

**From:** Don Coates <doncoates46@gmail.com>  
**Sent:** Saturday, April 16, 2022 1:10 PM  
**To:** Wintz, Katelynn A  
**Subject:** Allaso Apartments Initiative

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Dear Katelynn. We want to again go on record as opposing the Allaso Apartments near our home in Briargate. We don't believe this initiative has been in compliance with PlanCOS, Goal VN-1.B-1 and VN-1.B-2. As property owners, we don't believe we have been informed and involved in this development application and planning initiatives. We also don't believe either the City Planning Commission or the developer have "collaboratively included and partnered" with the residents and homeowners of our community. Our previous objections have all been handed to the developer to address and most have consistently been addressed as non-issues. Our property backs up to Dynamic Drive and the traffic and noise have consistently been getting greater and greater over the last 3 to 5 years and we believe this apartment complex will further multiply both the traffic and noise issues as well as significantly increasing the potential for crime due to potentially doubling the population of the area with no increase in opportunities for recreational and public gathering areas. We believe the neighborhood would be much better served by a strip mall or small coffee shops and delicatessens where current residents could gather and socialize close to our homes. Respectively, Don and Patty Coates, 9045 Clapham Court, Colorado Springs, CO.

**From:** Barb Bates <barb.s.bates@gmail.com>  
**Sent:** Saturday, April 16, 2022 10:09 AM  
**To:** Wintz, Katelynn A  
**Subject:** Allaso Apartments

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Katelynn,

I am extremely concerned about the increased danger and hazards that will result from the proposed Allaso Apartment project. The proposed site is not conducive to high density housing because the only proposed entrance/exit is on Dynamic Drive. Hundreds of resident owned vehicles and additional traffic including service and visitor vehicles will overly congest Dynamic Drive, creating safety hazards for residents of all ages. The increase in vehicular traffic will meaningfully compromise evacuation routes necessary in case of emergency.

Dynamic Drive is the only street servicing Lulu Pollard Park. Dynamic Drive is heavily used to access Mountain Ridge Middle School. During school events additional apartment generated traffic will drive up congestion and cause substantial hazards to students. These same hazards will be almost continuous for the many pedestrians and bicyclists, including youth and adults, who use Dynamic Drive to access the park and the school outside of school hours. I have observed that the school grounds are used a great deal by walkers, for sports practice and neighborhood recreation.

It is important to understand that Dynamic Drive cannot safely accommodate the increased traffic that will be generated by the proposed high density apartments. The vehicular entrance to the apartment complex should not be off Dynamic Drive for community safety and evacuation reasons. Therefore, as a concerned citizen and property owner, I ask you to reconsider the viability of this proposed project.

Barbara Bates

2925 Dynamic Drive

**From:** Bernie <PhysicsFarmer@msn.com>  
**Sent:** Monday, April 18, 2022 9:14 AM  
**To:** Wintz, Katelynn A  
**Subject:** Allaso Briargate Zone Change

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Dear Ms. Wintz,

My wife, Linda, and I are writing to express our profound hope that the city will not grant the zoning change requested by Titan for the area adjacent to our Summerfield house located at 2505 Wimbledon Court. We built this house 29 years ago and have always been proud to call it home; however, if this request is granted and the proposed apartments are constructed, it will irreparably degrade our entire neighborhood!

Traffic will greatly increase around our quiet and peaceful home, safety (especially for young children walking to and from school) will be vastly diminished, noise will certainly increase, and the "homey" feel of our community will be lost. This very sad state of affairs, if it does indeed occur, may even prompt us to list our house for sale, so we strongly request the city not grant the proposed zoning change.

Thank you,  
Bernard and Linda Gordon

**From:** AOL Mailer Info <bgsdpamba@aol.com>  
**Sent:** Wednesday, April 13, 2022 10:33 AM  
**To:** Wintz, Katelynn A  
**Subject:** Allaso request for Briargate rezoning

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Good morning Ms. Wintz,

I am writing concerning the request for rezoning by Allaso in the Summerfield subdivision. I did not see a revised traffic study by the applicant. We would hope a legitimate and realistic study would be required by the Commission. The study presented does not accurately reflect the current traffic during peak hours. Their study, as presented and if approved, would be detrimental to the public interest as it relates to safety, general welfare and health of the community. The risk of auto accidents and bodily harm will be greatly increased with the increased traffic flow in the immediate area.

I also failed to see how the applicant adequately addressed the education issues. My understanding is the City's Master Plan addresses the issue which goes beyond simply paying fees instead of providing classrooms. Overcrowding of the present facilities will be the result of the proposed rezoning if approved as submitted

Thank you for time addressing my family's concerns

Burl Stewart  
8910Coberdale CT  
CSC 80920

**From:** landuse notice <landusenotice@cscono.org>  
**Sent:** Thursday, April 14, 2022 11:00 AM  
**To:** landuse notice  
**Subject:** CONO Land Use Notice - Allaso Zone Change & Concept Plan - Planning Commission Hearing  
**Attachments:** Allaso-Postcard CPC 4.21.22.pdf

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Hello! You are receiving this email because a City of Colorado Springs Land Use Application has been filed near you or the organization you manage. A copy of the City's postcard explaining the project is attached. (You may have received the postcard via postal mail as well.)

CONO is sharing this information because a public meeting is scheduled and/or a comment period is open regarding the project. *Our intent is that you will share this information with your organization/community via email or posting the attached postcard in a publicly visible community location.*

The project site is near 2505, 2525, & 2535 Dynamic Dr., 80920, which is approximately in the center of [this map](#).

#### PROJECT DESCRIPTION

- Proposal to rezone 10.5 acres to Office Commercial with conditions.
- A concept plan for future multi-family residential development resulting in a maximum of 251 units.
- The 70' landscape buffer from the established residential uses along the eastern property boundary will remain.

To learn more about the project, you can go to the City's [Land Development Review Service website](#) and search for the application number(s) in the File Number search box:

- 
- 
- CPC ZC 22-00008
- 
- 
- CPC CP 22-00009
- 

The City Planning Commission Public Hearing will take place on April 21, 2022 at 8:30AM and can be accessed virtually:

SpringsTV - Coloradosprings.gov/SpringsTV  
Comcast Channel 18/880 (HD) or CenturyLink Channel 18  
To comment during the meeting, use the phone-in number and conference ID: +1 720-617-3426, Conference ID: 785 230 166 #.

City meeting agendas are posted [at this site](#).

Written comments are to be sent to the planner, Katelynn Wintz at [Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov), (719) 385-5192 by April 21, 2022.

Thank you!  
–The CONO Team

*CONO complements the City's required notification procedures per [City Code 7.5.902](#) with emails to those who manage property or live near the location of the application property. CONO does not take a position on the merits of the application.*

To learn more about CONO and how we are building neighborhood networks, visit us at <http://cscono.org>.

To opt out of these emails, please notify us at [landusenotice@cscono.org](mailto:landusenotice@cscono.org).

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**Land Use Notice Team**  
719.471.3105  
[cscono.org](http://cscono.org)



**From:** Scott Whitbeck <coloradosprings@hometeam.com>  
**Sent:** Thursday, April 14, 2022 6:47 PM  
**To:** Wintz, Katelynn A  
**Subject:** Fw: Allasso zoning change

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**From:** Scott Whitbeck <coloradosprings@hometeam.com>  
**Sent:** Thursday, April 14, 2022 6:41 PM  
**To:** katelynn.wintz@coloradosprings.cov <katelynn.wintz@coloradosprings.cov>  
**Subject:** Allasso zoning change

So you are already recommending approval of the zoning change prior to the meeting in a week? Whats your reasoning? Or better yet, who is lining your pocket? Shame on you.

**Scott**



Scott Whitbeck  
**HomeTeam Inspection Service**  
719-598-7633  
[www.hometeam-coloradosprings.com](http://www.hometeam-coloradosprings.com)



**From:** Ramesh Kanekal <ramesh\_kanekal@yahoo.com>  
**Sent:** Friday, April 15, 2022 2:31 PM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose Apartment complex behind Fire Station 19 in Summerfield neighborhood

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Hello Katelynn,

We live in Summerfield neighborhood of Briargate. We saw the proposal to build a high density apartment complex behind Firestation 19. We oppose this proposal for these reasons:

1. The area was zoned for Medical Offices or small businesses
2. A high density apartment complex in quiet neighborhood will bring in traffic and noise
3. Builder has not submitted the traffic analysis report, we know that most people who are going live there are going to use Dynamic Dr. to get on to Chapel Hills. It will definitely increase traffic.
4. In case of fire evacuation the additional traffic will certainly cause delays and people are going to get stuck.
5. The people who are going to move into these apartment will have a tough time enrolling their kids in neighborhood schools. Schools are already full.

I request you to please consider these issues.

Thanks,

Ramesh Kanekal  
2670 Heathrow Dr.  
Colorado Springs, CO 80920



**From:** Molly Dewell <mollydewell@yahoo.com>  
**Sent:** Sunday, April 17, 2022 1:11 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Allaso Briargate - Project Updates from City Planning

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Hello to the interested parties,

I have been thinking a lot about the issue with the company called Allaso wanting to build apartments in the Summerfield area in Colorado Springs. I have spoken with some people about this issue.

At first, I was perplexed by the opposition to the apartment complex being built. Having more affordable housing in an area can often be good for the community. If you have a shortage of employees in various areas, like education and service industry jobs, then making sure that people who can fill those positions can afford to live in the area, is essential. So at first, I thought, why not build nearby apartments? That could be good for the community.

But I want to state for the record, that I am not now, nor have I ever been on the side of Allaso. I couldn't care less about Allaso and their profit margins. I don't know a lot about the company, but my guess is that they don't care much about our community, and that they are just looking to make money. One thing that stuck out to me while I've been discussing this issue with others is that Allaso is apparently an out of state developer.

While I am not on the side of Allaso, I *am* on the side of people who want to live and work in our community, and be good neighbors, but who might not be able to afford to live here in the current housing market. So here is my new suggestion and opinion on the matter:

Don't let Allaso build their proposed apartments. They're an out of state company that just wants to make profit. But *do* build more affordable housing in the area.

Have a non-profit organization come in and do a study about how to best add affordable housing in the area in a way that benefits the community. People seem to be worried about crime rates increasing if the apartments are built. So have some system where we do background checks and don't let child molesters or other violent criminals live there. Personally, I'm fine with people who have non-violent drug offences on their record, as long as they're not going to sell drugs to children.

If 3-story apartment buildings are so offensive (I'm still a bit perplexed by this), maybe try 2-story apartments or duplexes or townhouses/condos.

In summary, I think having more affordable housing in the area would be great for our community, but I also don't want to speak in favor of a for-profit company that most likely doesn't care as much about our community as I do.

Sincerely,

Molly Dewell

8969 Rockmont Terrace

Colorado Springs, CO 80920

On Wednesday, March 2, 2022, 02:31:28 PM MST, Molly Dewell <mollydewell@yahoo.com> wrote:

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:** Steve Brower <as.brower@icloud.com>  
**Sent:** Wednesday, April 13, 2022 2:21 PM  
**To:** Wintz, Katelynn A  
**Subject:** Reference Allasso, 2505 Dynamic

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Katelynn Wintz  
Colorado Springs  
Planning and Community Development  
Land Use Review Division  
30 S. Nevada, Suite 701  
Colorado Springs, CO 80901

4/13/22

via email at [Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)

Dear Ms Wintz:

Reference Development Proposal: Allasso, 2505 Dynamic Drive

As this proposal is continuing its way within the Planning Commission we would like to once again register our objection to the proposed re-zoning to allow a multi-family housing project. This is not the right development for this community. As more is learned about the proposed development, the greater are our concerns. Throughout this communication process the potential developer and their local agent have been noticeably unresponsive to citizen's concerns. Specifics issues, concerns and unanswered questions follow.

Re-zoning this property to allow multi-family, high density housing violates the social contract between the current residents, citizens and voters with the city. Every home in the Summerfield area was purchased under the current zoning provisions consistent with the Briargate Master Plan. This calls for commercial development which is supported. The neighborhood could use retail, dining even auto repair facilities in the area. To change the zoning at this point is both unfair and disingenuous.

The potential developer's local agent was a former City Planner and employee of the City of Colorado Springs and still serves on government planning and advisory committees, according to the material on their web site. Will members of the Planning Commission who have been or are colleagues of her recuse themselves from these considerations due to the apparent and potential conflict of interest?

The need for such a project over alternative uses has never been addressed. The entire conversation has been driven by the agent and the developer to address the details of zoning requirements. The conversation has been about the trees while ignoring the forest. Yes, Colorado Springs is growing. Yes, the City Council is encouraging such growth. But growth needs to be balanced. Housing and businesses are both necessary. Currently there are four major apartment complexes within one mile of the

proposed location, and another one under construction (at Chapel Hills Mall). In actuality this property is already zoned for growth, business growth.

The agent and developer have made a major point that the proposed zoning would serve as a transition between industrial areas and single family homes. While at the level of the zoning definitions this is no doubt true, but at the level of reality, this is a specious argument. There is not heavy industrial activity in the area now. The current commercial activity consists of low profile, low density office and medical facilities. This project would inject a high profile, high density facility between two low density areas. There is nothing to transition.

A major concern of the residents is traffic congestion during school periods along Dynamic Drive beside Mountain View Middle School. It is currently quite crowded when parents drop off and pick up their children. As Dynamic Drive to Lexington Drive to the light at Research Parkway is the only route with protected left turns to get from the proposed development to East bound Research and then to Powers Boulevard, it follows that traffic on Dynamic will increase. When the City of Colorado Springs Planning Department asked the agent and developer to revisit the traffic study they refused. In the agent's written reply she asserted it wasn't required and instead added an arbitrary planning factor to the existing traffic volume. The question was traffic congestion at specific times, not average volume. Apparently neither the instructions of the city nor the concerns of the residents matter to the agent or the developer. Any consideration of this proposal should be held in abeyance until such a study is completed.

In a similar vein, residents are concerned about a mass evacuation of the Summerfield area should it become necessary because of natural disaster or dwelling fires or even wild fires. The developer's agent in written response asserted such considerations weren't necessary as the area is outside a Wildlife Urban Interface. Apparently the residents concerns are not valid.

Overflow parking along Dynamic drive was also identified as a concern by residents. It was ignored by the agent and the developer. Would the developer be prepared to agree to permanently leasing additional parking spaces from the adjacent building owners to insure adequate parking?

From the first communication from the developer, they have characterized the project as luxury apartments. Yet they have refused to identify any real provisions to ensure this occurs. In fact they acknowledged that pricing would be solely market driven. Would the developer agree to conducting annual apartment price surveys within the mile radius and price their units within the top 25%? This might ensure they were indeed luxury apartments.

The agent and the developer failed to answer a submitted question regarding their average ownership period after developments are completed. How long before they sell the property and everything changes?

The agent and the developer failed to provide examples of developments constructed within existing low density, single family housing areas, as they claimed they have completed throughout the Southwest.

In short, the agent and developer have consistently failed to work with the residents or meaningfully compromise to achieve a mutually beneficial concept. They have done nothing but justify their original

plan, making small changes when required by zoning provisions. 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 tone of their written response to the City Planner's request and their failure to address all the questions submitted by residents in over 200 pages of correspondence.

This is the wrong development and the wrong developer for this neighborhood and Colorado Springs. Request you deny the proposal.

Stephen A. and Adele L Brower

719/598-1165

**From:** Jerry Griffin <geraldjgriffin@gmail.com>  
**Sent:** Saturday, April 16, 2022 8:24 AM  
**To:** Wintz, Katelynn A  
**Subject:** Summerfield Rezoning

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!

Good morning Katelynn.

As an original owner in and a 23 year resident of Summerfield I am writing to you with my disapproval of this zoning change. Summerfield was intended as a quiet single family housing area and I wish it to stay that way. There is plenty of other land nearby that can be developed for apartments. Please keep them clustered together and out of residential areas like ours. I know there is a great need for housing however there are too many concerns involved with this change. Please consider my and my neighbors requests and do not allow this to happen.

Thank you.

Gerald J Griffin  
2810 Dynamic Dr  
CS, CO 80920  
719-963-3080

Sent from Mail for Windows

**From:** Jerry Griffin <geraldjgriffin@gmail.com>  
**Sent:** Saturday, April 16, 2022 8:04 AM  
**To:** Wintz, Katelynn A  
**Subject:** Summerfield Rezoning

**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!**

Good morning Katelynn.

As an original owner in and a 23 year resident of Summeffield I am writing to you with my disapproval of this zoning change. Summerfield was intended as a quiet single family housing area and I wish it to stay that way. There is plenty of other land nearby that can be developed for apartments. Please keep them clustered together and out of residential areas like ours. I know there is a great need for housing however there are too many concerns involved with this change. Please consider my and my neighbors requests and do not allow this to happen.

Thank you.

Gerald J Griffin  
2810 Dynamic Dr  
CS, CO 80920  
719-963-3080

Sent from [Mail](#) for Windows

# Summerfield Input re. Rezoning Application for Two Lots in Briargate Business Campus CPC ZC 22-00008, CPC 22-00009

April 21, 2022

Robert Sallee



# Our Founder's Vision



“My theory for this place is that it should be made *the most attractive place for homes in the west-* a place for schools, colleges, literature, science...”

General William Jackson Palmer  
Founder of Colorado Springs  
(December 23, 1871)

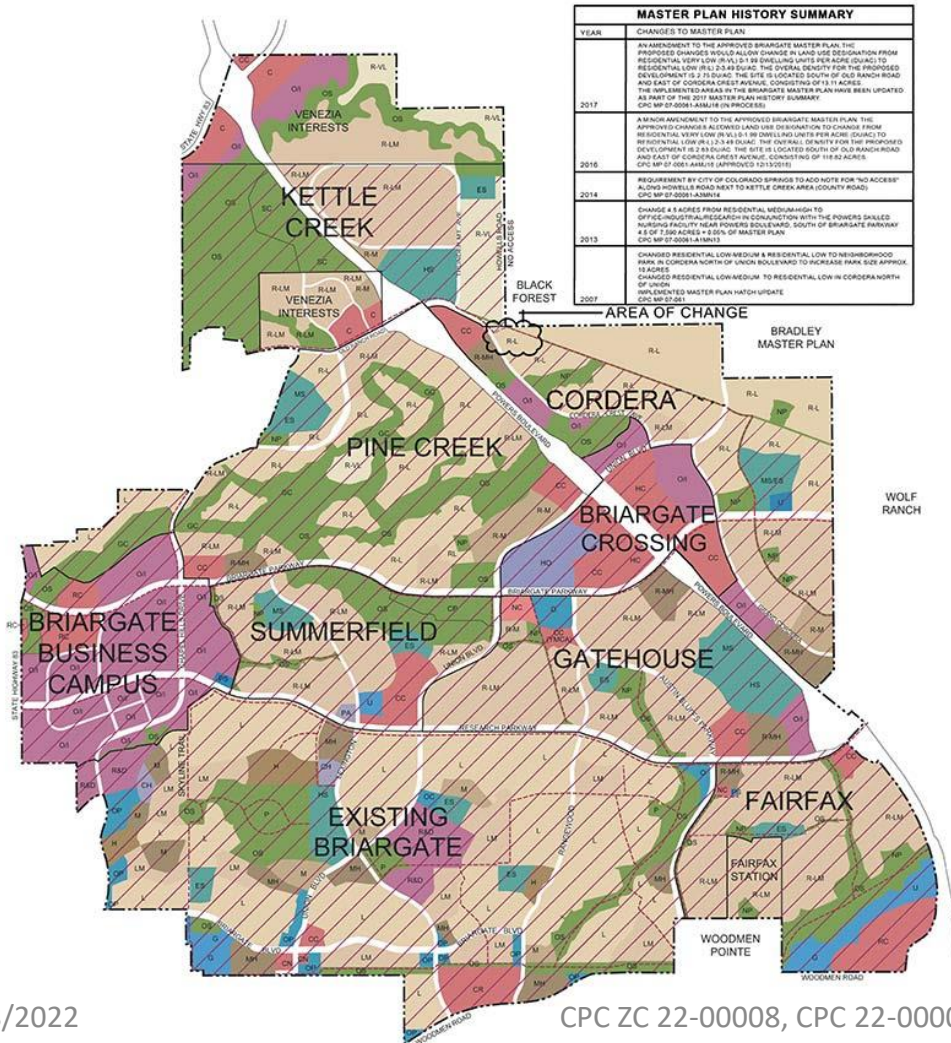


# Criteria for Rezoning



1. Will not be detrimental to **public interest, health, safety, convenience** or **general welfare**.
2. Is consistent with the goals and policies of **PlanCOS**, the City's Comprehensive Plan.
3. Is consistent with the **Briargate Master Plan**
4. n/a

# Summerfield Subdivision Part of Briargate Master Plan

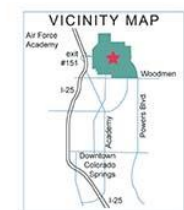


MASTER PLAN HISTORY SUMMARY	
YEAR	CHANGES TO MASTER PLAN
2017	AN AMENDMENT TO THE APPROVED BRIARGATE MASTER PLAN, THE PROPOSED CHANGES WOULD ALLOW CHANGE IN LAND USE DESIGNATION FROM RESIDENTIAL VERY LOW (R-VL) TO RESIDENTIAL LOW (R-L) (2.3-4.9 DUs/gross acre) TO RESIDENTIAL LOW (R-L) 2.3-4.9 DUs/gross acre. THE OVERALL DENSITY FOR THE PROPOSED DEVELOPMENT IS 2.3 DUs/gross acre. THE SITE IS LOCATED SOUTH OF DULANEY ROAD AND EAST OF CONCORDA CREEK AVENUE, CONSISTING OF 13.11 ACRES. THE IMPLEMENTED AREA IN THE PREVIOUS MASTER PLAN HAS BEEN UPDATED AS PART OF THE 2017 MASTER PLAN HISTORY SUMMARY. CPC MP 07-00061-AM16 (IN PROGRESS)
2016	A MINOR AMENDMENT TO THE APPROVED BRIARGATE MASTER PLAN, THE APPROVED CHANGE ALLOWED LAND USE DESIGNATION TO CHANGE FROM RESIDENTIAL VERY LOW (R-VL) TO RESIDENTIAL LOW (R-L) (2.3-4.9 DUs/gross acre) TO RESIDENTIAL LOW (R-L) 2.3-4.9 DUs/gross acre. THE OVERALL DENSITY FOR THE PROPOSED DEVELOPMENT IS 2.3 DUs/gross acre. THE SITE IS LOCATED SOUTH OF DULANEY ROAD AND EAST OF CONCORDA CREEK AVENUE, CONSISTING OF 16.82 ACRES. CPC MP 07-0001-AM15 (APPROVED 12/13/2015)
2014	REQUIREMENT BY CITY OF COLORADO SPRINGS TO ADD NOTE FOR "NO ACCESS" SIGNAGE NEAR ROAD NEXT TO KETTLE CREEK AREA (COUNTY ROAD). CPC MP 07-0001-AM14
2013	CHANGE 4 ACRES FROM RESIDENTIAL MEDIUM-HIGH TO OFFICE/INDUSTRIAL/RESEARCH/AND DEVELOPMENT WITH THE POWERS SKILLED NURSING FACILITY NEAR POWERS BOULEVARD, SOUTH OF BRIARGATE PARKWAY 4.5 OF 2.92 ACRES 4.5 OF 2.92 ACRES. CPC MP 07-0001-AM13
2007	CHANGED RESIDENTIAL LOW MEDIUM AND RESIDENTIAL LOW TO NEIGHBORHOOD PARK IN CONCORDA NORTH OF VANCE BOULEVARD TO INCREASE PARK SIZE APPROX. 13 ACRES. CHANGED RESIDENTIAL LOW MEDIUM TO RESIDENTIAL LOW IN CONCORDA NORTH OF VANCE BOULEVARD TO INCREASE PARK SIZE APPROX. 13 ACRES. IMPLEMENTED MASTER PLAN HATCH UPDATE. CPC MP 07-0001-AM07

## Briargate MASTER PLAN

### LEGEND

LAND USE	ACREAGE
RESIDENTIAL VERY LOW (R-VL, 0-1.99 DU/gross acre)	77.73 AC.
RESIDENTIAL LOW (R-L, 2-3.49 DU/gross acre)	1672.27 AC.
RESIDENTIAL LOW-MEDIUM (R-LM, 3.5-7.99 DU/gross acre)	1530 AC.
RESIDENTIAL MEDIUM (R-M, 8-11.99 DU/gross acre)	159 AC.
RESIDENTIAL MEDIUM-HIGH (R-MH, 12-24.99 DU/gross acre)	237 AC.
COMMERCIAL (NC, CC, RC, HC)	437 AC.
OFFICE (O)	70 AC.
OFFICE-INDUSTRIAL/RESEARCH & DEVELOPMENT (OI)	577 AC.
GOVERNMENT / UTILITIES (G, U, PS)	93 AC.
PUBLIC / INSTITUTIONAL (PA-PUBLIC ASSEMBLY, HO-HOSPITAL)	92 AC.
SCHOOL (HS, MS, ES)	327 AC.
RIGHT OF WAY	657 AC.
OPEN SPACE (OS) / PARK (NP, CP) / GOLF COURSE (GC) / SPORTS COMPLEX (SC)	1219 AC.
VENEZIA INTEREST	442 AC.
IMPLEMENTED MASTER PLAN AREA	
TRAILS	
	7590 AC. TOTAL



**LA PLATA**  
COMMUNITIES  
1755 Telstar Drive, Suite 211  
Colorado Springs, CO 80920  
main (719) 260-7477  
fax (719) 260-7088

www.briargate.com  
www.pinecreek.com



**DHM DESIGN**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN • LAND PLANNING  
ECOLOGICAL PLANNING  
Date: 01-06-2017  
CPC MP 07-00061-AMJ16

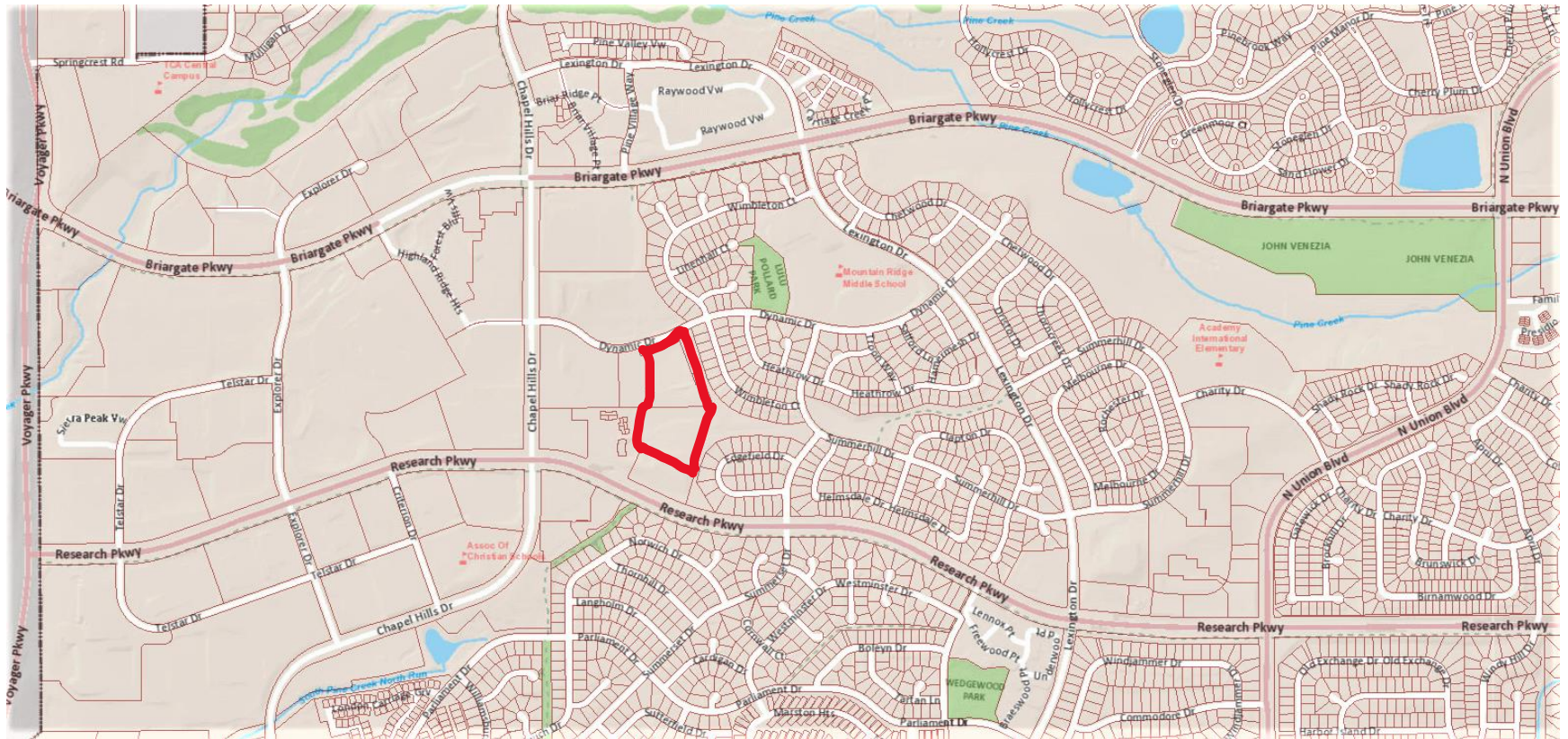
# Briargate Master Plan as an Entitlement



PlanCOS states:

*“...developers, property owners,  
and neighbors should expect  
to rely on these  
previously adopted land use plans  
as entitlements.”*

# Summerfield Subdivision



# Importance of Neighborhoods



PlanCOS Chapter 2 says:

“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.”

# PlanCOS Big Idea



Vibrant neighborhoods are the building blocks of a great city.

Every person deserves to live in a great neighborhood.

All neighborhoods are not the same.

**We foster our shared neighborhood values.**

We strive to improve the character of our neighborhoods.

PlanCOS purposefully moves us toward enhanced neighborhood identity, planning, support, and livability.

# What neighbors cite as failing to meet Criterion 1



Neighborhood Values are reflected in more than 185 emails to the City Planner.

Neighbor Input from Neighborhood Meeting			
Focus	# of Times Cited	Focus	# of Times Cited
Traffic	95	Quality of Life	33
Safety	84	Noise and Light	32
Housing Density	62	Water	28
Home Values	49	Emergency Evacuation	20
Trails/Open Space	45	Privacy	12
Views	45	Drainage	4
Crime	41	Air Pollution	2
School Crowding	34		

# What neighbors cite as failing to meet Criterion 1



... relating to public interest, health, safety, convenience and general welfare.

- Crime.
- Loss of home value, leading to neighborhood decline.
- Loss of privacy and loss of views for homes on view lots.
- Health impact of traffic emissions.
- Excess traffic on principal neighborhood ingress and egress routes and residential streets. Lack of traffic signals and turn lanes.
- Safety of children on Dynamic and Wimbledon threatened due to increased traffic, especially before and after school.
- Inconvenient traffic congestion at rush hour, start/end of school.
- Inconvenient traffic, noise and light pollution outside business hours.
- Overuse of neighborhood trail and Lulu Pollard Park, causing degradation.



Why zoning change is detrimental to the public Interest, health, safety, and general welfare.



Violates Covenants: *“to protect the Subdivision’s quality residential living environment and also to protect its desirability, attractiveness, and value.”*

Violates PlanCOS:

- Fails to *foster shared neighborhood values*
- Does not *improve the neighborhood character*
- Does not *provide safe connections* into Summerfield
- Fails to protect the *privacy* of citizens’ homes
- Violates mandate to provide *safe streets* for families

# PlanCOS Typologies



- Typologies inform what makes vibrant neighborhoods
- Achieving PlanCOS goals for established neighborhoods will contribute to the prosperity of the city overall.
- neighborhood boundaries and typologies should be considered as guidance for choices about strengthening and supporting neighborhoods.
- They should be consulted and applied in context to the surrounding land uses.

# Summerfield Subdivision



- Existing land uses are compatible with the Summerfield neighborhood.
- Current uses are diverse:
  - aerospace consulting
  - ambulatory surgery
  - dentistry
  - engineering services
  - face/skin treatment studio
  - financial planning/wealth mgt
  - gas station
  - luxury homebuilding
  - optometry
  - orthopedic urgent care/surgery
  - plastic surgery
  - semiconductor development
  - telecommunications
  - wireless call center/facilities
  - sports medicine/physical therapy

# Briargate Business Campus



All buildings are  
low-profile



# Developer Concept



The developer proposes:

- Two 3-story buildings 38' high (251 high-density apartments)
- Parking for 400+ cars
- Promoting urban lifestyle
- Incorporating neighborhood trail; access to Lulu Pollard neighborhood park (no playground/amenities for children)
- Main access from Dynamic Dr; ½ access from Research Pkwy
- Requires rezoning from office park to multi-family

# Proposed Building Site



# Proposed Building Site



# Summerfield Subdivision



Celebrate Our Scenery and Environment

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.*



# Respecting and Sharing Our Community Vistas



The Prime Center at Briargate demonstrates how low profile buildings were developed to respect homeowners with “view lots” adjacent to the proposed development site. The road in the foreground is Dynamic Drive.

# Respecting and Sharing Our Community Vistas



# Safety



# School Overcrowding



Portable classrooms present both safety and convenience issues.

Students must leave the secure school building and move outside, requiring coats and dress for snow and rain.



Small window air conditioners do not provide quality temperature control.

Teachers are needed.

# PlanCOS on Issues related to Vibrant Neighborhoods



Demand for single-family housing is expected to remain strong both in traditional stable neighborhoods and new planned communities.

The majority of our growing senior population will prefer to “age in place” within existing neighborhoods.

# PlanCOS on Redevelopment



## **Colorado Springs Development and Redevelopment Capacity.**

“Identification as an area of change is not intended to confer an open-ended expectation for development without regard for the character and context of that area.”

# PlanCOS on Redevelopment



PlanCOS states:

“PlanCOS is about the attitudes we exhibit and the decisions we make that benefit us not only today, but that will also establish us as ‘good ancestors’ for the Colorado Springs of the future.”

# PlanCOS Goal VN-2



## HOUSING FOR ALL

GOAL VN-2: Strive for a diversity of housing types, styles, and price points **distributed throughout our city**... adaptable to market demands and housing needs.

- Strategy VN-2.A-5: Amend the City's zoning code to **allow attainable housing in multi-family and commercial zoning districts** to maximize availability/distribution of this option.



# PlanCOS “take-aways”



- Purposely enhance neighborhood identity, planning, identity, support and livability.
- Manage and expand “green infrastructure.”
- Respect and share our beautiful vistas.
- Sustain natural systems from degradation, overuse.
- Balance PlanCOS with pre-existing Master Plans.
- Engage with citizens and put their interests first in making decisions about their neighborhoods.

# Why Retain Current Zoning?



- The zoned uses for this parcel remain valid.
- The City has honored the Briargate Master Plan and commitment to residents to allow only low profile professional and medical offices in earth tones.
- Business traffic does not compete with neighborhood traffic during rush hour, nor at the start/end of school.
- Office park zoning provides quiet time in the evenings and on weekends. Local businesses do not impact neighborhood privacy nor gather in Lulu Pollard Park.

# Neighborhood Position



- Developer proposal fails to meet criteria for rezoning!
- Their proposal negatively impacts public interest, health, safety, and convenience and does nothing to improve the general welfare of the neighborhood.
  - Their proposal violates the Briargate Master Plan that neighbors relied on in purchasing homes in Summerfield.
  - Their proposal falls very short of PlanCOS vision and goals of promoting and enhancing vibrant neighborhoods.
  - Their development of hundreds of high-density residences without set aside for greenspace does not create a new neighborhood, instead it appropriates ours.

# Summerfield Request



Thank you for your attention to our concerns. I will be followed by neighbors who will elaborate on them.

Please protect our Summerfield neighborhood.

Retain the current zoning as planned industrial park.

Please do your duty to preserve and enhance the vibrant suburban neighborhood of Summerfield as you agreed to do when approving PlanCOS.

**From:** Anita Skonicki <amskon@gmail.com>  
**Sent:** Monday, April 18, 2022 7:34 PM  
**To:** Katelynn.wintz@coloragosprings.gov  
**Subject:** Proposed Apartments

I am opposed to the development of new apartments behind the TMobile property. I do not approve of rezoning this area for multi family apartments. My vote is no when you meet on April 21, 2022. Please listen to the community, we already have enough apartments in our area.  
Thank you,  
Anita Skonicki

Sent from my iPhone

**From:** Marty Van Driel <marty.vandriel@gmail.com>  
**Sent:** Monday, April 18, 2022 10:58 PM  
**To:** Wintz, Katelynn A  
**Cc:** Tammy Van Driel  
**Subject:** Re-Zoning Consideration

**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!**

Hello Ms. Wintz,

I hope this email message finds you well and enjoying spring in our beautiful city.

I am reaching out to voice my and my family's deep concern regarding the rezoning effort currently taking place in our Briargate neighborhood, File Numbers CPC ZC 22-00008; CPC CP 22-00009. Thank you for allowing me the opportunity to express my deep concern for this rezoning, which revolves mostly around the safety impacts these apartment buildings would have on our community and the families who reside here.

As a family of four with two small children, the increase of traffic on Dynamic Drive poses hazardous and even life-threatening risks to our and many other families who frequent especially the Lulu Pollard Park. In addition, as we anticipate our children attending Mountain Ridge Middle School in three upcoming years, the traffic dangers on an already small street especially during drop-off and pick-up times would increase to a potentially devastating level especially for neighborhood children and students, like ours, who would be walking to school. It is for the safety of not only my own children but dozens of others within the neighborhood community that must be taken into account when considering this rezoning effort.

On any given day as we drive on Dynamic Drive, we already often yield the right of way to pedestrians crossing the street from the walking trail which would undoubtedly experience an increase in foot traffic should the apartment buildings be constructed. As the main thoroughfare in our neighborhood, Dynamic was not designed to support an exponential increase in traffic that would result from the apartments.

I appreciate you taking the time to consider these safety concerns, only a couple of which I've raised here, and would very much appreciate any response you might be able to provide regarding how the city of Colorado Springs has taken these risks, even hazards into consideration with this rezoning initiative.

I hope to hear from you soon, and thank you in advance for your time.

Sincerely,

Marty Van Driel  
9005 Troon Way, 80920



**From:** Sarah Graham <slrdgraham@gmail.com>  
**Sent:** Monday, April 18, 2022 6:42 PM  
**To:** Wintz, Katelynn A  
**Subject:** ReZoning on Dynamic

**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 Ms. Wintz,

I am writing to express my strong opposition to the rezoning that is being considered on Dynamic for the building of an apartment complex. I live on the corner of Dynamic and Lexington. This is a high traffic area. I was aware of this when I bought my house. But I also spent some time observing the area and decided that it was a manageable amount of traffic; as is. I am HIGHLY concerned about the 300 apartments being proposed down the road from my already busy intersection. I am very disappointed that this intersection is not being considered as being affected. However, anyone who lives in that proposed apartment complex will drive down Dynamic to go to the Safeway shopping center, the middle school, or the elementary school.

Children who attend Mountain Ridge Middle School will also be at risk with this increased traffic. There are always kids hanging out after school and walking around together on that stretch of road. There are already enough issues with drivers going too fast next to the school. More traffic will only make the problem worse. This new complex, due to the very large number of residents, will also potentially place sex offenders within a couple blocks of a middle school.

Furthermore, the very small neighborhood park on Dynamic, Lulu Pollard, is not designed to accommodate a large apartment complex. The proposed complex developers have used this park in their promotion materials. However, such an increase in usage will overrun a quaint playground and beloved open space that already sees significant use.

I am also concerned with the limited parking that the complex plans to provide. With only 1.5 spaces per unit there will be a large number of vehicles that will end up parked within the adjacent neighborhood, causing traffic issues and eyesores.

This is a well established neighborhood of homes that are loved and well taken care of. The addition of an apartment complex of this magnitude will change the entire feel and demographic of the area. In conclusion then, I cannot support any form of this project moving forward. Please object to the rezoning.

Sincerely,  
Sarah Graham  
9045 Tuscany Way  
(806)778-3895



Alexander & Carol Young  
2605 Helmsdale Dr  
Colorado Springs, CO 80920  
Tel. 719-388-6154

April 19, 2022

Peter Wysocki and Katelynn Wintz  
City of Colorado Springs P&CDD  
Colorado Springs, CO 80920  
Tel. 719-385-5192

Dear Mr. Wysocki and Ms. Wintz,

This letter is to inform you of our opposition to the Allaso project at 2505 Dynamic Drive, Colorado Springs, CO and the associated re-zoning changes. We strongly object, for several reasons, to amending the Master Plan, changing this property within the Briargate Business Campus from Office-Industrial/Research & Development (O/I) to Multi-family Residential.

We purchased our home due to the outstanding views of the Front Range mountains and unobstructed view through the open space directly west of our back yard and patio. While Allaso modified their plan to a maximum height of 38 feet on the proposed Site, the addition of parking street lights that will inevitably be on at dusk and throughout the night, will certainly add to the light pollution in the area and further degrade nighttime quality of life.

The addition of 251 apartments will undoubtedly bring volumes more traffic through our neighborhood, which would end the quiet location that was part of our buying decision. We also feel our property value will be negatively impacted with the addition 251 apartments virtually in our backyard, and expect the crime rate in the area would increase due to the huge increase in local population from these apartment complexes. Additionally, being within the District 20 school district influenced our buying decision for future resale value. The addition of so many families is sure to degrade the quality of education due to increases in class size and further degrade our resale value.

The Master Plan for Summerfield was not designed for such a massive increase in local population. Within the current zoning designation, small businesses, no more than two stories tall, with motion activated or shielded street lights, are more appropriate for the Business campus, and what we expected. Businesses operating normal hours would also be closed in the evening and perhaps on the weekends. Obscured views, greatly increased traffic and safety concerns based on the January 2022 Traffic study, additional light pollution, and additional noise generated from vehicles and high-density tenants, 24 hours a day, seven days a week, is not what we expected when we purchased in this area.

We understand the current housing shortage in Colorado Springs, and that the addition of this development would add to the tax base. However, there are several apartment projects recently completed or currently being built, that will help alleviate the shortage. In particular, with the 300-unit apartment complex to be called Outlook Briargate located adjacent to the Chapel Hills mall, we feel there is no compelling reason to change the current zoning.

In conclusion, we believe changing the Master Plan and reclassifying the Site to Multi-family Residential should not be allowed. This land should remain Office-Industrial/Research & Development (O/I). Reclassification to Single Family, single story residential, would be an acceptable zoning change and be very appropriate for this fine area of Briargate. We ask you, our Planning Director and City Planner, to

deny the request of this out-of-state developer, who has no stake in the quality of life within our Summerfield neighborhood.

Sincerely,

//SIGNED//  
Alexander Young

//SIGNED//  
Carol Young

Date: April 15, 2022

To: Colorado Springs Planning Commission Members

Re.: Allaso Briargate CPC ZC 22-00008, CPC CP 22-00009

Dear Commissioners,

My name is Susan Sallee. My husband and I reside at 2445 Wimbledon Court in the Briargate Summerfield subdivision. We have lived in the area for 28 years and love this area.

In August 25, 2020, the city of Colorado Springs released a report on the progress of its master plan known as PlanCOS. To establish this plan, they sought input from 9,000 participants who were involved throughout the entire process, held 274 outreach meetings, and collected 5,146 survey responses.

Chapter 2 in PlanCOS is entitled “*Vibrant Neighborhoods.*” Within this chapter it states: “*Neighborhoods are fundamental to our city’s identity and development. Each of us deserves a great neighborhood.*” The Summerfield area presently has an identity that is family oriented and is a great neighborhood to live in. We have events that celebrate who we are as families and as a neighborhood. Our events span the whole year from chili cookouts, 4<sup>th</sup> of July parade and recently a scavenger Easter egg hunt that was supported by homeowners that have businesses in our city. It is an exceptional established neighborhood that we are proud of. A news release later stated “*Hey, Plan COS is not just sitting on the shelf. We are actually doing this, and we are moving forward with the recommendations that were made in the plan that came out of public input.*” The plan further states, “*For our neighborhoods to thrive, it is essential that they be represented.*”

We continue to provide public input through hundreds of emails and letters with attachments expressing why rezoning should not be granted.

The Briargate Master Plan that established the framework for our neighborhood set up a well thought out residential area and adjoining land for commercial development. Neighbors residing in Filing 1 oppose the rezoning of Lots 1 and 3 in the Briargate Business Campus to construct a high density apartment complex which does not meet the criteria of contributing to a “vibrant neighborhood.” Rezoning and approval of the concept plan for these apartments would allow the developer to ignore the standard requirement of setting aside green space infrastructure for outdoor recreation by residents, pay a fee instead, and allow their 375 residents to use Lulu Pollard Park which is an established park for our neighborhood and middle school use.

PlanCOS further states: “*Cities frequently adopt plans and it's done. They never really look at it again. But here we're actually talking about possible amendments if something's not working, if something's not looking like we think it should.*” If you approve this travesty against our quiet neighborhood, then PlanCOS must not be working, as it clearly assigns responsibility to the City to preserve and enhance established suburban neighborhoods. Summerfield neighbors are adamant that approving this rezoning request is not consistent with PlanCOS guidelines for established neighborhoods which are thriving. Pictures of the proposed complex clearly show the incompatibility of three-story block houses to our neighborhood design and demographics, to the residential homes and professional and medical businesses that are already established in our subdivision. We want and deserve to have you protect and preserve the identity of the Summerfield neighborhood.

The development of this high-density apartment complex is being advocated for by NES on behalf of an out-of state (very large, aggressive \$3.5 billion) developer. Summerfield neighbors have attended their online presentations, and despite comprehensive input with a very short timeframe for responding saw their comments disregarded, disrespected or summarily dismissed. We have submitted hundreds of emails as “public input,” responding to the developer’s foundless rebuttals, and identifying conflicts of this proposed concept with PlanCOS. We are concerned that many of the statements within the plan have been read between the lines by the developer while we as residents are reading and following the process to provide input, expecting it will be respectfully considered to promote and protect our vibrant neighborhood.

PlanCOS provides a vision and framework for enhancing the quality, diversity, and safety of our neighborhoods. We are concerned for the safety and welfare of our children in the neighborhood, children that are riding their bikes or walking to school, or parents dropping their children off at busy intersections in an already congested neighborhood and increasing our car congestion by hundreds of cars taking shortcuts through our neighborhood streets. We appreciate that traffic studies can help provide insight; however, we see the impact of traffic on the neighborhood daily. Studies based on a single data point do not represent our experience nor serve us well, when simply put, we live and drive on these neighborhood streets and experience congestion and inattentive drivers daily. Traffic studies are studies and do not take into account the safety of our children who cross these busy neighborhood streets and throughfares while playing or focused on their friends or cell phones. We will continue to voice our concern for their safety. We cannot turn left or right onto Dynamic Drive during many different hours of the day--school hours, people rushing off to work and returning from work in particular. Neighbors have difficulty backing out of their driveways or turning into them because parents are parked to let their students off for school—many times in areas where there are no crosswalks or crosswalks are not being used.

Residents want their voices heard in our vision for enhancing the quality, diversity, and safety of our neighborhoods. Developers that show little or no concern for preserving green space do not understand or value what we as a community do. We value after a long hard day at work being able to run, walk our dogs, children riding their bikes on the trail and being able to sit out on our decks and enjoy the open space and the magnificent mountain landscape. The developer’s concept plan proposes that the parking for their high density apartments come within a few feet of the trail. In PlanCOS it states that *“For our neighborhoods to thrive, it is essential that they be represented.”* We are trying our hardest to be represented and have connected as a neighborhood to share what we value and what makes us a thriving neighborhood, only to be told that these will be luxury apartments with great amenities for the residents.” How will this help our neighborhood to thrive and flourish? Our concerns and voices are not being heard or represented. The developer has hired other companies that have managed to push projects through, rezoned, developed, and then left neighborhoods wondering how this met the vision of PlanCOS. As neighbors we have come together to unite and oppose this rezoning.

In PlanCOS under “Key Trends and Assumptions” it states *“The majority of our growing senior population will prefer to ‘age in place’ within existing neighborhoods. Many will seek residential accommodations to suit their emerging needs. However, there will also be a growing demand for highly specialized senior living facilities within the context of neighborhoods.”* Yes, my husband and I along with other families are aging in place in our forever homes and enjoying the thriving neighborhood, the culture, and the vitality of the neighborhood. We absolutely do need more

areas being developed with single family homes for families. PlanCOS states “*Neighborhoods are fundamental to our city’s identity and development. Each neighborhood is unique and beautiful in its own special way.*” Yes, Summerfield is a beautiful neighborhood community and we have homeowners that are business owners that help our community thrive and prosper.

PlanCOS “*supports an encourage pride and investment in all of our neighborhoods.*” Approving a high density apartment building will not be a good investment in our neighborhood.

We are tired. We are confronted with an out-of-state developer who let us know from the first presentation that there will be no substantive adjustments in their proposal, in what the structure will look like, claiming that neighbors can look between the buildings to see the beautiful landscape and mountain vistas, from our homes or when we walk on the trail and enjoy our green space infrastructure. Seventy or eighty units in two buildings facing outwards toward an established neighborhood, violating the privacy of homesteaders, is not of their concern but rather that they maximize the number of units to “make it economically feasible for their company and investors.” There is no regard to green space, no regard to privacy, no regard to us as forever homeowners and saving and paying for 30 years to build equity and secure our family for a comfortable retirement. Thank goodness the businesses that have built in our area have honored the neighbors by building only one and two story facilities, used earth tones to blend into our beautiful landscape, and been good stewards of our neighborhood, making sensible use of the land, respecting our privacy, and honoring who we are as homeowners.

It is far time that our planners honor PlanCOS and take into serious consideration what enhances, enriches and protects our neighborhoods, the values that connect us as proud residents of Colorado Springs. We have put our trust in our elected and appointed officials to listen to citizen concerns where they live and consider what the future holds before approving a rezoning of this sort.

A 3-story high density apartment complex that will overshadow houses and businesses, destroy their privacy, disrupt their traffic and daily activities is being proposed by an out of state developer who is dictating how we shall develop as a neighborhood and live in our neighborhood, change the culture of our neighborhood, but not reside in our neighborhood. They are telling us we should accept a complex that will not contribute to “a vibrant neighborhood.” It is unethical, it does not follow PlanCOS or what we believe in as a city and how important neighborhood identify is to the future of Colorado Springs.

We are depending on you to determine what speaks louder: what Summerfield is trying to preserve and protect, or an out of state developer that is interested in constructing a high density apartment complex because it is economically rewarding for their company and their investors. That is the big question of what speaks louder: PlanCOS focused on vibrant neighborhoods or development to enrich an out-of-state developer. We all know the answer to this question.

Sincerely,

Susan Sallee

2445 Wimbledon Court

Colorado Springs, CO 80920

April 17, 2022

Katelynn Wintz  
Planning and Community Development  
City of Colorado Springs  
[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)

Subject: File Numbers CPC ZC 22-00008 and CPC CP 22-00009

Thank you very much for the opportunity to provide reply comments to the NES letter dated March 16, 2022. Below are my questions, concerns and observations to the NES letter.

**Multi-family Use (Page 1):**

NES describes the mix of the “surrounding area” but does not define the boundary of the neighborhood to which it believes the proposed multi-family is compatible. Are they describing the area within a 1,000 foot radius of the proposed multi-family, the PlanCOS Established Suburban Neighborhood of Summerfield, or established suburban neighborhoods on the north side of the City of Colorado Springs? In order to provide context to statements made by NES in its letter, can they identify the geographic boundaries of the surrounding area that this multi-family development seeks to enhance?

NES states that this “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.” However, NES has not identified the specific commercial uses to the west that it considers “more intense” than the proposed multi-family. There is one 5 story commercial building far down the hill, northeast of the intersection of Voyager Parkway and Research Parkway, (below grade to the proposed multi-family) that may have more gross square footage per acre than the proposed multi-family. However, heading east, between Explorer Drive and Chapel Hills Drive, this intensity diminishes. Heading further east, across Chapel Hills drive, the intensity drops even further – until we get to the proposed multi-family site.

As pointed out in my initial comments, dated February 2, 2022, the Kum & Go Fuel Store on the northeast corner of Research and Chapel Hills Drive (and west of the proposed multi-family) has a stated Floor to Area (FAR) ratio of 0.09, including the canopy (AR DP 06-00448-A2MJ15, Final Plans). In addition, immediately to the west of the proposed multi-family is the T-Mobile property (formerly VoiceStream) and the Promontory at Briargate property (Buildings A, B, and C, primarily consisting of medical and dental offices, out-patient surgery, physical therapy and eye-care centers). The T-Mobile Property reflects 70,000 gross square feet on a 444,897 square foot lot, with an imputed FAR of 0.16 (VoiceStream Press Release and AR FP 03-00190 Final Plans). The three Promontory at Briargate buildings total 55,518 gross square feet on a 211,277 square foot lot, with an imputed FAR of 0.26 (AR DP 06-00448 A1MN12-MMO2 and Promontory at Briargate Filing 1, as re-platted, AR FP 13-00360).

In contrast to these less intense uses to the immediate west, the proposed two building multi-family site would have a imputed FAR of approximately 0.65 (298,377 gross square feet (as shown on page 33 of the drainage letter and adjusted for the three story height) on a 456,073 square foot lot), a significantly

greater intensity of use than any nearby property to the west. Can NES clarify its statement as to how the multi-family provides a compatible transition zone from west to east and cite the specific commercial uses to the west that they consider more intense than the proposed multi-family?

NES goes on to cite PlanCOS, Strategy VN-2.A-3 and Goal VN-2, to indicate that there is not enough availability and diversity of housing, and that more multi-family apartment units need to be built on a vacant PIP-1 zoned lot in the Established Suburban Summerfield Neighborhood area to meet the immediate housing needs of city residents. The letter does not mention the exact number of apartments units proposed for the 10.47 acre PIP-1 zoned site, but past communications have ranged from 250 to 300 units.

In the Established Suburban Neighborhood of Summerfield, approximately 584 apartment units (The Elements Apartments and Zeb Apartments in the Briargate Business Campus, and Legend Senior Living) have been constructed since 2017. If these 584 existing units do not provide enough multi-family options at various price points, then there are another 314 units in the SageBrook Apartments (located on the northwest corner of Lexington Drive and Briargate Parkway on the border with the Pine Creek neighborhood) and 194 more apartment units in Commons at Briargate (located on the southwest corner of Lexington Drive and Research Parkway on the border with the Briargate West neighborhood) to provide further optionality. This diverse mix of multifamily choices notwithstanding, approximately 300 more multi-family units are under construction on re-purposed Chapel Hills Mall property, a short distance away.

Exhibit 1 reflects the huge burden of the 584 existing multi-family units on the Established Suburban Neighborhood of Summerfield as represented by Net Density of New Residential Development (Dwelling Units per Acre). There is neither a demonstrated ever-changing market need nor demand for more multi-family apartments in the Established Suburban Neighborhood of Summerfield, especially considering the additional 808 apartment units on the border of this neighborhood and under construction at Chapel Hills Mall.

We are in a strong Seller's market and we need more homes to accommodate huge buyer demand in the area. There is demonstrated need for patio home and/or townhome units, and additional detached single-family residences. There is no diversity of housing choice in the Established Suburban Neighborhood of Summerfield with respect to patio and townhome development, and the last detached single-family homes were constructed in 2001 and 2002 (El Paso County Assessor). If the proposed multi-family is approved, there will a total of at least 834 multi-family apartment units vs. approximately 690 detached single-family homes, and zero patio and townhome development within the Established Suburban Neighborhood of Summerfield. This is inconsistent with the PlanCOS desired element of creating diversity of housing choice in neighborhoods.

Consistent with PlanCOS Goal VN-2, and Strategy VN-2.A-3 ("Support 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."), emphasis should be placed on creating more opportunities for first-time home buyers who seek to exit the Renter's

treadmill, and creating opportunities for existing homeowners seeking to downsize and transfer equity to smaller homes. Patio homes, townhomes, or a detached single-family residential community (not high density multifamily) can provide the appropriate density to effect a compatible transition zone, from west to east, for this site and will immediately serve a range of demographic sectors with the needed mix of housing in the Established Suburban Neighborhood of Summerfield.

Finally, the PlanCOS Economy Framework shows that the Briargate Business Campus enjoys a trifecta of typology designations – The Experience Economy, Spinoffs and Startups, and Critical Support. The current PIP-1 zoning is consistent with these typologies. The rezoning request should be denied.

### **Traffic and Wildfire Evacuation Concerns (Page 3)**

NES states that “the site is not within the Wildland Urban Interface (WUI) and is not at risk for wildfire, and that the closest point of WUI to this site is 2.5 miles to the southwest, on the other side of the interstate. The interstate provides a substantial barrier to the spread of potential wildfire.”

However, El Paso County’s Wildland Fire Susceptibility Index rates the I-25 corridor running through the United States Air Force Academy (USAFA) as Moderate to Very High for wildfire risk and also identifies the I-25 corridor through the USAFA as WUI (Source: [Community Wildfire Protection Plan for Unincorporated El Paso County \(colostate.edu\)](https://www.colostate.edu/communities/development/Community-Wildfire-Protection-Plan-for-Unincorporated-El-Paso-County) Maps on Page Nos. 29 and 30). The County defined WUI is immediately west of the Established Suburban Neighborhood of Summerfield, approximately 1 mile from the project site. As far as I-25 providing “a substantial barrier to the spread of potential wildfire”, consider the January 23, 2022 edition of the Colorado Sun article reporting on the ineffectiveness of the Denver-Boulder Turnpike as a wildfire barrier during the Marshall Fire: Louisville Mayor Ashley Stolzmann said “city firefighters keep bringing up the fact that the fire jumped a six-lane highway next to a two-lane concrete road – that’s a pretty big fire break,” she said. “This just jumped right over, like nothing.” <https://coloradosun.com/2022/01/23/data-sensors-colorado-wildfire-prevention/>

In addition, the Colorado Wildfire Risk Public Viewer identifies two areas of highest risk (most negative impact) WUI within 1/2 mile of the proposed site. These are 1) the neighborhood areas proximate to, and including, the Prebels Jumping Mouse grassland to the northeast of the project site and, 2) the neighborhood areas proximate to, and including, the Rampart Park open space wildland to the south of the project site (see Exhibit 2).

Given greater attention to wildfire risk and lessons learned from devastating wildfires such as the Waldo Canyon and Marshall Fires, emergency evacuation should be a review criterion for Zone Changes, Concept Plans and Revisions to Concept Plans.

### **Building Height/Impact on Views (Page 3)**

NES indicates that the City has taken the position that individual (private property owner) view sheds are not protected and that this is not a review criteria for a rezone or a concept plan.



View sheds from City public trails should be protected consistent with the PlanCOS Theme to **Value Our Scenery and Environment** Goal ML-4. Provide stewardship for our majestic natural landscapes through improved preservation, resource conservation, air quality, and protection of our viewsheds.

As described in my initial comments, dated February 2, 2022, the section of the Skyline Class 2 trail system connector southwest of Wimbledon Court and northwest of Edgefield Drive (east of the project site) offers a stunning panoramic view of the foothills and front range extending from Monument Ridge to the Spanish Peaks, including multiple regional landmarks. Having traveled many of the local trail systems (e.g., Homestead, Austin Bluffs Open Space, and Skyline), I have found this panoramic view second only to Pulpit Rock (unlike Pulpit Rock, however, no final scramble to the top is required). To enjoy this view requires only a short walk from Research Parkway or Dynamic Drive, or by a flat section of the trail from the nearby intersection of Summerset Drive and Summerhill Drive. New wheelchair ramps have recently been installed at this intersection, along with curb and sidewalk improvements, and concrete paving of this trail section is expected to occur as part of the Colorado Springs Bike Master Plan, allowing even greater inclusivity of access to this majestic panoramic view.

Unfortunately, however, the proposed 38 foot height of the apartment buildings (plus an additional 5 feet for rooftop appurtenances) will greatly diminish the majesty of this public trail view. The developer represents that the very tops of mountains will still be visible (i.e., “view sheds will not be materially impacted”), but for citizen users who value the scenery and environment from this public trail this representation offers little value. Pursuant to PlanCOS Goal ML-4, this public trail viewshed should be protected and the proposed building height should be disallowed.

Again, thank you very much for the opportunity to provide comments to the NES letter. Please let me know if you have questions.

Respectfully,

Richard (Rick) Avila  
Summerfield Resident





# Colorado Wildfire Risk Public Viewer

<https://co-pub.coloradoforestatlas.org>

## Summerfield Wildland Urban Interface Risk

A measure of the potential impact on people and their homes from wildfire.

Created on:

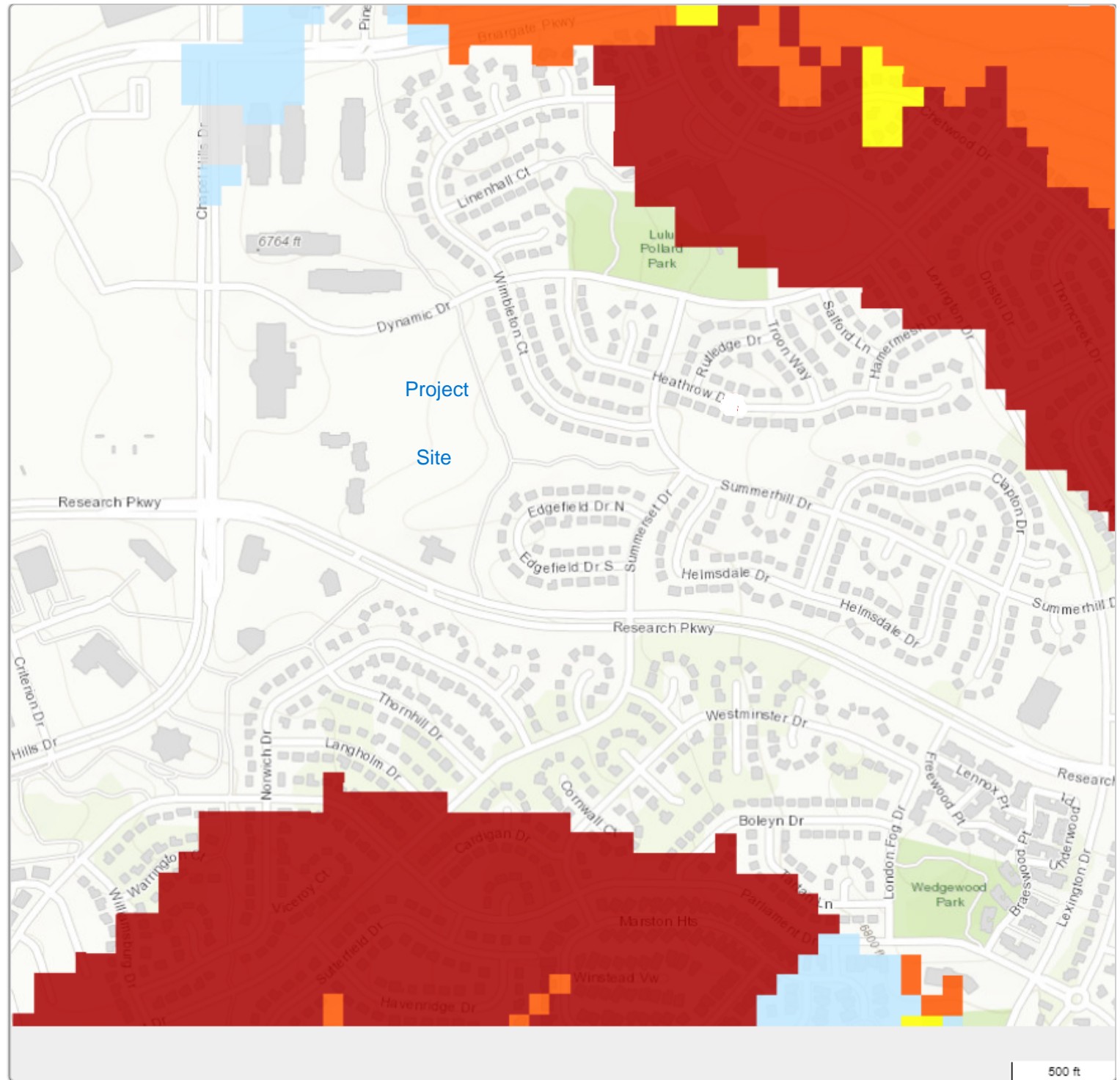
4/7/2022, 11:59 AM

### Disclaimer

The user assumes the entire risk related to their use of the Colorado Wildfire Risk Public Viewer and either the published or derived products from these data.

The Colorado State Forest Service is providing these data "as is" and disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose.

In no event will Colorado State Forest Service be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of these data.



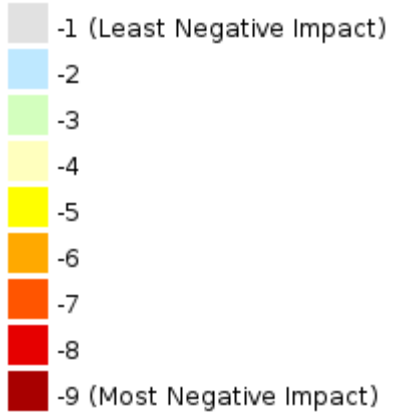


# Legend

<https://co-pub.coloradoforestatlas.org>


## Wildland Urban Interface Risk

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## County Boundaries

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 < 1:1,500,000

**From:**Carolynn & Chris Halton <the4haltons@gmail.com>  
**Sent:**Tuesday, April 19, 2022 3:05 PM  
**To:**Wintz, Katelynn A  
**Subject:**Allaso Development Proposal - 2505 Dynamic Drive

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 Katelynn,

I am writing to officially go on the record as opposing the proposal to rezone the land to allow for the building of this apartment development. This development at this location is not optimal for the current residents of our neighborhood directly adjacent (Summerfield subdivision) nor is it optimal for future residents of this complex.

My concerns/issues are listed here:

1) the follow-on traffic study conducted by Allaso was completed as required but it was done during a time of traffic restrictions. For several months there has been concrete renovation work being done to various curbs and crossing points and on the day monitoring equipment was in place, traffic was restricted right at the placement of the monitor. Unfortunately the results from this study WILL to give an accurate picture of traffic flow.

2) While Allaso has reduced the number of units to 251 this is still quite a large number. Given the cost of housing it is likely that units will house multiple adults who will each have a car. Only so much parking can be provided given the land available. It seems highly likely that residents will have to park on adjacent streets. This introduces risk to all concerned (apartment and local house residents). If parking becomes dire, cars may be parked closer to the middle school on Dynamic and that presents safety issues for students crossing the street.

3) While it would be nieve to think this land will remain undeveloped, there are better choices for its use than high density housing. The area would better benefit from multi-office/retail/restaurant space. Traffic flow from such establishments can be better supported with the current road configuration.

I appreciate the City Planning Commission's careful review of all issues with regards to the proposal and request their denial of the request for a rezoning to allow for future multi-family residential developments.

Thank you,  
Carolynn Halton  
9035 Clapham Court  
COS, CO 80920

**From:** sommersprings@aol.com  
**Sent:** Tuesday, April 19, 2022 4:42 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed ReZoning in Summerfield

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Ms. Katelynn Wintz,

I am emailing you to say I am very much against the proposed rezoning in the Summerfield neighborhood for apartments. I have lived in Summerfield for 24 years and love it here. The high-density apartments will cause congestion in our streets and parks and negatively impact the entire community.

Sincerely,  
LaMar Sommers  
Chetwood Drive resident

**From:** Emily Jackson <emrosejackson@gmail.com>  
**Sent:** Wednesday, April 20, 2022 8:03 AM  
**To:** Wintz, Katelynn A  
**Subject:** Re-Zoning

**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!**

Hello,

I am writing because I am against the re-zoning in the Summerfield area for Allaso.

First off, I don't believe the traffic study that they did was accurate. It needs to be during the high traffic time of work and school because it's incredibly difficult to get in and out of the neighborhood during those times without the addition of more homes and traffic.

Secondly, I am against the re-zoning of it. It is not for residential use and should not be. This company isn't coming in and trying to help solve an affordable housing problem at all, they have openly said they plan to charge the market rate. As an owner in the neighborhood, I want the land kept as it is and I welcome a new business close by.

Thank you for your time and consideration,

Emily Jackson  
2625 Heathrow Drive

**From:** D. Renee Walker <dreneewalker11@gmail.com>  
**Sent:** Tuesday, April 19, 2022 3:22 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re-zoning 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!**

Good afternoon Ms. Wintz,

My husband and I are concerned citizens and writing to you regarding the rezoning proposal submitted by Allaso Briargate to allow construction of an apartment complex in what is now a commercially zoned area.

We have lived in Summerfield for over 20 years. We relied on zoning maps indicating low profile commercial zoning of the area and reviewed these details when we purchased our home. The proposed zoning change will have an extremely detrimental effect on our entire neighborhood and we are opposed to any rezoning. We did not receive formal notification of the proposed changes.

We understand that growth and development are inherent to all communities, however, the proposed construction of a 250=+ unit apartment complex causes great concern with traffic, noise and other issues from temporary residents who have no stake in the neighborhood, school crowding, trail and park crowding, negative effect on property values, natural beauty, impact to utilities, blocking majestic mountain views, significant traffic congestion on Dynamic (already congested) and many more concerns.

Please listen carefully to our concerns and we appreciate our concerns being shared. We urge all planners to veto this proposal and will attend the City Council meeting on Thursday.

Thank you,

Renee Walker and Mark Sprinuzzi  
2835 Bethune Court  
Colorado Springs CO 80920



**From:** Donald Worley <dworley790@gmail.com>  
**Sent:** Wednesday, April 20, 2022 1:34 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zoning Change on Dynamic Drive

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Ms Wintz, As you now have heard from many of the residents up here in Summerhill and Briargwte Area, we do not favor this proposed zoning change. Talk about saving our environment, this is a perfect way to ruin what has been a nice residential area. The extra traffic, fumes, carbon left from vehicles, use of water, already a serious condition, would all be terrible for our area. Need I write more, Turn this zoning request flatly down. we do not need all the extra residents and vehicles. Enough is enough, look around our once nice city. We are going to hell in a handbasket thanks to the powers that control our once nice city. Donald G. Worley 2915 Dynamic Drive Colorado springs, 80920.