visitors per year, wouldn't we want to protect this area and ensure that it adds to the current beauty that attracts so many?

My next concern is the local bighorn sheep population that calls Mountain Shadows/Garden of the Gods its home. As this property sits within the natural corridor between Garden of the Gods and Mountain Shadows I am concerned with the repercussions on our local wildlife. As quoted from the U.S. Forest Service, "Bighorn sheep have evolved unique social and behavioral traits. They occupy traditional ranges and are slow to pioneer new habitats (Geist 1971). This means that careful management of the habitat of existing herds is critical."

While these are my main concerns, I have multiple others including concern of traffic congestion leading to a safety concern if mass evacuation becomes necessary. The potential increase in crime and potential decrease in current property values.

Please consider denying the proposed zoning changes at 2424 Garden of the Gods Rd.

v/r
Janelle Moncla

Sexton, Daniel

From: Brian King <bkingcos@gmail.com>
Sent: Tuesday, February 7, 2023 8:02 PM
To: Sexton, Daniel
Subject: 2424 GOG rezoning

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Mr sexton

As a licensed architect, planner and landscape architect I would like to offer my observations about the proposed rezoning.

After reviewing the PUD documents there is little to no information as to how this particular parcel will be rezoned.

The description of the provided describes the intention use, however there is no suggested layout as to how or where the residential and or civic elements will be placed on the site.

The only possible locations for commercial is the existing building leaving the developer unchecked to make changes at his discretion.

The concept plan should provide both a graphic land use map to support the suggested development.

Allowing this vague description and undefined use is not adequate information to support a rezoning.

Brian king RA. AIA. RLA

BNK

Sexton, Daniel

From: Jeff_Christine Lasswell <lasswell3@hotmail.com>
Sent: Tuesday, February 7, 2023 9:50 PM
To: Sexton, Daniel
Subject: 2424 Garden of the Gods

Follow Up Flag: Follow up
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To Members of the Colorado Springs Planning Commission,

Hello, my name is Christine Lasswell and I'm a resident of Mountain Shadows. I'm writing to urge you, once again, to deny the proposed zoning change proposition for 2424 Garden of the Gods Rd.

There are numerous reasons why this proposed zoning change is unfit for this Westside location. I'm sure you're aware of those reasons. Nonetheless, I would like to highlight the following:

1. Emergency routes to safely and quickly evacuate this area already don't exist (as evidenced by the disastrous evacuation of the Waldo Canyon fire). Adding residential buildings is only going to compound the problem. Additionally, there are multiple new residences being built along Centennial Blvd between 30th and Chuckwagon. The Red Leg Brewing Company opened close to Garden of the Gods/30th, which, I believe, has a maximum occupancy of 1800. There is new development on Centennial Blvd. across from King Soopers - 105 townhomes and over 300 apartments. The Centennial Blvd. extension to Fontanero has been given approval for over 500 townhomes. It is not safe to add a 300+ unit apartment building to this area! Please do what is best for this area of Colorado Springs by voting NO.

2. Water is certainly an issue! These are direct quotes from ColoradoSprings.gov:

"Colorado Springs is a community that lacks a natural water source. 80% of our community's water comes via pipelines from the western slope, 200 miles away."

And

"As such, we must take an active role in maintaining the health of our water supply."

I would venture to say adding this proposed development will put a strain on the water supply. Please be a positive influence on maintaining the health of the water supply by voting NO.

3. The impact on the Big Horn Sheep would be detrimental. This is absolutely part of their habitat and migration path. Despite the CPW and NES Landscape Architects claims, the photos that exist of the Big Horn Sheep on this property don't lie. Please help protect our iconic wildlife and don't be the cause of its demise.

Each one of you is responsible for upholding General William Palmer's vision of Colorado Springs. Please be a responsible leader and citizen of Colorado Springs by voting NO.

Respectfully,

Christine Lasswell

Sexton, Daniel

From: Mark Joyous <joyvacmark@gmail.com>
Sent: Tuesday, February 7, 2023 10:18 PM
To: Sexton, Daniel
Subject: A PLEA FOR SANITY RE: OVERCROWDING WEST SIDE & 2424 GOG PROJECTS & POSSIBLE DANGEROUS TRAFFIC CLOGS: ETC LISTEN TO OUR HEARTS PLEASE>....

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Dear Planning Commission, Daniel Sexton & All others to whom it may concern:

I'm writing to address an issue very dear to us - the Traffic, Views, "Weight Load" & Crowding of the West Side of Colorado Springs. For Years our City Leadership has sort of "abandoned" the Eastern front of our "War on Growth" or "Economic Progress" - depending on how you label your views. It's become a sad truth that we tend to ignore our "Back Yard" out east & let it sprawl out onto the prairie as a West Kansas Colony someday, but the WEST Side, trapped as it is by the Slopes of Mountains & Nature Habitats, is a very different story.

While most of us have been unwitting, often apathetic, accomplices to the ever expanding Growth of Colorado Springs to the East - it's our "Front Yard"; our gorgeous Mountains to the West - serving as the main reason we have Humans living here at all & Tourists & scores of other benefits to the Pikes Peak Region. In fact the Views of "Tava" (Aka Pikes Peak) so-called by the First People who Settled here, are considered "Sacred Lands" by the Ute Tribes that inhabited this area. It doesn't take a PhD to figure out why Garden of the Gods is so aptly named, nor why it's become so popular globally. But to, in a very real sense, continue to desecrate those Sacred Grounds is to truly ignore a lot of factors that need facing if we're to be able to keep any sort of sense of Identity in the future.

Thus we Respectfully request you stop the 2424 Garden of the Gods Project. It is not enough to "jack the numbers" or "Spin the Spin" to make it seem like new addition is a reasonable thing to do - It doesn't matter what professional expert is hired to rubber stamp the project in terms of Safety & Evacuation Studies, since no one can see into the Future. We can't even see into the present dangers - whether it's Western USA Fire Evacuations or Afghanistan. No, we need to "See with more Spiritual Eyes" and listen to the Hearts & Souls of our people here now & those who've gone before and managed to hand down what's left of this beautiful front yard and NOT try to Shoe-horn in a few hundred or thousand more people into what little open space remains.

I have a degree in Political Science. My wife has 2 masters in Counseling & Mental Health issues. I can speak freely without fear of any retribution being retired. I know the "Politically Prudent" thing to do is to couch this plea for restraint and rejection as a issue of Safety with numbers that can be "Quantified" in some sort of Evaluation app. Yet this is really not a SAFETY issue - This is a SANITY issue! Are we going to continue to cram & build into every nook and cranny to make more short term money and ignore the longer term costs of sanity? This is why our planet & our community is facing hard tough challenges around Covid & Climate Changes etc. Until we turn and truly face these facts, we are still just "re-arranging deck chairs" on the Titanic for better views of the Apocalypse. And, if we need more disturbed citizens, let's just cram more "Rats in Boxes" and "Experiment" with our fair city's future shall we?

Do we want Sanity & Serenity somewhere in town? Or do we want more traffic & clogged arteries & frustrations? Most of our Tourists and a great percentage of our living locals, come to visit this area between Garden of the Gods & Garden of the Goddesses in Red Rock Canyon. We have GOG Visitor Center, Country club & Preserved Historic Ranches nearby to Old Colorado City that have invested lots of Money in keeping some Heritage & vestiges of the past alive to allow folks to reflect upon the future. This is the Real "SAFETY" issue - Sanity & Serenity - not just emergency evacuation routes - but the fact that we'll continue to cram more and more until people stand and say ENOUGH!! Loudly & in no uncertain terms - we'll be sending lots of love letters to you, our Elected Leadership at City Council. Please listen to your

Hearts & search your souls and know that you are making decisions for people not even born yet. Let's not rush & crush. Let's consider what can be salvaged into some remnants of a long overdue 20th-21st Century effort towards Sustainability.

Otherwise "Goodbye to Colorado Springs" & Hello to more asphalted Dallas-Ft Worth, Minneapolis-St.Paul or LA-SanDiego type etc."Conglomerated Clogged Corporations" that call themselves cities. Their Refugees come here & push to create exactly what they seek to escape from. So Check your Spirits & Hearts - but also use your Heads. Think Global & Act Local. Please. Here & Now. Thank you.

Sincere Best Blessings,

""Life's objective is not simply to make you happy, but to make you grow."

Mark Joyous
719-354-3434
Joyvacmark@gmail.com

Sexton, Daniel

From: ttopp@comcast.net
Sent: Tuesday, February 7, 2023 10:46 PM
To: Sexton, Daniel
Cc: Terre Topp
Subject: RE: 2/8 Meeting on GOG zoning

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Dear Mr. Sexton:

I know there is a public hearing tomorrow between the City Planning Department and the Planning Commission. The developer who wants to build at 2424 Garden of the Gods will be resubmitting their application, presenting their plan and reasons why it should be approved.

I oppose this zoning change and I am on the side of the MSCA Working Group who opposes this zoning change. Reasons why:

- The District Court judge has already ruled that rezoning will be detrimental to the existing neighborhood.
- Rezoning and building in that area would cause more traffic congestion to the Mountain Shadows neighborhood, 30th Street and Garden of The Gods Road. Currently, there is already enough traffic driving in that area due to Garden of The Gods tourists and businesses on Garden of The Gods Road.
- These traffic issues could affect the safety and evacuation of the neighborhood and impede first responders.
- WUI - the area was affected by fire in 2012 and it could happen again.
- There are Big Horn Sheep who live in that area and we need to protect their environment. Their grazing will be threatened by construction and more people living in that area.
- We need adherence to the Hillside Overlay Ordinance.

I have hope that the meeting will be in favor of MSCA.

Terre Topp
Westsider
1498 Friendship Ln W
80904

Terre

Sexton, Daniel

From: THADDEUS C ZYLKA II <tzylka@cs.com>
Sent: Wednesday, February 8, 2023 12:20 AM
To: Sexton, Daniel
Subject: Development in our Neighborhood

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As a resident of Mountain shadows we do not need a massive 400 apartments built. We can not destroy our natural beauty and endangered the sheep which come down into our area.

I am urging that this project not go forward.

Thanks for listening.

Thad Zylka

Sent from my iPhone

Sexton, Daniel

From: debjoyous <debjoyous@aol.com>
Sent: Wednesday, February 8, 2023 12:43 AM
To: Sexton, Daniel
Subject: Mountain Shadows Rezoning Issue

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Dear Mr. Sexton,

My name is Debbie Spencer Joyous & live in Mountain Shadows with my husband, Mark. Mark also emailed you this evening.

I would be attending the meeting that is being held tomorrow, February 8th, except that I am having my left hip joint replaced & I will be undergoing surgery during the meeting. I attended the last meeting at the Space Foundation building and I have very strong Feelings about this rezoning issue that has been going on for quite some time.

Daniel, I am a native of Colorado Springs. I was born here on October 16, 1951, in Penrose Hospital. My parents purchased a home In July of 1951 when my dad became the Editor of the Western Horseman magazine. He was a journalist & a devoted cowboy & supporter Of the "Western Way of Life." Our home was "WAY" outside of the city limits back then. It was located in a small neighborhood called "Cragmor" —a small number of houses near the Cragmor TB Sanitorium. Cragmor Road was a gravel road that dead ended at the top of A hill. That little deadend gravel road has become Austin Bluffs Parkway which has 4 - 6 lanes of traffic traveled by thousands of people daily. We had a horse Barn behind our house & we also paid for our horses to be pastured in a large open space which is now filled with homes & medical buildings And which has the overpass/intersection at Austin Bluffs Parkway & Union Blvd. I have spent the last 70 years watching our peaceful little Community be transformed from a TB Sanitorium into a thriving University Of Colorado campus. I have two degrees from UCCS.

The property my parents bought in 1951 was sold to an out-of-state dorm builder by my mother before she died in 2019. The property now has A 5 story dormitory on it.

My parents were good friends with Russ & Marion Wolf, who owned Flying W Ranch. My dad helped Russ move cattle on the ranch.

I was a Rodeo Queen for the Pikes Peak or Bust Rodeo in 1970. My horse, Bliz, & I were photographed (for the cover of the Rodeo Program) was taken on the south slope of Mtn Shadows hill surrounded by a sea of beautiful purple wildflowers. The house we live in is probably very close to where that photo was taken over 50 years ago.

This house is only 8 years old. The house that was here before that burned to the ground in the Waldo Canyon Fire. We were home when the fire Started to move down into the city & we were forced to evacuate. Ironically, we evacuated to my childhood home in Cragmor for 2 1/2 years before We returned to Mtn Shadows & moved into a new home & tried to re-start our lives.

Daniel, I am a Licensed Professional Counselor & was a School Counselor in School District for close to 30 years. The fire was devastating to me & to my husband.

Another fellow teacher at Explorer Elementary where I was employed also lost her home in the fire. We were zombies trying to do our jobs while we Dealt with the loss of almost all of our possessions. We were fortunate, we did have a little time to evacuate some items out of our home. The police were going Up & down our hill with bullhorns threatening us with arrest if we didn't leave immediately.

The roads were clogged with cars & people were terrified. I watched myself & my husband go through the stages of shock & every possible symptom of grief & mourning for the 2 1/2 years we were living with in that little home in Cragmor.

My question for these developers who are wanting to turn the property at 30th Street & Flying W Road into a bunch of residential homes & apartments is "Are you out of your minds???" The Quality of life in this city has changed steadily as the population has grown, and grown, and grown.

The progressing damage to our amazing open spaces is very evident to me. Very few folks these days are Natives to the City. I've lived here & observed & grieved the losses, the traffic, the misuse of our resources & the lack of respect for the environment & the wildlife here for 70+ years.

Our city is struggling with trying to preserve the QUALITY of life here while trying to increase the QUANTITY of people who live here. Making poor choices With that balance becomes permanent. We need to preserve our amazing open spaces for future generations instead of letting developers have free rein To buy up land & put up too many houses too close to a Major Wildlife Corridor that round along the foothills of Pikes Peak.

Those of us that went through the losses of our homes in Mountain Shadows have an entirely different level of understanding & of TRAUMA from What we all lived through (except for the two people that died.) I highly recommend that the Planning Commission REJECTS the Zoning Change so we don't Have to keep fighting this fight & taking it to City Council. The residents here will continue to fight this injustice to our safety & to the preservation of the open space that provides habitat to the wildlife trying to survive here while builders keep building in every square inch of land that they can grab.

It's after midnight as I close this letter. I have to be at the hospital by 8:00 am for my surgery. I am extremely passionate about this situation.

I hope & pray that this situation gets resolved in a manner that is respectful of lives of people & wildlife & openspace. I hope that we can regain our Perspective so that those of us who live in Mtn Shadows can stop having to fight for preserving ALL the things that we moved here for. I pray for a return to SANITY & RESPECT for preserving the beauty for our future generations.

Sincerely,

Debbie Spencer Joyous, MA, MA, LPC
Licensed Professional Counselor

Sexton, Daniel

From: Connie Miller <millercycling@gmail.com>
Sent: Wednesday, February 8, 2023 5:41 AM
To: Sexton, Daniel
Subject: Re: 2424 Garden of the Gods

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Dear Mr. Sexton: daniel.sexton@coloradosprings.gov

I am writing in regards to the public hearing tomorrow between the City Planning Department and the Planning Commission. The developer who wants to build at 2424 Garden of the Gods will be resubmitting their application, presenting their plan and reasons why it should be approved.

I oppose this zoning change for the following reasons.

- The District Court judge has already ruled that rezoning will be detrimental to the existing neighborhood.
- Colorado Springs will be in a water shortage if the developers keep building.
- Rezoning and building in that area would cause more traffic congestion to the Mountain Shadows neighborhood, 30th Street and Garden of The Gods Road. Currently, there is already enough traffic driving in that area due to Garden of The Gods tourists and businesses on Garden of The Gods Road.
- These traffic issues could affect the safety and evacuation of the neighborhood and impede first responders.
- There are Big Horn Sheep who live in that area and we need to protect their environment. Their grazing will be threatened by construction and more people living in that area.
- We need adherence to the Hillside Overlay Ordinance.

I hope the decision makers will take all these points into consideration at today's meeting

Regards,

Connie Miller
millercycling@gmail.com

Sexton, Daniel

From: Nicholas Gledich <nickgledich@gmail.com>
Sent: Wednesday, February 8, 2023 6:43 AM
To: Sexton, Daniel
Cc: Nicholas Gledich
Subject: Development Proposal 2424 Garden of the Gods Rd

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Dear Daniel Sexton,

I am writing to express concerns regarding the development proposal for 2424 Garden of the Gods Rd. Since the original proposal was voted down by the City Council, nothing of substance has changed regarding the concerns presented by the Council or the community. With that said, I am not confident I understand why this proposal is moving forward.

Concerns brought forward in the past existed then, exist today and will continue into the future unless something is done.

The fire evacuation model, Zonehaven does not address the community concerns. There are too many people residing and/or working in such a small area with inadequate roads for emergency evacuation.

The roads have not changed. The intersection of Flying W Ranch Road and 30th Street is an example. There is no traffic light or 3 way STOP to allow for pedestrians to cross safely cross 30th St. There is a crosswalk in the road but too many people fail to stop for pedestrians. More people and more cars equal increased congestion and chances of a serious accident.

The 30 mph speed limit on Flying W Road is not enforced. In the past 5 years, Flying W Road has become a thoroughfare instead of a neighborhood access road. Living on the corner of Stoneridge Drive and Flying W, I have seen cars and trucks run the only traffic light, located at the pedestrian crosswalk in front of Chipeta Elementary School. Once again, additional cars and people without the appropriate infrastructure, create further opportunity for serious accidents.

We already know from the original presentation two years ago, the big horn sheep are indeed in the actual vicinity of 2424 Garden of the Gods Rd. I live on Stoneridge Dr which backs up to this property. On a recent walk in the neighborhood, several sheep were on Stoneridge Drive. To suggest that this only means the sheep have learned to co-exist in a residential neighborhood is absurd. There have been several times, that I have seen the sheep come over the Hogbacks and cross over Flying W Ranch Road. We do not want them to do this. For their protection we need to leave them alone. My understanding is this herd is one of the healthiest and strongest herds in the state of Colorado. We continually stress this herd by adding more, building more, and wanting more.

In closing, nothing has changed. Concerns still exist and have not been addressed over time. Why are we in this position again? More is not needed. When is enough just that - enough?

The only answer to address the concerns and issues brought about by the Council and the community is fewer people, fewer cars and fewer developments.

Nothing has changed. Concerns based on fact still exist. The answer is simple: NO to the development proposal.

Thank you.

Nick Gledich
nickgledich@gmail.com
719-510-9979

Sexton, Daniel

From: neal Cully <godogs11@yahoo.com>
Sent: Wednesday, February 8, 2023 7:53 AM
To: Sexton, Daniel
Subject: 2424 Project

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The west side residents will hold up this project forever. We will all file individual suits if that is what it takes. You people are determined to get all of us killed.

Neal Cully
Mountain Shadows

Sent from [Mail](#) for Windows

Sexton, Daniel

From: Lauren Howie <lhowie@comcast.net>
Sent: Wednesday, February 8, 2023 8:03 AM
To: Sexton, Daniel
Cc: clark howie
Subject: 2424 Garden of the Gods - Zoning Change

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Dear Mr. Sexton:

We know there is a public hearing today between the City Planning Department and the Planning Commission. The developer who wants to build at 2424 Garden of the Gods will be resubmitting their application, presenting their plan and reasons why it should be approved.

We oppose this zoning change and we are on the side of the MSCA Working Group who opposes this zoning change. Reasons why:

- The District Court judge has already ruled that rezoning will be detrimental to the existing neighborhood.
- Rezoning and building in that area would cause more traffic congestion to the Mountain Shadows neighborhood, 30th Street and Garden of The Gods Road. This is the main corridor for tourists visiting the area, narrowing down to one lane in each direction to and from Glen Eyrie and Garden of The Gods.
- These traffic issues could affect the safety and evacuation of the area and impede first responders. This area was affected by fire in 2012 and it could happen again.
- There are Big Horn Sheep who live in that area and we need to protect their environment. Their grazing will be threatened by construction and more people living in that area.
- We need adherence to the Hillside Overlay Ordinance, both for residents and for tourists visiting our unique city.

Thank you,
Lauren & Clark Howie
6820 Joiner Rd.
Colorado Springs, CO 80919

Sexton, Daniel

From: Roxann Pharris <roxannpharris@hotmail.com>
Sent: Wednesday, February 8, 2023 8:25 AM
To: Sexton, Daniel
Subject: Rezoning of 2424 Garden of the Gods Road

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Hi,

I'm against the project at 2424 Garden of the Gods Road. We do not need apartments, townhomes or any other type of structures in the neighborhood.

This will take away the beauty of Garden of the Gods. It will also impact traffic in my neighborhood and crime will increase. The Bighorn sheep will also be in jeopardy. Views will be taken away. If a fire happens how will everyone get out? This will hurt my home value. This project is detrimental to our neighborhood.

I moved into the neighborhood for a reason. Please do not pass this. Listen to the people not the corporation.

Michael and Roxann Pharris
2560 Stoneridge Drive

Sexton, Daniel

From: Joan Grant <joanegrant@comcast.net>
Sent: Wednesday, February 8, 2023 8:35 AM
To: Sexton, Daniel
Subject: Opposition to Rezoning of 2424 Garden of the Gods

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Dear Mr. Sexton:

We are writing in reference to today's City Planning Department & Planning Commission's public hearing regarding a developer's request to rezone 2424 Garden of the Gods.

This email is a voice of concerned citizens and residents of Mountain Shadows who opposes this zoning change. I agree with MSCA Working Group and their concerns regarding the deleterious effects if this rezoning were to be approved.

- The rezoning will be detrimental to the existing neighborhood per ruling by a District Court judge.

- Issue of traffic congestion due to the addition of more residents as well as the increased number of residents currently planned in apartments adjacent to 2424 Garden of the Gods. The amount of traffic through there is already high due to residents, tourists, businesses and El Paso County offices. Rezoning and building in that area would cause more traffic congestion to the Mountain Shadows neighborhood, 30th Street and Garden of the Gods Road.

- Increased traffic affects the safety and evacuation of the neighborhood and impedes first responders. We personally understand the fire danger having lost our house and seen how fast a wind driven fire can consume neighborhoods.

- Our city is proud of having Big Horn Sheep in our area and are concerned about the human impact. Measures have been taken over the years to protect their habitat. Land that they graze on and population push into their habitat will threaten that living area.

- We definitely need adherence to the Hillside Overlay Ordinance.

My husband and I are looking forward to a positive outcome for the Mountain Shadows neighborhood and for the city's treasured land.

Joan Grant and Tim Duesing
5550 Wilson Road

Colorado Springs, CO 80919

***Lost our home, 5624 Wilson Road, in the 2012 Waldo Canyon Fire

Sexton, Daniel

From: Erin D <davitt87e@gmail.com>
Sent: Wednesday, February 8, 2023 9:22 AM
To: Sexton, Daniel
Subject: public comments

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Hi! I wanted to attend in person but my kid is sick so here are my comments!

Thank you!

"My name is Erin Davitt. I have been an El Paso County resident for the majority of the last eighteen years; most of the time I've spent out of the county since 2013 has been fighting wildfires in one capacity or another. I started out as a volunteer for the EPSO Wildland Crew, and then went to Oregon to work on engines and handcrews with the USDA Forest Service, including the Augusta Hotshots, a Type 1 crew from Region 8. I'm now an adult foster care provider and a wildland fire mitigation professional, and my intention is to educate some folks who seem to have some misguided ideas around rezoning and emergency management.

Now, I understand that living through a wildfire is a traumatic experience that is going to breed some anxiety in folks trying to move on with their lives, and I'm not here to dismiss or minimize that. If you are a homeowner in Mountain Shadows, you made the conscious choice to buy property in what is called a fire-adapted ecosystem, and that comes with certain caveats (much the same as if you were to purchase a home somewhere on the Gulf Coast—hellooooo hurricanes). Over the last hundred years or so, American land management agencies have operated under the idea that fires should be suppressed, but we are finding out that may have been a huge mistake. Subtracting natural fire from the landscape has resulted in a buildup of what firefighters know as "ladder fuels" (the vegetation between the ground and the tops of the trees); fires that used to "skunk around" on the ground like a forest Roomba are now able to make the transition from the ground to the canopy much more easily, where they become wind-driven and uncontrollable. Add to that the fact that folks like the views they get living on the side of the mountain, and you have what's known as the wildland-urban interface. Living in the wildland-urban interface comes with certain responsibilities, like ensuring your home is constructed of fire-resistant materials, or doing brush removal and making smart landscaping decisions.

Speaking of responsibilities—I've scrolled through Nextdoor a time or two and seen many a post from a Mountain Shadows or Peregrine resident complaining about camps of unhoused folks along Fountain Creek or other places in town. There are dozens if not hundreds of comments from residents of those neighborhoods condemning the folks in our city who have nowhere to call home. I've noticed that our society seems very attached to the idea that being poor or unhoused is some kind of moral failing; it's much easier to blame individuals for their struggles than it is to admit that WE are all complicit in an awful system. I would like to remind residents of Mountain Shadows and Peregrine that they too are a part of Colorado Springs; those neighborhoods are not at this time their own municipality. The unhoused folks they are so bothered by might just be sleeping outside because they can't find a unit to rent and not because they are just terrible people. And yes, the proposed apartments are market-rate apartments, and yes, I do think that is sad—as a single parent who used to work in emergency services making a maximum of \$21 (the more common number was about \$18/hr), finding housing was the bane of my existence. $\$21 \times 160 \text{ hours in a month} = \3360 . Subtract 20% for taxes and you're left with \$2688 to pay all of your benefits (if you're lucky enough to have them) and living expenses. It's abysmal—and those are the very same folks you expect to respond to your house when you call for an ambulance or a wildfire response. It's an insult to the folks you call "heroes" to attend a meeting they are on shift for and can't attend

and try to block development that could make a huge difference for them or other folks in their pay range whose services you expect be available.

Now, onto the points this homeowner group is making. Big horned sheep habitat doesn't start for another half mile beyond the property boundary. Garden of the Gods is literally one of the best evacuation routes I've ever seen in my career—I'd be a lot more worried for folks living in Manitou, Crystal Park, and Cheyenne Canon than for Mountain Shadows residents if 300 apartment units were added. You shouldn't get to force the rest of the city to absorb more residents when there is plenty of usable space up there. If you're worried about wildfires, do some mitigation instead of spending money on cardboard signs you put in peoples' yard without asking. Take some personal responsibility for your property. Full disclosure, I own a fire mitigation business, and so far all I've done is lose money because I believe in the cause to the point where I do work for cost most of the time for folks who can't afford it.

In conclusion, thank you for your time and attention to this matter. I couldn't just let this go without calling it what it is—It's classism and white supremacy wrapped up in "wildfire concerns" and somebody had to say it."

Sexton, Daniel

From: Mandalynn Corum (Mandi) <mandalynncorum@gmail.com>
Sent: Wednesday, February 8, 2023 2:29 PM
To: Sexton, Daniel
Subject: 2424 GOGs

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Hello Sir,

There are so many reasons this address should not be developed into apartments I really can't believe we are doing this again.

Until there is evacuation studies to ensure the safety of the existing people living in that area, the city is setting its self up for a huge law suit if there or should I say when there is another wild fire. There is a safety risk, the city knows about it, but only made the situation worse by allowing more people to be subjected to the wildfire danger, negligence in its finest. Manitou and Crystal Park will be lucky not to be forever stuck in a traffic jam with only three lanes of road to evacuate on just to run into the west side trying to use the same three lanes, it will be a disaster.

You can't get it back....the land by the mountains loaded with big horn sheep, bear, coyote, foxes, deer, ring tail cats. They can't be at the meeting but I bet they would if they could! Apartments can be built all over the city. They are apartments the animals can't do that. You would be taking one our most valuable assets that make it so special and run them off replacing with apartments, not even permanent homes, so why do they need to go there? People living in apartments are on their way to some other kind of house, apartments are temporary places, they are not investing into the area, apartments are a temporary housing solution, the homeowners however are vested into the area. People will rent an apartment where apartments are, they should not replace wildlife habitats and open space. Garden of the Gods road has many properties for sale that would be suited for a large apartment complex, not butted up to mountains. You can't get the space back if it's ruined by development. It will just become part of the growing city and make that area less desirable to the wildlife that live in that area and create traffic and ugly views of buildings instead of the mountains.

Please reserve the assets we value on the west side. Please don't ruin the open spaces we cherish and most of all, please don't put lives in danger of burning up in a fire too many people are trying to evacuate from.

The developer will not be affected just rich. There are so many residents opposing this, I can't imagine a few people get to decide the future of this area without listening to the overwhelming objection of the people it affects the most at home. The one developer against 100s of residents. How could it be approved??

There is more to living here than money and development, please be a person who acts on behalf of the people who pay taxes and live there rather than a developer making money.

Kind regards,
Mandi Corum

.

Sent from my iPhone

2424 Garden of Gods - Citizen Input Statement

Colorado Springs Planning Commission Meeting 02/08/2023

Agenda items: 7c & 7d ref. Schedule number PUDZ-22-0005 & PUDC-0003

Colorado Springs Citizen Input: Genevieve Gustavson

Good afternoon.

My name is Genevieve Gustavson. I grew up in Black Forest and have owned my home in mountain shadows for almost 30 years. My home was one of the 347 destroyed in the Waldo Canyon Fire.

The requested re-zoning changes and subsequent requested mixed-use development of 2424 Garden of the Gods, Colorado Springs CO 80919 was **previously denied**. Yet here we are again because an out of state developer wants to cash-in **at the expense of citizens of this city!**

This **requested** rezone and proposed development is incompatible and **does not meet** the city code standards for approval.

This site along with the adjoining sites both south and west are Wildlife Urban Interface properties. They all share similar and distinctive unique rock and geological formations that we see in **Garden of Gods - a National Natural Landmark**, Glen Erie a Historic Colorado Springs City Founder Estate and Flying W Ranch a living symbol of our Colorado western heritage.

To allow the requested zoning change that will enable increased density and **further encroachment** into the foothills of our majestic mountains is a **betrayal of the values** of our past legacy, as well as present and future Colorado Springs citizens!

Additionally, 2424 GOG is a critically important Wildlife Corridor supporting bear, mountain lion, bobcat, deer and most famously a local herd of rocky mountain bighorn sheep!

Most people choose to live in Colorado Springs because of the close and **accessible outdoor wildland areas**. We are passionate about and highly value our few remaining rugged outdoor spaces along side our mountain views!

Sitting on the swings at Chipeta Elementary school or walking in Chipeta Park, one is able to clearly see this whole southern wildland corridor and the majestic landscape of this area abutting our mountains.

With **any** increase in population density, our quality of life and general welfare is negatively impacted both for current and future citizens especially at this main choke-point intersection!

City access to Garden of Gods Park usage has already burgeoned to the point of **now limiting summer access** and busing in tourists! The traffic just to get to the HWY 24 pass from the westside is now regularly bumper to bumper during summer and fall seasons.

The proposed development plan to **build a 'mini city' on this site** is **incompatible - completely incompatible on this site!** Further encroachment will significantly negatively impact the surrounding community, our city and forever the alter what we should be protecting for the future!

Due to the 3-minute limitation - I will be submitted my complete citizen comment for the public record. Thank-you.

PUDZ-22-0005	1	7.C.	2424 Garden of the Gods	Ordinance	PUD Zone Change for 125.34 acres of land from PIP1/A/PUD/HS (Planned Industrial Park, Agriculture, Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development: Civic, Commercial, Office, Open Space and Residential uses; Maximum Building Height 45-feet; 9-14.5 du/ac residential and 950,000 maximum non-residential square footage; with Hillside Overlay), located at 2424 Garden of the Gods Road. (Quasi-Judicial) Presenter: Daniel Sexton, Planning Supervisor, Planning & Community Development			Not available	Not available
PUDC-22-0003	1	7.D.	2424 Garden of the Gods	Planning Case	A PUD Concept Plan for the 2424 Garden of the Gods project illustrating mixed-use development with redevelopment with commercial, civic, office, open space, and residential uses, located at 2424 Garden of the Gods Road. (Quasi-Judicial) Presenter: Daniel Sexton, Planning Supervisor, Planning & Community Development			Not available	Not available

Applicable Code Law

7.5.501 (E): CONCEPT PLANS:

E. Concept Plan Review Criteria: A concept plan shall be reviewed using the criteria listed below. No concept plan shall be approved unless the plan complies with all the requirements of the zoning, one district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the existing and proposed land uses surrounding the site.

1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?

The proposal for rezone and mixed-use development of the 2424 Garden of Gods will be a negative impact to BOTH the surrounding community and ALL citizens of Colorado Springs. This site is located at the cross section of Garden of Gods Rd and 30th Street – the main arterial & access point for the established current community and business residents daily commute in and out of mountain shadows.

ANY increased density of population and/or business development at this critical intersection increases the safety risk (ie. the main and limited evacuation roadway) of those living and working in this area - further decreasing safe evacuation route and decreases local citizens and tourists’ accessibility visiting our Garden of Gods Park.

This site is a Wildland Urban Interface area with distinctive and unique topography with preserved views of our geological ‘makes Garden of Gods and the Navigators properties of value to our city and its residences. The current light industrial building was approved with restrictive building design to ensure the preservation of these views and increased commercial traffic was minimized.

This new proposed development with 24hr dwellings will affect the convenience over an industrial zone that only had work hour occupation.

2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off the site?

Chinook wind patterns will be altered with the increased buildings and not dissipate heat as well thus requiring the need for increased air conditioning usage and utility costs for the surrounding community. The increased night lighting from residential use will **further degrade the wildland interface corridor.**

3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?

The natural landscape will be significantly altered and damaged with the use of increased chemical fertilizers, weed killers et.

4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?

Absolutely NOT – Adding any MORE apartments, townhomes, senior living facilities at this **critical choke-point location** is an ADDITIONAL fire risk and safety hazard to both the surrounding community and the wildland corridor. All of the above factors will NEGATIVELY impact **any citizen that uses this traffic route.**

5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

Yes, proposed changes to the density at this critical choke-point intersection that is already overburdened and creates increased safety risk in being able to evacuate. There is only ONE small 6 acre neighborhood park in this area already over the service capacity! There is no other area on the GOG strip and 30th street where an additional accessible neighborhood park could be placed!

6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?

No, the proposed density and increased population on this site will negatively impact all surrounding community and adjacent wildland corridor properties. ANY increased residential and/or business population is INCOMPATIBLE and detrimental esp. at this location! ***There is NO 'preservation' with this any increased building on this site!***

7. Does the concept plan show how any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?

The proposed development plan to ***build a 'mini city' on this site*** is **incompatible on this site!** Further encroachment will significantly negatively alter our city and surrounding community landscapes that we should be protecting for the future.

8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan? (Ord. 94-107; Ord. 01-42; Ord. 03-157; Ord. 09-78; Ord. 12-72)

Sexton, Daniel

From: Bruce Barrell <coirondad@gmail.com>
Sent: Wednesday, February 8, 2023 3:06 PM
To: Sexton, Daniel
Cc: CAIrongdad
Subject: 2024 Garden of the Gods proposed project

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Hello Daniel,

Please take this into consideration as the City makes a decision on the proposed development project at the former MCI building on 30th and GoG -

I stand firmly AGAINST this proposed residential development. The City overall, and even this general part of the Springs, has far too much high density development with no concern for the impact it will have in so many areas. Perhaps first and foremost is simply the issue of water. The rate and scope of growth in Colorado Springs is irresponsible as to the true water supply. I'm sure you're aware of the steadily dropping aquifers along the Front Range, from Ft Collins to Pueblo. WE DON'T HAVE THE WATER..... and to continue to pipe it in from remote areas has a devastating effect on those remote locations. You hopefully read the Gazette series a few months ago about the State's water woes, and the impact it's having on the Colorado River basin and all communities downstream. It's irresponsible at the very least to not care about this practical issue.

The City can and should set aside this perfectly located property for open space, with perhaps the option of developing short trails with connections to other areas nearby, the Garden and Blodgett Peak being prime targets.

Crowdedness and mass development in the past 20 years have made the Springs a far less attractive metro area than it was when we arrived 24 years ago. I have to wonder if the Planning Commission truly considered back then, or is considering now, "what will the City be like 10 / 20 years from now, given our current trajectory?" Sadly, the results have not been good. More congestion; worse traffic despite repeated I-25 expansions; mass exodus of high tech and high-paying jobs, while seeing a proliferation of low-end chains and fast food. And on and on.

Truth be told, there needs to be a serious containment of any additional development or growth in the city of Colorado Springs. We just can't handle it. Why wouldn't anyone prefer a smaller / medium sized metro area with class, over sprawling, cancerous-development as we've seen the past 20 years? Seriously.....

Kind regards,

Bruce

--

Bruce Barrell
719 502 9504

coirondad@gmail.com

Sexton, Daniel

From: Mandalynn Corum (Mandi) <mandalynncorum@gmail.com>
Sent: Thursday, February 9, 2023 3:16 AM
To: Sexton, Daniel
Subject: Your ruining our city

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I don't see why one idiot can do this against all the people who live there. You made a screwed up decision you self serving asshole. The people don't matter I guess just your dumb ass must be getting paid. It just infuriates me, you sir do what you want against the people who it affects And if the fire comes and we get hurt because we can't get out for too many people, I'm suing you personally for negligence, you over paid dickhead go to hell oh wait your trying to create hell. Hope you grow old and sad in an apartment. You don't belong in Colorado, please go back to where the fuck you came from. GO AWAY please quit and go work in Chicago or something. Leave our city alone don't ruin it gO AWAY! We don't want you here at all. You should have enough money now the developer has paid you! Why do we have zoning if it is so easy to change with a payoff. Hope you can't sleep at night because you shouldn't. This city has gone down hill with people like you in charge. Don't for one minute think you did anything good because you didn't. You must not have kids if you do I feel sorry for the future I hate what you have done Sent from my iPhone

Sexton, Daniel

From: Alli Kennelly <allikennelly@me.com>
Sent: Wednesday, February 8, 2023 2:57 PM
To: Sexton, Daniel
Subject: No more building

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Please stop building. I do not support any more building of homes, townhomes, or condos in Colorado Springs. Our city has surpassed the intended capacity for roads, fire and police. The building is getting out of control and pushing all the animals out of their homes. I do not support any more building. Please say no and stop thinking only about money!

Alli Kennelly, RN, BSN, BA

Sexton, Daniel

From: Dan Duncan <duncanmn@comcast.net>
Sent: Thursday, February 9, 2023 6:14 AM
To: Sexton, Daniel
Subject: Opposition to 2424 Development

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I am writing to express my many concerns regarding the proposed development (2424 GOGT LLC). I am in complete opposition to this proposal.

Any resident who lives near GOG/Navigators sees the beauty of all the wildlife almost on a daily basis! Just yesterday there was a herd of Big Horn Sheep grazing very close to 30th Street for all to enjoy. Many of us live on the west side specifically to enjoy the sheep, deer, occasional bears and even coyote! Some of us moved to this beautiful state for the enjoyment of outdoor life, including wildlife.

Additionally, high density housing is at an all time high, e.g., Centennial and Fillmore, and empty apartments on Centennial near Chuckwagon. For the developers to state that there is "much-needed housing" is ridiculous and insulting.

The impact on daily traffic is in the numbers. Math is math: 320 x 1 is 320 vehicles. Most apartments may have tenants of 2 and 3. This area could be looking at an increase of up to 900 vehicles.

Consider an additional 900 vehicles during peak traffic hours and the ingress/egress to this specific area -- how many more vehicles would use 30th and perhaps Mesa to go to/from.

AND MORE IMPORTANTLY: consider that many vehicles during evacuations.

Lastly, I am concerned that even though this is in the midst of an appeal and no decision has been made by a higher court, how the developer is, once again, trying to move this development through committees and the city council.

My hope and expectation for the city is to veto or vote against this and support the community asking for it to be stopped. We also would like to have additional contact names and email information for others that need to hear our message.

Thank you for protecting our open space, wildlife and considering our feedback.

Regards,

Dan and Julie Duncan

Sexton, Daniel

From: Pamela Herder <pamelaherder@gmail.com>
Sent: Wednesday, February 8, 2023 12:59 PM
To: Sexton, Daniel
Subject: Garden of the Gods

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I am strongly opposed to the building of 390 apartment units adjacent to GOGs. I am concerned about the impact on the big horn sheep and the alteration of the natural view of this area, which is an amazing treasure and attraction in COS.

Pamela Herder