

**From:** Jay Ashokkumar <jashunr2000@gmail.com>  
**Sent:** Friday, March 4, 2022 6:05 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2450 Wimbledon Ct

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Hello Katelynn,

I am a resident of 2450 Wimbledon Ct and resident of Summerfield area and i was able to attend the February 3rd Neighborhood meeting only over phone and not through the MS Teams and could not send you my email back then so i would like to be included as an interested citizen as the city processes the Titan Development application for rezoning.

Thanks

Jay

**From:** Michael Madsen <madsenmc@icloud.com>  
**Sent:** Tuesday, March 15, 2022 6:24 PM  
**To:** Wintz, Katelynn A  
**Subject:** 275 High Density Apartments in Summerfield Neighborhood

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Ms. Wintz,

I'm deeply disturbed to hear that city planners are seriously considering 275 apartments in the Summerfield neighborhood. Problems created by the apartments:

- 1) This would destroy one of the few open spaces in our neighborhood.
- 2) Increased traffic in an already busy area (Research Pkwy is already one of the more dangerous roads in CoS), which creates safety concerns for drivers, bikers, runners, and children.
- 3) Creates overcrowding in already crowded local schools (AIES, Mountain Ridge, and Rampart).
- 4) Increases demands on already overtaxed public safety organizations (Police, Fire).
- 5) Pisses off every resident (and taxpayer) in the Summerfield neighborhood.

There are numerous other reasons for not approving this construction, and it feels like the city (and city planners) are chasing more tax revenue at the expense and safety of existing taxpayers in the Summerfield neighborhood.

Frustrated with Colorado Springs government,

Dr. Michael Madsen  
2660 Heathrow Drive, 80920

Sent from my iPhone

**From:** Cheryl Ferguson <c-ferg@sbcglobal.net>  
**Sent:** Wednesday, March 16, 2022 2:46 PM  
**To:** Wintz, Katelynn A  
**Subject:** Allasco

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Hello Katelynn,

My name is Cheryl Ferguson and I am a resident of the Summerfield Neighborhood. I am writing to let you now that I am opposed to the proposed rezoning to allow for 275 apartments in this area!! This is a quite, peaceful, safe, friendly neighborhood and as a single senior that is one of the reasons a purchased my property. I would like it to stay that way!!

Thank you for your consideration,

Cheryl Ferguson

Sent from [Mail](#) for Windows

**From:** dshiller@centurylink.net  
**Sent:** Monday, March 28, 2022 10:58 AM  
**To:** Wintz, Katelynn A  
**Subject:** Allaso Briargate - Response to Developer Reply

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Ms. Wintz,

I appreciate the opportunity to respond to Titan's reply to the initial review comments. Obviously, the number of neighborhood comments and the fervor behind the comments reflect a strong opposition to the proposed rezoning and apartments, as Titan and NES seem bullish to push ahead. My personal opposition is stronger than before. It is frustrating that Titan/NES blew off all the neighborhood concerns. Their response merely reiterated their position that the rezoning is appropriate, by "cherry-picking" portions of the Comprehensive Plan to justify their actions. They threw a 20% fudge factor into all the traffic concerns (commented on by 95 residents), dismissing them. They also dismissed concerns about the views and buffers, and they did not respond to concerns like quality of life for the neighborhood, impact on trails and parks (doubling usage but adding nothing in return), and the schools, which are already overcrowded. It is clear, the neighborhood concerns are not being taken seriously and Titan simply does not care. In the end, when the apartments are built, Titan will wash their hands of these known issues and leave the neighborhood to deal with the problems they created and with our lower property values.

After reading all the neighbor comments, there are two points that stick out the most to me. First, it's the high-density nature of the apartments driving the bulk of the opposition. Second, of all the specific concerns voiced, traffic and traffic-related child/pedestrian safety are the most common concerns. I'd like to make a couple of points and suggestions on those two issues.

HIGH-DENSITY APARTMENTS. The number of people and units packed into Allaso Briargate are driving the backlash you are seeing. It nearly doubles the size of west Summerfield all in just the 10-acre area. Though Titan claims Allaso is a "transition", between a peaceful, established suburban neighborhood and more intense commercial uses to the west, the high-density apartments are not a transition at all; there are no significant commercial uses to the west. Rather THE APARTMENTS THEMSELVES ARE THE MOST INTENSIVE USE/DEVELOPMENT WEST OF THE NEIGHBORHOOD FOR AT LEAST A HALF MILE. It is essentially killing a thriving, established "vibrant" PlanCOS suburban neighborhood. Neighborhood issues from traffic to parking, quality of life, and the impact on walking trails and nearby parks are all a result of the high density. Discussions early on with the developer indicate they steadfastly refuse to consider low or medium density alternatives. There are nearly 1200 apartments recently built, being built, or proposed within a mile or so of Allaso; none of them butt up

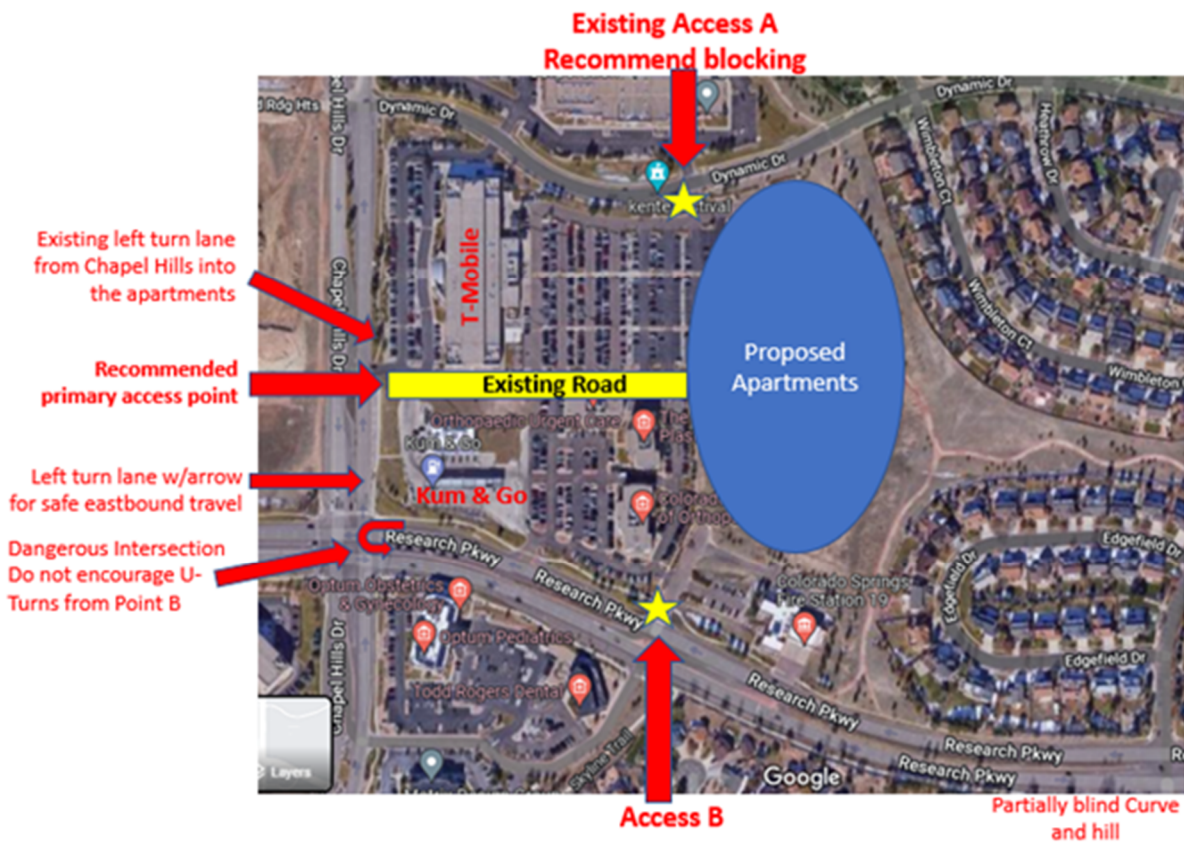


against an established residential neighborhood, and none of them are as jammed-packed or intensive and destructive to an adjacent neighborhood as this proposal. Granted, Titan reduced the expected occupancy from 300 to 251 units, but that is still very high density for this location. I personally believe the neighborhood would be more receptive to lower density alternatives or ANY of the current PIP-1 zoned businesses over this proposed rezoning. Even the developer building 200 yards to the west in the empty commercially zoned area west of Chapel Hills is far more desirable. This high-density apartment complex is simply the wrong development for the proposed location; it is the worst possible use of the land!

TRAFFIC. The initial and revised traffic studies miss key points and frankly do not address valid neighborhood concerns. I ask that City Planning and City Traffic Engineering consider the following:

- The traffic study states the intersection at Lexington and Dynamic (near the Middle School) was considered but deemed unnecessary to include in the study. That is one of the biggest concerns heard from neighbors – that intersection is already dangerous and crazy busy when the school adjourns. Vehicles line both sides of Dynamic for school and for sports at the track and the ball field/park, well within ½ mile of the access point. This merely compounds the existing problem and is setting up another child to be hit.
- Regardless of what the traffic study claims, real-world T-Mobile experience shows the most common routes eastbound out of Access Point A (at Dynamic) is through the neighborhood. This is what neighbors lived through and remember, and why they are concerned. When T-Mobile parking lots were fairly full and at shift changes, there was a significant increase in traffic on both Dynamic and Wimbleton to travel anywhere east. In fact, from the proposed apartment parking lot traveling east, it is 25% shorter to cut THROUGH THE NEIGHBORHOOD than to travel around Chapel Hills as the study suggests. Likewise, GPS and Nav systems often routes drivers traveling east from access point A THROUGH THE NEIGHBORHOOD to Lexington and Research or Briargate Parkway. So, it is hard to understand how a valid study could claim minimal impact from an apartment complex that nearly doubles the number of drivers and vehicles of the rest of the neighborhood combined. Hence, the concerns in the neighborhood for traffic and for child safety are real.
- The study also reflects the “assumed” normal traffic route to travel east from Access Point B (at Research) is to turn west, and perform a U-Turn at Chapel Hills. At a closer look, this is what it really involves: a driver turns right (west) with partially blind visibility and a hill to the east onto a busy Research Parkway and quickly cuts across three lanes of traffic in 100 yards to get to the left turn lane at Chapel Hills. Then, the driver executes a U-Turn at an intersection that already has a history of many accidents. That is neither safe nor smart as a routine way to head east from a 250-unit complex. Drivers headed east are far safer traveling via Chapel Hills and using turn lanes and arrows.

Here is one reasonable solution which could help address the neighborhood uproar with traffic and traffic-related pedestrian concerns. Block the access point at Dynamic and make it an emergency egress point only. If done right, that would largely eliminate traffic in the neighborhood. As depicted below, apartment drivers should use the existing access road between T-Mobile and the Kum-and-Go which channels vehicles directly to Chapel Hills Dr., where drivers can safely turn right towards Briargate Parkway or left toward Research Parkway. Once on Chapel Hills, there is even a turn lane with an arrow to travel east on Research. This seems to be an easy-to-do, practical solution to reduce valid safety concerns. Access Point B could remain unchanged. It also makes sense to change to apartment address to a Chapel Hills or Research Parkway address, like in the adjacent business park (most of the office buildings north of Dynamic reflect a Chapel Hills or Briargate Parkway addresses - none reflect a Dynamic Dr address). That would further route vehicles around the neighborhood.



I respectfully ask the City Planning staff and traffic engineering staff to work with the developer on these issues. Titan and NES have blown off all the concerns raised to date, and it will be encouraging to see them sincerely try to mitigate valid and the commonly cited neighborhood concerns.

The neighborhood is not at all opposed to development; this is just not the right fit, it is riddled with tons of serious issues and absolutely not a single “upside” for the neighborhood!

Sincerely,

David Shiller  
2565 Wimbledon Ct

**April 21, 2022, at 8:30 AM**

**City Planning Commission**

**Public Hearing**

**Plaza of the Rockies, 121 S. Tejon St. South Tower, 5<sup>th</sup> Floor, Blue River Rm**

To comment during the meeting, use the phone-in number and conference ID:

**+1 720-617-3426**

**Conference ID: 948 431 195 #**

**From:** Wintz, Katelynn A

**Sent:** Monday, April 4, 2022 5:54 PM

**To:** Wintz, Katelynn A

**Subject:** Allaso Briargate Zone Change and Concept Plan - Planning Commission Date

Hi all –

You are receiving this email because you have expressed interest in the Allaso Briargate rezoning request and accompanying concept plan for future development. During the 2<sup>nd</sup> round review of this application, it was determined that this application is ready to be scheduled for the Planning Department's public hearing sequence on these items, starting with City Planning Commission.

The project is scheduled for the April Planning Commission meeting on Thursday **April 21, 2022** beginning at **8:30 AM**. The following is the public hearing meeting date & time information as well as the meeting location and a call in option for participation.

I have received several comments from residents inquiring about how their public comments will be reviewed/considered so I want to provide the following clarifications about this application and how the public comments are processed/considered.

During both the developer initiated & City-coordinated neighborhood meetings, and since the applications were formally submitted staff has taken detailed notes about the concerns and comments raised by citizens. These comments, including any email attachments, have been at one point or another forwarded to the applicant for review & consideration. These comments are now catalogued and will be included as part of the public record for review by both the Planning Commissioners and City Councilors prior to their respective public hearings.

You may have neighbors or friends in your community who are only just hearing of this development proposal, Planning staff welcomes any and all comments relating to this proposal. There are a few key pieces of information that I would like to share with you about continuing to receive and process public comments relating to this application in advance of the scheduled public hearings. First, please encourage any interested residents to submit any comments (in opposition or support) on the proposed rezoning and concept plan. Second, Planning staff does encourage all interested residents to continue to submit comments throughout the timeframe that this project is under review however we do encourage any persons considering submitting comments do so at least 2-3 days prior to a scheduled hearing which will ensure ample time is provided for both Planning Commissioners and City Councilors to review the provided comments. Comments should be submitted directly to me to ensure they become part of the public record at [Katelynn.wintz@coloradosprings.gov](mailto:Katelynn.wintz@coloradosprings.gov) .

You can review copies of the plans by visiting the link below and typing in the individual file numbers. *Please note:* This website can be a little tricky to use, if you copy & paste a file number please be sure the file number does not include any spaces at the end of the number otherwise the search engine will return no results. If you are unable to locate the digital plans by searching the file number you may also try searching "Allaso" in the "key words" search area.

[https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

CPC ZC 22-00008, CPC CP 22-00009

Please let me know if you have any questions related to the project or the public hearing process.  
Thank you,  
Kate



**Katelynn Wintz, AICP** (she/her)  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5192  
Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)  
[Why Pronouns?](#)

**Links:**

[Planning & Community Development Home](#)  
[Look at Applications Online \(LDRS\)](#)  
[Pre-Application Meeting Request](#)

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

**From:** Kris Belcher <krisbelcher1@gmail.com>  
**Sent:** Wednesday, March 30, 2022 12:51 PM  
**To:** Wintz, Katelynn A  
**Cc:** Queen Mama Belcher  
**Subject:** Allazo Development Updated Rezoning Proposal - Response

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Dear Ms. Wintz,

My second letter in response to the Allaso Briargate rezoning proposal and Titan Prop Mgt Group's updated proposal.

The response from the billion dollar developer was filled with nothing less than flimsy statistics and 'guesstimations' of increased traffic flow through Summerfield, via the primary exit for the proposed 300 apartment dwellers on Dynamic Drive. The clarity of their response that they want to 'steam roll' this process so they can make their millions on low cost (luxury...hardly!) apartments and move on quickly is very apparent. Titan Group brought absolutely nothing to the table that will improve the Summerfield family community. Nothing...no road improvements, no sidewalk improvements, no park improvements. What the 300 apartments will bring (and I don't need shallow statistics to back this up):

1. Increased traffic flow for all of Summerfield on secondary subdivision streets.
2. Increased crime rate/park vandalism/loitering as more 'non local' foot traffic will be greatly increased through our streets, school and park system throughout a 24 hour day. Our sidewalk system and park (LuLu Pollard) was not designed or built with that level of foot traffic or buffer to individual home owners.

This original zoning built Dynamic Drive as a small/medium transition street through a 'planned' number of single family homes in a neighborhood supporting an elementary school (Academy Intl) and a middle school (Mountain Ridge). Accommodations were made for a small area of commercial development in the proposed rezoning area that the current road structure could handle. All home owners in the Summerfield development understood the 'build out' plan when purchasing and making the decision to raise their families in the Summerfield neighborhood.

To the city planners and city council, please look at the several luxury apartment complexes that have been most recently built within a mile of Summerfield and you will find that they all have primary entry and exit roads that do not adversely impact adjacent single family home developments. For the apartments and condos in an expanded area that have been recently developed there is an infrastructure planned and built to support those developments. This rezoning plan has a direct negative impact on all of Summerfield and the only positive outcome of this proposal would be to deny the developers request to rezone and begin to plan and market for the original small scale commercial use the property was originally intended for.

Thank you for your time and consideration in voting down this poorly thought out proposal.

Kris and Terry Belcher

Home Owners in Summerfield  
719-964-1143  
[krisbelcher1@gmail.com](mailto:krisbelcher1@gmail.com)

**From:** Kathie Soltero <kathiesoltero@hotmail.com>  
**Sent:** Friday, April 1, 2022 11:55 AM  
**To:** Wintz, Katelynn A; Kathie Soltero  
**Subject:** Allison Briargate Zone Change

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April 1, 2022

Katelynn Wintz, AICP  
Planning Supervisor, North Team  
Land Use Review - Planning and Community Development 30 S. Nevada Ave. Suite 701 Colorado Springs,  
CO. 80901  
RE: Allaso Briargate Zone Change and Concept Plan– Initial Review Comments CPC ZC 22-00008; CPC CP  
22-00009

Dear Mrs. Wintz,

After reading the last response from Allison, I cannot see how this development enhances our area or Colorado Springs as a whole. Never have we seen so many apartments just built or in the process of being built. This is drastically reducing all of our quality of life. I'm an original owner on Wimbleton Court and nearly 30 years ago we moved from a cement city in California to here that offered both city and country attributes, a lovely place to live. There are so very many apartments within a mile or two of here that this too is now becoming a dense cement city.

The traffic study was done unfairly, as to times and location, and raising the effects by an arbitrary 20% is not acceptable. The streets and proposed entrances/exits for the proposed complex are not adequate for the apartment's own driving needs but terrible if there is an emergency, also blocking our Briargate neighborhood's safety and evacuation. The fact that the development would increase the population over 26% times greater than what we have in our chosen neighborhood is frightening, not what we signed up for. A business park, would be much more appropriate. The neighborhood would welcome businesses we can support and utilize like: day cares, banks, construction site, tax preparation, small businesses, dry cleaners, restaurants, ... Besides, the added traffic of 400+ cars in such a tight area would be extremely dangerous for the elementary as well as our local middle school, these children walk or are driven. Evenings and weekends will be of concern also due to the sheer number increased in such a small compact area.

The noise, lights, and just the sheer numbers of added people generated are frightening for me to imagine, this is total loss of privacy ... looking into my home and yard all the time. The trail and Lulu park will be negatively impacted as the developers are touting them as their amenities.

Please reconsider rezoning. There are already enough apartments very close by. It may be judicious if our city stopped this extreme fast expansion and see if more and more is really needed.

Thank you for your attention,

Katherine Soltero  
2475 Wimbleton Court  
719-505-6837



**From:** Donald Worley <dworley790@gmail.com>  
**Sent:** Friday, March 25, 2022 2:14 PM  
**To:** Wintz, Katelynn A  
**Subject:** Apartments in Briargate

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Just to let you know that I am totally opposed to the apartment project here in our residential community. this is totally unacceptable as it will cheapen our home values, impact our streets and make living here in Briargate a living hell. Pleae listen to the residents and block this building venture. Thank you! Donald G. and marrilyn worley 2915 Dynamic Drive.

**From:** Carlos Perez <perez@doorstep.com>  
**Sent:** Friday, April 1, 2022 9:52 AM  
**To:** Wintz, Katelynn A  
**Subject:** CPC CP 22-00009 and CPC ZC 22-00008, Allaso Briargate  
**Attachments:** Perez\_Allaso Briargate\_letter.pdf

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Ms. Wintz,

See attached letter. I ask that you forward this to the parks department for a response.

Thank you,  
Carlos Perez

**From:** Steve Brower <as.brower@icloud.com>  
**Sent:** Monday, April 4, 2022 12:38 PM  
**To:** Wintz, Katelynn A  
**Subject:** Comments: Allasso, 2505 Dynamic Drive

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Dear Ms Wintz:

Reference Development Proposal: Allasso, 2505 Dynamic Drive

We have reviewed the response posted by the potential developer and their local agent and believe it illustrates why this re-zoning request should be denied. This is the wrong development project for this area.

To change the zoning after the rest of the Briargate subdivision has been completed and the Master Plan is no longer binding violates the social contract between the city and local residents.

An overwhelming need for this change has not been provided. General statements that housing is needed and that the city council encourages the use of vacant spaces lacks specificity. There have been two large apartment complexes built in the proximate area and a third is under construction. Yet no data has been provided regarding the requirement for more within this geographic area. In addition to housing, a growing city needs jobs. The land is currently zoned for business and to change it would denied potential business development and employment.

To use the logic that changing the zoning to allow high density housing provides a buffer or transition between industrial activity and single family homes is a complete non sequitur, it simple does not follow. The existing properties have businesses with a low density footprint, consistent with the original Master Plan. Additional businesses, as intended, would be welcomed. There is no need for a transitional area. Even there were such a need, this proposal would result in a low density businesses area moving to a high density housing area back to a low density area would defeat the objective.

The potential builder/agent have consistently portrayed themselves a willing members of the community and desirous of establishing a participation relationship. Yet they have done nothing but justify their original plan, making small changes when required by zoning provisions, yet providing no compromise towards mutual objectives. Specifically, they have not even considered a low or medium density development, stating in open meeting that cash flow was more important than the community. Further, their indifference is illustrated by the fact they didn't even answer all the questions d submitted by current residents in over 200 pages of correspondence. This organization is not the quality of developer that will enhance Colorado Springs.

Perhaps the most egregious item is their response to the traffic congestion concern raised in the February 3rd meeting. Traffic congestion, not just total traffic volume, on Dynamic Drive during school hours at Mountain View Middle School was probably the largest item raised by residents. Your office requested that they conduct another study focused on this concern. Their response was that the road adjacent to the school and Dynamic - Lexington intersection "...was considered but deemed unnecessary

to include in the study area...” They simply ignored your request and attempted to assuage concerns with a planning factor adjustment (using 20% of the rush hour value). This arrogance shows that they have no respect for either the residents or the safety of the children. Bus service in School District 20 is limited and thus student pedestrian traffic and associated automobile traffic is high. In a similar vein of indifference the potential developer/agent asserted that evacuation concerns were not a re-zoning factor.

Additionally, we would like to point out that despite the assessment of School District 20 planners, the district is currently short 140 teachers as reported in the Gazette newspaper. This proposed development will undoubtedly put strain on all community resources, to include open spaces and parks and water.

Overflow parking on Dynamic Drive, originally planned to support a low density housing, has been ignored. Parking was dismissed in the open meeting and not addressed in the written response.

In summary, the after the fact change to the character of the neighborhood, the threat to safety, the impact on future business, along with a disingenuous potential developer makes this the wrong development. Strongly request you recommend disapproval for the project.

Adele and Stephen Brower  
719/598-1165

**From:** Tim Jutras <tajutras@gmail.com>  
**Sent:** Saturday, March 19, 2022 1:39 PM  
**To:** Wintz, Katelynn A  
**Subject:** Concerns over the proposed 275 High Density Apartments in the Summerfield Neighborhood

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Katelynn Wintz,

Please stop this project. I am a resident of the Summerfield neighborhood and I would like to express my concerns over the proposed rezoning efforts to allow 275 High Density Apartments to the neighborhood.

My understanding is that the proposed apartment density will be 26+ times greater than the current neighborhood density, and that the residents of the proposed apartment buildings will own 400+ vehicles. This is very concerning to me.

My greatest concern is the high volume of traffic being introduced to the neighborhood which will impact traffic flow in and out of the neighborhood with vehicles overflowing onto the side streets. This will also impact pedestrian and child safety, especially for the children attending the nearby middle school. In addition, this will also impact community resources such as water infrastructure and education. Please stop this project.

Regards,  
Tim Jutras

**From:** Beth Breyer-Mbise <bbreyermbise@yahoo.com>  
**Sent:** Thursday, March 24, 2022 4:28 AM  
**To:** Wintz, Katelynn A  
**Subject:** File numbers: CPC ZC 22-00008 & CPC CP 22-00009; My reply to the NES response letter to concerns about Allaso-Briargate

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**Reply to the NES / Titan Development's Response to Summerfield  
Neighborhood Comments Regarding Allaso-Briargate**

Beth Breyer-Mbise, Homeowner  
2440 Wimbledon Court  
Colorado Springs, CO 80920  
719-306-5282

March 24, 2022

Katelyn Wintz  
City Planner  
30 S. Nevada Ave., Suite 701  
Colorado Springs, CO 80903

RE: "Allaso-Briargate" proposed development, TSN: 6233103013, 6233103014, 6233103015 & 6233416032

ADDRESSES: 2505, 2525, 2535 Dynamic Drive & 2460 Research Parkway  
File numbers: **CPC ZC 22-00008** & **CPC CP 22-00009**

Dear Ms. Wintz:

Thank you for taking the time to review this email. I am writing to provide my reaction to the March 16, 2022, letter written by NES in response to neighborhood concerns regarding the proposed Allaso-Briargate apartment complex, which the Colorado Springs Planning Commission provided on March 18, 2022, to all citizens who submitted comments on this issue. Per the email from Chelsea Stromberg, Senior Planner, North Team, we have been directed to send our replies to you.

I am very disheartened by the letter from NES and confused by the fact that they discounted or ignored the entirety of the neighborhood's concerns; certainly, they dismissed all of my concerns without offering any solutions. I am, therefore, replying (in bold) to the arguments (in italics) that Titan / NES employed in their rebuttal to neighborhood comments:

1. *The surrounding area comprises a mix of residential densities and types, as well as office uses and commercial centers. The proposed multi-family is compatible with this mix of uses:* **Allaso is incompatible with the Briargate Master Plan for Summerfield. The land in question is zoned PIP-1, precluding apartment buildings. The proposed height of the two buildings does not fit with the low-profile office buildings and other properties currently found to the west of the neighborhood. People recognize that the owners of these lots have a right to develop them, but they must do so within the confines of their zoning. Spot zoning changes are harmful to surrounding home and business owners, who have property rights of their own that the Planning Commission must consider. While it is true that there are apartments, offices, and commercial centers in the vicinity, they are at a distance from homes and do not interfere with our quality of life or pose a traffic concern. Indeed, homeowners would much prefer that another such business, office, or medical center be situated on these parcels.**

2. *The multi-family use is considered a compatible transition zone between the single-family residential to the east and the more intense commercial uses to the west:* **Opposition to multifamily use is because it is too dense for this location; if the development were situated on a larger tract with roads sufficient to handle the increase in traffic, none of us would be contacting the City. Both commercial and office buildings would impose lower amounts of traffic through the neighborhood, no increase in density, and little impact to property values or quality of life. Therefore, the zoning should not be changed.**

3. *The objective of the zone change and concept plan, is to allow a multifamily residential use of these under-utilized parcels. This approach is consistent with the PlanCOS emphasis on infill and adapting to ever-changing market needs and demands:* **A zoning change for these parcels would be in direct violation of the spirit of PlanCOS, which focuses on “vibrant neighborhoods” and “majestic landscapes” more so than infill which blocks homeowner views, invades our privacy, fills our streets with hundreds of cars, and turns the neighborhood’s nature trail into a sidewalk overlooking the development’s parking lot.**

4. *. . . Strives for a diversity of housing types, styles, and price points distributed throughout the city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs:* **Titan is not planning to offer any unique or affordable housing in Summerfield. Indeed, a thousand apartments are already being added to the Colorado Springs market, and the proposed Allaso rental rates align with rates charged by other complexes. There is no “community partnership” or “appropriate” density**

**related to Allaso. Nearly every resident of Summerfield is alarmed by the negative effects that this development would have on our quality of life. Local streets are not able to safely handle the 400+ extra vehicles that new tenants would bring, so danger to pedestrians and school children would escalate and parking issues would skyrocket. Rental units, likewise, do nothing to increase the number of single-family homes, townhomes, or condominiums, which are the types of housing in greatest demand in our neighborhood and which provide residents the chance to accrue equity. Instead, existing single-family homes will be made less desirable and less valuable by the construction of Allaso.**

**5. *The Briargate Business Campus Owners Association supports the proposed zone change and multi-family use:* The BBCOA exists primarily to ensure that the sidewalks and parking lots of associated businesses are shoveled and plowed in winter and kept in reasonable order the rest of the year. It has no authority over Summerfield and does not serve the interests of homeowners. This group, over decades, was exempted from paying the Briargate improvement taxes, yet has decided that it is fine for outside developers (who also have never paid local taxes) to benefit from the neighborhood amenities and parks for which homeowners have been taxed for nearly 30 years.**

**6. *Analysis of future traffic conditions by SM Rocha indicates that the addition of site-generated traffic is expected to create minimal negative impact to traffic operations for the existing and surrounding roadway system:* Titan's "new" traffic study dated March 17, 2022, which the Planning Commission required them to undertake in order to assess the impact on students and families using Lulu Pollard Park or attending Mountain Ridge Middle School, isn't new at all; instead, the traffic consultants, SM Rocha, LLC, disregarded this directive, aside from increasing the traffic on Dynamic Drive by 20%. I find this an outrageous attitude to take toward the Planning Commission and disrespectful to Summerfield residents' legitimate concerns for children and families.**

**7. *According to the Traffic Study prepared by SM Rocha, the proposed development has the potential to generate approximately 1,632 daily trips with 108 of those occurring during the morning peak hour and 132 during the afternoon peak hour. This compares to 1,439 daily trips with 187 of those occurring during the morning peak hour and 139 during the afternoon peak hour for an office use under the current PIP1 zone:* Allaso is currently estimated to have 275 units of 1 – 3 bedrooms or studios, and assuming that most units will house two – three adults or teens, one can anticipate that Allaso residents will have anywhere from 275 – 550 vehicles, or more (I have been citing this as 400+). Cars are essential for getting around Briargate and the rest of Colorado Springs, as the neighborhood was not designed for walking to work or shopping and sporadic bus service is almost two**



**miles away. My home, with two adult drivers, generates about 4 – 8 daily trips. If I apply this same number range to tenant vehicles, 275 vehicles would range between 1,100 and 2,200 trips per day, but 550 vehicles would range between 2,200 and 4,400 trips per day. It's obvious that SM Rocha relied on an unrealistic number of tenant vehicles when developing its traffic assessment. Rezoning will most certainly affect traffic.**

**8. *Neighbors question [why] the traffic study did not analyze the intersection of Dynamic Drive and Lexington. The study area represented in the SM Rocha traffic study was approved by City Traffic Engineering in advance [of] study preparation. It was concluded that traffic analysis for the intersection of Lexington Drive and Dynamic Drive was unnecessary since the intersection location is approximately one-half mile away from the proposed development. Additionally, it was the consensus of SM Rocha and City Traffic Engineering that the nature of [the] proposed land use, resulting traffic generation, and distribution of proposed traffic to the distant intersection would likely cause no negative impact to current intersection operations:* This paragraph implies that the City is colluding with Titan to get Allaso rezoned and built with as little analysis as possible. I hope that this is not true. NES flippantly comments that Mountain Ridge is a half mile from the proposed main ingress/egress for the apartments, as though tenants would never think to travel in this direction on Dynamic Drive, or as though Lulu Pollard Park, which is closer, would not be similarly affected. However, this is a preferred route to grocery stores, the hospital, medical campuses, other parks and schools, Union Boulevard, and Powers Boulevard. Neighborhood drivers have all experienced the intense amount of traffic and parked cars that appear around Mountain Ridge at drop-off and pick-up time, concentrated on Dynamic Drive, Lexington Drive, and Wimbleton Court, but also affecting Tuscany Way, Troon Way, Salford Lane, Summerhill Drive, and Heathrow Drive. While Lexington does have a turn lane, the other streets do not. Frequently, students cross into traffic without looking, putting them at significant risk of injury or death. An additional 400+ vehicles amassed on the western edge of the neighborhood and desiring to travel east will make this situation worse, and once built, it will be irreversible. In addition, the traffic study makes dangerous assumptions about the ability of Dynamic, Wimbleton, Chapel Hills, and Research to handle the increased traffic, and about the ease of traveling east or south. The traffic study assumes that U-turns are safe when they are truly dangerous, that drivers will yield to vehicles crossing multiple lanes of traffic over a short distance in order to turn left when real world experience says otherwise, that drivers will be travelling the speed limit when they do not, and that there are no blind spots at busy intersections when there are many.**

**9. *The morning peak hour of school traffic and proposed development match. . . . However, the afternoon peak hour for the school (occurring at the 3:00 pm hour***

during student dismissal from the school) does not match the 4:00 pm peak hour for proposed development. To account for the peak hour difference . . . all collected peak hour turn movement counts for analyzed intersections along Dynamic Drive were increased by 20 percent to represent the difference between hourly traffic volumes collected on Dynamic Drive during the 3:00 pm and 4:00 hours: **SM Rocha only collected data for 24 hours on December 9, 2021, during a pandemic when many employees were working remotely and many families were avoiding public spaces. I feel that vehicle trips have been undercounted and that the proper intersections were not all included. In addition, 3:00 pm is only part of the time that parents congregate in vehicles around Mountain Ridge. Vehicles can be seen lining up at curbs and in the turn lane anytime between 2:00 – 4:00 pm. Increasing trip counts by 20% does nothing to alleviate neighborhood concerns; rather, it makes our concerns more urgent.**

**10. Fire Access . . . . The neighborhood to the east has multiple access routes, other than west on Dynamic Drive to Chapel Hills Drive, if a need for emergency evacuation should arise. . . . The Fire Department has not expressed concern related to emergency evacuation in this part of the City. . . . The site is not within the Wildland Urban Interface (WUI) and is not at risk for wildfire: The Fire Department, along with the rest of the City government, is not permitted to take sides in this rezoning application. Fire danger is a significant concern, but Colorado Springs has not kept pace with evacuation plans that match the level of development already in place. New apartment complexes are being built throughout Briargate, further increasing our risk of injury and death in case of wildfire. The 2021 Marshall, 2012 Waldo Canyon, and 2013 Black Forest fires demonstrate that Colorado Springs is not immune from the threat of wildfires sweeping into residential areas; for NES to say otherwise defies logic. Titan’s plan for two exits meets the existing safety criteria, but the local streets are not able to safely handle 400+ extra tenant vehicles. Fires would come from the west on high-wind days, and the Research Parkway egress only allows drivers to turn westward toward danger; so, every driver would be trying to escape via the Dynamic Drive exit. This narrow street is not designed to handle a multifamily development. It already serves T-Mobile, other businesses, schools, and hundreds of homes. Research and Chapel Hills are escape routes for even more homes, offices, gas stations, and the fire station. Roads will be overwhelmed with existing residents’ vehicles during a wildfire, and there is no room for more cars. This is a critical safety issue.**

**11. Emergency evacuation is not a review criterion for Zone Changes and Concepts Plans: Perhaps this is true, but it speaks very poorly that a corporation cares so little for its tenants and existing homeowners. This statement is chilling.**

12. . . . *individual view corridors are not protected and this is not a Zoning Code review criteria for a rezone or a concept plan. Notwithstanding, the developer has produced a view shed analysis and . . . . view sheds will not be materially impacted:* **Every existing homeowner relied on the current zoning and the Briargate Master Plan in assessing the type of buildings which would be located near our homes, and that plan includes view lots on Wimbledon Court and Edgefield Drive. People paid a premium for these homes. Limiting homeowner views will cause them irreparable financial harm, as well as decreasing the value of every home around them. The view shed analysis photos do not alleviate anyone's concerns; from many homes, about 80% of the view will be lost. Instead, these existing owners will see strangers staring at them when they use their decks and yards or peering into their windows. The Planning Commission must be troubled by this outcome, irrespective of rezoning criteria. What is worse is that we all know that Titan will advertise the views that it took from homeowners and will charge extra for it.**

13. *The site sits below the grade of the residential subdivision and the residential to the east will be buffered by the 70-foot landscape easement, an additional 60 feet of building setback for parking/landscape and the 30-foot open space tract. Landscaping required at the development plan stage will provide additional buffering to the residential along the east:* **A buffer zone will not prevent us from seeing this development's lights, trash, and parking lot, or stop Allaso from blocking views. The fact that "Details of site lighting, architecture, landscaping, walls, and fencing will be addressed in the future development plans" means that the neighborhood has no idea what this development will look like. It is doubtful that the architecture will match the tone of the neighborhood. It is likely that the landscaping will be simple and uninspiring, given that the City limits outdoor watering.**

14. *We trust that this adequately address the comments received during the public comment period:* **Our comments were discussed, but none of the issues were satisfactorily resolved. This statement indicates that Titan / NES has no intention of taking the neighborhood issues seriously, no intention of working with us to place an amenable development on the parcels, and has every belief that the Planning Commission will rubber-stamp their application.**

Here are all of the neighborhood concerns that Titan and NES completely ignored in their response letter:

**1. Quality-of-life issues and crime:** Homeowners on Wimbledon and Edgefield will suffer from the noise of heating and air conditioning units, security lights shining all night, tenants' dogs leaving droppings throughout the neighborhood and trails, loud music and parties, and the higher level of

crime that comes with any apartment complex. Titan has tried to brush aside neighborhood concerns by claiming that a high monthly rent would keep out the “riffraff.” However, tenants deal with high rents by bringing in roommates, so there is no assurance about who will live there. Roommates mean more crowding, noise, garbage, and vehicles.

**2. Lack of activities for families:** Titan is not providing any on-site activities for children, but families are likely to be among the tenants. Titan has provided no plan for how to handle roaming youth with nothing to do, stating they are discouraging rentals to families with children. Homeowners are worried about this leading to increased property damage.

**3. Trash:** Hundreds of tenants will generate dumpsters of garbage every day, with no mention of securing this waste from bears, what the schedule would be for pick-up, or how dumpsters will be obscured from view. Piles of trash will encourage vermin. Also, a bear was recorded walking down Wimbleton Court one night during the summer of 2021 and one was shot in the neighborhood several years ago, so we must consider this an important issue for Summerfield. Likewise, we are concerned that increased use of the trail will lead to trash being strewn near people’s back yards.

**4. Inadequate parking for tenants, leading to undesirable street parking:** Titan expressed that it is providing 1.5 parking spaces for each unit (about 413 total, plus visitor parking), which is not enough. Even one-bedroom apartments will likely need two parking spaces. Too few spaces for tenants and guests will cause parking to spill out into the neighborhood streets. Commonly, there is a monthly fee for parking spaces, which will lead tenants and roommates to decide to park for free at local businesses, or on nearby Dynamic Drive and Wimbleton Court, and possibly on Summerset Drive at the end of the path. These roads are all narrow, so cars lining each side of a street bumper-to-bumper will effectively make them into one-lane thoroughfares. Homeowners will hear vehicles coming and going day and night. We will be unable to prevent strangers from parking in front of our homes, precluding our own family members and guests from being able to park their vehicles in front of our homes. Homeowners may even find their driveways or fire hydrants blocked. During heavy snow, Summerfield is rarely plowed, so it will be likely that these unwelcomed vehicles could be stuck in front of our homes for days, making it more dangerous to drive down the street.

**5. Strain on the city water supply, sewer system, and potential for the area to flood:** The concentration of tenants, the pool, and landscaping will increase the strain on the city water supply and sewage system. It could also create drainage issues. Colorado Springs Utilities is constantly restricting water use because of droughts, as well as charging waste water fees for sewage and street water issues. Titan has decided that this is not an issue. The plan is to have a pool and landscaping, while currently the area is planted with native

trees and grass. The acreage is next to a steep drop from Wimbledon homes to the open space below; if there were sufficient rainfall, flooding or even landslides are possible. Presently, in such a storm, the water would be absorbed by the native landscape and a landslide wouldn't fall on anything.

**6. Impact on trails:** The zoning change parcels presently feature walking trails that are used daily by homeowners seeking exercise, a place to walk their dogs, or a safe area for kids to ride their bikes. Per the City of Colorado Springs Urban Trail System map, the trails are considered "city connecting trails," leading eventually to the Skyline, Woodmen, and Briargate Trails to the west, south, and east. If rezoning is successful, then the trail will be merely a sidewalk alongside of private property. Instead of enjoying trees, songbirds, the neighborhood owl, and mountain views, we will instead see irrigated bluegrass, three-story buildings, parking spaces, and "No Trespassing" signs.

**7. Impact on ASD 20 schools:** ASD 20 has stated that it will accept a fee to cover the effect on local schools. Parents, in contrast, feel that although the schools are currently not overcrowded due to the pandemic, this will not always be the case. There is a potential negative impact on enrollment at Rampart High School, Mountain Ridge Middle School, and Academy International Elementary School. Even without school overcrowding, classrooms are very full due to a lack of teachers and staff. Titan claims that there will be few children amongst its tenants, as it is not going to provide any play equipment and will only have small bedrooms in the larger apartments; it is illegal to discriminate against renters with children, so Titan actually does not know how many children will live at the Allaso development.

**8. Low-profile commercial offices would be better-suited to these parcels:** Rezoning this site would be a significantly more intensive use of the land than building low profile commercial office buildings, which do not generate traffic outside of normal business hours, preserving the quiet neighborhood environment and not blocking views for existing homeowners and trail users. Commercial office workers would not be intruding on the existing neighborhood, not walking dogs and leaving waste, and not generating dumpsters of trash every day. Employees would be less inclined to use our small neighborhood park and would not be looking into anyone's windows or back yards. However, Titan refuses to consider any commercial building for this site, contrary to neighborhood preference.

In conclusion, Summerfield is a quiet, family-oriented neighborhood of semi-custom homes where people plan to live most of their lives. In contrast, apartments are transient in nature; most tenants cannot wait to get out of them. Tenants won't care if the neighborhood no longer looks its best or becomes crime-ridden because they are going to move on when their leases expire. Tenants won't be thinking about fire danger or kids being unable to safely cross the street. Titan isn't troubled that it plans to cause irreparable

harm to Summerfield. Its disregard for the understandable concerns of the neighborhood leaves me in a state of foreboding in case these apartments get built. Once Allaso is erected, we will have no recourse for anything that the developer or the tenants inflict on the existing property owners. I, therefore, implore you to vote No on rezoning these parcels.

Sincerely,

Beth Breyer-Mbise

**From:** Christine Callender - Happy Home Happy Life  
<christinecallender7@gmail.com>  
**Sent:** Friday, April 1, 2022 2:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** Fwd: AGAINST Allaso Briargate Rezoning and Concept Plan - CPC ZC 22-00008  
and CPC CP 22-00009

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Hi Katelynn,

My apologies, the last email did not include one of the graphics.

Hi Katelynn,

I just wanted to respond to the most recent communication from the developer/NES. It seems they have not truly addressed our neighborhood concerns. Unfortunately, it also came across as condescending. I would like to bring up several points:

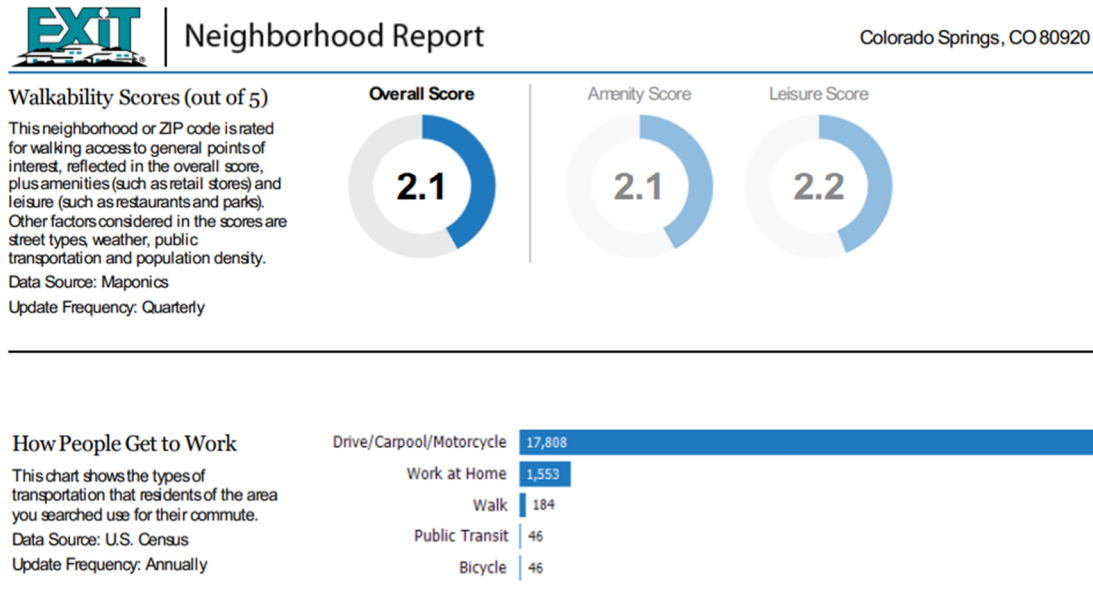
1- The suggestion to just pad the traffic study by 20% is not working with real numbers. To do this would be an injustice. I'm sure they would like to plow through with their plans, and the timing is unfortunate for them as it is impossible to conduct a new traffic study now given the construction on Dynamic for the storm water drainage. But, if they were to plow forward with this based off of skewed information, once they do what they want to do, it cannot be undone. This would be a terrible injustice.

Just this morning on my morning run I witnessed a 2 car accident next to Mountain Ridge middle school when the parents were dropping off students for school. The impact of 300 additional residences, and the 1.5+ cars per residence the developer cites would only compound this issue of traffic and safety for the neighborhood and school.

Also, were you aware that just before Covid (and the temporary shut down of in person school) a child was struck by a car on Dynamic? Here is a link to the article:  
<https://www.kktv.com/content/news/Teen-OK-after-being-hit-by-car-in-northeast-Springs-504434801.html?fbclid=IwAR2FaFY5PW0HpkpoaetP6fFv5WJPNiAuGtaw1WDvr6G8EEIpgwQ5rosijOo> Br and new stop signs were placed at Dynamic and Summerhill and Dynamic Drive within the last 6 months. Also, a neighbor's dog was recently struck by a dog on Dynamic Drive. And, when we have conducted our annual Summerfield neighborhood 4th of July bike parade, crossing Dynamic from Heathrow into Lulu Pollard Park, has been a huge stressor where we need to have 4 crossing guards with vests to ensure the safety of the young children on bikes.

The developer tried to assert apartment traffic will exit West from the apartment complex, our to Chapel Hills. This is simply not true as the schools, grocery store, postal annex, hospital and major medical facilities are all to the East. Why would they turn and take longer to go the opposite direction? Unless some sort of barrier were to be put in place, this would be a ridiculous assumption.

The developers also tried to assert the residents of this apartment complex will just walk to everything, as if the location is an urban downtown type location. This also simply is not true! Unfortunately the city previously made a mistake installing bike lanes on Research. Those didn't even last 6 months and for the cost of them, I could have put my kids through college! That was an unfortunate mistake. We need to ensure the city won't let more mistakes like that happen again. So, having accurate data to begin with is important. Here are some stats I was able to gather from Realtor Property Resource which is a program I receive via my National Association of Realtors membership:

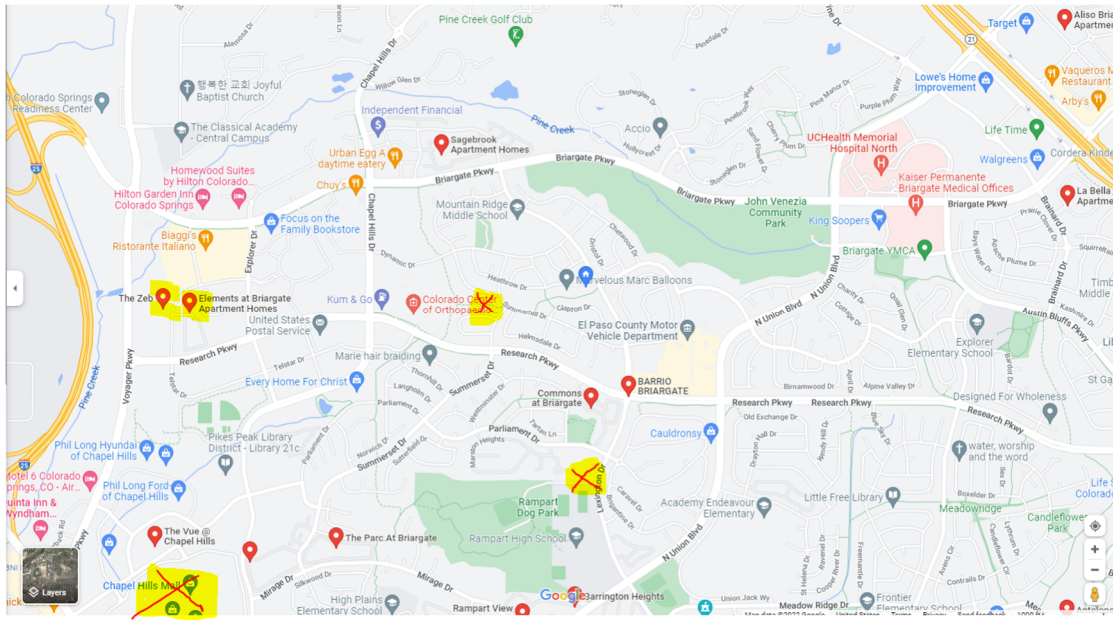


As you can see, this is not a walkable community!

2- In addition to the traffic and safety concerns, which seemed to be dismissed by the developer, I would like to restate the concerns about the impact to the trail system and the outdoor quality spaces our neighborhood currently enjoys. It is saddening that Connie with the Parks Department would opt to accept the fee from the developer instead of requiring them to follow the ordinance in place which requires developers to add a certain amount of open space for the increase in the population density they are proposing to make. That is where we as neighbors ask you to step in and help! Instead of allowing the developer to: 1- change the zoning; 2- build cheaply without the ordinance stated open space ratio; and 3- simply pay a fee to parks while subtracting from the surrounding neighborhood environment. Please stop this irresponsible growth!

3- Also, lest the city think our neighborhood is making a selfish argument of "not in my backyard", this also is not true. The problem is, we seem to be turning into apartment central! Check out the map below. Highlighted in yellow are the apartment complexes built within the last 2 years, currently being built, or proposed locations for more apartments. You may know of even MORE proposals than I do...





The result is that, even before the in production and proposed apartment building, the population density in our neighborhood: 3,490 per square mile, is already 68.4% more dense than the population density of Colorado Springs at large: 2,390. After the Chapel Hills mall apartments, and the apartments next to Rampart High School and Covenant Presbyterian, it will be even greater.

4- As a top producing Realtor in Colorado Springs, trust me, I understand firsthand the housing shortage! What I'm VERY concerned about is how projects like this lead to even less opportunities for ownership, especially among our first time home buyers and our elderly. When I questioned this during the Zoom meeting, the answer I received back was "This is what the market is demanding...." Don't we have a responsibility to plan and develop our city responsibly?

If housing were to be built on this area, it should offer more opportunities for home ownership. It breaks my heart to see more and more of a gap developing between the "have's" and the "have-not's". If young buyers have a family who can gift them \$20,000 to help them offer over the list price with included appraisal gap (over and above the closing costs!) they get a home. If young buyers do not have family who can do that for them, they do not get a home. Here is a recent 60 Minutes news article covering this issue happening across America where builders are benefiting from this housing shortage: <https://www.cbsnews.com/video/rising-rent-prices-60-minutes-video-2022-03-20/#x> It is our city's responsibility to plan ahead and prevent the deterioration of our city due to overgrowth of apartments, especially when we need more housing opportunities for ownership. If a zoning change were to take place for this area, it should be for single family, multifamily, etc. Not OC which only benefits this corporate landlord.

Building patio homes, townhomes, etc. also makes more sense for what fits with the current neighborhood environment, vs this drastic shift to high density apartment living. The high density apartments will subtract from the Vibrant Neighborhood we currently have, and which PlanCOS sets as the goal to achieve.

Thank you for taking this information into consideration!

Sincerely,

Christine Callender



**Christine Callender** EXIT Realty Pikes Peak  
Top 3% Realtor in Colorado Springs!  
Certified Negotiation Expert, Awarded 5 Star Professional,  
Certified Residential Specialist  
Direct: (719) 351-1326  
[www.ChristineCallender.com](http://www.ChristineCallender.com)



**From:** Kyle Cottman <Kyle.Cottman@comcast.net>  
**Sent:** Saturday, March 26, 2022 2:51 PM  
**To:** Wintz, Katelynn A  
**Subject:** No to Rezoning Summerfield - No to 275 High Density Apartments

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Good Day Mrs. Katelynn -

My name is Kyle Cottman and I've been a resident of Colorado Springs for forty years and have lived in Summerfield for over 25 years. I'm opposed to the city's REZONING in our neighborhood. Please assist in defeating this attempt.

Note: I personally have 8 months to pay off my home and I can't believe my reward will be increased traffic, security threats to Mountain Ridge middle school and surrounding neighborhoods just so they can commute to Denver.

Surely not my dream after 25 years!

Regards, Kyle Cottman

**From:** Sarah MacGuire <sarahmacguire@kw.com>  
**Sent:** Tuesday, March 29, 2022 11:47 AM  
**To:** Wintz, Katelynn A  
**Subject:** Opinion about Allaso Project in Briargate

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Good afternoon Katelynn,

Thank you for your time and efforts to make sure the proposed development is right for the neighborhood.

I live in the Summerfield neighborhood on the east side of Lexington. My daily walks take me through the proposed development where I enjoy the open space but I also know we are in a time of growth. I think this space is a great location for some form of residences however I do not believe more apartments is the best answer. I also know, from personal neighborhood driving experience, that traffic **will be** impacted negatively with the addition of 275 apartments.

Please consider the negative ramifications to our neighborhood.

Thank you so much for your time and consideration.

Sarah MacGuire  
Associate Broker  
**Keller Williams Clients' Choice Realty**  
1175 Kelly Johnson Blvd  
Colorado Springs, CO 80920  
719-243-3441 cell  
719-535-0355 office

**From:** Mike and Vicki <vmschober@comcast.net>  
**Sent:** Friday, March 11, 2022 6:55 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to rezoning commercial property to high density residential property on Dynamic Drive East of Chapel Hills Drive 80920

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Good evening,

I have been a resident in the Summerfield development for almost 23 years and chose to live here for the well laid out single family homes and reasonable housing density. The proposed rezoning and development plan will negatively impact the community with respect to noise and dramatic increase in traffic volume at all hours of day and night with risk for pedestrian, bicycle and current resident motorists in the area. I favor keeping the zoning as intended for a low profile office park (commercial use) as the volume of traffic will overall be lower and minimal at night and compliment the community. I feel that Allaso are exploiting the city desire for more housing through this attempt to push through a project that is neither affordable nor in the best interests of this community. Please keep the zoning as originally allocated and stop giving developers a free pass to damage communities, profit massively and walk away without accountability for their actions and the chaos they inflict on us for many years to come.

Thank you for your consideration.

Sincerely,

Mike Applebee  
9045 Rutledge Dr  
Colorado Springs, CO 80920

**From:** Beth Breyer-Mbise <bbreyermbise@yahoo.com>  
**Sent:** Saturday, March 5, 2022 5:57 PM  
**To:** Wintz, Katelynn A  
**Subject:** Planning file numbers: Zone Change – CPC ZC 22-00008 Concept Plan – CPC CP 22-00009; questions about the required re-do of the traffic study

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Dear Ms. Wintz:

I am emailing you in response to your recent update on the proposal to rezone some land parcels in the Summerfield neighborhood of Briargate. In that update, I noticed that the Colorado Springs Planning Commission has required Titan Development to update the traffic study that it performed, because the original study was conducted when many people were working remotely due to the pandemic. I am highly concerned that the new traffic study is being conducted under comparably inappropriate conditions.

My family and I have noticed an antenna attached to a large metal box, located on Dynamic Drive, close to the intersection with Chapel Hills Drive. We believe that this antenna is being used for a new traffic study. Other neighbors have indicated that another such antenna and box is located near the proposed ingress / egress drive on Research. It is inappropriate to conduct a traffic study at this time, because Dynamic Drive and other streets in Summerfield are undergoing road construction. For example, the turn lane on Chapel Hills Drive and the eastbound lane of Dynamic Drive has been closed for multiple days due to the curbs being broken up and removed. Even the westbound lane is being affected because the construction crew has left hardly any space for passing by them and turning onto Chapel Hills Drive; oftentimes, a front-end loader is blocking the west-bound lane, so drivers are likely taking an alternate route to travel north or south.

This demolition phase will be followed by new curbs being installed, then repaving after that. Given that drivers are being prevented from turning onto Dynamic and driving eastward, plus are deterred from driving westward by the difficulty in passing by the construction crew, this new traffic study will be just as distorted as the previous study.

Other roads in Summerfield are also being affected by this badly-needed repaving project, such as Summerset Drive and Summerhill Drive. Drivers are not following the expected traffic patterns since the road construction began. Therefore, this is not the right time to perform a new traffic study. In addition, I am not sure that the area around Mountain Ridge Middle School has been

added to the traffic study, as I have not seen a box in that part of the neighborhood.

Please let me know if Titan is required to perform the new traffic study at a time when drivers are unimpeded, as well as whether the boxes and antennas are being used by Titan. It's very important to me, my family, and the entire neighborhood that the traffic study captures the true nature of the number of vehicles that are already using Dynamic Drive to travel east, which would greatly increase by the construction of the proposed Allaso development.

Sincerely,

Beth Breyer-Mbise, homeowner  
2440 Wimbledon Court

**From:** John Combellick <johncombellick@gmail.com>  
**Sent:** Monday, March 28, 2022 8:45 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Briargate Development

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Hello, Katelynn! I am emailing to share my concerns on the rezoning off of Dynamic Dr to allow for apartments in Briargate.

I have worked for nearly 20 years in the T-Mobile office directly next to the site and have driven Briargate, Dynamic, and Lexington nearly daily for that time span. My house, at the end of Dynamic Dr, overlooks John Venezia park, and my children attend Academy International. They will be going to Mountain Ridge and Rampart as well.

As it stands today, the trails, schools, and parks are already under significant strain. The trailways are often filled with trash, which my family and I help pick up. The open space and parks are under similar use. Adding a complex with the density that is proposed will push things over the edge.

Briargate is already extremely noisy and busy. I can see it from my house, and I hear it daily and nightly. This apartment complex will only exacerbate that noise pollution.

Dynamic dr is regularly quite busy, and the office complexes drive quite a bit of that. The city installed a stop sign several years ago to accommodate for this traffic, as an acknowledgement of the danger the increasing traffic posed for the school and neighborhood. Apartments will only exacerbate this issue.

I do not believe that these apartment complexes are the right thing, but I know that you likely have a long list of considerations to weigh. Please consider the impact to our neighborhood and daily lives this will have.

Thank you for your time!

John Combellick  
719.201.8435



**From:** Bob G <bobgood1@hotmail.com>  
**Sent:** Monday, March 28, 2022 11:42 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Rezoning and Multifamily Development - Allaso Briargate

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Greetings,

My wife and I strongly recommend "NO" on rezoning of property off Research Parkway for Allaso's Multifamily Development.

Reasons:

- 1) Will squeeze a large 3 story multifamily complex into a tight space that's out of place with the adjacent Summerfield Neighborhood and "low profile" office park.
- 2) Apartment density will be over 26 times greater than current neighborhood density.
- 3) Apartment renter activity will be active evenings and weekends, while current businesses are closed outside normal business hours.
- 4) Traffic volume and flow will - impact already congested intersections and roadways - present pedestrian and child safety issues - impact Summerfield residents and office park customers and employees.
- 5) Impact quality of life of Summerfield residents with noise pollution, light pollution, loss of privacy, trail impact, school overcrowding, and loss of front range views.
- 6) High volume traffic access to this multifamily complex is severely limited and will impact everyone.

Bottom Line: There is no reason to change the zoning of the property. The current "low profile" office park zoning is working great and meets the needs and desires of Summerfield residents and office park businesses. This proposed multifamily development will be out of place with the neighborhood and office park concept. One has to question the motive of a developer who wants to mess up a great area with an out of place three story multifamily development - I am sure the developer doesn't live or work in this area - if they did they wouldn't be proposing this project.

Respectfully,

Robert R. Goodwin  
Ginger K. Goodwin  
8845 Edgefield Dr.  
Colorado Springs, CO 80920  
719-532-0737

**From:** Tina Godshall <tina.t.godshall@gmail.com>  
**Sent:** Monday, March 28, 2022 5:00 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed rezoning in Summerfield

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Hello Katelynn,

Writing to let you know of my concern of building this complex. We live down the street and oppose this because of higher traffic in an already busy road and for child safety around the school and park. We don't need to squeeze in buildings everywhere there's land. Part of why we bought in this neighborhood was that we thought it was already built out and didn't want more people. Our quality of life will diminish with overall noise pollution and loss of trails in the area. Please avoid re-zoning and keep this neighborhood as it is.

Thanks,  
Tina Godshall

**From:** ALLAN CHERYL <siracusa\_co@msn.com>  
**Sent:** Friday, March 25, 2022 3:12 PM  
**To:** Stromberg, Chelsea; Wintz, Katelynn A  
**Subject:** RE: Allaso Briargate resubmittal

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Chelsea,

My wife and I are still 100% opposed to the project, even the revised plan. Again, we live at 8845 Liverpool Ln, Cheryl and Al Siracusa. We really appreciate you keeping us informed. Thank you so much!

Sent from [Mail](#) for Windows

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**From:** [Stromberg, Chelsea](#)  
**Sent:** Friday, March 18, 2022 10:56 AM  
**To:** [Wintz, Katelynn A](#)  
**Subject:** Allaso Briargate resubmittal

Good morning,

Thank you for taking the time to submit comments regarding the Zone Change and Concept Plan applications for the Allaso Briargate project located at 2505 Dynamic Drive. Revised plans have been uploaded to the LDRS website along with a response letter to public comments. You can access these documents by going to the website [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm) and searching the file numbers **CPC ZC 22-00008** and **CPC CP 22-00009**, or by searching for the keyword **"2505 Dynamic"**. Please be aware that property owners within 1,000 feet of the property boundary will receive a second public notice in the mail once these applications have been scheduled for a City Planning Commission public hearing.

In order to ensure your comments are forwarded to the applicants in a timely manner, **please send all responses and comments to Katelynn Wintz (copied)**. Katelynn is the staff planner assigned to this project, however, she is out of the office until March 28<sup>th</sup>. She will respond to messages once she returns.

Thank you,



**Chelsea Stromberg** (she/ her/ hers)  
Senior Planner, North Team

Land Use Review  
City of Colorado Springs  
Office: (719)385-2227  
Email: [chelsea.stromberg@coloradosprings.gov](mailto:chelsea.stromberg@coloradosprings.gov)  
[Why Pronouns?](#)

**Links:**

[Planning & Community Development Home](#)  
[Look at Applications Online \(LDRS\)](#)  
[Pre-Application Meeting Request](#)

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

**From:** Joanne <kaisfam@msn.com>  
**Sent:** Friday, April 1, 2022 11:28 AM  
**To:** Wintz, Katelynn A  
**Cc:** Helms, Randy  
**Subject:** VOTE NO TO ZONING CHANGE AND APARTMENTS IN SUMMERFIELD

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Katelyn,

I'm writing you a second time in response to the developers justification response to urge the CS Planning Commission/city council to **vote NO** on a zoning change for the vacant land at 2505 Dynamic Drive. I'm an original owner in the neighborhood since 1997. As you are aware, **La Plata developers zoned this piece of property for one story business offices, NOT multi-housing 3-story units.** Such change would increase the density, noise, and traffic in our neighborhood AND most certainly lower our property values and privacy, reduce safety, invite crime and diminish mountain views. The proposed development would **violate** the original plan and I urge the Planning Commission to HONOR CURRENT ZONING.

Residents support development of this parcel for the lower-profile medical or business offices conforming with current zoning, not just have it as open space as the developer is incorrectly suggesting. It's puzzling the Planning Commission would even *entertain* the proposal of an out-of-state developer to so dramatically change the nature of such a well-established neighborhood. Surely the proposed 300-unit apartment complex would be a welcome asset in another area already zoned for such? Hundreds of apartments have recently been built in Briargate west of Chapel Hills and Voyager, which seems should be more than adequate. More multi-units are being built at Chapel Hills Mall, so there is not a "much needed housing choice" as the developers are trying to prove.

The developer state:

"PlanCOS also focuses on the importance of creating vibrant neighborhoods and providing diverse housing choices. Strategy VN-2.A-3 supports land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels. Goal VN2: Strives for a diversity of housing types, styles, and price points distributed throughout the city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs."

This may be a good goal for the city of CS to have, but if you have to change an already vibrant neighborhood and it's zoning, the planning commission's goals needs to be shifted, be adaptable and listen to the resident's voices. I cannot state it any stronger than **there is no positive affect on building a multi-unit complex in Summerfield.** *We know Titan will make money on this project, and they are rapidly trying to push this deal through. **But how will this project financially benefit the City more over another development within the current zoning plan?** How could you possibly believe Summerfield residents would benefit in any way from this project? We know of similar scenarios where the Planning Commission has approved such projects in complete disregard of overwhelming citizen opposition. **Why would you NOT align with your fellow citizens in rejecting this project? How would other agendas or priorities override citizens voices?***

Also I take serious issue with the entire traffic study. Two statement especially:

“It was concluded that traffic analysis for the intersection of Lexington Drive and Dynamic Drive was unnecessary since the intersection location is approximately one-half mile away from the proposed development.” ...”To account for the peak hour difference in effort to address neighborhood concern of the effect from school traffic when in full session, all collected peak hour turn movement counts for analyzed intersections along Dynamic Drive were increased by 20 percent to represent the difference between hourly traffic volumes collected on Dynamic Drive during the 3:00 pm and 4:00 hours. The revised traffic study concludes no negative impact to the studied roadways and intersections resulting from the proposed development”.

As an original owner, I witness daily the traffic on Dynamic Dr. How convenient to conduct a traffic study during a winter month that does not accurately show usual traffic volume versus in fall, spring or summer when outdoor sports are in session. It was done only for limited hours, skirting the impact of Mountain Ridge Middle School traffic on Dynamic Drive. For true accuracy, the study, at the very least, needs to include time *before* school lets out (beginning at 2:30 as parents arrive) and extending into early evening, 7:30 p.m. This time frame would more accurately depict traffic due to school release time, after-school and early evening sports activities taking place in Lulu Pollard Park and the MRMS track and field. Cars park on both sides of Dynamic for all of these events and Dynamic Dr. becomes one lane essentially making it tricky to navigate for drivers. Kids cross the street from between parked cars regularly making driving this section even more dangerous. It is already crowded and the possibility of even 100 extra cars is unimaginable. In Titan’s original meeting they stated that the apartment dwellers would most likely use Research and Dynamic heading west to get out of the neighborhood. That rationale is ridiculous as heading east on Dynamic would be the shortest way to Mountain Ridge, Academy Intl. and Lexington Drive. And to add an additional 20% by guessing still does not address the seasonal and extra hours, not just 4-6 p.m. Another study should be done with accuracy and not guessing. I would hope that the Planning Commission and City Council would trust its fellow citizens and what we experience daily over an out-of-state company that knows little about our neighborhood, and again trying to justify their reasons.

Many Summerfield residents participated in the November virtual meeting hosted by Titan, and many more participated in the Feb. 3 meeting. Virtually ALL Summerfield residents oppose this proposed zoning change. Summerfield residents need for our voices to be heard and not dismissed by the planning commission members/city council members who have been *elected*. Summerfield residents purchased homes in this neighborhood and choose to continue living here because of how the neighborhood was originally planned and developed. Titan leadership doesn’t live in Colorado Springs and I can say with certainty, that they would not want this giant complex in the backyard of where each of them personally reside. And the CS city planning members/council members, business owners and traffic engineers don’t live in Summerfield either. The Summerfield residents are your co-citizens, neighbors and friends. We care for our city and neighborhood and we all want what is best for our community. Please do NOT let an out-of-state company take control of our neighborhood, merely for the sake of dollars.

So please take note of the high percentage of residents who have taken time to attend meetings and read the many emails to gather information, then taken time to write detailed emails about how problematic this proposal is, and the many negative effects it would have on our neighborhood if approved. Titan is sugar-coating this proposal so don’t be fooled by their data or lured by their money.

Rest assured, in future elections we will vigorously lobby against re-electing any council member who ignores the overwhelming will of its constituents and supports this terrible proposal.

**VOTE NO on the SUMMERFIELD ZONING CHANGE. VOTE NO to BUILDING MULTI-FAMILY APARTMENTS IN SUMMERFIELD.**

Thank you,  
Joanne Kaiser

**From:** batyfamily@comcast.net  
**Sent:** Sunday, April 3, 2022 6:08 PM  
**To:** Stromberg, Chelsea; Wintz, Katelynn A  
**Cc:** batyfamily@comcast.net  
**Subject:** RE: Allaso Briargate resubmittal

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Katelynn.....I reviewed the most recent traffic study and my initial comments have not been answered. While I understand the comments that the traffic study only looks so far/wide around the vicinity of the proposal, I consider the review unsatisfactory. Traffic from the Powers and Research intersection has not been accounted for in the traffic density determination. Once this intersection reopens after construction, traffic from Powers, Wolf Ranch, and beyond will travel west on Research Parkway as it did prior to construction commencing. The traffic study was conducted during the closure of the intersection. I understand that the applicant is following the rules of the application process; however, these rules need to change. The continued growth of areas east of Powers will continue to impact Research Parkway all the way to Highway 83. The future growth of the businesses (Medical primarily) north and south of Research Parkway has not been factored in as far as I can determine from the data. The backup of traffic estimated to occur in 2042 is happening now and will continue to get worse.....if we see this coming as the F indicates then why would we allow this application to proceed? The updated traffic analysis remains flawed and is unacceptable.....nothing in this report shows that there will be a decrease in growth of traffic, only growth. I do not support the application nor zone change.

Thank you for the opportunity to review.

Roger Baty

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**From:** Stromberg, Chelsea <Chelsea.Stromberg@coloradosprings.gov>  
**Sent:** Friday, March 18, 2022 10:57 AM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** Allaso Briargate resubmittal

Good morning,

Thank you for taking the time to submit comments regarding the Zone Change and Concept Plan applications for the Allaso Briargate project located at 2505 Dynamic Drive. Revised plans have been uploaded to the LDRS website along with a response letter to public comments. You can access these documents by going to the website [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm) and searching the file numbers **CPC ZC 22-00008** and **CPC CP 22-00009**, or by searching for the keyword **"2505 Dynamic"**. Please be aware that property owners within 1,000 feet of the property boundary will receive a second public notice in the mail once these applications have been scheduled for a City Planning Commission public hearing.



In order to ensure your comments are forwarded to the applicants in a timely manner, **please send all responses and comments to Katelynn Wintz (copied)**. Katelynn is the staff planner assigned to this project, however, she is out of the office until March 28<sup>th</sup>. She will respond to messages once she returns.

Thank you,



**Chelsea Stromberg** (she/ her/ hers)  
**Senior Planner, North Team**  
Land Use Review  
City of Colorado Springs  
Office: (719)385-2227  
Email: [chelsea.stromberg@coloradosprings.gov](mailto:chelsea.stromberg@coloradosprings.gov)  
[Why Pronouns?](#)

**Links:**

[Planning & Community Development Home](#)

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

[Pre-Application Meeting Request](#)

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

**From:** Molly Dewell <mollydewell@yahoo.com>  
**Sent:** Wednesday, March 2, 2022 2:31 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Allaso Briargate - Project Updates from City Planning

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I don't know if the file you sent out was the final file but if you update the file of letter later, please include this. Thanks!

Hello,

I am a homeowner in The Heights at Summerfield. This is a revised edition of my previous letter. I actually did not know that my letter would become publicly available when I sent it. I thought it would be given to whatever committee was going to make this decision, and I didn't know how closely anyone would read it. I was also writing it on my phone while my 5-year-old twins were in the room, so I was distracted, and I believe some of my words may have come off in a way I didn't intend. I don't want to retract it completely, but I wanted to clarify a few things.

First, I believe the way I worded my comment about speaking only for myself in such a way that I sounded disrespectful to my husband, or that I was trying to throw him under the bus. That was not my intention at all. I didn't know that this letter would become publicly available, but I thought, well maybe if someone in the public planning department for Colorado Springs knows someone who knows someone who knows my husband, it could somehow get out that I wrote this letter, and I didn't want that to reflect negatively on him. I could have worded it differently. I respect my husband, and I respect his position. He takes the social obligation to be there for one's neighbors very seriously. But we don't share a brain, and I have my own perspective as well.

I received an email asking me to speak out against the proposed apartment complex between T-Mobile and the Fire Station. In this e-mail, it mentioned that at first, they said that the apartments were going to be luxury apartments, but that in fact, they were not actually going to be luxury apartments. This made it appear to me that it would not be a problem if they were luxury apartments, and that it was only a problem if they were just regular apartments. That's where I got the idea that the issue seemed to be "we don't want poor people living in our neighborhood."

And I thought, why can't we have regular apartments for regular people near us? People who can't afford a \$460k+ house aren't necessarily bad people. What's wrong with having places near us where they can live affordably?

If the proposal was for a night club or something that would be loud and disruptive for families, I would speak out against it. I once lived in an apartment that was across the street from a loud bar, and it was not my favorite place to live.

But what this proposal sounded like to me was (relatively) affordable housing. If it wasn't for my husband, I would not be able to afford to live in this neighborhood. My husband and I and our children live in a beautiful house in Briargate. A house that is so much nicer than my family of origin would have ever dreamed of living in. And I am incredibly grateful for where we are in life right now. But I want everyone to be able to access safe and affordable housing. When you put an apartment building in the middle of an area where there are nice houses, it can be great for the people who live in those apartments.

I've created some subheadings to address a few common topics related to this issue.

### **D20 Schools:**

I've noticed that a lot of people like this area because D20 schools are very good. I moved here from Nebraska (Omaha area). While the cost of living is much higher here in Colorado Spring than it was there, D20 teacher pay is less than it was for the various school districts in the Omaha, NE area. We don't pay our teachers enough. And because we don't pay them enough, a lot of them can't afford to live in the school district where they work.

I realize this issue is not about teacher pay. But my point is, if we have a shortage of teachers and paraprofessionals, or a shortage of any other professions we need in our community, then one step towards improving that situation is to make sure there are plenty of places that people who might fill those jobs can actually afford to live.

I noticed that one of the suggestions of what to do with this land instead of building apartments, was to build a childcare center there. I have worked in early childhood before, and I can assure you most people who work at childcare centers could not afford to live in Briargate unless their spouse or other family made a lot more money than they did, or they were in some other way independently wealthy. To me it makes no sense to want a childcare center here but not want the people to work there to be able to live near us.

### **Safety/Crime Rate**

I am the mother of 5-year-old twins, and of course I want to keep them safe. But people who live in apartments aren't all criminals. I'm not ever sure what else to say about this one. There is a lot to unpack in regard to the assumption that apartments (especially non-luxury apartments) will bring more crime to the neighborhood.

### **Property Value**

A lot of people seem to be concerned about the proximity of apartments decreasing property value of single-family homes. This one baffles me because of the current housing market. Our home value has increased significantly during the 3 years we've lived here. Property values are going up everywhere. How is this even a problem?

Also, related to property values, I wanted to note that even if something will in fact lower property values, that does not automatically mean it's a good reason not to do it. I was hesitant to include this example because I thought it could be misinterpreted. But I want to note that this example is to show my general point that not everything that decreases property values should necessarily be avoided.

Historically, black people and other people of color have been prevented from buying houses in certain areas. Supposedly, their presence would bring down surrounding property values. Now, property values are based on what people are willing to pay. They're not something that's written in stone or based on an unchanging mathematical formula. And if you have a lot of racist white people in a community, they may be less willing to buy a house where they would have non-white neighbors. That fact would not make it morally justifiable to deny people of color the right to buy a house in that area.

Now, I'm not saying that the objections to building this apartment building are based on racism, or as bad as racism. Don't come at me. Like I said, this example shows my general principle that *"just because X may decrease property values, that does not automatically mean we should not do X."*

Finally I want to end with noting that everyone who I have come across in this neighborhood has been very nice to me. I am incredibly grateful to live here. Of all the places I've lived in my life, I like this place the best. I'd like to stay here for a very long time, if not for the rest of my life. So I don't want to make everyone around me mad. I am incredibly lucky to live in this area. I am incredibly grateful to my husband who works hard so we can live in our beautiful home here.

I love our neighborhood. That's why I want to share it with other people too. I believe that "when you are more fortunate than other people, you should build a longer table not a taller fence." To me, adding apartments to our amazing community would be like building a longer table.

Thank you for your time. Don't run me out of town! I love it here and I love my neighbors!

Molly Dewell  
8969 Rockmont Terrace  
Colorado Springs, CO 80920

On Tuesday, March 1, 2022, 09:49:11 AM MST, Wintz, Katelynn A  
<katelynn.wintz@coloradosprings.gov> wrote:

Hi Molly –

Thank you for the feedback. I really appreciate your thoughtfulness around this application. I apologize for the shock & any emotional stress it may have caused you initially seeing all the public comments attached without any information redacted. Typically through the public process these comments are collected and distributed with all information kept public, though I can certainly see how this would be shocking to a person who has not engaged in this process in the past! Your comments to me have raised some questions of my own and I will be working with our department leadership to reevaluate how some of the information we send out is worded to make it more clear how this information will be handled publicly.

I will not include our last two pieces of correspondence as a matter of the record at your request.

You raise a lot of great points based on your lived experience, and I would say our experiences are quite similar. Thank you for taking the time to respond, and thank you for your emails from last night and this morning because you have put some things into perspective for me that were likely a blindspot for how to make this process more clear & what information is shared.

Please let me know if you have any other questions about this project or other projects in the future!

Kate



**Katelynn Wintz, AICP** (she/her)

*Planning Supervisor, North Team*

Phone: (719) 385-5192

Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

**Land Use Review  
Division**

City of Colorado Springs

30 S Nevada Avenue,  
Suite 701

Colorado Springs, CO  
80903

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**From:** Molly Dewell <mollydewell@yahoo.com>  
**Sent:** Tuesday, March 1, 2022 8:45 AM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** Re: Allaso Briargate - Project Updates from City Planning

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Can you at least NOT add my last email nor this one to whatever file. That reaction from my last email was a little intense. But I don't know how local politics and everything works or if I'll have angry HOA people coming after me. I have really bad anxiety that's already been on high alert recently.

The house I grew up in sold for \$60,000 in 2004. Housing prices have gone up since then, but not enough that my family of origin would have ever dreamed of living in a neighborhood like I do now.

If it wasn't for my husband, I'd probably be living in the same kind of apartment complex that my HOA wants to stop from being built.

I don't know if I'm misunderstanding the objections to this project. It sounded a lot like classism, but I guess I could be wrong.

I have previously lived in a nice apartment complex. One that was surrounded by nicer houses. And I loved it. I was working on a baby room at a daycare, and my roommate was a Junior High school teacher. We were in an apartment in the middle of a nice area. But we were respectful neighbors.

I've also lived in an apartment that was across the street from a loud bar. Drunk people would sometimes yell at me as I parked my car and went into my apartment. Once someone got shot across the street from us. That was not a fun place to live.

But when I heard about the proposed apartment building, it sounded more like the first one I mentioned. A place where people who maybe can't afford to buy a house yet can live. People who are not necessarily loud or disruptive or criminal people.

And that to me sounded like a good thing for the community.

Molly

On Monday, February 28, 2022, 08:10:35 PM MST, Molly Dewell <[mollydewell@yahoo.com](mailto:mollydewell@yahoo.com)> wrote:

This was seriously sent to absolutely everyone who commented on the project?????!!!!!!! I wrote my HOME ADDRESS on my letter to show that I in fact lived in this area. But I didn't realize it was going to be sent to EVERYONE who wrote in about this issue. Now apparently everyone else, who all are AGAINST the project, are all going to have my home address with my letter that is in support of the project. So all of my neighbors are going to hate me forever. I feel physically ill right now. I do not want to put a target on me and my family.

I love living here maybe I was wrong about the project. I don't know. It's what it appeared to me from what I heard at the time.

Molly Dewell

On Monday, February 28, 2022, 05:55:25 PM MST, Wintz, Katelynn A <[katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)> wrote:

Hello Interested Residents!

You are receiving this message because you submitted correspondence related to the Allaso Briargate rezoning request and concept plan. Many of you participated in the neighborhood meeting but for those that did not you can review all the plan materials at the following link:

[https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

and referenced planning file numbers: Zone Change – **CPC ZC 22-00008**

Concept Plan – **CPC CP 22-00009**

The first review letter was sent to the applicant this evening. A copy of that review letter is copied here and also available online at the links provided above.

Process updates:

Planning staff is still in the internal review stage for this application with the first review letter being submitted today. The applicant will have an opportunity to review the comments made by staff and make the necessary revisions. When it is determined that there are no more outstanding comments for the applicant to address, the item will move to the first phase of the public hearing process with a meeting for planning commission. No dates are set at this time and as interested residents you will continue to remain involved through these email notifications.

Thank you all for your continued interest in these projects & please let me know if I can answer any questions for you.

Kate



**Katelynn Wintz, AICP** (she/her)

*Planning Supervisor, North Team*

Phone: (719) 385-5192

Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

**Land Use Review  
Division**

City of Colorado Springs

30 S Nevada Avenue,  
Suite 701

Colorado Springs, CO  
80903

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**From:** Alyssa Burrell <alyssaburrell@icloud.com>  
**Sent:** Saturday, March 5, 2022 6:31 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Allaso Briargate - Project Updates from City Planning  
**Attachments:** Allaso First Review letter.pdf

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Hi Katelynn,

I'm a summer field resident and on the call I expressed my concerns about the traffic already on dynamic(my dog was hit between Wimbleton and dynamic and I mentioned the middle schooler who was hit on dynamic). I'm concerned that the new traffic study is being conducted while there is construction now on dynamic. Please let me know who I should contact so that the newest traffic study is a current reflection of the already congested and unsafe road sans construction. By the way, it is still my opinion it would be extremely irresponsible for the city to allow that many occupants in such a small area and I truly hope this plan doesn't go through for the safety of the children of this neighborhood.

Alyssa burrell

Sent from my iPhone

On Feb 28, 2022, at 5:55 PM, Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

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Concept Plan – **CPC CP 22-00009**

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Kate



**Katelynn Wintz, AICP** (she/her)  
*Planning Supervisor, North Team*  
Phone: (719) 385-5192  
Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

**Land Use Review Division**  
City of Colorado Springs  
30 S Nevada Avenue,  
Suite 701  
Colorado Springs, CO  
80903

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**From:** Matthew Nolte <matthew.e.nolte@gmail.com>  
**Sent:** Saturday, April 2, 2022 9:16 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Allaso Briargate resubmittal

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Good evening,

We have additional comments in response to CPC ZC 22-00008/9. We live in the Summerfield neighborhood near the proposed development location, previously submitted written comments, and also attended the 3 February planning session, submitting comments in the chat during that session.

First, we are concerned that the updated traffic analysis report does not address the full impact the proposed rezoning and multi-family development's traffic will have on the Summerfield neighborhood. The report specifically concludes the development's impact to be comparable to projected 2042 background traffic conditions (page 25), as determined by future Level of Service (LOS) estimates (page 8 and appendix B) at designated intersections within the report's scope. While intersection LOS assessments are certainly of concern, they should not be the only metric used to assess traffic-related impact to the Summerfield neighborhood. Specifically, the development's impact to Dynamic Drive is of significant interest to us because Dynamic Drive is a) residential; b) contains several cross-walks; c) is partially a school-zone; and d) has significant deterioration of the road surface. Our concern isn't just whether we have to wait longer at a traffic intersection - our concern is about increased traffic volume through our neighborhood. With increased traffic volume are concerns about increased noise, traffic speed, risk to pedestrians/bicyclists (including children), and accelerated wear to the road surfaces.

In addition to the traffic analysis report basing its recommending conclusion only on the basis of intersection LOS projections, our second concern is that the assumptions and extrapolation underlying the traffic's LOS projections may not account for a different traffic pattern distribution because of a new multi-family residential development, versus the counts measuring traffic from the existing commercial businesses. Since the methodology for the distribution isn't fully provided, our concern is that the study underestimates Access B's (Dynamic Drive) likely use. First, if the model is simply extrapolating current traffic patterns, the study will underestimate the actual volume that will use Dynamic because traffic from a multi-family development will be different than outgoing traffic from the existing commercial developments' traffic measured in the report. Patients and staff of medical offices will leave in a different traffic distribution compared to residents of a multi-family development, who are commuting, going to restaurants, grocery stores, and shopping. Neighboring grocery stores and schools, for instance, are only to the east of the proposed development. Second, Google Maps still recommends a route using Access B over Access A as a recommended route to the neighboring grocery stores during higher peak traffic times. The recommendation becomes universal at any time when substituting the nearest residential home to the proposed development, 2405 Wimbleton (only 500 feet east on Dynamic Drive from Access B). Finally, for sake of argument, if Access B (Dynamic Drive through Summerfield) isn't "more direct" than Access A, it likely will still attract a significant portion of exiting residents from the proposed development because it will be perceived as "safer" or "easier". It is more difficult to turn right onto Research from Access A, merge across 3-lanes of through traffic to the left-turn lane at Research/Chapel Hills (< 700 ft intersection to intersection, or 300-feet from Access A to the beginning

of the eastbound Research left-turn lane), and then perform a U-turn against oncoming traffic and right-turning traffic from northbound Chapel Hills versus the option of using Access B to simply turn right onto Dynamic and access Research or Briargate at signal controlled intersections from Lexington. Residents living at the proposed development will likely adapt and favor "safer" or "easier" routes at a rate greater than assumed with a generic traffic model extrapolated from current traffic counts. Residents regularly drive to/from their residence, and so very well may value an easier route even if it isn't an absolute shortest route. Patrons and patients do not drive to their outpatient plastic surgeon, optometrist, or orthopaedic care provider every day.

Our third overall concern with the rezoning proposal is whether the new development will pay tax revenues proportional to its projected impact. The roads in the Summerfield neighborhood are not in good condition. Increasing regular traffic volume in the neighborhood by several hundred cars will not improve the condition of the roads. If the City approves the rezoning request, it seems reasonable that proportionate, sustainable revenues to the development's impact be raised and allocated for Briargate (e.g., the SIMD) and Summerfield.

Fourth, we are concerned with the proposed development being at a higher density than other comparable multi-family developments in the area. We earlier commented that public records appeared to show Sagebrook Apartments at approximately 300+ units on a lot nearly twice the area of the proposed development. We appreciate the developer pledging to reduce to 250-units, but this reduced proposed density still seems high and in larger building foot-prints than previously built in this area (e.g., Sagebrook Apartment, the Commons at Briargate). It would be one thing if these lots were originally zoned for multi-family development. However, the surrounding property is already developed and consists of nearly only light commercial and single family homes. This development predates this zoning request by nearly 30-years. We ask that the City carefully consider the existing residents' and property owners' feedback - previous development requests for these lots, including most recently medical offices, did not receive nearly the volume of resident feedback that this proposed rezoning and development is receiving. We personally are not opposed to the development of these vacant lots, but we remain very concerned with this specific proposed development project, primarily because of its size and density.

Thank you for your time and consideration of our feedback.

-Matthew and Jennifer Nolte

On 3/18/2022 10:56 AM, Stromberg, Chelsea wrote:

Good morning,

Thank you for taking the time to submit comments regarding the Zone Change and Concept Plan applications for the Allaso Briargate project located at 2505 Dynamic Drive. Revised plans have been uploaded to the LDRS website along with a response letter to public comments. You can access these documents by going to the website [https://web1.coloradosprings.gov/plan/ldr\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldr_ext/rpt/index.htm) and searching the file numbers **CPC ZC 22-00008** and **CPC CP 22-00009**, or by searching for the keyword **"2505 Dynamic"**. Please be aware that property owners within 1,000

feet of the property boundary will receive a second public notice in the mail once these applications have been scheduled for a City Planning Commission public hearing.

In order to ensure your comments are forwarded to the applicants in a timely manner, **please send all responses and comments to Katelynn Wintz (copied)**. Katelynn is the staff planner assigned to this project, however, she is out of the office until March 28<sup>th</sup>. She will respond to messages once she returns.

Thank you,



**Chelsea Stromberg** (she/ her/ hers)  
**Senior Planner, North Team**  
Land Use Review  
City of Colorado Springs  
Office: (719)385-2227  
Email: [chelsea.stromberg@coloradosprings.gov](mailto:chelsea.stromberg@coloradosprings.gov)  
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 *Please consider the environment before printing this e-mail.*

**From:** r hollinger <cghollinger@gmail.com>  
**Sent:** Thursday, March 24, 2022 5:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Allaso Briargate resubmittal

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Ms. Wintz-

I am writing in reply to Allaso's newly submitted plan- per below, again in ADAMANT OPPOSITION, as a resident at 2610 Clapton Dr, Colorado Springs, CO 80920. Their resubmission once again dismisses the intention of both the COS Plan 2020 AND our neighborhood's concerns about density, complete traffic study and fire exits, child safety, and crime. My questions at the end of each comment are not meant to personally attack anyone, rather they are to humanize our plea for our City employees/council members to support and fight for their neighbors and best allies to help improve our beloved city that we all call home.

-Density- Going down approximately 49 units from the original 300 is NOT a density decrease for this type of neighborhood. The remaining units proposed will still likely double or triple the amount of people and cars currently residing in our neighborhood and constitute a complete negative change of environment for ALL who live here and care for and nurture its current quiet and peaceful quality of life. Would you want your neighborhood population and traffic doubled/tripled?

-Traffic- The traffic study again conveniently dismissed the school traffic and was done during a construction period with an active detour sign. Fire exits with Research being one way and Dynamic leading all traffic through our neighborhood (keeping us from exiting our own neighborhood) during a western burning fire, like the Marshall Fire, should be of paramount concern but seems to be of little concern to our out of state developers. Is there any City statute that keeps this process honest? If the City does not have a plan for mass exiting our neighborhood as is, wouldn't doubling our population result in even bigger concerns? Our neighborhood is

capable of hiring an independent traffic and safety study to do this, but should that be necessary when our taxes go to paying staff who specialize in this?

-Child Safety & Crime- As a block watch captain for my neighborhood, I couldn't help but notice my police contact Officer Ausec still awaiting information to help formulate trail use and lighting. During the initial meeting and on paper Allaso repeatedly glosses over crime discussions by not answering or quickly reverting to their beautiful landscape ideas. Their own representative mentions he lives in their "projects" in some other town they built in...Was he aware he had over 200 ears on the line?...We demand some sort of crime data and expect our city representatives to acknowledge what doubling a population, traffic, and pets could potentially have in store for our environment along sensitive trail systems and residents/your neighbors who are used to living a peaceful life and can trust that their neighbors look after their children who currently and safely walk to school, ride their bikes, and play in open spaces with little to no crime.

To end, their plan to rezone and build high density apartments in an established neighborhood like ours should offend the City planners, commission, and council. Their efforts to cause panic during our meeting about a current housing crisis when unprecedented building of nearby apartments are already in the works, verbal promises about ensuring it is both affordable and will be catered to young professionals (nevermind equal housing and laws that prohibit such illegal practices), and aversion to a complete traffic study that includes our schools OR potential fire exit traffic study or ANY crime data are suggestive of folks who seem to seek opportunities for their out of town selves while leaving the burdens of daily living and surviving to us locals. As such, I would ask our City planners, commissioners, and council members to heed these warning signs, respect current residents and neighbors, and reject the rezoning effort of Allaso by maintaining the current zoning provisions that were previously made for our neighborhood.

Sincerely,  
Rob Hollinger

On Fri, Mar 18, 2022 at 10:56 AM Stromberg, Chelsea <[Chelsea.Stromberg@coloradosprings.gov](mailto:Chelsea.Stromberg@coloradosprings.gov)> wrote:

Good morning,

Thank you for taking the time to submit comments regarding the Zone Change and Concept Plan applications for the Allaso Briargate project located at 2505 Dynamic Drive. Revised plans have been uploaded to the LDRS website along with a response letter to public comments. You can access these documents by going to the website [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm) and searching the file numbers **CPC ZC 22-00008** and **CPC CP 22-00009**, or by searching for the keyword **"2505 Dynamic"**. Please be aware that property owners within 1,000 feet of the property boundary will receive a second public notice in the mail once these applications have been scheduled for a City Planning Commission public hearing.

In order to ensure your comments are forwarded to the applicants in a timely manner, **please send all responses and comments to Katelynn Wintz (copied)**. Katelynn is the staff planner assigned to this project, however, she is out of the office until March 28<sup>th</sup>. She will respond to messages once she returns.

Thank you,



Chelsea Stromberg (she/ her/ hers)

Senior Planner, North Team

Land Use Review



City of Colorado Springs

Office: (719)385-2227

Email: [chelsea.stromberg@coloradosprings.gov](mailto:chelsea.stromberg@coloradosprings.gov)

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

**From:** Alyssa Burrell <alyssaburrell@icloud.com>  
**Sent:** Friday, March 18, 2022 9:43 PM  
**To:** Stromberg, Chelsea  
**Cc:** Wintz, Katelynn A; Alazzeah, Zaker; Connie.Schmeisser@coloradosprings.gov; Mike.Hensley@coloradosprings.gov  
**Subject:** Re: Allaso Briargate resubmittal

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The new traffic study is inaccurate and didn't not address the residents and city's concerns. Please see prior accidents on dynamic drive. This road is already in need of lights and stop signs. When (not if) someone gets hurt again, then will the city reconsider adding 300 more vehicles to the mix on this street? I understand developers have a ton of money but the city has a duty to protect its citizens, especially the children that go to the park and school on dynamic. January 2019 a teen was hit by a car on dynamic and a stop sign was put in. I've copied the specific city planners that should have this information brought to their attention. If you would like the news article of the teen getting hit, I will email. Thanks.

Alyssa Burrell

Sent from my iPhone

On Mar 18, 2022, at 10:56 AM, Stromberg, Chelsea  
<Chelsea.Stromberg@coloradosprings.gov> wrote:

Good morning,

Thank you for taking the time to submit comments regarding the Zone Change and Concept Plan applications for the Allaso Briargate project located at 2505 Dynamic Drive. Revised plans have been uploaded to the LDRS website along with a response letter to public comments. You can access these documents by going to the website [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm) and searching the file numbers **CPC ZC 22-00008** and **CPC CP 22-00009**, or by searching for the keyword **"2505 Dynamic"**. Please be aware that property owners within 1,000 feet of the property boundary will receive a second public notice in the mail once these applications have been scheduled for a City Planning Commission public hearing.

In order to ensure your comments are forwarded to the applicants in a timely manner, **please send all responses and comments to Katelynn Wintz (copied)**.

Katelynn is the staff planner assigned to this project, however, she is out of the office until March 28<sup>th</sup>. She will respond to messages once she returns.

Thank you,



**Chelsea Stromberg** (she/ her/ hers)  
**Senior Planner, North Team**  
Land Use Review  
City of Colorado Springs  
Office: (719)385-2227  
Email: [chelsea.stromberg@coloradosprings.gov](mailto:chelsea.stromberg@coloradosprings.gov)  
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**From:** Iuliia Thomas <iuliia@7thomas.com>  
**Sent:** Monday, April 4, 2022 2:27 PM  
**To:** Wintz, Katelynn A  
**Subject:** Regarding Allasso Proposed Building in Briargate

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Hello Katelynn,

I am Iuliia Thomas, the resident at 2490 Linenhall Ct, in Briargate neighborhood. I sent an email about my family disagreement with a proposed apartment complex building earlier this year. I didn't get any response from the builder about my concerns. And I heard from my neighbors that the builder didn't really give satisfactory explanation to other concerns from the residents of the neighborhood.

- There was no response about the population load on the school and day cares system. I am a mother of a toddler and I can't enroll him to any day care in Briargate because there is a wait list 1-2 years ahead already. So I can't go to work and my family already suffer from overcrowd conditions of the place where we live. Building the apartment complex will worsen the situation.
- Allasso doesn't want to redo traffic study, which was done during the hard pandemic situation when kids didn't go to school and people mostly worked remotely. I saw two traffic accidents near Mountain Ridge middle school on April 1st 2022. My house backs up to that school so it is almost impossible to get through traffic on Dynamic Dr during school hours. Doubling the cars amount in the neighborhood will be a disaster, it will create unsafe conditions for our kids who walk to school.
- Shopping for groceries in local supermarkets requires driving on Dynamic Drive from the site of the proposed building, when you check Google maps, you can see it. Allasso is trying to convince us that residents of new apartment building will exit to Chapel Hills, but I live here and I can see that it won't work this way.

Please, do not rezone the site allowing more businesses like a day care or a restaurant to be built there. It is very much needed for normal life of existing residents. We just wanna be happy raising our families here.

Thanks,

Iuliia Thomas

**From:** William Hobart <billhobart@msn.com>  
**Sent:** Friday, April 1, 2022 3:58 PM  
**To:** Wintz, Katelynn A  
**Subject:** Requested Spot Rezoning by Titan

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Dear Ms. Wintz,

Thank you for seeking input from the our Summerfield neighborhood on Titan's request for spot rezoning for a three-story apartment complex. As stated in PlanCOS, "**Neighborhoods are fundamental to our city's identity and development. Each of us deserves a great neighborhood. Great neighborhoods are more than simply places we live—they bring us together at schools, workspaces, parks, coffee shops, and on sidewalks. Neighborhoods create a sense of identity around a shared built environment and shared experiences on the human scale.**"

You and the rest of the City Planning Commission have such a critical role in protecting and preserving thriving neighborhoods such as our Summerfield neighborhood, which is the epitome of the type of vibrant neighborhoods that PlanCOS seeks to foster across our city. Thanks in large part to a superb Master Plan, the Summerfield neighborhood contains Lulu Pollard Park, Academy International Elementary School, and Mountain Ridge Middle School, and Rampart High School is within walking distance. In addition, Union Town Center provides a great selection of stores and neighborhood services.

In addition, with relatively little turnover in the Summerfield neighborhood, residents are truly neighbors. The neighborhood use LuLu Pollard Park to hold Easter Egg hunts, Fourth of July parades and picnics, and Chili Cookoffs in the fall. We meet at the nearby Fire Station to form into Christmas caroling groups and make a special effort to carol to the elderly and those who have arrived in our neighborhood in the last year. Another example, on Helmsdale Dr where I live, the parents will put off "Slow Children Playing" markers in the middle of the street so that young children can ride their bikes more safely in the road or play ball. Even if the speed limit is 25 mph, we go 15-20 mph because a child darting thoughtlessly into the street should not pay with his or her life. Over the past 25 years, with its low turnover, the Summerfield neighborhood has grown together to support and look out for each other. I believe that this is PlanCOS's vision for vibrant neighborhoods.

The immediate area west of the Summerfield neighborhood is zoned for a planned industrial park, PIP-1, and the businesses currently located in this area have little or no benefit to most Summerfield residents, but they also have little impact on the Summerfield neighborhood. These businesses have adequate parking, and their employees and customers tend to exit Dynamic Dr unto Chapel Hills Dr. The buildings are low-profile to protect the views of Summerfield residents, and there is little to no activity from 6 p.m. to 7 a.m. **Thus, the current zoning for this area is working.**

Titan's request for a spot rezoning states that the current zoning limits the viable uses of 10.477 acres for which the change is requested. Taken at face value, this statement offers no justification. Any zoning restriction will limit the viable uses of a site. If the intent of this statement is to imply that with the

current PIP-1 zoning that the site has little viable development options, no supporting evidence is given for this assertion other than portions of this parcel having yet to be developed.

Titan asserts that the rezoning will not be detrimental to the public interest, health, safety, convenience or general welfare. Titan's justification of this is that the detrimental effects of some of the businesses allowed in a planned industrial park could be worse. However, again there is no evidence in the change request identifying the detrimental effects of any of businesses currently allowed by the zoning criteria.

Let us consider the detrimental effects of the proposed development. First, this proposed development would harm the public interest, per PlanCOS, if the development fails to protect and preserve nearby thriving neighborhoods. I assert that the proposed development harms the Summerfield neighborhood in many ways. With the proximity of the apartment complex, these residents are de facto a part of our neighborhood. However, those renting apartments are typically trying to meet a short-term need. I am sure that you are better informed on this than I, but I would be surprised if the average turnover is less than 50 percent. In comparison, the average turnover in the Summerfield neighborhood has been 6.42 percent on average over the past 3 years. Thus, the neighborhood's average turnover rate would increase 146 percent from 6.4 percent to 15.8 percent. **This kind of increase in turnover greatly decreases the cohesiveness of a neighborhood and is detrimental to its sense of community.**

I realize that the above argument can easily be generalized to a general principle that developing an apartment complex within almost any neighborhood is likely to be detrimental to that neighborhood. And, indeed, this seems to be an assertion that most individuals would accept readily. Nevertheless, this is one way in which the proposed development is detrimental to the Summerfield neighborhood in particular. **I believe that is why PlanCOS does not advocate infill with apartment complexes into established neighborhoods.**

Let us next consider safety. While I have only anecdotal data from reading the Gazette to back up this assertion, I posit that adding an apartment complex to a Colorado Springs neighborhood will, in general, decrease the safety of that neighborhood. In particular, the low crime rate in the Summerfield neighborhood is very likely to increase. I would strongly encourage the City Planning Commission to exercise due diligence through access to the city crime database to determine if there is a higher crime rate associated with apartment complexes as compared to residential neighborhoods. If there is, then this proposed development should be assumed to be detrimental to the safety of the Summerfield neighborhood.

Pedestrian safety must also be considered. Many, if not most, of the children in the Summerfield neighborhood walk to school. Their safety depends on caring and attentive drivers, especially along Dynamic Dr which many Mountain Ridge Middle School students cross to walk home. Any increase in the traffic on Dynamic Dr during the times in which these children are going to or coming home from school is detrimental to their safety. In the revised traffic study commissioned by Titan, the number of vehicles that could potentially cause a child to be hit going to school in the morning increases from 33 to 46, a 39.4 percent increase!

The Master Plan for the Summerfield neighbor did not envision an apartment complex, and the roads within the neighborhood are designed for a residential neighborhood. Titan's proposal states, "Utilities, parks, schools, and other public facilities were considered with the original master plan and are not likely to be overburdened by the

proposed new use on the site.” However, there is no evidence in Titan’s proposal to support this claim. It does not seem likely that residential developers of the Summerfield neighborhood would have been required by the city to provide an infrastructure sufficient to support a 39% increase in the anticipated population of the neighborhood that they were developing. And yet, that is what Titan assumes in their zoning change request. Again, in the traffic study commissioned by Titan, for the intersection at Research and Chapel Hills, the predicted total traffic flow, including the proposed Titan development, for the afternoon peak rush hours would be at 103% of capacity by 2042, the end date for their study. Thus, Titan's own traffic study contradicts their assertion above.

Next, we can consider the convenience of those in the Summerfield neighborhood. Again, in the traffic study commissioned by Titan, the added traffic increases wait times at entry and exit points for the Summerfield neighborhood on Dynamic Dr, Chapel Hills Dr, and Research Dr. It is also not clear from the development proposal that there will be sufficient parking for the residents. If we assume 2 cars per apartment unit, does the developer have a plan for 502 parking spaces? If not, these cars are likely to be parked across Dynamic Dr in the Briargate Business Campus causing an inconvenience to the patrons and customers of these businesses. Other cars may be parked along Dynamic Dr, which is detrimental to the safety of those entering and exiting the Summerfield neighborhood using that street.

Finally, we can address the general welfare. This seems like a very broad term, and one that could be justified as including Summerfield neighborhood activities, such as sitting on one’s deck and enjoying a magnificent view of the Front Range. Many residents, without this view, use a walking path next to this parcel to enjoy that view. The proposed apartment complex would destroy much of this view. The first photograph in PlanCOS highlights a view of the Front Range that all of us treasure. I would assert that destroying the Summerfield neighborhood’s view of the Front Range is detrimental to our general welfare.

Titan also asserts that their proposed spot rezoning is consistent with PlanCOS. PlanCOS states, **"For a city with the legacy, size, and complexity of Colorado Springs, there is not a one-size-fits-all approach to neighborhoods. The goal of this Plan is to give residents of a neighborhood the tools to identify and prioritize the uniquely important attributes of their neighborhoods that make them safe, livable, and desirable." PlanCOS is designed to empower the residents of neighborhoods to make their neighborhoods vibrant.** For example, I know many in my neighborhood who might support the additional housing choice of a possible rezoning of the parcel in question to allow single patio homes to be developed for those desiring to age in place in our neighborhood. But, the Summerfield neighborhood has had a chance to review what makes it great, and the residents almost unanimously strongly oppose this Titan proposal. In contrast, the Titan proposal asserts that PlanCOS has a goal to force residential neighborhoods to include apartment complexes on any undeveloped or space that could be redeveloped. **No, the Titan proposal is not consistent with the goal for vibrant neighborhoods in PlanCOS!**

The Summerfield neighborhood is characterized in PlanCOS as an established suburban neighborhood. PlanCOS defines suburban neighborhoods as such: **"Suburban Neighborhoods include those that developed with a suburban pattern, including curvilinear streets with cul-de-sacs. These neighborhoods have matured to the point where they are not actively being developed and no longer have actively managed privately initiated master plans, and ordinarily do not yet have publicly initiated master plans. These neighborhoods have a high value in maintaining the privacy of homes and safe streets for families. New development should focus on safe connections into and within**

**these neighborhoods." Nothing in PlanCOS encourages building apartment complexes in these neighborhoods.**

The last criteria is that the zoning request must be consistent with the Master Plan. The Titan proposal asserts that it is consistent with the original and implemented Master Plan for the Summerfield neighborhood because there are apartments on the other side of Briargate Parkway. However, this apartment complex is not part of the Summerfield neighborhood, and they are separated by six-lane highway. This contrasts pitifully with the 70 foot landscape easement and 30 foot open space between residential homes and the proposed apartment complex. This apartment complex would be in our neighborhood, and it is not part of the Master Plan for the Summerfield neighborhood. Nor is it consistent with that plan because the Master Plan calls for a Planned Industrial Park. **The current PIP-1 zoning from the original Master Plan serves as very good transition to other zoning areas and has the support of the vast majority of the Summerfield neighborhood.**

**In summary, the Titan proposal fails to meet any of the criteria for rezoning. The standard for approving the zoning request is that it must meet all of them.** In addition, I would strongly caution the City Planning Commission with the following quotation from Anderson's American Law of Zoning, 4th Edition defining spot zoning as: "the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners." Spot zoning has been judged by courts to be illegal in Colorado.

I would like to commend the authors of PlanCOS on a great vision for our city. I'm especially grateful for the emphasis that PlanCOS places on empowering the residents of neighborhoods to make their neighborhoods even better. This proposal has given our residents a chance to reflect on the vibrancy of the Summerfield neighborhood and what makes it great. You can preserve and protect our neighborhood by denying this spot rezoning request.

It is your integrity and commitment to public service as members of the City Planning Commission that protects and preserves vibrant neighborhoods such our Summerfield neighborhood. Thank you for your service, Katelynn, as the ombudsman for this proposal. Please contact me at 719-351-9059 if you have any questions about this email.

Very respectfully,

Bill Hobart  
2865 Helmsdale Dr  
Colorado Springs, CO 80920-7212



**From:** robert sallee <robert.sallee@gmail.com>  
**Sent:** Tuesday, April 5, 2022 5:49 AM  
**To:** Wintz, Katelynn A; Scott Hente; Helms, Randy  
**Cc:** Strand, Tom; Williams, Wayne; Murray, Bill  
**Subject:** Rezoning Application re. Allaso Briargate CPC ZC 22-00008; CPC CP 22-00009  
**Attachments:** Ltr addressing NES response to City Review Letter #1.pdf

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Attached please find our response to the NES Letter addressing Review Letter #1.

As stated as one of the Big Ideas in PlanCOS, a comprehensive plan developed by city planners with citizen input and approved by City Council, "Neighborhoods are the fundamental building blocks of a great city. We foster our shared neighborhood values and strive to improve the character of our neighborhoods."

"A decline of any neighborhood will not serve us well."

"We do not regulate private property view protection. However, we do expect to build and design our streets, parks and public places to respect and share our beautiful vistas."

We ask the City of Colorado Springs Planning Commission to honor and support the PlanCOS vision of creating, enhancing and protecting vibrant neighborhoods, like Summerfield.

Respectfully,

Robert and Susan Sallee

**From:** Nancy Lemmond <lemmondn@gmail.com>  
**Sent:** Sunday, April 3, 2022 1:35 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning Request by Titan Development

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Colorado Springs Planning Commission -

Good afternoon –

I am writing you in opposition to the planned rezoning of the area located north of Fire Station 19.

I agree there is a housing shortage. Rezoning 10.5 acres and building 300 **luxury** apartments in 3-story buildings is not going to provide affordable housing. It will, however, create a significant environmental impact on the neighborhood and an increase in traffic especially along Dynamic Drive with a potential 10-fold increase in population. Along Dynamic Drive are a public park and middle school including the middle school's sports field and track. On any given day, the park, middle school and adjoining sports field are used for a variety of purposes by children and adults. Increased traffic is a concern for the safety of all – pedestrian and driver – who frequent the areas.

The residents of Summerfield were very grateful for the stop sign at Dynamic Drive and Summerhill Drive but let me assure you that we continue to watch “rolling stops” and even complete disregard for the stop sign. Increasing traffic is only going to decrease safety as more commuters in a hurry to reach their destinations rush through the stop sign and whiz by the school and park.

The area is currently zoned for low-profile, office-park type facilities. How wonderful it would be to implement that plan and provide space for small business to provide services to the nearby neighborhood! Child care is needed as much as affordable housing especially with the implementation of Universal Preschool beginning in Fall 2023. What a fantastic location for affordable preschool for the local residents and employees of the nearby businesses and middle school!

There are also a number of available commercial properties in the area. With many businesses moving towards work-from-home opportunities and decreasing individual office space in favor of “hoteling” for office space, the need for commercial properties is changing. Consideration should be given to purchasing a commercial property or two and remodeling it for affordable apartments to include a grocery store, drugstore, banking services, exercise area, and even a basic medical care facility. Transforming a commercial property into a community of 25-30 families would benefit many seeking affordable housing with services and find use for vacant commercial properties.

Please consider the significant negative impact on the surrounding areas if this 10.5 acres is rezoned for 300 **luxury** apartments and needed services are pushed out.

Thank you for reading my concerns.

Respectfully,

Nancy Lemmond

8935 Edgefield Drive

**From:** Pat Wilson <wilsonpa54@hotmail.com>  
**Sent:** Sunday, March 20, 2022 3:52 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning for High Density Apartments

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Dear Kate

I would like to express my concern about squeezing 300 apartments in a low profile zoned office space that will in pack our neighborhood with more congestion on a narrow street 24/7. When this neighborhood was developed there were no plans to squeeze in a large apartment community. This will also cause our quiet streets in the evening to become very active with unnecessary noise and to have an overflow of cars parking on the streets.

Also the small park (LuLu Pollard Neighborhood Park) in the neighborhood is not large enough to accommodate such a large additional population so the city can make more money. There are other places in town that these apartments can be built. Please consider other areas for these apartments. The owner/company does not care how building these apartments will in pack our neighborhood because they do not live in our state. They build in our state since they cannot build in their own state because their Planning/building told them no because of the in pack to their community. So these builder come to Colorado because our Planning Department will rezone for them for the all mighty dollar and they know it.

Please reconsider to not rezone commercial property to residential.

Thank you for your attention to this matter.

Pat W.

Sent from [Mail](#) for Windows

**From:** Julie Capper <julie.capper@yahoo.com>  
**Sent:** Wednesday, April 6, 2022 11:34 AM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning for apartments by T-Mobile

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Good Afternoon,

As a resident of Summerhill in North Colorado Springs, I am writing to respectfully request for the city to reconsider the rezoning for apartments on Dynamic and Research behind the T-Mobile building. Our neighborhood is full of children and families that would be negatively impacted by the addition of a large apartment complex. Considering the density of homes in this area, traffic and emergency evacuation would become increasingly impossible and dangerous. It was brought to our attention that traffic studies were not done as required by the city. My children walk to school, and the addition of hundreds of cars in the area would pose a risk to pedestrians and children on bicycles. There are numerous other areas that would be a better fit for a large scale apartment complex. Please consider the long term residents and especially the children of the area when voting on this project.

Thank you for your time,

Julie Capper

**From:** Tom Lemmond <thomasjlemmond@gmail.com>  
**Sent:** Friday, April 1, 2022 6:19 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning request by Titan Development north of CSFD #19 in Briargate

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Colorado Springs Planning Commission,

I am a resident of Summerfield and am concerned about the proposed plan for building high density apartments north of the Colorado Springs Fire Station #19.

This high-density complex will significantly increase traffic along Dynamic Drive which has a middle school and park along its corridor. This increased car traffic will have a detrimental impact to pedestrian and child safety.

There seems to be several new apartment complexes recently built in the area, including those at Research Pkwy and Telstar Drive, Union Blvd and Grand Cordera Pkwy with other multifamily complexes being built at the old Sears building at Chapel Hills Mall and also at the intersection of Research Pkwy and Austin Bluffs Pkwy. All this construction should decrease the need for the currently proposed apartment complex. The people who will be living in these recently constructed complexes, and planned complexes are going to need services. The current area in question is zoned for Planned Industrial Park type facilities. This seems to be the proper zoning decision and would allow for such potential businesses as medical and dental services, dog grooming, artisan bakery, recreation center, hair salon, and other services that are going to be needed by the influx of people living in these current and planned apartment complexes.

In addition, these new apartments would impact the quality of life in this neighborhood. This is a very peaceful and quiet neighborhood which enjoys the nearness of schools, parks, and open space. This complex would add a significant number of people, automobiles, and noise to the neighborhood significantly impacting the life of the neighborhood.

This plan to rezone to multifamily is not necessary and if changed will have a severe negative impact on the neighborhood.

Respectfully,  
Tom Lemmond  
8935 Edgefield Drive  
Colorado Springs, CO., 80920

**From:** raed almusawi <almusawiraed@gmail.com>  
**Sent:** Monday, March 21, 2022 8:36 PM  
**To:** Wintz, Katelynn A  
**Subject:** Stop high density housing

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Hello ,

My name is Raed Almusawi, I am the owner of 2620 Clapton dr, Colorado Springs,Co 80920, I am father of 3 kids, I am asking you to help us to STOP the high density housing threat to Summerfield,so please help us.

Sent from my iPhone

**From:** Stephanie Bennett <stephkbennett@hotmail.com>  
**Sent:** Sunday, April 3, 2022 2:44 PM  
**To:** Wintz, Katelynn A  
**Cc:** Rich Bennett; Brian Patterson; Ian Robertson  
**Subject:** Summerfield Proposed Rezoning: Allaso Briargate

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Good morning, Ms. Wintz.

We would like to express our continued concern of Titan Development's proposed rezoning for the purpose of building high-density apartment buildings. This complex will be right behind our property on Edgefield Drive. We have followed the various meetings and updates of plans and remain unconvinced that rezoning the land from light industrial park to multifamily will be beneficial to anyone beyond Titan.

**To be clear: We are opposed to this change in zoning for multiple reasons and respectfully request that the land NOT be rezoned.**

If the use of this land is changed from its original intent, there will be numerous negative consequences:

- 24-hour noise by tenants
- increased population density for the area
- risk to children and pedestrians on the roads
- stress on roads, parks, schools, services
- blocked views
- one more apartment development in the area leading to decreased overall demand

Everyone in this subdivision understands that this land will eventually be developed, but this use being proposed was not part of the city's master plan. As far as we're concerned, this is just about the worst-case scenario for development on the land. Not only will they construct tall buildings that will block views, but there will be hundreds of cars added to the area for the hundreds of new tenants. Given their current proposal, we have little faith these will end up being luxury as they're trying to sell to us--and you.

We've thought a lot about this issue and wonder if there's room for any sort of compromise. We have a counter proposal for Titan that would help them stand out in what's becoming a crowded Colorado Springs apartment community: If they're committed to benefitting our neighborhood as they insist, why not truly give their tenants a luxury experience? Reduce these to two-story buildings so their future tenants aren't competing for parking, because their current plans do not have enough parking. They could easily increase their asking price for rent above the average market price for these types of apartments. They could then market these as a secluded little enclave in Briargate. They should be thinking outside the box, not stuffing people inside another box.

A final thought to leave you with, Ms. Wintz: Have you encountered this much unhappiness to any of the other proposed apartment developments in town? We're a tight community who cares about our neighbors and kids. If you want this area to continue to be a place that families want to live and businesses want to invest, please listen to what we're saying. We love our city and trust you and our City Council do too.

Thank you for your consideration.  
Stephanie and Rich Bennett



**From:** robert MOGEY <rwmogey@yahoo.com>  
**Sent:** Sunday, April 3, 2022 12:48 PM  
**To:** Wintz, Katelynn A  
**Subject:** Summerfield Rezoning

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Ms. Wintz,

It has come to my family's attention that there is an incredible ridiculous effort going on to build apartments near the T-Mobile call center. While I won't have my views blocked by this, there are friends in the neighborhood that will. People in this area chose these houses for the view and a nice quieter neighborhood. It is why it costs more to live here than a house in Wagon Trails, for example. I also can't see how Dynamic can handle that much traffic. You can add the names of Robert and Cristina Mogey to the many people that are trying to stop this awful project in Sumerfield.

Very Respectfully,

Robert and Cristina Mogey

**From:** Ramesh Kanekal <ramesh\_kanekal@yahoo.com>  
**Sent:** Saturday, February 26, 2022 6:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** Summerfield Subdivision - apartment complex

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Hello Ms. Katelyn Wintz,

We are long time residents of Summerfield, living on Heathrow Dr. We like this neighborhood.

We came across this news about the proposal to build an apartment complex behind Fire Station 19 with entrance on Dynamic Dr.

This area was not zoned for apartment complex when the Summerfield subdivision was initially approved by the city. Small business like restaurant or cleaner is probably okay but not an apartment complex. We strongly oppose the idea of the city re-zoning Summerfield subdivision to include an apartment complex.

It is not fair on the part of the city to re-zone our neighborhood. Please stop issuing the permit of the apartment complex.

Thanks,

Ramesh Kanekal & Visa Tanikella

**From:** Kathy Schultz <kathyschultz14@gmail.com>  
**Sent:** Saturday, April 2, 2022 12:21 PM  
**To:** Wintz, Katelynn A  
**Subject:** Summerfield Subdivision Property Re-zoning Plans

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Dear Katelynn,

I'm writing you a second time in response to the developers justification responses. I strongly urge the CS Planning Commission/city council to **VOTE NO** on a zoning change for the vacant land at 2505 Dynamic Drive. I am not opposed to a building project in this area if it stays in line with the original zoning plan for this neighborhood.

I have lived in this neighborhood for about 12 years and have loved it here. I believe that re-zoning this piece of land will be detrimental to the quality of life we have in our neighborhood with the significant increase in traffic and noise especially along Dynamic and Chapel Hills Drive. I also believe that no new green spaces or parks will be added. So the current green spaces and parks in our neighborhood will now need to accommodate another 300 to 500 people which the original zoning plans did not account for.

I urge the Planning Commission to honor current zoning. Please **VOTE NO** on the Summerfield Zoning Change. **VOTE NO** to building multi-family apartments in Summerfield.

Thank you,  
Kathryn Schultz  
9030 Troon Way  
Colorado Springs CO 80920



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**From:** Tara Townsend <tetowns@live.com>  
**Sent:** Friday, March 25, 2022 4:07 PM  
**To:** Wintz, Katelynn A  
**Subject:** Summerfield re zoning

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Ms Wintz,

As a current homeowner in Summerfield and Mountain Ridge Middle School parent I have concerns about the proposed high density apartment construction. My main concern is increased traffic and pedestrian safety. Please say no to the proposed rezoning.

Respectfully

Tara Townsend  
8825 Melbourne Drive

Sent from my iPhone

**From:** DOUG BARBEE <lbarbee1950@comcast.net>  
**Sent:** Friday, March 18, 2022 6:55 PM  
**To:** Wintz, Katelynn A  
**Subject:** The Alasso Rezoning (Safety and Traffic and Park Usage)

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I reviewed the resubmittal;

- I still strongly disagree with the traffic and safety reports regarding this project and the Dynamic Traffic.

- Whoever did that report from "his office" with a computer aid has not seen:

- The Dynamic Street drop off and pickup at the middle school - Cars are speeding through - Cars are pulling in and out. It's a mad house.
- It will only get worse when the apartments are built.
- Also, no one is considering the large amount of traffic moving and parking on Dynamic on Saturdays attending and viewing sports activities at the middle school athletic field or softball park
- In the current report the park behind Mountain Ridge Middle School is designated as the Park to support the "multi family" apartments. That park has 2 swings, 1 slide, and a few monkey bars, etc. It does have a small field. Once the family's with dogs in the apartments learn of this pristine field only a few minutes from there asphalt parking lots, I give it a month and the field will be full of dog poop ! Bye Bye Athletic Field.
- As the kids rush to their premiere park I hope they will look both ways on Dynamic.
- Dynamic becomes a one lane street when the above situations occur.

- Who at the city / school district cares about these concerns. No one wants to do any hard common sense work. They are just checking off the regulations.

- Everyone is lining there city office pockets on this rezoning effort, Taxes, etc.

The City, the school District, I do not mean individual pockets.

- Will someone please use some common sense ?.

- The city has property that they are not making \$\$ on. Turn it into a PARKs.

Luther Barbee

**From:** Jay Ashokkumar <jashunr2000@gmail.com>  
**Sent:** Sunday, April 10, 2022 7:35 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2450 Wimbledon Ct Opposes the development

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Hello Katelynn,

I live at 2450 Wimbledon Court and i **strongly oppose** the development of the 300 apartments in the neighborhood because:

1. It increases the crime rate in the neighborhood.
2. It makes the neighborhood schools overcrowded.
3. It makes Traffic congestion worse in our neighborhood.
4. It blocks the views of the mountains for our neighbors who have their balconies facing west.
5. In case of any fire emergency, it makes it difficult to have a safe passage for our neighborhood.

For all these reasons i oppose the new development being planned in our neighborhood.

Thanks and Regards

Jay

**From:** Jeff Platt <jplatt@jeffplattdds.com>  
**Sent:** Wednesday, April 13, 2022 7:11 AM  
**To:** Wintz, Katelynn A  
**Cc:** Todd Rogers  
**Subject:** Allaso Development Proposal

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Katelynn Wintz

We received the project map notification for: Allaso located on 2505 Dynamic Drive 80920. We wanted to provide you with feedback prior to the public hearing so our voice would be heard. There have been other proposed building and re-zoning projects for apartment complexes in the Briargate Business Campus over the past couple of decades and each time they have been turned down by the businesses in that campus. I would like to extend our voice as a NO for re-zoning and changing the business campus into a residential/business campus. Please consider our vote in the decision that we DO NOT want to allow multi-family residential units in the business campus.

Respectfully

The owners of JC and WT LLC  
2465 Research Parkway 80920  
Jeffery Platt DDS  
Todd Rogers DDS

**From:** Ross Thacker <rt50484@gmail.com>  
**Sent:** Saturday, April 9, 2022 7:00 PM  
**To:** Wintz, Katelynn A  
**Subject:** Allaso in Summerfield

**Categories:** Support

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Hi Katelynn,

I attended the Zoom call you had several weeks ago on the Allaso apartment development site in Summerfield. I wanted to let you know that I have no objections to the development plans, as you answered all my questions. My concern is that if apartments don't go in, businesses that are not conducive to a neighborhood may set up shop and be more disruptive than an upscale apartment complex.

Thanks,

...

Ross Thacker  
719-510-1356  
[rt50484@gmail.com](mailto:rt50484@gmail.com)



**From:** Shea Kautz <shea.kautz@gmail.com>  
**Sent:** Monday, April 11, 2022 1:44 PM  
**To:** Wintz, Katelynn A  
**Cc:** Forrest Kautz; Shiller Home Email; Strand, Tom; Schueler, Carl; Council Members - DO NOT USE - OLD GROUP; Helms, Randy; Donelson, Dave; Fortune, Stephanie; Avila, Yolanda; Henjum, Nancy; OMalley, Mike (Council Member); Murray, Bill; Williams, Wayne  
**Subject:** Colorado Law on Spot Zoning

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Katelyn Wintz and City Councilors,

I strongly caution the City Planning Commission with the following information taken directly from Colorado Law regarding the use of "Spot Zoning". Spot Zoning is illegal in the state of Colorado.

**Colorado Law Regarding Spot Zoning:**

**"A city council is empowered to amend a zoning ordinance, if the character and use of a district or the surrounding territory have become so changed since the original ordinance was enacted that the public health, morals, safety and welfare would be promoted if a change were made in the boundaries or in the regulations prescribed for certain districts; but mere economic gain to the owner of a comparatively small area is not a sufficient cause to involve an exercise of this amending power for the benefit of such owner." *Clark v. Boulder*, 146 Colo. 526, 530 (Colo. 1961)**

And in *Esso Standard Oil Co. v. Westfield* (1954), [33 N.J. Super 324](#), [110 A.2d 148](#), it was stated:

**"If the change requested here were to be granted, there would be created a commercial island for the economic benefit of the owner, and this would not be in furtherance of a comprehensive zoning scheme calculated to achieve the statutory objectives. The tenor of the neighborhood cannot be disturbed by wrenching a small lot from its surroundings and giving it a new rating not germane to an object within the police power." *Clark v. Boulder*, 146 Colo. 526, 530-31 (Colo. 1961)**

**Property owners have the right to rely on existing zoning regulations when there has been no material change in the character of the neighborhood which may require re-zoning in the public interest. See *Holly, Inc. v. Commissioners*, supra. and *Borough of Cresskill v. Borough of Dumont*, supra. In addition, the development and growth of a comprehensively zoned area in accordance with the uses permitted under the plan, does not permit emasculation of such plan under the guise of "changed conditions". *Clark v. Boulder*, 146 Colo. 526, 531-32 (Colo. 1961)**

**\*\*\*THERE HAS BEEN NO CHANGE IN THE CHARACTER OF THE SUMMERFIELD NEIGHBORHOOD WHICH MAY REQUIRE RE-ZONING IN THE PUBLIC INTEREST.**

**“In determining whether an ordinance constitutes spot zoning, the test is whether the proposed change was made with the purpose of furthering a comprehensive zoning plan or is designed merely to relieve a particular property from the restrictions of existing zoning regulations.” *Clark v. Boulder*, 146 Colo. 526, (Colo. 1961)**

The statute (C.R.S. '53, 139-60-3) authorizing cities and towns to adopt zoning ordinances, provides that zoning regulations "shall be made in accordance with a comprehensive plan" to promote the specified statutory purposes. **These include to "lessen congestion in the streets; secure safety from fire, panic, and other dangers; prevent the overcrowding of land; (and) avoid undue concentration of population.** "*Clark v. Boulder*, 146 Colo. 526, 531 (Colo. 1961)

**From:** Mustapha A. <kornmoos@hotmail.com>  
**Sent:** Friday, April 8, 2022 11:24 AM  
**To:** Wintz, Katelynn A  
**Subject:** Fwd: Allaso Briargate Zone Change and Concept Plan - Planning Commission Date

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**From:** Mustapha A. <kornmoos@hotmail.com>  
**Sent:** Friday, April 8, 2022 10:21:54 AM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** Re: Allaso Briargate Zone Change and Concept Plan - Planning Commission Date

Thank you Katelynn.

Allow me to send you our comments about this project.

We bought our house in COS last year in the hopes for a better life. We currently live in California where as you may know things are not great. And one of the main thing that makes it this way is exactly this kind of projects.

A concentration of human beings in residential building is a factor of "worst of us" effects. No matter the studies you run there is no doubt that our human nature turns into the bad stuff as soon as we are too many in one place.

It is in our nature.

We were attracted by the space that offered Colorado Springs. The low density of people.

It is a huge resource for the city to offer such a luxury, space.

You need to protect it.

Allowing this project will create a precedent and flipping zoning will happen more frequently. Which in turns defeat the purpose of zoning...

Besides the financial aspect of this project and the city financial interest I am having hard time understand the benefits of the project, i dont see any.

You need to think long terms and the actual costs of this project. It might look beneficial but if you account for the all impacts, it balances towards the negative.

Protect the city please and the amazing quality of life we are all enjoying in Colorado Springs.

Thank you for your time,

Mustapha Aitouaskri

Nicole Kouri

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**From:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Sent:** Friday, April 8, 2022 9:50:30 AM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** FW: Allaso Briargate Zone Change and Concept Plan - Planning Commission Date

Hi all –

I noticed that this email was not distributed to the larger email group I've created for those who have shown interest in this application. Please accept my apology that you are not receiving this notification as early as I'd hoped!

Please see the email below and let me know if you have any questions



**Katelynn Wintz, AICP** (she/her)  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5192  
Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)  
[Why Pronouns?](#)

**Links:**

[Planning & Community Development Home](#)  
[Look at Applications Online \(LDRS\)](#)  
[Pre-Application Meeting Request](#)

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**From:** Wintz, Katelynn A  
**Sent:** Monday, April 4, 2022 5:54 PM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** Allaso Briargate Zone Change and Concept Plan - Planning Commission Date

Hi all –

You are receiving this email because you have expressed interest in the Allaso Briargate rezoning request and accompanying concept plan for future development. During the 2<sup>nd</sup> round review of this

application, it was determined that this application is ready to be scheduled for the Planning Department's public hearing sequence on these items, starting with City Planning Commission.

The project is scheduled for the April Planning Commission meeting on Thursday April 21, 2022 beginning at 8:30 AM. The following is the public hearing meeting date & time information as well as the meeting location and

a call in option for participation. **April 21, 2022, at 8:30 AM**  
**City Planning Commission**

**Public Hearing**

I have received **Plaza of the Rockies, 121 S. Tejon St. South Tower, 5<sup>th</sup> Floor, Blue River Rm**

several comments To comment during the meeting, use the phone-in number and conference ID:

from residents **+1 720-617-3426**

inquiring about how **Conference ID: 948 431 195 #**

their public comments will be reviewed/considered so I want to provide the following clarifications about this application and how the public comments are processed/considered.

During both the developer initiated & City-coordinated neighborhood meetings, and since the applications were formally submitted staff has taken detailed notes about the concerns and comments raised by citizens. These comments, including any email attachments, have been at one point or another forwarded to the applicant for review & consideration. These comments are now catalogued and will be included as part of the public record for review by both the Planning Commissioners and City Councilors prior to their respective public hearings.

You may have neighbors or friends in your community who are only just hearing of this development proposal, Planning staff welcomes any and all comments relating to this proposal. There are a few key pieces of information that I would like to share with you about continuing to receive and process public comments relating to this application in advance of the scheduled public hearings. First, please encourage any interested residents to submit any comments (in opposition or support) on the proposed rezoning and concept plan. Second, Planning staff does encourage all interested residents to continue to submit comments throughout the timeframe that this project is under review however we do encourage any persons considering submitting comments do so at least 2-3 days prior to a scheduled hearing which will ensure ample time is provided for both Planning Commissioners and City Councilors to review the provided comments. Comments should be submitted directly to me to ensure they become part of the public record at [Katelynn.wintz@coloradosprings.gov](mailto:Katelynn.wintz@coloradosprings.gov).

You can review copies of the plans by visiting the link below and typing in the individual file numbers.

*Please note:* This website can be a little tricky to use, if you copy & paste a file number please be sure the file number does not include any spaces at the end of the number otherwise the search engine will return no results. If you are unable to locate the digital plans by searching the file number you may also try searching "Allaso" in the "key words" search area.

[https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

CPC ZC 22-00008, CPC CP 22-00009

Please let me know if you have any questions related to the project or the public hearing process.

Thank you,

Kate



**Katelynn Wintz, AICP** (she/her)  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5192  
Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)  
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**Links:**

[Planning & Community Development Home](#)  
[Look at Applications Online \(LDRS\)](#)  
[Pre-Application Meeting Request](#)

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**From:** Gwen Pendragon <gwenpendragon@hotmail.com>  
**Sent:** Thursday, April 7, 2022 8:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** Objection to Allaso Briargate Rezoning and Concept Plan - CPC ZC 22-00008 and CPC CP 22-00009

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Dear Ms. Wintz,

My family and I would like to voice our continued opposition to the Summerset neighborhood rezoning to support apartments or any other multi-family structure builds on the land located behind the T-Mobile building and Fire Station 19. Our neighborhood was not designed with the infrastructure to handle that kind of population growth.

I have heard that this project will most likely be approved. I am appalled that the neighborhood's objections were ignored by Titan in their response letter. I am especially upset that the "revised traffic study" was simply an additional 20% traffic calculation in lieu of a new traffic study. As a former project engineer, I laughed humorlessly when I read this. My employers and customers would have balked at use of a random fudge factor in place of actual real-time data. This is an unacceptable response from Titan - I would throw out their proposal on a matter of principle for this one aspect alone.

If this area is to be developed and/or rezoned, there are much better potential uses, such as another daycare, preschool, more single-family housing, or a laundromat (I discovered that there are none very close to our neighborhood when my dryer stopped working this week). We've also heard lots of complaints from new residents about the lack of outdoor public pools in our area.

If Titan's proposal is to be approved, I respectfully request that Access A on Dynamic Drive either not be used or only be a one-way entrance to the apartment complex. The access road between T-Mobile and the medical campus that exits to Chapel Hills Drive would be much better second access point or exit for the apartment complex that would involve less impacts to the existing neighborhood and Mountain Ridge Middle School.

Regards,

Maria Keller  
8815 Grovenor Court  
Colorado Springs, CO 80920

**From:** Shea Kautz <shea.kautz@gmail.com>  
**Sent:** Sunday, April 10, 2022 5:08 PM  
**To:** Wintz, Katelynn A  
**Cc:** Schueler, Carl; Council Members - DO NOT USE - OLD GROUP; Shiller Home Email; Forrest Kautz; Strand, Tom; Helms, Randy; Donelson, Dave; Fortune, Stephanie; Avila, Yolanda; Henjum, Nancy; OMalley, Mike (Council Member); Murray, Bill; Williams, Wayne  
**Subject:** Opposition to City Planner's Pattern of Approving Proposals that Violate Review Criteria

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April 11, 2022

Katelyn Wintz,

I am writing to express my strong opposition to the pattern made by our city planners, to recommend approval of proposals that contradict the vision of PlanCOS and violate the review criteria. These recommendations are at the expense of Colorado Springs residents. I am a social worker with an understanding of the power dynamics and social relations that govern the relationships between various structures and diverse communities. As a social worker I have 2 decades of experience sharing information related to a presenting problem or issue so that a governing power is better able to make impactful decisions and participate in formulating solutions. This is the position I am taking when writing this letter.

I am adamantly against yet another wealthy developer's request of rezoning to enable them to build an enormous, profitable, development called "Allaso Briargate". I have a few points I'd like to be considered that are directly related to the PlanCOS Comprehensive Plan for Colorado Springs and the welfare of the Briargate community. The proposal to rezone these parcels of land does not align with the vision, the Review Criteria, the strategies, or the statements contained in the PlanCOS. Despite this, residents received an email stating that you plan to approve and recommend the proposal to the city council later this month. Your ability to dismiss the neighborhood's concerns when making a decision that affects our quality of life, the safety of our children, the investment in our homes and the lifestyle, culture, and character of our Briargate neighborhood is unfathomable to me. **It appears that city planner decisions are more about short term profiteering rather than the long term, deliberate planning of a sustainable, thriving community. Afterall, the city stands to earn upwards of \$300,000.00 in tax revenue from the development of this 300-unit multifamily apartment complex. Isn't that correct?**

**PlanCOS Vision:** (For your reference)

**OUR VISION** "We will build a great city that matches our scenery. In the coming decades, Colorado Springs will become a vibrant community that reflects our engaging outdoor setting as pioneers of health and recreation. Our city will be filled with unique places of culture and creative energy, sustainably designed around our natural environment. We will attract and retain residents of all generations with an innovative, diverse economy and dynamic, well-connected neighborhoods that provide viable housing opportunities for all."



**According to the PlanCOS 7.5.408: REVIEW CRITERIA:**

**1. A master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.** *Our current zoning is in alignment with Plan COS and supports the master plan. If the proposal goes through, and our residential area radically doubles in population, we will no longer have a mutually supportive and integrated residential AND NON-RESIDENTIAL land use with a network of good pedestrian and bicycle connections. You will have created such a large population of residents, sharing the small space of one residential area, that it will no longer be safe to walk or ride a bicycle on the intersecting streets. You will radically double the population using an infrastructure not designed to support it. We will lose the balance of space that all existing businesses and residents currently enjoy.*

**2. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.**

*The proposal to rezone this property does not align with PlanCOS! An invasive, three-story, multifamily structure is not compatible with the existing residential area. The proposal to rezone and build a three-story apartment complex will not protect neighborhoods from excessive noise, traffic and infiltration! **It will expose us to it!** The height of 3 story buildings will give the apartment residents the ability to look down into the backyards of the current homes along the adjacent property line. There isn't a citizen in Colorado Springs that would welcome this invasion of privacy. The majestic views (also touted in the PlanCOS Vision as important to maintain) of the current homeowners will be stolen from them. They will only see a monstrous apartment complex from the back sides of their homes. The lights from the parking lot and apartment balconies will shine into the backside of all the houses. They will hear all the noise produced from 300+ families crammed into the small piece of land behind them. This plan detracts from the adjacent neighborhood's quality of life, and the peaceful environment of the Briargate community. **"PlanCOS Common Desired Elements" States that the comprehensive plan focuses on "maintaining a connection with and orientation to the outdoors, parks, public plazas, streets, and the views of important natural features".** Building a three story complex directly in front of and adjacent to this residential area completely removes the view of the mountains from our subdivision. This act defies the above statement in PlanCOS. This land use is NOT COMPATIBLE with the existing neighborhood. Would you welcome a three-story apartment complex with the height that enables them to have direct views into your backyard and the windows of your home, violating your privacy? This building structure creates an assault to the privacy of all homes along the fence line of the property.*

**3. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.**

*The physical characteristics of the apartment complex proposed by Titan should preclude or limit the development due to the obvious existing environment, and the location in question. A high-density apartment complex would be a good fit for an urban city that lacks horizontal space to create housing. **High-density housing packs as many people as possible into a geographic unit.** Urban, city housing is ordinarily denser than housing in suburban neighborhoods. Suburban neighborhoods consist of low-density housing structures. There is a distinction between the two. Briargate is a low-density subdivision that is well established. It is NOT an urban city area. The addition of multiple high density apartment complexes, that are popping up everywhere, changes this distinction and forces suburban neighborhoods to look and feel like an urban city area. High density apartments are not compatible with subdivisions. This apartment complex will be "conjoined" with Summerfield. So closely positioned that it will literally be butted up against the back yards of dozens of residents. Nowhere in the Northern portion*

*of Colorado Springs can you find another massive apartment complex positioned in the back yards of a subdivision. It doesn't happen because it is a poorly developed plan that deprives the subdivision of its privacy and peaceful living environment. City Planners and Council members should deny the request to rezone because the proposal does not align with the PlanCOS initiative. If the city entertains the proposal, they should limit the size and height to a compatible structure that compliments the neighborhood and aligns with the vision of PlanCOS. Low density housing would meet those criteria and create a mixture of housing opportunities for the people of our community to **purchase**.*

**4. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.**

*The City of Colorado Springs is not protecting our neighborhoods or the Briargate trail system by failing to require the developer to follow the ordinances in place requiring developers to add a specific amount of open space related to the increase in the population density they are proposing to make. Instead, the city is allowing the developer to "pay a fee" and move on. This is not in the best interest of our community and contradicts PlanCOS.*

**PlanCOS Established Neighborhood Recommendations:**

1. **Suburban Neighborhoods** (*Summerfield is defined as an Established Suburban Neighborhood in Plan COS*) "These neighborhoods have matured to the point where they are not actively being developed and no longer have actively managed privately initiated master plans, and ordinarily do not yet have publicly initiated master plans. **THESE NEIGHBORHOODS HAVE A HIGH VALUE IN MAINTAINING THE PRIVACY OF HOMES AND SAFE STREETS FOR FAMILIES. NEW DEVELOPMENT SHOULD FOCUS ON SAFE CONNECTIONS INTO AND WITHIN THESE NEIGHBORHOODS.**"

*The height of 3 story buildings will give the apartment residents the ability to look down into the backyards of the current homes along the adjacent property line. There isn't a citizen in Colorado Springs that would welcome this invasion of privacy. This plan detracts from the adjacent neighborhood's quality of life, and the peaceful environment of the Briargate community. The original Master Plan for the Summerfield at Briargate community was not zoned for nor was its infrastructure designed to support a 10-fold increase in the population density of the neighborhood on the 10.5-acre lot in question. Our streets cannot withstand the additional traffic and maintain the safety of the residents in the Summerfield neighborhood.*

**PlanCOS A:25** (*Aligns with the current zoning:*)

"A City Built On Its Neighborhoods The residents of Colorado Springs hold significant pride in the neighborhoods where they live. These neighborhoods are where residents invest their money – purchasing a home is often the largest investment one will make– and their time, through neighborhood volunteerism and local HOA and neighborhood organization boards. With 432 different recognized neighborhoods within Colorado Springs, residents will testify to their individual character and how each neighborhood offers something different. Similar to branding efforts in other cities (Denver's Lodo and Capitol Hill neighborhoods or Minneapolis's Lowry Hill), residents are moving to preserve and amplify the unique identities of each neighborhood, to strengthen their brand and make them more recognizable."

"The city continues to capitalize on the value of the neighborhood through introducing more mixed-use development, neighborhood infill, and adaptive reuse projects. For example, not long after the historic Ivywild School was closed, a group purchased the building and transformed it into the new center of the neighborhood as a gathering place for community and commerce."

*The parcels of land in question would be much better suited for a purpose such as the example PlanCOS uses above when describing the transformation of the Ivywild School into a gathering place for community and commerce. This goal aligns with the current zoning of these parcels of land and would be a welcomed addition to the culture and character of Briargate.*

**Strategies Supporting the Current Zoning:**

**Strategy VN-3.C-1: Assign land use designations and implement zoning to support and facilitate neighborhood activity centers within walking or biking distance of residential areas.** *There isn't one activity center near our area. An addition of an activity center for children, seniors or the general population would be a welcomed addition to our community and this space would be a perfect place for it.*

**Policy VN-3.D: Create strong neighborhood identity through the inclusion and integration of arts and culture.** *Again, our area in Northern Colorado Springs does not have one cultural or arts center. We could all benefit from the addition of this integration. The location of this land is a perfect place for this type of addition.*

**Strategy VN-3.D-1: Develop a public art policy that considers citywide as well as individual neighborhood approaches. Consider and encourage public arts and culture elements in Neighborhood Plans.** *This would be a wonderful concept to add to our Briargate neighborhood area. It would promote inclusion, arts and culture and enhance our community. Let's bring this strategy to life! This acreage would be a perfect location for this!*

**Strategies that support the objection to rezoning:**

**Strategy VN-3.E-3: Through a combination of Zoning Code changes and development review decisions, encourage and support flexible site and building designs and residential densities that are adaptable to the specific site.** *I read this to mean that when considering a zoning change the city is obligated to encourage and support FLEXIBLE site and building designs AND residential DENSITIES. The city planners are not considering either of these. You plan to approve a non-flexible developer's plan for an enormous complex that will steal the views current residents enjoy and create a population density that DOUBLES our residential population. This is not in our community's best interest and is **not a safe or responsible decision.***

**Strategy VN-3.F-1: Increase transportation and recreation choices for all neighborhoods by improving or adding bike lanes, sidewalks, off-street neighborhood trails, and greenways that connect to larger system trails with associated wayfinding/signage.** *Approving the developers plan does NOT align with this PlanCOS strategy. Approving the developer's proposal to rezone will go in the opposite direction. Our trail system is already suffering and needs attention. This piece of land could be used by the city as an engaging outdoor setting, a greenway that connects to the system trails and becomes a gathering place for our community to enjoy.*

**I'd like to touch on a few areas of significant concern that the city planners have brushed aside:**

1. Padding the traffic study by 20% is not going to give the City Council real numbers regarding the actual impact that another 300 family homes will have on the small, two-lane roads through our subdivision. The first traffic study was done during covid when we were restricted to leaving our homes except for essential purposes only. The second traffic study was done during construction that directed all traffic away from Dynamic and Chapel Hills (precisely where the traffic study was positioned). City Planners are obligated to adhere to high ethical standards. You are required to present accurate

information to the City Council so they can make the best, well informed, decision they can for our community. When you give them inaccurate information and “padded numbers” it becomes an injustice, and it also appears flippant and could be viewed as an effort to persuade the city council. No one can make a well-informed decision without accurate information and you, Katelyn, are a well-educated woman that knows this. Cars line both sides of Dynamic for school, sporting events, little league, dog training classes, walkers to/from school, citizens crossing the trail system, etc. Often, it is impossible to drive through Dynamic without extreme caution for pedestrians and cyclists. Another Traffic Study should be done when the construction has concluded. This would be fair and would give city council members accurate information to help make a well informed decision.

2. As a city Planner you have a responsibility to stop irresponsible growth and make sure new developments follow ordinances in place to ensure open space ratios. Allowing The Parks Department (and the School District) to accept a fee offered by the developer instead of requiring them to follow the ordinance in place (that requires developers to add a specific amount of open space related to the increase in the population density they are proposing to make) is irresponsible and contradicts multiple statements made in PlanCOS. This decision is not in our community’s best interest. Allowing the developer to pay a fee that will detract from the surrounding neighborhood environment is a bold statement made by our city planners. That statement does not communicate an invested interest in our neighborhood welfare, nor the welfare of Colorado Springs as a whole. It suggests that our city planner decisions are more about allowing the short-term profiteering of our Park’s Department and School District rather than the long term, deliberate planning of a sustainable, thriving community. The Code of Ethics that our city planners are expected to adhere to should persuade you to make the right decision instead of “rubber stamping” your approval without thoroughly considering the repercussions.

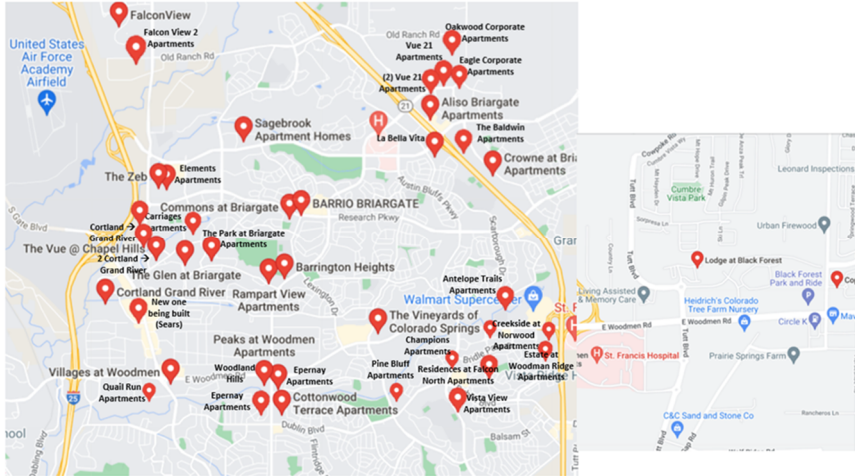
3. The developer tried to assert apartment traffic will exit West from the apartment complex, out to Chapel Hills. This is a ridiculous claim. They will also exit to the East because it is a shorter route to grocery stores, pharmacies, schools, parks, dry cleaners, restaurants, and several commonly used streets, etc. If the developer truly intends for their residents to exit West, they will instill confidence in our neighbors by creating parameters to ensure this. **SUCH AS:** Curving the exit lane to the West so that it is only possible to turn West when exiting onto Dynamic. They could also eliminate exits on Dynamic and direct their traffic to exit onto the West side of Chapel Hills and onto Research. This would surely calm many Summerfield resident’s fears of traffic going East on Dynamic! I’m surprised that Titan hasn’t already offered this straightforward resolution. I attached a visual example below. There are already two exit routes in place- one to Chapel Hills and one to Research via these routes. There is no need to have an exit on Dynamic. If Titan offered an alternative such as this it would show their willingness to work with the existing residents.



4. There have been no other apartment complexes, built in Northern Colorado Springs, that are butted up against a residential neighborhood, invading their privacy and communal areas. This simply isn't happening and for good reason. It's not conducive to the master plan of ANY subdivision. When people buy their homes, they are told what the nearby land use is intended for. They purchase the home with full faith in the City's planning methods and the city's "promise" which is written into the master plan and zoning descriptions. That written promise in the zoning description and master plan should be held in high regard with respect to the citizens that trusted it when making the decision to purchase a half million-dollar home. I hope the city council respects that ethical responsibility more than the city planners have. I know we would not have purchased our home if we had the knowledge that the zoning could easily be overturned if a wealthy developer makes the right proposal to the city developers. Again, the Code OF Ethics you are required to adhere to should make you take pause when deciding to radically change a well-developed and sought-after residential area. Simply dismissing the neighborhood resident's concerns when making decisions that affect our quality of life, the investment in our homes and the lifestyle and culture we know and love in Briargate is unfathomable to me. **Again- It seems that city planner decisions are more about short term profiteering rather than the long term, deliberate planning of a sustainable, thriving community. When the city stands to earn upwards of \$300,000 in tax revenue from the proposed development and ignores the community's valid objections it makes the city appear culpable.**

This is a visual to show you how overpopulated our area already is with apartment complexes. This photo doesn't show developments already approved that haven't broken ground and there are a multitude.





If your plan is to push through and change the zoning despite the voices of your community residents- please consider insisting that the developer builds townhomes, senior living cottages, patio homes, duplexes, 4-plexes, etc. that are in the best interest of our community and our residential area. Any type of housing that would be attainable for first time buyers, young families, retirees, and seniors. Right now, the cost of purchasing a home is outside of their reach because of the inflated costs of homes in our city. The OC only benefits corporate landlords and does nothing to invest in our community or our citizens. Building affordable housing for lower income buyers should be a priority when we have so many young people moving to our area and so many older people retiring here. Our community is already oversaturated with Apartment complexes. We have multiple apartments in a 1-mile radius already. Choosing to build townhomes or patio homes would truly align with what PlanCOS goal is all about and would benefit the citizens in our community. These types of homes would provide a much-needed resource, provide balance with the existing non-residential structures, and complement the adjacent neighborhoods. **THIS kind of growth aligns with PlanCOS and makes sense!**

City and Community Planners are tasked with making extremely high-level decisions that can impact the development of entire cities and towns. They shouldn't do so without understanding the needs and the perspective of those it will most directly impact. It isn't possible to have this understanding without visiting the area in question- physically walking the grounds and talking to residents currently inhabiting adjacent homes. I formally request that you meet us to walk through the grounds that you are recommending such a drastic change in zoning. As a community/city planner, I understand your job is to develop programs and plans for the BEST utilization of land within your community. A city planner has a responsibility to ensure that every building or structure is designed with an understanding of its relationship to other elements of the city and neighborhoods nearby. A city planner must evaluate existing buildings and neighborhoods before determining a plan to change the purpose of existing zoning and master plans. You have a responsibility to consider your community's best interest FIRST when considering a development proposal and determining whether it complies with the intent and the **specific provisions of the current zoning plans**. I encourage you to come visit our neighborhood and walk the Briargate trail system. You can't make a well-informed recommendation to the city council without visiting the site in question.

**PlanCOS Vibrant Neighborhoods: Forms diverse and SAFE NEIGHBORHOODS with QUALITY GATHERING AREAS, A MIX OF HOUSING TYPES, transportation choices, and A SHARED SENSE OF PRIDE.**

*I want to shine a spotlight on the specific segment in PlanCOS that states it will strive to ensure our city offers a MIX OF HOUSING TYPES. We are **NOT** providing a “mix” of housing types. Our city is building **only 2 types of housing opportunities**- One is for “The Haves” and the other for “The HAVE NOTS”. We are building expensive homes that only the elite can afford to purchase, and we are producing an over saturation of apartment complexes for the rest of our population to rent. The rental fees are so high that young people and families are having to live together in order to afford a place to live, especially on the North end of Colorado Springs. We aren’t building smaller, more affordable housing, such as townhomes, condos, or patio homes that our retirees, young singles and families can afford to purchase. We aren’t offering a mixture of different housing types that all our diverse population can afford! Our city is saying one thing through PlanCOS and our city planners and council members are taking actions that contradict those statements. Our city’s actions are trapping a majority of our residents into becoming permanent renters where only the **corporate landlords** make a profit. Meanwhile, stifling the ability to purchase homes for anyone earning under a six-digit income. This is NOT what PlanCOS states is the goal for creating the “vibrant city that will attract and retain residents of all generations”. Our city planners are allowing corporate landlords to take over our city’s housing market while slamming doors on home ownership and destroying our neighborhoods. If you approve the rezoning proposal to allow yet another enormous apartment complex to be developed, you are making a decision that is the complete **antithesis** of what PlanCos claims our city wants to achieve.*

**Before I close this letter, I want to bring up the term “Spot Zoning”.** Spot zoning is, in fact, the very antithesis of plan zoning. I understand that when faced with allegations of spot zoning, the courts will closely look at factors such as the size of the parcel; the anticipated public benefit; the consistency with the community’s comprehensive plan; and the consistency with surrounding zoning, and uses, to make a determination of the validity of the rezoning. Other factors may include the characteristics of the land, the size of the parcel, and the degree of the “public benefit.” I read that the most important criteria in determining spot zoning is the extent to which the disputed zoning is consistent with the municipality’s comprehensive plan. The original Master Plan for the Summerfield at Briargate community was not zoned for the developer’s proposal nor was its infrastructure designed to support a 10-fold increase in the population density of the neighborhood on the 10.5-acre lot in question. Comprehensive plans provide guidance for changes in the zoning ordinance and zoning district maps. Rezoning should be consistent with the policies and land use designations set out in the comprehensive plan. When City/Community Planners are considering zoning amendments, the planning commission must not only determine whether the petitioner (the developer) has satisfactorily responded to the traditional standards to support their application, but it should also **closely scrutinize** whether a potential exists for spot zoning. In doing so, the city planners should look at the comprehensive plan and the surrounding uses to the property at issue. **Again, I formally invite you, Katelyn, to come walk through the land in question with neighboring residents.** You can choose the date and time, and we will be there to walk you through and show you why we hold fast in objection to the rezoning. While I realize the city council is not qualified to make legal determinations of spot zoning, they are nonetheless the gatekeeper of identifying that such an issue may exist. This issue should receive close scrutiny.

Sincerely,

Shea Kautz  
Summerfield Resident

**From:** sandypham <sandypham@earthlink.net>  
**Sent:** Friday, April 8, 2022 4:41 PM  
**To:** Wintz, Katelynn A  
**Subject:** RE: Allaso Briargate Zone Change and Concept Plan - Planning Commission Date

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Hi Katelynn,

I saw the traffic study and was concerned because it was not done at peak traffic times. Simply adding 20% to it is just a guess and may not be remotely accurate. Another study needs to be done to analyze the traffic during the half hour leading up to the start of the middle school.

As I mentioned previously, I have been walking my dogs in this neighborhood for 25 years. We have had a speeding problem for many years evidenced by the installation of a stop sign and the fact that police are often sitting in the T-Mobile parking lot to catch speeders. This continues even after the stop sign was installed. I have personally seen cars go right through the stop sign. I have always been extra-cautious crossing Dynamic Drive because I've had many instances where I saw no cars coming, started to cross and ended up running across because a speeding car came flying down Dynamic. We have been very fortunate that no children have been hit yet.

Let's face it. Kids are not always as careful crossing the street as they should be. When they walk with their friends, they are talking and joking around with each other. I worry they are not as cautious at these times. I've seen several instances of children getting hit in other Colorado Springs school zones on the local news over the years. Causes of this are both speeding and texting while driving. Why Colorado hasn't passed a law against texting while driving this leaves me bewildered. Even if we had a more accurate traffic study done, all it takes is one speeder or texting driver to injure/kill one of our precious children. Adding more traffic increases the risk of this happening.

Build apartments in abandoned retail spaces like Chapel Hills Mall. That makes sense because it can help revitalize areas. But, please do not add apartments where traffic will increase in school zones. The city planners who designed our neighborhood considered the safety of our children. I ask you to do the same.

If the apartment is built I'm sure many of us would be willing to testify when the parents sue for negligence. I will keep copies of my emails in case they are needed in the future. Please think of your own children and do not approve an apt near our school.

Thank you,

Sandy Pham



SeillInt from my Galaxy

**From:** Donald Worley <dworley790@gmail.com>  
**Sent:** Friday, April 8, 2022 12:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: FW: Allaso Briargate Zone Change and Concept Plan - Planning Commission Date

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Thanks for the information. I am handicapped and so will not be able to attend any meetings but will call and write council members. This proposal is outrageous. We live in a nice residential area. T-Mobile is not a problem. Apartments and 450 plus vehicles would be more exhaust, crowded schools, already full, and traffic. What a way to really harm our environment!!!! I sincerely hope that the planning commission will turn down this requested zoning change. Don & Marrison Worley 2915 Dynamic Drive 80920

My printing of this email is the least way to harm the environment. Apartments, traffic, and wasting our water, that is a real environmental disaster!!!

On Fri, Apr 8, 2022 at 10:50 AM Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)> wrote:

Hi all –

I noticed that this email was not distributed to the larger email group I've created for those who have shown interest in this application. Please accept my apology that you are not receiving this notification as early as I'd hoped!

Please see the email below and let me know if you have any questions



**Katelynn Wintz, AICP** (she/her)

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5192

Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

[Why Pronouns?](#)

**Links:**

[Planning & Community Development Home](#)

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

[Pre-Application Meeting Request](#)

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

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**From:** Wintz, Katelynn A  
**Sent:** Monday, April 4, 2022 5:54 PM  
**To:** Wintz, Katelynn A <[katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)>  
**Subject:** Allaso Briargate Zone Change and Concept Plan - Planning Commission Date

Hi all –

You are receiving this email because you have expressed interest in the Allaso Briargate rezoning request and accompanying concept plan for future development. During the 2<sup>nd</sup> round review of this application, it was determined that this application is ready to be scheduled for the Planning Department's public hearing sequence on these items, starting with City Planning Commission.

The project is scheduled for the April Planning Commission meeting on Thursday **April 21, 2022** beginning at **8:30 AM**. The following is the public hearing meeting date & time information as well as the meeting location and a call in option for participation.

**April 21, 2022, at 8:30 AM**

I have received several comments from residents inquiring about how their public comments will be

**City Planning Commission**

**Public Hearing**

**Plaza of the Rockies, 121 S. Tejon St. South Tower, 5<sup>th</sup> Floor, Blue River Rm**

To comment during the meeting, use the phone-in number and conference ID:

**+1 720-617-3426**

**Conference ID: 948 431 195 #**

reviewed/considered so I want to provide the following clarifications about this application and how the public comments are processed/considered.

During both the developer initiated & City-coordinated neighborhood meetings, and since the applications were formally submitted staff has taken detailed notes about the concerns and comments raised by citizens. These comments, including any email attachments, have been at one point or another forwarded to the applicant for review & consideration. These comments are now catalogued and will be included as part of the public record for review by both the Planning Commissioners and City Councilors prior to their respective public hearings.

You may have neighbors or friends in your community who are only just hearing of this development proposal, Planning staff welcomes any and all comments relating to this proposal. There are a few key pieces of information that I would like to share with you about continuing to receive and process public comments relating to this application in advance of the scheduled public hearings. First, please encourage any interested residents to submit any comments (in opposition or support) on the proposed rezoning and concept plan. Second, Planning staff does encourage all interested residents to continue to submit comments throughout the timeframe that this project is under review however we do encourage any persons considering submitting comments do so at least 2-3 days prior to a scheduled hearing which will ensure ample time is provided for both Planning Commissioners and City Councilors to review the provided comments. Comments should be submitted directly to me to ensure they become part of the public record at [Katelynn.wintz@coloradosprings.gov](mailto:Katelynn.wintz@coloradosprings.gov) .

You can review copies of the plans by visiting the link below and typing in the individual file numbers. *Please note:* This website can be a little tricky to use, if you copy & paste a file number please be sure the file number does not include any spaces at the end of the number otherwise the search engine will return no results. If you are unable to locate the digital plans by searching the file number you may also try searching "Allaso" in the "key words" search area.

[https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

CPC ZC 22-00008, CPC CP 22-00009

Please let me know if you have any questions related to the project or the public hearing process.

Thank you,

Kate



**Katelynn Wintz, AICP** (she/her)

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5192

Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

[Why Pronouns?](#)

**Links:**

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

[Pre-Application Meeting Request](#)

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**From:** Daniel-Raquel De Jesus <queldan2010@gmail.com>  
**Sent:** Tuesday, April 12, 2022 5:13 PM  
**To:** Wintz, Katelynn A  
**Subject:** Slides for Planning Commission Hearing 4-21  
**Attachments:** Planning Commission - Allaso.pdf

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Hello Katelynn,

I would like to submit a few slides for the Planning Commission Hearing on April 21, 2022. I have attached a PDF version and a cloud based link to the slides.

Thank you for providing the opportunity to have my voice heard regarding the proposed rezoning for the Allaso development. I have read PlanCOS and it is quite an achievement for the City of Colorado Springs. It is exciting and at the same time challenging to execute. In the particular case of the Allaso initiative, I found inconsistencies with PlanCOS and the project. Additionally, the project does not bring value to the residents of Summerfield and is more detrimental than helpful.

In terms of inconsistency, the Summerfield subdivision is a well established, stable, and vibrant neighborhood in its present state. The character of the neighborhood has evolved over 25 years to what is today with several yearly community events that have fostered community. The connections within the community provide for a safe neighborhood with neighbors always willing to help each

other. PlanCOS Policy VN-3.A states as a goal to **Preserve and enhance the physical elements that define a neighborhood's character. These neighborhoods have a high value in maintaining the privacy of homes and safe streets for families. New development should focus on safe connections into and within these neighborhoods.** The proposed development introduces several aspects that impact safety, one of the big ones being traffic. The addition of possibly 375 more vehicles in the highly concentrated area of the development would not only have a negative impact on traffic congestion but would also increase the danger to our families, mostly our children who play in our streets. Imagine an up and coming young professional, target demographic for this project, cutting through our streets to get from point A to point B with Google maps to get to work on time! I'm old enough to know how that works with young professionals.

There are a multitude of concerns with this project that point to detrimental scenarios to the community, more importantly, quality of life. As stated previously, Summerfield is already a well established and vibrant neighborhood, the proposed rezoning only introduces a negative impact to the community. Not only would traffic and safety be issues but add noise and light pollution, overuse of trail and greenspace. Add in loss of privacy and negative impact on home values. All these are detrimental to the public interest, health, safety, convenience and general welfare. The residents of Summerfield will be impacted with a degraded quality of



life with this proposed development. The proposed rezoning is both inconsistent with PlanCOS and is detrimental to the residents of Summerfield with no upside. I kindly recommend that this project be shelved and a more appropriate project that lends itself to the existing vibrancy of Summerfield be introduced. Thank you for lending your ear to my concerns.

Link to slides: <https://tinyurl.com/n2allaso>

**From:** Rachel Sheffield <rachelvsheffield@gmail.com>  
**Sent:** Saturday, April 9, 2022 3:51 PM  
**To:** Wintz, Katelynn A  
**Subject:** Summerfield rezoning

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Hi Katelynn,

I am writing in regards to the upcoming rezoning vote regarding the proposed Allaso high density apartment complex in the Summerfield area. My concerns all relate to the fact that the proposed development nearly doubles the number of resident in Summerfield, which will have some obvious effects (some of which the developer has already addressed). My biggest concerns are the impact on schools as well as park use and trails.

#### **Impact on schools**

Lulu Pollard park is right down the street from the apartment complex and the complex would be in the boundaries of Academy International Elementary school (a highly ranked language immersion school). This two factors will be big draws for families. Regardless of who Titan claims the apartments are built for, those two factors are a HUGE incentive for families to move into the apartment (I have little kids and would have seriously considered that complex for those reasons myself).

The elementary is already packed with the incredibly small geographic area that it covers currently (it is one of the smallest geographic feeder areas for an elementary in D20). How is that elementary supposed to handle the influx of kids this apartment complex will bring in?

#### **Impact on park use and trails**

With the park a short walk from the apartment complex and a trail running right along side it, the apartment complex will naturally cause a significant increase in use of these two neighborhood resources. My concern is maintenance: the trail is already struggling to be maintained — it is currently filled with weeds and trees have been cut down without being replaced, all due to lack of city budget. The park is extremely small with very little play equipment (and significantly older equipment to boot). Significantly increasing the use of both trails and Lulu Pollard park will only exacerbate these problems.

#### **Suggested solutions**

I know there is a housing crisis in the Springs, and I am empathetic towards those who need housing (we just barely were able to buy our home last year, and had rented for a decade before then so I understand the need for nice places to rent). Of course, I would love the city to vote no on the rezoning. However, I also understand the need for more housing.

If the city does choose to approve the rezoning for the complex, I would like to see a requirement for Titan to address some of these concerns above. I don't see how to address the school enrollment problem, but at least as far as park and trails use **I would like to see a requirement for Titan to pay for a significant upgrade to the park so it can handle more kids and to contribute in some meaningful way to trail maintenance and/or improvement.** My understanding is that the rezoning triggers the need for a park land dedication, and that the developer has chosen fees in lieu of land dedication, siting the fact

that Lulu Pollard park is .1 miles from the site as a partial reason not to do the land dedication. A reasonable compromise would be that Titan needs to improve/upgrade the park to handle the increased usage, along with some kind of trail improvement.

Finally, while I understand that the land was never meant to stay as open space and something inevitably will be built there, I also acknowledge (as I'm sure everyone does) that a big apartment complex in the neighborhood will have an effect on the neighborhood feel and housing values. It would certainly help alleviate my concerns on that note if Titan included some space in the complex for two or three small shops (i.e. a bakery, sandwich shop, coffee shop). Improving walkability in the neighborhood would go a LONG way, in my opinion, to balancing out the significant increase of people in the neighborhood (and the accompanying change in the feel of the neighborhood).

Thank you Katelynn for taking the time to read this, and for reading so many responses about the proposed development.

Best,

Rachel Sheffield