

Sexton, Daniel

From: Alice Snere <asnere@msn.com>
Sent: Tuesday, February 7, 2023 8:43 AM
To: Sexton, Daniel
Subject: Opposition to 2424 Development
Attachments: 2424 Garden of the Gods CPC 2.8.23-Postcard.pdf

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I am writing about my concerns regarding the proposed development (2424 GOGT LLC).

I am a resident of Mountain Shadow. I and all my neighbors that live on the west side love living here and enjoy the wildlife: sheep, deer, bears and even coyote and bob cats! Main reason we moved here. Additionally, high density housing is at an all time high, e.g., Centennial and Fillmore, and empty apartments on Centennial near Chuckwagon. For the developers to state that there is "much-needed housing" is ridiculous and insulting.

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

Consider an additional 900 vehicles during peak traffic hours.

AND MORE IMPORTANTLY: consider that many vehicles during evacuations.

Thank You,
Alice Snere

Sexton, Daniel

From: Alicia <alicia.netherton@gmail.com>
Sent: Tuesday, February 7, 2023 1:05 PM
To: Sexton, Daniel
Cc: Westside Watch; newsroom@coloradosun.com; pzuback@sixty35media.org; talkshow@aol.com; mary.shinn@gazette.com; news@cpr.org; news@kktv.com; ASack@kxrm.com; marc.snyder.house@state.co.us; senatorpetelee@gmail.com; sallie80904@yahoo.com; scott.hiller@riptidegeo.com; Trout_65@yahoo.com; AG@coag.gov; All Council - DL; Governorpolis@state.co.us; jesse@coloradosun.com; oliviaprentzel@coloradosun.com; newsroom@denverpost.com; dan.beedie@krdo.com; s.harrison@krdo.com; news@koa.com; news@fox21news.com; krdonews@krdo.com; cheyennecentralcos@gmail.com; integritymatterscos@gmail.com; achalfin@krcc.org; news@krcc.org; breeanna.jent@gazette.com
Subject: Against 2424 GOG Zoning Change

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Dear Daniel Sexton & City Planning Department,

I am hoping you are able to read, listen & really hear the concerns of your fellow Colorado Springs / Westside residents. The Westside neighborhoods have been participating, calling in, listening, and voicing our concerns during the 2424 zoning change hearings over & over again with our City Council since May 2021. It has been **disheartening, discouraging, and disappointing** to work so hard to try to make our voices heard, just to have the majority of City Council vote yes for the zoning change, directly against our Colorado Springs residents. Many of us have lived on the Westside for 5, 15, 30 or more years. Our history, family, friends, neighbors, community, churches & schools are here. We have a lot of history in this neighborhood & wish to be heard by our city.

During one of the very first City Council meetings about the 2424 zoning change, previous City Council Member Mike Hente told everyone his experience of living in Mountain Shadows, evacuating the Waldo Canyon Fire & losing his home. He said he would NEVER vote to put any multi-family buildings at 2424 Garden of the Gods Road. The fire evacuation was a traffic nightmare. I was sad he was not on the City Council throughout the past year so he could help us in our fight against the zoning change. If we have another wildfire & have to evacuate (with new proposed multi-family living units installed), I am fearful more of us will perish in our cars. We were close to having that happen in 2012 (2 people lost their lives). If we add hundreds more residents & cars to this neighborhood, we are all in danger!

Here we are again, now with our City Planning Department. Trying to make our voices heard, fighting against the zoning change for 2424 Garden of the Gods Road.

I am here to ask you to please listen to your Westside neighbors - please do not approve to change the zoning for 2424 Garden of the Gods Road.

I have noticed that there are hundreds (if not thousands) of apartments, townhomes & multi-family buildings popping up ALL OVER THE CITY. On the west side there are many, many of these types of multi-family buildings being built right now:

- The Vistas at West Mesa (Centennial & Fillmore)
- Overlook at Mesa Creek (Fillmore, next to the Oasis complex, across from Coronado)
- Same location as above but continuing south. There are buildings as far as I can see!
- Between Red Leg & Loaf & Jug (Garden of the Gods & 30th)
- On the west side of Centennial Between Bedrock & Muledeer (across from MorningStar)

I am opposed to the re-zoning of 2424 Garden of the Gods Road.

If our City Planning Department decides to approve the zoning change for 2424 GOG, and high-density buildings are constructed at 2424, this will be one of the **worst** decisions the city makes.

During the Waldo Canyon Fire in 2012, it felt as if the city did **nothing** to help the residents of Mountain Shadows. The weather was abnormally hot. Instead of fighting the fire (especially while it was a smaller new fire), the city allowed the fire to burn. On the local news, the city was telling us that things were fine, our homes were safe. We **trusted** the city to take care of the fire. Turns out, we were under a false sense of security. The fire was burning, getting closer to our homes every day. Seems like the city was just "waiting to see what happened". The fire burned for four days before the planes were finally allowed to fight the fires. **Way too late**. The fire was out of control by that time!

Many of us had to leave work early on June 26, racing to get home, getting stuck in traffic to save our families, pets, and anything else we could cram into our cars, including important papers, photographs, invaluable possessions, family heirlooms, irreplaceable valuables, artwork, etc. I didn't get to save all of the things I hoped to save. Many of us lost things we can never replace. Most of us in Mountain Shadows lived in our homes since the early 1980s when they were built. We had long histories there in our homes, side by side with our dear neighbors. Now we are spread around the city. We have lost touch with our friends & neighbors. Its very sad. We cannot ever "go home" to visit the homes we grew up in. Were any of you part of the Waldo Canyon Fire evacuation in 2012? The entire event was terrifying. Losing my family's home to fire has been very traumatic. The fire evacuation traffic was a living nightmare. Even worse, two of our neighbors were burned alive because they couldn't get out (Barbara & William Everett).

In June 2012, we were stuck in traffic to our homes along these roads: Garden of the Gods Road, 30th Street, Flying W Ranch Road, Centennial Boulevard, Vindicator Drive, and Woodman Road. As we loaded our cars, helicopters were flying overhead, the men inside were yelling at us to "**GET OUT!**" Then, we were stuck in traffic along those same roads to escape the fire as it started burning all of our homes to the ground. Traffic was slowly crawling, about 5 mph. This was terrifying as the fire was traveling much faster than us! People who drove along Flying W to get to 30th were driving straight into the fire! People who drove along Centennial said the grasses were on fire, right outside of their cars. They feared the heat & fire would melt their tires, leaving them stranded. We also feared that if the fire blew into the gas station at GOG & 30th and the gas station at Centennial & 30th, where we were stuck in our cars - there would be massive, firey explosions, injuring & killing people as we tried to evacuate our neighborhood. Many of us feared we would be burned alive in our cars!

Hundreds of residents on Majestic Drive were already evacuated before Tuesday. The rest of us evacuating on Tuesday experienced a living nightmare! Imagine how it would have been if Majestic residents were also in the evacuation on Tuesday. Hundreds more cars & people escaping the fire on those few roads out of Mountain Shadows. This makes me very concerned if we ever experience an emergency again. If you allow the zone change, and we add MORE high-density housing right in this same neighborhood, this makes me fear for my life! It took me 3 hours to drive from my home in Mountain Shadows to my grandparents' home who live near Barnes & Oro Blanco. That drive usually takes 20-30 minutes. The weather was hot, there were high winds, the sky was foreboding, the traffic was crawling, we were almost burned alive in our cars. We lost 346 homes, and 2 people in the Waldo Canyon Fire! **This is unacceptable**. We do not

want any high-density housing / multi-family buildings added to 2424 Garden of the Gods Road. We already have multi-family buildings being developed between Red Leg & Loaf & Jug. I beg you, please do not approve the zoning change for 2424 GOG.

If you approve the zoning change for 2424, this will be adding a HUGE number of residents & cars to this chokepoint / critical evacuation route out of Mountain Shadows. If we add hundreds more residents & cars to this neighborhood **at the chokepoint, we are all in danger!** If the developer adds 320 units, that is at least 320 cars (if 1 car per unit), but more likely 640 cars (2 cars per unit), or even up to 1280 cars (4 cars per unit). That is on top of however many hundreds of residents & cars are being added at the already-under-development location between Red Leg & Loaf & Jug. When we have another wildfire & have to evacuate the Westside (with in-development multi-family buildings & *proposed* multi-family living buildings), not all of us will make it out alive.

There are only three routes to evacuate Mountain Shadows:

- 1: Flying W to Centennial to Vindicator
- 2: Flying W to Chuckwagon to Centennial, then over to Vindicator (route 1) or Garden of the Gods
- 3: Flying W & 30th

2424 GOG is already zoned for money-making businesses. Well, put some businesses in & make some money! Do not rezone the property, just work with what you have & make it profitable! Please do not approve the rezoning of 2424. I do not remember exact details of what businesses can or cannot be here, but I think Mountain Shadows residents would love to support some fun & local businesses here right in our neighborhood (but we don't support multi-family living units in tall, oversized buildings). Perhaps this would be a great spot for a westside branch of Poor Richard's Pizza, Bookstore, Toy Store & Rico's? The residents in Mountain Shadows know things need to grow & change, but we do not want to have hundreds or thousands of new residents in this location. Our concerns are based on safety, increased traffic, first responders, wild animals & hillside views. Our traffic surrounding Mountain Shadows is already unpleasant. Please do not let it become even more unpleasant by allowing the zoning change of 2424 Garden of the Gods Road.

Another detail concerning this matter is the "artist depiction" of how the proposed multi-family buildings will look at the 2424 GOG location. The buildings appear to be much shorter than the existing light poles in the parking lot there. Bill Wyszong (President of Mountain Shadows Community Association) had people come out to measure the light poles in the parking lot of 2424. If the proposed buildings are built there, they will actually be 15 feet taller than the existing light poles. **Why are the artist depictions so deceiving?** The Westside residents LOVE our beautiful hillside views. If the zoning is changed & multi-family buildings are built here, our mountainside views will be gone. That is one of the reasons so many of us live on this side of town, the views! We are not interested in views of tall buildings.

I am sure everyone who has had their beloved home burned to the ground would agree that this experience is enough trauma to last a lifetime. That is why so many of us are fighting for a clearance evacuation ordinance & fighting against multi-family buildings here on the westside / wildland urban interface (WUI). We do not have enough roads & exits for everyone to evacuate, please do not add more people & traffic to an already crowded area.

Related, there are many weeks at a time, throughout the year that GOG is narrowed down to one lane for water main breaks & other road / city maintenance. It once took me 30 minutes driving on GOG to get from 30th Street to I-25. This should take about 10 minutes, max. I was driving on GOG during a normally "low traffic" time of day. Umm, what would happen if the Westside needed to evacuate & we were narrowed down to one lane along GOG? Would we burn alive in our cars? **This is of great concern!**

By approving the zoning change for 2424 GOG, and the developer adding more multi-family buildings to this chokepoint, there will be more deaths during our next evacuation. Approving the zoning change at 2424 will be detrimental to our Westside neighborhood in many ways.

Thank you so much for your time & attention.

Sincerely,
Alicia Netherton

Sexton, Daniel

From: Allie Toomey <allielharris@hotmail.com>
Sent: Tuesday, January 31, 2023 7:43 PM
To: Sexton, Daniel
Subject: Rezoning

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Hi,
I'm opposed to the rezoning of the 2424 Garden of the God's property.
Thank you,
Allie Toomey
Mtn Shadows neighborhood resident

Sent via the Samsung Galaxy Z Flip3 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

Sexton, Daniel

From: Bethany <bethanykelsey@gmail.com>
Sent: Saturday, February 4, 2023 4:36 PM
To: Sexton, Daniel
Subject: Development Proposal @ 2424 Garden of the Gods

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Dear Mr. Sexton,

I am in adamant opposition to the zone change and re-development of 2424 Garden of the Gods Road.

People enjoy Colorado Springs, and the state of Colorado, for its natural beauty. The City of Colorado Springs seems determined to destroy that beauty with building projects. These building projects decimate fragile ecosystems and place humans at increased danger due to lack of appropriate infrastructure.

While I hear the arguments of progress and financial gain, sadly, the only "progress" I see recently includes increased homelessness, increased crime, lower wages, and inflated home prices.

Please, decline this project and re-evaluate the true needs of Colorado Springs.

Respectfully,

Bethany Kelsey

Sexton, Daniel

From: Bill Wysong <bill.fortresshomeinspection@gmail.com>
Sent: Friday, January 27, 2023 9:56 AM
To: Sexton, Daniel
Subject: 2424 GOTG project

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Daniel –

I appreciate the advanced notification email you sent out on Tuesday.

I have a few questions.

The primary question is with these significant changes to the application, it would be expected that there would be another neighborhood meeting. It appears that this is not the case. Can you please explain the rationale for this decision?

The revised Project Statement leads me to a few questions. In your email you state that the maximum non-residential buildout will be 750,000 sf. According to the revised Project Summary (page 2) the existing building is 750,000sf. Am I to draw the conclusion that no additional non-residential build out is possible?

If the whole 125 acres is being requested to become a PUD, how can these smaller areas A, B, C and D be carved out of the total? At one point, I believe I heard that with the PUD, the whole 125 acres would become a single plat, or that it would be requested. Is that correct, or am I mistaken?

The City Planning Commission asked for the visual analysis to complement the concept plan last year. I do not see a visual analysis in any of the current documents. Since this was a highly contested issue, this should be a requirement to save the city time and money in asking for it now before the City Planning meeting.

Both you and Andrea stated in the December neighborhood meeting that the larger area not just the intersections adjoining the property were factored into the traffic equation. I do not see that in the latest traffic analysis.

As you can see there are still many questions that the community have, and I respectfully request that another neighborhood meeting be held to answer these questions and the ones that were asked in December that we have not received updates or clarifications. This could be a MS Teams or Zoom meeting.

Thank you -
Bill Wysong
MSCA President
Bill.FortressHomeInspection@gmail.com
719 338-0140 Cell / Text

Sexton, Daniel

From: Cathi Rios <fronrangestage@fronrangestage.com>
Sent: Sunday, February 5, 2023 6:00 PM
To: Sexton, Daniel
Subject: Notifications - 2424 GoGs Re-Zoning

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Hi Daniel, I had signed up to get notifications for all projects impacting building at the Garden of the Gods intersections. I was at the last community meeting. I did not personally receive anything about the meeting on the 8th. I work during the day so won't be there. Can you check the signup sheet and let me know why I wasn't notified?

I still want to document my objection to the 2424 GoG project traffic study not including other fire evacuation routes that would be used (Mesa Rd, Uintah, Fillmore, Centennial, 30th, Fontanero, 31st, etc.). The city is very aware there aren't enough East/West traffic corridors and are considering expanding Fillmore. I don't believe hundreds of new apartments and homes on top of the current building boom west of I-25 should be approved when the city already has a documented concern. Neighborhoods in and near a WUI should all be notified when zoning projects will increase traffic, not just those who live within a mile of the site. We are all impacted when it comes to evacuations.

Cathi Rios
HSR Certified Real Estate Stager and Home Design Specialist
President and Owner, Front Range Stage, LLC
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Fax: 719-635-2379
Follow me on Facebook: <https://www.facebook.com/fronrangestageLLC>

The Cost of Staging is Always Less Than a Price Reduction!

Sexton, Daniel

From: Chris Volberding <cvolberding@gmail.com>
Sent: Tuesday, February 7, 2023 6:59 AM
To: Sexton, Daniel
Subject: 2424 Concerns, I live right behind Verizon

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Hello Daniel Sexton,

I am Chris Volberding

I live on Braeburn Way right behind the 2424 site.

I am a Native from Colorado Springs.

Yes I am against this development.

There are so many factors without emotions involved to be looked at:

The beauty of this area that our Visitors see coming into the Garden of the Gods. I just feel that developing like this we will be like Egypt. Apartments right against the pyramids . It is awful to see.

Friends of the Garden of the Gods could take this land and make it a greeting to our visitors to Colorado Springs.

Next the fire issue. Our home is maybe 1 mile away from Garden of the Gods road. My husband is in a wheelchair. It took me almost 2 hours to reach Garden of the Gods Road in front of Verizon to escape the fire in 2012. Very scary.

Big Horn yes is an issue. There are many big horns in this area. Maybe 300. Each day I have them in my front yard just a few yards from this development.

This should be preserved for the State Animals and many others.

This apartment building in Colorado Springs is out of control. Just look at Upper Centennial Blvd. Our city leaders need to really look at what is happening. Developing is a major mistake in these mountains. Let alone Florida developers? What are we doing here?

Please read this email with an open heart for our city. Keep Colorado Springs beautiful.

--

*Thank You,
Chris Volberding
Tiffani & Stephens Designs*

Sexton, Daniel

From: cindy socoins.com <cindy@socoins.com>
Sent: Wednesday, February 1, 2023 2:29 PM
To: Sexton, Daniel
Subject: 2424 Garden of the Gods

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I would like to respectfully go on record objecting to the proposed development and density plans for the 2424 Garden of the Gods property. As a resident of Mountain Shadows who lost their home in the Waldo Canyon fire, I have several concerns.

- 1) Ability to safely evacuate. That area is a true bottleneck and does not need more pressure put on it with increased density. Kissing Camels neighborhoods (which has grown since 2012) at the top of Mesa have two ways out with this being one of them. Should another major westside evacuation occur, this area does not need more residents trying to flee.
- 2) Big Horn Sheep – this area is home to a herd of historically significant big horn sheep. They are beautiful creatures who we love sharing our neighborhood with.
- 3) City Pride and Aesthetics – Record numbers of tourist from all over the world come down Garden of the Gods to visit Garden of the Gods and stop at this location. The hillside, the possible siting of a big horn sheep and a glimpse at our beautiful Colorado Springs nature sets the stage for the beauty they are about to see and experience they are about to have.
- 4) Respect for the residents of Mountain Shadows many of whom lost so much in the Waldo Canyon fire, including our trees and natural feel. Why, when entering our neighborhood should we have to feel even more loss of nature and the way things have always been? It is an issue of stability.

In summary, my primary objection is safety though there are so many reasons why this specific area is unique and special to many. It seems that it should be to our City as well. We have something very unique and special, can it not be preserved?

Thank you!

Cindy Maluschka
Cindy@socoins.com
719-237-8049

Sexton, Daniel

From: Cynthia Hiatt <cynthiahhiatt@me.com>
Sent: Monday, February 6, 2023 10:43 AM
To: Sexton, Daniel
Subject: Construction

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Dear Sir,

I am adamantly against the new construction that will build an apartment complex that blocks the big horn sheep and view through the Garden of Gods park. These historic to Colorado Springs and goes against the rest of this area. Please consider my "no" vote.

Cynthia Hiatt
Cedar Heights, Colorado Springs

Sexton, Daniel

From: Darlene Miller <miller.darlene@gmail.com>
Sent: Monday, February 6, 2023 10:33 AM
To: Sexton, Daniel
Subject: 2424 Garden of the Gods

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PLEASE STOP THESE DEVELOPMENTS!!!!!! THEY ARE RUINING OUR CITY. WE DO NOT NEED A "LOW END CRUISE SHIP" FUTURE GETO... DEVELOPMENT ON THE WEST SIDE.

EVACUATING DURING THE WALADON FIRE WAS HORRIBLE. YOU CAN'T POSSIBLY IN "GOOD CONSCIENCE" FEEL THIS IS RIGHT FOR OUR AREA. TWO PEOPLE DIED HOW MANY IF YOU ALLOW MORE GROWTH IN THIS HIGHLY FIRE RISK AREA. REZONING IS CRIMINAL!!!! REZONING IS CRIMINAL AND NOT IN THE BEST INTEREST OF OUR CITY!!!!!!

DARLENE MILLER
719-213-7787

Sexton, Daniel

From: Debbie Anderson <debs4wine@gmail.com>
Sent: Saturday, February 4, 2023 2:32 PM
To: Avila, Yolanda; Donelson, Dave; Helms, Randy; Henjum, Nancy; OMalley, Mike (Council Member); Murray, Bill; Strand, Tom; Suthers, John; Sexton, Daniel; SFortune@springsgov.co
Subject: 2424

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I am vehemently opposed to the rezoning and subsequent apartment construction at 2424 Garden of the Gods Road.

1. There are hundreds of new apartments being built in the east & west part of this city so this complex is COMPLETELY unnecessary. The Westside vacant lands should be kept that way to preserve the integrity of the areas and neighborhoods. The city can find other ways to extract revenue.

2. The extra vehicles will cause more traffic congestion at that intersection and beyond.

3. I am a survivor of the Waldo Canyon Fire and am appalled that the city thinks that adding more people/vehicles won't impact the evacuation process should another disaster occur. In fact I don't think that there is a proper evacuation plan. This could add 450 more vehicles.

4. This complex will be an eyesore

at the entrance to the road leading to the Garden of the Gods and will obstruct foothill views.

5. Bicyclists and pedestrians will be put at greater risk when crossing the street at that intersection.

6. Chipeta Elementary School could become overcrowded to the detriment of students and teachers.

7. The big horn sheep are definitely a part of this beautiful area.

I have lived in the house since 1986 and watched in horror how ill-conceived city planning has ruined the beauty and serenity of this once reasonably sized city. Please do not add to the congested growth that the Westside does not need nor deserve. When we had our house built the now Verizon building was already there so we were completely aware of it & of course was fine with it. However I am NOT fine with the rezoning proposal.

Thank you

Debbie Anderson

719-660-0532

Sexton, Daniel

From: Debbie Clark <dclark3130@yahoo.com>
Sent: Monday, February 6, 2023 7:50 PM
To: Sexton, Daniel
Subject: Rezoning of 2424 Garden of the Gods

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I am writing this email in order to speak out against the rezoning of 2424 Garden of the Gods Road. I can't believe we are going through this again. The people have spoken, City Council voted it down and we are NOT in favor of this rezoning.

There are already apartments across the street that are not at full capacity. There is additional housing currently being built around Red Leg Brewery. There is also a large number of high density housing on Centennial and Fillmore. Why do we need to overload the corner of Garden of the Gods and 30th with more high density housing? Mountain Shadows is a planned community and it should not be stretched any more than it already is. The building of more high density housing will put stress on the roads, schools and wildlife. Why can't our No just mean No without finding ways to work around decisions already made! It appears people with the deepest pockets, that do not even live here, seem to get their way. Developers don't care about our community except for financial gain.

Thank you
Deborah and George Clark

Sent from my iPhone

February 7, 2023

E-mailed to Daniel.sexton@coloradosprings.gov

Colorado Springs Planning Commission
c/o Daniel Sexton
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903

Re: Proposed zoning change at 2424 Garden of the Gods Road

To Planning Commissioners Hensler, Raughton, Slattery, Hente, Almy,
Mcmurray, Rickett, Foos, Briggs and alternates Cecil, Griggs and Morgan:

This letter is in opposition to the proposed zoning change at 2424 Garden of the Gods Road and the building of high-density housing and commercial space. The City's rejection of the developer's original proposal, which was upheld by a District Judge, is now in the appellate process. I do not understand why the developer was able to resubmit its proposal before the Colorado Court of Appeals issues its ruling.

As a resident of Mountain Shadows since 1985, my husband and I have watched the area grow, burn and then rebuild. Our children grew up here and it remains our home. The area is zoned light industry and was acceptable when we built our home. Hewlett-Packard and IBM (Rolm) were established and good neighbors, even the Flying W Ranch traffic was anticipated and manageable. Light tech businesses such as MCI and Verizon have occupied the subject real estate. In recent years traffic has significantly increased with the El Paso County Citizens Service Center (on Garden of the Gods Road), the Loaf 'N Jug gas station, Red Leg Brewery, townhomes (at Garden of the Gods Road and 30th Street), multi-family projects on 30th Street, Centennial and Fillmore, as well as the exponential increase in tourist traffic headed to the Garden of the Gods Park entrance. There is also a pending approval of multi-family units directly across the street from the subject property. I have concerns for the impact on our open space, the wildlife, wildfires, safety and especially increased traffic and congestion.

Growth is to be expected, changing the rules (to-wit, zoning variance) is not! We did not move "to a nuisance"; please do not let it move to us.

Thank you,

Deborah Dirscherl

Sexton, Daniel

From: DIANE CAHALAN <diane.cahalan@comcast.net>
Sent: Monday, February 6, 2023 7:41 PM
To: Suthers, John; All Council - DL; oliviaprentzel@coloradosun.com; newsroom@denverpost.com; newsroom@coloradosun.com; larry@coloradosun.com; news@cpr.org; dan.beedie@krdo.com; news@kktv.com; kblanco@kktv.com; lmartin@kktv.com; krdoonews@krdo.com; lyn.onofre@krdo.com; news@koaa.com; news@fox21news.com; jcole@fox21news.com; mary.shinn@gazette.com; radionews@krdo.com; Mayo.Davison@koaa.com; andy.koen@koaa.com; zubeck@csindy.com; micki.trost@state.co.us; Governorpolis@state.co.us; shindi@denverpost.com; lcolacioppo@denverpost.com; jim.carlton@wsj.com; mike.morgan@state.co.us; marc.snyder.house@state.co.us; senatorpetelee@gmail.com; westsidewatchcos@gmail.com; Sexton, Daniel
Subject: Re: Opposed to NEW development at 2424 Garden of the Gods Rd

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Hello Mayor and City Council an Dan Sexton - I am opposed to NEW development at 2424 Garden of the Gods Rd for residential buildings. Why?

1. Where is the water coming from? The Colorado River is parched. 7 states cannot even agree on a new allocation plan.
2. Where is are/when will new police and fireman/women be hired, trained and ready to be on patrol?
3. I am a driver of a car and a road cyclist.
4. I have lived in Mountain Shadows area for 27 years and see big horn sheep, deer, bobcats, fox, coyotes, bears, raccoons, and other wildlife throughout the year.
 1. There is a herd of bighorn sheep that live right there behind and north of 2424 GoGs Road.
 2. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
 3. Our CO State Constitution states that the state animal, the big horn sheep, must be protected.
5. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will increase dramatically. I drive & cycle the roads and bike trails daily to and from errands, and they are busy enough without the burden of additional traffic.
 1. I am also concerned with the numerous child road crossings for the children attending Chipeta and Trail Blazer Elementary schools.
 2. Any death of a child from a car accident following construction will be at the hands of City Council if they pass this project. The proposal needs to be denied.
6. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area.
 1. In reality, traffic is a challenge especially on Garden of the Gods Rd. during the day, and on Flying W Road day and night.
 2. Try driving on Flying W Road when the Wranglers are playing, it is a nightmare that we don't need to see repeated 24/7 by 2 massive new developments.
7. The proposed 35-45-foot-tall multi-family units will block the views of this natural extension of GOG and Navigator land. The proposed apartment buildings at 30th obstruct the existing beautiful view.

1. Shame on Council for allowing anything higher than the surrounding community which is limited to two stories.
2. We have seen developers build what they want, where they want and the City fails to reign the builder in.
8. This high-density housing will likely expand to more than 3,750 units when the entire acreage is developed at 2424 GoG.
 1. That would destroy the entire sense of peace and comfort that we have come to enjoy throughout the neighborhood.
9. These high-density housing units do not fit in with the overall theme of the area.
10. These types of proposed housing will result in more crime in the area.
 1. In recent years many young families with children have moved in. The safety of these families and children should be paramount.
 2. Increased crime already occurs in the Holland Park neighborhood.
 3. We already have crime at King Soopers and Safeway with folks walking out with shopping carts full of food and not paying their bill.
11. These proposals do not include recreational space for the residents.
 1. If developed, half the land needs to be set aside for open space and parkland. Some land has recently been included at the 2424 site, yet do we really humans where the big horn sheep are making their way north and south along that wild life corridor?
 2. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors when the City cannot even keep up with the present traffic in these parks and rely on the Friends of groups.
 3. Not only recreation space, but what about space in the elementary and middle schools in the neighborhood? They are full now. Our kids, especially since the outbreak of COVID need more and more individual attention. Additional student population does not bode well for the existing students needs.
12. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
 1. This would be on Council's hands if this project is approved.
 2. The bike trail, the Foothills Trail, on 30th at the gas station is compromised already with vehicular traffic not looking for cyclists.
 3. More traffic in and out the gas station, Red Leg and a proposed apartment building on both 2424 GoG and Arrows West
13. The massive increase of residents in this area will accelerate building a 4 lane highway from hwy 24 to Garden of the Gods Rd. And look at the amount of funds already spent on widening 30th street.
 1. All new development has a detrimental affect on the entrance to GoGs Park itself -- detracting of beauty
 2. The already overcrowded schools in this area will be challenged.
 3. Noise levels will increase.
 4. We can already hear I-25 and GOG Road traffic in the distance. We don't need more traffic.
14. The roofs will be 70' off of the road surface blocking the views.
 1. We live here for the beauty. This development will destroy it. Both location are the wrong places for such high-density development.
15. The City is not the guarantor of the developer.
 1. The developer does not need to maximize its profits at the expense of local residents.
 2. Please stop these projects now.

I thank you for your attention to this. Please acknowledge receipt and add me to your mailing/email list for notice of all public meetings concerning this proposed development.

We have survived the Waldo Canyon fire despite a week evacuation and hundreds of homes destroyed. I am now most concerned that City Council is about to ruin the neighborhood with these massive projects. My husband and I respectfully request you to not approve the project.

Diane M. Cahalan
719-594-9493

Sexton, Daniel

From: Dorothy Macnak <dottt1@comcast.net>
Sent: Tuesday, February 7, 2023 10:57 AM
To: Lobato, Elena; Sexton, Daniel
Cc: governopolis@state.co.us; casework@hickenlooper.senate.gov; All Council - DL; Suthers, John; Friedman, Samuel; breeanna.jent@gazette.com; pzubek@sixty35media.org; gretchenk@hcn.org; bfinley@denverpost.com; cswanson@denverpost.com; jvmclainjr@gmail.com; bill.fortresshomeinspection@gmail.com; Ginny Gustavson; cvolberding@gmail.com; janeardsmith@comcast.net; jlock@datawest.net; richard.reading@state.co.us; karen.bailey@state.co.us; carrie.hauser@state.co.us; heather.dugan@state.co.us; jabailey34@aol.com; MHRoane@gmail.com; eric@ericmaxfieldlaw.com; rjha@kxrm.com; tim.kroening@state.co.us; prairieprotectioncolorado@gmail.com
Subject: 7c and 7d agenda items public comments (2424 GOTGR)
Attachments: IMG_0889.jpg; 2022-12-31 44 Bighorn with Chipeta School in background .71 miles (Edited).png; IMG_0884.jpg; 323300865_1514976619009730_4275815754501262372_n.jpg; image (10).png; image (11).png

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Dear City Planning Commissioners:

Even with the applicant's recent changes to their plan, this development would still place hundreds of people living directly next to Rocky Mountain Bighorn Sheep habitat and an essential wildlife corridor with no buffer whatsoever. The current zoning of 2424 GOTGR should be adjusted only to further restrict land use in order to protect the bighorn sheep and the unique importance of this property to Colorado Springs.

Please review these two videos of bighorn sheep in the open space on 2424 Garden of the Gods Road:

<https://www.dropbox.com/s/ocaxhem5of3b0d3/2022-01-03.0012.1%20Bighorn%20%26%202424.mp4?dl=0>

<https://www.dropbox.com/s/q6lv10t6lgr0ggz/2022-01-03.0023.2%20Bighorn%20behind%20tree%2C%202424%20in%20background%2C%20%26%20Female%20%23N3%20%28SHORT%29.mp4?dl=0> .

And please see the attached photos including reference shots -- all showing groups of bighorn sheep on 2424's open space. Photos, videos and observations from citizens have proven the open space on this property to be bighorn winter range habitat, grazing habitat and escape habitat as well as a wildlife corridor.

We know, from the CPW's letter to city planning, that they based their opinion of "little to no impact" on **one** CPW employee saying he never saw any sheep there and didn't know anyone who had -- so their opinion of no impact was because they believed there were no sheep! That is NOT an analysis. Citizens have shared with the CPW and city planning many photos, videos and personal

observations of bighorn sheep on the property. Yet, Daniel Sexton chose to mislead the public in a very recent Fox21 interview in which he said, "And they [CPW] indicated that there should be no impacts with the development of the property in question with respect to the sheep herd." <https://www.fox21news.com/top-stories/area-residents-say-housing-development-could-put-bighorn-sheep-at-risk/>. He left out that the CPW also said they never saw sheep there nor knew anyone who had so their opinion was based on there not being any sheep on the property! Fox21 did show portions of the videos I've linked to in this email. Please view the videos and the attached photos as well. Each is worth a thousand of the applicant's words.

At the last neighborhood meeting, Andrea Barlow of NES claimed that only the occasional sheep wanders near the project area. That's just not true. The developer's attorney, recognizing the CPW's opinion has been proven wrong, has spun this falsehood a little differently. He claimed in his brief to the Court of Appeals, the bighorn sheep ARE there on 2424 GOTGR, but so what? He suggests that since houses in Mountain Shadows don't seem to bother the bighorn then hundreds of high-density housing units on 2424 GOTGR won't bother them either! This is also NOT an analyses, and it's absurd. The bighorn sheep have adjusted to low-density housing that came about in Mountain Shadows over decades while still having 2424 to retreat to away from housing. The project area may be the parking lots, but the project impact will be severe encroachment on bighorn winter grazing habitat, escape habitat and an essential wildlife corridor. The United States Forest Service (USFS) has indicated that bighorn in this area have done well only because encroachment has been limited.

Please also review what happened in the city of Vail when bighorn habitat was threatened by proposed high-density housing: <https://www.summitdaily.com/.../get-wild-a-salute-to.../>. Note the description of bighorn habitat in general and of the Vail property in particular: *"In winter, bighorns descend to open south-facing slopes with rocky outcrops and cliffs, where low snow allows grazing, and cliffs provide safe haven from predators. Our...bighorn herd's winter habitat in East Vail, with its open south-facing slopes topped by rocky outcrops, is ideal. This habitat has featured prominently in recent news due to Vail Resorts' plans to construct employee housing there. If development occurs there, Colorado Parks and Wildlife says that the herd 'simply won't exist.'"* That is as near to identical to 2424's terrain as you can get! And the CPW in THAT region warned that if high-density development took place THERE, the sheep "won't exist" Ultimately, to protect the bighorn, the City of Vail seized the land via eminent domain <https://reason.com/.../colorado-town-seizing-ski-resorts.../>. They took SERIOUSLY encroachment on this state-designated "species of greatest conservation need" and federally-designated "sensitive species." Please understand, that the federal designation is a **warning** that steps need to be taken **now** to prevent the species from being listed as "endangered." Vail city officials took SERIOUSLY how close to endangered the Rocky Mountain Bighorn Sheep are, and they respected the Governor's executive order to protect wildlife corridors and habitat <https://www.trcp.org/wp-content/uploads/2020/04/D-2019-011.pdf>.

Bret Tennis, Parks Operations Administrator for Garden of the Gods, in a presentation that I attended, explained how the bighorn sheep seek residential water sources in Mountain Shadows due to a water source having been diverted from Garden of the Gods to an area golf course. He is a former bighorn researcher and has stated that all of 2424 is a wildlife corridor. He has also stated that "Behind the MCI building to the west, is a wildlife corridor that is used by our local bighorns (and other wildlife)...Bighorn sheep often have seasonal habits, but the **lack of territory** for our local herd keeps them on the same patterns year-round."

There are a number of photographs showing bighorn sheep with radio tracking collars on 2424's open space. Why wasn't that data analyzed when the CPW was asked for their opinion on the impact to the bighorn by further development of 2424 GOTGR? Again, no analysis, no study was ever done except for the citizen science which the planning department has chosen thus far to disregard. For

the herd on Pikes Peak, studies by the CPW began in 1998 and continue to this day
<https://krdo.com/news/2022/08/12/cpw-conducts-biannual-survey-of-pikes-peak-bighorn-sheep-heard/>

The citizens of Colorado Springs, in fact the citizens of this whole state and country, need you to deny the applicant's rezoning request, protect the bighorn sheep and keep spacious what is for tourists the gateway to Garden of the Gods park and National Natural Landmark. The bighorn sheep and Garden of the Gods park are far more important than the desired financial profit of one out-of-state developer. Be very clear, if these buildings are built, they will bring hundreds of people to live approximately 700 feet from a bighorn birthing ground and leave zero buffer between hundreds of people and a sensitive species of greatest conservation need.

Sincerely,

Dorothy Macnak
35-year resident of westside Colorado Springs
B.A. in Geography and Environmental Studies
1135 Point of the Pines Drive CSC 80919
719-332-3195

Attachments: photos of bighorn on the 2424 GOTGR open space, reference photo showing current facility and future planned development, additional reference photo, incorrect CPW letter to city planning

P.S. This a photo of the bighorn just a leisurely several minutes' walk away from the parking lot (proposed "project area") along with a reference photo. I was asked by the guard to leave when I was taking this photo. I apologize for the poor quality. But I was able to ask the guard, as I was leaving, if the bighorn were often that close to the facility. The guard told me yes, "they are there all the time." Susan Mills of Mountain Shadows sent you a photo she took, much better quality than mine, on a different day in the same area. She was also asked to leave by the guard. Daniel Sexton replied to her photo essentially dismissing it as not relevant to the project area.





Sexton, Daniel

From: Dorothy Macnak <dottt1@comcast.net>
Sent: Monday, January 30, 2023 3:29 PM
To: tim.kroening@state.co.us
Cc: governorpolis@state.co.us; casework@hickenlooper.senate.gov; All Council - DL; Suthers, John; Lobato, Elena; Sexton, Daniel; Friedman, Samuel; mary.shinn@gazette.com; pzubeck@sixty35media.org; gretchenk@hcn.org; bfinley@denverpost.com; cswanson@denverpost.com; Dana Duggan; jvmclainjr@gmail.com; bill.fortresshomeinspection@gmail.com; Tennis, Bret; Ginny Gustavson; cvolberding@gmail.com; janeardsmith@comcast.net; jlock@datawest.net; defenders@defenders.org; richard.reading@state.co.us; karen.bailey@state.co.us; carrie.hauser@state.co.us; heather.dugan@state.co.us; jabailey34@aol.com; MHRoane@gmail.com
Subject: Bighorn sheep in Colorado Springs need help urgently
Attachments: IMG_0889.jpg; 2022-12-31 44 Bighorn with Chipeta School in background .71 miles (Edited).png; IMG_0884.jpg; 323300865_1514976619009730_4275815754501262372_n.jpg; image (10).png; image (11).png

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Tim Kroening
Area Wildlife Manager for the Pikes Peak Region
Colorado Parks and Wildlife

Dear Area Wildlife Manager Kroening,

We spoke on the phone in December when I called for more information about a wildlife matter involving deer in northwest Colorado Springs. At that time, you told me that the CPW depends on information from citizens as there are so few wildlife officers in the field. You said that citizens are the "eyes and ears" for the CPW. In the spirit of being "eyes and ears" for the CPW, I have attached a number of photos showing bighorn sheep from the Rampart Range herd on 2424 Garden of the Gods Road. I would also like to share this drone video with you showing bighorn on 2424

GOTGR: <https://www.dropbox.com/s/ocaxhem5of3b0d3/2022-01-03.0012.1%20Bighorn%20%26%202424.mp4?dl=0>

and this regular video of bighorn on 2424 GOTGR:

<https://www.dropbox.com/s/q6lv10t6lgr0ggz/2022-01-03.0023.2%20Bighorn%20behind%20tree%2C%202424%20in%20background%2C%20%26%20Female%20%23N3%20%28SHORT%29.mp4?dl=0> .

A former CPW area wildlife manager, gave a professional opinion to our city's planning department (before he transferred out of this area) that the bighorn would not be impacted by further development on 2424 GOTGR because they never go onto the property (copy attached). This in spite of abundant photos and videos from people who live near the property showing the bighorn on the property. The attached photos and linked-to videos are just the tip of the iceberg -- there are many more, and most have been shared with the CPW. And the opinion set forth in the letter obviously contradicts the CPW's own radio tracking data as citizens have a number of photos showing sheep on 2424 GOTGR with radio tracking collars. The owner of the property (an out-of-state developer) continues to use the CPW's opinion in seeking to rezone the property for high-density housing. If built, this high-density

housing will be directly next to the open space the sheep use as winter grazing habitat, escape habitat and as a wildlife corridor. The buildings themselves will be approximately 700 feet from a birthing ground!

It is very important that you accept the evidence provided by citizens like myself and issue a corrected opinion to city planning without further delay. These bighorn are very important to tourism in the Springs. And being a "species of greatest conservation need" at the state level and a "sensitive species" at the federal level, there must not be further development of a property so crucial to the bighorn in this area. According to the United States Forest Service (USFS), the bighorn here have thrived only because encroachment has been limited. Conditions here are nearly identical to those in Vail where that region's CPW stated the bighorn "simply won't exist" if high-density housing were built <https://www.summitdaily.com/.../get-wild-a-salute-to.../>. Vail ended up seizing land in order to protect the bighorn from high-density housing development <https://reason.com/.../colorado-town-seizing-ski-resorts.../>.

I know from this news article <https://krdo.com/news/2022/08/12/cpw-conducts-biannual-survey-of-pikes-peak-bighorn-sheep-heard/> that you have participated in a study of the Pikes Peak Herd of Rocky Mountain Bighorn Sheep. So you are aware that analysis is far more involved than asking if one CPW employee saw any sheep! Yet that is what passed for what the developer is calling the CPW's "analysis" of sheep on 2424 GOTGR. Further development has to, at the very least, be put on hold while the sheep are studied for many years (just as the Pikes Peak herd has been studied since 1998) and while a comprehensive analysis of the property as it relates to the bighorn sheep is undertaken. And this analysis/study must include citizen input as we are near this property every single day. We see the sheep there in numbers up to 50 every day for weeks at a time, weekly for months at a time. We know how they move through the property, where they graze on the property, and where they rest on the property. When a CPW translocation operation took place a couple years ago some distance from the property, the baiting part of that attracted mountain lions <https://www.cbsnews.com/colorado/news/bighorn-sheep-colorado-springs-parks-wildlife-relocation-herd/>. Citizens witnessed the bighorn escape into the Garden of the Gods park as well as onto 2424 GOTGR.

Please help us help the bighorn. The governor has, after all, mandated by executive order that wildlife corridors and habitat are to be protected <https://www.trcp.org/wp-content/uploads/2020/04/D-2019-011.pdf>. If the rezoning is approved for 2424 GOTGR, there will be no stopping high-density development which will bring hundreds of people to live on this property with no buffer between the buildings/residents and the open space which is bighorn habitat and a wildlife corridor. The current zoning with a light-industrial office complex keeps impact to a minimum and should, therefore, not be changed. The neighboring homes in Mountain Shadows, while arguably some should not have been built where they are, came about over decades. Even such low-density development had an impact, and that is another reason why there should not be *further* development (especially of a much-higher density) on 2424 GOTGR. There is no other property in this city like 2424 GOTGR. It is only a mile from the entrance to the Garden of the Gods, a city park and a National Natural Landmark. And it is provably vital to the success of the Rampart Range Herd of Rocky Mountain Bighorn Sheep.

Sincerely,

Dorothy Macnak
35-year Westside Colorado Springs' resident

Attachments: photos of bighorn on the 2424 GOTGR open space, reference photo showing current facility and future planned development, photo of incorrect CPW letter to city planning



2424 Open Space

Bighorn

Photographer

2424 Open Space

Proposed Development

Ruler

Line	Path	Polygon	Circle	3D path	3D polygon
Measure the distance between two points on the ground					
Map Length				0.71	Miles
Ground Length				0.71	
Heading				211.04	degrees

Mouse Navigation Save Clear

Google Earth







COLORADO

Parks and Wildlife

Department of Natural Resources

Southeast Regional Office
4235 Sinton Rd.
Colorado Springs, CO 80907
P 719.227.5200 | F 719.227.5223

December 16, 2020

Land Use Review Division
City of Colorado Springs
c/o Katelynn Wintz - Senior Planner
30 S Nevada Avenue, Suite 701
Colorado Springs, CO 80903

Re: Project Proposal for 2424 W Garden of the Gods Rd.

Dear Ms. Wintz,

Colorado Parks and Wildlife (CPW) has analyzed the project proposal for 2424 W Garden of the Gods Rd, which includes a review of a master plan amendment, zone change and a concept plan for future site development. CPW is very familiar with the project site that borders the intersection of W. Garden of the Gods Rd. and N. 30th St. to its southeast and borders Flying W Ranch Rd. to its east.

CPW is also aware that there is local community concern that the change in zoning and the new development in the project area could have a negative impact on the local Rampart Range Bighorn Sheep herd that lives nearby. CPW appreciates the communities concern for the Bighorn Sheep and we would like to share our professional opinion on the project.

District Wildlife Manager (DWM) Corey Adler is assigned to the district that incorporates this proposed project location. DWM Adler has worked with the Rampart Range Bighorn Sheep herd intensively through counts, observations, trappings, and hunting activities. DWM Adler's work with these sheep mainly occurs on their primary habitat and favored location of the old mining scar and the steep hillsides nearby. These habitats lie roughly west and up the hill from the proposed project site.

The Glen Eyrie and The Navigators, properties closer to the proposed project area, are places where DWM Adler has also consistently seen the sheep from the Rampart Range Bighorn sheep herd grazing, resting and moving through. In addition to the before mentioned areas the Rampart Range sheep are also seen using and moving through the property of the Flying W Ranch. The sheep will move north through the Flying W Ranch to areas along Lanagan St. and then farther north to the Castle Concrete rock quarry west of Allegheny Dr.



During the times DWM Adler has dealt with the Rampart Range Bighorn Sheep herd he has never seen or heard of the sheep being on or using the proposed project area. The Rampart Range Bighorn sheep's main habitat lies uphill in elevation on the old mining scar and in and around the precariously steep walls of Queen's Canyon and any of the other steep hillsides and rock faces of the Rampart Range.

Included with this proposed project is a 55.43 acres open space that will lie west of any new development and between the development and any possible sheep use or movement. This open space will buffer any impact into areas where the sheep may pass through to get to more suitable habitat.

It is DWM Adler and CPW's professional opinion that any new development at the proposed project site at 2424 W Garden of the God's Rd. will have little to no impact on the Rampart Range Bighorn Sheep herd.

We appreciate being given the opportunity to comment. Please feel free to contact District Wildlife Manager, Corey Adler, should you have any questions or require additional information at 719-439-9637 or via email at corey.adler@state.co.us.

Sincerely,



Frank McGee
Area Wildlife Manager

Cc: Corey Adler, DWM
SE Regional File
Area 14 File

Sexton, Daniel

From: Colorado Springs Real Estate <ehurt@erashields.com>
Sent: Tuesday, February 7, 2023 9:24 AM
To: Sexton, Daniel
Cc: Colorado Springs Real Estate
Subject: Against 2424 GoG Re-Zoning Proposal

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Mr Sexton;

I am against the proposed re-zoning proposal for 2424 Garden of the Gods Rd.

This proposal is detrimental:

- to the safety of residents who live and work along the Garden of the Gods corridor, as well as the entire northwest and west side of the city. In the event of another wildfire in this area, the current infrastructure is not adequate for the timely evacuation of those living in 80919 and 80904. This takes into the account the new Centennial extension which is 3+ miles away and the improvements to 30th Street which added minimal shoulders and ends at Fontmore. Additionally, with the addition of thousands of multi-family units at Fillmore & Centennial, Centennial behind the senior living center, along the new Centennial extension, Centennial & Mule Deer and the proposed units next to Red Leg Brewery, Champagne & 30th (under construction) and Chuckwagon, the current road infrastructure would not be adequate the next time a timely evacuation is needed.
- natural landscape that is vital to the economy of the entire city of Colorado Springs. Blocking view scapes adjacent to the Garden of the Gods Park is not in the best interest of the citizens of our great city. Blocking these views, adding traffic congestion will be detrimental to our city and at some point impact the tourism we all rely on.

I am not against thoughtful development that enhances the community. If the owner of this property wants to change the zoning, they should be required to build something that enhances our City's most important assets, the natural landscapes. Building 2-3 story buildings that have little or no architectural value and do not add to the value of the surrounding landscapes cannot be allowed. It is your duty to be stewards of our city's greatest assets.

I ask you to reject this proposal.

Regards,

Eddie Hurt
4930 Ellery Lane, Mountain Shadows

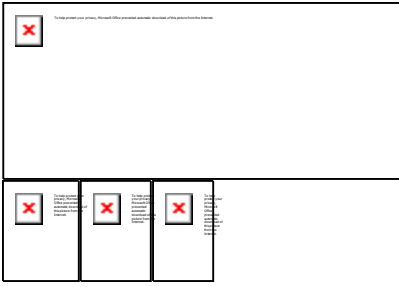
Eddie Hurt

Broker Associate

Cell **719-339-3765**

Desk **719-593-1000**

BlessingHurt@erashields.com



Sexton, Daniel

From: Colorado Springs Real Estate <ehurt@erashields.com>
Sent: Tuesday, January 31, 2023 5:15 PM
To: Sexton, Daniel
Cc: Colorado Springs Real Estate; Bill Wysong & Dorian Lee
Subject: Planning Commission Hearing for 2424 Garden of the Gods

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Mr. Sexton;

I am writing to you on behalf of the Mountain Shadows Community Association with whom I represent as Past-President and am a current Board Member. Our current President, Bill Wysong is incapacitated and unable to communicate with you, so he has asked me to step in until he is able.

In regards to the upcoming public hearing on February 8, 2023, as the organization that represents the Mountain Shadows neighborhood within which this zoning change proposal, we are asking for sixty minutes to present our positions as to why this change in zoning would be detrimental to our neighborhood.

Additionally, we will have many documents we want to be placed in the record, how best would you like me to forward to you.

Regards,

Eddie Hurt

ehurt@ERAShields.com

719-339-3765

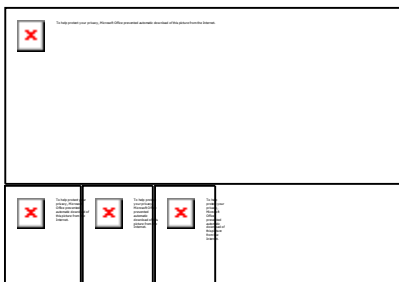
Eddie Hurt

Broker Associate

Cell 719-339-3765

Desk 719-593-1000

BlessingHurt@erashields.com



Sexton, Daniel

From: Eric Brookens <ebrookens42@gmail.com>
Sent: Monday, February 6, 2023 7:10 PM
To: Sexton, Daniel
Subject: 2424 GOTG Rezoning

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Here we go again (!) with another attempt to rezone the open area near the intersection of Garden of the Gods and 30th Street with 320 living units and businesses! I again oppose the project. Over a year ago people voiced their concerns about safety, fire evacuation, bighorn sheet, and traffic congestion, which again should be good enough to turn down the massive building project. All one has to do is look at the development currently underway at the intersection of Fillmore and Centennial Blvd to imagine what 2424 would look like. There is a high volume of morning and afternoon traffic in this area right when school children are passing across a 6 lane and 4 lane intersection. Children from this project would negatively impact the already crowded Chipeta and Howbert Elementary Schools. Please again turn down this rezoning request to not overcrowd a beautiful area. Thanks....

Eric Brookens

Colorado Springs

719-531-6803

ebrookens42@gmail.com

Sexton, Daniel

From: Erin D <davitt87e@gmail.com>
Sent: Monday, February 6, 2023 9:49 AM
To: Sexton, Daniel
Subject: GOTG rezoning

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Hi!

I received an unsolicited email from a Mountain Shadows group trying to block this project.

However, I'd like to express support for the project.

As a wildland fire professional I am appalled that this group is using wildfire to cover their blatant classism.

Thank you,

Erin Davitt
719 313 0015
Davitt87e@gmail.com

Sexton, Daniel

From: Gail Frost <gailfrost@hotmail.com>
Sent: Saturday, February 4, 2023 5:02 PM
To: Sexton, Daniel
Subject: 2424 Garden of the Gods Road

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To the Colorado Springs City Council and Planning Commission:

I wish to again state my opposition to the PUD zone change and further development at 2424 Garden of the Gods Road and 4678 Alpine Meadows. It simply is not needed and would be detrimental to this area.

*There are already plenty of rental housing units nearby and many more are under construction or have been approved in this area. A record number of apartments were approved in Colorado Springs in 2021-2022.

*The local wildlife, specifically the bighorn sheep, that inhabit this area would be negatively affected.

*The aesthetics and warm "Welcome to Garden of the Gods" for visiting tourists as they drive westbound towards this would be ruined. After all, this is the gateway to one of the most visited attractions in the country!! Why would the City allow anything to spoil it?

*Most importantly, I oppose more development at 2424 Garden of the Gods because it is threatening to human life! The increase in traffic around the intersection of 30th Street and Garden of the Gods Road would be more than just an inconvenience. It could bottle up evacuation from the Mountain Shadows neighborhood during an emergency.

Please carefully consider and disallow the PUD zone change and further development.

Respectfully,

Gail A Frost

Mountain Shadows resident

Sexton, Daniel

From: Lobato, Elena
Sent: Monday, February 6, 2023 10:46 PM
To: Genevieve Gustavson
Cc: Friedman, Samuel; Sexton, Daniel
Subject: RE: Request for Citizen Input on Planning Commission meeting 2/08/23 re. Agenda items 7c & 7d

Hello and thank you for your email. I have you signed up to speak for the 2424 Garden of the Gods Project. The chair usually takes those in the audience first, and then we will go to the phone lines. He also asks for supporters first, and then opposition. Will you be for or against the project?

Also, it is only 3 minutes to speak for the project, not each individual item.

I have forwarded your email to the case planner to answer your other questions.

Warmest Regards,

~ Elena

elena.lobato@coloradosprings.gov
719.385.5608

From: Genevieve Gustavson <ginny_gustavson@msn.com>
Sent: Monday, February 6, 2023 5:44 PM
To: Lobato, Elena <Elena.Lobato@coloradosprings.gov>
Cc: Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>; ginny_gustavson@msn.com
Subject: Request for Citizen Input on Planning Commission meeting 2/08/23 re. Agenda items 7c & 7d

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Good Day Elena and Samuel,

I am planning on attending the upcoming city planning commission meeting this week (via the phone). I would like to request time to provide citizen input on agenda items 7c and 7d. My understanding is that I will have 3 minutes for each agenda item.

In the last public meeting on 12/6/22 we were notified the developer had done a resubmission. We were informed that the resubmission was exactly the same as previously submission – ie. no changes.

A few Questions I would like to note and requesting assistance with prior to Wednesday's meeting:

- 1.) We were informed that the resubmission development plan was exactly the same as the original submission. Has this changed?

- 2.) If there are in fact changes from the most recent public 12/6/22 presentation – Please advise when the new citizen review and input meeting is expected to be conducted? Also pls advise on the subsequent decision timing from the city planning commission for this submission.
- 3.) If there are changes from the original submission – where is an updated visual impact analysis located for public review?
- 4.) Has a new independent traffic study been completed? What was the time of day, date(s) and the location(s) of this review? Also please advise on how many people are allowed in the current office building at one time (ie. full capacity)?
- 5.) If there are changes from the original submission, we should be able to see and review a visual impact analysis. Was this completed and where can this be located for public review?
- 6.) Where can I review an updated impact statement from CPW on impacts to the current wildlife & migrations for this and surrounding properties (ie. bighorn sheep, bobcats, mountain lion, bears, deer, owls et) for new submission changes?

My phone number for the meeting attendance will be: 719.488.4383
Please advise if any additional information is needed.

Thank-you so much for your help & assistance here,
Genevieve Gustavson
5645 Majestic Drive

Sexton, Daniel

From: HUGO FONTALVO <hugojr@comcast.net>
Sent: Tuesday, February 7, 2023 8:45 AM
To: Sexton, Daniel
Subject: Upcoming Proposed development

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Hi Mr. Sexton,

Thank you for your public service in today's overall environment where whatever decision or approach you take can be construed different ways and for sure not everyone will be pleased. The handling of this matter in your position has an impact in the way how we move forward, specially when we are experiencing the lowest amount of trust from citizens toward our government officials. This desire of over building mirrors the likes of California, NY and beach areas and clearly the overwhelming majority of voting residents in this area of Colorado have an opposite view when it comes to this type of development.

It is a natural area filled with natural life and city, state and federal land.

Denying the fact that rental areas will increase crime is being blind yet having 20/20 vision. As a public servant you are, please listen to your residents and pave the path to present this development with all the negative consequences would bring,

Increase crime
Congested traffic areas
Emergency evacuations
Traffic flow during icy weather conditions
Natural wild life

Hugo
Mountain Shadow resident and registered voter

[HUGO J. FONTALVO](#)

Jesus Christ is the same yesterday, today and for ever

Sexton, Daniel

From: Jana Murdock <cojana87@gmail.com>
Sent: Tuesday, January 31, 2023 9:02 PM
To: Sexton, Daniel
Subject: 2424

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Mr Sexton,

If you care for our City, and I pray you do, I implore you to put an instant halt to this destructive project. Our last precious resource is our Westside, which holds the natural beauty that supports our entire tourism industry. We do not have the infrastructure to support the results that this rezoning would bring... roads, schools, water resources, etc. Furthermore, our beautiful wildlife will be devastated. All that attracts the world to us will be transformed into more ugly urban sprawl. Finally, the safety of citizens during any fire event will be at risk. Those who love this City must stand up against this ill advised rezoning. Our beautiful City must come before the greed of leaders who would allow outsiders (who don't care at all for the health of Colorado Springs) to determine our future. Thank you for protecting us all. Jana Murdock, Westside Resident

Sexton, Daniel

From: schnleea@aol.com
Sent: Monday, February 6, 2023 11:10 AM
To: Sexton, Daniel
Cc: schnleea@aol.com
Subject: Opposed: Rezoning and development at 2424 Garden of the Gods / PUDZ-22-0005 & PUDC-22-0003

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Dear Mr. Sexton:

I am emailing you in regard to the above mentioned development proposal, file numbers: PUDZ-22-0005 & PUDC-22-0003.

My husband and I are very concerned about this proposal and are strongly opposed to this rezoning and development proposal at 2424 Garden of the Gods Road.

- The developer's request to rezone this property is not in step aesthetically with the current structure of the neighborhoods on the beautiful west side.
- This high-density housing proposal does not complement the original intent of the master plan for Mountain Shadows and this west side community.
- The proposed plan will significantly and negatively impact the current residents' quality of life.
- - Traffic on N. 30th, Garden of the Gods, and Flying W are already a challenge and will be exasperated with the proposed influx by the sheer volume of estimated residential units. We don't believe the traffic study conducted during a pandemic gives an accurate picture of what we are currently dealing with on a daily basis. The increased traffic on the nearby streets and into the existing neighborhoods will create an unwanted challenge in these established communities and will be exasperated with the proposed influx by the sheer volume of estimated units. We do not have the infrastructure to handle this.
- - The current noise level in this area is already too loud. Adding to it will obviously increase the levels to totally unacceptable.
- - Crime is on the rise in this area and the introduction of a proposed high-density housing complex has the tendency to add to this and have a negative impact on our existing community. Colorado Springs is already challenged to provide for the safety of its current residents in a timely manner; the police department is already taxed.
- The safety of the Mountain Shadows Community is of great concern should another catastrophic event take place like the Waldo Canyon fire. The City's engineer has publicly stated that 30th Street and the Garden of the Gods corridor, which are major egresses for our neighborhood, are already considered too congested to safely handle more traffic. Centennial is also at capacity.
- The City has not made any allowances to add more park space to our neighborhood with the proposal to add additional residences. This additional influx of multi-family apartments will negatively affect our ONLY neighborhood park - Mountain Shadows Park. The northwest section of town has one of the lowest park acreages per 1,000 residents in the city, yet the City continues to entertain adding more people to our already stressed area.
- Water is of great concern.
- The disruption of wildlife is an issue as well.

We are very concerned about this proposal and strongly oppose the rezoning and development at 2424 Garden of the Gods Road. This proposed development does not complement the original intent of Mountain Shadows and this west side neighborhood.

Thank you for this opportunity to submit our concerns,

Jeff and Leea Schneider
4510 Eileen Court

Sexton, Daniel

From: Jennifer Rankin <jennifer.rankin@hotmail.com>
Sent: Monday, February 6, 2023 8:36 AM
To: Sexton, Daniel
Subject: 2424 GOTG Rezoning

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Dear Mr. Sexton,

We are opposed to ALL NEW development at 2424 Garden of the Gods Rd.

Please find below an outline of our concerns regarding the proposed development:

- The proposed development will cause significant traffic issues, including traffic congestion and an increased risk for traffic accidents, on N. 30th Street, Garden of the Gods Road, and Flying W Rd. This is currently a difficult intersection, especially during peak traffic times (“rush hour”) during the day and during the tourist season. This drastic increase in traffic also poses a serious threat for wildlife living in the area, as well as pedestrians, hikers, bicyclists, and joggers. The approved traffic study was conducted when stay-at-home orders were in place due to COVID-19, and therefore is not a representative evaluation of true traffic patterns and volume within the area. In addition, it presents a serious safety threat to the entire local community and west side neighborhoods in case of an evacuation.
- This high-density housing does not fit within the overall theme of the area, community, and neighborhood. The multi-family units would obstruct the views of Garden of the Gods, the natural landscape of the Navigator’s property, and the beauty of the foothills, all features the “west side” of the city is known for and appreciated for by so many. In addition, this type of proposed high-density housing will add stress to the already overcrowded schools, and this will bring noise and crime into the local community and neighborhood. Furthermore, this proposed development will have a detrimental impact on property values for the entire Mountain Shadows community.
- This proposed housing will displace wildlife, especially the bighorn sheep and deer, from their free-range area. Since the proposal does not include open space or recreational space for residents, the nearby parks and trails, already overcrowded, will be forced to absorb thousands of additional visitors.

We are writing to ask that this proposed development is not approved because of the damaging effects this will have on not just the Mountain Shadows neighborhood, but also the entire west side community of Colorado Springs, now and in the future. We are all very fortunate to live in a city with beautiful open space

that creates a natural and safe habitat for wildlife and a safe community for residents, visitors, and tourists, and I believe we must make every effort possible to preserve this.

Thank you for your time.

Jennifer and Jeffrey Rankin
Mountain Shadows Residents

Sexton, Daniel

From: John M <jvmclainjr@gmail.com>
Sent: Saturday, February 4, 2023 11:48 AM
To: tim.kroening@state.co.us
Cc: governorpolis@state.co.us; casework@hickenlooper.senate.gov; All Council - DL; Suthers, John; Lobato, Elena; Sexton, Daniel; Friedman, Samuel; mary.shinn@gazette.com; pzubek@sixty35media.org; gretchenk@hcn.org; bfinley@denverpost.com; cswanson@denverpost.com; Dana Duggan; bill.fortresshomeinspection@gmail.com; Tennis, Bret; Ginny Gustavson; cvolberding@gmail.com; janeardsmith@comcast.net; jlock@datawest.net; defenders@defenders.org; richard.reading@state.co.us; karen.bailey@state.co.us; carrie.hauser@state.co.us; heather.dugan@state.co.us; jabailey34@aol.com; MHRoane@gmail.com; Breeanna Jent; oliviaprentzel@coloradosun.com; newsroom@denverpost.com; newsroom@coloradosun.com; larry@coloradosun.com; news@cpr.org; dan.beedie@krdo.com; KKTV 11News; kblanco@kktv.com; lmartin@kktv.com; KRDO News; staci-lyn.onofre@krdo.com; KOAA; Fred Fox; jcole@fox21news.com; KRDO Radio; Scott Harrison; Mayo.Davison@koaa.com; andy.koen@koaa.com; Pam Zubeck; shindi@denverpost.com; lcolacioppo@denverpost.com; marc.snyder.house@state.co.us; senatorpetelee@gmail.com; news@krcc.com; Integrity Matters; westsidewatch@gmail.com; cheyennecentralcos@gmail.com; Andrea Chalfin; Dorothy Macnak; Donna Strom
Subject: Re: Bighorn sheep in Colorado Springs need help urgently
Attachments: 2023-01-13 3.45pm 54 Bighorn on 2424 Open Space IMG_3641 noted.jpg; 2022-01-03 Bighorn #N3 on 2424 Property.png

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Dear Area Wildlife Manager Tim Kroening,

We desperately need your help and the help of your management team. Despite the District Court upholding City Councils previous decision to deny the Applicant to rezone and develop a high-density housing project, the City of Colorado Springs remains adamant about rezoning and approving the developers request. Since 1944, the bighorn sheep, at 2424 Garden of the Gods Rd., have adapted to the current zoning. Approving the PUD zoning will be a radical shift in human activity on this property. According to bighorn sheep management plans, this type of activity is most detrimental to the herd.

Directives in the Governor's Executive Order D-2019-011 instruct CPW to work with local governments to protect iconic wildlife, their habitat, and their migration corridors. Under the current zoning the owner already has an income producing property at this location. A zone change to PUD puts this herd of bighorn sheep at risk.

I am very disappointed with the AG siding with CPW, the city not doing their part to help comply with the Executive Order, TOPS chomping-at-the-bit to turn the 2424 Open Space into a hiking area, and the City ignoring Code (including Hillside Overlay criteria. which includes protecting wildlife habitat), etc. etc. etc. These are not only Colorado "iconic" wildlife as defined in the Executive Order, but they are also classified by Colorado as a "species of greatest conservation need" which requires special management. The Federal classification is "sensitive species" which is one step from being placed on the Endangered List.

In one of our communications with CPW, we requested a retraction of the misleading statement to city planning that there are "no bighorn" at this location, I discussed how easy it will be for poachers to invade the 2424 property. According to communications with Cooperstein, AG, they acknowledge that poaching will be a problem if this herd is discovered. When I lived in the nearby Peregrine neighborhood, poachers and their pickup trucks were commonly seen on Woodmen Road going after deer. In a matter of minutes, they can shoot, bag, and go. The 2424 Open Space will be much more appealing for poachers due to the easier access to the land and a prized "iconic" bighorn sheep trophy. Hunters quoted in the Rampart Management plan mentioned how easy it is to harvest these bighorn in the nearby Queens Canyon area (their comments sound like shooting fish in a barrel).

If the zone change is approved and the land developed, this herd will not only be threatened by many more humans and dogs near this lambing area, but they will also be threatened by poachers. Why wait for years and pay \$2,542.29 for an out-of-state bighorn sheep tag when you can bag one for free -- almost any day of the week?

From my observations over the past year (as I can see the 2424 Open Space from my house), the bighorn sheep (especially the rams) use this area nearly every day for:

1. Foraging, especially during the winter and early spring as this is a south facing, 55 acre field full of native food.
2. For escape, as I have seen them a number of times quickly climb up the nearly vertical rock faces.
3. Mating, I have photos of them "requesting to mate" (body language) and actually mating.
4. Bedding down for the night and resting during the day. As mentioned in the Management Plans, they like to be in large open fields so they can see predators approaching (such as the mountain lions that are in the area). Using their very keen eyesight they have time to climb up the nearby, nearly vertical rock face to safety.
5. Protecting the lambs by placing a lamb in between two adults or a group of adults.
6. A migration corridor between the north side of Garden of the Gods park, the adjacent Navigators land (the primary habitat for the ewes), and the Mountain Shadows, Lanagan Open Space.

This is an important herd that is used for translocations to other areas throughout the State of Colorado when those populations decline due to harvesting and are devastated by disease, such as the Salada situation.

We hope you will inform and work with your management team to engage with the 2424 development project to stop the zone change.

Respectfully,
John McLain

Attached is a photo of 54 bighorn sheep on the 2424 Open Space, January 13, 2023. And a photo of a herd, one with Tag #N3, which is grouped together to protect the lambs -- note the existing 2424 Garden of the Gods Rd. facility is in the background.

~~~~~

On Mon, Jan 30, 2023 at 3:29 PM Dorothy Macnak <[dottt1@comcast.net](mailto:dottt1@comcast.net)> wrote:

**Tim Kroening**  
**Area Wildlife Manager for the Pikes Peak Region**  
**Colorado Parks and Wildlife**

Dear Area Wildlife Manager Kroening,

We spoke on the phone in December when I called for more information about a wildlife matter involving deer in northwest Colorado Springs. At that time, you told me that the CPW depends on information from citizens as there are so few wildlife officers in the field. You said that citizens are the "eyes and ears" for the CPW. In the spirit of being "eyes and ears" for the CPW, I have attached a number of photos showing bighorn sheep from the Rampart Range herd on 2424 Garden of the

Gods Road. I would also like to share this drone video with you showing bighorn on 2424

GOTGR: [https://www.dropbox.com/s/ocaxhem5of3b0d3/2022-01-](https://www.dropbox.com/s/ocaxhem5of3b0d3/2022-01-03.0012.1%20Bighorn%20%26%202424.mp4?dl=0)

[03.0012.1%20Bighorn%20%26%202424.mp4?dl=0](https://www.dropbox.com/s/ocaxhem5of3b0d3/2022-01-03.0012.1%20Bighorn%20%26%202424.mp4?dl=0)

and this regular video of bighorn on 2424 GOTGR:

[https://www.dropbox.com/s/q6lv10t6lgr0ggz/2022-01-](https://www.dropbox.com/s/q6lv10t6lgr0ggz/2022-01-03.0023.2%20Bighorn%20behind%20tree%2C%202424%20in%20background%2C%20%26%20Female%20%23N3%20%28SHORT%29.mp4?dl=0)

[03.0023.2%20Bighorn%20behind%20tree%2C%202424%20in%20background%2C%20%26%20Female%20%23N3%20%28SHORT%29.mp4?dl=0](https://www.dropbox.com/s/q6lv10t6lgr0ggz/2022-01-03.0023.2%20Bighorn%20behind%20tree%2C%202424%20in%20background%2C%20%26%20Female%20%23N3%20%28SHORT%29.mp4?dl=0) .

A former CPW area wildlife manager, gave a professional opinion to our city's planning department (before he transferred out of this area) that the bighorn would not be impacted by further development on 2424 GOTGR because they never go onto the property (copy attached). This in spite of abundant photos and videos from people who live near the property showing the bighorn on the property. The attached photos and linked-to videos are just the tip of the iceberg -- there are many more, and most have been shared with the CPW. And the opinion set forth in the letter obviously contradicts the CPW's own radio tracking data as citizens have a number of photos showing sheep on 2424 GOTGR with radio tracking collars. The owner of the property (an out-of-state developer) continues to use the CPW's opinion in seeking to rezone the property for high-density housing. If built, this high-density housing will be directly next to the open space the sheep use as winter grazing habitat, escape habitat and as a wildlife corridor. The buildings themselves will be approximately 700 feet from a birthing ground!

It is very important that you accept the evidence provided by citizens like myself and issue a corrected opinion to city planning without further delay. These bighorn are very important to tourism in the Springs. And being a "species of greatest conservation need" at the state level and a "sensitive species" at the federal level, there must not be further development of a property so crucial to the bighorn in this area. According to the United States Forest Service (USFS), the bighorn here have thrived only because encroachment has been limited. Conditions here are nearly identical to those in Vail where that region's CPW stated the bighorn "simply won't exist" if high-density housing were built <https://www.summitdaily.com/.../get-wild-a-salute-to.../> . Vail ended up seizing land in order to protect the bighorn from high-density housing development <https://reason.com/.../colorado-town-seizing-ski-resorts.../> .

I know from this news article <https://krdo.com/news/2022/08/12/cpw-conducts-biannual-survey-of-pikes-peak-bighorn-sheep-heard/> that you have participated in a study of the Pikes Peak Herd of Rocky Mountain Bighorn Sheep. So you are aware that analysis is far more involved than asking if one CPW employee saw any sheep! Yet that is what passed for what the developer is calling the CPW's "analysis" of sheep on 2424 GOTGR. Further development has to, at the very least, be put on hold while the sheep are studied for many years (just as the Pikes Peak herd has been studied since 1998) and while a comprehensive analysis of the property as it relates to the bighorn sheep is undertaken. And this analysis/study must include citizen input as we are near this property every single day. We see the sheep there in numbers up to 50 every day for weeks at a time, weekly for months at a time. We know how they move through the property, where they graze on the property, and where they rest on the property. When a CPW translocation operation took place a couple years ago some distance from the property, the baiting part of that attracted mountain lions <https://www.cbsnews.com/colorado/news/bighorn-sheep-colorado-springs-parks-wildlife-relocation-herd/> . Citizens witnessed the bighorn escape into the Garden of the Gods park as well as onto 2424 GOTGR.

**Please help us help the bighorn.** The governor has, after all, mandated by executive order that wildlife corridors and habitat are to be protected <https://www.trcp.org/wp-content/uploads/2020/04/D-2019-011.pdf> . If the rezoning is approved for 2424 GOTGR, there will be no stopping high-density

development which will bring hundreds of people to live on this property with no buffer between the buildings/residents and the open space which is bighorn habitat and a wildlife corridor. The current zoning with a light-industrial office complex keeps impact to a minimum and should, therefore, not be changed. The neighboring homes in Mountain Shadows, while arguably some should not have been built where they are, came about over decades. Even such low-density development had an impact, and that is another reason why there should not be *further* development (especially of a much-higher density) on 2424 GOTGR. There is no other property in this city like 2424 GOTGR. It is only a mile from the entrance to the Garden of the Gods, a city park and a National Natural Landmark. And it is provably vital to the success of the Rampart Range Herd of Rocky Mountain Bighorn Sheep.

Sincerely,

Dorothy Macnak  
35-year Westside Colorado Springs' resident

Attachments: photos of bighorn on the 2424 GOTGR open space, reference photo showing current facility and future planned development, photo of incorrect CPW letter to city planning

## Sexton, Daniel

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**From:** Josh Manier <joshmanier@gmail.com>  
**Sent:** Monday, February 6, 2023 11:10 AM  
**To:** Sexton, Daniel  
**Subject:** 2424 Garden of the Gods Development

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Hi Daniel,

My family and I have lived in the Mountain Shadows area since 2013 both on Lanagan St and Champagne Drive. In light of hearing this additional redevelopment attempt for 2424 Garden of the Gods road, I wanted to write and express my numerous concerns.

Since Redleg Brewery was put in, there has been wall to wall parking on both sides of the street in the 2-3 blocks radius around that facility- For a facility to have upwards of 1,000 people capacity and only 30 or so parking spots was an oversight on development planning to say the least.

A proposal to add large scale apartment buildings would put strain on an already unsatisfactory exit route in the event of an emergency. 30th street going south is only a two lane road, as is Mesa Dr and Flying W Road, all main thoroughfares in the area. These roads are currently very busy and well traveled. Adding another 500-1,000 permanent residents via apartment buildings would cause additional traffic congestion and be less safe for crosswalks directly related to Chipeta elementary school off of Flying W Road, just a few hundred feet north of the proposed site. Our 2 children went to Chipeta a few years ago and I've witnessed the amount of traffic and business of Flying W before school and after school. To add 500+ more cars to the immediate area would intrinsically put young children in potentially more danger at the crosswalk light at Chipeta school off of Flying W.

Keeping our children safe should be the utmost priority and consideration before adding more high density type residential housing to the area. In the event of a fire or evacuation emergency such as what happened in 2012 with the Waldo Canyon fire, the proposed development would add increase traffic back up and strain on an already congested area of the city with the foothills to the West and the only exit from the area being south (on a 2 lane road of 30th) - or west on Garden of the Gods Road. If you recall, during the Waldo Canyon fire evacuation, traffic at that time was significantly backed up as people fled the area from the impending fire. The safety of our community and citizens should be seriously considered before adding high density housing in a geographically isolated area of the city given the foothills and with limited emergency routes eastbound and southbound.

In addition to this, the habitat of big horn sheep has long been established from Lanagan St/Flying W Ranch and extending southward towards the proposed site. This would disrupt their habitat as they dwell in and near the foothills.

Thank you for your time in hearing my concerns and please provide this feedback to the board or whomever else is considering the

Best Regards,

Josh Manier

SJC Company  
dba Whole Family Financial Services

719-473-9557

[joshmanier@gmail.com](mailto:joshmanier@gmail.com)

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## Sexton, Daniel

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**From:** Justin Courtier <joancourtier@hotmail.com>  
**Sent:** Monday, February 6, 2023 12:09 PM  
**To:** Sexton, Daniel  
**Subject:** 2424

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I object to the 2424 proposal. I went through the Waldo Canyon Fire in 2012. My husband was home on hospice. He died the morning that we were evacuated. Had the funeral home not picked up his body when they did, they would have had a very difficult time getting through the congested streets. When we did leave our house, the traffic was bumper to bumper where fire could be seen on the side of the road. That was over 12 years ago . The population in Mountain Shadows has grown significantly since then. I am afraid we would have little chance of getting out of this area if another fire were to occur. There are a lot of elderly people living here and I am afraid they would never get out in time. Please, please don't allow this developer to add more people to Mountain Shadows. Thank you, Joan Courtier  
Sent from my iPhone

## Sexton, Daniel

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**From:** Karen Recktenwald <recktenwaldkaren@gmail.com>  
**Sent:** Tuesday, January 31, 2023 8:08 PM  
**To:** Sexton, Daniel  
**Subject:** 2424 Garden of the Gods Project

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Dear Mr. Sexton,

I strongly object to the 2424 Garden of the Gods project. It is imperative that our leadership is make the best possible decisions which reflect our community's best interest and lives in the future.

Having survived the Waldo Canyon Fire as a resident of Mountain Shadows, I am concerned with:

- Safety: in the event of another wildfire, the loss of lives during an evacuation and the need for a current Maximum Evacuation Time Standard to be set and honored
- Nature: the lives of the bighorn sheep I see often on Lanagan Drive and the beautiful views of our hillside and the Razorback Ridge
- Neighborhood Amenities: the fact that right now there is enough space in Chipeta Park for my grandson to play

Thank you for your attention and consideration,

Very Respectfully,  
Karen Recktenwald, 4870 Granby Circle

## Sexton, Daniel

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**From:** Karla Warnecke <kwarnecke8@gmail.com>  
**Sent:** Wednesday, February 1, 2023 3:56 PM  
**To:** Sexton, Daniel  
**Subject:** Please vote NO NO to 2424 GOG zoning change

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To Whom It May Concern,

Please vote NO, object, or say NO to the 2424 Garden of the Gods proposed zoning change. I live in Mountain Shadows and this proposal goes against everything this neighborhood stands for.

Thank you for your time,  
Karla Warnecke  
5621 Majestic Dr, Colorado Springs, CO 80919



## Sexton, Daniel

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**From:** Kathleen Saporito <kathy.saporito@gmail.com>  
**Sent:** Tuesday, February 7, 2023 2:33 PM  
**To:** Sexton, Daniel  
**Subject:** 2424 GoG

**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!**

Hi,

As a resident of the 80919 area, I lived through the evacuation of Waldo Canyon. I sat with my son and dogs as the traffic leaving Woodmen Road slowed to a crawl. Ash and embers blew past our car while we waited to merge onto RockRimmon to leave the area.

Imagine if that happened today. There are multiple townhomes and apartments being built on the west side of Centennial blvd. There are several complexes being built in the former open space along RockRimmon.

At some point, council needs to stop giving into the demands of every developer building apartments and townhomes. Maybe focus on bringing in something other than fast food chains and other minimum wage jobs that make living here too expensive. Please reconsider this before you turn us into Denver- covered in concrete.

I find it sad that you have zero concern for the bighorn sheep (that are a draw for the thousands of tourists that pack 30th street every summer) but are convinced that more apartments will add to the value of the area. And speaking of the tourists, not one study has been done to show what impact that will have if another fire breaks out- and there are now many more thousand residents that need to evacuate with only 2 routes out of the area.

Use the existing buildings to attract higher paying companies to the area. Car washes and burger joints aren't going to do the job.

Sincerely,

Kathy Saporito

## Sexton, Daniel

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**From:** Kim Fontalvo <advocatesteno@comcast.net>  
**Sent:** Monday, February 6, 2023 7:56 AM  
**To:** Sexton, Daniel  
**Subject:** Opposition to 2424 Development

**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!**

I am writing to express my many concerns regarding the proposed development (2424 GOGT LLC).

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

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

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

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

AND MORE IMPORTANTLY: consider that many vehicles during evacuations.

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

Respectfully submitted ~

Kimberly Fontalvo

## Sexton, Daniel

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**From:** Kris Hubbard <greenchile22@gmail.com>  
**Sent:** Tuesday, January 31, 2023 8:36 PM  
**To:** Sexton, Daniel  
**Subject:** 2424 GoG Plan

**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!**

Mr. Sexton - Please please listen to us, the members of the Mountain Shadows community when we ask you not to rezone the property at 2424 Garden of the Gods. The trauma we lived through back in 2012 was awful and rezoning this area for additional housing would be detrimental to the safety and welfare of folks in this area. The congestion that would be added without any additional throughways during an emergency situation could potentially result in a disaster of huge proportions - do you want that on your conscience?

If you did not personally experience the Waldo Canyon fire, you can not possibly understand the impact that trying to exit this area during an emergency had on us who were fleeing in the smoke, traffic, flames, ash etc....

I'm sure the dollar signs are tempting but there is no price tag to put on human life and peace of mind living in the Mountain Shadows area.

--

*Kristin Hubbard  
Mt Shadows resident since 2011*

## Sexton, Daniel

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**From:** Dr. Larry F. Johnston <drlarryjohnston@aol.com>  
**Sent:** Tuesday, February 7, 2023 7:37 AM  
**To:** Sexton, Daniel

**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 Mr. Sexton:

I am writing to convey my strong opposition to the proposed 2424 GOCR development. The threat to our neighborhood in the event of a natural disaster like the Waldo Canyon fire, the threat to the bighorn sheep and inevitable impact on traffic and our quality of life are all reasons this project should not proceed.

I will be at the meeting tomorrow and hope that the many voices of those in the Mountain Shadows neighborhood will be heeded.

Thank you.

*Larry*

Larry F. Johnston, PH.D.

**McConkey • Johnston international**

303.638.1827

mcconkey-johnston.com

## Sexton, Daniel

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**From:** larry stein <larrystein6@gmail.com>  
**Sent:** Monday, February 6, 2023 12:51 PM  
**To:** Sexton, Daniel  
**Subject:** 2424 GoG road development

**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!**

as a homeowner off chuckwagon rd, i want to register my wishes against any apartment building at 2424 Garden of the Gods Rd.

any person who has lived here long enough, knows the disaster that happened in our neighborhood with the recent fire. the evacuation is extremely limited for all the citizens, men, women, and children in this area.

please do not allow multi unit apartments at the end of the escape route.

thank you  
Larry and Lone Stein  
5775 Regal View Rd  
80919

## Sexton, Daniel

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**From:** Leigh Jordan Fanning <fanninglj@gmail.com>  
**Sent:** Monday, February 6, 2023 2:50 PM  
**To:** Sexton, Daniel  
**Subject:** OPPOSED - 2424 GOG Development Proposal

**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, Mr. Sexton,

I am writing to express my strong opposition to the proposed development of 2424 Garden of the Gods Road. While I understand that the city has the legal responsibility to review this resubmission, I urge members of the Planning Commission to vote against the application. There has been little change to the new proposal in terms of the risk it presents to neighbors in the event of a wildfire and the impact on the bighorn sheep that frequent the property. But above all else, this development would serve as a visual blight as both visitors and residents approach our city's crown jewel, Garden of the Gods.

Please protect our community's cultural and environmental assets by voting no on this application.

Respectfully,

Leigh Fanning  
35-year resident of the Pikes Peak Region

## Sexton, Daniel

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**From:** Lisa Kim <lisakim17@gmail.com>  
**Sent:** Sunday, February 5, 2023 11:52 PM  
**To:** Sexton, Daniel  
**Subject:** Objection to 2424 Garden of the Gods development plan

**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 Mr. Sexton,

I can still vividly remember the horrid traffic jam, the panicked neighbors, the thick, acrid smoke that filled the mountainside, and the burning embers that were swirling all around on that fateful afternoon/evening as we fought our way out of Mountain Shadows.

Much of the area had been evacuated several days earlier so you may wonder why there was any traffic at all. That morning, the neighborhood was reopened so residents could try to recover some items since the weather seemed to turn for the better. Little did the powers that be know that winds would pick up so drastically, hurtling the flames to our community.

My family home was destroyed that afternoon in the Waldo Canyon Fire in 2012. While I was able to rebuild on my lot, I know firsthand how difficult it was to get away from the danger, even with most of the residents already evacuated. It goes to reason that if the Planning Commission recommends the proposed development of 2424 Garden of the Gods property, this would increase residential density--adding a large number of residents on a small piece of property, which would add a lot more cars and drivers into the neighborhood. I can't imagine how much worse an evacuation would be in this area if this proposed change moves forward.

I am against this development.

Respectfully yours,  
Lisa Ostly

P.S. I can see this property from my dining room, yet I am not considered "close enough" to receive the postcard notifications from the City. It seems like the guidelines and policies surrounding notification deserve a second look.

## Sexton, Daniel

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**From:** Mary king <bkingandi@msn.com>  
**Sent:** Tuesday, February 7, 2023 2:08 PM  
**To:** Sexton, Daniel  
**Subject:** Questions and Concerns to be included in the Planning Commission Meeting re: Rezoning of 2424 GOG Meeting Feb. 8, 2023

**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 Mr. Sexton,

Thank you, I will be attending the meeting Feb. 8 in person, but in case I am not allowed to speak, here are my concerns:

I went to the Concept Plan link on [ColoradoSprings.gov](https://coloradosprings.gov), I could only find property lines and the existing office park structure. I couldn't see where exact rezoning areas were?

Also, where will the apartments, residential be placed exactly on the site? Is there anyway to know what exact commercial type of businesses are going in there?

My family and friends lived through the 2012 Waldo Canyon Fire and evacuation. There is still existing forested lands along the foothills north and south of this location.

The extreme dryness, heat and wind that contributed could certainly occur again. Embers flew very far from the fire, to hit homes roofs. I offer this perspective as a family

whose neighborhood was incinerated. My friends in Evergreen up on the hill were trying to drive down and could not see in the smoke only to be stopped by traffic. They could

feel the heat on their backs as they got in their cars. Tragically, one older couple could not get out in time. The traffic was so congested that traffic was rerouted to go one

direction OUT, both north and south routes.

A frantic message requesting help from ANYONE went out to go help evacuate disabled seniors at a rest home on the

north end of Woodman Road. No one was allowed exit from I-25, other co-workers at work could not get INTO the neighborhood to retrieve their older elementary and middle-school kids.

If you figure one to two cars for each of the 300+ residential units, that will add to the bottle-neck and traffic out of the area.Plus the vague commercial businesses. We



have to exit either at 30th/Centennial to the south, or go north on Rockrimmon/Woodmen which during the Waldo evacuation was full. We will never forget the sight of the flames in our rear-view mirror as we left our home neighborhood.

Has anyone even driven 30th and GOG and east up to Centennial to I-25 lately at late afternoon/evening traffic times? It's bumper to bumper. Same going to the Garden of the Gods on 30th in summer. Please don't add to the traffic congestion and slow the emergency exit times for families living in these already existing neighborhoods. After what

Colorado Springs went through in 2012, I find it unbelievable that this is even being considered.

Second Concern:

The west side includes some of the most beautiful and iconic areas in the city: the view of the foothills, Glen Eyrie, (which is preserved so well by our friends at the Navigators),

The Flying W Ranch, (thanks to the Wilson Family) whose buses full of visitors to our area go through past this proposed development on Flying W Ranch Road to get to the

Ranch, and the internationally-known jewel of the neighborhood, The Garden of the Gods Park.

And, yes, the Big-Horn sheep herd really has existed here in the open space behind this proposed development and other areas for years. All have been thrilled to see and enjoy them

when they can. My son used to hike behind in those foothills and tell us about some little ponds of trout he saw there, which may be part of that special cut-throat species that

was recently discovered.

I have had visitors even say to me that they thought the foothills and GOG area would be more unspoiled, and less developed, more like they imagined

beautiful Colorado to be. Nobody books a vacation to look at over-development. Let's not lose the very views and nature of the area that brings visitors here in the first place.

Thank you for listening. Hope to see you at the meeting tomorrow.

Mrs. Mary King

## Sexton, Daniel

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**From:** Nicole Rosa <nicki@totalmath.net>  
**Sent:** Sunday, February 5, 2023 12:06 PM  
**To:** Sexton, Daniel; Nicki Rosa  
**Subject:** 2424 W. Garden of the Gods Road

**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 Mr. Sexton,

I strongly object to the proposed development at 2424 W. Garden of the Gods Road for all of the same reasons we objected last year, and it was voted down.

Those reasons, once again, are: safety, evacuation, bighorn sheep, hillside overlay, WUI and wildfire concerns to name a few.

Oh yeah, and traffic. Garden of the Gods Road at I-25 is already a clogged nightmare. Do we really want it to get worse?

We voted NO last year. What part of NO does the city and this developer not understand?! Please do not allow this project to be rammed through, against the citizens' objections.

Thanks,  
Nicole Rosa

## Sexton, Daniel

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**From:** noramcintire@q.com  
**Sent:** Monday, February 6, 2023 10:32 AM  
**To:** Sexton, Daniel  
**Subject:** 2424 GOG development- against

**Importance:** High

**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 Mr Sexton,

I am concerned and against the proposal of 2424 GOG development with dwellings. Concerns and safety and welfare for people and animals already living in Mountain Shadows and surrounding area. It would add more congestion and danger, should another quick and dangerous fire erupt.

This project will be detrimental to our neighborhood, safety, evacuation, the animals, hillside and mountain beauty ruined, WUI and wildfire concerns and more.

Having gone through two major fires in Colorado Springs, I ask that you vote against this development once and for all.

Thank you for your time and consideration.

Respectfully,

Nora & Alex McIntire

## Sexton, Daniel

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**From:** Nora Gledich <noragledich@gmail.com>  
**Sent:** Monday, February 6, 2023 1:57 PM  
**To:** Sexton, Daniel  
**Subject:** Development Proposal 2424 Garden of the Gods

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 Mr. Sexton,

Once again, I am writing to express concerns regarding the development proposal for 2424 Garden of the Gods Rd. Since the original proposal was voted down by the City Council, nothing has changed regarding the concerns presented by the Council or the community.

The fire evacuation model, Zonehaven does not address the community concerns. There are too many people in too little area with inadequate roads for emergency evacuation.

The roads have not changed. The intersection of Flying W Ranch Road and 30th St is a pedestrian nightmare. There is no traffic light or 3 way STOP to allow for pedestrians to cross safely cross 30th St. There is a crosswalk in the road but no one stops for pedestrians. More people and cars just increases the congestion and chances of a serious accident.

The 30 mph speed limit on Flying W Rd is not enforced. No one goes 30 mph on this road. In the past 5 years, Flying W Road has become a thoroughfare instead of a neighborhood access road. Cars and trucks even run the only traffic light, located at the pedestrian crosswalk in front of Chipeta Elementary School. Additional cars and people create further opportunity for serious accidents.

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

Nothing had changed. So, why are we in this position again? More is not needed. It was already voted down. When is enough just that - enough?

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

Nothing has changed. So the answer should be NO to the development proposal.

Sincerely,

Nora Gledich

2670 Stoneridge Dr  
Colorado Springs, CO 80919

[noragledich@gmail.com](mailto:noragledich@gmail.com)  
407-810-4130

## Sexton, Daniel

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**From:** Patrick McGuire <denmark.patrick@gmail.com>  
**Sent:** Sunday, February 5, 2023 10:48 AM  
**To:** Sexton, Daniel  
**Subject:** 2424 Garden of the Gods 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!**

Mr Sexton

I am writing to voice my opposition to rezoning 2424 Garden of the Gods. I have a number of objections.

1. The development of high density housing at this location is a serious threat to the bighorn sheep population.
2. We already have a problem with evacuations during a fire. The 2 people who died in the Waldo Canyon fire lived about 100 yards from my house.
3. This kind of massive, high density development is seriously out of character for the Mountain Shadows community. I would not have objected if they wanted to build single story condominiums.
4. This location is already a traffic bottleneck. Adding hundreds and hundreds of apartments at the bottleneck will make it far worse.

If I could be at the public hearing, I would do so. I am 11 time zones away on a multi-week business trip. Thank you for considering my comments.

Patrick McGuire  
2970 Brogans Bluff Drive  
Colorado Springs, CO 80919

## Sexton, Daniel

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**From:** PHILLIP ECKERT <philsplace22@msn.com>  
**Sent:** Tuesday, February 7, 2023 7:16 AM  
**To:** Sexton, Daniel  
**Subject:** 2424 GOG

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Mr. Sexton

I'm a resident in northwest Colorado Springs and against a zoning change for 2424 Garden of the Gods Rd.. I very disappointed that there is another proposal being considered for a zoning change. The community already spoke out with all of the issues this would create and the zoning change was stopped. This leads me to believe that you and our city government does not truly care about the citizens of this city and are only concerned with making money. I will definitely be voting for a change in our city government.

Sincerely,  
Philip Eckert

Sent from my iPhone



## Sexton, Daniel

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**From:** Radu & Daniela Dumitru <r\_d\_dumitru@yahoo.com>  
**Sent:** Monday, February 6, 2023 9:30 AM  
**To:** Sexton, Daniel  
**Subject:** 2424 Garden of Gods Resoning

**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 Mr. Sexton,

Please add our names to the list of residents of Mountains Shadow neighborhood opposing the project at the 2424 GOG location.

The proposed project is detrimental to the safety, evacuation and wildfire evacuation of our neighborhood!

Thank you for your kind consideration!

Radu and Daniela Dumitru  
4840 Champagne Dr, 80919

[Sent from Yahoo Mail for iPhone](#)

## Sexton, Daniel

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**From:** waywords@earthlink.net  
**Sent:** Tuesday, February 7, 2023 12:49 PM  
**To:** Sexton, Daniel  
**Subject:** Garden of the Gods rezoning effort

**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!**

Mr. Sexton,

I am writing you today to express my objection to the proposed rezoning of the Garden of the Gods/30th street area for potential condominiums.

There are many reasons for my objection, but foremost is due to the impediment of evacuation for residents of that area. I have lived in Rockrimmon for 20 years and was a resident during the Waldo Canyon fire of 2012. To say it was difficult to leave the west part of town and escape to a safer area is quite the understatement. It literally took hours to leave the area, and we were some of the first to evacuate. Adding more residents to this already congested area is just not wise in any manner of speaking.

Even beyond the incident of a potential disaster occurring, this corridor has become so congested due to the increased traffic in and out of GOG, that adding more residents will no doubt create a multiplied negative traffic effect. At some point, our beautiful neighborhoods, with all their amazing wildlife need to start being preserved so that those of us who live here can actually enjoy them. Our city does not need to build on every available plot of land! Doing so is only going to cause unintended consequences in many arenas, one of which is that people will no longer want to live here because of the overcrowding and escalated pricing.

I am urging the decision makers in this process to leave well enough alone and allow our residents to enjoy what nature has given us without developers' greed ruining our neighborhoods and potentially putting its citizens at risk.

Thank you,

Renee Wilburn

## Sexton, Daniel

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**From:** Richard Bond <robond@mac.com>  
**Sent:** Tuesday, February 7, 2023 3:02 PM  
**To:** daniel.sexton@coloradosprings.gov.  
**Subject:** 2424 Project

**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 Mr. Sexton,

I live in Mountain Shadows at 2405 Green Valley Hts 80919.

The last time around, there was some doubt that Mountain Shadows could ever experience another fire requiring a mass evacuation - there just wouldn't be enough forest to burn. But having witnessed the Marshall Fire in Boulder County last year, where there were no forests but 1,000 homes were still lost, there can be no doubt that Mountain Shadows might have to be evacuated again. Please take this into account as you review the latest 2424 Project submission.

Thank you

Richard Bond  
719-313-6253

February 7, 2023

To Dan Sexton, City Planning Commissioners and Peter Wysocki and planning staff.

Regarding 2424 GOCR

Below is the hillside overlay portion of the code. Below the code is what has been approved and built up in less than two years. Do these developments look like they follow these codes? Is this what you want tourist to see driving up to Garden of the Gods? Is this attractive?

### **7.3.504: HS - HILLSIDE AREA OVERLAY:**

#### **A. Description, Purpose And Objectives:**

1. Description: Certain areas of the City are characterized by significant natural features that include **ridgelines, bluffs, rock outcroppings, vegetation, natural drainageways, wildlife habitat, geologic conditions and slopes that contribute to the attractiveness of the community.**

2. Purpose: The purpose of the hillside area overlay or HS is to specify conditions for any type of development to **ensure that these areas retain their unique characteristics, to safeguard the natural heritage of the City, and to protect the public health, welfare and safety.** It is the intent of these regulations to ensure that development within this overlay zone is compatible with, and **complements the natural environment** as well as to minimize physical damage to public and private property. It is furthermore the purpose of this section to allow a degree of development flexibility to protect the hillside environment. Many of these physical features if disturbed for the purpose of development can cause physical damage to both public and private properties. Development in areas designated as hillside area overlay requires special care on the part of both the public and private sectors. Review of development proposals for property within the overlay should recognize the various City Code requirements and the need to balance their application with the physical attributes of the property.

3. Objectives: The HS overlay may be used with any zone district in the City when needed to meet the following objectives:

- a. **To conserve the unique natural features and aesthetic qualities of the hillside areas;**
- b. To provide safe and convenient access to hillside areas;
- c. To minimize water runoff and soil erosion problems incurred in adjustment of the terrain to meet development needs;
- d. **To assure type, distribution and densities of development which are compatible with the natural systems, the terrain, and the geologic character of hillside areas;**
- e. To assure that the taxpayers of Colorado Springs are not burdened by extraordinary costs for services attributable solely to the development of hillside areas;
- f. To encourage innovative design solutions which meet the purpose of the HS overlay zone district; and
- g. **To preserve wildlife habitat and wetland areas which provide wildlife migration corridors.**



This is a view driving north on Centennial. You can see the hillside in the background. The second photo is what you see when you are parked across Centennial from these duplexes. I do not see how this is the spirit of our hillside overlay. Also note these duplexes are two story, not four.



This is a view of the 2 story townhomes off of north Centennial. As you can see, the completely cover the scenic hillside open space.



Front and back views of townhomes in the same area. Look at that retaining wall built on shifting expansive soil. If that wall fails, who pays? Do you see the yards on these residences. Look at the total loss of views. Remember this is just the start because this complex is going on for many thousands of feet. Driving on Centennial is now like driving in a downtown city with high rises. None of these residences were counted in the traffic study.



These pictures are what you see at the top of Filmore Hill and Centennial. Wonderful view of overcrowded multifamily complexes as people head to Garden of the God. These complexes are 2-1/2 story, not four story as 2424 GOGR will be.

I would encourage the city planning commission to vote no on this development. This developer has sued the city, and lost, took it to the appeals court and now does not want to wait for the verdict. This developer is wasting our tax payers dollars.

The bighorn sheep are all over this property. We all know what the CPW said and we all know it was not the truth. Our Governor issued an executive order to protect these species and Mayor Suthers is quoted as saying an executive order is law. Let's not break the law. Vote no on this project because of the bighorn migration corridors and birthing area. More people around will decimate this herd which is the only herd that is healthy in this state.

As we have proven before. The neighborhoods surrounding 2424 GOGR have the right to expect our city planning to protect the public health, welfare and safety. GOGR and 30<sup>th</sup> St is a choke point at any given time. Adding more cars, plus all the other multifamily projects coming up across the street which weren't counted in the traffic study. The Zonehaven plan the city fire marshal has come up with will not work. People will not sit at home while a neighbor is evacuated. I know myself, if a zone within a half mile is being evacuated, I am going, my zone or not. We also have seen how Zonehaven doesn't work. We received notice on our smart phones, were expected to evacuate and head east right into a tiny fire. It turns out, Zonehaven didn't work. This has happened more than one. If the city would use FLEET, a proven evacuation package, along with Zonehaven, perhaps our city might save more people the next fire. Vote no on 2424 GOGR to protect our health, welfare and safety as per code.

Lack of parks. This section of the city has a very low LOS of 2 acres per 1000 people. I have a letter from the city telling me the goal is to have a park within 10 minutes walking time for each 1000 persons. With these multifamily units going in with no yards, where are children to play? Learn to ride a bike? Play ball with parents and friends? If a child doesn't learn how to learn by 5, they will be behind all their life. The misleading statements about a zip code determines if you will be successful. The zip code also tells us these children likely live in multifamily units. Their parents have no place to destress, constantly smelling

others food, hearing the neighbors flush their toilet and all sorts of other unpleasant noises. Given a choice, I am sure almost everyone would choose a home over any type of multifamily units. People need a place to destress after working a long day on a difficult job. If they don't destress, they will find a substance to help them.

I don't need to go on about this project. If the planning department doesn't know this is a bad idea and then a developer is telling the department what to do, why do we have a planning department? Why have ReToolCOS and PlanCOS if you are not going to follow code? Can you honestly say that you are not having pressure come from the developer? Can you look each one of us citizens affected by your decision and swear that you will make the best decision for all and not for a few, especially a select few? If you can, then we know you will vote no on this project. This developer had untold number of high dollar lawyers tell them this was not zoned residential and they chose to purchase anyway. They are making their bad choice this cities problem. Does Colorado Springs allow this? If this developer marketed the building for what it was worth, we wouldn't be building new buildings for the companies that are moving to the city. One of them was perfect for 2424 GOGR. This building has the largest amount of dark fiber in this city. If it was filled with high paying jobs, the tax base would be astronomical. I believe this developer is purposely not providing maintenance or marketing the building to use that as a pressure tool. Again, they are taking their problems and making them ours. Shame on them.

One last comment. I plan on calling in on February 8<sup>th</sup>. If the phone system is once again not working flawlessly, you had over two years to fix, I will be filling a claim under the sunshine law. This problem has gone on long enough. The problem goes to show that the city does not have the experts to handle the technical side of the programs they purchase, including Zonehaven.

Sharon de Halas

4925 Champagne Drive



## Sexton, Daniel

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**From:** Shar Zallar <chocolateskye77@yahoo.com>  
**Sent:** Sunday, February 5, 2023 2:52 PM  
**To:** Sexton, Daniel  
**Subject:** Building at GOG,a and Flying W

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!

Sent from my iPhone

It's really a shame that once a year we're going to have to deal with this building and its owners!!! I'm so disappointed in our city officials that they would even allow more building to go on, on this side of town; with the issues of getting in and out of our neighborhoods in a safe manner in case of emergencies!!!! Are we not also having NOT enough water to go around? And yet we are allowing more people to build here!!!! We've turned into California, not a great thing!!!!

## Sexton, Daniel

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**From:** Steve <stmhpret@comcast.net>  
**Sent:** Sunday, February 5, 2023 7:06 PM  
**To:** Sexton, Daniel  
**Subject:** Proposed 2424 Development

**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!**

Your email was given as the point of contact on NextDoor for comments regarding rezoning for the 2424 development near the Garden of the Gods.

I have lived in the Mountain Shadows development for over 25 years and am one of many that vehemently oppose the rezoning of the property at 2424 for the purpose of building high or low density housing at that location. The arguments against the development are many and well documented. The proposal has been turned down in the past and should continue to be rejected regardless of how much money and time the developer puts into stalling and hoping the residents will give up so they can do what they want. One of the major objections is the additional traffic being added to the main exit route during any needed evacuation. Since the Waldo Canyon fire and the nightmare of trying to evacuate only about half the Mountain Shadows neighborhood significant development of additional homes along Centennial has already occurred. There is no way to improve the exit roads from the area and the more development pretty well guarantees worse problems in the future. In addition, other properties such as that at centennial and 30th street plus property by the Brewing company near 2424 are planned for additional residences. It is my understanding that these areas are already zoned to allow the development planned. I believe it is totally irresponsible of the city and of the development companies to further exacerbate the problem but given the history and current zoning there does not appear to be much that can be done. However, the 2424 property must be rezoned to allow the developer to do what is proposed. Given the above reason and the long list of others previously voiced many times the 2424 rezoning and development should ABSOLUTELY be rejected.

Regards,

Stephen T Martin  
5525 Darien Way

## Sexton, Daniel

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**From:** Susan Broz <slbroz@comcast.net>  
**Sent:** Thursday, February 2, 2023 7:33 PM  
**To:** Sexton, Daniel  
**Subject:** 2424 Garden of the Gods Road

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 Daniel,

I am writing to go on record that my husband, Charles Broz, and I are opposed to the newest rezoning request for 2424 Garden of the Gods Road. I understand that it is the developer's right to resubmit this request. In my opinion, so doing, is a waste of taxpayer resources. However, more importantly, the concerns brought up by residents one year ago still exist and are perhaps even of a greater magnitude.

- 1) Wild Fire Evacuation times: There have been dwellings/apartments completed or in progress along Centennial Blvd and 30th Street. There is also an apartment complex being planned which is zoned for this use across 30th Street near the Reg Leg Brewery. So it appears that wild fire evacuation times will be worse than what was estimated (or not estimated) one year ago. The choke point would seem to be right at the intersection of GOGs Rd and 30th street.
- 2 )Encroachment of the big horn sheep thoroughfare from Garden of the Gods Park into the Mountain Shadows area: Despite being told that the big horn sheep don't use this area, we see them very, very regularly in this area.
- 3) Traffic congestion: I don't think one can deny that the 390 apartments and additional business will increase traffic in this area. Add to that the apartments being planned on the tract of land across 30th street near the Reg Leg Brewery.
- 4) Filling 30th Street, the gateway to the Garden of the Gods Park, with buildings and the subsequent congestion and urban sprawl should not happen.

Susan and Charles Broz  
5617 Majestic Dr.  
Colorado Springs, CO 80919

## Sexton, Daniel

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**From:** Susan Mills <smamills@gmail.com>  
**Sent:** Monday, February 6, 2023 3:17 PM  
**To:** Sexton, Daniel  
**Subject:** 2424 GOTGR rezoning  
**Attachments:** Map of BHS area\_2424.jpeg; BHS\_2424\_010123\_A.png; BHS\_2424\_010123\_B.png

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Daniel,

I have been asked to send you the photos I have of the bighorn sheep that I saw back on 1/1/23 in the area of 2424 Garden of the Gods Rd. On the day in question, a friend and I were riding through the business area looking for them since I'd heard the sheep were in the area again. I got to a point on the outer road around the complex and was trying to do a K turn to get into a parking lot. However, a security guard talked with me and said it was private property and to please leave. They did allow me a few quick photos but I did leave quickly.

The red circle is about where I was on the road, the purple oval is roughly where the sheep were. And yes, I was zoomed in with my camera. I've done screenshots from my laptop with a time stamp on the bottom of the screenshot.

Susan Mills

Abandoned Quarry  
Work Center

Greg Francis Big  
Horn Sheep Habitat

Glen Eyrie -  
Glenview Lodge

Glen Eyrie -  
Big Horn Lodge

Queens  
Canyon

Glen Eyrie - Pink House

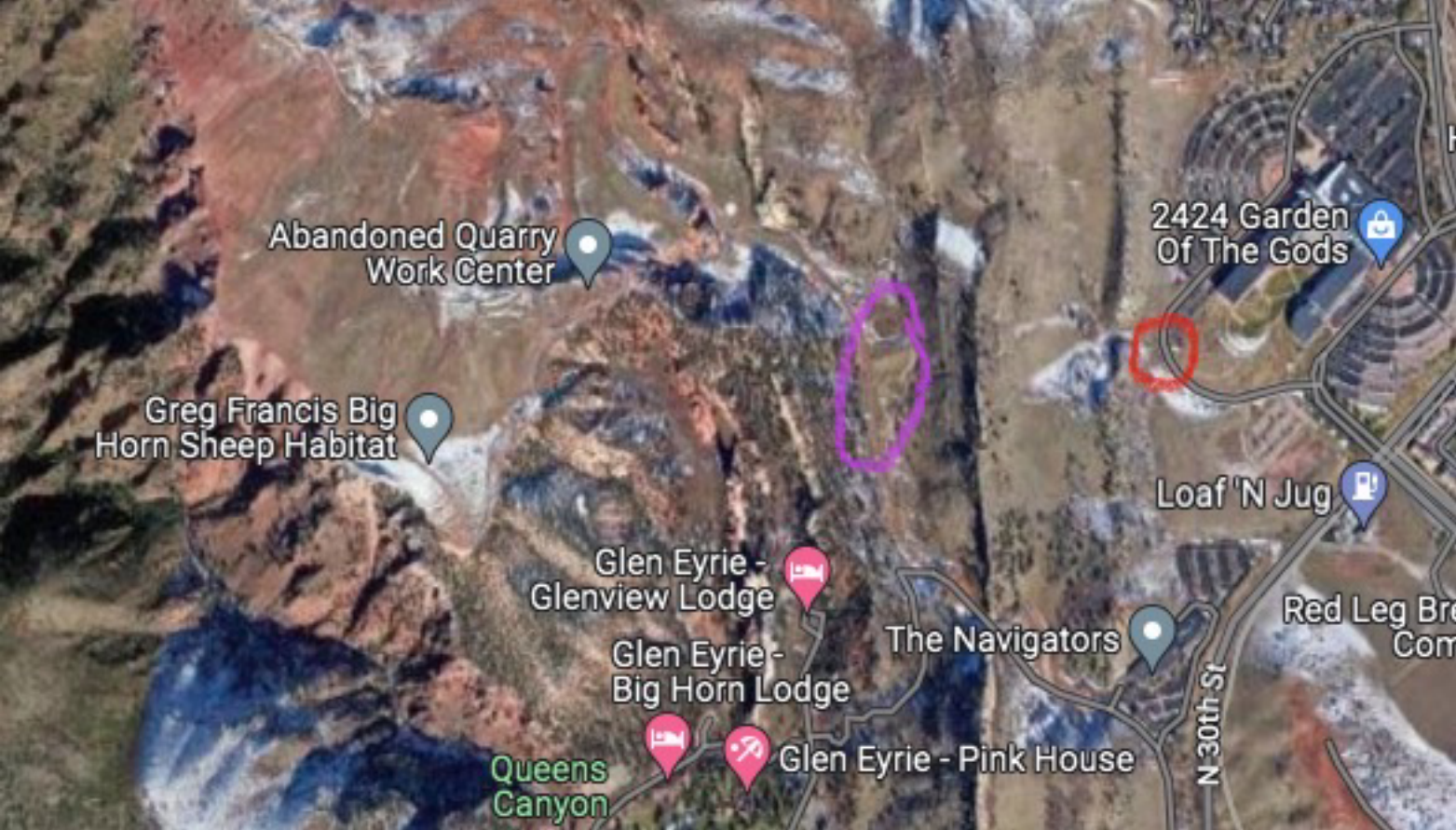
The Navigators

2424 Garden  
Of The Gods

Loaf 'N Jug

Red Leg Br  
Com

N 30th St





IMG\_6632-1.jpg

Adobe Photoshop Elements JPEG file - 7.3 MB

Created Sunday, January 1, 2023 at 10:58 AM



IMG\_6629-1.jpg

Adobe Photoshop Elements JPEG file - 8 MB  
Created Sunday, January 1, 2023 at 10:55 AM

## Sexton, Daniel

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**From:** T E <esker\_84@hotmail.com>  
**Sent:** Monday, February 6, 2023 9:40 AM  
**To:** Sexton, Daniel  
**Subject:** OPPOSED to the zoning change 2424 GOG

**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!**

Please oppose the zoning change at 2424 Garden of the Gods Rd. This zoning change would be detrimental to the citizens of the mountain shadows neighborhood who are opposed to this. This zoning change would negatively impact the bighorn sheep habitat, safety of our neighborhood due to crime large apartment complexes being with them, WUI and wildfire concerns, and also increase wildfire evacuation times for our neighborhood. We the mountain shadows residents also don't want this eyesore ruining our views we've paid good money for and lowering home values. Please ensure this rezoning is turned down again. Don't let the money developers give sway public opinion. Do what the citizens demand and oppose the rezoning.

Thank you,  
Ted Esker  
Mountain Shadows Resident  
5120 Alderstone Way 80919



## Sexton, Daniel

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**From:** Timothy Allison <tallison2015@comcast.net>  
**Sent:** Monday, February 6, 2023 10:32 AM  
**To:** Sexton, Daniel  
**Subject:** Rezoning and Development, take 2

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!

I am writing in opposition to the proposed apartments and rezoning on 2424 Garden of the Gods road. I primarily oppose it for two reasons: the area roads have insufficient carrying capacity, particularly in an evacuation scenario, and it further endangers the area wildlife.

Everyone who lived anywhere from Woodman Road south to Garden of the Gods Road during the Waldo Canyon fire knows there was insufficient road capacity for the evacuation. I have never spoken with anyone who felt differently. History will repeat itself. The conjunction of a wildfire in the area with those not uncommon weather conditions will lead to the exact same result. The timing will be unpredictable, leading either firefighters again being taken by surprise, or risk unnecessary evacuation orders that jade the public, and the need to suddenly evacuate. Despite the recent multiyear work on 30th Street, its carrying capacity has not increased. Likewise with Rockrimmon Boulavard, Woodman and Garden of the Gods.

And the roads also tie directly into the threat to the area wildlife, and day to day life in the area. Cars hit deer routinely along the roads between the intersection of Langagan and Flying W Ranch, and the intersection of 30th and Mesa. The Big Horn Sheep, which frequent the exact area, although they restrict their range to west of Flying W Ranch Road and north of 30th, due to the traffic. I have personally witnessed a mountain lion that had been stalking the sheep within 10 feet of Flying W Ranch Road, and the sheep grazing within arm's reach of the road is an annual occurrence. The sheep also frequent the Navigators land and Garden of the Gods. I do not see how the apartment complex could not stress the herd.

I also know that there are wild Turkeys in the area, I have also sat at 30th and Mesa while a flock did there "fly and walk" thing across 30th street. I have run by them on the trail east of the Navigators land, and seen them from the entrance to the Alpine Autism Center parking lot. That flock will also be stressed by that apartment complex.

Finally, I'd like to mention Chipeta Elementary School. When I was on the School BAAC, the traffic along Flying W Ranch Road was a major concern. The road is frequently used short cut from points north to Garden of the Gods, and points south. When the speed limit was 35 mph, speeding was a concern. I haven't noticed a reduction in speed with the lower speed limit; the hill is just too steep. Any traffic study that claims traffic on Flying W Ranch Road will not increase due to the apartment complex is not to be believed.

Hoping to be hear,

Dr. Tim Allison, PhD

## Sexton, Daniel

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**From:** Toni Jensen <sentonijen@comcast.net>  
**Sent:** Friday, February 3, 2023 11:55 AM  
**To:** Sexton, Daniel  
**Cc:** Donelson, Dave; Strand, Tom  
**Subject:** Opposition to developing 2424 Garden of the Gods Road

**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!**

Mr. Sexton, thank you for another opportunity to comment on the proposed development at 2424 Garden of the Gods Road. I remain deeply concerned about this, and there are several points that I wish to make again.

1. The original plan was considered before the multifamily housing boom that has occurred over the last year or so. Since then, more apartments and businesses are being built along Garden of the Gods Road, including an Amazon distribution center, various restaurants, apartments, apartments in front of Red Leg Brewing (which has its own parking issues as it is), and apartments being built a short distance away from 2424 between Granby and Champagne. Though the State's demography office reports have stated that the rate at which people are moving into Colorado is slowing considerably (See <https://www.9news.com/article/news/local/fewer-people-moving-to-colorado/73-3e1bf311-d6c8-49ec-8125-bbbd31d83016>), Colorado Springs continues to build as if there are several thousand moving into our **city** per year. From the article: "In 2020, 27,337 people moved to the state, and in 2021, data shows that number dropped even further to 14,731. That's compared to 68,884 people who moved here in 2015." "I think it's something we need to get ready for. To me, it makes a little bit of sense. We've seen the whole U.S. slow down in terms of growth." (State Demographer Elizabeth Garner.)
2. The Flying W Ranch is adding a rodeo arena that will accommodate **5000** spectators. That will make evacuation far more dangerous. I live about a block away from the Flying W Ranch on a dead-end street, along with several others in our area. (i.e., the Parkside neighborhood, which suffered the most losses during Waldo). Remember that the Waldo Canyon fire destroyed over 370 homes here and killed two of our neighbors in 2012. When we must evacuate again, consider that the Ranch may also have to evacuate perhaps 6000 spectators, employees, cattle, horses, food trucks, tour buses!, cars, vans, etc., all from Chuckwagon Road onto Flying W Ranch Road, competing with all the other homes in the neighborhood. There are only a few streets that connect to larger thoroughfares (Chuckwagon, Vindicator). The rest are DEAD END STREETS. Ms. Barlow's comment about there being no traffic on these roads to hamper evacuation, especially in the middle of the night, was of course absurd. Emergency vehicles will not be able to get through. The roads will be at a standstill, especially considering apartment dwellers, businesses and /or hotel occupants also needing to evacuate. During a City Council meeting when Councilmember Donelson asked whether the second traffic study considered special events at the Flying W Ranch, the study representative admitted that it had *not* considered these events. The Ranch's operating times used to be from May to October. Now they are hosting special events, and most recently were open for Christmas at the Ranch for most of December, 2022. It sounds as if they are planning to be open all year. The least City Planning could do is to provide more evacuation routes! (By the way, I heard you say at the Arrowswest meeting that though you had heard about the Flying W Ranch expansion, you had not yet seen any permits. Is there a chance they wouldn't be allowed to expand? Ms. Wolfe has stated to concerned residents that she can do whatever she wants on her property, so perhaps permits aren't needed? The truck traffic hauling dirt to the Ranch in recent months is unbelievable, along with the noise pollution that is forecast to last until June.)
3. We are headed for a water crisis as the Colorado River dries up. Where is this water going to come from? What about water to put out fires?
4. I remain concerned about the wildlife that live in and migrate through our neighborhood, and how this development's noise and traffic volume will impact them, especially bighorn sheep and mule deer. Despite what the CPW has stated, the animals regularly visit the area and have been known to cause traffic problems on Flying W Ranch Road, either by standing in the roadway or from vehicles parked everywhere to take photos of them.

We chose to buy our home in Mountain Shadows because of its unique location. We love the views, hiking trails, and parks, and especially the presence of so much wildlife. We are already losing these amenities, and if this development is approved, we will lose them because the streets, parks, trails, and schools will become overcrowded; wildlife will be greatly impacted; and our property values will likely plummet, especially if there's no safety egress. I frankly hope we can still get homeowners insurance.

Again, please reconsider approving this development; it's dangerous.

Respectfully,

Toni Jensen  
Mountain Shadows Resident